



FRANCHISE DISCLOSURE DOCUMENT

Lilian USA LLC
A Delaware Limited Liability Company
One Commerce Center
1201 Orange Street #600
Wilmington, DE 19899
800-246-2677
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The franchise offered is to operate a Sharetea food service establishment offering gourmet coffees and teas, coffee or tea-based beverages, bubble tea, compatible food products, coffee and tea makers and related supplies, accessories and gifts. The total investment necessary to begin operation of a Sharetea tea shop is \$224,600 to \$555,400 ~~US\$295,900.00 – US\$502,300.00, depending on the size of the tea shop.~~ This includes \$124,500 to \$219,800 ~~US\$101,000.00 – US\$110,000.00~~ that must be paid to the franchisor or its affiliate(s), as applicable. The total investment necessary to begin operation of Sharetea Area Development Business is \$648,800 to \$1,460,200. This includes \$402,500 to \$485,900 that must be paid to the franchisor or its affiliate(s), as applicable.

This franchise disclosure document (the “Disclosure Document”) summarizes certain provisions 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 an affiliate in connection with the proposed franchise sale. **Note, however, that 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 format, contact Kai-Lung Cheng at 1201 Orange Street #600, Wilmington, DE 19899, 800-246-2677 ~~Po-Yu Lai, General Manager, at 18F, 7, No. 95, Sec. 1, Xintai 5th Rd., Xizhi Dist., New Taipei City 221416, Taiwan (R.O.C.), 886-2-2654-8585, angus@1992sharetea.com.~~ The term of your contract will govern your franchise relationship. Don’t rely on the Disclosure Document alone to understand your contract. Read all of your contracts 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 up your mind. 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. 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.

The Issuance Date: ~~February 22, 2024~~ Feb19, 2025

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 outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 or Exhibit E.
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. Item 8 describes the suppliers you must use.
Does the franchisor have the financial ability to provide support to my business?	Item 21 or Exhibit A includes financial statements. 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 outlets.
Will my business be the only Sharetea Tea Shop 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 a Sharetea Tea Shop franchisee?	Item 20 or Exhibit E lists current and former franchisees. You can contact them 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*

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.

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 C**.

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 Addenda, **Exhibit D**. See the Table of Contents for the location of the State Specific Addenda.

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 Taiwan. Out-of-state mediation, arbitration, or litigation may force you to accept a less favorable settlement for disputes. It may also cost more to mediate, arbitrate, or litigate with the franchisor in Taiwan than in your own state.
2. **Mandatory Minimum Payments.** You must make minimum royalty and advertising fund payments, regardless of your sales levels. Your inability to make the 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.

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ITEM 1: THE FRANCHISOR, AND ANY PARENTS, PREDECESSORS AND AFFILIATES

The Franchisor is Lilian USA LLC, which will be referred to as “Sharetea”, “we”, or “us”. The term “you”, or “Franchisee” means the person, corporation, limited liability company, partnership or other legal entity that is granted the franchise (as well as the direct and indirect owners of any corporation, limited liability company, partnership, or other legal entity that becomes a franchisee). We do not conduct any business activity other than franchising tea shops. Our affiliates operate company-owned tea shops under the Sharetea System (as described below) in the U.S. and internationally and franchised tea shops under the Sharetea System internationally.

Franchisor, Parent, Affiliates

We are a Delaware limited liability company formed on March 20, 2015, with our principal place of business at 1201 Orange Street #600, Wilmington, DE 19899, telephone 800-246-2677. We do business in the organizational name “Sharetea” and under similar marks. We do not do business, nor do we intend to do business, under any other name. We do not have any predecessor during the 10-year period immediately before the close of our most recent fiscal year. We currently do not operate any company-owned Sharetea tea shops.

Our parent company, Lian Fa International Dining Business Corporation (“Lian Fa”), is a corporation formed under the laws of Taiwan in 1992 and continued as a corporation under the laws of Taiwan. Lian Fa offers franchises for businesses featuring gourmet coffees and teas, coffee or tea-based beverages, compatible food products, Taiwanese desserts, coffee and tea makers, related supplies, accessories, and gifts outside of the United States under the Sharetea brand. Since May 2015, Lian Fa and we have opened approximately 400 tea shops worldwide. Currently, Lian Fa also operates company-owned Malaysian restaurants under the brand MamaK.

Lian Fa licenses us the right to use and sublicense the use of Sharetea marks in the United States; our business address in Delaware is One Commerce Center, 1201 Orange Street #600, Wilmington, DE 19899.

We have an affiliated company, UNI GREEN INC, located at 131 Continental Drive, Suite 301, Newark, Delaware 19713, that has begun operating under the brand “UG,” offering beverages that may be similar to those offered by our Sharetea shops. Although UNI GREEN INC is a separate legal entity, it may compete with our Sharetea system because it provides tea-based and similar beverage products. We do not control the day-to-day operations of UNI GREEN INC, but because it shares certain ownership or management interests with us, there is potential for direct or indirect competition. If UNI GREEN INC expands, changes its product offerings, or otherwise engages in



activities that materially affect our market or those of our franchisees, we will make any required disclosures under California law.

We are subject to the California Franchise Investment Law and have registered this Franchise Disclosure Document with the California Department of Financial Protection and Innovation. We will comply with all disclosure requirements under California law, including those concerning affiliates operating similar businesses. If our relationship with UNI GREEN INC changes in a way that requires additional or amended disclosure, we will update our Franchise Disclosure Document as required by law.

~~We are a Delaware limited liability company, formed on March 20, 2015. Our principal place of business is 18F. 7, No. 95, Sec. 1, Xintai 5th Rd., Xizhi Dist., New Taipei City 221416, Taiwan (R.O.C.). We currently do business in the organizational name “Sharetea” and under the marks~~

~~“ SHARE TEA®”, “Sharetea®”, “ Sharetea®”, “Sharetea®”, “Sharetea express®”, and “Sharetea®”.~~

~~We do not do business or intend to do business under any other names. We currently have no predecessor, affiliates or parents required to be included in this Item (except as provided below). We currently do not operate any company owned Sharetea tea shop. Our parent company, Lian Fa International Dining Business Corporation (“Lian Fa”), is a corporation formed under the laws of Taiwan in 1992 and continued as a corporation under the laws of Taiwan. Lian Fa offers franchises for business offering gourmet coffees and teas, coffee or tea based beverages, compatible food products, Taiwanese desserts, coffee and tea makers and related supplies, accessories and gifts outside of the United States. Since May 2015, Lian Fa and Us have opened more than 400 Tea~~

~~Shops worldwide. Lian Fa licenses us the right to use and sublicense the use of “ SHARE TEA®”, “Sharetea®”, “ Sharetea®”, “Sharetea®”, “Sharetea express®”, and “Sharetea®”. names and related marks in the United States. We do not have a physical office or operations in Delaware. Our business address is One Commerce Center, 1201 Orange Street #600, Wilmington, DE 19899. All communication and activities will be through our office in Taiwan.~~

Agent for Service of Process

Our own agent for service of process in Minnesota is Minnesota Department of Commerce, 85 7th Place East, Suite 280, St. Paul, Minnesota 55101, (651) 296-6328.

The Business We Offer

We possess advanced technology, management system, continuous and innovative product development, and knowledge in relation to a unique and distinctive system relating to the development and operation of “Sharetea” tea shop (the “Tea Shop”) establishment with unique product lines, distinctive fixtures, equipment, interior and exterior accessories, color scheme, inventory and accounting system, of which may be changed, improved, and further developed by us or our affiliates from time to time (the “Sharetea System”). The distinguishing characteristics

of the Sharetea System include, for example, distinctive exterior and interior design, decor, color and identification schemes and furnishings; special menu items; standards, specifications and procedures for operations, manufacturing, distribution and delivery; quality of products and services offered; management programs; training and assistance; and marketing, advertising and promotional programs, all of which we may change, supplement, and further develop.

We may periodically make changes to the systems, menu, standards, and facility, signage, equipment and fixture requirements. You may have to make additional investments in the franchised business periodically during the term of the franchise if those kinds of changes are made or if your tea shop's equipment or facilities wear out or become obsolete, or for other reasons (for example, as may be needed to comply with a change in the system standards or code changes). All tea shops under the Sharetea System must be developed and operated to our specifications and standards. Uniformity of products sold in Tea Shop is important, and you have no discretion in the products that you sell. The franchise agreement may be limited to a single, specific location and we reserve the right to operate or franchise or license others who may compete with you for the same customers.

We offer a franchise to qualified individuals to own and operate a single Tea Shop at a location we approve, under the terms of our standard franchise agreement, attached as Exhibit B (the "Franchise Agreement"). Under our Franchise Agreement, we grant our franchisees the right (and they accept the obligation) to operate one Tea Shop, selling gourmet teas-based beverages, coffee-based beverages, compatible food products, coffee and tea makers and related supplies, accessories and gifts we approve under the Sharetea System. There may be instances where we have or will vary the terms to suit the circumstances of a particular transaction.

Your Tea Shop(s) will offer products and services to the general public throughout the year and compete with other beverage and food product service business. The Tea Shop is not seasonal. The market for your type of products and services generally is developed and very competitive in the United States. You can expect to compete in your market with locally-owned businesses as well as national and regional chains that sell similar products. The market for coffee and coffee drinks and baked goods, as well as related products, is well-established and highly competitive. Tea Shops compete on the basis of factors such as price, service, location, convenience and food quality. Additionally, you may find that there is competition for suitable locations. Principal factors that will vary but that will impact our brand's competitive position are name recognition (which is stronger in some regions than in others), product quality, variety, presentation, location, and advertising. A Tea Shop's business may also be affected by other factors, such as changes in consumer taste, economic conditions, population, and travel patterns.

You may also compete with other existing Tea Shops and with new Tea Shops that we may operate, franchise, or license in the future. Your competition may also include other outlets selling coffee,

tea, and food items, grocery stores, convenience stores, and specialty coffee shops. We may grant selected franchisees unique rights or franchises to operate or distribute authorized products through special distribution channels, such as airports, service plazas, universities and grocery stores. These special arrangements may involve special agreements or modifications to our standard franchise and other agreements.

Applicable Regulations

We are not aware of any laws or regulations specific to the industry in which the Tea Shop operates. However, you must comply with all local, state, and federal laws and regulations that apply to any business. We urge you to inquiries about these laws and regulations, including health (nutrition, menu labeling), sanitation, no smoking, EEOC, OSHA, discrimination, employment, data security and privacy, tax, and sexual harassment laws. The Americans with Disabilities Act of 1990 requires readily accessible accommodations for individuals with disability and that may affect your building construction, site design, entrance ramps, doors, seating, bathrooms, drinking facilities, etc. You must also obtain real estate permits, licenses, and operational licenses. Federal, state and local laws and regulations also regulate businesses handling food and food products, in particular refrigerated and frozen food items, and these laws and regulations will apply to your business. Please also note that your local county health departments reserve the right to inspect Tea Shops to ensure compliance with safe food handling practices and adequacy of kitchen facilities.

Government contractor laws may also apply if your Tea Shop is located (or if, subject to your franchise agreement, you sell products) at military bases or other government facilities. For example, you may be required to comply with regulations such as government contractors' wage and hour restrictions, preparation and maintenance of written affirmative action plans, retention and access of records, special procedures for resolving contractual disputes, listing employment openings with state employment services, and termination of the contract for default or for the convenience of the government. You should carefully review these requirements with your attorney before entering into any government contracts.

Please note that the data included in this Disclosure Document is based on the information available when we prepared this document. In the last few years, we have all experienced significant changes in the country's economy that had impacted everyone. Among these changes are things like the price of oil and its impact on not just energy costs, but also the costs relating to delivery of goods and services to our businesses. Other commodity costs have also fluctuated. We have also seen wide swings in the cost and availability of credit, labor, goods, and other materials. Although we are not able to predict how these economic factors will impact business costs in the coming year, these variations may affect the costs that a new franchisee will actually experience in operating a franchised business.

United States' current economic conditions are unusually volatile both in terms of consumer spending as well as the costs of doing business, such as for example, energy, commodities, credit, etc. As a result, historical performance results may not be as useful in your financial planning as they may have been in less volatile times. If you choose to use the historical financial information appearing in this Disclosure Document, you must carefully consider the potential impact of the current economic volatility.

ITEM 2: BUSINESS EXPERIENCE

Chairman, President: Kai-Lung Cheng

Mr. Kai Lung Cheng has served as Chairman of Lian Fa International Dining Business Corporation at 18F.-7, No. 95, Sec. 1, Xintai 5th Rd., Xizhi Dist., New Taipei City 221416, Taiwan R.O.C. since May 1992. He has also been Chairman of Lilian USA LLC at 1201 Orange Street #600, Wilmington, DE 19899 since March 2015, and Chairman of Lian Li Food Company at 18F.-7, No. 95, Sec. 1, Xintai 5th Rd., Xizhi Dist., New Taipei City 221416, Taiwan R.O.C. since August 1977.

From April 2013 to the present, Mr. Cheng has served as a Supervisor of the Taiwan Chain and Franchise Association at 4F, No. 180, Nanking E. Road, Section 4, Taipei 105, Taiwan. He served as a Supervisor of the Taipei NeiHu Technology Park Development Association at 4F, No. 12, Zhouzi St., NeiHu Dist., Taipei City 114064, Taiwan, from September 2020 to July 2022, and has been its Director since August 2022.

Vice President: Chihlung Chen

Mr. Chen has served as the Vice President of Lian Fa International Dining Business Corporation, located at 18F.-7, No. 95, Sec. 1, Xintai 5th Rd., Xizhi Dist., New Taipei City 221416, Taiwan (R.O.C.), from September 2024 to the present. Concurrently, Mr. Chen has served as the Vice President of Lilian USA since September 2024 to the present.

From October 2022 until February 2025, Mr. Chen served as Team Manager in the Food Service Department at Walong Marketing, Inc., located at 6281 Regio Ave, Buena Park, California.

Prior to these roles, Mr. Chen was the General Manager at Sushi Express Co., Ltd., located at 3F., No. 45, Wenhua 1st Rd., Guishan Dist., Taoyuan City 33382, Taiwan, from October 2012 through November 2019.

Chairman, President: Kai-Lung Cheng

Mr. Cheng serves as the Chairman of Lian Fa International Dining Business Corporation located at 18F.-7, No. 95, Sec. 1, Xintai 5th Rd., Xizhi Dist., New Taipei City 221416, Taiwan (R.O.C.)

~~since May 1992 to present and Chairman of Lilian USA LLC since March 2015 to present; the Chairman of Lian Li Food Company in Taiwan since August 1977 to present; the President of Sharetea Tea Shops of Hong Kong and Macau since January 2010 to present; the President of Taipei Station Business Development Association in Taiwan since September 2012 to present; the Vice President of Chinese Cross Strait Chain Enterprise Association in Taiwan from February 2013 to February 2014; and the Supervisor of Taiwan Chain and Franchise Association in Taiwan since April 2013 to present.~~

General Manager: Po-Yu Lai

~~Mr. Lai serves as the General Manager of Lian Fa International Dining Business Corporation located at 18F. 7, No. 95, Sec. 1, Xintai 5th Rd., Xizhi Dist., New Taipei City 221416, Taiwan (R.O.C.) since November 2007 to present and General Manager of Lilian USA LLC since March 2015 to present; the General Manager of Sharetea Tea Shops of Hong Kong and Macau since January 2010 to present; the Vice President of Taipei Station Business Development Association in Taiwan since September 2012 to present.~~

Director of Oversea Brand Licensing Development and Secretary: Ning Juan Liao

~~Ms. Liao serves as the Director in charge of Sharetea Brand Licensing Department of Lian Fa International Dining Business Corporation located at 18F. 7, No. 95, Sec. 1, Xintai 5th Rd., Xizhi Dist., New Taipei City 221416, Taiwan (R.O.C.) since 2019 to present and the Secretary of Lilian USA LLC since March 2015 to present. Prior to being the Director of Sharetea Brand Licensing Development, Ms. Liao was the special assistant in the Sharetea Brand Licensing Department from 2015 to 2019, and special assistant to the General Manager from 2012 to 2015. Ms. Liao has more than 9 years' experience on overseas franchise development of Sharetea System.~~

Officer of Oversea Brand Licensing Development: Wei Chun, Lin

~~Ms. Lin joined Lian Fa International Dining Business Corporation located at 18F. 7, No. 95, Sec. 1, Xintai 5th Rd., Xizhi Dist., New Taipei City 221416, Taiwan (R.O.C.) since 2016. Now Ms. Lin serves as an Officer of Oversea Brand Licensing Department of Lian Fa International Dining Business Corporation. Ms. Lin has more than 7 years' experience on overseas franchise development of Sharetea System.~~

ITEM 3: LITIGATION

Pending Cases

Litigation by Lian Fa in the Commonwealth of Australia

Lian Fa International Dining Business Corporation v Teng (Anthony) Mu & Anor – Federal Court Proceeding NSD1124/2021. On October 26, 2021, Lilian USA, LLC's parent company, Lian Fa International Dining Business Corporation, filed a civil claims of trademark infringement and

misleading and deception conduct in the Commonwealth of Australia against its Australian master franchisee, Sharetea Australia Pty Ltd and Mr. Teng (Anthony) Mu in Federal Court of Australia. The litigation is still ongoing, and Lian Fa is actively protecting its trademarks and goodwill in the Commonwealth of Australia. Both parties settled the dispute in June 2024 during the litigation.

Concluded Cases

Alleged Protected Territory Violation and Trademark Infringement:

Tenmei Group, LLC vs. Lilian USA, LLC, Case No. 18-2-11761-5 SEA, King County, Washington. On August 8, 2019, Tenmei Group, LLC, one of our franchisees in the State of Washington, filed a civil lawsuit against Tealicious, LLC and us in the State of Washington in the Superior Court of the State of Washington, County of King. Plaintiff alleged that we and Tealicious, LLC have violated plaintiff's protected territory and seek damages in excess of \$100,000 from us and Tealicious, LLC. The parties have reached a settlement agreement.

Alleged Violation and Trademark Infringement:

Lilian USA, LLC vs Yucheng Liu and Coolblue International, Inc. Case No. 2:21-at-00940, California. On October 01, 2021, we filed a civil lawsuit against Yucheng Liu and Coolblue International, Inc. in the United States District Court of Eastern District of California, Sacramento Division. We alleged that Yucheng Liu and Coolblue International, Inc. have infringed on our Sharetea Trademarks and trade dress. The parties have reached a settlement agreement.

Alleged Personal Injury:

Diana Huynh v. Selin Degirmenci, Queensberry Investments, LLC, Simon Lee, Sofi Hsu, and Lilian USA, LLC. Case No. 21-DCV-289442. On December 7, 2021, Diana Huynh filed a civil claim against damage resulted from Degirmenci pouring hot water on the plaintiff in the District Court of Fort Bend County, Texas. The plaintiff named us as a co-defendant for the civil lawsuit. The parties have reached a settlement agreement.

Government Action

State of Minnesota, Department of Commerce:

On August 16, 2022, we self-reported one unregistered offer/sale of a franchise in the state of Minnesota to the Department of Commerce, State of Minnesota. We cooperated fully with the investigation, and has entered into a consent order on September 16, 2022. As of the issuance date, we are in full compliance with the consent order.

State of Hawaii Investigation, Department of Commerce and Consumer Affairs, Office of the Securities Commissioner Investigation, Case Number SEB20210009:

On March 2, 2021, the Securities Enforcement Branch of the Department of Commerce and Consumer Affairs for the State of Hawaii began to inquire into the activities of Lilian USA, LLC pursuant to the Hawaii Franchise Investment Law. The inquiries were made in connection with the issues of whether Lilian USA, LLC sold Sharetea franchises in the State of Hawaii without proper registration. We are cooperating fully with the State of Hawaii in the investigation and await the State of Hawaii's finding.

No other litigation is required to be disclosed in this Item 3.

ITEM 4: BANKRUPTCY

No bankruptcy is required to be disclosed in this Item.

ITEM 5: INITIAL FEES

A. Initial Fees for a Single-Unit Franchise

1. Unit Franchise Fee: \$12,000

This fee grants you the right to operate a single Sharetea Shop at an approved location. You must pay the entire franchise fee in a lump sum when you sign the Franchise Agreement.

2. Technology Transfer Fee: \$20,000

This fee covers our mandatory initial training program for your operating principal and certain designated personnel. It is payable when you sign the Franchise Agreement or within a timeframe specified by us.

3. Store Pre-Opening Fee: \$17,000

This fee covers on-site support we provide around the time your Sharetea Shop opens, including guidance on store setup, initial inventory procedures, and local marketing activities. It is payable when you sign the Franchise Agreement or within a timeframe specified by us.

4. Design Fee: \$3,000

Franchisee acknowledges and agrees that a Design Fee of Three Thousand Dollars (\$3,000) is required for initial design services, which include, but are not limited to, layout,

signage, and interior design. This fee is due in full at the time of executing this Agreement or as otherwise required in writing by the Franchisor. The Design Fee covers only the initial scope of work as outlined above; any additional design services, revisions, or expansions beyond this scope may incur additional charges. By remitting the Design Fee, Franchisee confirms understanding and acceptance of the terms and scope of these design services.

5. Security Deposit: \$10,000

We may require you to pay a security deposit to ensure compliance with your obligations, such as maintaining brand standards, meeting minimum inventory requirements, and timely payment of fees. This deposit is held in a non-interest-bearing account. If you comply fully with your obligations, the deposit may be refunded according to the terms of your Franchise Agreement (less any amounts we are entitled to deduct). If you breach your Franchise Agreement, we may draw on or retain this deposit.

6. Equipment Fee: \$45,000 to \$57,000

The Equipment Fee must be paid when the Franchisee places the order. Payment terms will be arranged between the parties, and the fee is payable directly to the Franchisor. The exact amount due may vary depending on market conditions, supplier pricing, and the Franchisee's specific site requirements.

7. Utensils: \$2,500 to \$3,300

The Franchisee must pay \$2,500 to 3,300 for Utensils, also due in full when placing the order. These utensils are essential for the initial operation of the franchise, and all details regarding their delivery and installation are to be arranged between the parties. The Franchisee should make this payment directly to the Franchisor under the terms specified in the Franchise Agreement.

8. Initial Inventory: \$15,000 to \$35,000

Franchisee is required to purchase an initial Inventory which is also due at the time of order. This inventory encompasses the essential goods and ingredients necessary to commence operations and ensure initial product availability. The total due and timing of delivery are determined by the final invoice the Franchisee receives from the Franchisor.

B. Initial Fees for an Area Development Franchise

1. Area Development Fee: \$100,000

You must pay this fee in a lump sum when you sign the Area Development Agreement. In exchange, you receive the right to develop multiple Sharetea Shops within a specified territory over a set development schedule. The Area Development Fee is typically nonrefundable.

2. Technology Transfer Fee: \$20,000

This fee covers our mandatory initial training program for the area developer's operating principal and designated personnel. It is payable at the time you sign the Area Development Agreement or as agreed upon in writing.

3. Store Pre-Opening Fee: \$17,000

This fee covers on-site support for each Sharetea Shop you open under the development schedule. The amount may be payable for each new unit you develop, or as otherwise specified in the Area Development Agreement.

4. Design Fee: \$3,000

Area Developer acknowledges and agrees that a Design Fee of Three Thousand Dollars (\$3,000) is required for initial design services, which include, but are not limited to, layout, signage, and interior design. This fee is due in full at the time of executing this Agreement or as otherwise required in writing by the Franchisor. The Design Fee covers only the initial scope of work as outlined above; any additional design services, revisions, or expansions beyond this scope may incur additional charges. By remitting the Design Fee, Franchisee confirms understanding and acceptance of the terms and scope of these design services.

5. Security Deposit: \$30,000

We may require a security deposit specific to the Area Development Agreement to guarantee your obligations, including development schedule compliance and payment of all required fees. We hold this deposit in a non-interest-bearing account. If you fulfill your obligations under the agreement, this deposit is refundable according to the terms of the agreement. If you default, we may retain or draw on the deposit.

6. Equipment Fee: \$135,000 and \$171,000

The Equipment Fee must be paid when the Franchisee places the order. Payment terms will be arranged between the parties, and the fee is payable directly to the Franchisor. The exact amount due may vary depending on market conditions, supplier pricing, and the Franchisee's specific site requirements.

7. Utensils: \$7,500 to \$9,900

The Franchisee must pay \$7,500 to \$9,900 for Utensils, also due in full when placing the order. These utensils are essential for the initial operation of the franchise, and all details regarding their delivery and installation are to be arranged between the parties. The Franchisee should make this payment directly to the Franchisor under the terms specified in the Franchise Agreement.

8. Initial Inventory: \$90,000 to \$135,000

Franchisee is required to purchase an initial Inventory which is also due at the time of order. This inventory encompasses the essential goods and ingredients necessary to commence operations and ensure initial product availability. The total due and timing of delivery are determined by the final invoice the Franchisee receives from the Franchisor.

C. Payment and Refund Terms

1. Payment Terms: All fees are payable in U.S. dollars. We reserve the right to require payment by wire transfer, certified check, or other accepted methods. You must pay all fees in full as outlined in the Franchise Agreement or Area Development Agreement, unless otherwise agreed in writing.
2. Refundability: Except for the security deposit (which may be refundable under specific terms described in the Franchise Agreement or Area Development Agreement), all fees are non-refundable. Once paid, these amounts are not returned to you, even if you do not open your Sharetea Shop or if your Franchise Agreement is terminated.

~~Non-refundable and Fixed Fees~~

~~The total fees for franchising a Tea Shop range from US\$91,000 to US\$100,000 The Fees are as listed in the table below:~~

Concept Type	Sharetea Regular	Sharetea Plus
<i>Store Size</i>	1000~1200 Sq	1200+ sq
<i>Franchise Fee</i>	\$12,000	\$13,500

<i>Technology Transfer Fee</i>	\$19,200 (10 training days)	\$21,600 (15 training days)
<i>Opening Support Fee</i>	\$7,200 (3 opening support days)	\$8,100 (5 opening support days)
<i>Design and Floor Plan Fee</i>	\$9,600	\$10,800
<i>Initial Inventory</i>	\$43,000	\$46,000
Total Initial Franchise Fees	\$91,000	\$100,000

(Collectively, the “Non-Refundable and Fixed Fees”). 30% of the Non-Refundable and Fixed Fees is payable within seven (7) calendar days following the signing date of an initial memorandum of understanding, substantially in the form as shown in Exhibit A of Franchise Agreement. The remaining 70% of the Non-Refundable and Fixed Fees is payable within fourteen (14) calendar days following the signing of the Franchise Agreement. The Non-Refundable and Fixed Fees are not refundable and must be paid in full without reduction or offset.

Refundable Security Deposit

You are also responsible for a refundable security deposit of US\$10,000 (the “Refundable Security Deposit”), payable within fourteen (14) calendar days following the signing of the Franchise Agreement. Refundable Security Deposit will be returned to the Franchisee at upon the expiration or termination of the Franchise Agreement if the Franchisee has not materially breached the Franchise Agreement.

Monthly Fees (Royalty)

You will pay a royalty of 6% of your gross monthly sales of the Tea Shop, with a minimum royalty fee of US\$1,200 per month. Gross monthly sales means the aggregate amount of all sales of our products, food, beverages and other merchandise and products approved by us and sold and services rendered at Tea Shop per month but excluding: (a) value added, sales or service taxes collected from customers and paid to the appropriate governmental taxing authority; and (b) all customer refunds and adjustments and promotional discounts, including senior citizens discount. The Royalty for the previous month is also payable before the 10th of the next month, along with the previous month’s financial statements and related records.

