

FRANCHISE DISCLOSURE DOCUMENT



JBR FRANCHISE CO
A FLORIDA CORPORATION
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WWW.JEFFSBAGELRUN.COM

The franchise offered is for “JEFF’S BAGEL RUN” stores (“**JEFF’S BAGEL RUN” Store**”) that specializes in the sale of fresh-baked bagels, cream cheeses and other spreads, specialty coffees and teas, baked sweets and snacks, among other things. We offer the following franchise programs:

1. A single “JEFF’S BAGEL RUN” Store. The total investment necessary to begin operation of a “JEFF’S BAGEL RUN” franchise ranges from \$435,000 to \$712,500, excluding land. This includes initial fees totaling between \$175,000 to \$288,000 that must be paid to the franchisor or its affiliates.
2. Multiple “JEFF’S BAGEL RUN” Stores within a defined area under an Area Development Agreement. The total investment necessary to begin operation of a “JEFF’S BAGEL RUN” franchise under an Area Development Agreement ranges from \$51,000 to \$140,000. This includes initial fees totaling between \$50,000 and \$80,000 that must be paid to the franchisor or its affiliates. We will credit the development fee against the initial franchise fees (at the rate of \$10,000 for the second and each subsequent Franchise Agreement).
3. Existing Franchisees. If you are an existing franchisee with an open and operational “JEFF’S BAGEL RUN” Store and then enter into an Area Development Agreement, you will pay an initial franchise fee equal to \$20,000 for each additional “JEFF’S BAGEL RUN” Store you agree to open.
4. Experienced Managers. If you (or your owner in the case of an entity) are an Experienced Manager, with at least 2 years of prior experience as a manager or assistant manager at a “JEFF’S BAGEL RUN” Store owned by us or our affiliate, the initial franchise fee for your first (and each subsequent) Franchise Agreement for your “JEFF’S BAGEL RUN” Stores will be equal to \$20,000 and you will not pay an initial training fee.

This 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 14 calendar days before you sign a binding agreement with, or make any payment to, 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 formats, contact the Franchise Sales Team at franchising@jeffsbagel.com or (407) 213-1337.

The terms of your contract will govern your franchise relationship. Don't rely on the disclosure document alone to understand your contract. Read all of your contract carefully. Show your contract and this disclosure document to an advisor, like an attorney 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.

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ITEM 2 BUSINESS EXPERIENCE

President and Treasurer: Justin Wetherill

Justin Wetherill has been our President and Treasurer since our incorporation on March 13, 2023. He has also been the President of Jeff's Bagel Run Holdings Co and the Manager of JBR Supply Co LLC since July 26, 2023. Since December 2019, he has also been and continues to be President of 1337 Capital Management LLC and its various affiliates in Orlando, Florida. From 2009 to April 2021, he was President of uBreakiFix Co and its various affiliates, including UBIF Franchising Co, in Orlando, Florida. Mr. Wetherill is located in Orlando, Florida.

Vice President and Co-Founder: Jeffrey Perera

Jeffrey Perera is our Vice President since our incorporation on March 13, 2023. He has also been the Vice President of Jeff's Bagel Run Holdings Co since July 26, 2023. He is also the Co-Founder of Jeff's Bagel Run LLC in Ocoee, Florida. He has served as President of Jeff's Bagel Run LLC since May 2020. From April 2018 to August 2019, he was a Regional Vice President of Atria Senior Living in Winter Garden, Florida. Mr. Perera is located in Winter Garden, Florida.

Vice President and Co-Founder: Danielle Perera

Danielle Perera is our Vice President since our incorporation on March 13, 2023. She has also been the Vice President of Jeff's Bagel Run Holdings Co since July 26, 2023. She is also the Co-Founder of Jeff's Bagel Run LLC in Ocoee, Florida. She has served as Vice President of Jeff's Bagel Run LLC since May 2020. From April 2019 to June 2021, she was a District Manager of Ross Stores, Inc. in Orlando, Florida. Ms. Perera is located in Winter Garden, Florida.

Vice President, Franchising: Todd Evans

Todd Evans joined us in January 2025 as Vice President, Franchising on a part time basis and intends to transition to a full time basis in March 2025. Prior to that, he was the Chief Franchise Officer of Franchise Group, Inc. a franchise company in Delaware, Ohio from August 2020 until March 2025. From May 2015, until August 2020, he was the Vice President, Franchise for UBIF Franchising Co dba "UBreakifix," an electronic device repair company in Orlando, Florida.

Vice President, Technology: Aaron LeClair

Aaron LeClair has been our Vice President, Technology since September 2023. From September 2022 to August 2023, he was the Chief Technology Officer for Cambium Carbon PBC in Orlando, Florida. From November 2020 to September 2022 he was the Chief Technology Officer for SecureNet Technologies LLC in Lake Mary, Florida. From January 2018 to October 2020, he was the Director of Engineering, Technology & Support for UBIF Franchising Co d/b/a uBreakiFix. Mr. LeClair is located in Orlando, Florida.

Vice President, Marketing: Catriona Harris

Catriona Harris has been our Vice President of Marketing since April 2024. From May 2011 to March 2024, she was the CEO of Uproar PR in Annapolis, Maryland and Orlando, Florida. Ms. Harris is located in Orlando, Florida.

Vice President, Development: Ryann Frost

Ryann Frost has been our Vice President, Development since August 2023. From June 2022 to June 2023, she was the Vice President of Real Estate Development for M.H. Franchise Company Inc. d/b/a Teriyaki Madness in Denver, Colorado. From January 2014 to June 2022, she held various roles at UBIF Franchising Co d/b/a uBreakiFix in Orlando, Florida including the Director of Franchise Development and Franchise Development Manager. Ms. Frost is located in Denver, Colorado.

Vice President, General Counsel, and Secretary: Min Cho

Min Cho is our Vice President, General Counsel, and Secretary since our incorporation on March 13, 2023. He has also been the Vice President, General Counsel, and Secretary of Jeff's Bagel Run Holdings Co since July 26, 2023. Since May 2022, he has also been and continues to be the General Counsel of 1337 Capital Management LLC and its various affiliates in Orlando, Florida. From June 2021 to May 2022, he was a corporate attorney at Byrd Campbell, P.A. in Winter Park, Florida. From August 2019 to May 2021, he was Vice President, Legal for UBIF Franchising Co d/b/a uBreakiFix in Orlando, Florida. From August 2017 to August 2019, he was Vice President, General Counsel, and Secretary of UBIF Franchising Co d/b/a uBreakiFix and its various affiliates in Orlando, Florida. Mr. Cho is located in Orlando, Florida.

