

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 Tennessee. 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 Tennessee than in your own state.
2. **Mandatory Minimum Payment:** You must make minimum royalty or 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.
3. **Spousal Acknowledgement:** Your spouse must sign a document that acknowledges they understand your obligations under the franchise agreement even if your spouse has no ownership interest in the franchise. This acknowledgement states that the franchise documents signed by you will be signed for the benefit of, and will be binding on you and your spouse's marital community, but your spouse's separate, non-marital property will not be subject to the financial obligations under the franchise documents. Your spouse will also be subject to the confidentiality, non-competition, and dispute resolution provisions of the franchise agreement.
4. **Turnover Rate: During the last 3 years, a high percentage of franchised outlets (more than 27%) were terminated, not renewed, or ceased operations for other reasons. This franchise could be a higher risk investment than a franchise in a system with a lower turnover rate.**
5. **Short Operating History: The franchisor is at an early stage of development and has a limited operating history. This franchise is likely to be a riskier investment than a franchise in a system with a longer operating history.**

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.

financial incentives for such referrals may be required to register as franchise brokers under applicable state laws. (See State-Specific Addenda attached as Exhibit F to this Disclosure Document).

Item 2: Business Experience

CEO and President: Chris Gammill

Mr. Gammill has been the President for AmeriSpec and Furniture Medic since March 2023. [From March 2018 to March 2023](#), he served as Brand Leader for AmeriSpec and Furniture Medic ~~from March 2018 to March 2023~~. Mr. Gammill serves in his present capacities in Memphis, Tennessee.

Chief Development Officer: Mike Pearce

Mr. Pearce has been the Chief Development Officer of AmeriSpec and Furniture Medic since June 2023. Since June 2020, he has served as the CEO and an owner of Sovereign Water LLC, an ASP – America’s Swimming Pool Company franchise in Memphis, Tennessee. From May 2013 to March 2019, Mr. Pearce was the Chief Development Officer of ServiceMaster Franchise Services Group in Memphis, Tennessee. From April 2020 to December 2022, he served as the Chief Development Officer of Authority Brands in Columbia, Maryland.

VP Operations: Kevin Samov

Mr. Samov has been the VP of Operations for AmeriSpec and Furniture Medic since June 2023 in Memphis, TN. ~~Previously~~ [From May 2022 to July 2023](#), he held roles as the Director of Organizational Training and Development as well the Director of Business Development at FirstLight Homecare in Cincinnati, OH. From [November 2017 to March 2021](#), he was with ServiceMaster Brands as the Senior Manager of Brands Franchisee Training, Learning Engagement Manager and Large Owner Business Development Consultant in Memphis, TN.

Marketing Director: Joseph Davis

Mr. Davis has been ~~the~~ Marketing Director for AmeriSpec and Furniture Medic since March 2023 in Memphis, TN. ~~Previously~~ [From June 2020 to March 2023](#), he had been Marketing Manager for Furniture Medic ~~since June 2020, and had been Marketing Manager for~~ both AmeriSpec and Furniture Medic ~~since~~ [from](#) December 2021 [to March 2023](#) in Memphis, TN. From [November 2010 to May 2020](#) he was an Interactive Strategy Manager and an Integrated Marketing Manager at ALSAC, the fundraising and awareness organization for St. Jude Children’s Research Hospital in Memphis, TN.

Director of Business Development: Mitch Dodd

Mr. Dodd has been the Director of Business Development for AmeriSpec and Furniture Medic since March 2023 in Memphis, TN. ~~Previously~~ [From April 2022 to March 2023](#), he had been the National Business Development Manager at AmeriSpec and Furniture Medic ~~since April 2022~~ in Memphis, TN. ~~Prior~~ [From June 2019 to that April 2022](#), he held the position of Client Support Manager for AmeriSpec and Furniture Medic ~~from 2019 to April 2022~~ in Memphis, TN. Mr. Dodd has held various other administrative roles at AmeriSpec and Furniture Medic since 2018 in Memphis, TN.

Technical Training Manager: Gina Moss

Ms. Moss has been the Technical Training Manager for Furniture Medic since 2012.