Item 7 provides a detail description and listing of all fees that will need to be paid or prepare to be paid before the opening or within three (3) months of opening (the “Initial Franchise Fees”). Specifically, the Initial Franchise Fees include the Non-Fundable and Fixed Fees, Refundable

~~Security Deposit, three (3) months of minimum royalty fees initial mandatory training, and on-site opening and marketing support.~~

~~If you purchase an existing Tea Shop, you must also purchase the assets of the business from the owner of the Tea Shop, which may include furniture, fixtures, equipment, supplies, and inventory (in addition to payment of the Initial Franchise Fees), for a price to be negotiated between you and the owner, which will vary from unit to unit.~~

~~All payments made under this Franchise Agreement will be subject to reduction to reflect taxes or other charges required to be withheld by law. In the event that Franchisee is required to withhold taxes on behalf of Franchisor, Franchisee will inform Franchisor and provide documents relating to the withholding tax. The Initial Franchise Fees are not refundable under any circumstances.~~

~~We charge a late fee of 5% or the highest amount allowed by law for late payment of the Initial Franchise Fees and any other amount due. If you fail to make all required installment payments within the period provided, we may elect to terminate our relationship by proving you with a written notice. There are no refunds under any other circumstances. We reserve the right to waive or reduce the Initial Franchise Fees. Except for the Initial Franchise Fees, we realize no material or directly contemplated benefit from your initial investment. Please note each franchise sale is an independent transaction, whether you currently own a franchise or not and the cost and the terms for payment are identical to that as described above.~~

Initial Inventory

~~Before opening a Tea Shop, you must purchase an initial inventory consisting of products from suppliers approved by us. The assortment and number of these items will be based upon the size and configuration of your Tea Shop. The estimated cost for the opening inventory of these products varies from location to location depending on seasons and the storage capacity of the Tea Shop. Your initial inventory of merchandise and supplies needed for the operation of the Tea Shop will include raw ingredients and products for resale, containers and other paper, plastic or similar goods, maintenance and cleaning materials, office supplies and miscellaneous materials and supplies.~~

Initial Training Fee

~~The initial training fee is included in the technology transfer fee. Franchisee must attend the initial training session along with Franchisee's designated personnel, following the signing of this Franchise Agreement, you will assign at least eight (8) of your staff to receive initial mandatory trainings at your Tea Shop in the United States for a minimum of ten to fifteen (10-15) calendar days at a schedule agreed upon by both Parties. You will be solely responsible for all of your staff's incurred expenses including, but not limited to, wage, transportation, accommodations and meal expenses. You will also be responsible for the consultant's round trip airfares from Taiwan (Republic of China) and local transportation, meals, three stars or above hotel accommodation.~~

~~The initial mandatory training covers corporate overview, brand management, management and human resources, purchasing of raw materials, supplies, and necessary equipment, food safety, tea and drinks making, store operations management, and other training programs as we see fit, and will include, but not limited to, operations managements, import operations, marketing plans, tea shop management, raw material inventory and controls, and basic maintenances. We may offer special training courses such as service staff training, special promotion training, other pre-opening supports and continuous organizational supports.~~

Pre-Opening Consultation Fee

~~Upon the completion of the initial mandatory training, you are required to work with a business operation consultant assigned by us to assist you in the overall operating plan for a period of fifteen (15) calendar days prior to the opening of the Tea Shop at no cost. The business operation consultant will provide you with guidance in areas such as labor management and tea shop management. We will be responsible for the consultant's salary and airfares. You will be responsible for the expenses incurred locally including, but not limited to, the local transportation, meals, and three stars or above hotel accommodation, and other reasonable costs. If we pay the aforesaid fee in advance, you will reimburse us within seven (7) calendar days upon receiving our written reimbursement request.~~

ITEM 6: OTHER FEES

1. Unit Franchise

Below is a chart summarizing certain recurring or periodic fees you may pay to us under the Franchise Agreement. Unless otherwise stated, all fees are imposed by and paid to us and are non-refundable (see Note 1 below for exceptions).

Type of fee (note 1)	Amount	Due Date	Remarks
Royalty Fees	6% of the Gross Monthly Sales, minimum US\$1,200 per month	The royalty fee for the previous month is payable before the 10th of the next month	“Gross Monthly Sales” means the aggregate amount of all sales of our products, food, beverages and other merchandise and products approved by us and sold and services rendered at Tea Shop per month but excluding: <u>sales</u>

			<u>tax or any other taxes you collect from customers for payment to an appropriate tax authority. (a) value-added, sales or service taxes collected from customers and paid to the applicable governmental taxing authority; and (b) all customer refunds and adjustments and promotional discounts, including senior citizens discount.</u>
Marketing Fund Contributions (note 2)	Certain percentage of Gross Monthly Sales, not yet determined	The marketing fund contributions for the previous month is payable before the 10th of the next month	Applicable only when we have established a Marketing Fund. See Item 11 for details on Marketing Fund.
Advertising and Marketing Materials Sample/Template	None	Before opening	We will provide you with electronic copies of advertising, marketing and promotional materials for the opening period, ready for printing.
Printed Advertising and Marketing Materials	US\$1,000	As incurred	Upon your written request, we will provide the printed advertising and marketing materials for the pre-opening, and charge you the

			cost of production, shipping, handling, and storage of the material.
Pre-Opening Inspection	The inspector's local transportation, meal, three stars or above hotel accommodation expenses, and other reasonable costs.	As incurred	Prior to the grand opening of the Tea Shop, we reserve the right to assign one of our inspectors to conduct a pre-opening inspection that will take no more than one (1) week. We will be solely responsible for such inspector's salary and airfare expenses.
Post Opening Consultation Fees (note 3)	US\$300 per person per day or US\$350 per person per day for a designated consultant, round trip airfare for the business operation consultant(s); and local transportation, meals, three stars or above hotel accommodation of the business operation consultant(s), and other reasonable costs incur on behalf of you.	Before the training or consultation begins	After the opening of the Tea Shop, in the event that you request additional consultation service, you will discuss and schedule with us in advance. For all training sessions and conferences, you must pay for your trainees' and representatives' salaries and benefits, and for their travel, lodging, and meal expenses.
Opening Inventory	US\$43,000~ US\$46,000	When billed	The assortment and number of these items will be based upon the size and

			configuration of your Tea Shop.
Renewal Fees	US\$10,000	Prior to granting franchise renewal	The Franchise Agreement may be renewed for 2 years. The renewal fee shall be paid each time.
Supplier Testing Fee	US\$0	When billed	We do not charge any administrative supplier testing fees, but you or the supplier will be required to reimburse us for all costs that we incur in the testing and approval process whether the supplier is approved or not.
Audit Fee	Cost of audit	When billed	Payable after an audit, only if we find that you have understated any amount you owe to us by more than 3%.
Late Payment	Interest on unpaid amount at 5% per month or highest rate allowed by law	When billed	We can change these fees without notice. They apply if you fail to pay us.
Manual Replacement Fee	Currently, we do not charge a fee, but we reserve the right to do so	When billed	If you request additional or replacement copies of the Manual.
Liquidated Damages for Buying from Unauthorized Supplier	US\$20,000	Per violation	Franchisee is liable for all additional damages and losses incurred by franchisor from violation.

Liquidated Damages for All Other Violation	US\$10,000	Per violation	All gains that the Franchisee derives from the violations shall also be refunded to us.
Transfer Fees	US\$10,000	At the time of transfer	The transfer is subject to our Right of First Refusal.
Cost and Attorney Fees	Will vary under circumstances	On demand	If you default under the Franchise Agreement, you must reimburse us for the expenses we incur (such as attorney fees) in enforcing or terminating the applicable Franchise Agreement.
Indemnification	Will vary under circumstances	On demand	You must reimburse us for the costs and damages we incur in for any claims that arise from your Tea Shop's operation.

2. Area Developer

Below is a chart summarizing certain recurring or periodic fees you may pay to us under the Area Development Agreement. Unless otherwise stated, all fees are imposed by and paid to us and are non-refundable (see Note 1 below for exceptions).

<u>Type of Fee</u> <u>(Note 1)</u>	<u>Amount</u>	<u>Due Date</u>	<u>Remarks</u>
<u>Royalty Fees</u>	<u>6% of Gross Monthly Revenues, minimum \$1,200 per month</u>	<u>The royalty fee for the previous month is payable before the 10th of the next month</u>	<u>Royalty is due and payable on the 10th day of each month beginning the first full calendar month after the date your Outlet opens ("Opening Date"). "Gross Revenues" include all revenue from the sale of all products and services and all other income of every kind and nature related to your franchise operation,</u>

			<u>whether for cash, by redemption of gift certificates or for credit, regardless of collection. Gross Revenues do not include sales tax or any other taxes you collect from customers for payment to an appropriate tax authority.</u>
<u>Software Service Fee</u>	<u>\$50 per month</u>	<u>Payable monthly along with the Royalty Fee</u>	<u>This fee covers your monthly software license, system usage, updates, and support for the required operational software. It is non-refundable.</u>
<u>Marketing Fund Contributions (Note 2)</u>	<u>A percentage of Gross Monthly Revenues not yet determined (estimated to be ~3%)</u>	<u>The marketing fund contribution for the previous month is payable before the 10th of the next month</u>	<u>Applies only if and when we establish a Marketing Fund for the Sharetea System. The percentage rate will be disclosed in writing once the Marketing Fund is established. See Item 11 for more details on the Marketing Fund.</u>
<u>Printed Advertising and Marketing Materials</u>	<u>\$1,000</u>	<u>As incurred</u>	<u>If you request printed advertising or marketing materials (e.g., banners, flyers), you must pay the cost of production, shipping, handling, and storage of the materials.</u>
<u>Pre-Opening Inspection</u>	<u>You pay the inspector's local transportation, meals, three-stars-or-above hotel accommodations, and other reasonable costs</u>	<u>As incurred</u>	<u>Before the grand opening of the Sharetea Shop, we may assign an inspector for up to one (1) week. We are responsible for the inspector's salary and airfare; you must reimburse us only for the inspector's reasonable local travel and living expenses during the inspection.</u>
<u>Post-Opening Consultation Fees (Note 3)</u>	<u>\$300 per person, per day, or \$350 per person, per day for a designated consultant, plus round-trip airfare from our main training facility</u>	<u>Before the training or consultation begins</u>	<u>These fees apply only if you request additional on-site consultation after the Sharetea Shop's opening. You must arrange and schedule these sessions with us in advance. You are also responsible for your own personnel's salaries, travel, lodging, and meal expenses if they attend any additional training or consultations.</u>

	<u>(Taiwan), and local transportation, meals, three-stars-or-above hotel accommodations, and other reasonable costs</u>		
<u>Renewal Fees</u>	<u>\$72,500</u>	<u>Prior to granting franchise renewal</u>	<u>You may renew the Franchise Agreement for 5 years if you meet certain conditions. The renewal fee must be paid each time you renew.</u>
<u>Supplier Testing Fee</u>	<u>\$0.00 (You or the supplier pay our actual testing costs)</u>	<u>When billed</u>	<u>We do not charge an administrative supplier testing fee. However, you (or the supplier) must reimburse us for the actual costs we incur in testing or approving a proposed supplier, regardless of whether that supplier is ultimately approved.</u>
<u>Audit Fee</u>	<u>Cost of the audit</u>	<u>When billed</u>	<u>You shall be liable for all audit fees, including the auditor's expenses and any other reasonable costs.</u>
<u>Late Payment</u>	<u>5% per month or the highest rate allowed by law (whichever is lower)</u>	<u>When billed</u>	<u>We may change this fee without notice, but it will not exceed the maximum rate permitted by law. If you fail to pay us on time, we may charge interest on the unpaid amount. Continued non-payment may be grounds for termination of your Franchise Agreement.</u>
<u>Manual Replacement Fee</u>	<u>Currently no charge, but we reserve the right to implement a fee</u>	<u>When billed</u>	<u>If you request additional or replacement copies (physical or electronic) of our confidential operating manual or other manuals, we may charge a fee in the future.</u>
<u>Liquidated Damages for Buying from Unauthorized Supplier</u>	<u>\$20,000 per violation</u>	<u>Upon notice of violation</u>	<u>In addition to this liquidated damages amount, you will be liable for any further damages or losses we incur because of your violation.</u>
<u>Liquidated Damages for All Other Violations</u>	<u>\$10,000 per violation</u>	<u>Upon notice of violation</u>	<u>In addition, any gains you derive from these violations must be refunded to us.</u>

<u>Transfer Fees</u>	<u>\$30,000</u>	<u>At time of transfer</u>	<u>If you propose to transfer your franchise, we have the right of first refusal. If we approve the transfer, you must pay the transfer fee.</u>
<u>Cost and Attorney Fees</u>	<u>Will vary under circumstances</u>	<u>On demand</u>	<u>If you default under the Franchise Agreement, you must reimburse us for all costs (including attorney fees) we incur in enforcing or terminating the agreement.</u>
<u>Indemnification</u>	<u>Will vary under circumstances</u>	<u>On demand</u>	<u>You must reimburse us for all costs and damages arising out of claims related to your Sharetea Shop's operation, except to the extent caused by our own negligence or willful misconduct.</u>

Notes:

- ~~1. All fees as described in Item 6 are non-refundable, imposed by and are paid to us. Except as otherwise indicated in the preceding chart, we impose all fees and expenses listed and they must be paid in full. Except as specifically stated above, fees may be adjusted based on changes in market conditions, our cost of providing services and future policy changes. At the present time we have no plans to adjust fees schedule over which we have control. All fees in this Item 6 are non-refundable, imposed by and payable to franchisor, unless otherwise noted. Except for the specific circumstances under which the Franchise Agreement or Area Development Agreement might allow a refund (if any), you should assume that no refunds will be available once these fees are paid. We may modify or adjust the fees under this Item 6 based on changing market conditions, cost fluctuations, or internal policies.~~
2. We reserve the right to establish and administer a marketing fund for the Sharetea System. We have not established the fund, and do not intend to establish a fund until an adequate number of Tea Shops have been established to provide national or regional marketing for the benefit of the Sharetea System. We anticipate that all Tea Shops will contribute to the marketing fund. When the advertising fund is established, we estimate that Franchisees will contribute approximately 3% of gross monthly sales. For more details, please see Item 11.
3. The fee represents our cost of providing the training, including our administrative costs of making personnel available for training purposes, and the cost of materials.

ITEM 7: ESTIMATED INITIAL INVESTMENT

YOUR ESTIMATED INITIAL INVESTMENT

To Become a Unit Franchisee

The following table provides an estimate of your initial investment to establish a single Sharetea franchise. These figures are estimates only and may vary depending on numerous factors, including your local real estate market, labor rates, the size and condition of your premises, your business experience and capabilities, and your management of the Sharetea Shop.

<u>Type of Expenditure</u> <u>(note 1)</u>	<u>Estimated Amount or Estimated Low-High Range</u>	<u>When Due</u>	<u>Method of Payment</u>	<u>To Whom Payment is to be Made</u>
<u>Franchise Fee</u> <u>(note 2)</u>	<u>\$12,000</u>	<u>When you sign the Franchise Agreement</u>	<u>As arranged</u>	<u>Us</u>
<u>Technology Transfer Fee</u>	<u>\$20,000</u>	<u>When you sign the Franchise Agreement</u>	<u>As arranged</u>	<u>Us</u>
<u>Store Pre-opening Fee</u>	<u>\$17,000</u>	<u>When you sign the Franchise Agreement</u>	<u>As arranged</u>	<u>Us</u>
<u>Store Design Fee</u>	<u>\$3,000</u>	<u>When you sign the Franchise Agreement</u>	<u>As arranged</u>	<u>Us</u>
<u>Security Deposit</u>	<u>\$10,000</u>	<u>When you sign the Franchise Agreement</u>	<u>As arranged</u>	<u>Us</u>
<u>Equipment</u>	<u>\$45,000 to \$57,000</u>	<u>When you place the order</u>	<u>As arranges</u>	<u>Us</u>
<u>Utensils</u>	<u>\$2,500 to \$3,300</u>	<u>When you place the order</u>	<u>As arranges</u>	<u>Us</u>
<u>Inventory (note 3)</u>	<u>\$30,000 to \$45,000</u>	<u>When you place the order</u>	<u>As arranged</u>	<u>Us</u>
<u>Related Personnel Cost for initial training (note 4)</u>	<u>\$6,000 to \$8,000</u>	<u>Before opening</u>	<u>As arranged</u>	<u>Third Party</u>
<u>Rent for the Tea Shop (note 5)</u>	<u>\$2,000 to \$10,000</u>	<u>As specified in lease</u>	<u>As arranged</u>	<u>Third party</u>
<u>Rental for Warehouse (note 6)</u>	<u>\$0 to \$5,000</u>	<u>As specified in lease</u>	<u>As arranged</u>	<u>Third party</u>

<u>Renovation (note 7)</u>	<u>\$55,000 to 250,000</u>	<u>As incurred</u>	<u>As arranged</u>	<u>Third party</u>
<u>Licenses, Permits, Fees and Deposit</u>	<u>\$10,000 to \$12,000</u>	<u>Lump Sum</u>	<u>Before opening</u>	<u>Third party</u>
<u>Point of Sale System (note 8)</u>	<u>\$2,100</u>	<u>As incurred</u>	<u>Before opening</u>	<u>Third party</u>
<u>Office Equipment & Supplies</u>	<u>\$1,500</u>	<u>As incurred</u>	<u>As arranged</u>	<u>Third party</u>
<u>Uniforms</u>	<u>\$2,000 to \$2,500</u>	<u>As incurred</u>	<u>Before Opening</u>	<u>Third party</u>
<u>Insurance (note 9)</u>	<u>\$4,500 to \$15,000</u>	<u>As incurred</u>	<u>Before opening, as arranged</u>	<u>Third party</u>
<u>Advertisement (note 10)</u>	<u>\$2,000</u>	<u>As incurred</u>	<u>Before Opening</u>	<u>Third party</u>
<u>Additional Funds – 3 Months (note 11)</u>	<u>\$20,000 to \$80,000</u>	<u>As incurred</u>	<u>As arranged</u>	<u>Third Party</u>
<u>Total</u>			<u>\$224,600 to \$555,400</u>	

YOUR ESTIMATED INITIAL INVESTMENT

To Become an Area Developer

The following table provides an estimate of your initial investment to establish a Sharetea Area Developer franchise. These figures are estimates only and may vary depending on numerous factors, including your local real estate market, labor rates, the size and condition of your premises, your business experience and capabilities, and your management of the Sharetea franchised business.

<u>Type of Expenditure (note 1)</u>	<u>Estimated Amount or Estimated Low-High Range</u>	<u>When Due</u>	<u>Method of Payment</u>	<u>To Whom Payment is to be Made</u>
<u>Area Development Fee (note 2)</u>	<u>\$100,000</u>	<u>When you sign the Area Development Agreement</u>	<u>As arranged</u>	<u>Us</u>
<u>Technology Transfer Fee</u>	<u>\$20,000</u>	<u>When you sign the Area Development Agreement</u>	<u>As arranged</u>	<u>Us</u>

<u>Store Pre-opening Fee</u>	<u>\$17,000</u>	<u>When you sign the Area Development Agreement</u>	<u>As arranged</u>	<u>Us</u>
<u>Design Fee</u>	<u>\$3,000</u>	<u>When you sign the Area Development Agreement</u>	<u>As arranged</u>	<u>Us</u>
<u>Security Deposit</u>	<u>\$30,000</u>	<u>When you sign the Area Development Agreement</u>	<u>As arranged</u>	<u>Us</u>
<u>Equipment Fee</u>	<u>\$135,000 to \$171,000</u>	<u>When you place the order</u>	<u>As arranges</u>	<u>Us</u>
<u>Utensils</u>	<u>\$7,500 to \$9,900</u>	<u>When you place the order</u>	<u>As arranges</u>	<u>Us</u>
<u>Inventory (note 3)</u>	<u>\$90,000 to 135,000</u>	<u>When you place the order</u>	<u>As arranged</u>	<u>Us</u>
<u>Related Personnel Cost for initial training (note 4)</u>	<u>\$18,000 to \$24,000</u>	<u>Before opening</u>	<u>As arranged</u>	<u>Third Party</u>
<u>Rent for the Tea Shop (note 5)</u>	<u>\$6,000 to \$30,000</u>	<u>As specified in lease</u>	<u>As arranged</u>	<u>Third party</u>
<u>Rental for Warehouse (note 6)</u>	<u>\$0 to \$5,000</u>	<u>As specified in lease</u>	<u>As arranged</u>	<u>Third party</u>
<u>Renovation (note 7)</u>	<u>\$165,000 to 750,000</u>	<u>As incurred</u>	<u>As arranged</u>	<u>Third party</u>
<u>Licenses, Permits, Fees and Deposit</u>	<u>\$10,000 to \$36,000</u>	<u>Lump Sum</u>	<u>Before opening</u>	<u>Third party</u>
<u>Point of Sale System (note 8)</u>	<u>\$6,300</u>	<u>As incurred</u>	<u>Before opening</u>	<u>Third party</u>
<u>Office Equipment & Supplies</u>	<u>\$4,500</u>	<u>As incurred</u>	<u>As arranged</u>	<u>Third party</u>
<u>Uniforms</u>	<u>\$6,000 to \$7,500</u>	<u>As incurred</u>	<u>Before Opening</u>	<u>Third party</u>
<u>Insurance (note 9)</u>	<u>\$4,500 to \$25,000</u>	<u>As incurred</u>	<u>Before opening, as arranged</u>	<u>Third party</u>
<u>Advertisement (note 10)</u>	<u>\$6,000</u>	<u>As incurred</u>	<u>Before Opening</u>	<u>Third party</u>
<u>Additional Funds – 3 Months (note 11)</u>	<u>\$20,000 to \$80,000</u>	<u>As incurred</u>	<u>As arranged</u>	<u>Third Party</u>
<u>Total</u>			<u>\$648,800 to \$1,460,200</u>	

Type of Expenditure (note 1)	Estimated Amount or Estimated Low-High Range (US\$)	When Due	Method of Payment	Refundable	To Whom Payment is to be Made
Franchise Fee (note 2)	US\$12,000~ US\$13,500	Due in full within fourteen (14) calendar days following the signing of the Franchise Agreement	As arranged	No	Us
Technology Transfer Fee	US\$19,200~ US\$21,600	Due in full within fourteen (14) calendar days following the signing of the Franchise Agreement	As arranged	No	Us
Opening Support Fee	US\$7,200~ US\$8,100	Due in full within fourteen (14) calendar days following the signing of the Franchise Agreement	As arranged	No	Us
Design and Floor Plan Fee	US\$9,600~ US\$10,800	Due in full within fourteen (14) calendar days following the signing of the Franchise Agreement	As arranged	No	Us

Refundable Security Deposit	US\$10,000	Due in full within fourteen (14) calendar days following the signing of the Franchise Agreement	As arranged	Yes.	Us
Minimum Royalty Fee (note 3)	US\$3,600	Before the 10 th of the following month	As arranged	No	Us
Related Personnel Cost for initial training (note 4)	US\$6,300	Before opening	As arranged	No	Us
Additional Training (note 4)	US\$0	As incurred	As arranged	No	Us
Equipment	US\$45,000~ US\$57,000	As incurred	As arranged	No	Third party
Utensils	US\$2,500~ US\$3,300	As incurred	As arranged	No	Third party
Rent for the Tea Shop (note 5)	US\$2,000~ US\$10,000	As specified in lease	Before opening, as arranged	No	Third party
Rental for Warehouse (note 5)	US\$0~ US\$5,000	As specified in lease	Before opening, as arranged	No	Third party
Renovation (note 6)	US\$55,000~ US\$200,000	As incurred	Before opening, as arranged	No	Third party
Initial Inventory (note 7)	US\$43,000~ US\$46,000	As incurred	Before opening	No	Us
Licenses, Permits, Fees and Deposit	US\$12,000	Lump Sum	Before opening	No	Third party

Point of Sale System (note 8)	US\$2,100	As incurred	Before opening	No	Us or Third party
Office Equipment & Supplies	US\$1,500	As incurred	As arranged	No	Third party
Uniforms	US\$2,000	As incurred	Before Opening	No	Us or Third party
Insurance (note 9)	US\$4,500~ US\$15,000	As incurred	Before opening, as arranged	No	Third party
Advertisement (note 10)	US\$2,000	As incurred	Before Opening	No	Third party
Additional Funds—3 Months (note 11)	US\$56,400~ US\$72,500	As incurred	As arranged	No	Third Party
Total Cost	US\$295,900.00 ~ US\$502,300.00				

Notes to Item 7

1. This note to Item 7 clarifies the various fees and expenditures you will incur as part of the estimated initial investment when becoming a unit franchisee. Specifically, the total of the franchise fee, technology transfer fee, store pre-opening fee, and store design fee is \$52,000 for your first outlet. These fees cover the right to operate under the franchise system, access to proprietary technology and ongoing technology support, pre-opening training and assistance, and the brand-specific architectural and design guidance for your initial store. Once paid, these fees are typically nonrefundable. If you invest in multiple outlets, we offer a discounted fee structure based on the number of outlets in which you choose to invest. For your second and third outlets, the total fee for these same items is reduced to \$30,000 for each outlet. For your fourth and fifth outlets, the total fee is \$20,000 per outlet, and for any outlets beyond the fifth, the total fee is discounted to \$10,000 per outlet. While the foregoing establishes our standard multiple-outlet discounts, we reserve the right to modify or offer alternative fee incentives as permitted by law. Additional information about other costs that may apply to your development of the franchise, such as real estate expenses and equipment purchases, can be found elsewhere in Item 7 of this Franchise Disclosure Document.
2. Your initial investment for a new Tea Shop or Area Developer depends on several factors, including but not limited to: the number of Tea Shops you develop; the size, configuration,

and location; real estate and/or construction costs; and your method or terms of financing. The amounts shown are estimates only, and we cannot and do not guarantee that your costs will fall within these ranges. Costs may change frequently and can vary widely based on your local market conditions.

3. Opening Inventory includes tea products, ingredients, packaging, and other supplies. The exact cost depends on your store size, anticipated sales volume, and local supply costs.
4. Initial Training: Mandatory training occurs at your Tea Shop in the United States, prior to opening, for up to eight (8) of your employees. You must pay for the consultant's round-trip airfare from Taiwan (Republic of China), plus local transportation, meals, and hotel accommodations (three-stars or above). Additionally, you will pay for your own trainees' travel and living expenses during training. Initial training typically takes 5 to 10 calendar days, although additional time may be required depending on the trainees' competence levels.
5. Rent for the Tea Shop: Costs will vary based on lease terms, location, space size, and local market conditions. Commercial leases often include taxes, insurance, repairs, and common area maintenance fees.
6. Warehouse Rental: You may need additional storage space depending on your inventory management strategy and the number of Tea Shops you operate. Similar variations in rental costs apply.
7. Renovation costs typically include architectural, engineering, and legal fees. Your costs could be higher if extensive redesigns, environmental remediation, or additional construction permit requirements are involved.
8. The Point of Sale (POS) System estimate covers site preparation, hardware, software, and installation for one station. Additional POS stations may be required if your Tea Shop is large or has high-volume sales.
9. You must maintain a minimum of \$2,000,000 in commercial general liability coverage (subject to our right to change coverage requirements). Some landlords may require higher coverage. Insurance premiums can vary significantly based on your location, claim history, and other factors.
10. Advertisement reflects initial marketing expenditures during the first three (3) months. Actual amounts may vary based on your local market.

11. Additional Funds – 3 Months is our estimate of the funds needed to cover business (not personal) expenses during your first three months of operation. These expenses include payroll, utilities, taxes, and general overhead. The figure does not include your personal living expenses or any allowance for the purchase of the opening inventory. Your actual costs will depend on a variety of factors, including local economic conditions and how you manage the Tea Shop.

