

The franchise consists of an exclusive territory in which a building maintenance service is operated under the name of Environment Control.

The total investment necessary to begin operation of an Environment Control franchise is ~~\$112,500~~ ~~\$115,500~~ - \$130,500. This includes ~~\$112,500~~ ~~\$115,500~~ - \$130,500 that must be paid to the Franchisor or to the custodial bank account managed by the Corporate Office for expenditures expected within the first year of operations. In addition, depending on growth, additional funds in the amount of \$0 - \$115,000 may be required to fund payroll, supplies, and equipment costs.

This Disclosure Document summarizes certain provision of your Franchise Agreement and other information in plain English. Read this Disclosure Document and all accompanying agreements carefully. You must receive this Disclosure Document at least fourteen (14) calendar days before you sign a binding agreement with, or make any payment to the Franchisor or any Affiliate in connection with the proposed franchise sale. **Note: However, no governmental agency has verified the information contained in this document.**

You may wish to receive your Disclosure Document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Jeff LaBenne (Ext. 148) or Doug Kraft (Ext. 124) at (208) 772-8200; or by mail at 6485 North Mineral Drive, Coeur d'Alene, Idaho 83815-8788.

The terms of your Franchise Agreement ("contract") will govern your franchise relationship. Don't rely on the Disclosure Document alone to understand your contract. Read all of your contract carefully. Show your contract and this Disclosure Document to an advisor like a lawyer or an accountant.

Buying a franchise is a complex investment. The information in this Disclosure Document can help you make the decision that is best for you. More information on franchising such as "A Consumer's Guide to Buying a Franchise" which can help you understand how to use this Disclosure Document is available from the Federal Trade Commission ("FTC"). You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington, D.C. 20580. You can also visit the FTC's home page at www.ftc.gov for additional information. Call your state agency or visit your public library for other sources of information on franchising.

There may also be laws on franchising in your state. Ask your state agencies about them.

Issuance Date: July 19, 20242025

required specifications, designated suppliers, or approved suppliers for goods, supplies and equipment. No person listed in Item 2 of this Disclosure Document owns an interest in any supplier of any of the goods you will use in your business.

To assure that you are fully trained and have established a successful track record of performance, you must use EC's bookkeeping service for the first three years of operation. After that time, EC may grant you, upon request, written consent to acquire other services. This consent will be based on your compliance with published procedures and guidelines. Environment Control believes that the bookkeeping service is foundational to the success of each franchise because it provides:

Uniformity – The system is specifically designed for EC Owners. It is constantly updated and expanded based on the needs and experience of all Owners.

Immediate Visibility – The Franchisor's daily access to the company's financial statements is fundamental to maximize profits and growth.

Freedom – The service frees the Owner from the effort required to maintain this responsibility so more attention can be focused on day-to-day operations of the business.

Lending Programs – Based on the visibility and in-house processing of payments, the Franchisor offers a variety of lending/financing programs to assist Owners.

Professionalism – The service provides a professional staff and system that may not be practical or affordable for a local franchise to hire.

The cost to you for the general office and bookkeeping services provided by EC is dependent upon the net monthly revenues of your franchise. Item 6 lists the fees charged for general office and bookkeeping services. In the fiscal year ending March 31, 2025, EC's revenues from these services totaled \$2,951,617, which was 24.4 percent of EC's total revenues of \$12,077,507.

ITEM 9. FRANCHISEE'S OBLIGATIONS

THIS TABLE LISTS YOUR PRINCIPAL OBLIGATIONS UNDER THE FRANCHISE AND OTHER AGREEMENTS. IT WILL HELP YOU FIND MORE DETAILED INFORMATION ABOUT YOUR OBLIGATIONS IN THESE AGREEMENTS AND IN OTHER ITEMS OF THIS DISCLOSURE DOCUMENT.