VP of Finance: Whit Orians

Mr. Orians has been the VP of Finance for Amerispec and Furniture Medic since August of 2023 in Memphis, TN. ~~Previously~~ [From October 2022 to August 2023](#), he had been the Director of Finance – Operations at TruGreen ~~from October 2022 to August 2023~~ in Memphis, TN. While at TruGreen, he also held the roles of Sr. Manager Finance – Operations from November 2021 to October 2022, the position of Field Finance and Operations Business Partner from June 2019 to November 2021, and was a senior financial analyst from May 2017 to June 2019 all in Memphis, TN.

Board Member: E. Stockton Croft IV

Mr. Croft was elected to serve as chair of our Board of Directors in March 2023. Since September 2013, he has also served as a Partner with Eagle (EMP Management LLC) in Atlanta.

Board Member: Zachary Taylor

Mr. Taylor was elected to our Board of Directors in March 2023. Since August 2017, he has also served as a Private Equity Vice President for EMP in Atlanta.

Board Member: Jake Rubenstein

Mr. Rubenstein was elected to our Board of Directors in March 2023. Since May 2021, he has also served as a Private Equity Senior Associate for EMP in Atlanta. [From January 2020 to May 2021, he held the position of Private Equity Associate for SRM Equity Partners, LLC \(f/k/a Sunny River Management, LLC\) in Atlanta, Georgia. From July 2019 to December 2019, he held the position of Private Equity Associate for Five Points Capital in Winston Salem, North Carolina. From May 2017 to May 2019, he held the position of Investment Banking Analyst for Stephens Inc. in Atlanta, Georgia.](#)

Board Member: David Kim

Mr. Kim was elected to our Board of Directors in March 2023. Since October 2021, he has served on the Board of Directors of Code Ninjas. From September 2017 to August 2020, he served as Managing Director of Teen Ink in Newton, Massachusetts, and from January 2000 to June 2017, Mr. Kim served as CEO of C2 Education in Johns Creek, Georgia.

Item 3: Litigation

No litigation is required to be disclosed in this Item.

Item 4: Bankruptcy

No bankruptcy information is required to be disclosed in this Item.

Item 5: Initial Fees

Initial Franchise Fee

The initial franchise fee for a Franchised Business is \$50,000 (the “**Initial Franchise Fee**”). We treat each franchise purchased as a single Franchised Business with its own Franchise Agreement.

At any given time, we may offer discounts of the Initial Franchise Fee and/or incentives of cash, equipment, materials, supplies or related items as an inducement to prospective franchisees. The availability of each incentive may be subject to a time limit.

You are also strongly encouraged to have property coverage for damage to customer property caused by your work or in your Care, Custody, and Control with no exclusion for property of others, which can be provided through General Liability or Property Coverage.

All insurance policies procured and maintained by you must (i) be written by an insurance company satisfactory to us, (ii) name us, our affiliates, and our officers, directors, employees, agents, and partners, as an additional insured (except Workers' compensation policy), (iii) contain endorsements by the insurance companies waiving all rights of subrogation against us for workers' compensation insurance, commercial general liability insurance, and business automobile liability insurance, and (iv) stipulate that we will receive copies of all notices of cancellation, non-renewal or coverage reduction or elimination at least 30 days prior to such event.

If you fail or refuse to maintain any required insurance coverage required or fail to furnish satisfactory evidence of coverage, we may, at our option and in addition to any other rights and remedies we have hereunder, obtain such insurance coverage on your behalf, and any costs of premiums incurred by us in connection therewith shall be paid by you on demand.

Approval Process. If you would like to use a supply or equipment source that we have not approved, you must first submit to us information including product specifications, product components, product performance history, product samples, and any other relevant information. We will evaluate the proposed product considering the technical, wear, and performance properties of the item. We may also consider other factors including design, appearance, product reliability, durability, the manufacturer's warranties, quality control methods and financial ability to stand behind its products. We do not publish our criteria for approving items or suppliers. Our review is generally completed in three weeks, but we have up to 60 days to advise you in writing of our decision. If we do not advise you of our decision within the 60-day period, then your request will be deemed rejected. Approval of alternative suppliers may be revoked if we determine, in our sole discretion, that they no longer satisfy the specifications set forth in the Operations Manual, as it may periodically be updated.

Officer Interests. None of our officers have any ownership in our approved suppliers.

Revenue Earned from Required Purchases. We and our affiliates may derive revenue from your purchases from us, our affiliates, or our approved vendors. Currently, we do not derive revenue from the detail package.