Notes:

- ~~1. Your initial investment for a new Tea Shop depends primarily upon: (1) the number of Tea Shops you invest; (2) size; (3) configuration; (4) location; (5) who develops the real estate for and/or constructs them; and/or (6) the amount and terms of financing. The initial funds required must be reevaluated since most costs are not within our control and may change at frequent intervals. These figures are estimates only and we cannot and do not guarantee that your costs will fall within the stated ranges. These estimated ranges are based on our experience and information provided by non-US franchisees of our affiliated entities. Costs are constantly changing and your costs may be higher. You should perform due diligence to investigate all potential costs before proceeding.~~
- ~~2. All of your initial investments are non-refundable except the Refundable Security Deposit. The Refundable Security Deposit will be returned to you at upon the expiration or termination of the Franchise Agreement if you have not materially breached the Franchise Agreement. Approximately 25% of the total Initial Franchise Fees will go to the training, 15% will go to the opening support, and 10% will go to the marketing support.~~
- ~~3. You shall pay royalty of 6% of your Gross Monthly Sales of the Tea Shop, with a minimum royalty fees of US\$1,200 per month.~~
- ~~4. Following the initial mandatory training which will take place at your Tea Shop located in United States, prior to the Tea Shop Opening, we will provide the pre-opening support program that is part of the initial training program for eight (8) of your employees at no cost at the Teashop. You will be responsible for the consultant's round trip airfares from Taiwan (Republic of China) and local transportation, meal, three stars or above hotel accommodation. For Additional Training, it is our experience that none of our franchisee has requested additional training within the first quarter following the opening of the Tea shop. Please note that the initial training usually will take approximately ten to fifteen (10-15) calendar days and you must provide at least eight (8) of your personnel. You must also pay for all of you and your employee's reasonable accommodations and related travel expense. If an additional person is required to attend the training, the costs will increase proportionately. There may also be additional training time needed to achieve required competency levels. The amount of time required to undergo training is the reflection of the individual's ability to personally demonstrate the competencies. Any wages or salaries that you may pay trainees while they attend training are not included in these estimates. You~~

~~must also maintain worker's compensation insurance coverage for trainees under your employment.~~

- ~~5. Depending on the structure of your lease, rental costs vary considerably according to the type of Tea Shop, real estate values in your area, financing rate (leasehold or ownership), location, and size of the site, regulatory requirements and other factors such as labor. Factors that typically affect your rental costs include your cost to negotiate your lease (or buy the property), fair market lease values and lease terms in your area, how the costs to renovate or develop the land, building and other site improvements are allocated between landlord and tenant and interest costs, among others. Lease terms are individually negotiated and may vary materially from one location or transaction to another. Commercial leases are typically "triple net" leases, requiring you to pay rent, all taxes, insurance, maintenance, repairs, common area maintenance costs, merchants' association fees and all other costs associated with the property. Rent will likely exceed the lease itself of leasing or financing the purchase of the location. You may also have to pay percentage rent. You may need to rent a warehouse depending on (1) the location of the Tea Shop, (2) your method in controlling your inventories or storing your equipment, or (3) how many Tea Shop you wish to open. Factors similar to the Tea Shop rental cost also apply to warehouse rental cost.~~
- ~~6. Renovation costs include, among others, architectural, engineering and legal fees. These estimates do not include extraordinary costs due to extensive redesigning, permit fees, variances, environmental issues, legal obstacles, etc.~~
- ~~7. Before opening a Tea Shop, you must purchase an initial inventory consisting of products from suppliers approved by us. The assortment and number of these items will be based upon the size and configuration of your Tea Shop. The estimated cost for the opening inventory of these products varies from location to location depending on seasons and the storage capacity of the Tea Shop. Your initial inventory of merchandise and supplies needed for the operation of the Tea Shop will include raw ingredients and products for resale, containers and other paper, plastic or similar goods, maintenance and cleaning materials, office supplies and miscellaneous materials and supplies.~~
- ~~8. The price reflects equipment configurations and solution costs, site preparation and installation for one point of sale systems. We do not recommend more than one point of sale systems unless the size and configuration of the Tea Shop requires it.~~
- ~~9. You must provide commercial general liability coverage with minimum limits in the amount of US\$2,000,000 per occurrence in accordance with our published standards, (subject to change) and maintain other insurance in accordance with state law requirements. Some property owners may require higher levels of commercial general liability insurance or other insurance coverage under their leases. Initial premiums for commercial general liability are subject to change due to market forces beyond our control, but usually range between US\$1,000 and US\$5,000 per year. The cost of other coverage, including workers' compensation coverage and your discretionary purchases, varies widely, but may range~~

~~from US\$3,500 to US\$10,000 per year. Your premium may be higher based upon your risk profile. You should discuss with your insurance carrier/agent whether or not these costs need to be paid in full before opening or whether they can be budgeted. Failure to maintain such insurance may result in loss of your franchise and additional financial obligations.~~

~~10. The advertisement in the first 3 months after your Tea Shop opening is US\$2,000.~~

~~11. Additional Funds is an estimate of the funds needed to cover business (not personal) expenses during the first three (3) months of operating the Tea Shop. It includes estimated cost of sales and operating expenses incurred during the initial three (3) months (such as payroll, utilities, taxes and other expenses), although your actual cost may be higher. The Additional Funds exclude owner's salary/draw, non-Tea Shop management expenses, and the purchase of the Tea Shop's opening inventory. Cash flow from your operations may not be adequate to cover operating and other costs during the initial phase of business. Your cost will depend on factors such as how much you follow our recommended method and procedures, your management, marketing and general business skills, local economic conditions, the local market for the products and services, competition, local cost factors and the sales level achieved by you. There is no guarantee that the amounts specified are adequate or that additional investment by you is not necessary during the three (3) months of initial operation or afterwards.~~

~~Other than what is disclosed in this Disclosure Document, we do not authorize our salespersons or any other persons or entities to furnish estimates or otherwise as to the capital or other reserve fund necessary to reach "break-even" or any other financial position nor should you rely on any such estimates. We recommend that, in addition to the expenses and additional funds shown, you have sufficient personal savings and/or income so that you are self-sufficient and need not to draw funds from the Tea Shop to support your living and other expenses during the initial start-up phase.~~

~~We do not offer financing for any of the aforementioned costs. Tea Shops may vary from one another in many respects. Please also note that the data included in this Disclosure Document is based on the information available when this document was prepared. In the last few years, we have all experienced significant changes in the country's economy that has impacted everyone including our business. Among these changes are things like hikes in energy, labor and goods and services delivery cost. Other commodity costs have also fluctuated. We have also observed wide swings in the cost and availability of credit, labor, goods, and other materials. Although we are not able to predict how these economic factors will impact business costs in the coming year, these variations may materially affect the costs a new franchisee will actually experience in operating a franchised business.~~

ITEM 8: RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES

Required Purchases

We and our affiliates have spent considerable time, effort and money to develop the Sharetea System. We have acquired experience and skill in developing the Sharetea System, which includes producing, merchandizing and selling Sharetea coffee, tea, bubble tea, compatible food products, and other products and merchandise that we approve. The distinguishing characteristics of our Sharetea System include, among others, proprietary trademarks, distinctive exterior and interior design, decor, color and identification schemes and furnishings; special menu items; standards, specifications, requirements and procedures for operations, manufacturing, distribution and delivery; quality and safety of products and services offered; management systems/programs; training and assistance; and marketing, advertising and promotional programs. You must conform to our high standards of consistency, quality, safety, cleanliness, appearance and service. We anticipate that our standards will change over time. You are expected to adhere to these changes.

Required and approved suppliers

The reputation and goodwill of Sharetea System is based upon, and can be maintained only by, the sale of high-quality products. All products, including food supplies, utensils, cups, equipment and materials and services from your Tea Shop must meet our specifications, standards, and requirements. Your products must be sourced from suppliers that we approve (including manufacturers, distributors and other providers of goods and services).

We do not have exclusive suppliers of our products, cups, teas, or equipment at this point, and we will provide you with a list of suppliers that already meet our specifications. For your information, ourselves and our parent company, Lian Fa, are approved suppliers, but we are not the only approved suppliers for the products and equipment that you will need to operate the Tea Shop. You can expect that the items purchased from approved suppliers in accordance with our specifications represent over 95% of the total purchases for establishing and operating the franchised business. Suppliers are required to share shipping, distribution and all other information with us, and you will be required to cooperate.

Approval of alternative suppliers

You may also suggest suppliers, but please note that every supplier must demonstrate, based on our judgment, that it meets all specifications, standards, and requirements and has adequate capacity to supply our franchisees' quantity and delivery needs, which may mean, among other things, the ability to supply all franchisees in the Sharetea System. Before approving any supplier, we may take into consideration: a) consistency of products and/or name brands in (and between) our Sharetea Systems, b) economies of scale achieved by larger volumes, and c) certain other benefits that a particular supplier may offer, such as new product development capability. When approving a supplier, we take into consideration the Sharetea System as a whole, which means that certain franchisees may pay higher prices than they could receive from another supplier that is not approved. We reserve the right to withhold approval of a supplier at our discretion. A list of approved suppliers is available on request.

Our criteria for approving alternative suppliers are not available to you or your proposed suppliers. You and/or the supplier may request approval by submitting the request to us in writing. We may require that samples from the supplier be delivered to us or to a designated independent testing laboratory for testing prior to approval and use. All requests will be reviewed in accordance with our then-current procedures, and we will take into consideration our available resources, which may affect the timing of our response. The supplier must meet our then-current specifications, standards and requirements, which may include signing a non-disclosure agreement and a guarantee of performance. We may change our specifications, standards and requirements at any time. There is no limit on our right to do so. If the supplier that you propose is initially approved or rejected, we will notify you and the supplier within thirty (30) to sixty (60) calendar days depending on the nature of the products or services. We may withdraw our approval at any time if the supplier's performance does not meet our criteria, we change our specifications, standards or requirements or other reasons. There is not administrative supplier testing fees. You or the supplier will be required to reimburse us for all costs that we incur in the testing and approval process whether the supplier is approved or not.

We may limit the number of potential suppliers that we consider for approval and for some categories of products we will designate a third party or ourselves as an exclusive supplier. We may designate exclusive suppliers for some categories of products or services including purchasing, distribution, fountain and packaged beverage products, point of sale equipment, integrated point of sale back office, help desk support, and high-speed internet access. Currently, you will have to purchase beverage syrup and tea proprietary teas from our designated suppliers. We and our affiliate are also approved suppliers, but we are not the only approved supplier of any product or service.

Revenue from franchisee purchases

You must purchase Premium Tea Leaves, Tea Powders, Tapioca Pearls, Flavor Syrups, Concentrates, Powders, Sweeteners, Toppings, Branded Cups, Lids, Straws, Packaging, Paper Goods, Equipment, and other Proprietary Ingredients directly from our parent company or other suppliers we designate. During our parent company's most recent fiscal year (ending December 31, 2024), the total revenue was \$15,378,000. Of that amount, \$11,492,000 was derived from franchisees' required purchases and leases of products or services. These required purchases and leases comprised approximately 74.7% of the total revenue.

We may, at our discretion, change or add suppliers or products that you must purchase in the future. We may also earn rebates, commissions, or other consideration from these suppliers based on your purchases, and we are under no obligation to pass any portion of these payments on to you.

~~Our organization and its affiliates may generate revenue from purchases mandated for franchise operation. However, it is pertinent to note that we are not the sole authorized provider of any products or services required. The collective revenue accrued by our parent company, Lian Fa, from all compulsory purchases by franchisees within the United States during the fiscal year of 2023 amounted to approximately US\$9,394,060. In contrast, our total revenue for the same period was US\$4,749,822. It is important to clarify that none of the revenue derived by our company in 2023 was attributable to these mandatory franchisee purchases. Additionally, our company and its affiliates do not engage in the leasing of products.~~

~~Except as described above, neither we nor our affiliates currently derive revenue or other material consideration on account of our or their actual or prospective dealing with you and other franchisees. However, we and our affiliates reserve the right to do so and to use all amounts that we and our affiliates receive without restriction (unless we and our affiliate agree otherwise with the supplier) for any purposes we and our affiliates deem appropriate.~~

~~To our knowledge, except for Sharetea, there are no approved suppliers in which any of our officers or directors own an interest.~~

Other Requirement

You must obtain and maintain, at your own expense, the insurance coverage that we periodically require and satisfy other insurance-related obligations as provided in the Franchise Agreement. Premium depends on the insurance carrier's charges, terms of payment, and your history. All insurance policies must name us as an additional insured party.

Before you use advertising materials, you must send us for review samples of all advertising, promotional, and marketing materials that we have not prepared or previously approved. If you do not receive written disapproval within thirty (30) calendar days after we receive the materials, they are deemed to be rejected. You may not use any advertising, promotional, or marketing materials that we have not approved.

We must approve your proposed location. We must receive and review a proposed lease or purchase agreement in form for execution. We will use commercially reasonable effort to inform you of our approval or disapproval within a reasonable time after our receipt of the proposed lease or purchase agreement.

Cooperatives

There are currently no purchasing or distribution cooperatives. We may negotiate purchase arrangements with supplier (including price terms), for the benefit of the Sharetea System. We do

not provide material benefits to you (for example, renewal or granting additional franchises) based on your purchase of particular products or services or use of particular supplier.

Negotiated prices

We do not negotiate purchase arrangements with suppliers, including price terms, for the benefit of the franchisees.

Material benefits

We do not provide any material benefits to you if you buy from sources we approve.

ITEM 9: FRANCHISEE’S OBLIGATIONS

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.

FRANCHISEE’S OBLIGATIONS

	<u>Obligation</u>	<u>Article in Franchise Agreement</u>	<u>Article in Area Development Agreement</u>	<u>Disclosure Document Item</u>
a.	<u>Site selection and acquisition/lease</u>	<u>2</u>	<u>1.3</u>	<u>1, 11, 12</u>
b.	<u>Pre-opening purchases/leases</u>	<u>2, 6, 10</u>	<u>2.1, 3.4</u>	<u>1, 6, 7, 11</u>
c.	<u>Site development and other pre-opening requirements</u>	<u>1, 2, 5, 6, 9, 10</u>	<u>1.1, 2.1, Exhibit 1</u>	<u>1, 6, 7, 11</u>
d.	<u>Initial and ongoing training</u>	<u>5</u>	<u>5.1</u>	<u>5, 11</u>
e.	<u>Opening</u>	<u>1, 5, 6</u>	<u>2.1, 11.3</u>	<u>11</u>
f.	<u>Fees</u>	<u>3, 4, 5</u>	<u>3, 12.4</u>	<u>5, 6</u>
g.	<u>Compliance with standards and policies/ operating manual</u>	<u>1, 6</u>	<u>1.4, 2.1, 4.5, 7.1, 10.2</u>	<u>11</u>
h.	<u>Trademarks and proprietary information</u>	<u>1, 7, 8</u>	<u>8</u>	<u>13, 14</u>
i.	<u>Restrictions on products/services offered</u>	<u>1, 6, 8</u>	<u>7.5</u>	<u>16</u>
j.	<u>Warranty and customer service requirements</u>	<u>6</u>	<u>2.1, 11.3</u>	<u>11</u>
k.	<u>Territorial development and sales quotas</u>	<u>1, 2</u>	<u>2.1</u>	<u>1, 12</u>
l.	<u>Ongoing product/service purchases</u>	<u>6, 8</u>	<u>2.1, 4.1</u>	<u>8</u>
m.	<u>Maintenance, appearance and remodeling requirements</u>	<u>1, 6</u>	<u>2.1, 7.6</u>	<u>11</u>
n.	<u>Insurance</u>	<u>10</u>	<u>7.7</u>	<u>7, 8</u>
o.	<u>Advertising</u>	<u>1, 4</u>	<u>7.8</u>	<u>6, 11</u>
p.	<u>Indemnification</u>	<u>11</u>	<u>12.7</u>	<u>6</u>
q.	<u>Owner’s participation/management/staffing</u>	<u>1, 6</u>	<u>7.9</u>	<u>11, 15</u>

<u>r.</u>	<u>Records and reports</u>	<u>9</u>	<u>7.1</u>	<u>6</u>
<u>s.</u>	<u>Inspections and audits</u>	<u>6, 9</u>	<u>7.2, 7.3</u>	<u>6, 11</u>
<u>t.</u>	<u>Transfer</u>	<u>14</u>	<u>9.2</u>	<u>17</u>
<u>u.</u>	<u>Renewal</u>	<u>13</u>	<u>1.2</u>	<u>17</u>
<u>v.</u>	<u>Post-termination obligations</u>	<u>3, 7, 15, 16, 17</u>	<u>8.3</u>	<u>17</u>
<u>w.</u>	<u>Non-competition covenants</u>	<u>15</u>	<u>11.3</u>	<u>17</u>
<u>x.</u>	<u>Dispute resolution</u>	<u>18</u>	<u>12</u>	<u>17</u>
<u>y.</u>	<u>Compliance with anti-terrorism and other federal laws</u>	<u>None</u>	<u>None</u>	<u>None</u>

Obligation	Article in Franchise Agreement	Disclosure Document Item
a. Site selection and acquisition/lease	Article 2	Items 1, 11 & 12
b. Pre-opening purchase/lease	Articles 2, 6, 10	Items 1, 6, 7, & 11
c. Site development and other pre-opening requirements	Articles 1, 2, 5, 6, 9, & 10	Items 1, 6, 7, & 11
d. Initial and ongoing training	Article 5	Items 5 & 11
e. Opening	Articles 1, 5 & 6	Item 11
f. Fees	Articles 3, 4 & 5	Items 5 & 6
g. Compliance with standards and policies/Operations Manual	Articles 1 & 6	Item 11
h. Trademarks and Proprietary information	Articles 1, 7 & 8	Items 13 & 14
i. Restrictions products/services offered	Articles 1, 6 & 8	Item 16
j. Warranty and customer service requirement	Article 6	Item 11
k. Territorial development and sales quotas	Articles 1 & 2	Items 1 & 12
l. Ongoing product/service purchases	Articles 6 & 8	Item 8
m. Maintenance, appearance and remodeling requirements	Articles 1 & 6	Item 11
n. Insurance	Article 10	Items 7 & 8
o. Advertising	Articles 1 & 4	Items 6 & 11
p. Indemnification	Article 11	Item 6
q. Owner's participation/management/staffing	Articles 1 & 6	Items 11 & 15
r. Records and reports	Article 9	Item 6
s. Inspections and audits	Articles 6 & 9	Items 6 & 11
t. Transfer	Articles 14	Item 17

u. Renewal	Article 13	Item 17
v. Post termination obligations	Articles 3, 7, 15, 16, & 17	Item 17
w. Non-competition covenants	Article 15	Item 17
x. Dispute resolution	Articles 18	Item 17
y. Other	Not applicable	None

ITEM 10: FINANCING

Neither we nor any agent or affiliate offers direct or indirect financing to you or guarantees any of your notes, leases or obligations of yours, or has any practice or intent to sell, assign or discount to a third party all or any part of any financing arrangement of yours.

Your ability to obtain financing will depend on your financial strength. If you are a corporation or partnership, or a limited liability company, a lender may need additional information and personal guarantees from the individual shareholders, partners, or members. We make no guarantees as to the availability of financing or the terms that may be offered.

~~We do not offer direct or indirect financing. We do not guarantee your note, lease or obligation.~~

ITEM 11: FRANCHISOR'S ASSISTANCE, ADVERTISING, COMPUTER SYSTEMS, AND TRAINING

Except as listed below, we are not required to provide you with any assistance.

Pre-Opening Obligations

1. We do not find location for you. You will need to find your own location(s) and negotiate your own real estate interest. If you are developing a new Tea Shop, we will approve the location if it meets our standards. It is important to know that our written approval of a location is not and should not be a guarantee of success at that location. Many factors, some known and some unknown, may impact the success of a particular location. We will provide you with a copy of our standard plans and specifications for the Tea Shop. If you fail to identify and propose the Site for our review and approval within sixty (60) calendar days from the execution of the Franchise Agreement, we reserve the right to terminate the Franchise Agreement immediately without further notice, and the Fees will be forfeited. You must conform the premises to all codes and ordinances and obtain all required permits. You must construct or remodel the location to our standards and subject to our written approval. (See Articles 1 & 2 of the Franchise Agreement).
2. We will provide you the standards for designing, constructing and equipping your Tea Shop. (See Articles 1, 2, & 6 of the Franchise Agreement).

3. If you are opening a new Tea Shop, we will make an initial training program available to you and/or your designated representative. If you are purchasing an existing Tea Shop or need to have additional individuals attend training, you will pay an additional fee. You (and/or your designated representative) must successfully and timely complete the training program in order to become (or remain) a franchisee. (See Article 5 of the Franchise Agreement).
4. On-site pre-opening assistance at the Tea Shop. (See Articles 1, 5, & 6 of the Franchise Agreement).
5. Advertising and promotional materials for use in the pre-opening promotion of the Tea Shop. (See Articles 1 & 4 of the Franchise Agreement).
6. We will provide you with a copy of our operations manual concerning techniques of managing and operating the Tea Shop. (See Articles 1, 6 & 12 of the Franchise Agreement).
7. We will provide advice regarding authorized suppliers of equipment and materials used, and inventory offered for sale, in connection with the Tea Shop. (See Articles 1, 6, 8 & 12 of the Franchise Agreement).
8. We will make available for purchase by you, directly from us or through authorized suppliers, the equipment, products, materials and inventory required by you to establish and operate the Tea Shop in accordance with the Franchise Agreement. (See Article 8 of the Franchise Agreement).
9. We may offer special training courses such as service staff training, special promotion training, other pre-opening supports and continuous organizational supports (See Article 5 of the Franchise Agreement).
10. Please note that it usually takes two to three months between (i) the earlier of the (a) signing of the Franchise Agreement or (b) first payment of Fees; and (ii) the opening of the Tea Shop.

Post-Opening Obligations

After your Tea Shop opens, our ongoing obligations and services may include the following:

1. Ongoing Support and Guidance

We'll try to maintain a supportive, ongoing relationship with you and may offer advice, tools, or resources that we think could help you set up and run your Sharetea Shop. This support might include things like recommendations on picking a location, designing and building your store, training, marketing ideas, managing inventory, and other parts of the Sharetea System. However, any help we give is up to us—what kind, how often, and how much support we offer may change depending on our goals, resources, and business needs.

2. System Standards

We will provide and update standards regarding store operations, product quality, authorized suppliers, employee qualifications, and other operational aspects. These standards are conveyed through our operating manual and other written communications.

3. Quality Control

We will continue efforts to ensure high and uniform standards of quality, cleanliness, appearance, and service across all Tea Shops in the Sharetea System. We may conduct inspections or audits at our discretion.

4. Advertising Review

We will review and approve local advertising or promotional materials you propose to use. We do not guarantee that we will approve your advertisements in any particular timeframe.

5. Manual Updates

We may periodically update the operating manual to include improvements, new products, or revised procedures.

6. On-Site Post-Opening Assistance

We may, at our discretion, provide post-opening visits to offer further guidance or ensure compliance with our standards.

7. Advertising Fund

Should we establish a marketing or advertising fund in the future, we may administer it on a regional or national basis. As of the date of this FDD, no such fund exists, but if we form one, you may be required to contribute.

~~The following are our obligations during the operation of the franchise business:~~

- ~~1. We will maintain a continuing advisory relationship with you, providing such assistance as we deem appropriate regarding the development and operation of the Tea Shops. (See Article 12 of the Franchise Agreement).~~
- ~~2. We will provide you with standards for the location, physical characteristics and operating systems of Tea Shops and other concepts; the products that are sold; the qualifications of~~

~~suppliers; the qualifications, organization and training of franchisees and their personnel; the marketing of products and our brand; and all other things affecting the experience of consumers who patronize our Sharetea System. We make those standards available to you in our manuals and in other forms of communication, which we may update from time to time. (See Article 1, 6 & 12 of the Franchise Agreement).~~

- ~~3. We shall continue our efforts to maintain high and uniform standards of quality, cleanliness, appearance and service at all Tea Shops. (See Article 12 of the Franchise Agreement).~~
- ~~4. We will review advertising and promotional materials that you propose to use locally. (See Article 4 of the Franchise Agreement).~~
- ~~5. We will update the operations manual, including new developments and improvements in equipment, food products, packaging and preparation. (See Article 12 of the Franchise Agreement).~~
- ~~6. On-site post opening assistance at the Tea Shop as we find appropriate. (See Article 5 of the Franchise Agreement).~~
- ~~7. Administration of the advertising fund, when and if it is created. (See Article 4 of the Franchise Agreement).~~

~~Please note that it usually takes two to three months between (i) the earlier of the (a) signing of the Franchise Agreement or (b) first payment of Fees; and (ii) the opening of the Tea Shop. The reason may be due to factors such as the availability of a site, financing, building permits, zoning and local ordinances. We typically do not experience shortages or delayed installation of equipment, fixtures, and signs.~~

Advertising Expenditures

A. Local Advertising

1. Minimum Suggested Expenditure: We recommend you spend approximately 3% of your Gross Monthly Revenues on local advertising. This percentage is not paid to us; rather, you directly bear the cost of local advertising.
2. Compliance and Approval: All local advertisements must comply with our brand guidelines, and you must obtain our prior written approval for any materials used.

B. Marketing Fund (If established)

-
1. Right to Create Fund: We do not currently maintain a marketing fund. However, if established, you will be required to contribute approximately 3% (or another stated percentage) of your Gross Monthly Revenues, payable in the same manner as royalty fees.

2. No Franchise Solicitation: Any marketing fund we create will not be used primarily to solicit the sale of franchises.

3. Cooperatives or Councils: We do not currently have a franchisee advertising council or any local/regional advertising cooperative, and do not anticipate creating one soon. If we do in the future, your participation requirements will be communicated to you.

C. Franchisor's Independent Advertising

1. No Obligation to Advertise: We are not obligated to advertise on your behalf or in your area. Any advertising we choose to conduct is at our sole discretion and may include web campaigns, TV, radio, social media, or event promotions.

2. Source of Advertising: Any franchise-wide or regional advertising, if we undertake it, will typically be developed by our in-house marketing team or an external agency designated by us.

~~You must spend reasonable amount on advertising for the Tea Shop in local advertising at your expense, and we estimate that an approximately 3% of the Gross Monthly Sales of the Tea Shop would be reasonable. The amount is not paid to us, but rather is spent by you. You may use your own local advertising, including directory advertising, newspaper ads, flyers, brochures, coupons, direct mail pieces, specialty and novelty items and radio and television advertising. All advertising must comply with our brand guidelines and obtain our prior written approval of all your local advertising and promotional plans and all materials you would like to use and it will be at your expense.~~

~~We do not currently have a marketing fund, though we reserve the right to establish and administer such a marketing fund in the future on a regional or national basis and which will be contributed into only by our franchisees. We do not anticipate enacting the marketing fund during this calendar year, or until we determine that a sufficient number of Tea Shops are open and operating so that regional or national advertising provides a benefit to the Sharetea System. However, when we do establish the marketing fund, you will have to participate and will have to contribute to the marketing fund approximately 3% of the Gross Monthly Sales of the Tea Shop to be paid in the same manner as the royalty payments. When and if established, the amount to be paid to the marketing fund is certain percentage of Gross Monthly Sales to be determined by both Parties in writing. Neither marketing fund nor any funds for advertising and marketing will be used for advertisement that is principally a solicitation for the sale of franchises for Sharetea System. We do not currently have a franchisee advertising council that advises us on advertising policies,~~

~~though we reserve the right to establish such a council in the future. For the calendar year ending December 31, 2022, we did not collect or spend any money from the marketing fund. We currently do not have a local or regional advertising cooperative, and that we are not planning to set up one. If we do in the future, you are not required to participate in one.~~

~~We do not have an obligation to conduct advertising, such as advertise through our website, TV ads, radio ads, promotional events, and local flyers. If we choose to conduct advertisement on behalf of the Sharetea brand, the source of the advertising would be an in-house advertising department. Currently we do not have a minimum amount on advertising in the area or territory where you are located.~~

Computer and Electronic Cash Register Systems

We require you to have a sufficient workstation (a computer, monitor, and printer) that meets our minimum standards that can operate Microsoft words and excel, and is capable of accessing the Internet. This workstation may also be used for any other software that you use to manage your business. We do not have any obligation for maintenance, repairs, updates and upgrades of your computerized system.

We currently do not have independent access to the data generated by your computer system, but reserve the right to have such access in the future. We may require you to upgrade or update your computer hardware or software during the term of the Franchise Agreement. There are no contractual limitations on the frequency or cost of this obligation.

We require you to process and record all of your sales on a point of sale/back office system (“POS System”) that is approved by us. The approved POS systems are (1) capable of recording sales data; (2) cannot modify or reset and they retain data in the event of power loss, and (3) have the capability to operate minimum one cash register unit. The cost of purchasing a POS System that fits our standard is estimated to be US\$1500, and there should not be any annual cost once the system is purchased. You acknowledge we may require you to upgrade or replace your POS or computer hardware/software, and you must bear any associated costs.

Operations Manual

We will provide to you a copy of the Tea Shop operations management manual(s) for each Sharetea System that you are franchised to operate. Each operations manual contains mandatory and suggested standards, operating procedures and rules that we prescribe for the Sharetea System. The operations manuals are confidential, copyrighted and are not to be reproduced or distributed to any unauthorized person. We can change the terms of, and add to, the operations manuals whenever we believe it is appropriate.

Site and Lease Approval

For new Tea Shops, we may select the site, or we may approve a site that you select and bring to us. Factors affecting our decision generally include location, occupancy costs, proximity to major retail activity, traffic volume and speed, density of nearby population (resident or daytime), competition and potential for encroachment on other Tea Shops of the same brand, site configuration, parking, accessibility, visibility, signage permitted by the landlord and local governmental authorities and other factors. Each site is considered individually, as no two sites are the same. Factors other than those listed above may be considered in evaluating a particular site. We do not guarantee that any site will be successful.