Director, Franchising: Eric Kirby

Eric Kirby is our Director, Franchising since February 12, 2023. From January 2023 to February 2024, he was the Director, Service Sales for Encompass Supply Chain Solutions in Atlanta, Georgia. From March 2014 to July 2022, he held various roles at UBIF Franchising Co d/b/a uBreakiFix in Orlando, Florida including the Director of Business Development and Director of Sales Enablement. Mr. Kirby is located in Tampa, Florida.

**ITEM 3
LITIGATION**

No litigation is required to be disclosed in this Item.

**ITEM 4
BANKRUPTCY**

[On November 3, 2024, Franchise Group, Inc. \("FRG"\), a company which is unrelated to us but was the former employer of Todd Evans, our current Vice President Franchise, and certain of FRG's affiliates, including several which operate franchise systems \(Buddy's Franchising and Licensing LLC \(Buddy's Home Furnishings\), Vitamin Shoppe Franchising, LLC \(The Vitamin](#)

Shoppe), PSP Franchising, LLC (Pet Supplies Plus), WNW Franchising, LLC (Wag N' Wash) and American Freight Franchisor, LLC (American Freight) (collectively, the "Company") voluntarily filed multiple petitions to reorganize under Chapter 11 of the U.S. Bankruptcy Code in the U.S. Bankruptcy Court for the District of Delaware, Case No. 24 - 12480. FRG commenced the proceedings to implement an agreed-upon restructuring with holders of approximately 80% of its first lien debt. The Company, other than American Freight, will continue to operate their businesses and manage their assets as a debtor -in-possession under bankruptcy court supervision. American Freight is being wound down and commencing store closing sales at locations nationwide and online. The proceedings are otherwise currently pending before the bankruptcy court.

~~No~~Except as described above, no bankruptcy is required to be disclosed in this Item.

ITEM 5 INITIAL FEES

You must pay a \$30,000 lump sum initial franchise fee and a \$10,000 initial training fee when you sign your first franchise agreement. The initial franchise fee and initial training fee are not refundable under any circumstances. We will waive the initial training fee for your second or subsequent franchise agreement, in our sole discretion, if you or your Operating Principal has previously completed the training program to our satisfaction and your existing "JEFF'S BAGEL RUN" Store(s) is/are operating in accordance with our standards and specifications. In addition, we may in our sole discretion defer collection of the initial franchise fee until the Store(s) open to the public, and may even waive the initial franchise fee, for certain sales to our officers, directors, affiliates and their respective family and friends.

If you (or your owner in the case of an entity) are an Experienced Manager, with at least 2 years of prior experience as a manager or assistant manager at a "JEFF'S BAGEL RUN" Store owned by us or our affiliate, the initial franchise fee for your first Franchise Agreement will be equal to \$15,000 and you will not pay an initial training fee.

Before you open your "JEFF'S BAGEL RUN" Store, you must purchase certain designated items which make up your pre-opening inventory of equipment, initial supplies and information systems hardware and related fees, utensils, uniforms and initial food inventory, furniture, and signage from us or JBR Supply Co. We estimate that these designated items will cost between \$175,000 to ~~\$247,000~~288,000 which is not refundable under any circumstances. This does not apply if you sign a Franchise Agreement for the purchase of an existing "JEFF'S BAGEL RUN" Store, either from another franchisee or from JBR or an affiliate of JBR.

We will review three proposed sites for your "JEFF'S BAGEL RUN" Store at no charge. However, for the fourth site that we review, and for each additional site, you must reimburse us for all costs and expenses that we incur in reviewing the site, which we estimate to be about \$1,000, including our travel expenses in connection with any on-site review.

If the Franchise Agreement is executed with an assignment, including if you purchased your "JEFF'S BAGEL RUN" Store from an existing franchisee, the existing franchisee will pay us a non-refundable administrative/transfer fee and reimburse our associated out-of-pocket costs, in lieu of you paying an Initial Franchisee Fee. Unless you are an existing Owner with an Experienced

(1) Type of Fee	(2) Amount	(3) Due Date	(4) Remarks
Royalty	Sales.	daily, through automatic debiting by our designated third party payment processor, for Gross Sales paid by credit or debit card and on demand but no less frequently than monthly for all other Gross Sales.	<p>whether in cash or for credit, barter or other means of exchange (and whether or not payment is received), for any and all goods, merchandise, services or products sold in or from your “JEFF’S BAGEL RUN” Store, or which are promoted or sold under any of the Marks during the term of the Franchise Agreement, whether or not we offer the products in our other locations. Gross sales includes the imputed amount of gross sales used in calculating your losses under any business interruption insurance, before the insurer’s deduction for expenses not incurred during the loss period, but after the satisfaction of any applicable deductible. “Gross Sales” excludes (i) sales, value added or other tax, excise or duty charged to customers imposed by any Federal, state, municipal or local authority, based on sales of specific goods, products, merchandise or services sold or provided at or from your “JEFF’S BAGEL RUN” Store and actually paid to the appropriate governmental authority; and (ii) revenues received on account of sales of pre-paid gift cards and certificates; provided, however, that revenues received on redemption of the pre-paid gift cards and certificates shall be included as part of “Gross Sales.”</p> <p>Franchisee must also reimburse us for any bank fee or charge imposed on account of credit card payments, which typically range between 1-3% of the payment amount.</p>
Advertising Fee	2% of Gross Sales.	Same as Continuing Royalty.	The advertising fee will be in addition to the 2% of the Gross Sales that you must spend on local advertising under Section 8.2 of your Franchise Agreement.
Advertising cooperatives	Your minimum contributions to the advertising	As determined by the Co-op.	We do not currently do so, however if we do so in the future, you must participate in any advertising Co-op for the region in