Obligation	Section of Franchise Agreement	Item in Disclosure Document
a. Site selection and acquisition/lease	None	None
b. Pre-opening purchases/leases	Sections 2, 3.A, 5, and 8	Items 5 and 7
c. Site development and other pre-opening requirements	None	None
d. Initial and ongoing training	Sections 2, 3.A, 5.C, 5.F, and 8	Items 5, 6, and 7
e. Opening	Section 2	Item 5
f. Fees	Sections 2, 4, 5.F, and Exhibit B	Items 5, 6, and 7
g. Compliance with published procedures and Standard Operations Manual	Preamble and Sections 1.B, 3.B, 5.A, 5.B, 5.C, 5.D, 5.F, 5.G, and 8	Item 15
h. Minimum Operating Standards	Sections 5.D and 11.F	None
i. Trademark and proprietary information	Sections 1, 3.B, and 12.B	Items 11, 13, and 14
j. Restrictions on products/services offered	Preamble and Sections 1.C, 3.B, 5.A, and 12.B	Item 16
k. Warranty and customer services requirements	None	None

Tom Hanson 2902 Agriculture Drive Madison, WI 53718-6876 (608) 630-9600	
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NOTES:

The estimated number of franchises to be sold by Franchisor during the one-year period after the close of EC's most recent fiscal year March 31, 2025 is none.

No Franchisee had an outlet terminated, canceled, not renewed or otherwise voluntarily or involuntarily ceased to do business under the Franchise Agreement during the most recently completed fiscal year, March 31, 2025.

Trademark-Specific Franchise Organizations

There are no trademark-specific unit-Franchisee organizations.

ITEM 21. FINANCIAL STATEMENTS

Financial statements for EC prepared in accordance with generally accepted accounting principles and audited by independent certified public accountants for fiscal year ending March 31, 2023, 2024, and 2025 are attached as Exhibit A.

~~EC's unaudited financial statements from April 1, 2025 to May 31, 2025 are also attached as Exhibit A. THESE FINANCIAL STATEMENTS ARE PREPARED WITHOUT AN AUDIT. PROSPECTIVE FRANCHISEES OR SELLERS OF FRANCHISES SHOULD BE ADVISED THAT NO CERTIFIED PUBLIC ACCOUNTANT HAD AUDITED THESE FIGURES OR EXPRESSED HIS/HER OPINION WITH REGARD TO THE CONTENT OR FORM.~~

ITEM 22. CONTRACTS

- Exhibit B Franchise Agreement
- Exhibit C State Law Addendum
- Exhibit D Promissory Note used for partial financing of the Franchise Fee (see Item 10)
- Exhibit E Development Expense Allocation (see Item 5)
- Exhibit F Name and Address of State Regulatory Authority and Registered Agent in Virginia
- Exhibit G Statement of Franchisee

ITEM 23. RECEIPT

Please see the last page of this Disclosure Document. It is a detachable document acknowledging receipt of the Disclosure Document. If this page or any other pages or exhibits are missing from your copy, please contact us at this address or phone number:

Environment Control
Attn: Jeff LaBenne
6485 North Mineral Drive
Coeur d'Alene, ID 83815
(208) 772-8200, Ext. 148

Form A – Uniform Franchise Registration Application

UNIFORM FRANCHISE REGISTRATION APPLICATION

File No. 1108-24
(Insert file number of immediately preceding filing of Applicant)

State: Illinois

Fee: \$100.00

APPLICATION FOR (Check only one):

- INITIAL REGISTRATION OF AN OFFER AND SALE OF FRANCHISES
- RENEWAL APPLICATION OR ANNUAL REPORT
- PRE-EFFECTIVE AMENDMENT
- POST-EFFECTIVE MATERIAL AMENDMENT