If you submit a site for our approval, you must provide us with all required information about the site. If you fail to identify and propose the Site for our review and approval within sixty (60) calendar days from the execution of the Franchise Agreement, we reserve the right to terminate the Franchise Agreement immediately without further notice, and the Fees will be forfeited. You must provide a copy of the lease for our record. You may not begin any construction on a site until we have approved it. We do not typically pay “finders’ fees” for sites. We also do not generally own or take a prime lease on real estate and then lease it to our franchisees. We are not required to provide you with assistance in negotiating the purchase or lease of the site, but we may do so in some cases.

All sites must be approved by us, and must be developed by you in accordance with our requirements. You cannot develop a site until we approve it. We will not reimburse you for any costs you incur with respect to any location that you submit to us for approval. While we try to promptly review nominated sites, there is no specified time period in which we must respond to your approval request. If ultimately the parties have failed to agree upon a site, then we will refund you the Refundable Security Deposit.

If you will construct your Tea Shop, we will provide you standard, generic plans and specifications for the improvements, furnishings, fixtures and decor of the type of Tea Shop approved for your site. You must then, at your expense, have specific plans and specifications for construction or conversion of the space for the Tea Shop (and conforming to local ordinances and building codes, as well as obtaining the necessary permits) prepared by a licensed architect. Before you may begin construction, these plans and specifications must be approved by us in writing. We must approve any changes made during construction in writing. All construction will be at your sole expense.

You must ensure, prior to the opening of the Tea Shop, that the Tea Shop is accessible to and usable by persons with disabilities and meets the Standards for Accessible Design for new construction, as may be amended from time to time, or any more stringent accessibility standard under federal, state or local law.

Hiring and Training

We do not provide any assistance in hiring your employees. The initial mandatory training is held only once per franchisee and it includes two phases: an initial training at your Tea Shop in the United States and then on-site pre-opening training at the Tea Shop site. We only offer initial training once, and it is scheduled in accordance with both parties' convenience and availability, as long as it is completed prior to the opening of the Tea Shop. We do not, however, have a requirement on how soon after signing or before opening the initial training must be completed.

Our training program includes but is not limited to the following: operations managements, human resources management, import operations, marketing plans, tea shop management, raw material inventory and controls, and basic maintenances. We may offer special training courses such as service staff training, special promotion training, other pre-opening supports and continuous organizational supports.

TRAINING PROGRAM

Subject	Hours of Classroom Training	Hours of On-the-Job Training	Location
Corporate & Training Overview and Introduction	6~8		Store
Counter Operation		20~30	Store
Management and Human Resources		6~8	Store
Kitchen Operation		6~8	Store
Store Opening & Closing Procedures		6~8	Store
POS Training		2~4	Store
Inventory and Controls		6~8	Store
Food Safety		2~4	Store
Customer Service		2~4	Store
Import Operations		4~6	Store
Marketing Plans		4~6	Store
Basic Maintenances		4~6	Store

We have a dedicated team of instructors for the Sharetea training program. The lead trainer, Mr. Po-Yu Lai, has more than eleven (11) years of experience in the hospitality, training, and service industry. He has trained more than one hundred of Taiwan and oversea tea shops in over 18 countries across North America, South East Asia, Middle East, Australia, United Kingdom, and China.

The initial training to you or the person(s) designated by you to assume primary responsibility for the management of the Tea Shop(s) (the “Principal Operators”) and at least seven (7) additional employees of yours at the Tea Shop’s location. If an additional employee is required to attend the training, the costs will increase proportionately. The initial training program involves a minimum of ten to fifteen (10~15) calendar days of instruction for a minimum of eight (8) personnel to be trained together at the same time. You will be responsible for the consultant’s round trip airfares from Taiwan (Republic of China) and local transportation, meals, three stars or above hotel accommodation. We may lengthen, shorten, or restructure the content of this program.

The initial training program will mainly go over the Operating Manual (please see the Operating Manual’s Table of Content as provided below) and the topic as describe in the table above. The initial training program is mandatory for all franchisees. You or the Principal Operators, whichever is applicable, must complete the program to our satisfaction. The program must be completed prior to the opening of the Tea Shop. Scheduling of the program is based on your availability and the projected opening date for your Tea Shop. The initial training program is designed to cover all phases of the operation of a Tea Shop. We reserve the right to waive a portion of the initial training program or alter the training schedule if, in our sole discretion, you or the Principal Operator has sufficient prior experience or training. We will make the initial training program available to replacement or additional Principal Operators during the term of the Franchise Agreement.

If you do not successfully and timely complete all training and certification requirements, including all initial training requirements, you will not be granted a franchise (and we will have the right to terminate the Franchise Agreement if it was signed anticipating that you (or your team) would successfully and timely complete initial training). You are required to complete the initial training within a reasonable amount of time following the signing of the Franchise Agreement.

You and your Tea Shop managers must have literacy and fluency in the English language, in our good faith opinion, to satisfactorily complete our training program and to communicate with employees, customers, and suppliers.

During the period of the Tea Shop opening under the Franchise Agreement, we pay the cost of presenting the initial training program, but do not include the raw materials and packaging used when executing the initial training program. However, you must pay for you and your employees’ salaries, accommodations, travel expenses and other reasonable expenses, if any. If you demand to conduct the initial training program in a location other than your Tea Shop, then you may be charged certain additional costs such as your portion of the costs for the meeting room. You must also pay for later training programs that we may conduct or require.

Post-Opening Consultation

You shall pay for the expenditures accrued by the said personnel. In the event we have advanced the cost of the said expenditures, you shall reimburse the same amount in cash. You will be required to make payments towards the following expenses within seven (7) calendar days upon receiving our written reimbursement request. The said personnel expenditures may include a US\$300 per person per day for each field visit to pay for the technical and orientation personnel (US\$350 per person per day if you request a specific trainer); round trip airfare for the business operation consultant(s); the local traveling expenses, three stars or above lodging, food and beverage, and other reasonable costs incur on behalf of you. Our training programs are regularly reviewed and updated.

Operating Manual's Table of Content

Below please find the table of content of our operating manual, which will be used as the instructional handbook used during our initial training.

History	P 01
Staff Code of Conduct	
Store Rules & Dress Code	P 02 ~ 03
Workstations	
Responsibilities of Each Station	P 04
Menu	
Flyer	P 05
Sweetness and Ice Level	P 06
Drink series	P 06
Toppings	P 07
Drink Features	P 08 ~ 11
Counter Workstation	
Equipment Introduction – Sealer Machine	P 12 ~ 16
Counter Service	
Can't Choose Sweetness or Ice Level Drinks	P 17
Ordering	P 18 ~ 19
Pick up	P 19
Kitchen Workstation	
Equipment Introduction – Induction Cooker	P 20
SOP of Cooking Toppings	P 21 ~ 27
Bar Workstation	
Equipment Introduction – Fructose Machine	P 28 ~ 29
Equipment Introduction – Ice Blender	P 30 ~ 31
Equipment Introduction – Tea Brewer	P 32 ~ 34
The recipe of making drinks	P 35 ~ 40
Standard Procedure for Opening	P 41

ITEM 12: TERRITORY**A. Single-Unit Franchise**

You acknowledge and agree that you do not have a right to develop and open more than one Tea Shop or any options or similar rights to acquire additional Tea Shops. This franchise is for one specific location approved by us. Your right to operate a Tea Shop and the Territorial Right pursuant to the Franchise Agreement is limited solely to the location set forth in the Franchise Agreement, and there is no minimum territory granted to the franchisee. Your territorial right does not dependent upon achieving a certain sales volume, market penetration or any other contingency. Your territorial right does not dependent upon achieving a certain sales volume, market penetration or any other contingency. You may face competition from other franchisees, from outlets that we own, or from other channels of distribution or competitive brands that we control. You do not have the right to distribute products through alternative channels of distribution. Specifically, you cannot solicit or accept orders from consumers outside of your Tea Shop, either through Internet, catalog sales, telemarketing, or other direct marketing, to make sales outside of the Tea Shop. We reserve the right to use alternative channels of distribution for our products and trademarks and we may expand our sale of products on a local, regional, national or international basis. Unless stated otherwise herein, we have the absolute right to distribute (or license others to distribute) products identified by our trademarks (or by any other name or trademark) anywhere and in any form (e.g., in packaged form or otherwise), regardless of the proximity to your location, through any distribution methods or channels. These other sources of distribution could compete with you. Furthermore, we do not pay any compensation for soliciting or accepting orders inside the franchisee's territory, the Protected Territory (as defined below), or near your Tea Shop location. Please note, however, that we current does not plan to use other channels of distribution, such as the Internet, catalog sales, telemarketing, or other direct marketing, to make sales within Tea Shop under a trademarks different the Sharetea Trademarks.

We reserve the absolute right to distribute goods or services through the use of the Internet or other electronic communications, telephone, mail or similar methods, regardless of the destination of the products or services. We may not solicit or accept orders from consumers inside your Tea Shop, but we may direct orders to your Tea Shop through Internet, catalog sales, telemarketing, or other direct marketing, to make sales outside of the Tea Shop. Other than the Royalty Payment, we will not be compensated by you for soliciting or accepting orders from the Tea Shop.

We also retain the sole right to use our trademarks on the Internet, including in connection with web sites, domain names, directory addresses, metatags, as graphic images on web pages, linking, advertising, co-branding, and other arrangements. You may not maintain a Sharetea web site. If

we do ever approve of a web site that you promote and develop, we have the right to condition our approval on the terms that we determine are necessary, such as requiring that your domain name and home page belong to us and be licensed to you for your use during the term of your agreement.

Under the terms of the Franchise Agreement, you do not have the right to relocate your Tea Shop. If you request relocation, you must obtain our prior written approval for the site and meet our then-current criteria for relocation, which we will grant based at our sole discretion. Our decision would be based on various factors, including but not limited to, the past performance of the Tea Shop under your management, your relationship with the existing staff and their ability to relocate with you, the relocation address, population, and competition. Similarly, if you request additional franchised outlet, we would consider similar factors as stated above.

Currently, you do not have any rights to acquire additional franchises nor other options, such as rights of first refusal or similar rights to obtain additional franchises. In the event that we grant you the relocation or additional franchised outlet, you must be current with all your obligations to us and must sign our then-current Franchise Agreement, with all then-current on-going fees, for a term equal to the term remaining on your Franchise Agreement for the previous or original location.

You will not receive an exclusive territory. You may face competition from other franchisees, from outlets that we own, or from other channels of distribution or competitive brands that we control.

Protected Territory. So long as you are in full compliance with this Franchise Agreement, for traditional locations, we will not grant a franchise or establish a company-owned location to be located within your “Protected Territory,” which is the smaller of (i) the area within a 3-miles radius of your Tea Shop or (ii) within in the same zip code, village, city, or county as your Tea Shop (whichever is smaller). A non-traditional location has no Protected Territory; however, we will not grant a franchise or establish a company-owned location within the same building, shopping mall or food court (as applicable) as your location. Furthermore, you may not engage in catering or delivery service.

Exceptions. The Protected Territory provided to traditional locations does not include any non-traditional locations. We may grant a franchise or an establish a company-owned location at a non-traditional location, even if it is located within your Protected Territory. Non-traditional locations include airports; shopping malls (for this Franchise Agreement, a shopping mall means any retail shopping center containing two or more anchor retail department stores. Current examples of anchor retail department stores include Sears, Macy’s, JCPenny, Nordstrom, Neiman Marcus, Bloomingdales, Saks Fifth Avenue, Dillard’s, K-Mart, Kohls, Ross Stores, Best Buy, Wal-Mart, Home Depot, Office Depot, 99 Cents Only Stores, or other similarly large retail stores. We and you acknowledge that this list of examples is not complete, that some of these stores will go out of business, some will merge, and new stores will be established); college and university

campuses; sports stadiums or arenas; concert or performance venues; and food courts (for this Franchise Agreement, a food court is any plaza or common area not otherwise within a shopping mall, that is contiguous, that offers at least five food & beverage vendors, and that provides a common seating area for patrons of the food & beverage vendors), hotel, resort, military installation, train station, subway station, toll roads, theme park, hospitals, and other governmental facilities, office facilities, or other non-traditional venues—even if these lie within your protected territory. All other locations are traditional locations. We may also expand distribution of our products or services through other channels (telephone, mail, Internet, or direct marketing) without compensating you for any resulting sales, even if this competes with your Tea Shop. All other locations are traditional locations. We may also expand distribution of our products or services through other channels (telephone, mail, Internet, or direct marketing) without compensating you for any resulting sales, even if this competes with your Tea Shop.

~~We do not any affiliate that operates, franchises, or has plans to operate or franchise a business under a different trademark and that business sells or will sell goods or services similar to the Sharetea system in the United States.~~

As part of your review of a particular trade area or territory, we may (but are not required to) provide you with certain information such as (a) maps indicating existing Tea Shops and/or competitor locations, and may highlight potential areas of interest to us, and (b) demographic reports (including population and median household income) generated by third parties. It is important you validate the information we provide to you. We do not draw any inferences regarding Tea Shop performance from the map or demographic information we share with you, and you may not draw any inferences from them either. We also do not represent or guarantee that the existence of a certain level of demographics, maps or trade area characteristics will translate to a certain level of financial performance, and you may not draw any such inferences based upon any of the information we provide to you. The information is not provided for that purpose.

You also do not have any rights of first refusal or other preferential rights to purchase additional franchises or territories under your single-unit Franchise Agreement. If we allow you to open another outlet, you must execute our then-current form of Franchise Agreement, pay all then-current fees, and satisfy any performance-based criteria we require.




B. Area Development Franchise

If you sign an Area Development Agreement, you receive the conditional right and obligation to develop multiple Tea Shops in a specified development area pursuant to a schedule we approve. This arrangement does not necessarily grant you exclusivity in that area, and you may still face competition from other franchisees, company-owned stores, or other channels of distribution and competitive brands we control or license. Unless the Area Development Agreement explicitly

states otherwise, the presence of an overall development territory does not prohibit us from distributing products through direct channels or licensing other parties to do so, even within the same area.

Each Tea Shop you develop under an Area Development Agreement will typically receive the same level of territorial protection—or lack thereof—as is granted for a single-unit franchise of the same type. In other words, if a location is designated as “traditional,” we will not locate or grant another similarly designated franchise within the smaller of a three-mile radius or within the same zip code, village, city, or county, so long as you comply with the Area Development Agreement and remain current with your obligations. However, non-traditional outlets, either ours or another franchisee’s, may still be placed anywhere, including within or near your development area. We are not obligated to provide you with the right to relocate or expand your Tea Shops. Any request to relocate or to open additional units beyond those called for in the development schedule is subject to our approval in our sole discretion. You do not automatically receive authority to engage in e-commerce, telemarketing, or other direct sales channels, and we may use or license such channels ourselves without compensation to you, even where it competes with your Tea Shops.





ITEM 13: TRADEMARKS

The Agreements give you the non-exclusive right to operate a Tea Shop under the “ SHARE TEA®”, “ Sharetea®”, “ Sharetea®”, “Sharetea®”, “Sharetea express®”, and “Sharetea®” trademark. By trademark, we mean trade names, trademarks, service marks, emblems, designs, merchandising devices and logos used to identify your Tea Shop (collectively “Sharetea Trademarks”). You may also be authorized to use other current or future trademarks to operate your Tea Shop.

You must follow our rules when you use our Sharetea Trademarks. You cannot use any of our company names or Sharetea Trademarks as part of a corporate, limited liability company, other entity name, e-mail address, electronic identifier, or Internet domain name. You cannot use any of our company names or Sharetea Trademarks with modifying words, designs or symbols, except for those we license to you. For example, your business name may not include any of our company names or Sharetea Trademarks or any variation of them (like “*share tea*,” “*tea sharing*,” or “resting tea shop”) and you may not use your name in connection with our Sharetea Trademarks in advertising your Tea Shop (such as “John Smith’s Sharetea”). You may not use any of our company names or Sharetea Trademarks for the sale of any unauthorized product or service or in a manner we have not authorized in writing. These Sharetea Trademarks may only be used by you for the purpose of operating a Tea Shop and cannot be used for any purpose or in any manner not

authorized by us. You may only use our Sharetea Trademarks on vehicles if you first obtain our written consent. We have a license from our parent, Lian Fa, to use and to sublicense the use of the Sharetea Trademarks. All rights in and goodwill from the use of the Sharetea Trademarks accrue to us and our affiliates. No agreement limits our right to use or license the use of the Sharetea Trademarks related to the franchise.

The Sharetea Trademarks and service marks listed below are registered on the Principal Register in the United States Patent and Trademark Office on the date shown and all affidavits required to preserve and renew these Trademarks have been timely filed.

Federal Registration	No.	Registration Date
	6391194	June 15, 2021
Sharetea express	5881285	October 8, 2019
	5881073	October 8, 2019
	5881072	October 8, 2019
	5881049	October 8, 2019
	5881048	October 8, 2019
Share tea	5736817	April 30, 2019
Share tea	5736816	April 30, 2019
	6599139	December 21, 2021
	4713883	March 31, 2015
	4725126	April 21, 2015
	85053208	November 1, 2011

There are no material determinations, proceedings or litigation which would affect your right to use the Sharetea Trademarks other than as may be stated in this Disclosure Document. We do not know of any superior prior rights or any infringing use that could materially affect your use of our Sharetea Trademarks other than as may be stated in this Disclosure Document. There are no effective material determinations of the Patent and Trademark Office, Trademark Trial and Appeal Board, or any state trademark administrator or any court. There is no pending infringement, opposition or cancellation of the Sharetea Trademarks and no pending material litigation involving the principal Sharetea Trademarks other than as may be stated in this Disclosure Document.

You must notify us immediately when you learn about an infringement of or challenge to your use of our Sharetea Trademarks. We will take the action we think appropriate. We have the right to control all administrative proceedings or litigation involving our Sharetea Trademarks. In the event we undertake the defense or prosecution of any such proceeding or litigation, you agree to execute any and all documents and do such acts and things as may be necessary, in the opinion of our counsel, to carry out such defense or prosecution.

You must modify or discontinue the use of a Sharetea Trademark if we modify or discontinue it. If this happens, we are not required to reimburse you for your tangible costs of compliance (for example, changing signs). You must not directly or indirectly contest our right to our Sharetea Trademarks, trade secrets or business techniques that are part of our business.

~~We or our affiliates do not operate or plan to operate or franchise business under a different trademark that will sell goods or services that are the same as or similar to those you will sell.~~

ITEM 14: PATENTS, COPYRIGHTS AND PROPRIETARY INFORMATION

No patents or registered copyrights are material to the franchise. We do, however, claim copyright interests in our training manuals, magazines, posters, toys, pamphlets, brochures, television advertisements and all other printed and pictorial materials that we produce, although these materials have not been registered with the Copyright Office of the Library of Congress. These materials are proprietary and confidential and are considered our property. They may be used by you only as long as you are a franchisee, and only as provided in your Franchise Agreement.

You do not receive the right to use an item covered by a patent or copyright unless it is expressly incorporated as proprietary information in our operations manuals. You may use these materials, in the manner we approve, in the operation of your Tea Shop during the term of your Franchise Agreement. However, you may not use these materials in any other way for your own benefit, or communicate or disclose them to, or use them for the benefit of, any other person or entity. These materials include any trade secrets, knowledge or know-how, confidential information, advertising, marketing, designs, plans, or methods of operation. This includes information about our sources of supply, and our recommendations on pricing. You may disclose this information to your employees, but only to the extent necessary to operate the business, and then only while your Franchise Agreement is in effect. You must also promptly tell us when you learn about unauthorized uses, or challenges to our uses, of this proprietary information. We are not obligated to take any action but will respond to this information as we think appropriate. There are no infringing uses known to us, which could materially affect your use of the copyrights.

There is no effective decision, ruling or order of the United States Patent and Trademark Office, Copyright Office of the Library of Congress, or any court, which could materially affect the

ownership or use of any patents or copyrighted materials. Our right to use or license these patents and copyrighted items is not materially limited by any agreement or known infringing use.

There are no agreements currently in effect, which significantly limit our rights to use, or license the use of, such patents or copyrights in any manner material to you. We may use and incorporate into any Sharetea System, changes and improvements that you or your employees or contractors develop. We do not have an obligation to you or the developer of these changes or improvements in connection with such use.

We have the right to use and incorporate into the Sharetea System for the benefit of other franchisees and us any modifications, ideas or improvements, in whole or in part, developed or discovered by you or your employees or agents, without any liability or obligation to you or the developer thereof.

The franchisor's proprietary recipes for beverages and drinks, as well as the standardized procedures for producing these beverages, constitute confidential information and are considered trade secrets of the franchisor. These recipes and procedures have been developed through extensive research and experience, and they represent a significant competitive advantage in our market. The protection of this information is critical to maintaining the uniqueness and appeal of our brand. Franchisees will be granted access to these trade secrets as part of their franchise agreement, under the strict condition that they maintain the confidentiality and do not disclose or use this information outside the operation of their franchised business. The franchisor takes the security of its intellectual property seriously and expects all franchisees to adhere to the same level of care and discretion.

ITEM 15: OBLIGATION TO PARTICIPATE IN THE ACTUAL OPERATION OF THE FRANCHISE BUSINESS

You must devote your best efforts to operate and manage the Tea Shop(s) in accordance with the terms and conditions of the Franchise Agreement and to promoting and enhancing the sale of the Tea Shops. If you are an individual, you must perform all obligations and conditions as stated in the Franchise Agreement, or designate and retain at all times an individual, subject to our approval, to serve as the Principal Operator under the Franchise Agreement. If you are a corporation, partnership, or limited liability company you must name an individual as the Principal Operator to assume primary responsibility for the management of your Tea Shop(s), such individual is not required to have any designated amount of equity interest in the Tea Shop. We will request you to honor the confidentiality and the non-compete clauses as stated in the Franchise Agreement, and recommend that you have your manager or staff sign a confidentiality agreement and a non-compete agreement that offer the same protection as the confidentiality and the non-compete clause as stated in the Franchise Agreement.

You or your Principal Operator must complete our training program. Furthermore, you or your Principal Operator must supervise, train and evaluate the performance of your employees so that they provide competent and efficient service to customers.

You must devote continuous best efforts to the development, management and operation of your business. This means devoting sufficient time and resources to ensure full and complete compliance with your obligations to us, to your customers and to others. The business is a challenging one. It requires and responds to personal attention. It is most important that you personally be involved in all facets of the business. You must be able to organize the business so that our standards of service, quality, and cleanliness are maintained, and you must set standards for your employees to follow. The business requires a firm, personal commitment and, at least initially, may require many long hours. In addition to production skills, you must also understand and be able to perform all of the sales, operations, management and maintenance functions required to ensure successful operation of the business.

Because this is primarily a cash business, you must have effective, vigilant cash management procedures to avoid employee theft. You can minimize these demands on you personally by attracting, motivating and retaining capable development, supervisory, production, transportation and sales personnel. We may provide you with certain suggested basic procedures and guidelines to use in recruiting, training and motivating your personnel. However, recruiting, training and motivating employees are your responsibility.

ITEM 16: RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL

We require you to confine your business to the operation of a Tea Shop. You may not conduct any other business or activity at the Tea Shop without our prior written approval. You may only offer or sell products approved by us and you must offer for sale the full menu prescribed by us. We may add, delete or change approved products that you are required to offer from time to time. There are no limits on our right to do so. In offering products for sale, you may only use products, materials, ingredients, supplies, paper goods, uniforms, fixtures, furnishings, signs, equipment approved by us and you must follow methods of product preparation and delivery that meet our requirements.

We impose no customer restrictions on the sale of products at your Tea Shop, however, your franchise is limited to one location and all sales must be made from that location. You are not permitted to sell or distribute goods or services through the use of the Internet or other electronic communications unless the goods or services are supplied or provided by your Tea Shop.

ITEM 17: RENEWAL, TERMINATION, TRANSFER, AND DISPUTE RESOLUTION

THE FRANCHISE RELATIONSHIP

This table lists certain important provisions of the Franchise Agreement and related agreements. You should read these provisions in the agreements attached to this Disclosure Document.

Table for Franchise Agreement

<u>Provision</u>	<u>Articles in the Franchise Agreement</u>	<u>Summary</u>
<u>a. Length of the franchise term</u>	<u>13.1</u>	<u>For the Franchise Agreement, the term is five (5) years.</u>
<u>b. Renewal or extension of the term</u>	<u>13.2</u>	<u>Franchisee may seek to renew this Agreement once for an additional five (5) years, provided Franchisee delivers a written renewal request to Franchisor at least twelve (12) months prior to the expiration of the initial term and satisfies all then-current renewal criteria.</u>
<u>c. Requirements for franchisee to renew or extend</u>	<u>13</u>	<u>The Franchise Agreement may be renewed for five (5) years. The renewal may require you to sign agreement with materially different terms.</u>
<u>d. Termination by franchisee</u>	<u>17.1</u>	<u>Franchisee may terminate the Agreement in the event that Franchisor fails to provide the training mandated under the Agreement.</u>
<u>e. Termination by franchisor without cause</u>	<u>17.2.3</u>	<u>Subject to applicable law, Franchisor may terminate this Agreement without cause by providing Franchisee with at least ninety (90) days' advance written notice, or any longer period required by law. In such event, Franchisor may, at its discretion, offer Franchisee compensation for tangible assets or improvements as separately agreed, but is not obligated to do so.</u>
<u>f. Termination by franchisor with "cause"</u>	<u>17.2.1</u>	<u>Franchisor may terminate this Agreement upon thirty (30) days' prior written notice (or a longer period, if required by applicable law) if Franchisee fails to cure any of the following</u>

		<u>defaults within the specified cure period: Failure to timely pay any fees, royalties, or other monetary obligations due under this Agreement; Breach of any other material provision of this Agreement, including failure to meet the operational, quality, or branding standards of the Sharetea System; Failure to maintain and submit accurate financial or operational records, including any underreporting of sales.</u>
<u>g. “Cause” defined – curable defaults</u>	<u>17.2.1</u>	<u>Failure to timely pay any fees, royalties, or other monetary obligations due under this Agreement; Breach of any other material provision of this Agreement, including failure to meet the operational, quality, or branding standards of the Sharetea System; Failure to maintain and submit accurate financial or operational records, including any underreporting of sales.</u>
<u>h. “Cause” defined – non-curable defaults</u>	<u>17.2.2</u>	<u>Franchisor may terminate this Agreement immediately, without providing any opportunity to cure or additional notice, if Franchisee: Undergoes a prohibited change of control, including any unauthorized transfer or assignment of the franchise rights or ownership interests; Commits fraud, theft, embezzlement, or any act that Franchisor reasonably deems to harm or endanger the reputation of the Sharetea brand or system; Is convicted of (or pleads no contest to) a felony, a crime of moral turpitude, or any criminal offense that Franchisor believes may adversely impact the Sharetea System; Challenges or assists others in challenging Franchisor’s ownership or validity of any Sharetea Trademarks, trade secrets, or other intellectual property; Abandons the franchised business (including failure to operate during normal business hours for more than five consecutive days without Franchisor’s written consent); Violates non-competition or confidentiality obligations in this Agreement or otherwise misappropriates Franchisor’s</u>

		<p><u>intellectual property; Repeatedly breaches this Agreement in a manner that, in Franchisor's discretion, demonstrates a disregard for contractual obligations or the Sharetea System standards, regardless of whether Franchisee cures individual breaches; Procures, sells, or otherwise uses any raw materials, supplies, ingredients, or equipment from sources not approved or designated by Franchisor (or if previously approved, after Franchisor has rescinded such approval). Because consistent product quality is essential to safeguarding the Sharetea brand's reputation and consumer trust, any such unauthorized procurement constitutes a material breach of this Agreement, entitling Franchisor to all remedies available at law or in equity, including immediate termination. Insolvency, Damage to Franchisor's Brand or Reputation, Failure to Maintain Operational Standards, Unapproved Assignments or Transfers, Repeated Breaches, Failure to Meet Development Schedule, Legal Violations, Failure to Adhere to Marketing and Advertising Guidelines, Failure to Attend or Implement Training, Engage on Political Activities, Abandonment of Business, Failure to Maintain Insurance or Licenses, Material Misrepresentations or Fraud, Unauthorized Disclosure of Confidential Information, Breach of Non-Competition Obligations, Persistent Negative Performance or Quality Issues.</u></p>
<p><u>i. Franchisee's obligations on termination/nonrenewal</u></p>	<p><u>17.3</u></p>	<p><u>Cease Use of Trademarks and Proprietary Materials; Discontinue all use of the Sharetea Trademarks, trade names, service marks, logos, designs, and any other proprietary marks or materials associated with the Sharetea System; Remove or obliterate all signage, advertising, stationery, websites, social media pages, or other materials bearing the Sharetea Trademarks or any confusingly similar marks; Permanently</u></p>