(1) Type of Fee	(2) Amount	(3) Due Date	(4) Remarks
("Co-op")	cooperative will be determined by us. <u>Currently \$0, not to exceed 2% of Gross Sales</u>		which your "JEFF'S BAGEL RUN" Store is located. We will notify you in writing if you must join a regional advertising cooperative for your area and the amount of your advertising cooperative contributions. We determine the area of each advertising cooperative.
On Site Opening Assistance	Our out-of-pocket expenses.	Upon demand.	We will provide the On-Site Training at no additional charge; provided, however, that if we determine in our reasonable judgment that more than 2 weeks of on-site training is necessary, you must reimburse us for all travel, living, compensation, and other expenses we incur as a result of extending the On-Site Training, and at our election a per diem training charge at our then current rates.
Additional Training & Assistance	Our then-current charge, <u>currently \$0 for first 3 trainees; then, \$125 person per day; for up to 3 persons, not to exceed \$250 per person per day</u>	Prior to beginning of training.	The initial training fee covers the initial training program for up to 3 persons. We may charge a fee for any additional personnel that attend the initial training program. Also, we will not charge for mandatory training but reserve the right in our sole discretion to charge a fee for any optional training courses which we may periodically offer, in our sole discretion. In addition to any training fee, you must pay all transportation costs, food, lodging and similar costs incurred in connection with attendance at any additional training courses.
Annual Meeting Expenses	Currently \$299 per attendee or, <u>not to exceed our then-current charge costs for meals and local transportation provided at the meeting.</u>	As incurred.	We may host an annual meeting or convention of franchisees which you must attend. You must pay us a per attendee fee to defray our costs for meals and local transportation we provide at the annual meeting. You are responsible for your other expenses to attend including, travel, other meals and accommodations, and for the expenses of your other attendees.
Transfer /	10 <u>25%</u> of our	Upon	Payable when you transfer your franchise

(1) Type of Fee	(2) Amount	(3) Due Date	(4) Remarks
Assignment	then-current initial franchise fee plus our out-of-pocket costs associated with the transfer/assignment, including attorneys' fees (the amount of which will vary depending on the circumstances, which we do expect to exceed \$1,500), <u>subject to state law.</u>	submission of your request to transfer our assign.	<p>or upon any "Assignment" as defined in the Franchise Agreement.</p> <p>No charge if franchise is transferred to an entity which you control, but you must reimburse us for our out-of-pocket costs (the amount of which will vary depending on the circumstances, which we do not expect to exceed \$1,500).</p> <p>If you offer securities in a private offering then, in addition to the transfer fee, you must pay us the greater of: (a) a non-refundable fee equal to \$5,000, or (b) our reasonable costs and expenses (the amount of which will vary depending on the circumstances, which we do not expect to exceed \$5,000) associated with reviewing the proposed offering.</p>
Food Safety Audit	Cost of audit (estimated to be approximately \$300)	As incurred	If you pass any food safety audit conducted by us or our representative, we will bear the cost, but if you fail a food safety audit, we may or will require you to undergo one or more additional food safety audit(s) in which case you will reimburse us our costs on demand.
Audit	Cost of audit plus interest on the underpayment at the highest rate allowed by law (not to exceed 18%).	Upon demand.	You must pay the cost of the audit if the audit shows an under-reporting or under-recording of 2% or more. If the audit shows an under-reporting or under-recording error of 5% or more, we, in addition to any other rights and remedies we may have, have the right to terminate the Franchise Agreement.
Late Fee	Interest of 18% per annum, or the highest interest rate allowable by law, on any unpaid amounts.	Upon demand.	Due only if you are late in paying any amounts owed to us.
Charges for	Our costs and		Payable only if any check, draft,

(1) Type of Fee	(2) Amount	(3) Due Date	(4) Remarks
			not one of our pre-approved architects with approval, which we may approve or deny based on our sole discretion. If we consent to you using an architect that is not on our pre-approved list, you will be charged a \$2,500 fee for review and evaluation of your architect's work by us or our designated architect.
Insurance	Cost of insurance plus our costs to obtain the insurance for you, currently approximately \$4,000 annually.	Upon demand, see Remarks.	If you do not obtain and maintain the requisite insurance coverage, we may, at our option, purchase the insurance for you and you must pay us the premiums and our costs to obtain the insurance, which we estimate will cost approximately \$4,000 per year.
Email account fee	Currently, \$150 yearly per email account, but subject to change.	Upon demand, see Remarks.	You must also maintain a functioning e-mail address for your store, on our outsourced web hosting service. We reserve the right to require you to reimburse us for our actual costs associated with this service.
Site Review Fees	Currently, between \$0 <u>for the first 3 sites</u> and <u>up to</u> \$1,000 <u>for each additional site</u> .	Upon demand, see Remarks.	We will review three proposed sites at no charge. However, for the fourth site that we review, and for each additional site, you must reimburse us for all costs and expenses that we incur in reviewing the site. These figures include our expenses for travel, food and lodging in connection with each on-site review.
<u>Initial Kitchen Equipment, Utensils, Supplies and Product Inventory</u>	Then current published wholesale prices for each particular item	Upon shipment.	Your "JEFF'S BAGEL RUN" Store may only offer the public the products we approve. Before you open your "JEFF'S BAGEL RUN" Store, you must purchase a pre-opening inventory of equipment, utensils, and supplies needed to begin business, for a total cost between \$160,000 and \$228,000. As they are depleted, and as new supplies are required for you to sell the Approved Products, you must replenish your supplies as needed to meet reasonably

(1) Type of Fee	(2) Amount	(3) Due Date	(4) Remarks
			<p>anticipated consumer demand for your business. <u>kitchen equipment (estimated to cost between \$150,000 and \$200,000) and Utensils, Supplies, Uniforms & Initial Food Order / Inventory (estimated to cost between \$10,000 to \$13,000).</u></p> <p>You will make ongoing purchases of supplies and product inventory from any approved supplier, including our affiliate, JBR Supply Co.</p>
Promotional Campaigns	Not to exceed 100% of our actual costs.	Upon demand, See Remarks.	We may establish and conduct promotional campaigns on a national or regional basis, which may by way of illustration and not limitation, promote particular products or marketing themes. You and each Co-op Advertising Region, if any, must participate in these promotional campaigns under the terms and conditions we may establish. Your participation may include purchasing point of sale advertising material, posters, flyers, product displays and other promotional material (unless provided at no charge through the Advertising Fund).
Extension Program	\$1,500 for each of the first 6 months of extension, and \$2,500 per month for months 7-12; payable on a monthly basis.		If you are in good faith using your best efforts to commence operations within 9 months of signing the Franchise or Area Development Agreement, then we may, upon written request and execution of our then-current withdrawal authorization form, we will permit you to extend, for up to twelve (12) months, the date by which you must commence operating your "JEFF'S BAGEL RUN" Store.
Fines (1)	<p>Then current fines set forth in the Manuals.</p> <p>Our fines vary depending on various factors, including the</p>	On Demand	<p><u>Our fines will vary depending on various factors, including, the nature and severity of the violation and will range from \$100 to \$1,000 subject to inflation increases over time.</u></p> <p>Payable if you violate your duties under the Franchise Agreement or Manuals, but</p>

(1) Type of Fee	(2) Amount	(3) Due Date	(4) Remarks
	nature and severity of the violation. <u>\$100 - \$1,000</u>		it is not an agreement to permit you violate the Franchise Agreement or Manuals nor liquidated damages.