1. **Full legal name of Franchisor:** Environment Control Building Maintenance Company
2. **Name of the franchise offering:** Environment Control
3. **Franchisor's principal business address:** 6485 North Mineral Drive
Coeur d'Alene, ID 83815
4. **Name and address of Franchisor's agent in this State authorized to receive service of process:** Office of the Illinois Attorney General
Franchise Bureau
500 South Second Street
Springfield, IL 62706-1
5. **The states in which this application is or will be shortly on file:**
Illinois, California, Minnesota, Indiana, and Virginia



MAGNUSON • McHUGH • DOUGHERTY
CERTIFIED PUBLIC ACCOUNTANTS

July 10, 2025

Environment Control Building Maintenance Company
6525 North Mineral Drive
Coeur d'Alene, ID 83815-8788

CONSENT

Magnuson, McHugh, Dougherty CPAs consents to the use in the Franchise Disclosure Document issued by Environment Control Building Maintenance Company ("Franchisor") on July 19, 2025, as it may be amended, of our reports dated June 19, 2023, June 19, 2024 and July 8, 2025, relating to the financial statements of Franchisor for the fiscal years ending March 31, 2023, March 31, 2024, and March 31, 2025.

Sincerely,

Michelle Schini Haneline, CPA

Magnuson, McHugh, Dougherty CPAs



~~ENVIRONMENT CONTROL~~

~~- A BUILDING SERVICE COMPANY -~~

~~— CONSENT —~~

~~Susan Bullard, in my capacity as Chief Financial Officer, consent to the use in the Franchise Disclosure Document issued by Environment Control Building Maintenance Company ("Franchisor") on July 19, 2025, as it may be amended, of our Balance Sheet and Income Statement of Franchisor for the two months ended May 31, 2025.~~

~~These financial statements are prepared without an audit. Prospective Franchisees or sellers of franchises should be advised that no Certified Public Accountant has audited these figures or expressed his/her opinion with regard to the content or form.~~

~~Best regards,~~

~~Susan Bullard
Chief Financial Officer~~



FRANCHISE DISCLOSURE DOCUMENT

**Environment Control Building Maintenance Company
A California Corporation
d/b/a Environment Control**

Street Address:

6485 North Mineral Drive
Coeur d'Alene, ID 83815-8788

Mailing Address:

P.O. Box 2000
Hayden, ID 83835-2000

Phone: (208) 772-8200

Fax: (208) 772-6045

Website: www.environmentcontrol.com

Franchise Sales Website: www.ecfranchise.com



As an Environment Control franchisee, you will be engaged in the business of selling and rendering building maintenance, cleaning, sanitation, janitorial, and other related commercial and residential building maintenance services under the title and style of Environment Control. Such services may also include restoration, painting, lawn and grounds maintenance, pest control, general construction, property management, and security guard services.

The total investment necessary to begin operation of an Environment Control franchise is \$115,500. This includes \$115,500 that must be paid to the Franchisor or to the custodial bank account managed by the Corporate Office for expenditures expected within the first year of operations. This includes \$115,500 that must be paid to the franchisor or affiliate.

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HOW TO USE THIS FRANCHISE DISCLOSURE DOCUMENT

Here are some questions you may be asking about buying a franchise and tips on how to find more information:

QUESTION	WHERE TO FIND INFORMATION
How much can I earn?	Item 19 may give you information about sales, costs, profits or losses of currently operating franchises . You should also try to obtain this information directly from others, like current and former franchisees. You can find their names and contact information in Item 20.
How much will I need to invest?	Items 5 and 6 list fees you will be paying to the Franchisor or at the Franchisor's direction. Item 7 lists the initial investment to open your Environment Control business . Item 8 describes the suppliers you must use, or are recommended for use .
Does the Franchisor have the financial ability to provide support to my business?	Exhibit A includes financial statements for Franchisor . These statements have been reviewed and audited by an independent accounting firm . Review these statements carefully.
Is the franchise system stable, growing or shrinking?	Item 20 summarizes the recent history of the number of company-owned and franchised EC Franchises.
Will my business be the only Environment Control business in my area	Item 12 and the "territory" provisions in the Franchise Agreement describe whether the Franchisor and other franchisees can compete with you.
Does the Franchisor have a troubled legal history?	Items 3 and 4 tell you whether the Franchisor or its management have been involved in material litigation or bankruptcy proceedings.
What's it like to be an Environment Control franchise?	Item 20 lists current and former franchisees. You can contact them directly to ask about their experiences.
What else should I know?	These questions are only a few things you should look for. Review all 23 items and all exhibits in this Disclosure Document to better understand this franchise opportunity. See the table of contents.