		<p><u>discontinue displaying or using any uniform, packaging, or décor that identifies or is associated with the Sharetea brand; Return Confidential and Proprietary Information; Return to Franchisor (or destroy, if instructed) all originals and copies of the Operating Manual, recipes, specifications, training materials, marketing materials, technical data, or any other confidential or proprietary information provided by Franchisor; Provide a sworn affidavit or certification, if requested, attesting that Franchisee no longer possesses or uses any materials embodying Franchisor's proprietary information; De-Identification and De-Branded Location; Promptly remove or cover all trade dress, interior and exterior signage, menus, or design elements unique to the Sharetea brand, rendering the former Sharetea Shop clearly distinguishable from any current or former Sharetea Shop; Refrain from operating any business under a name or manner that might lead the public to believe it is in any way associated with the Sharetea brand, Franchisor, or the Sharetea System; Payment of All Outstanding Amounts; Pay in full any and all outstanding fees, royalties, advertising contributions, or other amounts due to Franchisor or its affiliates under this Agreement within the timeframe specified by Franchisor; If requested, submit an accounting of all sales and transactions through the effective date of termination or expiration, accompanied by any applicable royalty payments or other sums due; Disposition of Remaining Inventory; Compliance with Post-Term Covenants (Including Non-Competition); Transfer of Telephone Listings, Domain Names, and Social Media Accounts</u></p>
<u>j. Assignment of contract by franchisor</u>	<u>14.1</u>	<p><u>Franchisor may assign, sell, or otherwise transfer any or all of its rights or delegate any or all of its obligations under this Agreement to a</u></p>

		<u>third party who agrees in writing to assume those obligations. Such assignment or transfer shall not release or discharge Franchisor from any contractual obligations that arose before the effective date of the assignment or transfer.</u>
<u>k. “Transfer” by franchisee – definition</u>	<u>14.2</u>	<u>Franchisee may not transfer or assign any direct or indirect interest in this Agreement without first obtaining Franchisor’s prior written consent. Franchisor shall not unreasonably withhold such consent, provided that Franchisee and any proposed transferee satisfy all then-current conditions and requirements that Franchisor may establish, which may include, among other things, a transfer fee of ten thousand U.S. dollars (US\$10,000), execution of Franchisor’s then-current franchise agreement (or other applicable documents), and compliance with a right of first refusal if set forth in this Agreement. If Franchisee attempts to transfer or assign its interest without obtaining Franchisor’s prior written approval, Franchisor may declare such transfer void, treat it as a material breach of the Agreement, or exercise any other remedies it deems appropriate.</u>
<u>l. Franchisor approval of transfer by franchisee</u>	<u>14.2</u>	<u>Franchisee may not transfer or assign any direct or indirect interest in this Agreement without first obtaining Franchisor’s prior written consent.</u>
<u>m. Conditions for franchisor approval of transfer</u>	<u>14.2</u>	<u>Franchisor shall not unreasonably withhold such consent, provided that Franchisee and any proposed transferee satisfy all then-current conditions and requirements that Franchisor may establish.</u>
<u>n. Franchisor’s right of first refusal to acquire franchisee’s business</u>	<u>20.11</u>	<u>Franchisee shall not sell, transfer, assign, or otherwise dispose of any ownership interest in the Franchised Business, or all or substantially all of its assets, without first offering to sell such interest or assets to Franchisor under the same terms and conditions as any bona fide third-party offer.</u>

<u>o. Franchisor's option to purchase franchisee's business</u>	<u>20.11</u>	<u>If Franchisor elects not to exercise its right of first refusal or fails to do so within the thirty (30) day period, Franchisee may complete the Proposed Transaction strictly in accordance with the terms set forth in the notice.</u>
<u>p. Death or disability of franchisee</u>	<u>20.9</u>	<u>In the event of the death or permanent disability of the Franchisee (or if the Franchisee is an entity, the death or permanent disability of its Principal Equity Owner), all rights and obligations under this Agreement shall continue in full force. The Franchisee's legal representative or estate must immediately notify Franchisor and ensure that a competent, qualified manager—approved by Franchisor—assumes active management of the Franchised Business. If, in Franchisor's sole judgment, the successor manager or the legal representative does not timely assume active management or is otherwise not qualified, Franchisor may, at its option, terminate this Agreement and require the Franchisee's estate or legal representative to comply with all post-termination obligations. Failure to promptly secure a competent manager or to otherwise comply with the terms of this Agreement following death or disability is deemed a material breach, entitling Franchisor to exercise any and all remedies herein.</u>
<u>q. Non-competition covenants during the term of the franchise</u>	<u>15.1</u>	<u>Throughout the entire term of this Agreement, Franchisee (including its owners, officers, directors, and managers) shall not directly or indirectly own, operate, manage, consult with, or otherwise participate in any business offering products or services substantially similar to those of UG, including tea-based beverages or related items, within the Protected Territory defined under this Agreement or within any other geographical radius that Franchisor periodically designates around existing or prospective Sharetea Shops.</u>

<u>r. Non-competition covenants after the franchise is terminated or expires</u>	<p style="text-align: center;"><u>15</u></p>	<p><u>For a period of two (2) years following the termination or expiration of this Agreement (for any reason), Franchisee shall not directly or indirectly own, operate, manage, consult with, or otherwise participate in any tea-based beverage business that competes with the Sharetea System and is located within a three (3) mile radius of Franchisee's former Sharetea Shop. These restrictive covenants are intended to protect Franchisor's trade secrets, confidential information, and the goodwill associated with the Sharetea System. Any breach or threatened breach of these provisions shall entitle Franchisor to all available remedies under law or equity, including but not limited to immediate injunctive relief and/or an award of liquidated damages where specified in this Agreement.</u></p>
<u>s. Modification of the franchise agreement</u>	<p style="text-align: center;"><u>19.3</u></p>	<p><u>No amendment, modification, or change to this Agreement shall be valid or binding unless made in writing and signed by both parties. Any oral or implied agreement or alleged promise related to this Agreement shall be of no force or effect unless it is memorialized in a written instrument executed by both parties.</u></p>
<u>t. Integration/merger clause</u>	<p style="text-align: center;"><u>20.10</u></p>	<p><u>This Agreement (together with any exhibits, schedules, or addenda expressly incorporated herein) constitutes the entire, final, and complete agreement between the parties with respect to its subject matter, and supersedes all prior or contemporaneous discussions, representations, negotiations, understandings, or agreements, whether oral or written. Each party acknowledges and agrees that in entering into this Agreement, it has not relied on any representations, warranties, statements, or promises that are not expressly set forth herein. No amendment, modification, or waiver of this Agreement will be binding unless in writing and signed by both parties.</u></p>

<u>u. Dispute resolution by arbitration or mediation</u>	<u>18.2</u>	<u>If any dispute, claim, or controversy arises out of or in connection with this Agreement (including any question regarding its existence, validity, or termination), the parties shall first attempt to resolve the dispute through direct, good-faith negotiations. If they fail to reach a mutually acceptable resolution within sixty (60) days after the dispute first arises or after either party requests negotiations, the parties shall proceed to non-binding mediation in California. The mediation shall be administered by a neutral third party agreed upon by the parties, or, if they cannot agree, by a reputable mediation service selected by either party and acceptable to the other. Each party shall bear its own attorneys' fees and costs associated with the mediation, and the parties shall share equally the mediator's fees and other administrative expenses, unless otherwise agreed in writing. Mediation discussions and materials shall be treated as confidential settlement negotiations and may not be used or disclosed in any subsequent arbitration, litigation, or other proceeding except as required by law.</u>
<u>v. Choice of forum</u>	<u>18.3</u>	<u>Litigation must be in California. This Section is subject to state laws.</u>
<u>w. Choice of law</u>	<u>18.1</u>	<u>California law applies. This Section is subject to state laws.</u>

Table for Area Development Agreement

	<u>Provision</u>	<u>Section in Area Development Agreement</u>	<u>Summary</u>
<u>a.</u>	<u>Length of the franchise term</u>	<u>1.2</u>	<u>The term of this Agreement shall commence on the Effective Date and, unless sooner terminated due to Area Developer's material breach, will continue for a period of five (5) years, or until terminated as provided in Article XI of this Agreement</u>

b.	<u>Renewal or extension of the term</u>	<u>1.2</u>	<u>There shall be no extensions or renewals of the Development Schedule unless agreed to in writing by the parties.</u>
c.	<u>Requirements for franchisee to renew or extend</u>	<u>3.7</u>	<u>Area Developer may renew this Agreement for one additional term of five (5) years by providing written notice at least 180 days before the Agreement's expiration.</u>
d.	<u>Termination by franchisee</u>	<u>11.1.2</u>	<u>If Franchisor fails to provide the mandatory training specified in this Agreement within the timeframes set forth herein (or as otherwise agreed in writing), and such failure continues for a period of thirty (30) days after written notice from Area Developer specifying the nature of the default, then Area Developer may terminate this Agreement by delivering a second written notice of termination to Franchisor, effective immediately upon receipt.</u>
e.	<u>Termination by franchisor without cause</u>	<u>None</u>	<u>None</u>
f.	<u>Termination by franchisor with cause</u>	<u>11.3</u>	<u>Franchisor may terminate this Agreement upon the occurrence Area Developer's material breach to the terms. Unless otherwise stated, Franchisor may exercise its right to terminate immediately upon giving written notice to Area Developer.</u>
g.	<u>"Cause" defined – curable defaults</u>	<u>11.3.1, 11.3.2</u>	<u>Area Developer violates or fails to perform any of the obligations, representations, warranties, or covenants stipulated in this Agreement and fails to cure such violations within thirty (30) days after receiving written notice from Franchisor.</u> <u>Failure to Make Timely Payments.</u>
h.	<u>"Cause" defined – non- curable defaults</u>	<u>11.3.3-11.3.18</u>	<u>Franchisor may terminate this Agreement immediately, without providing any opportunity to cure or additional notice, if Area Developer: Undergoes a prohibited change of control, including any unauthorized transfer or assignment of the franchise rights or ownership interests; Commits fraud, theft, embezzlement, or any act that Franchisor</u>

			<p><u>reasonably deems to harm or endanger the reputation of the Sharetea brand or system; Is convicted of (or pleads no contest to) a felony, a crime of moral turpitude, or any criminal offense that Franchisor believes may adversely impact the Sharetea System; Challenges or assists others in challenging Franchisor's ownership or validity of any Sharetea Trademarks, trade secrets, or other intellectual property; Abandons the franchised business (including failure to operate during normal business hours for more than five consecutive days without Franchisor's written consent); Violates non-competition or confidentiality obligations in this Agreement or otherwise misappropriates Franchisor's intellectual property; Repeatedly breaches this Agreement in a manner that, in Franchisor's discretion, demonstrates a disregard for contractual obligations or the Sharetea System standards, regardless of whether Area Developer cures individual breaches; Procures, sells, or otherwise uses any raw materials, supplies, ingredients, or equipment from sources not approved or designated by Franchisor (or if previously approved, after Franchisor has rescinded such approval). Because consistent product quality is essential to safeguarding the Sharetea brand's reputation and consumer trust, any such unauthorized procurement constitutes a material breach of this Agreement, entitling Franchisor to all remedies available at law or in equity, including immediate termination. Insolvency, Damage to Franchisor's Brand or Reputation, Failure to Maintain Operational Standards, Unapproved Assignments or Transfers, Repeated Breaches, Failure to Meet Development Schedule, Legal Violations, Failure to Adhere to Marketing and Advertising Guidelines, Failure to Attend or Implement Training, Engage on Political Activities, Abandonment of Business, Failure to Maintain Insurance or Licenses, Material Misrepresentations or Fraud, Unauthorized Disclosure of Confidential Information, Breach of Non-</u></p>
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			<u>Competition Obligations, Persistent Negative Performance or Quality Issues.</u>
i.	<u>Franchisee's obligations on termination or non-renewal</u>	<u>8.3.1</u>	<u>Within 7 days of termination or expiration, Area Developer shall remove or cease using all Franchisor's trademarks and related materials at its own expense.</u>
j.	<u>Assignment of contract by franchisor</u>	<u>9.1.1</u>	<u>Franchisor may assign this Agreement at its sole discretion without Area Developer's consent; Area Developer waives any claims arising from such assignment.</u>
k.	<u>"Transfer" by franchisee – defined</u>	<u>9.2</u>	<u>Area Developer may not assign this Agreement to any entity, including an entity fully owned by Area Developer, without first obtaining Franchisor's prior written approval.</u>
l.	<u>Franchisor's approval of transfer by franchisee</u>	<u>9.2</u>	<u>Area Developer may not assign this Agreement to any entity, including an entity fully owned by Area Developer, without first obtaining Franchisor's prior written approval.</u>
m.	<u>Conditions for franchisor approval of transfer</u>	<u>9.2</u>	<u>Franchisor shall not unreasonably withhold such consent, provided that Franchisee and any proposed transferee satisfy all then-current conditions and requirements that Franchisor may establish. If Franchisor grants approval, the assignee must execute a written instrument, in a form satisfactory to Franchisor, agreeing to assume and be bound by all obligations under this Agreement. The Area Developer must provide at least thirty (30) days' prior written notice to Franchisor of the proposed transfer, along with any information Franchisor reasonably requests to evaluate the proposed assignment.</u>
n.	<u>Franchisor's right of first refusal to acquire franchisee's business</u>	<u>12.14</u>	<u>Franchisee shall not sell, transfer, assign, or otherwise dispose of any ownership interest in the Franchised Business, or all or substantially all of its assets, without first offering to sell such interest or assets to Franchisor under the same terms and conditions as any bona fide third-party offer. Franchisee must promptly notify Franchisor in writing of any proposed sale, transfer, or assignment (the "Proposed Transaction"), including the price, terms, and identity of the prospective</u>

			<p><u>purchaser. Upon receipt of such notice, Franchisor shall have the right, exercisable by written notice to Franchisee within thirty (30) days, to purchase the ownership interest or assets on the same or better terms. If Franchisor exercises its right of first refusal, the closing of the acquisition shall occur on a date mutually agreed upon by the parties, but in no event later than sixty (60) days after Franchisor's notice of exercise, unless otherwise agreed in writing.</u></p>
o.	<p><u>Franchisor's option to purchase franchisee's business</u></p>	<p><u>12.14</u></p>	<p><u>If Franchisor elects not to exercise its right of first refusal or fails to do so within the thirty (30) day period, Franchisee may complete the Proposed Transaction strictly in accordance with the terms set forth in the notice.</u></p>
p.	<p><u>Death or disability of franchisee</u></p>	<p><u>12.11</u></p>	<p><u>In the event of the death or permanent disability of the Franchisee (or if the Franchisee is an entity, the death or permanent disability of its Principal Equity Owner), all rights and obligations under this Agreement shall continue in full force. The Franchisee's legal representative or estate must immediately notify Franchisor and ensure that a competent, qualified manager—approved by Franchisor—assumes active management of the Franchised Business. If, in Franchisor's sole judgment, the successor manager or the legal representative does not timely assume active management or is otherwise not qualified, Franchisor may, at its option, terminate this Agreement and require the Franchisee's estate or legal representative to comply with all post-termination obligations. Failure to promptly secure a competent manager or to otherwise comply with the terms of this Agreement following death or disability is deemed a material breach, entitling Franchisor to exercise any and all remedies herein.</u></p>
q.	<p><u>Non-competition covenants during the term of the franchise</u></p>	<p><u>12.12.1</u></p>	<p><u>Throughout the term of this Agreement, neither Area Developer nor any of its Principal Equity Owners, officers, directors, or managers may, directly or indirectly, own, operate, manage, be employed by, consult for, advise, or otherwise engage in or assist any business that offers products, services, or concepts</u></p>

			<u>substantially similar to those offered by the Franchised Business. This prohibition applies within (a) the Protected Territory (if applicable), (b) any area within a 3-mile radius of any franchised or company-owned outlet operating under our Marks, and (c) any area in which we (or our affiliates) have publicly announced an intention to establish another outlet.</u>
<u>r.</u>	<u>Non-competition covenants after the franchise is terminated or expires</u>	<u>12.12.2</u>	<u>For a period of 2 years following the expiration or termination of this Agreement (or following the transfer of your interest in the Franchised Business, whichever is earlier), neither you nor any of your Principal Equity Owners, officers, directors, or managers may, directly or indirectly, own, operate, manage, be employed by, consult for, advise, or otherwise engage in or assist any business that offers products, services, or concepts substantially similar to those offered by the Franchised Business. This restriction shall apply within a 3-mile radius of the location of your former Franchised Business and any other franchised or company-owned outlet operating under our Marks at the time of expiration, termination, or transfer.</u>
<u>s.</u>	<u>Modification of the agreement</u>	<u>12.2</u>	<u>No change or amendment is valid unless in writing and signed by all parties</u>
<u>t.</u>	<u>Integration/merger clause</u>	<u>12.13</u>	<u>This Agreement (together with any exhibits, schedules, or addenda expressly incorporated herein) constitutes the entire, final, and complete agreement between the parties with respect to its subject matter, and supersedes all prior or contemporaneous discussions, representations, negotiations, understandings, or agreements, whether oral or written. Each party acknowledges and agrees that in entering into this Agreement, it has not relied on any representations, warranties, statements, or promises that are not expressly set forth herein. No amendment, modification, or waiver of this Agreement will be binding unless in writing and signed by both parties.</u>
<u>u.</u>	<u>Dispute resolution by arbitration or mediation</u>	<u>12.1, 12.2</u>	<u>Mediation. Before initiating arbitration, the parties shall first attempt to resolve any dispute through good-faith settlement discussions between Franchisor's executive officers and Area Developer's Principal Equity</u>

			<p><u>Owners. If unresolved, they may submit the dispute to non-binding mediation in California or another mutually agreeable venue. The parties share mediator fees equally.</u></p> <p><u>Arbitration. If mediation fails, the dispute shall be resolved through binding arbitration administered by a single arbitrator of the American Arbitration Association, unless both parties agree otherwise. Hearings shall be held in California or via online system. The arbitrator may not award punitive damages or declare any Franchisor Mark generic or invalid. Judgment on the award may be entered in any court of competent jurisdiction.</u></p>
v.	<u>Choice of forum</u>		<p><u>The parties hereby irrevocably consent and submit to the exclusive jurisdiction of the state and federal courts located within the State of California for any action or proceeding arising out of or relating to this Agreement. The parties expressly waive any objection based upon forum non conveniens or improper venue and further consent to service of process in accordance with the rules of such courts.</u></p>
w.	<u>Choice of law</u>	<u>12.1</u>	<p><u>This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflict of laws principles.</u></p>

Provision	Articles in the Franchise Agreement	Summary
a. Length of the franchise term	§5	For the Franchise Agreement, the term is three (3) years. The Franchise Agreement shall be terminated automatically without further notice at the end of the Term, unless renewed in accordance with the terms of the Franchise Agreement.
b. Renewal or extension of the term	§13	Conditional Renewal. The laws in some states require a franchisor to renew a franchise agreement, unless it has good cause

		not to renew. If you and your Franchise Agreement qualify for renewal under these laws, we will offer renewal to you as required by law.
e. Requirements for franchisee to renew or extend	§13	The Franchise Agreement may be renewed for two (2) years. The renewal may require you to sign agreement with materially different terms.
d. Termination by franchisee	§17	The franchisee may terminate the Franchise Agreement upon any grounds available by law.
e. Termination by franchisor without cause	Not Applicable	We do not have the right to unilaterally terminate the Franchise Agreement.
f. Termination by franchisor with “cause”	§17	We may terminate the Franchise Agreement by providing a prior 180 days written notification if you commit a default that cannot be cured or fail to timely cure a default that may be cured under the Franchise Agreement or any agreements with any of our affiliates; have experienced a change of control have challenged the validity of our Trademarks, trade names, service logos, graphic configurations, emblems, apparels and designs of the Sharetea System; are convicted of or plead guilty or no contest to a felony or crime of moral turpitude; or have committed a fraud upon any of our affiliate(s) or us.
g. “Cause” defined — curable defaults	§17	Except where your state’s law may provide otherwise, except as stated in section h of this table, all defaults must be cured within thirty (30) calendar days after notice. Cure periods may be extended or provided if required by law.
h. “Cause” defined — non-curable defaults	§17	The following defaults cannot be cured by you: you have experienced a change of control (a change of control does not occur if you retain more than 50% of the shares after the transfer, or if all of the interests transfer to

		<p>your spouse(s) or children or to your beneficiaries or heirs in the event that you die or become mentally incapacitated); you challenge the validity of the Trademarks, trade names, service logos, graphic configurations, emblems, apparels and designs of the Sharetea System; if you are convicted of or plead guilty or no contest to a felony or crime of moral turpitude; or if you commit a fraud upon any of our affiliate(s) or us.</p>
<p>i. Franchisee's obligations on termination/nonrenewal</p>	<p>§17</p>	<p>Upon expiration or termination of the Franchise Agreement, you must immediately pay us all unpaid Initial Franchise Fees or any amount due, without reduction or offset, even if you did not open any or all of the Tea Shops; all rights granted pursuant to the Franchise Agreement shall cease immediately without further notice; you shall co-operate with us in the cancellation of any licenses or registrations registered with you or under your name, if any, and shall execute such documents and do all acts and things as may be necessary to effect such cancellation; you shall return to us promptly, at your sole expense, all records and copies of promotional materials or objects in its possession relating to the Sharetea System, and of any information of a confidential nature communicated to you by us or our affiliates pursuant to, in connection with, or arising from this Franchise Agreement.</p>
<p>j. Assignment of contract by franchisor</p>	<p>§14</p>	<p>We may assign our rights to any person or entity that agrees in writing to assume all of our obligations without your approval. Upon transfer, we will have no further obligation under this Franchise Agreement, except for any accrued liabilities.</p>
<p>k. "Transfer" by franchisee definition</p>	<p>§14</p>	<p>A "transfer" by you is any sale, assignment, transfer, conveyance, gift, pledge, mortgage or other encumbrance of any interest in either</p>

		the Franchise Agreement, the franchise itself, or any proprietorship, partnership, limited liability company (“LLC”) or corporation which owns any interest in the franchise, to any person, persons, partnership, association, LLC or corporation, whether by contract, operation of law or otherwise.
l. — Franchisor approval of transfer by franchisee	§14	You may transfer a direct or indirect interest in this Franchise Agreement with our prior written consent, which will not be unreasonably withheld.
m. Conditions for franchisor approval of transfer	§14	The Site for the Tea Shop and the associated rights and obligations are a package and are not themselves divisible in any way; we have right of first refusal, and transfer fee is paid.
n. — Franchisor’s right of first refusal to acquire franchisee’s business	Not Applicable	Not Applicable
o. — Franchisor’s option to purchase franchisee’s business	Not Applicable	Not Applicable
p. — Death or disability of franchisee	Not Applicable	Not Applicable
q. — Non-competition covenants during the term of the franchise	§15	You agree that during the term of this Franchise Agreement, or during any Renewal Term, you will not, either directly or indirectly, for yourself, or through, on behalf of, or in conjunction with any person or entity, own, manage, operate, maintain, engage in, consult with or have any interest in any business where 50% or more of its sales include the sale of gourmet coffees and teas, coffee or tea based beverages, bubble tea, other than one authorized by this Franchise Agreement or any other agreement between us and you.
r. — Non-competition covenants after the franchise is terminated or expires	§15	You agree that you will not, for a period of two (2) years after the expiration or termination of this Franchise Agreement, or after the expiration or termination of any

		<p>Renewal Term, regardless of the cause of termination, or within two (2) years of the sale of the Tea Shop or any interest in you, either directly or indirectly, for yourself, or through, on behalf of, or in conjunction with any person or entity, own, manage, operate, maintain, engage in, consult with or have any interest in any business where 50% or more of its sales include the sale of gourmet coffees and teas, coffee or tea-based beverages, bubble tea within a 3-mile radius of the Tea Shop or the Territory. The Franchise Agreement contains a covenant not to compete which extends beyond the termination of the franchise. This provision may not be enforceable under Taiwan law.</p>
s. Modification of the franchise agreement	§20	The Franchise Agreement may only be modified by the parties in writing.
t. Integration/merger clause	§19	Only the terms of the Franchise Agreements and other related agreements are binding (subject to applicable state law). Nothing in the Franchise Agreement, however, is intended to disclaim the representations we made in this Disclosure Document that we furnished to you.
u. Dispute resolution by arbitration or mediation	§18	Not Applicable.
v. Choice of forum	§18	Litigation must be in Taiwan.
w. Choice of law	§18	Taiwan law applies. The provision of the Franchise Agreement that provides for termination upon your bankruptcy may not be enforceable under federal bankruptcy law (11 U.S.C. Article 101 et seq.). In addition to the provisions noted in the cart above, the Franchise Agreement contain a number of provisions that may affect your legal rights, including a waiver of a right to a jury trial, waiver of punitive damages or exemplary damages, and limitations on whether claims

		may be raised (See Article 21 of the Franchise Agreement). We recommend that you carefully review all of these provisions, and the entire contract, with a lawyer.
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Note 1. — ~~This provision may not be enforceable under your local state law.~~

Note 2. — ~~The Agreements contain a liquidated damages clause.~~

Note 3. — ~~Applicable state law might require additional disclosures related to the information contained in this Item 17. These additional disclosures, if any, appear in Exhibit D.~~

ITEM 18: PUBLIC FIGURES

We do not use any public figure to promote our franchise. Although the Franchise Agreement does not prohibit you from using a public figure in promotion or advertising, we must approve any public figure, media, time and text that you propose to use.

ITEM 19: FINANCIAL PERFORMANCE REPRESENTATIONS

The FTC’s Franchise Rule permits a franchisor to provide information about the actual or potential financial performance of its franchised and/or franchisor-owned outlets, if there is a reasonable basis for the information, and if the information is included in the Disclosure Document. Financial performance information that differs from that included in Item 19 may be given only if: (1) a franchisor provides the actual records of an existing outlet you are considering buying; or (2) a franchisor supplements the information provided in this Item 19, for example, by providing information about possible performance at a particular location or under circumstances.

We do not make any representations about a franchisee’s future financial performance or the past financial performance of company-owned or franchised outlets. We also do not authorize our employees or representatives to make any such representations either orally or in writing. If you are purchasing an existing outlet, however, we may provide you with the actual records of that outlet. If you receive any other financial performance information or projections of your future income, you should report it to the franchisor’s management by contacting Kai-Lung Cheng at 1201 Orange Street #600, Wilmington, DE 19899, 800-246-2677 ~~Po-Yu Lai, General Manager, at 18F, 7, No. 95, Sec. 1, Xintai 5th Rd., Xizhi Dist., New Taipei City 221416, Taiwan (R.O.C.), 886-2-2654-8585, angus@1992sharetea.com~~, the Federal Trade Commission, and the appropriate state regulatory agencies.”