(1) All fees are imposed by and are payable to JBR or our affiliate. All fees are non-refundable and are uniform for franchises currently being offered in this state except as described in the table, however, we reserve the right to reduce or waive the fees for certain Stores.

(2) Interest begins from the date of the underpayment.

**ITEM 7
ESTIMATED INITIAL INVESTMENT**

YOUR ESTIMATED INITIAL INVESTMENT

(1) Type of Expenditure	(2) Amount		(3) Method of Payment	(4) When Due	(5) To Whom Paid
	Low	High			
Initial Franchise Fee ⁽¹⁾	\$0**	\$30,000	Lump Sum	Upon Signing Franchise Agreement	Us
Initial Training Fee ⁽¹⁾	\$0**	\$10,000	Lump Sum	Upon Signing first Franchise Agreement	Us
Initial Kitchen Equipment	\$150,000	\$200,000	Lump Sum	Prior to Opening	<u>Us</u> , Our Affiliates or Approved Suppliers
Initial Supplies & POS/ Information Systems & Hardware ⁽²⁾	\$10,000	\$20,000	Lump Sum	Prior to Opening	Our Affiliates- or Approved Suppliers
Security & Internet Hardware/Fees	\$1,000	\$5,000	Lump Sum	Prior to Opening	Our Affiliates or Approved Suppliers
<u>Utensils</u> ,				Prior to	Our Affiliates

(1) Type of Expenditure	(2) Amount		(3) Method of Payment	(4) When Due	(5) To Whom Paid
	Low	High			
<u>Supplies,</u> Uniforms & Initial Food Order / Inventory	\$10,000	\$13,000	Lump Sum	Opening	or Approved Suppliers
Furniture and Fixtures	\$1,500	\$5,000	Lump Sum	Prior to Opening	Our Affiliates or Approved Suppliers
Interior Signage	\$2,500	\$4,000	Lump Sum	As Arranged	Our Affiliates or Approved Suppliers
External Signage	\$7,000	\$24,000	As Arranged	As Arranged	Vendors
Wages, Travel and Living Expenses During Site Review ^(3,4)	\$0	\$1,000	As Arranged	As Arranged	Us
Legal and Accounting ⁽⁵⁾	\$1,500	\$10,000	As Arranged	As Arranged	Vendors
Business Licenses and Permits	\$2,500	\$7,500	As Arranged	As Arranged	Government
First 3 Months Marketing	\$0	\$6,000	Monthly	As Arranged	Vendors
Insurance ⁽⁶⁾	\$4,000	\$7,000	As Incurred	As Arranged	Vendors
Security Deposits	\$0	\$10,000	As Arranged	As Arranged	Landlord
Construction and Leasehold Improvements	\$225,000	\$310,000	As Arranged	As Arranged	Contractors
Additional Funds – 3	\$20,000	\$50,000	As	As Arranged	Employees

(1) Type of Expenditure	(2) Amount		(3) Method of Payment	(4) When Due	(5) To Whom Paid
	Low	High			
Months ⁽⁷⁾			Arranged		and Vendors
TOTAL	\$435,000	\$712,500			

** We intend to waive the initial franchise fee and initial training fee for Franchise Agreements executed with our affiliated entities for our 2 (as of December 31, 2023) existing affiliate-owned “JEFF’S BAGEL RUN” Stores and any stores that they open in the future. If you purchase an existing “JEFF’S BAGEL RUN” Store owned by one of our Affiliates, you will pay a purchase price for the business as mutually agreed by you and that Affiliate. We may waive the initial training fee for your second or subsequent franchise agreement, in our sole discretion, if you or your Operating Principal have previously completed the training program to our satisfaction.

The above chart describes the estimated initial investment for a single “JEFF’S BAGEL RUN” Store. If you sign an Area Development Agreement, you must also pay us a non-refundable initial development fee equal to \$10,000 multiplied by the number of “JEFF’S BAGEL RUN” Stores (excluding the first “JEFF’S BAGEL RUN” Store) which you must open, and you will concurrently sign your first Franchise Agreement and pay \$30,000 representing the initial franchise fee and \$10,000 representing the initial training fee for your first Franchise Agreement. When we accept the site for each subsequent “JEFF’S BAGEL RUN” Store, you will sign a separate Franchise Agreement and pay us an initial franchise fee of \$20,000. However, we will apply a \$10,000 from the development fee against the franchise fee for the second and each subsequent Franchise Agreement until the development fee is exhausted. If you are an Experienced Manager, the initial franchise fee for your first (and each subsequent) “JEFF’S BAGEL RUN” Stores is \$20,000 and you will not pay an initial training fee.

Actual costs will vary for each franchisee and each location depending on a number of factors. Neither we nor our affiliate finances any part of the initial investment. Payments to us are not refundable. We are not able to represent whether or not amounts that you pay to third parties are refundable.

1. The initial franchise fee and initial training fee are detailed in Item 5. The initial training fee is payable in connection with your first franchise agreement.
2. This figure includes the approximate initial cost for the Information Systems which is ~~\$2,500~~10,000 to ~~\$3,500~~20,000 (which includes vendor provided training). We have not included the cost of software maintenance agreements, if any. This figure also does not include any technical support costs associated with operating the hardware or software.
3. These figures include your costs of travel, food, lodging and other expenses during your initial 2-week training program. The initial training program will be approximately 48 hours per week of training over a 2-week period.