WHAT YOU NEED TO KNOW ABOUT FRANCHISING -- *Generally*

What You Need to Know About Franchising *Generally*

Continuing Responsibility to Pay Fees. You may have to pay royalties and other fees even if you are losing money.

Business Model Can Change. The Franchise Agreement may allow the Franchisor to change its manuals and business model without your consent. These changes may require you to make additional investments in your franchise business or may harm your franchise business.

Supplier Restrictions. You may have to buy or lease items from the Franchisor or a limited group of suppliers the Franchisor designates. These items may be more expensive than similar items you could buy on your own.

Operating Restrictions. The Franchise Agreement may prohibit you from operating a similar business during the term of the franchise. There are usually other restrictions. Some examples may include controlling your location, your access to customers, what you sell, how you market and your hours of operation.

Competition from Franchisor. Even if the Franchise Agreement grants you a territory, the Franchisor may have the right to compete with you in your territory ~~under certain circumstances.~~

Renewal. Your Franchise Agreement may not permit you to renew. Even if it does, you may have to sign a new agreement with different terms and conditions in order to continue to operate your franchise business.

When Your Franchise Ends. The Franchise Agreement may prohibit you from operating a similar business after your franchise ends even if you still have obligations to your landlord or other creditors.

SOME STATES REQUIRE REGISTRATION

Your state may have a franchise law or other law that requires Franchisors to register before offering or selling franchises in the state. Registration does not mean that the state recommends the franchise or has verified the information in this document. To find out if your state has a registration requirement or to contact your state, use the agency information in Exhibit F.

Your state also may have laws that require special disclosures or amendments be made to your Franchise Agreement. If so, you should check the State Specific Agenda. See the table of contents for the location of the State Specific Agenda.

~~SPECIAL RISKS TO CONSIDER ABOUT THIS FRANCHISE~~

Special Risks to Consider About *This* Franchise

Certain states require that the following risk(s) be highlighted:

1. **Out-of-State Dispute Resolution.** The Franchise Agreement requires you to resolve disputes with the Franchisor by mediation, arbitration and/or litigation only in Illinois. Out-of-state mediation, arbitration, or litigation may force you to accept a less favorable settlement for disputes. It may also cost you more to mediate, arbitrate, or litigate with the Franchisor in Illinois than in your own state.
2. **Sales Performance Requirement.** You must maintain minimum sales performance levels. Your inability to maintain these levels may result in loss of any territorial rights you are granted, termination of your franchise and loss of your investment.
3. ~~**Mandatory Minimum Payments.** You must make minimum royalty or advertising fund payments, regardless of your sales levels. Your inability to make the payments, may result in loss of any territorial rights you are granted, termination of your franchise and loss of your investment.~~
3. **Mandatory Minimum Payments** You must make mandatory minimum royalty payments or advertising contributions regardless of your sales levels. Your inability to make these payments may result in termination of your franchise and loss of your investment.

Certain states may require other risks to be highlighted. Check the "State Specific Addenda" (if any) to see whether your state requires other risks to be highlighted.