ITEM 20: OUTLETS AND FRANCHISEE INFORMATION

Table 1
Systemwide Outlet Summary for Year 2022 to 2024

<u>Outlet Type</u>	<u>Year</u>	<u>Outlets at the Start of the year</u>	<u>Outlets at the End of the Year</u>	<u>Net Change</u>
<u>Franchised</u>	<u>2022</u>	<u>124</u>	<u>146</u>	<u>+22</u>
	<u>2023</u>	<u>146</u>	<u>159</u>	<u>+13</u>
	<u>2024</u>	<u>159</u>	<u>153</u>	<u>-6</u>
<u>Company-Owned</u>	<u>2022</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>2023</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>2024</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Total Outlet</u>	<u>2022</u>	<u>124</u>	<u>146</u>	<u>+22</u>
	<u>2023</u>	<u>146</u>	<u>159</u>	<u>+13</u>
	<u>2024</u>	<u>159</u>	<u>153</u>	<u>-6</u>

Table 2
Transfer of Outlets from Franchisees to New Owners
(Other than the Franchisor) for Year 2022 to 2024

<u>State</u>	<u>Year</u>	<u>Number of Transfer</u>
<u>CA</u>	<u>2022</u>	<u>0</u>
	<u>2023</u>	<u>1</u>
	<u>2024</u>	<u>3</u>
<u>MI</u>	<u>2022</u>	<u>1</u>
	<u>2023</u>	<u>0</u>
	<u>2024</u>	<u>0</u>
<u>TX</u>	<u>2022</u>	<u>1</u>
	<u>2023</u>	<u>0</u>
	<u>2024</u>	<u>2</u>
<u>WA</u>	<u>2022</u>	<u>2</u>
	<u>2023</u>	<u>1</u>
	<u>2024</u>	<u>3</u>
<u>NC</u>	<u>2022</u>	<u>0</u>
	<u>2023</u>	<u>1</u>
	<u>2024</u>	<u>0</u>
<u>KS</u>	<u>2022</u>	<u>0</u>
	<u>2023</u>	<u>0</u>
	<u>2024</u>	<u>1</u>
<u>Total</u>	<u>2022</u>	<u>4</u>
	<u>2023</u>	<u>3</u>
	<u>2024</u>	<u>9</u>

Table 3

Status of Franchised Outlets for Year 2022 to 2024

<u>State</u>	<u>Year</u>	<u>Outlets at Start of Year</u>	<u>Outlets Opened</u>	<u>Termina- tions</u>	<u>Non- Renewals</u>	<u>Reacquired by Franchisors</u>	<u>Ceased Operations – Other Reasons</u>	<u>Outle ts at End of the Year</u>
<u>AL</u>	<u>2022</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2023</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2024</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>AZ</u>	<u>2022</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
	<u>2023</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
	<u>2024</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>CA</u>	<u>2022</u>	<u>55</u>	<u>6</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>59</u>
	<u>2023</u>	<u>59</u>	<u>4</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>60</u>
	<u>2024</u>	<u>60</u>	<u>2</u>	<u>5</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>55</u>
<u>CO</u>	<u>2022</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>
	<u>2023</u>	<u>4</u>	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>
	<u>2024</u>	<u>5</u>	<u>2</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>4</u>
<u>D.C</u>	<u>2022</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2023</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2024</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>FL</u>	<u>2022</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>2023</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2024</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>GA</u>	<u>2022</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2023</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2024</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>HI</u>	<u>2022</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
	<u>2023</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
	<u>2024</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
<u>ID</u>	<u>2022</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>2023</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>2024</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>IL</u>	<u>2022</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2023</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
	<u>2024</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
<u>KS</u>	<u>2022</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>2023</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>2024</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>KY</u>	<u>2022</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
	<u>2023</u>	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
	<u>2024</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>

<u>LA</u>	<u>2022</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2023</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
	<u>2024</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
<u>MD</u>	<u>2022</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2023</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2024</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>MI</u>	<u>2022</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2023</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2024</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>MN</u>	<u>2022</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2023</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2024</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>NC</u>	<u>2022</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
	<u>2023</u>	<u>2</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>
	<u>2024</u>	<u>5</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>
<u>NE</u>	<u>2022</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2023</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2024</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>NM</u>	<u>2022</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2023</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2024</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>NV</u>	<u>2022</u>	<u>3</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>
	<u>2023</u>	<u>4</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>
	<u>2024</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>
<u>OH</u>	<u>2022</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2023</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
	<u>2024</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>OK</u>	<u>2022</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
	<u>2023</u>	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
	<u>2024</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
<u>OR</u>	<u>2022</u>	<u>5</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>
	<u>2023</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>
	<u>2024</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>
<u>PA</u>	<u>2022</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
	<u>2023</u>	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
	<u>2024</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
<u>TN</u>	<u>2022</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>2023</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>2024</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>TX</u>	<u>2022</u>	<u>19</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>26</u>
	<u>2023</u>	<u>26</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>25</u>
	<u>2024</u>	<u>25</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>25</u>
<u>UT</u>	<u>2022</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>

	<u>2023</u>	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
	<u>2024</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
<u>VA</u>	<u>2022</u>	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
	<u>2023</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
	<u>2024</u>	<u>3</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
<u>WA</u>	<u>2022</u>	<u>17</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>18</u>
	<u>2023</u>	<u>18</u>	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>19</u>
	<u>2024</u>	<u>19</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>17</u>
<u>Total</u>	<u>2022</u>	<u>124</u>	<u>24</u>	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>146</u>
	<u>2023</u>	<u>146</u>	<u>19</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>159</u>
	<u>2024</u>	<u>159</u>	<u>10</u>	<u>10</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>154</u>

Table 4
Status of Company-owned for Year 2022 to 2024

<u>State</u>	<u>Year</u>	<u>Outlets at Start of Year</u>	<u>Outlets Opened</u>	<u>Outlets Reacquired From Franchisees</u>	<u>Outlets Closed</u>	<u>Outlets Sold to Franchisee</u>	<u>Outlets at End of the Year</u>
<u>Total</u>	<u>2022</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>2023</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>2024</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Table 5
Projected New Franchised Outlets as of December 31, 2024

<u>State</u>	<u>Franchise Agreements Signed but Outlets not Opened</u>	<u>Projected New Franchised Outlets in the Next Fiscal Year</u>	<u>Projected New Company-owned Outlets in the Next Fiscal Year</u>
<u>AZ</u>	<u>0</u>	<u>1</u>	<u>0</u>
<u>CA</u>	<u>4</u>	<u>10</u>	<u>0</u>
<u>KS</u>	<u>0</u>	<u>1</u>	<u>0</u>
<u>LA</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>MA</u>	<u>0</u>	<u>1</u>	<u>0</u>
<u>NC</u>	<u>1</u>	<u>1</u>	<u>0</u>
<u>NE</u>	<u>0</u>	<u>1</u>	<u>0</u>
<u>NV</u>	<u>1</u>	<u>0</u>	<u>0</u>
<u>OH</u>	<u>1</u>	<u>0</u>	<u>0</u>
<u>PA</u>	<u>1</u>	<u>0</u>	<u>0</u>
<u>TN</u>	<u>0</u>	<u>1</u>	<u>0</u>
<u>TX</u>	<u>2</u>	<u>5</u>	<u>0</u>
<u>UT</u>	<u>0</u>	<u>0</u>	<u>0</u>

<u>VA</u>	<u>0</u>	<u>1</u>	<u>0</u>
<u>WA</u>	<u>1</u>	<u>4</u>	<u>0</u>
<u>Total</u>	<u>11</u>	<u>26</u>	<u>0</u>

Systemwide Outlet Summary for Year 2021 to 2023

Outlet Type	Year	Outlets at the Start of the year	Outlets at the End of the Year	Net Change
Franchised	2021	99	124	+25
	2022	124	146	+22
	2023	146	161	+15
Company-Owned	2021	0	0	0
	2022	0	0	0
	2023	0	0	0
Total Outlet	2021	99	124	+25
	2022	124	146	+22
	2023	146	161	+15

Table 2
Transfer of Outlets from Franchisees to New Owners
(Other than the Franchisor) for Year 2021 to 2023

State	Year	Number of Transfer
CA	2021	1
	2022	0
	2023	1
MI	2021	0
	2022	1
	2023	0
TX	2021	0
	2022	1
	2023	0
WA	2021	0
	2022	2
	2023	1
NC	2021	0
	2022	0
	2023	1
Total	2021	1
	2022	4
	2023	3

Table 3
Status of Franchised Outlets for Year 2021 to 2023

State	Year	Outlets at Start of Year	Outlets Opened	Terminations	Non-Renewals	Reacquired by Franchisors	Ceased Operations—Other Reasons	Outlets at End of the Year
AL	2021	0	0	0	0	0	0	0
	2022	0	1	0	0	0	0	1
	2023	1	0	0	0	0	0	1
AZ	2021	2	0	1	0	0	0	2
	2022	2	0	0	0	0	0	2
	2023	2	0	0	0	0	0	2
CA	2021	45	11	1	0	0	0	55
	2022	55	6	2	0	0	0	59
	2023	59	4	1	0	0	0	62
CO	2021	2	2	0	0	0	0	4
	2022	4	0	0	0	0	0	4
	2023	4	2	0	0	0	0	6
D.C.	2021	1	0	0	0	0	0	1
	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
GA	2021	2	0	0	1	0	0	1
	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
HI	2021	1	2	0	0	0	0	3
	2022	3	0	0	0	0	0	3
	2023	3	0	0	0	0	0	3
IL	2021	0	1	0	0	0	0	1
	2022	1	0	0	0	0	0	1
	2023	1	1	0	0	0	0	2
KY	2021	1	1	0	0	0	0	2
	2022	2	0	0	0	0	0	2
	2023	2	1	0	0	0	0	3
LA	2021	1	0	0	0	0	0	1
	2022	1	0	0	0	0	0	1
	2023	1	1	0	0	0	0	2
MD	2021	0	0	0	0	0	0	0
	2022	0	1	0	0	0	0	1
	2023	1	0	0	0	0	0	1
MI	2021	1	0	0	0	0	0	1
	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
MN	2021	0	0	0	0	0	0	0
	2022	0	1	0	0	0	0	1
	2023	1	0	0	0	0	0	1
NC	2021	1	0	0	0	0	0	1
	2022	1	1	0	0	0	0	2
	2023	2	3	0	0	0	0	5
NE	2021	0	0	0	0	0	0	0
	2022	0	1	0	0	0	0	1

	2023	1	0	0	0	0	0	1
NM	2021	1	0	0	0	0	0	1
	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
NV	2021	2	1	0	0	0	0	3
	2022	3	1	0	0	0	0	4
	2023	4	1	0	0	0	0	5
OH	2021	0	1	0	0	0	0	1
	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
OK	2021	1	1	0	0	0	0	2
	2022	2	0	0	0	0	0	2
	2023	2	1	0	0	0	0	3
OR	2021	4	1	0	0	0	0	5
	2022	5	1	0	0	0	0	6
	2023	6	0	0	0	0	0	6
PA	2021	1	0	0	0	0	0	1
	2022	1	1	0	0	0	0	2
	2023	2	1	0	0	0	0	2
TX	2021	16	3	0	0	0	0	19
	2022	19	7	0	0	0	0	26
	2023	26	0	1	0	0	0	25
UT	2021	0	1	0	0	0	0	1
	2022	1	1	0	0	0	0	2
	2023	2	1	0	0	0	0	3
VA	2021	1	1	0	0	0	0	2
	2022	2	1	0	0	0	0	3
	2023	3	0	0	0	0	0	3
WA	2021	16	1	0	0	0	0	17
	2022	17	1	0	0	0	0	18
	2023	18	2	1	0	0	0	19
Total	2021	99	27	1	1	0	0	124
	2022	124	24	2	0	0	0	146
	2023	146	18	3	0	0	0	161

Table 4
Status of Company-owned for Year 2021 to 2023

State	Year	Outlets-at Start of Year	Outlets Opened	Outlets Reacquired From Franchisees	Outlets Closed	Outlets Sold to Franchisee	Outlets-at End of the Year
Total	2021	0	0	0	0	0	0
	2022	0	0	0	0	0	0
	2023	0	0	0	0	0	0

Table 5
Projected New Franchised Outlets as of December 31, 2023

State	Franchise Agreements Signed but Outlets not Opened	Projected New Franchised Outlets in the Next Fiscal Year	Projected New Company-owned Outlets in the Next Fiscal Year
AZ	1	1	0
CA	1	10	0
CO	0	0	0
FL	1	1	0
GA	1	0	1
ID	0	1	0
IL	0	0	0
KS	1	1	0
KY	0	0	0
LA	0	0	0
MD	0	0	0
MA	1	1	0
MS	0	0	0
NC	1	1	0
NE	0	1	0
NJ	1	0	0
OH	0	0	0
OK	0	0	0
PA	1	0	0
TN	0	1	0
TX	2	5	0
UT	0	0	0
VA	0	1	0
WA	1	4	0
Total	12	28	1

If you buy this franchise, your contact information may be disclosed to other buyers when you leave the Sharetea System.

Please find contact information of the former and current franchisees in Exhibit E.

During the last 3 fiscal years, no current or former franchisees have signed confidentiality clauses that restrict their ability from discussing with you their experience as a franchisee in the Sharetea System.

There is no trademark specific franchise organization associated with the Sharetea System.

ITEM 21: FINANCIAL STATEMENT

Attached as Exhibit A is the audited financial statements for the fiscal year of 2024, 2023, 2022, and ~~2021~~. Our fiscal year end date is December 31.

ITEM 22: CONTRACT

The Following Agreements are exhibits to this Disclosure Document:

Exhibit B	Franchise Agreement
<u>Exhibit C</u>	<u>Area Development Agreement</u>
Exhibit D	Directory of Administrative Agencies
Exhibit E	Additional Disclosure Required by the State
Exhibit F	Contact Information of Former and Current Franchisees
Exhibit G	Receipt

ITEM 23: RECEIPT

Exhibit F contains detachable documents acknowledging your receipt of the Disclosure Document.

Exhibit A

Financial Statements

Exhibit B










Franchise Agreement



~~Franchise Agreement~~

This Non-Exclusive Franchise Agreement (this “Agreement”) is made and entered into this date of [REDACTED], 20[REDACTED] (the “Effective Date”) by and between **Lilian USA LLC**, a limited liability company organized and existing under the laws of Delaware with a principal place of business at One Commerce Center, 1201 Orange Street #600, Wilmington, DE 19899 (we, our, “Sharetea” or the “Franchisor”) and [REDACTED], a company organized and existing under the laws of [REDACTED] with a principal place of business at [REDACTED] (you, your, or the “Franchisee”).

~~Recital~~

~~Whereas, We are the licensee of the trademarks—~~  “Sharetea~~®~~”,  “Sharetea~~®~~”,  “Sharetea~~®~~”,  “Sharetea~~®~~”,  “Sharetea~~®~~”,  “Sharetea~~®~~”,  “Sharetea~~®~~”,  “Sharetea express~~®~~”, and  “Sharetea~~®~~”, or other marks and logos (the “Trademarks”), and are authorized to sub-license the Trademarks to third parties;

~~Whereas, We possess advanced technology, management system, continuous and innovative product development, and knowledge in relation to a unique and distinctive system relating to the development and operation of “Sharetea” Tea Shop establishment with unique product lines, distinctive fixtures, equipment, interior and exterior accessories, color scheme, inventory and accounting system, of which may be changed, improved, and further developed by us or our affiliates from time to time (the “Sharetea System”);~~

~~Whereas, We are in the business of granting certain limited rights for third parties to develop, manage and maintain the Sharetea System; and look for entities capable of developing, launching, and operating tea shop bearing the Trademarks using and under the Sharetea System; offering unique tea-based drinks, compatible food products, accessories and gifts bearing the Trademarks, trade names, service logos, graphic configurations, emblems, apparels and designs of the Sharetea System (the “Tea Shop”);~~

~~Whereas, You represent that you have the capacity to develop, manage and operate the Tea Shop on the Site (as defined below), and wish to develop, manage, and operate the Tea Shop on the Site; and We are willing to grant to you the franchise right to develop, manage, and operate the Tea Shop on the Site, and you are willing to accept the grant under the terms and conditions as stated herein;~~

~~Now Therefore, the parties, in consideration of the mutual undertakings and commitments set forth herein, the receipt and sufficiency of which are hereby acknowledged, agree as follows:~~

~~**Article 1. Grant of Development Rights**~~

- ~~1. As franchisor, we have the right to establish “Standards” for various aspects of the Sharetea System that include the location, physical characteristics and quality of operating systems of Tea Shops and other concepts; the products that are sold; the qualifications of suppliers; the qualifications, organization and training of franchisees and their personnel; the timely marketing of products and our brand, including execution of marketing windows; and all other things affecting the experience of consumers who patronize the Sharetea System. We make~~

~~those Standards available to you in our operation manuals, trainings, on-site assistance, and in other forms of communication, which we may update from time to time. Complete uniformity may not be possible or practical throughout the Sharetea System, and we may from time to time vary Standards as we deem necessary or desirable for the Sharetea System.~~

- ~~2. As franchisee, you have the right and responsibility to exercise day-to-day control your Tea Shop to meet those Standards, and the heart of the Sharetea System and this franchise relationship is your commitment to that responsibility. Any required Standards exist to protect our interests in the Sharetea System and the Trademarks and not for the purpose of establishing any control or duty to take control over those matters that are reserved to you. Furthermore, you acknowledge that your commitment is important to us, to you, and to other franchisees in order to promote the goodwill associated with our Sharetea System and Trademarks, and that this Agreement should be interpreted to give full effect to this paragraph.~~
- ~~3. In reliance on your representations and warranties, we hereby grant to you and you hereby accept, pursuant to the terms and conditions of this Agreement, the non-exclusive right and obligation to operate a Tea Shop within the Sharetea System at the Site, using our intellectual property, only in accordance with our Standards and the other terms of this Agreement.~~

Article 2. Site of the Tea Shop

- ~~1. The specific address of the Tea Shop is [REDACTED] (the "Site"). If at the time of the execution of this Agreement the parties have not agreed upon a site for the Tea Shop, once you become aware of an available site during the term of this Agreement, you must submit the site for our consideration immediately and provide us with all required information about the site. You must also provide a copy of the lease or purchase agreement for our review and record. We will provide you with written notice of whether or not we approve the site within ten (10) business days of receiving all documentation and information related to the site. You may not begin any construction on a site until we have approved such site in writing. In any event, you shall, within sixty (60) calendar days from the execution of this Agreement, identify and propose the Site for our review and approval, otherwise we reserve the right to terminate this Agreement immediately without further notice.~~
- ~~2. You will arrange for the construction or remodeling of the Tea Shop. We will provide you with basic design and floor plan for a fee ("Design and Floor Plan Fee") as described in Article 3, and we agree to provide reasonable assistance to you as requested by you during the construction or remodeling of the Tea Shop at your reasonable cost. Unless requested by local law or real estate owner to change the design, the Tea Shop must be constructed and equipped, at your sole cost, to our then-current Standards and specifications and in accordance with the requirements and rules set forth by us in its design drawings and three-dimensional models. At our written request, you must promptly correct any unapproved deviations from our Standards in the development of the Tea Shop. If you fail to construct in accordance with the aforementioned requirements and rules, we reserve the right to demand you to modify or reconstruct the Tea Shop at your own cost.~~
- ~~3. Prior to the grand opening of the Tea Shop, we reserve the right to assign one of our inspectors to conduct a pre-opening inspection that will take no more than one (1) week. We will be solely responsible for such inspector's salary and airfare expenses. You will pay for the inspector's local transportation, meal, three stars or above hotel accommodation expenses, and other~~

reasonable costs. If we pay the aforesaid fee in advance, you will reimburse us within seven (7) calendar days upon receiving our written reimbursement request.

4. ~~You will not relocate the Tea Shop without our express prior written consent. This Agreement does not grant to you the right or license to operate the Tea Shop or to offer or sell Sharetea products or services at or from any other location.~~
5. ~~Protected Territory. So long as you are in full compliance with this Agreement, for traditional locations, we will not grant a franchise or establish a company owned location to be located within your "Protected Territory," which is the smaller of (i) the area within a 3-mile radius of your Site or (ii) within in the same zip code, village, city, or county as your Site (whichever is smaller). A non-traditional location has no Protected Territory, however, we will not grant a franchise or establish a company owned location within the same building, shopping mall or food court (as applicable) as your location. Furthermore, you may not engage in catering or delivery service within your Protected Territory.~~
6. ~~Exceptions. The Protected Territory provided to traditional locations does not include any non-traditional locations. We may grant a franchise or an establish a company owned location at a non-traditional location, even if it is located within your Protected Territory. Non-traditional locations include: airports; shopping malls (for this Agreement, a shopping mall means any retail shopping center containing two or more anchor retail department stores. Current examples of anchor retail department stores include Sears, Macy's, JCPenny, Nordstrom, Neiman Marcus, Bloomingdales, Saks Fifth Avenue, Dillard's, K Mart, Kohls, Ross Stores, Best Buy, Wal Mart, Home Depot, Office Depot, 99 Cents Only Stores, or other similarly large retail stores. We and you acknowledge that this list of examples is not complete, that some of these stores will go out of business, some will merge, and new stores will be established); college and university campuses; sports stadiums or arenas; concert or performance venues; and food courts (for this Agreement, a food court is any plaza or common area not otherwise within a shopping mall, that is contiguous, that offers at least five food & beverage vendors, and that provides a common seating area for patrons of the food & beverage vendors). All other locations are traditional locations.~~
7. ~~This license is non-exclusive and relates solely to the single Tea Shop location set forth herein. We retain the right to operate or license others to operate Tea Shops and other concepts, and to grant other licenses relating to the Trademarks, at such locations and on such terms as we choose.~~
8. ~~You will be responsible for obtaining all zoning classifications and clearances which may be required by state or local laws, ordinances or regulations or which may be necessary as a result of any restrictive covenants relating to the Tea Shop's site. Prior to the beginning of construction of the Tea Shop, you will obtain all permits, licenses and certifications required for the lawful construction or remodeling and operation of the Tea Shop. We will render reasonable assistance as requested by you, at your reasonable cost.~~
9. ~~You acknowledge and agree that you will not open the Tea Shop for business without our written authorization, and such written authorization to open is conditioned upon your strict compliance with this Agreement.~~

Article 3. — Fees, the Refundable Security Deposit

1. The total initial fees of the Sharetea system and a Tea Shop are as described in the table below:

Concept Type	Sharetea Regular	Sharetea Plus
<i>Store Size</i>	1000~1200 Sq	1200+ sq
<i>Franchise Fee</i>	\$12,000	\$13,500
<i>Technology Transfer Fee</i>	\$19,200 (10 training days)	\$21,600 (15 training days)
<i>Opening Support Fee</i>	\$7,200 (3 opening support days)	\$8,100 (5 opening support days)
<i>Design and Floor Plan Fee</i>	\$9,600	\$10,800
Total Initial Fees	\$48,000	\$54,000

2. ~~30% of the total initial fees is payable within seven (7) calendar days following the signing date of an initial memorandum of understanding, substantially in the form as shown in Exhibit A. The remaining 70% of the initial fees is payable within fourteen (14) calendar days following the signing of the Agreement. The initial fees are not refundable and must be paid in full, without reduction or offset.~~
3. ~~The Franchisee is also responsible a refundable Security Deposit of US\$10,000 (the “Security Deposit”), payable within fourteen (14) calendar days following the signing of the Agreement. Security Deposit will be returned to the Franchisee at upon the expiration or termination of the Agreement if The Franchisee has not materially breached the Agreement.~~
4. ~~The Franchisee shall pay a royalty of 6% of your gross monthly sales of the tea shop, with a minimum royalty fee of US\$1,200 per month. Gross monthly sales means the aggregate amount of all sales of our products, food, beverages and other merchandise and products approved by us and sold and services rendered at Tea Shop per month but excluding: (a) value-added, sales or service taxes collected from customers and paid to the appropriate governmental taxing authority; and (b) all customer refunds and adjustments and promotional discounts, including senior citizens discount. The royalty fee for the previous month is payable before the 10th of the next month, along with the previous month’s financial statements and related records.~~
5. ~~All payments made under this Agreement will be subject to reduction to reflect taxes or other charges required to be withheld by law. In the event that Franchisee is required to withhold taxes on behalf of Franchisor, Franchisee will inform Franchisor and provide documents relating to the withholding tax.~~
6. ~~If you are late in paying all or part of a fee due to us, then you must also pay us our then current late fee and interest on the unpaid amount calculated from the date due until paid at the rate of 5% per month, or the highest rate allowed by law, whichever is higher. You must also pay all~~

collection charges, including reasonable attorneys' fees, incurred by us to collect fees that are due.

Article 4. — Advertising

- ~~1. You will conduct commercial marketing activities at your own cost in accordance with the common commercial practices. We will support your grand opening support by providing you with marketing designs but not physical marketing materials.~~
- ~~2. If you wish to use any advertising or promotional material that you have prepared or caused to be prepared, then you must submit the material and the proposed use for our prior written approval in advance of any use, and discontinue such use when we require. Our prior written approval may take the form of guidelines. For on-going promotions, we may provide assistance and support on a case-by-case basis.~~
- ~~3. We do not currently have a marketing fund, though we reserve the right to establish and administer such a marketing fund in the future on a regional or national basis and which will be contributed into only by our franchisees. We do not anticipate enacting the marketing fund during this calendar year, or until we determine that a sufficient number of Tea Shops are open and operating so that regional or national advertising provides a benefit to the Sharetea System. However, when we do establish the marketing fund, those franchisees will have to contribute to the marketing fund a specified percentage of the gross monthly sales (as define below) of the Tea Shop to be paid in the same manner as the royalty payments. When and if established, the amount to be paid to the marketing fund is a percentage of gross monthly sales agreed upon by the Parties in writing. The marketing fund nor any funds for advertising and marketing will be used for advertisement that is principally a solicitation for the sale of franchises for Sharetea System. We do not currently have a franchisee advertising council that advises us on advertising policies, though we reserve the right to establish such a council in the future.~~
- ~~4. We are not obligated to make expenditures for you that are equivalent or proportionate to your contributions to the marketing fund, or to ensure that you benefit directly or on a pro rata basis from the marketing fund's activities. Upon your request, we will provide you with an audited statement of receipts and disbursements for the marketing fund that is audited by an independent, certified public accountant, for each fiscal year of the marketing fund.~~

Article 5. — Initial Mandatory Training, On-Site Support, and Related Training Expenditures

- ~~1. Following the signing of this Agreement, you will assign at least eight (8) of your staff at your Tea Shop in the United States to receive initial mandatory trainings for minimum ten to fifteen (10-15) calendar days at a schedule agreed upon by both Parties. You will be solely responsible for your staff's incurred expenses, including but not limited to, transportation, accommodation and meal expenses. You will also be responsible for the consultant's round trip airfares from Taiwan (Republic of China) and local transportation, meals, three stars or above hotel accommodation. The initial mandatory training covers corporate overview, brand management, purchasing of raw materials, supplies, and necessary equipment, food safety, tea and drinks making, store operations management, and other training programs as we see fit, and will include, but not be limited to, operations managements, logistic management, import operations, marketing plans, tea shop management, raw material inventory and controls, and~~

~~basic maintenances. We may offer special training courses such as service staff training, special promotion training, other pre-opening supports and continuous organizational supports.~~

- ~~2. Upon the completion of the initial mandatory training, we will assign, and you will fully cooperate with, a business operation consultant to assist you in the overall operating plan for a period of fifteen (15) calendar days immediately prior to the opening of the Tea Shop. The business operation consultant will provide you with guidance in areas such as labor management and tea shop management. We will be solely responsible for this business operation consultant's international transportation expenses and salary. You will be solely responsible for the expenses incurred locally, including but not limited to, the local transportation, meal, three stars or above hotel accommodation expenses, and other reasonable costs. If we pay the aforesaid fee in advance, you will reimburse us within seven (7) calendar days upon receiving our written reimbursement request.~~
- ~~3. After the opening of the Tea Shop, we may, at every quarter and upon your written request, assign a business operation consultant to provide complimentary consultation for and at the Tea Shop for not more than three (3) calendar days. In the event that you request additional consultation service, you will discuss and schedule with us in advance, and you agree to make the following payments within seven (7) calendar days upon receiving our written reimbursement request:~~
 - ~~a. The salary for business operation consultant(s) is US\$300 per person per day. If you would like to appoint a specific operation consultant it would be US\$350 per person per day;~~
 - ~~b. The round trip airfare for the business operation consultant(s); and~~
 - ~~c. The local transportation, meal, three stars or above hotel accommodation expenses of the business operation consultant(s), and other reasonable costs incur on behalf of you.~~

Article 6. — Operation of the Tea Shop

- ~~1. Opening Date: You will notify us with a fifteen (15) business day prior written notice prior to the opening date.~~
- ~~2. Operating in Accordance with Our Standards. You agree to operate the Tea Shop in accordance with all of our Standards, some of which are set forth in this Article. Among other things, you agree to:~~
 - ~~a. Keep the Tea Shop open and in continuous operation for hours we prescribe or agreed upon, and operate the Tea Shop only under the Sharetea System, unless we give written approval to do otherwise;~~
 - ~~b. Install and use types of equipment, hardware, and utensils we prescribed, including but not limited to the types of equipment, hardware, and utensils as listed in Exhibit B;~~
 - ~~c. Install and use only equipment, hardware, utensils, furnishings, fixtures, and signage that we approve, replace them as we may require, and source them from approved suppliers;~~