4. Upon receiving the information regarding a proposed site, we will review the information and either accept or reject the proposed site. We will review three proposed sites at no charge. However, for the fourth site that we review, and for each additional site, you must reimburse us for all costs and expenses that we incur in reviewing the site. The high end estimate above assumes we will review four sites. If additional site reviews are necessary, we estimate that each one could cost up to an additional \$1,000. These figures include our expenses for travel, food and lodging in connection with each on-site review.
5. If you also sign an Area Development Agreement, we anticipate that your legal fees may be larger and range from \$1,000 to \$10,000.
6. Currently, you must maintain comprehensive public liability insurance against claims for bodily and personal injury, death and property damage in the amount of at least \$1,000,000.
7. ~~6~~ Most of the expenses described in the chart cover only the period before you open your Store, however, the estimate of additional funds for the initial phase of your business is based on your staff salaries (not including benefits, if any) and operating expenses for the first 3 months of operation. These amounts are the minimum recommended levels to cover your operating expenses for 3 months. However, we cannot guarantee that this amount will be sufficient. Additional working capital may be required if sales are low or fixed costs are high. The estimate of additional funds does not include an owner's salary or draw. The additional funds required will vary by your area; how much you follow our methods and procedures; your management skills, experience and business acumen; the relative effectiveness of your staff; local economic conditions; the local market for your products; the prevailing wage rate; competition; and the sales level reached during the initial period. If you also sign an Area Development Agreement, you should plan and budget accordingly based on the development schedule listed in your area development agreement. You should plan on incurring additional payroll expenses for training associates for stores that are not open yet.

YOUR ESTIMATED INITIAL INVESTMENT

Area Development Agreement

(1) Type of Expenditure	(2) Amount		(3) Method of Payment	(4) When Due	(5) To Whom Paid
	Low	High			
Initial Development Fee ⁽¹⁾	\$50,000	\$80,000	Lump Sum	Upon Signing Area Development Agreement	Us
Legal and Accounting ⁽²⁾	\$1,000	\$10,000	As Arranged	As Arranged	Vendors
Additional Funds – 3	\$0	\$50,000	As Arranged	As Arranged	Employees and Vendors

(1) Type of Expenditure	(2) Amount		(3) Method of Payment	(4) When Due	(5) To Whom Paid
	Low	High			
Months ⁽³⁾					
TOTAL	\$51,000	\$140,000			

- (1) There is an initial fee of \$10,000 multiplied by the number of Stores (excluding the first Store, at a minimum of 2 stores) which you must open plus \$30,000 representing the initial franchise fee and \$10,000 representing the initial training fee for your first Franchise Agreement. We may waive the initial training fee for your second or subsequent franchise agreement, in our sole discretion, if you or your Operating Principal have previously completed the training program to our satisfaction. The high estimate assumes an area development agreement for 5 stores. In addition, the Area Development fees disclosed in the Table above, an Area Developer will incur the expenses set forth in the first Item 7 Table for establishing each Store.
- (2) If you also sign an Area Development Agreement, we anticipate that your legal fees may be larger and range from \$1,000 to \$10,000.
- (3) If you also sign an Area Development Agreement, you should plan and budget accordingly based on the development schedule listed in your area development agreement. ~~You should plan on incurring additional payroll expenses for training associates for stores that are not open yet.~~

General

In compiling these estimates, we relied on the experience of our affiliates in the construction and development of “JEFF’S BAGEL RUN” Stores.

ITEM 8 RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES

Real Estate

You are solely responsible for locating your “JEFF’S BAGEL RUN” Store site (the “**Location**”), subject to our acceptance. Unless we notify you in writing that the proposed site is acceptable within 30 days after you have submitted a site review request a package for a proposed site (or 15 days after receipt of additional information which we request), the site will be deemed rejected. You may not relocate your “JEFF’S BAGEL RUN” Store without our prior written consent.

If you do not already have a location when you sign your Franchise Agreement, you must promptly purchase or lease a site for your “JEFF’S BAGEL RUN” Store. You must submit your proposed lease to us for acceptance at least 15 days before you sign it. Our acceptance of your lease is based solely on our own interests and does not represent any guarantee or endorsement by us on

repair history, local costs of computer maintenance services in your area and technological advances which we cannot predict at this time.

Training (Franchise Agreement, Article 6)

Before opening you first “JEFF’S BAGEL RUN” Store to the public, we will train up to 3 persons at our training facilities in Orlando, Florida; or at some other location closer to your “JEFF’S BAGEL RUN” Store as we determine (the “**Designated Training Facility**”). The initial training program consists of approximately 48 hours per week of training over a 2-week period. The following tables describe our initial training program:

TRAINING PROGRAM

Subject	Hours of Classroom Training	Hours of On-The-Job Training	Location
Orientation	4	0	Orlando, FL
Office and Administration	4	8	Orlando, FL
Marketing	4	4	Orlando, FL
Restaurant Training	0	44	Orlando, FL
Field Equipment	4	4	Orlando, FL
Manager on Duty Training	0	16	Orlando, FL
Sales Training	4	0	Orlando, FL
Total	20	76	

We will hold training as frequently as we determine necessary. If you are an individual, you must attend and complete the training program to our satisfaction. If you are an entity, your Operating Principal, must attend and complete the training program to our satisfaction. In either case, your “JEFF’S BAGEL RUN” Store Manager must attend and complete the training program to our satisfaction. We do not have a formal training staff. The training is conducted under the supervision of Vice Presidents, Jeffrey Perera and or Danielle Perera who have more than 2 years of experience running a “JEFF’S BAGEL RUN” Store. Specialized teaching materials will be used including manuals, checklists and exams.

Except as described below, we will provide the initial training program for up to three persons, and you must pay the initial training fee of \$10,000 (for your first “JEFF’S BAGEL RUN” Store) plus the travel and living expenses for you and your employees during that training. We may charge you our then-current training fee for any additional personnel that attend the initial training program and for any additional training we provide. If you or any of your affiliates already own or operate 1 or more “JEFF’S BAGEL RUN” Stores, we are not obligated to provide and you are not obligated to attend the initial training program (and pay the initial training fee), provided however, that we may require you or your Operating Principal to attend the initial training program for your or your affiliate’s second or subsequent “JEFF’S BAGEL RUN” Store if we determine, in our sole discretion, that your existing “JEFF’S BAGEL RUN” Store(s) do(es) not meet our standards and specifications.