ITEM 7. ESTIMATED INITIAL INVESTMENT

YOUR ESTIMATED INITIAL INVESTMENT

Type of Expenditure	Amount	Method of Payment ¹	When Due	To Whom Payment is to be Made
Franchise Fee ⁷	\$30,000	Lump Sum	Prior to Commencement of Business	EC
Inventory Allowance (Supplies, Equipment and Computers)	\$14,000 ¹	Lump Sum	Prior to Commencement of Business	EC
Training Allowance	\$11,000 ²	Lump Sum	Prior to Commencement of Business ²	EC
Prepaid Expense Allowance	\$6,000 ³	Lump Sum	Prior to Commencement of Business	EC
Operating Capital ⁴	\$10,000 ⁴	Lump Sum	Prior to Commencement of Business ⁴	EC
Additional Funds – 6 months ^{4, 5}	Depends on rate of growth ⁴	As Incurred	As Incurred	Employees, Suppliers, Utilities
Telesales	\$44,500 ⁶	Lump Sum	Prior to Commencement of Business ⁶	EC
TOTAL:	\$115,500			

NOTES:

- Note 1: This expenditure is included in the Development Expense Payment of \$75,500 (see Item 5). The supplies and equipment are purchased by the Franchisee as needed from a supplier of their choice. It also includes a computer and software system for automated record keeping and communication with the Franchisor's bookkeeping department, which computer costs are disclosed separately from other supplies and equipment on Exhibit E. Payment for these initial purchases is made from the Development Expense funds despite the supplier used. You are not required to purchase any supplies or equipment described above from EC.
- Note 2: This expenditure pays for transportation, tuition, materials, lodging, and per diem to a five (5) day Company Development Seminar; eight (8) days of on-site sales training and four (4) days of additional on-site training. Five Hundred Dollars (\$500) of the allowance for each four (4) day on-site training is paid to the Franchisor as a training fee.
- Note 3: This expenditure prepays the first twelve (12) months of website access and access to financial data (\$1,500), in addition to Salesforce expenses for Telesales for the first year (\$4,500).
- Note 4: Operating capital pays your expenses which primarily consists of payroll, cleaning supplies and equipment. A typical franchisee does not incur expenses related to the use of office or storage space in the first 6-12 months of operations, instead electing to work out of their home to minimize overhead costs. A normal or average growth rate does not require additional funds during the initial phase (6 months) of the business. If growth outpaces the projected norm, it is likely that an additional deposit of capital equal to 30% to 50% of the growth above the norm will be required. As an example, if the company's monthly revenues exceed the norm by \$10,000, a deposit of \$3,000 to \$5,000 may be required. This additional capital is required because you will invoice your customers for services that will be due and payable by the end of each month. Before payment is received from your customers, your Franchise will have some expenses it must pay for. Generally, these expenses include labor, insurance, supplies and equipment, and other overhead costs. Depending on the specific situation, those cost require the company to have 30% to 50% of the customer's monthly invoice amount on hand as a reserve. Deposit of Initial Operating Capital – This portion of the initial investment remains the property of your Franchise. These funds are deposited

by the Franchisor in a custodial account for the day-to-day operation of the business (see Franchise Agreement, Section 5G in Exhibit B).

Note 5: Regarding potential Additional Funds requirements, Franchisor estimates normal or average growth to be between \$20,000 and \$30,000 of monthly revenue by the end of the first year of operation, or \$100,000 to \$200,000 of annual first year.

Note 6: This expenditure pays for 1,000 hours of Telesales support designed to generate sales leads and appointments. This provides supplemental sales support for up to 24 months. These fees are not paid to the Franchisor upon startup and are only invoiced and paid upon delivery of Telesales services. It is the Franchisor's intent that the franchise has sufficient funds on deposit at startup which are reserved for future payment of Telesales service charges. Note that this is a supplemental appointment setting service. The Franchise Owner is responsible for closing the sale and for lead generation overall.