- ~~d. Use only supplies, materials, and other items that we approve, and source them from approved suppliers, of which we may be one;~~
 - ~~e. Sell all required products, sell only approved products, and source them from suppliers that we approve, of which we may be one, and maintain a sufficient supply of all approved products to meet customer demands at all times, unless you receive our written approval to do otherwise;~~
 - ~~f. Maintain a safety inventory as we suggest in according to the sizes and location of the Tea Shop to ensure customer satisfaction and in consideration of potential shipping delays;~~
 - ~~g. Use best efforts to hire employees of good character. Maintain a sufficient number of properly trained managers and employees to render quick, competent and courteous service to Tea Shop customers in accordance with our Standards.~~
 - ~~h. Comply with all of our requirements relating to health, safety and sanitation; and~~
 - ~~i. Timely execute marketing windows.~~
- ~~3. Compliance with Applicable Laws. You agree to comply with all civil and criminal laws, ordinances, rules, regulations and orders of public authorities pertaining to the occupancy, operation and maintenance of the Tea Shop.~~
- ~~4. Point Of Sales System. Prior to the opening of the Tea Shop, we must inspect and approve the Point Of Sales (POS) hardware and software system to be used in the Tea Shop to ensure that the POS system is compatible with our accounting system.~~
- ~~5. Right of Inspection. You agree that our employees and agents have the right to enter the Tea Shop without notice during business hours to determine your compliance with Standards and this Agreement. During the course of any such inspection, we may photograph or video any part of the Tea Shop. We may select ingredients, products, supplies, equipment and other items from the Tea Shop to evaluate whether they comply with our Standards. We may require you to immediately remove non-conforming items at your expense, and we may remove them at your expense if you do not remove them upon request.~~
- ~~6. Determination of Prices. Because enhancing Sharetea System and Trademarks' competitive position and consumer acceptance for Sharetea products is a paramount objective of us and our franchisees, and because this objective is consistent with the long term interest of the Sharetea System overall, we may exercise rights with respect to the pricing of products and services to the fullest extent permitted by then applicable law. These rights may include, without limitation, prescribing the maximum and/or minimum retail prices which you may charge customers for the products offered and sold at the Tea Shop, and which prices you will be compelled to observe, engaging in marketing, promotional and related campaigns which you must participate in and which may directly or indirectly impact your retail prices (such as "buy one, get one free"). Further, we may engage in such activity only in certain geographic areas (cities, states, or regions) and not others, or with regard to certain subsets of franchisees and not others. You acknowledge and agree that any maximum, minimum or other prices we prescribe or suggest may or may not optimize the revenues or profitability of the Tea Shop.~~
- ~~7. Conditions of Employment. You are solely responsible for all employment decisions, including hiring, promoting, discharging, and setting wages and terms of employment.~~

- ~~8. Uniforms: In order to maintain the uniform enterprise image of the Sharetea System, your retailing personnel will wear our uniform. If you or any of your employees violates this Article, we reserve the right to fine you on a basis of US\$100 per each violation per employee.~~
- ~~9. Suppliers: We have the right to approve or disapprove any supplier to your Tea Shop or to the Sharetea System. From time to time, we may enter into or require national or regional exclusive supply arrangements with one or more independent suppliers for certain approved products. In evaluating the need for an exclusive supplier, we may take into account, among other things, the uniqueness of the product; the projected price and required volume of the product; the investment required and the ability of the supplier to meet the required quality and quantity of the product; the availability of qualified, alternative suppliers; the duration of the exclusivity; and the desirability of competitive bidding.~~
- ~~10. Complaints: You must submit to us copies of any customer complaints relating to the Tea Shop. You must submit to us any communications from public authorities about actual or potential violations of laws or regulations relating to the operation or occupancy of the Tea Shop. We will specify from time to time the manner of submission of this information to us.~~
- ~~11. Courtesy: The parties will continuously strive to treat each other with courtesy and respect in all aspects of the franchise relationship.~~
- ~~12. Repairs and Maintenance: You agree to continuously maintain the Tea Shop, including all fixtures, furnishings, signs and equipment, in the degree of cleanliness, orderliness, sanitation and repair, as prescribed by our Standards. You agree to make needed repairs (and replacements) to the Tea Shop, including all fixtures, furnishings, signs and equipment, on an ongoing basis to ensure that your use and occupancy of the Tea Shop and Premises conform to our Standards at all times. You are responsible for the costs associated with maintenance, repairs and replacements, alterations and additions.~~
- ~~13. Your Development: We have the right to use and incorporate into the Sharetea System for the benefit of other franchisees and us any modifications, ideas or improvements, in whole or in part, developed or discovered by you or your employees or agents, without any liability or obligation to you or the developer thereof.~~

Article 7. — Franchisor's Trademarks and Intellectual Properties

- ~~1. You agree to use only the Trademarks we designate and in the manner that we approve. You may use and display such Trademarks only in connection with the operation of the Tea Shop and in compliance with our Standards. You may only use our Sharetea Trademarks on vehicles if you first obtain our written consent.~~
- ~~2. You may not use the Trademarks to advertise or sell products or services through the mail or by any electronic or other medium, including the Internet, without our prior written approval. Our right of approval of any Internet usage of our Trademarks includes approval of the domain names and Internet addresses, website materials and content, and all links to other sites. We have the sole right to establish an Internet "home page" using any of the Trademarks, and to regulate the establishment and use of linked home pages by our franchisees. Furthermore, we reserve the right to set up the social media account name to your store, such as a Facebook fan page.~~
- ~~3. You acknowledge that all copyrights and other proprietary rights of the Trademarks are exclusively owned by us. You will only use such rights for the operation of Tea Shop at the~~

~~Site and will not change or modify the Trademarks or its derivatives, or claim any copyrights or other proprietary rights for the Trademarks or its derivatives. Franchisee will not register, in whole or in part, within the US or in any other areas, the Trademarks or other trademarks, marks, logos, or designs similar or confusingly similar to the Trademarks. Unless stated otherwise in this Agreement, Franchisee will not, at anytime, declare that it has any rights or qualification over the Trademarks, and will not cause any damage to the intellectual property rights of Franchisor, nor will Franchisee cause any third parties to do the same.~~

- ~~4. You cannot use the names “Sharetea” or “歇脚亭”, any of our company names, Trademarks, or anything confusingly similar as part as part of a corporate, limited liability company, other entity name, e-mail address, electronic identifier, or internet domain name. For example, your business name may not include any of our company names or Sharetea Trademarks or any variation of them and you may not use your name in connection with our Sharetea Trademarks in advertising your Tea Shop (such as “John Smith’s Sharetea”). In all approved uses of the Trademarks on your business forms such as your letterhead, invoices, order forms, receipts, and contracts, you must identify yourself as our franchisee and your business as independently owned and operated.~~
- ~~5. You agree to notify us promptly of any litigation relating to the Trademarks. In the event we undertake the defense or prosecution of any such litigation, you agree to execute any and all documents and do such acts and things as may be necessary, in the opinion of our counsel, to carry out such defense or prosecution.~~
- ~~6. Prior to the manufacturing of the merchandise under the Trademarks, you will provide the concepts and art designs (including the draft and final proposal) of such merchandise and the three dimensional model thereof for our approval, provided, however, our approval or consent does not guarantee that the abovementioned material or model as provided by you are in compliance with the applicable laws. In the event of violation of any applicable law, you will be held solely liable. All containers, packages, labels, display materials, promotional materials, catalogs and advertisements (including but not limited to press release) which Franchisee intends to use under the Agreement will be provided to Franchisor for its written approval prior to the use or utilization thereof.~~
- ~~7. Franchisee agrees that upon the expiration or termination of this Agreement, Franchisee will neither by itself nor authorizes others to manufacture the licensed merchandise. All art designs (including but not limited to any diagrams, drawings or three dimensional models) provided by Franchisor or created by Franchisee under this Agreement will be returned to Franchisor.~~
- ~~8. Franchisee agrees to review the “Trademark Guidelines” supplied by the Franchisor, and to comprehend and adhere to all aspects of these guidelines to ensure proper usage of the Trademarks.~~

Article 8. Sources of Raw Materials and Supplies

- ~~1. The reputation and goodwill of Sharetea System is based upon, and can be maintained only by, the sale of high-quality products. A list of approved suppliers is available on request. Suppliers are required to share shipping, distribution and all other information with us, and you will be required to cooperate. You and/or the supplier may request approval by submitting the request to us in writing. All requests will be reviewed in accordance with our then-current procedures and we will take into consideration our available resources, which may affect the timing of our~~

response. The supplier must meet our then current specifications, standards and requirements, which may include signing a non-disclosure agreement and a guarantee of performance. We may change our specifications, standards and requirements at any time. There is no limit on our right to do so. If the supplier that you propose is initially approved or disapproved, we will notify you and the supplier within thirty (30) to sixty (60) calendar days depending on the nature of the products or services. We may withdraw our approval at any time if the supplier's performance does not meet our criteria, we change our specifications, standards or requirements or other reasons. You or the supplier will be required to reimburse us for all costs that we incur in the testing and approval process whether the supplier is approved or not.

- ~~2. All food products, supplies, equipment and materials of your Tea Shop and services to your Tea Shop must meet our specifications, standards, and requirements. You must purchase these items from suppliers that we approve in writing. In case of any violation, you will pay a liquidated damage equals to US\$10,000 for each violation. If you select to purchase from us or our affiliates in Taiwan, the delivery term for such purchases will be Incoterms® 2020 FOB (FREE ON BOARD) at Taiwan port designated by us.~~

Article 9. — Books, Records, and Reports

- ~~1. You are required to keep business records in the manner and for the time required by law, and in accordance with generally accepted accounting principles. You are required to keep any additional business records that we specify from time to time, in the manner and for the time we specify. All records must be capable of being reviewed by us without special hardware or software. You must retain copies of each state and federal tax return for the franchised business for a period of two (2) years.~~
- ~~2. Within ten (10) business days from our request and at our option, you agree to (a) photocopy and deliver to us those required records that we specify, or (b) at a location acceptable to us, provide us access to any required records that we specify for examination and photocopying by us. If after we review your business records, which include your business tax returns, we believe that underreporting of gross monthly sales may have occurred, then upon request, you must pay us back the underreported royalties within five (5) calendar days of receiving our notice, and we reserve the right to terminate this Agreement immediately without further notice.~~
- ~~3. We will keep any records you provide to us that contain confidential information of yours confidential, provided such records are marked confidential and, by their nature, would be considered by a reasonable person to be confidential, but we may release information to any person entitled to it under any lease, to a prospective transferee of the Tea Shop, in connection with anonymous general information disseminated to our franchisees and prospective franchisees, in the formulation of plans and policies in the interest of the Sharetea System, or if required by law or any legal proceeding.~~

Article 10. — Insurance

- ~~1. Prior to opening or operating the Tea Shop for business, and prior to constructing the Tea Shop in the event you are developing the Tea Shop, you agree to acquire insurance coverage of the type and in the amounts required by law, by any lease or sublease, and by us, as prescribed in our Standards or as described herein. You must maintain such coverage in full force and effect throughout the duration of this Agreement. We have the right to change requirements from time to time. All insurance must be placed and maintained with insurance companies with~~

ratings that meet or exceed our Standards. At our request, you must provide us with proof of required insurance coverages.

2. ~~You must provide commercial general liability coverage with minimum limits in the amount of US\$2,000,000 per occurrence, fail to maintain such insurance may result in loss of your franchise and additional financial obligations.~~

Article 11. — Franchisee’s Representation and Warranties

~~You will save, defend, indemnify and hold us and our successors and assigns harmless, from and against (i) any and all claims based upon, arising out of, or in any way related to your breach of this Agreement or any agreements between you or your affiliates and us or our affiliate; and (ii) any and all expenses and costs (including reasonable attorney’s fees) incurred by or on behalf of us in the defense against any and all such claims.~~

Article 12. — Franchisor’s Obligations

1. ~~We will maintain a continuing advisory relationship with you by providing such assistance as we deem appropriate regarding the development and operation of the Tea Shop. We may require that you designate a fully trained person as our primary contact.~~
2. ~~We will advise on the selection of the Tea Shop’s site as well as its construction, design, layout, equipment, maintenance, repair and remodeling. We will advise on the training of managers and crew personnel; on marketing and merchandising; on inventory control and record keeping; and on all aspects of Tea Shop operations.~~
3. ~~In support of our advisory relationship, we will make available to you our then current operations manuals setting out our Standards, together with explanatory policies, procedures and other materials to assist you in complying with those Standards. We will continue our efforts to maintain high and uniform standards of quality, cleanliness, appearance and service at all Tea Shops.~~

Article 13. — Term and Renewal

1. ~~Term. The Agreement will be effective and binding for a period of three (3) years from the Effective Date (the “Term”), unless terminated earlier in accordance with Article 17 or by mutual agreement or renew in accordance with this Article. It will be terminated automatically without further notice at the end of the Term.~~
2. ~~Conditional Renewal of Franchise. This Agreement will not automatically renew upon the expiration or early termination of the Term. You have an option to renew the Franchise upon the expiration of the Term for additional term of two (2) years (the “Renewal Term”) if, and only if, each and every one of the following conditions have been satisfied:~~
 - a. ~~You give us written notice of your desire to renew the Franchise at least six (6) months prior to the end of the Term;~~
 - b. ~~You are not, when notice is given, and do not become prior to the expiration or early termination of the Term, in default of any provision of this Agreement or any other agreement between you and us or your subsidiaries or affiliates or with any other creditor or supplier of the Tea Shop or lessor or sub-lessor of the Tea Shop, and you have maintained the most current Standards;~~

- ~~c. and you will have fully and faithfully performed all of its obligations under this Agreement and all such other agreements throughout their terms;~~
- ~~d. You must execute and deliver to us, within ten (10) business days (or any longer period required by law) after delivery to you, the then-current form of Agreement being offered to new franchisees at the time of renewal, including all exhibits and our other then-current ancillary agreements, which will supersede in all respects the terms and conditions of this Agreement and may contain terms and conditions substantially different from those set forth herein, including, without limitation, an increase in Royalty or marketing funds or a change in the Site. The renewal fee is US\$10,000;~~
- ~~e. We approve the terms of any lease extension or new lease covering the Renewal Term, whether the lease for the Site is with our affiliate or us or with a third party, including a third party in which you have an interest; or you provide us with evidence that you have the right to remain in possession of the Site or to secure and develop a suitable alternative site acceptable to us for the Renewal Term;~~
- ~~f. Prior to entering into the successor franchise agreement, we may request you and/or your supervisory and operational manager(s) to attend and successfully complete to our reasonable satisfaction any retraining program we may require, at your sole expense; and~~
- ~~g. You execute and deliver a termination of this Agreement, in the form we prescribe from time to time that releases all claims that we may have against each other, and our respective parents, affiliates and subsidiaries, and their respective officers, directors, shareholders and employees in both their corporate and individual capacities; provided, however, that each parties' indemnification obligations for claims arising in connection with this Agreement will survive termination of this agreement.~~

Article 14. Assumption and Transfer of Rights

- ~~1. A "transfer" by you is any sale, assignment, transfer, conveyance, gift, pledge, mortgage or other encumbrance of any interest in either this Agreement, the franchise itself, or any proprietorship, partnership, limited liability company ("LLC") or corporation which owns any interest in the franchise, to any person, persons, partnership, association, LLC or corporation, whether by contract, operation of law or otherwise.~~
- ~~2. Transfer by Us: This Agreement inures to the benefit of our successors and assigns, and we may assign our rights to any person or entity that agrees in writing to assume all of our obligations without your approval. Upon transfer, we will have no further obligation under this agreement, except for any accrued liabilities.~~
- ~~3. Transfer by You: We entered into this Agreement based on your qualifications. You may transfer a direct or indirect interest in this Agreement, but the Site and the associated rights and obligations are a package and are not themselves divisible in any way. Any transfer requires our prior written consent, which will not be unreasonably withheld. In the event a person holding a direct or indirect interest dies, that person's legal representative must, within six (6) months of the event, apply in writing to transfer that interest with notice to all other persons having a direct or indirect interest in this Agreement.~~

4. ~~Transfer Fee: At the time of transfer, you must pay us a Transfer Fee of US\$10,000.~~
5. ~~Right of First Refusal: In the event that you desire to sell, assign, or transfer any of your interest in the Tea Shop, you will give us prior six-month written notice of such desire, setting forth in such notice all of the details of such contemplated sale, assignment or transfer, including without limitation thereto, the price, currency, terms and conditions of such proposed transaction and the identity and address of the proposed purchaser or transferee. We will have fourteen (14) calendar days after receipt of such notice to exercise in writing our right of first refusal option to purchase your interest with the terms and conditions mutually agreed by the Parties. If the Parties cannot reach consensus of the terms and conditions within fourteen (14) calendar days of the above notice, then we will evaluate whether we would approve such transfer pursuant to Article 14.3.~~

Article 15. — Forbidden to Engage in Competition

~~You agree that you will receive valuable training and Confidential Information that you otherwise would not receive or have access to but for the rights licensed to you under this Agreement, and you have received the right to operate a Sharetea system. You therefore agree to the following noncompetition covenants:~~

1. ~~Unless otherwise specified, the term “you” as used in this Article includes, collectively and individually, all spouses and family members of any shareholders, members, principal owners, guarantors, officers, directors, managers, partners, as the case may be, and holders of any ownership interest in you. We may require you to obtain from your manager and other individuals identified in the preceding sentence a signed non-compete agreement in a form satisfactory to us that contains the non-compete provisions of this Article.~~
2. ~~You agree that during the term of this Agreement, or during any Renewal Term, you will not, either directly or indirectly, for yourself, or through, on behalf of, or in conjunction with any person or entity, own, manage, operate, maintain, engage in, consult with or have any interest in any Competitive Business (as defined below) other than one authorized by this Agreement or any other agreement between us and you.~~
3. ~~You agree that you will not, for a period of two (2) years after the expiration or termination of this Agreement, or after the expiration or termination of any Renewal Term, regardless of the cause of termination, or within two (2) years of the sale of the Tea Shop or any interest in you, either directly or indirectly, for yourself, or through, on behalf of, or in conjunction with any person or entity, own, manage, operate, maintain, engage in, consult with or have any interest in a Competitive Business at the Site of the former Tea Shop and within a 3-mile radius of the Site. For purposes of this Article, a “Competitive Business” includes any business where 50% or more of its sales include the sale of gourmet coffees and teas, coffee or tea-based beverages, bubble tea.~~
4. ~~You agree that the length of time in this Article will be tolled for any period during which you are in breach of the covenants or any other period during which we seek to enforce this Agreement. The parties agree that each of the foregoing covenants will be construed as independent of any other covenant or provision of this Agreement.~~
5. ~~In the event you violate this Article, you will pay us a liquidated damage of US\$10,000 for each violation, all gains you have derived from the violation, and immediate cease of all competing activities. You agree that a breach of the covenants contained in this Article will be~~

~~deemed to threaten immediate and substantial irreparable injury to us and give us the right to obtain immediate injunctive relief without limiting any other rights we might have.~~

Article 16. Confidentiality obligations

- ~~1. All information, including but not limited to the information relating to Sharetea System and other technologies, formulation, recipes, manufacturing methods, programs, pricing structures, marketing strategy, and store designs are our trade secret (the "Confidential Information"). Confidential Information further includes any information that derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, 3rd parties who can obtain economic value from its disclosure or use, and is the subject of efforts that are reasonable under the circumstances to maintain its secrecy. You expressly acknowledge that your relationship with us does not vest in you any interest in the Confidential Information other than the right to use it in the development and operation of the Tea Shop. Use or duplication of Confidential Information in any other business would constitute an unfair method of competition.~~
- ~~2. You, who have been made to know or in possession of the foresaid Confidential Information by joining the franchise, are only allowed to utilize said Confidential Information insofar as it is necessary for the execution of the Agreement. At all times both during the term of this Agreement and after expiration or earlier termination of this Agreement for any reason, you (and your directors, officers, employees, representatives, managers, shareholders, members, partners or other equity owners) will take all the necessary steps to prevent the unauthorized disclosure of the Confidential Information to any third party, with the exception of sub-franchisees who will also be subject to the confidentiality obligations to us under the sub-franchise agreements. Such obligation will continue for two (2) years following the expiration or early termination of this Agreement.~~
- ~~3. In the event you violate this Article, you will pay us a liquidated damage of US\$10,000 for each violation plus all gains you have derived from the violation. If you fail to remedy such violation, we may, at our sole discretion, terminate the Agreement immediately without further notice.~~
- ~~4. This Article will survive expiration or termination of this Agreement.~~

Article 17. Termination

- ~~1. This Agreement may be terminated with immediate effect by mutual written agreement by both Parties.~~
- ~~2. In addition to your right to terminate the agreement upon any grounds available by law and other right of termination as stated in this Agreement, in the event that any one of the following has occurred, we are entitled to, by providing a prior 180 days written notification to rescind, terminate, or refuse renewal of this Agreement and claim against you for damages incurred thereby as a result:~~
 - ~~a. you default on a monetary obligation to us and do not cure the default within thirty (30) calendar days from the date you receive our written notice to cure (if state law requires a longer cure period, then that longer period will apply);~~
 - ~~b. you default on any other provision of this Agreement, or any agreements between you or your affiliates and us or our affiliates, and do not cure the default within~~

~~thirty (30) calendar days from the date you receive our written notice to cure (if state law requires a longer cure period, then that longer period will apply);~~

- ~~e. you have experienced a change of control (a change of control does not occur if you retain more than 50% of the shares after the transfer, or if all of the interests transfer to your spouse(s) or children or to your beneficiaries or heirs in the event that you die or become mentally incapacitated); or~~
- ~~d. you challenge the validity of the Trademarks, marks, trade names, service logos, graphic configurations, emblems, apparels and designs of the Sharetea System;~~
- ~~e. if you are convicted of or plead guilty or no contest to a felony or crime of moral turpitude; or~~
- ~~f. if you commit a fraud upon any of our affiliate(s) or us.~~

~~3. If we terminate this Agreement or upon the expiration of this Agreement, then~~

- ~~a. you must immediately pay us all unpaid Franchise Fees, Royalty payment, or any amount due, without reduction or offset, even if you did not open any or all of the Tea Shop;~~
- ~~b. all rights granted pursuant to this Agreement will cease immediately without further notice;~~
- ~~c. you will co-operate with us in the cancellation of any licenses or registrations registered with you or under your name, if any, and will execute such documents and do all acts and things as may be necessary to affect such cancellation;~~
- ~~d. you will return to us promptly, at your sole expense, all records and copies of promotional materials or objects in its possession relating to the Sharetea System, and of any information of a confidential nature communicated to you by us or our affiliates pursuant to, in connection with, or arising from this Agreement.~~

~~4. The expiration or termination of this Agreement will not affect any provision of this Agreement that expressly or by implication is intended to come into or continue in force on or after termination or expiry of this Agreement, and will remain in full force and effect.~~

~~5. Termination or expiration of this Agreement will not affect any rights, remedies, obligations or liabilities of the parties that have accrued up to the date of termination or expiration, including the right to claim liquidated damages in respect of any breach of the Agreement which existed at or before the date of termination or expiration.~~

Article 18. Dispute settlement

~~Whenever this Agreement or any related agreement grants, confers or reserves to us the right to take action, refrain from taking action, grant or withhold our consent or grant or withhold our approval, unless the provision specifically states otherwise, we will have the right to engage in such activity at our option, taking into consideration, our assessment of the long term interests of the Sharetea System overall. You and us recognize, and any court or judge is affirmatively advised, that if those activities and/or decisions are supported by our business judgment, neither said court, said judge nor any other person reviewing those activities or decisions will substitute his, her or its judgment for our judgment. When the terms of this Agreement specifically require that us not~~

~~unreasonably withhold our approval or consent, if you are in default or breach under this Agreement, any withholding of our approval or consent will be considered reasonable.~~

~~The Agreement has been entered into in accordance with laws of Illinois, and all questions with respect to the construction of this Agreement and the rights and liabilities of the parties will be governed by the laws of Illinois without regard to its conflicts of laws, and excluding the application of the United Nations Convention on Contracts for the International Sale of Goods 1980.~~

~~Any dispute, disagreement, controversy or claim arising out of or in connection with this Agreement ("Dispute") will be settled by the parties through mutual good faith discussions. If the parties are unable to do so within sixty (60) calendar days after the complaining party's written notice to the other party, the parties will then seek to resolve the dispute through non-binding mediation conducted in Illinois. Each party must bear its own expenses in connection with the mediation and must share equally the fees and expenses of the mediator. If the parties are unable to resolve the dispute within sixty (60) calendar days after commencing mediation, either party may commence litigation in the applicable courts in Illinois. Notwithstanding the commencement of such dispute resolution, the Parties will continue to perform their obligations hereunder.~~

Article 19. — Waiver/Integration

~~No waiver by us of any breach by you, nor any delay or failure by us to enforce any provision of this Agreement, may be deemed to be a waiver of any other or subsequent breach or be deemed an estoppel to enforce our rights with respect to that or any other or subsequent breach. Subject to our rights to modify the operations manuals and/or the Standards and as otherwise provided herein, this Agreement may not be waived, altered or rescinded, in whole or in part, except by a writing signed by you and us. This Agreement together with the addenda and appendices hereto and the application form executed by you requesting us to enter into this Agreement constitute the entire agreement between the parties and supersede any and all prior negotiations, understandings, representations, and agreements. Nothing in this or in any related agreement, however, is intended to disclaim the representations we made in the franchise disclosure document we furnished to you. You acknowledge that you are entering into this Agreement as a result of your own independent investigation of our franchised business and not as a result of any representations about us made by our shareholders, officers, directors, employees, agents, representatives, independent contractors, or franchisees that are contrary to the terms set forth in this Agreement, or in any franchise disclosure document, prospectus, or other similar document required or permitted to be given to you pursuant to applicable law.~~

Article 20. — Miscellaneous

- ~~1. An event of Force Majeure will mean an event where you are unable to perform any portion this Agreement by any prevention, delay, or stoppage caused by strikes, lockouts, labor disputes, acts of God, inability to obtain services, labor, or materials or reasonable substitutes for those items, government actions, civil commotions, fire or other casualty, or other causes beyond your reasonable control.~~
- ~~2. You are an independent contractor of ours. Neither party to this Agreement has the power to bind the other. Neither party is liable for any act, omission, debt or any other obligation of the other, and you and we agree to indemnify and save each other harmless from any such claim and the cost of defending such claim.~~

- ~~3. The waiver by either party of a breach of any provision of this Agreement applies only to that one breach and only to that one provision.~~
- ~~4. If we accept payments from any person or entity other than you, such payments will be deemed made by such person as your agent and not as your successor.~~
- ~~5. If, for any reason, any provision of this Agreement is determined to be invalid or to conflict with an existing or future applicable law, then the remaining provisions will continue to bind the parties and the invalid or conflicting provision will be deemed not to be a part of this Agreement.~~
- ~~6. Our rights and remedies are cumulative.~~
- ~~7. Neither you nor your successor may create or assert any security interest or lien in this Agreement.~~
- ~~8. This Agreement and the documents referred to herein will be the entire, full and complete agreement between you and us concerning the subject matter of this Agreement, which supersedes all prior agreements.~~
- ~~9. Nothing in this Agreement is intended to disclaim the representations we made in the franchise disclosure document that we furnished to you.~~
- ~~10. This Agreement may only be modified by the parties in writing.~~
- ~~11. All notices will be sent by prepaid private courier or certified mail to the addresses specified below, or to such other addresses as you and we provide each other in writing.~~

To Sharetea_____

To Franchisee_____

*Attention:*_____

*Attention:*_____

Address: 18F, 7, No. 95, Sec. 1, Xintai 5th Rd., *Address:*

Xizhi Dist., New Taipei City 221416,

Taiwan_____

*Tel:*_____

*Tel:*_____

*Fax:*_____

*Fax:*_____

*Email:*_____

*Email:*_____

- ~~12. Your success in this business is speculative and depends, to an important extent, upon your ability as an independent business owner. We do not represent or warrant that locations we approve will achieve a certain level of sales or be profitable. If we provide maps, demographics or other information to you in connection with the Site, we do so without any representation or warranty that the information is complete, accurate or current. We do not represent that you will be able to find or secure appropriate location or that you will be able to develop the Tea Shop. You further acknowledge and understand that we make no representation, promise, warranty, or guarantee, express or unlimited, that the Tea Shop operates at the approved Site will be profitable or otherwise successful. By your signature below, you acknowledge that you have entered into this Agreement after making an independent investigation of the Sharetea System and the Site.~~
- ~~13. No statement, questionnaire, or acknowledgment 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 any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.~~

~~**In Witness Whereof,** the parties have been given full understanding as to the extent of the Agreement and do so by acknowledging with due signature and endorsement by authorized signatories from the parties as provided below.~~