Immediately before and after each “JEFF’S BAGEL RUN” Store opens to the public, we will provide up to 2 weeks of on-site training to your Operating Principal and “JEFF’S BAGEL

**ITEM 13
TRADEMARKS**


Franchise Agreement

We license you the right to operate a “JEFF’S BAGEL RUN” Store under the name “JEFF’S BAGEL RUN.” You may also use our other designated current or future principal trademarks to operate your “JEFF’S BAGEL RUN” Store. By principal trademark we mean primary trademarks, service marks, names, logos, and commercial symbols used to identify your “JEFF’S BAGEL RUN” Store.

We have registered the following principal trademarks on the Principal Register of the U.S. Patent and Trademark Office:

MARK	REGISTRATION NO.	REGISTRATION DATE
	Registration No. 7373264	April 30, 2024
	Registration No. 7373036	April 30, 2024
	Registration No. 7401561	May 28, 2024
JEFF'S BAGEL RUN	Registration No. 7490179	August 27, 2024

We have the following principal trademarks that are currently pending registration on the Principal Register of the U.S. Patent and Trademark Office:

Mark	Serial Number	Application Date
JEFF'S BAGEL RUN	Serial No. 97881193	April 10, 2023
	Serial No. 97881187	April 10, 2023

We do not have a federal registration for the trademarks listed above for which an application is pending. Therefore, these trademarks do not have many of the legal benefits and rights of a federally registered trademark. If our right to use and of these trademarks is challenged, you may have to change to an alternative trademark, which may increase your expenses. All required affidavits have been filed.

As of the date of this disclosure document, there are no currently effective material determinations of the United States Patent and Trademark Office, the Trademark Trial and Appeal Board, or any state trademark administrator or court; or any pending infringement, opposition, or cancellation proceeding; or any pending material federal or state court litigation involving the trademarks. As of the date of this disclosure document, we know of no prior rights or infringing uses that could materially affect your use of the principal trademarks.

You must follow our rules when you use these principal trademarks. You cannot use a name or mark as part of a corporate name or with modifying words, designs or symbols except for those which we license to you. You may not use our registered name in connection with the sale of an unauthorized product or in a manner not authorized in writing by us.

We do not know of either superior prior rights or infringing uses in the state in which your “JEFF’S BAGEL RUN” Store will be located that could materially affect your use of the principal trademarks.

You must notify us immediately when you learn about an infringement of or challenge to your use of our trademarks. We will take the action we think appropriate. We will have sole discretion to take the action we deem appropriate and will have the right to control exclusively any litigation or U.S. Patent and Trademark Office proceeding arising out of any infringement, challenge or claim relating to any principal trademark. You must sign all documents, render assistance and do all things that our counsel deems necessary to protect our interests in any litigation or U.S. Patent and Trademark Office proceeding or otherwise to protect our interest in the principal trademarks.

If a third party challenges your proper use of our marks, we will take such action as we deem necessary and appropriate to defend you. You may participate in the defense, but at your own cost. You must notify us immediately when you learn about the infringement or challenge.

Provision	Section in Franchise Agreement	Summary
		<p>other renewal or extension of the initial term) and you must, at our option, sign a new franchise agreement that may have materially different terms and conditions than your original contract.</p> <p>You must have complied with your obligations during the term of your Franchise Agreement, must undertake remodeling to comply with our then-current standards, must not have committed 3 or more material defaults of your Franchise Agreement during any 36 month period, must comply with our then-current training requirements, must sign a general release and successor franchise agreement, which may differ from the current form of franchise agreement, must pay a renewal fee in the amount of 10% of the then-current initial franchise fee.</p>
d. Termination by franchisee	§ 14.8	You <u>Subject to state law, you</u> may terminate if we materially default, and if we do not cure the default within 60 days after our receipt or written notice from you detailing the alleged default.
e. Termination by Franchisor without cause	None	Not Applicable.
f. Termination by Franchisor with cause	§§ 14.1 – 14.7	We can terminate only if you default under your Franchise Agreement.
g. “Cause” defined – curable defaults	§ 14.4	You <u>Subject to state law, you</u> have 5 days to cure non-payment of fees and 10 days to cure defaults not listed in Section 14.3 of your Franchise Agreement
h. “Cause” defined – non-curable defaults	§ 14.2 – 14.3	Non <u>Subject to state law, non</u> curable defaults: (i) bankruptcy or insolvency; (ii) unsatisfied judgment; (iii) seizure, take-over or foreclosed upon (iv) levy of execution of attachment upon Franchise

Provision	Section in Franchise Agreement	Summary
		with your “JEFF’S BAGEL RUN” Store; authorize and instruct the telephone company and all listing agencies of the termination of your right to use any telephone number or listing associated with your “JEFF’S BAGEL RUN” Store and authorize and instruct the telephone companies and listing agencies to transfer and assign the telephone numbers and directory listing to us, sign and deliver to us all documents that must be filed with any governmental agency indicating that you are no longer licensed to use our Marks. See also “r” below.
j. Assignment of contract by Franchisor	§ 13.1	No restriction on our right to assign.
k. “Transfer” by franchisee – defined	§ 13.2.1	Includes transfer of control of your business, transfer of the agreement or change in ownership of a franchisee which is an entity.
l. Franchise approval of transfer	§§ 13.2	Transfers require our express written consent. We may not unreasonably withhold our approval to transfer a franchise.
m. Conditions for franchise approval of transfer	§§ 13.2 – 13.4	New Subject to state law, new franchisee: must qualify, assume the Franchise Agreement or sign a new Franchise Agreement, complete training and pay our training fee, refurbish the “JEFF’S BAGEL RUN” Store. You must provide us with an estoppel agreement and a list of all persons having an interest in the Franchise Agreement or in the Franchisee, pay all amounts then-due to us, sign a general release, provide us with all documents relating to the transfer, disclose to us all material information that we request regarding the transferee, the purchase price, and the terms of the transfer,