We currently receive certain rebates from one of your designated suppliers, Walzcrafft, which pays us a 3% commission for sales made to our franchisees. In the year ending on December 31, 2023, we derived \$28,535 in revenue from our vendors' sales of supplies to Franchised Businesses, which is 1.02% of our total revenue of \$2,786,615 for the year. This revenue figure has been sourced from our unaudited financial statements.

In the fiscal year ending December 31, 2023, we did not earn any revenue from the required purchases of our franchisees.

Percentage Subject to Specifications. The required purchase of products from designated suppliers or vendors will represent 15% to 25% of your overall purchases in [establishing and](#) operating a Franchised Business.

Purchasing or Distribution Cooperatives. As of the Issuance Date of this Disclosure Document, we do not have any purchasing or distribution cooperatives.

Purchase Arrangements. We have negotiated special franchise pricing with some vendors.

Material Benefits or Incentives. We do not provide any material benefits or incentives to you for your purchases of certain products or services or your use of certain suppliers. You may derive some benefit from

3. Marketing Materials. Update and modify, as we deem necessary, marketing literature, brochures, and other media proofs and direct sales aids to assist you in your Franchised Business. We will also review any marketing materials that you propose. (Franchise Agreement, Article IV.E and V.D)
4. Operations Manual. Periodically update the Intranet and our Operations Manual. (Franchise Agreement, Article IV.B.1 and V.G.)
5. Additional Training. Provide additional training to replacement managers and additional training regarding new Franchised Services. (Franchise Agreement, Article IV.C. and V.G.)

Time to Open

You must successfully complete our Initial Training within six months from signing the Franchise Agreement. Within 30 days after successfully completing Initial Training, you must begin operating your Franchised Business. Typically, you will begin operating your Franchised Business as soon as you finish Initial Training. Most of our franchisees have completed Initial Training and are operating the Franchised Business within 90 to 120 days of signing their Franchise Agreement. (Franchise Agreement, Article V.R.). [The factors that may affect this opening time include the date you start your training, how long it takes to procure the required initial equipment and supplies, the time it takes to obtain and wrap the vehicle \(as required\), the time it takes to obtain all required insurance policies, and, if applicable, when you complete your state-specific licensing, registration, or certification requirements.](#)

Operations Manual

Our Intranet contains the Operations Manual with a total of 189 pages of specifications, standards, and procedures. Exhibit G to this Disclosure Document lists the Tables of Contents of the Operations Manual.

Site Selection

Your Franchised Business must operate from one office location within the Territory. We do not assist you in finding an office location or negotiate the purchase or lease for you. Your office location must be within the Territory and allow operation of the business for many crews, teams, sales forces and vehicles that may be coming and going from this location. You may locate your office in your home if such activity in your home is allowed by local ordinances and neighborhood covenants. It is your responsibility to investigate local ordinances and neighborhood covenants for the operation of your business from your selected office location. Offices are required to be open Monday through Friday 8 a.m. to 5 p.m.

You may not open a retail service location nor expand operations to more than one location within the Territory without our prior written consent. If you wish to relocate to another office location, you must obtain our written consent, which will not be unreasonably denied, prior to relocating.

We do not conform your office location to local ordinances and building codes and obtain any required permits. We do not construct, remodel, or decorate your office location; however, we provide standards for use of the Marks, which includes signage guidelines. We do not provide for necessary office equipment, signs, fixtures, and office supplies.

Advertising

National Advertising Fund. We will maintain and administer the National Advertising Fund (the “NAF”). You will contribute the National Advertising Fund Contribution, which is the greater of \$150 or 2% of Gross Sales, to the NAF (except the \$150 minimum does not apply until 90 days after you complete Initial Training).

Although there are no company-owned stores, all company-owned stores would contribute the same National Advertising Fund Contribution as other franchisees. Any amounts in the NAF that are not spent in any fiscal year are kept in the NAF for use in the following year. Upon written request, we will provide an annual statement of the financial condition of the NAF, certified by one of our executive officers. We are not obligated to audit the NAF.

We will determine and budget the specific use of the NAF as we deem necessary. The NAF may be spent by us, at our sole discretion, for (i) national, regional or local media or other marketing techniques or programs designed to advertise and promote the Franchised Services and/or the Marks to consumers, (ii) market research and development, (iii) monitoring and managing social media, (iv) test or target marketing, (v) the conducting of surveys, (vi) creative and production costs, (vii) employee salaries directly or indirectly related to advertising and marketing, (viii) repayment to us or our affiliates for reasonable accounting, administrative and legal expenses associated with the NAF, or (ix) on other expenses related to enhancing and promoting the general recognition of the System and the Marks. None of the NAF is spent on advertising the sale of franchise licenses.