Lilian USA LLC _____

Signature: _____ Signature: _____

Name: Cheng, Kai Lung _____ Name: _____

Title: President _____ Title: _____

Date: _____ Date: _____

Exhibit A

Form of Memorandum of Understanding

~~“Sharetea” Licensing Memorandum of Understanding (for Single Store)~~

Licensor : Lilian USA, LLC (referred to as “Party A”)

Licensee of the Area : _____ (referred to as “Party B”)

Cooperation Purpose :-

~~—As Party A illustrates and discloses to Party B that Party A has the operation management KNOW-HOW of the brand “Sharetea” (the “Brand”), Party B wishes to apply to Party A for the non-exclusive right to use the brand of “Sharetea” in _____ for operating one (1) tea shop.~~

~~—Both parties agree that the total amount of the franchise fee is US\$ _____. The upfront franchise fee payable to Party A is for obtaining the right to open one (1) tea shop under the Brand in _____ (the “Area”) for a period of three (3) years, and to receive educational training in your store (of which Party B shall be solely responsible for its staff’s transportation, accommodation and meal expenses and Party B shall also be responsible for the consultant’s round trip airfares from Taiwan (Republic of China) and local transportation, meals, three stars or above hotel accommodation). The fees shall be paid as follows:~~

- ~~1) Party B is obligated to pay US\$ _____ of the first installment of royalty fees within seven (7) calendar days after the execution of the memorandum of understanding.~~
- ~~2) Party B shall pay US\$ _____ of the second installment of franchise fee and US\$10,000 of refundable guarantee fee within fourteen (14) calendar days after signing the Agreement. Refundable guarantee fee shall be returned to Party B at expiration of the Agreement, provided that there is no breach of the Agreement by Party B.~~
- ~~3) After your tea shop opening, you will pay a royalty fee of 6% of your gross monthly sales of the tea shop, with a minimum royalty fee of US\$1,200 per month. The royalty fee for the previous month is also payable before the 10th of the next month, along with the previous month’s financial statements and related records.~~
- ~~4) Party A will assign a consultant to assist Party B in the overall operating plan. Party B shall pay for the fee incurred, including local transportation, meal, and hotel accommodation expenses.~~

~~5) Party A shall pay visits and inspect at Party B's store regularly. Or Party A at the request of Party B, Party A shall assign consultants to go to _____ provide consultation and supervision every three (3) months or six (6) months. Party B shall pay for the fee incurred, including international transportation, local transportation, meal, and hotel accommodation expenses as well as the salary US\$300 per person per day for technical and service consultants;~~

~~Party B shall set up a company for operating the brand "Sharetea". To ensure the uniform style of "Sharetea", Party B shall comply with Party A's standardized operation process and corporate identity system of store design. To ensure the uniform quality of material, Party B shall comply where necessary with the requirements of raw material and distinctive package set by Party A; otherwise Party B shall be deemed in breach.~~

~~Responsibilities, Obligations and Confidentiality~~

~~The Parties shall negotiate in good faith to shall sign the Agreement within ninety (90) calendar days after the execution of the memorandum of understanding. The Memorandum of Understanding shall terminate at expiration. Party B shall fulfill the confidentially obligation and return all confidential information and materials of Party A acquired by Party B. In an event that the memorandum of understanding has expired without the Parties signing the Agreement, 50% of the paid franchise fee and US\$10,000 of refundable guarantee fee shall be refunded to Party B (remittance fee shall be deducted). Party B shall not disclose any trade secret of party A to third parties without Party A's prior written approval. Failure to fulfill the confidentially obligation Party A shall request Party B to compensate three (3) times for any damages resulted therefrom.~~

~~Language~~

~~This memorandum of understanding shall be both in Chinese and English. If there is any inconsistency between the Chinese version and the English version, the English version shall prevail.~~

~~The memorandum of understanding shall be executed in two (2) counterparts with the parties each holding one for reference.~~

~~Party A: Lilian USA, LLC~~

~~Representative:~~

~~Signature:~~

~~Party B:~~

~~Representative:~~

~~Signature:~~

~~Effective Date : _____, 20__~~

Exhibit B

List of Equipment, Hardware, and Utensils that Franchisee Must Purchase

self-purchased hardware and utensils for outlet operation

Item	No.	used area	name/specification	Qt	purpose	Item	No.	used area	name/specification	Qt	purpose
equipment	1	front-operation	MIC and Speakers	1	taking orders	counter	1	stationery	coin sorting box	1	sorting and counting coins
	2	front-operation	number display	1	showing numbers		2	stationery	tape dispenser(approximate)	1	for sealing holes on the cups
	3	front-operation	fax machine or all-in-one machine	1	faxing and printing		3	stationery	inkpad	1	stamping
	4	front-operation	telephone	1	delivery hot line		4	stationery	knife	1	opening up cartons
	6	front-operation	weighing scale(Kingship sw-15K)	1	weighing ingredients		5	stationery	clock	1	time management
	7	front-operation	juicer	1	fresh lemon juice		6	stationery	red and blue ball pens	2~4	paper work
	1	front-operation	cutting board	1	cutting fruit		7	stationery	permanent ink marker	1	labeling
utensils	2	front-operation	fruit knife	1	cutting fruit		8	stationery	stapler and staples	1	paper work
	3	front-operation	knife sharpener	1			9	stationery	correction pen	1	paper work
	4	front-operation	thermos(cooler)	1	making sample drinks		10	stationery	pack clip	1	sealing bags
	5	front-operation	testing cups 30cc	1			11	stationery	wide tape holder	1	sealing cartons
	5	front-operation	can opener	2	opening tins		12	stationery	wide tape	1	sealing cartons
	6	back-storage	metal shelves(90*45*180)	1	storing	miscellaneous	1	cleaning supplies	broom	1	cleaning
	7	front-operation	scissors	1			2	cleaning supplies	dustpan	1	cleaning
	8	back-storage	plastic drawers(big)	1	storing powder		3	cleaning supplies	mop	1	cleaning
	9	back-storage	A4 plastic bags	1	unpacking creamer		4	cleaning supplies	bucket	1	cleaning
	10	back-storage	plastic bucket(48~56L)	1	storing creamer		5	cleaning supplies	washing liquid		cleaning
							6	cleaning supplies	trash can(big with lid)	1	cleaning
							7	cleaning supplies	bin bags		
							8	cleaning supplies	hand wash liquid		

Exhibit D

Directory of Administrative Agencies

California

Department of Financial Protection &
Innovation
2101 Arena Boulevard Sacramento, CA
95834
Toll Free Number 1-866-275-2677

Los Angeles

320 West 4th Street, Suite 750
Los Angeles, California 90013-2344
(213) 576-7514

Sacramento

1515 K Street, Suite 200
Sacramento, California 95814
(916) 445-7205

San Diego

1350 Front Street
San Diego, California 92101
(619) 525-4044

San Francisco

One Sansome Street, Suite 600
San Francisco, California 94104
(415) 972-8559

Hawaii

(for service of process)
The Commissioner of Securities
Department of Commerce and Consumer
Affairs
Business Registration Division
335 Merchant Street, Room 203
Honolulu, Hawaii 96813
(808) 586-2722

(state agency)

The Commissioner of Securities
Department of Commerce and Consumer
Affairs
Business Regulation Division

335 Merchant Street, Room 203
Honolulu, Hawaii 96813

Illinois

Illinois Attorney General
500 South Second Street
Springfield, Illinois 62706
(217) 382-4465

Indiana

(for service of process)
Indiana Secretary of State
201 State House
200 West Washington Street
Indianapolis, Indiana 46204
(317) 232-6531

(state agency)

Indiana Secretary of State
Securities Division, Room E-111
302 West Washington Street
Indianapolis, Indiana 46204
(317) 232-6681

Maryland

(for service of process)
Maryland Securities Commissioner at the
Office of Attorney General
Securities Division
20th Floor, 200 St. Paul Place
Baltimore, Maryland 21202-2021
(410) 576-6360

(state agency)

Office of the Attorney General – Securities
Division
20th Floor, 200 St. Paul Place
Baltimore, Maryland 21202-2021
(410) 576-6360

Michigan

(for service of process)
Michigan Department of Commerce
Corporations and Securities Bureau
PO Box 30054
6546 Mercantile Way
Lansing, Michigan 48909

(state agency)
Consumer Protection Division
Antitrust and Franchise Unit
Michigan Department of Attorney General
670 G Mennen Williams Building
525 West Ottawa, 1st Floor
Lansing, Michigan 48933-1105
(517) 373-7117

Minnesota

Minnesota Department of Commerce
Commissioner of Commerce
85 7th Place East, Suite 280
St Paul, Minnesota 55101
(651) 539-1500

New York

(for service of process)
Secretary of the State of New York
99 Washington Avenue
Albany, New York 12231
(518) 474-4750

(state agency)
New York State Department of Law
Investment Protection Bureau
28 Liberty St. Floor New York, NY 10005
(212) 416-8222

North Dakota

North Dakota Securities Department
Fifth Floor 600 East Boulevard
Bismarck, North Dakota 58505
(701) 328-2910

Oregon

Department of Consumer and Business
Services
Division of Finance and Corporate
Securities
Labor and Industries Building
Salem, Oregon 97310
(503) 338-4140

Rhode Island

Division of Securities
1511 Pontiac Avenue
Cranston, Rhode Island 02920
(401) 462-9582

South Dakota

South Dakota Department of Labor and
Regulation
Division of Securities
445 E Capitol
Pierre, South Dakota 57501
(605) 773-4823

Virginia

(for service of process)
Clerk of the State Corporation Commission
1300 East Main Street, 1st Floor
Richmond, Virginia 23219
(804) 371-9733

(for other matters)
State Corporation Commission
Division of Securities and Retail
Franchising
1300 East Main Street, Ninth Floor
Richmond, Virginia 23219
(804) 371-9051

Washington

(for service of process)

Director Department of Financial
Institutions

Washington Department of Financial
Institutions

Securities Division

150 Israel Road SW

Tumwater, Washington 98501

(for other matters)

Department of Financial Institutions

Securities Division

PO Box 9033

Olympia, Washington 98507-9033

(360) 902-8760

Wisconsin

Commissioner of Securities

Wisconsin Department of Financial
Institutions

345 West Washington Avenue, 4th Floor

Madison, Wisconsin 53703

(608) 266-1064

Exhibit E

Additional Disclosure Required By the State

THESE FRANCHISES HAVE BEEN REGISTERED UNDER THE MINNESOTA FRANCHISE ACT. REGISTRATION DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION OR ENDORSEMENT BY THE COMMISSIONER OF COMMERCE OF MINNESOTA OR A FINDING BY THE COMMISSIONER THAT THE INFORMATION PROVIDED HEREIN IS TRUE, COMPLETE AND NOT MISLEADING.

THE MINNESOTA FRANCHISE ACT MAKES IT UNLAWFUL TO OFFER OR SELL ANY FRANCHISE IN THIS STATE WHICH IS SUBJECT TO REGISTRATION WITHOUT FIRST PROVIDING TO THE PROSPECTIVE FRANCHISEE, AT LEAST 7 DAYS PRIOR TO THE EXECUTION BY THE PROSPECTIVE FRANCHISEE OF ANY BINDING FRANCHISE OR OTHER AGREEMENT, OR AT LEAST 7 DAYS PRIOR TO THE PAYMENT OF ANY CONSIDERATION, BY THE FRANCHISEE, WHICHEVER OCCURS FIRST, A COPY OF THIS DISCLOSURE DOCUMENT, TOGETHER WITH A COPY OF ALL PROPOSED AGREEMENTS RELATING TO 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 AN UNDERSTANDING OF ALL RIGHTS AND OBLIGATIONS OF BOTH THE FRANCHISOR AND THE FRANCHISEE.

Minnesota Statute 80C.21 and Minnesota Rule 2860.4400(J) prohibit the franchiser from requiring litigation to be conducted outside Minnesota, requiring waiver of a jury trial, or requiring the franchisee to consent to liquidated damages, termination penalties or judgment notes. In addition, nothing in the Franchise Disclosure Document or agreement(s) can abrogate or reduce (1) any of the franchisee's rights as provided for in Minnesota Statute 80C or (2) franchisee's rights to any procedure, forum, or remedies provided for by the laws of the jurisdiction.

With respect to franchises governed by Minnesota law, the franchiser will comply with Minnesota Statute 80C.14 Subd. 3-5, which require (except in certain specified cases)

- that a franchisee be given 90 days notice of termination (with 60 days to cure) and 180 days notice for non-renewal of the franchise agreement and
- that consent to the transfer of the franchise will not be unreasonably withheld.

Minnesota considers it unfair to not protect the franchisee's right to use the trademarks. Refer to Minnesota Statute 80C.12 Subd. 1(G). The franchiser will protect the franchisee's rights to use the trademarks, service marks, trade names, logotypes, or other commercial symbols or indemnify the franchisee from any loss, costs, or expenses arising out of any claim, suit, or demand regarding the use of the name.

Minnesota Rules 2860.4400(D) prohibits a franchisor from requiring a franchisee to assent to a general release.

The franchisee cannot consent to the franchisor obtaining injunctive relief. The franchisor may seek injunctive relief. See Minnesota Rule 2860.4400(J) also, a court will determine if a bond is required.

No statement, questionnaire, or acknowledgment 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 any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

The Limitations of Claims section must comply with Minnesota Statute 80C.17 Subd. 5.

Lilian USA LLC

Signature: _____

Name: Cheng, Kai-Lung

Title: President

Signature: _____

Name: _____

Title: _____

Date: _____

Date: _____

Exhibit F

Contact Information of Former and Current Franchisees

Below please find contact information of the former franchisees (please note that one franchisee may have multiple stores):

<u>Arizona</u>		
<u>Michael Do</u> <u>140 N Arizona Ave, Chandler,</u> <u>AZ 85225</u> <u>michdo1@yahoo.com</u>	<u>Julie Vo</u> <u>113 E. Southern Ave, Suite</u> <u>117 Tempe, AZ 85281</u> <u>Tang.mai232@gmailcom</u>	

<u>California</u>		
<u>Michael Do</u> <u>2974 Chino Ave. Chino Hills,</u> <u>CA 91709</u> <u>michdo1@yahoo.com</u>	<u>Ya-Lun Lin</u> <u>8460 Elk Grove Blvd Suite</u> <u>300, Elk Grove, CA 95758</u> <u>yalun.lin@yahoo.com</u>	<u>Terry Peng</u> <u>2495 first street,</u> <u>Livermore, CA 94550</u> <u>circle-net@sbcglobal.net</u>
<u>Hur Min Seok</u> <u>401 South Vermont Avenue,</u> <u>Space 6, Los Angeles CA</u> <u>90020</u> <u>minseok.hur@gmail.com</u>	<u>David Johnson</u> <u>35 West Main Street, Los Gatos,</u> <u>California 95030</u> <u>dj@djco.com,</u> <u>Jeff@sharecorp.co.,</u> <u>jeffrey.m.johnson@gmail.com</u>	<u>Jea Wong</u> <u>506 S Myrtle Ave Monrovia,</u> <u>CA 91016</u> <u>aumontagne@gmail.com</u>
<u>Jeremiah Hayden</u> <u>1046 Mission Ave Suite 1016,</u> <u>Oceanside CA 92054</u> <u>htventuresllc@gmail.com</u>	<u>Anita</u> <u>540 Bryant St., Palo Alto, CA</u> <u>94301</u> <u>anitabin@yahoo.com</u>	<u>Nicole Nguyen</u> <u>22342C El Paseo, Rancho Santa</u> <u>Margarita, CA 92688</u> <u>sharetealakeforest@gmail.com</u>
<u>Minh Nguyen</u> <u>3740 Iowa Ave Suite 103,</u> <u>Riverside, CA 92507</u> <u>minh1968@gmail.com</u>	<u>Minh Nguyen</u> <u>10920 Magnolia Ave., Unit B.,</u> <u>Rivderside, CA</u> <u>juliehnguyen@tngrealestate.com</u> <u>; annie.lam14@gmail.com</u>	<u>Jea Wong</u> <u>9038 Garvey Ave., Unit 101,</u> <u>Rosemead, CA 91770</u> <u>aumontagne@gmail.com</u>
<u>Jen Ta Su</u> <u>1722 Desire Ave, Rowland</u> <u>Heights, CA 91748</u> <u>ameriwayusa@gmail.com</u>	<u>Micheal</u> <u>4917 Convoy St. San Diego, CA</u> <u>92111</u> <u>shareteasandiego@gmail.com</u>	<u>Tina Sakasegawa</u> <u>6353 El Cajon Blvd, San Diego,</u> <u>CA 92115</u> <u>shareteasdsu@gmail.com</u>
<u>Alice Zhang</u> <u>78 Hillsdale Shopping Center,</u> <u>San Mateo, CA 94403</u> <u>azhang1@gmail.com ,</u> <u>danyolee@yahoo.com</u>	<u>Kevin</u> <u>2441 San Ramon Valley Blvd,</u> <u>Suite 3, San Ramon, CA 94583</u> <u>chichaopeng@yahoo.com</u> <u>circle-net@sbcglobal.net</u> <u>barbaraypeng@sbcglobal.net</u>	<u>Albert</u> <u>568 El Camino Real ste a,</u> <u>Sunnyvale, CA 94087</u> <u>sharetea.sunnyvale@gmail.co</u> <u>m</u>

<u>Colorado</u>		
<u>Allyson Robyn Tran</u>	<u>Kim Le</u>	

<u>2495 S Havana St., Site #D,</u> <u>Aurora CO 80014</u> <u>tran3535@yahoo.ocm</u>	<u>9579 S University Blvd #180,</u> <u>Highlands Ranch, CO 80126</u> <u>aalenguyen4@gmail.com</u>	
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<u>Georgia</u>		
<u>Yanki Lam</u> <u>Suite #205, 3455 Peachtree</u> <u>Industrial Blvd, Duluth, GA</u> <u>30096</u> <u>yanyankiyan1993@gmail.co</u> <u>m</u>		

<u>Kansas</u>		
<u>Thu Thanh Vinh</u> <u>8027 E Peachtree Ln,</u> <u>Wichita, KS 67207</u> <u>shareteaokc@gmail.com</u>		

<u>Michigan</u>		
<u>Justin Zhao</u> <u>310 South State Street, Ann</u> <u>Arbor, Michigan</u> <u>justinyz@umich.edu</u>		

<u>North Carolina</u>		
<u>Toan Nguyen</u> <u>9606 Bailey Road, Suite C,</u> <u>Cornelius, North Carolina 28031</u> <u>toannguyen410@gmail.com</u> ; <u>teacarolinas@gmail.com</u>		

<u>Texas</u>		
<u>Allen Nguyen</u> <u>3810 S Cooper St Suite 148,</u> <u>Arlington, TX 76015</u> <u>golfer1820@yahoo.com</u>	<u>Brian Su</u> <u>1386 E Belt Line Rd,</u> <u>Richardson, TX 75081</u> <u>briansu08@gmail.com</u>	<u>Dennis Nguyen</u> <u>10904 Memorial Hermann Dr.,</u> <u>Pearland, TX 77584</u> <u>nguyen.dennis1@gmail.com</u>
<u>Vickie Phathaphone</u> <u>7205 York St. North Richland</u> <u>Hills, TX 76180</u> <u>vkphathaphone@gmail.com</u>	<u>Alfred Leong</u> <u>44808 Waterview Town Center</u> <u>Drive, Suite 400, Richmond, TX</u> <u>77407</u> <u>alfred@shareteahouston.com</u>	

<u>Virginia</u>		
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<u>Maskey Krishnarao</u> <u>6282 Arlington Boulevard, Falls</u> <u>Church VA 22044</u> <u>susan.ku@gmail.com;</u> <u>mkmfotos@gmail.com;</u> <u>gotmyboba@gmail.com</u>		
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<u>Washington</u>		
<u>Albert Hu</u> <u>1112 110th Ave #107 Bellevue</u> <u>WA 98004</u> <u>shareteabellevue@gmx.com</u>	<u>Yin-Chih Chow</u> <u>1100 NE 45th Ave. Suite 100,</u> <u>Seattle, WA 98105</u> <u>bagashuw@hotmail.com</u>	<u>Jonathan</u> <u>240 NW Gilman BLVD., Suite 5,</u> <u>Issaquah, WA 98027</u> <u>Dichter@gmail.com</u>
<u>Steve J. Kim</u> <u>12520 Meridian AVE E,</u> <u>Puyallup, WA 98373</u> <u>skim@gbcib.com</u>	<u>Yoon Chang</u> <u>911 North 10th PL # B ,Renton,</u> <u>WA 98057</u> <u>yooniic@gmail.com</u>	<u>Yoon Chang</u> <u>651 S King St, Seattle, WA</u> <u>98104</u> <u>yooniic@gmail.com</u>
<u>Sirisak Penrattanakanok</u> <u>7902 NE 6th Ave Vancouver</u> <u>WA 98665</u> <u>goodtymellc@gmail.com</u>		

Below please find contact information of the current franchisees (please note that one franchisee may have multiple stores):

<u>Alabama</u>		
<u>Thi Minh</u> <u>the space #1 with 1200 sq ft at</u> <u>4001 Government Blvd,</u> <u>Mobile, AL 36693</u> <u>songhuong00@yahoo.com</u>		

<u>Arizona</u>		
<u>Michael Do</u> <u>2100 N. Tatum BLVD. Space</u> <u># D-11 Phoenix, Arizona</u> <u>85050</u> <u>michdo1@yahoo.com</u>		

<u>California</u>		
<u>Jea Wong</u> <u>55 E Duarte Rd, Arcadia, CA</u> <u>91006</u> <u>aumontagne@gmail.com</u>	<u>Jason Quach</u> <u>1707 Columbus St, Bakersfield,</u> <u>CA 93305</u> <u>wemaketeallc@gmail.com</u>	<u>Anthony Lee</u> <u>1541 E2nd ST STE 300</u> <u>BEAUMONT, Calirfornia</u> <u>92223</u>

		sharetearedlands@gmail.com
<u>Sam</u> <u>2328 Telegraph Ave., Berkeley</u> <u>CA 94704</u> samshaer@gmail.com Mohammed@shareteadavis.com Sam@shareteadavis.com	<u>May Chung</u> <u>11900 South Street, #106,</u> <u>Cerritos, CA 90703</u> maychung@live.com ; tedtuai@yahoo.com	<u>Jeremiah Hayden</u> <u>2010 Birch Road, Suite No. 103,</u> <u>Chula Vista, CA 91915</u> htcventuresllc@gmail.com
<u>Kevin</u> <u>1850 Mount Diablo Street</u> <u>Concord, 94520</u> chichaopeng@yahoo.com circle-net@sbcglobal.net barbaraypeng@sbcglobal.net	<u>Sam Shaer</u> <u>208 F St., Davis CA 95616</u> samshaer@gmail.com Mohammed@shareteadavis.com Sam@shareteadavis.com	<u>Jason Quach</u> <u>510 Woollomes Ave Ste #101,</u> <u>Delano, CA 93215</u> wemaketeallc@gmail.com
<u>Lan Dang</u> <u>945 W. Valley Parkway, Suite D,</u> <u>Escondido CA</u> mskj dang@yahoo.com	<u>Jeff Todd</u> <u>2401 Waterman Blvd, Ste 1,</u> <u>Fairfield, CA 94534</u> jeff.todd@trynor-enterprises.com	<u>Yong Shin</u> <u>16051 Brookhurst St, Ste F,</u> <u>Fountain Valley, CA 92708</u> eric.shin1@gmail.com
<u>Bao Xi Cheng</u> <u>3948 Washington Blvd,</u> <u>Fremont, CA</u> shareteaafremont@gmail.com	<u>Kuan</u> <u>2445 E Chapman Ave. Fullerton,</u> <u>CA 92831</u> ksyee3@yahoo.com	<u>Vic Abgaryan</u> <u>2210 Glendale Galleria Space</u> <u>S006 Glendale, CA 91210</u> glendalesharetea@yahoo.com
<u>Terrence</u> <u>24351 Southland Dr Hayward,</u> <u>CA 94545</u> sharetea118@gmail.com , terry_300@yahoo.com	<u>Jeff Todd</u> <u>1375 Sycamore Ave., Ste. D</u> <u>Hercules, CA 94547</u> jeff.todd@trynor-enterprises.com	<u>Yong Shin</u> <u>4199 Campus Dr. Irvine, CA,</u> <u>United States 92612</u> eric.shin1@gmail.com
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Exhibit G

State Effective Dates

The following states have franchise laws that require that this Disclosure Document be registered or filed with the states, or be exempt from registration: California, Hawaii, Illinois, Indiana, Maryland, Michigan, Minnesota, New York, North

Dakota, Rhode Island, South Dakota, Virginia, Washington, and Wisconsin.

This Disclosure Document is effective and may be used in the following states, where the document is filed, registered, or exempt from registration, as of the Effective Date stated below:

State	Effective Date
California	[Pending]
Hawaii	[Pending]
Illinois	[Pending]
Indiana	[Pending]
Maryland	[Pending]
Michigan	[Pending]
Minnesota	[Pending]
New York	[Pending]
North Dakota	Not registered
Rhode Island	Not registered
South Dakota	Not registered
Virginia	[Pending]
Washington	[Pending]
Wisconsin	December 12, 2023 <u>Pending</u>

Other states may require registration, filing, or exemption of a franchise under other laws, such as those that regulate the offer and sale of business opportunities or seller-assisted marketing plans.

Exhibit H Receipt

This disclosure document summarizes certain provisions of the franchise agreement and other information in plain language. Read this disclosure document and all agreements carefully.

If Lilian USA LLC offers you a franchise, it must provide this disclosure document to you: (a) seven (7) calendar days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale or at your reasonable request.

If Lilian USA LLC does not deliver this disclosure document on time or if it contains a false or misleading statement, or a material omission, a violation of federal law and state law may have occurred and should be reported to the Federal Trade Commission, Washington, D.C. 20580 and the state agencies listed in Exhibit C of the disclosure document.

The principal business address and telephone number of each franchise seller offering the franchise is contacting Kai-Lung Cheng at 1201 Orange Street #600, Wilmington, DE 19899, 800-246-2677 ~~Po-Yu Lai, General Manager, at 18F. 7, No. 95, Sec. 1, Xintai 5th Rd., Xizhi Dist., New Taipei City 221416, Taiwan (R.O.C.), 886-2-2654-8585, angus@1992sharetea.com, or Emily Liao, Director, at 18F. 7, No. 95, Sec. 1, Xintai 5th Rd., Xizhi Dist., New Taipei City 221416, Taiwan (R.O.C.), 886-2-2654-8585, emilyliao@1992sharetea.com.~~

This Disclosure Document was issued: ~~February 22, 2024~~ Feb19, 2025

Our own agent for service of process in Minnesota is Minnesota Department of Commerce, 85 7th Place East, Suite 280, St. Paul, Minnesota 55101, (651) 539-1600.

I received a Disclosure Document issued ~~February 22, 2024~~ Feb19, 2025. Included are the following exhibits:

Exhibit A	Financial Statements
Exhibit B	Franchise Agreement
<u>Exhibit C</u>	<u>Area Development Agreement</u>
Exhibit D	Directory of Administrative Agencies
Exhibit E	Additional Disclosure Required by the state
Exhibit F	Contact Information of Former and Current Franchisees
Exhibit G	State Effective Dates
Exhibit H	Receipt

Date Disclosure Document Received: _____, 20__ (enter date here)

Tea Shop Address: _____

Signed: _____

Name: _____ (Please print)

Last 4 digits of Social Security Number: _____

_____ Street Address (domicile)

City or Town/State/Zip Code

Receipt (2)

This disclosure document summarizes certain provisions of the franchise agreement and other information in plain language. Read this disclosure document and all agreements carefully.

If Lilian USA LLC offers you a franchise, it must provide this disclosure document to you: (a) seven (7) calendar days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale or at your reasonable request.

If Lilian USA LLC does not deliver this disclosure document on time or if it contains a false or misleading statement, or a material omission, a violation of federal law and state law may have occurred and should be reported to the Federal Trade Commission, Washington, D.C. 20580 and the state agencies listed in Exhibit C of the disclosure document.

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Exhibit E	Contact Information of Former and Current Franchisees
Exhibit F	State Effective Dates
Exhibit G	Receipt

Date Disclosure Document Received: _____, 20____ (enter date here)

Tea Shop Address: _____

Signed: _____

Name: _____ (Please print)

Last 4 digits of Social Security Number: _____

Street Address (domicile)

City or Town/State/Zip Code