Provision	Section in Franchise Agreement	Summary
		<p>must not be in default of the Franchise Agreement, and pay a transfer fee.</p> <p>(See also “r” below).</p> <p>If the Franchise Agreement was signed under an Area Development Agreement, all Franchise Agreements must be assigned to the same assignee.</p> <p>With our written consent, you may transfer a franchise agreement to an entity of which you directly own 100% interest for convenience of ownership. If the new franchisee is a business entity, all holders of a 10% or greater interest in the new franchisee must sign a guaranty. You must reimburse us for all costs and expenses that we incur in connection with the transfer, including attorneys’ fees.</p> <p>Before shares of a Franchisee which is a business entity may be offered by private offering, you must provide us with copies of all offering materials; indemnify us, our Affiliates, officers, directors, shareholders, partners, agents, representatives, independent contractors, servants and employees of each in connection with the offering; and pay us a non-refundable fee of \$5,000 or a greater amount if necessary to reimburse us for our costs and expenses associated with reviewing the proposed offering.</p>
n. Franchisor’s right of first refusal to acquire franchisee’s business	§ 13.2.3I	We can match any offer for your business.
o. Franchisor’s option to purchase franchisee’s business	Article 18 § 5.3.1 and Addendum D	Upon <u>Subject to state law, upon</u> termination or expiration of your Franchise Agreement, we may purchase the equipment and furnishings as we designate that are associated with your

Provision	Section in Franchise Agreement	Summary
		<p>“JEFF’S BAGEL RUN” Store, using a 5-year straight line amortization period. Your lease must also grant us the option to assume the Lease, or execute a substitute lease on the same terms for the then remaining term of the Lease plus all remaining option/renewal terms, upon termination, expiration or your failure to exercise any option to renew, and/or extend the term of the Lease, as well as to cure your Lease default and succeed to rights in your Lease, or enter into a substitute Lease on the same terms.</p>
<p>p. Death or disability of franchisee</p>	<p>§ 14.3.2</p>	<p>You <u>Subject to state law, your</u> heirs have 9 months after your death or legal incapacity to enter into a new franchise agreement, if if the heirs meet our standards and qualifications. If your heirs do not meet our standards and qualifications, the heirs may sell to a person approved by us. See “m” above.</p>
<p>q. Non-competition covenants during the term of the franchise</p>	<p>§ 12.1</p>	<p>Cannot engage in “Competitive Activities” which means to, own, operate, lend to, advise, be employed by, or have any financial interest in any business, other than a “JEFF’S BAGEL RUN” Store operated under a validly subsisting franchise agreement with us, that: (i) specializes in the sale of bagels, specialty cream cheeses and other spreads, cookies and other baked goods, coffee and tea. “Competitive Activities” do not include: direct or indirect ownership, solely as an investment, of securities of any entity which is traded on any national securities exchange if the owner of the securities (i) is not a controlling person of, or a member of a group which controls, the entity, and (ii) does not, directly or indirectly own 5% or more of any class of securities of the</p>

Provision	Section in Franchise Agreement	Summary
		entity.
r. Non-competition covenants after the franchise is terminated or expires	§ 12.1	Except <u>Subject to state law, except</u> with our express written consent, no involvement in any Competitive Activities, as defined above, for 2 years in your Territory or within a 20 mile radius of any then existing “JEFF’S BAGEL RUN” Store.
s. Modification of the agreement	§ 20.8	The Franchise Agreement may be modified only by written agreement between the parties.
t. Integration/Merger clause	§ 20.8	Only the terms of the Franchise Agreement and other related written agreements are binding (subject to applicable state law). Any representations or promises outside of the disclosure document and franchise agreement and other related written agreements may not be enforceable. Notwithstanding the foregoing, nothing in the franchise agreement or any related agreement is intended to disclaim the representations made in the Franchise Disclosure Document
u. Dispute resolution by arbitration or mediation	Article 19	All <u>Subject to state law, all</u> disputes, other than disputes relating to preliminary injunction relief, must first be submitted to a process of negotiation and non-binding mediation. If mediation is not successful, all disputes except for those related to preliminary injunctive relief must be arbitrated in Florida.
v. Choice of forum	§ 20.14	Subject to applicable local state law to the contrary, Arbitration following unsuccessful negotiation and mediation must be in Florida.
w. Choice of law	§ 20.7	Subject to applicable local state law to the contrary, Florida law applies, except

Provision	Section in Area Development Agreement	Summary
		and your affiliates who have a currently existing franchise agreement or area development agreement with us must sign a general release.
d. Termination by franchisee	None	Not Applicable, subject to state law.
e. Termination by Franchisor without cause	None	Not Applicable
f. Termination by Franchisor with cause	§ 9.1	We can terminate if you or any of your affiliates materially default under the Area Development Agreement, an individual Franchise Agreement, or any other agreement with us or any of our affiliates.
g. “Cause” defined – curable defaults	§ 9.1	You Subject to state law, you have 5 days to cure non-payment of fees and 10 days to cure any other default, provided that in the case of a breach or default, provided that in the case of a breach or default in the performance of your obligations under any Franchise Agreement or other agreement, the notice and cure provisions of the agreement will control.
h. “Cause” defined – non-curable defaults	§ 9.1	Non Subject to state law, non curable defaults include: unapproved transfers; failure to meet development obligations, any breach of unfair competition provisions, and failure to meet Financial Covenants.
i. Franchisee’s obligations on termination/non-renewal	§ 4.5	You will have no further right to develop or operation additional “JEFF’S BAGEL RUN” Stores which are not, at the time of termination, the subject of a then existing Franchise Agreement between you and us. You may continue to own and operate all “JEFF’S BAGEL RUN” Stores under any then existing Franchise Agreements.

Provision	Section in Area Development Agreement	Summary
j. Assignment of contract by Franchisor	§ 7.1	No restriction on our right to assign.
k. “Transfer” by franchisee – defined	§ 7.3	Includes transfer of control of your business, transfer of the agreement or change in ownership of a franchisee which is an entity.
l. Franchisor approval of transfer	§ 7.3	<p>Transfers require our express written consent, which we may grant or withhold for any reason at all in our sole judgment.</p> <p><u>We may not unreasonably withhold our approval to transfer a franchise.</u></p>
m. Conditions for franchisor approval of transfer	§§ 7.2 and 7.3	<p>Except <u>Subject to state law, except</u> as described below, you may not transfer your Area Development Agreement or any Franchise Agreement signed under the Area Development Agreement except with our written consent and a simultaneous assignment of the Area Development Agreement and all Franchise Agreements signed under the Area Development Agreement to the same assignee.</p> <p>With our written consent, you may transfer a franchise agreement to an entity of which you directly own 100% interest for convenience of ownership. If the new franchisee is a business entity, all holders of a 10% or greater interest in the new franchisee must sign a guaranty. You must reimburse us for all costs and expenses that we incur in connection with the transfer, including attorneys’ fees.</p> <p>At our election, the assignee must sign our then current form of Franchise Agreement for each “JEFF’S BAGEL</p>