Note 7: ~~The Franchisor offers to finance 50% of the franchise fee to qualified parties as explained in Item 10. The Franchisor does not offer financing on any other portion of the initial investment.~~

ITEM 8. RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES

You are not obligated to purchase or lease supplies and equipment (including initial inventories) from EC, i.e., you are required to purchase or lease zero percent (0.00%) of your required supplies and equipment from EC. EC has no required specifications, designated suppliers, or approved suppliers for goods, supplies and equipment. None of EC's officers own an interest in a supplier of required products or services. Franchisees may select their own suppliers for all inventory and supplies, including initial inventories. Franchisor does not evaluate or approve suppliers or products and; thus, it assesses no fees for such services. Should any such process or criteria be established, the processes or criteria will be made available to Franchisees. Therefore, the Franchisor does not have a process or criteria to evaluate alternative suppliers; nor are any fees charged for evaluating alternative products or suppliers; nor are any specifications or standards issued to Franchisees by the Franchisor. To the extent that EC adopts specifications and standards relating to criteria for selecting products and suppliers, EC will notify Franchisees by providing updates to the Environmental Control Operating Manual (ECOM) within three (3) months prior to imposing any such criteria or standards.

EC derives no revenues or any other form of consideration as a result of franchisees required purchases. No portion of any franchisees products or supplies must be acquired from EC or any of its affiliates. EC is not compensated by any suppliers or product manufacturers. EC is not aware of, nor does it require any franchisee to participate in, any purchasing cooperatives. EC does not negotiate special pricing terms with any suppliers or product manufacturers. EC provides no different benefits to any franchisees based on purchases of products or supplies or use of any particular suppliers.

To assure that you are fully trained and have established a successful track record of performance, you must use EC's bookkeeping service for the first three (3) years of operation. After that time, EC may grant you, upon request, written consent to acquire other services. The minimum requirements of an alternative bookkeeping service are contained in the published operating procedure titled "Agreement to Provide Local Accounting." Consent by Franchisor is granted when the terms and conditions of this procedure are reasonably met by the Franchisee. This consent will also be based on your compliance with published procedures and guidelines. Environment Control believes that the bookkeeping service is foundational to the success of each franchise because it provides:

Uniformity – The system is specifically designed for EC Owners. It is constantly updated and expanded based on the needs and experience of all Owners.

Immediate Visibility – The Franchisor's daily access to the company's financial statements is fundamental to maximize profits and growth.

Freedom – The service frees the Owner from the effort required to maintain this responsibility so more attention can be focused on day-to-day operations of the business.

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**ILLINOIS ADDENDUM
TO THE
FRANCHISE AGREEMENT**

Illinois law governs this Franchise Agreement.

In conformance with Section 4 of the Illinois Franchise Disclosure Act, any provision in a franchise agreement that designates jurisdiction and venue in a forum outside of the State of Illinois is void. However, a franchise agreement may provide for arbitration to take place outside of Illinois.

Franchisees' rights upon Termination and Non-Renewal are set forth in Sections 19, and 20 of the Illinois Franchise Disclosure Act.

In conformance with section 41 of the Illinois Franchise Disclosure Act, any condition, stipulation or provision purporting to bind any person acquiring any franchise to waive compliance with the Illinois Franchise Disclosure Act or any other law of Illinois is void.

If you repeatedly fail to perform in conformance with the terms and conditions of the Franchise Agreement, the Franchisor MAY TERMINATE YOUR FRANCHISE AGREEMENT WITHOUT NOTICE, AND WITHOUT PROVIDING YOU WITH AN OPPORTUNITY TO MAKE THINGS RIGHT.

THE TERM OF THIS FRANCHISE AGREEMENT IS "INDEFINITE" THERE ARE NO PROVISIONS IN THE FRANCHISE AGREEMENT FOR YOU TO TERMINATE THE FRANCHISE AGREEMENT AND THE FRANCHISOR MUST APPROVE ANY TRANSFER OF YOUR FRANCHISE TO A NEW OWNER.

Franchisor or another franchisee may obtain and designate customers in your Exclusive Territory as National Accounts under a "Multi-Territorial Contract. You will NOT receive automatic rights to service these national accounts, even if they exist within your exclusive territory. Make sure to review the procedures for "Multi-Territorial Contracts" in the Franchise Agreement.