Provision	Section in Area Development Agreement	Summary
		<p>RUN” Store then developed or under development.</p> <p>Before shares of a Franchisee which is a business entity may be offered by private offering, you must provide us with copies of all offering materials; indemnify us, our Affiliates, officers, directors, shareholders, partners, agents, representatives, independent contractors, servants and employees of each in connection with the offering; and pay us a non-refundable \$5,000 fee to reimburse us for our costs and expenses associated with reviewing the proposed offering.</p>
n. Franchisor’s right of first refusal to acquire franchisee’s business	None	Not Applicable
o. Franchisor’s option to purchase franchisee’s business	None	Not Applicable, subject to state law.
p. Death or disability of franchisee	§§ 7.3 and 9.1	We Subject to state law, we allow your heirs a reasonable time, up to 9 months, after your death and legal incapacity to assign the Area Development Agreement to a person acceptable to us, in our sole discretion. See also “m” above.
q. Non-competition covenants during the term of the franchise	§ 8.1	Unless we otherwise consent, you cannot engage in “Competitive Activities” which means to own, operate, lend to, advise, be employed by, or have any financial interest in any business, other than a “JEFF’S BAGEL RUN” Store operated under a validly subsisting franchise agreement with us, that: (i) specializes in the sale of bagels, specialty cream cheeses, cookies and other baked goods, coffee and tea. “Competitive Activities” do not include: direct or indirect ownership, solely as an

Provision	Section in Area Development Agreement	Summary
		investment, of securities of any entity which is traded on any national securities exchange if the owner of the securities (i) is not a controlling person of, or a member of a group which controls, the entity; and (ii) does not, directly or indirectly own 5% or more of any class of securities of the entity.
r. Non-competition covenants after the franchise is terminated or expires	§ 8.2	Except <u>Subject to state law, except</u> with our express written consent, no involvement in any Competitive Activities, as defined above, for 24 months within the Development Area.
s. Modification of the agreement	§ 10.9	The agreement may be modified only by written agreement between the parties.
t. Integration/Merger clause	§ 10.9	Only the terms of the Area Development Agreement and other related written agreements are binding (subject to applicable state law). Any representations or promises outside of the disclosure document and area development agreement and other related written agreements may not be enforceable. Notwithstanding the foregoing, nothing in the area development agreement or any related agreement is intended to disclaim the representations made in the Franchise Disclosure Document
u. Dispute resolution by arbitration or mediation	§ 10.17	All <u>Subject to state law, all</u> disputes, other than disputes relating to preliminary injunctive relief, must first be submitted to a process of negotiation and non-binding mediation. If mediation is not successful, all disputes except for those related to preliminary injunctive relief must be arbitrated in Florida.
v. Choice of forum	§§ 10.15 and	Subject to applicable local state law to the contrary, Arbitration following

State Effective Dates

The following states have franchise laws that require that the Franchise Disclosure Document be registered or filed with the state, 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 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	June 13, 2024 as amended _____
Hawaii	Not Registered
Illinois	August 14, 2024 as amended _____
Indiana	May 7, 2024 as amended _____
Maryland	August 5, 2024 as amended _____
Michigan	October 6, 2023 2024
Minnesota	August 13, 2024 as amended _____
New York	August 15, 2024 as amended _____
North Dakota	September 23, 2024 as amended _____
Rhode Island	May 29, 2024 as amended _____
South Dakota	May 15, 2024 as amended _____
Virginia	August 5, 2024 as amended _____
Washington	Pending
Wisconsin	May 7, 2024 as amended _____

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.

RECEIPT

This Disclosure Document summarizes provisions of the Franchise Agreement and other information in plain language. Read this Disclosure Document and all agreements carefully.

If JBR offers you a franchise, it must provide this Disclosure Document to you 14 calendar days before you sign a binding agreement, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale.

Several states, including New York, require that we give you this Disclosure Document at the earlier of the first personal meeting or 10 business days before the execution of the franchise or other agreement or the payment of any consideration that relates to the franchise relationship.

Several states, including Michigan and Oregon, require that we give you this Disclosure Document at least 10 business days before the execution of any binding franchise or other agreement or the payment of any consideration, whichever comes first.

If JBR 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 and state law may have occurred and should be reported to The Federal Trade Commission, Washington D.C. 20580 and the appropriate State Agency identified on Exhibit J.

The franchisor is: JBR Franchise Co. 4190 Millenia Boulevard, Orlando, Florida 32839

The name, principal business address and telephone number of each Franchise Seller offering the Franchise:

Eric Kirby, 4190 Millenia Boulevard, Orlando, Florida 32839 (407) 213-1337
[Todd Evans, 4190 Millenia Boulevard, Orlando, Florida 32839 \(407\) 213-1337](#)

Issuance Date: May 6, 2024 [as amended January 14, 2025](#)

We authorize the agents listed in Exhibit J to receive service of process for us.

I have received a Disclosure Document dated May 6, 2024 [as amended January 14, 2025](#). This Disclosure Document includes the following Exhibits:

Exhibit A – Franchise Agreement	Exhibit G – State Addenda
Exhibit B – Area Development Agreement	Exhibit H – Financial Statements
Exhibit C – General Release	Exhibit I - System Information
Exhibit D – Guaranty	Exhibit J – Agents for Service of Process and State Administrators
Exhibit E – Confidentiality Agreement	Exhibit K – Participation Agreement
Exhibit F – Table of Contents of Manuals	Exhibit L Receipts

DATED: _____
SIGNED: _____
NAME: _____
E-MAIL: _____

ADDRESS: _____
PHONE: _____

Keep this copy for your records. This disclosure document may be available in several formats including on paper, on a CD, in pdf format or on our website: www.jeffsbagelrun.com

RECEIPT

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Exhibit H – Financial Statements
Exhibit I - System Information
Exhibit J – Agents for Service of Process and State Administrators
Exhibit K – Participation Agreement
Exhibit L- Receipts

DATED: _____
SIGNED: _____
NAME: _____
E-MAIL: _____

ADDRESS: _____
PHONE: _____

Keep this copy for your records. This disclosure document may be available in several formats including on paper, on a CD, in pdf format or on our website: www.jeffsbagelrun.com