A map outlining the boundaries of YOUR territory will be provided to you at least 10 business days BEFORE you sign the Franchise Agreement OR pay anything. Make sure the territory is acceptable to you.

**ENVIRONMENT CONTROL
FRANCHISEE**

By _____
Print Name _____
As its CEO and Individually

[To be signed by all Equity Owners of Franchisee.]

EC CERTIFIES AND DECLARES THAT ALL NOTICES HAVE BEEN FILED WITH THE COMMISSIONER AS REQUIRED BY THE NEGOTIATED SALES SECTION OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 10, CHAPTER 3, SUBCHAPTER 2.6, SECTION 310.100.2(a).

Hawaii

THE FRANCHISE INVESTMENT LAW MAKES IT UNLAWFUL TO OFFER OR SELL ANY FRANCHISE IN THIS STATE WITHOUT FIRST PROVIDING TO THE PROSPECTIVE FRANCHISEE OR SUBFRANCHISOR, AT LEAST SEVEN (7) DAYS PRIOR TO THE EXECUTION BY THE PROSPECTIVE FRANCHISEE, OF ANY BINDING FRANCHISE OR OTHER AGREEMENT, OR AT LEAST SEVEN (7) DAYS PRIOR TO THE PAYMENT OF ANY CONSIDERATION BY FRANCHISEE OR SUBFRANCHISOR, WHICHEVER OCCURS FIRST, A COPY OF THE DISCLOSURE DOCUMENT, TOGETHER WITH A COPY OF ALL PROPOSED AGREEMENTS RELATING TO THE SALE OF THE FRANCHISE.

THIS DISCLOSURE DOCUMENT CONTAINS A SUMMARY ONLY OF CERTAIN MATERIAL PROVISIONS OF THE FRANCHISE AGREEMENT. THE CONTRACT OR AGREEMENT SHOULD BE REFERRED TO FOR A STATEMENT OF ALL RIGHTS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS OF BOTH THE FRANCHISOR AND FRANCHISEE.

Paragraph 4110.01, Section 482E-6(3):

Upon termination or refusal to renew the franchise the franchisee shall be compensated for the fair market value, at the time of the termination or expiration of the franchise, of the franchisee's inventory, supplies, equipment and furnishings purchased from the Franchisor or a supplier designated by the Franchisor; provided that personalized materials which have no value to the Franchisor need not be compensated for. If the Franchisor refuses to renew a franchise for the purpose of converting the franchisee's business to one owned and operated by the Franchisor, the Franchisor, in addition to their remedies provided in this paragraph, shall compensate the franchisee for the loss of goodwill. The Franchisor may deduct from such compensation reasonable costs incurred in removing, transporting and disposing of the franchisee's inventory, supplies, equipment, and furnishings pursuant to this requirement, and may offset from such compensation any moneys due the Franchisor.

Illinois

Illinois law governs the franchise agreements.

In conformance with Section 4 of the Illinois Franchise Disclosure Act, any provision in a franchise agreement that designates jurisdiction and venue in a forum outside of the State of Illinois is void. However, a franchise agreement may provide for arbitration to take place outside of Illinois.

Franchisees' rights upon termination and non-renewal are set forth in sections 19 and 20 of the Illinois Franchise Disclosure Act.

In conformance with Section 41 of the Illinois Franchise Disclosure Act, any condition, stipulation or provision purporting to bind any person acquiring any franchise to waive compliance with the Illinois Franchise Disclosure Act ~~or any other law of Illinois~~ or any other law of Illinois is void.

No statement, questionnaire or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of: (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on behalf of the Franchisor, franchise seller or other person acting on behalf of a Franchisor. This provision supersedes any other term of any document executed in connection with the franchise.
~~supersedes any other term of any document executed in connection with the franchise.~~