The NAF is administered by our accounting and marketing departments on our behalf. We do not have a franchisee advertising council. We are not obligated to ensure that any individual franchisee (including you) benefits directly, on a pro rata basis or at all, from the placement, if any, of such advertising in its local market.

In 2023, the NAF was spent on: digital media (41%); assets (8%); Marketing and Sales Team support (41%); and administrative and miscellaneous expenses (10%). The administrative and miscellaneous expense category accounts for employee/staff salaries and benefits for those who are involved in administering the NAF, general administrative expenses, professional fees, management fees, and travel expenses for our representatives that travel in connection with the administration of the NAF.

Advertising from the Ad Fund is intended to maximize the public's awareness of the franchise system. We are not obligated to ensure that any individual franchisee benefits directly, on a pro rata basis or at all, from the placement, if any, of such advertising in its local market. Upon written request, we will provide an annual statement of the financial condition of the Ad Fund, certified by one of our executive officers. We are not obligated to audit the Ad Fund.

Although we do not have an advertising council, we have a National Franchise Council consisting of members from various regions of the country. The members are nominated and elected by their peers and are consulted regarding new ideas for use of the Ad Fund, as well as departures from any existing programs. We may add or remove members and dissolve this council at any time, and we retain control over all decisions related to the Ad Fund.

[Besides the NAF, neither franchisees nor company-owned outlets are required to participate in any other advertising funds. However, we retain the right, in our sole discretion, to require participation in other advertising funds in the future.](#)

Local Marketing. You must spend two percent (2%) of Gross Sales per quarter on local advertising efforts. We reserve the right to require you to pay this money to us and we will conduct local advertising on your behalf. (Franchise Agreement, Article III.K). You must not use any advertising or promotional materials unless we approve them. If you want to use advertising materials that you develop in accordance with our brand standards guide, you must submit them to us for approval prior to use. We will respond within five business days with our decision as to whether the materials are approved. If we do not respond within five business days, such materials will be deemed rejected. (Franchise Agreement, Articles IV.E and V.F).

We do not currently have any local or regional advertising cooperatives, but we reserve the right to initiate them in the future (Franchise Agreement, Article V.W.)

Our Marketing. We are not required to conduct any advertising anywhere, including in your Territory. However, we will make available marketing materials including marketing literature, brochures, and other media proofs and direct sales aids to assist you in your Franchised Business. These materials are our property. We will update and modify information as needed. (Franchise Agreement, Article IV.B.1). We may assist you in setting up your listings, including Google and if we provide such assistance then we will be the primary owner of the listings and can add you to manage your listings.

If you have an advertising and/or marketing concept that you would like us to create and the concept will be useful for the entire franchise network, then we will review it and determine within five business days if it would be advantageous to develop the concept for use by the entire franchise network. If we do not respond within five business days, such materials will be deemed rejected.

Computer Requirements

You must install and use a computer in the operation of your Franchised Business. We currently require you to purchase and use a computer and supporting systems as required by us that meet our minimum specifications, as we may specify from time to time in the Operations Manual.

We recommend using a tablet or smart phone for servicing National Account customers. The cost of such equipment ranges from \$500 to \$1,500. In addition, some National Accounts may require the use of an estimating software for uploading claims for services you provide to the accounts. If you accept work from these accounts, you will be required to use the required software.

You are not required, during the term of the Franchise Agreement to upgrade your computer system. However, in the future, software may be developed that may not run on older equipment and you may choose to upgrade your equipment to use the software. [If you conduct any optional or required maintenance, updating, upgrading or utilizing support contracts for the cash registers or computer systems, the costs will range from \\$100 - \\$500 annually.](#)

We have independent access to the information that will be generated or stored in any computer system in your business. We do have a right to audit the records of your business. Some of the records which are reviewed in an audit are in the software on your computer system, and we do have a right to examine those records.

Training

Initial Training. Our Initial Training consists of (i) a pre-training program that can be completed at your home online in approximately 50 hours (the “**Pre-Training Program**”) and (ii) a two-week training program that is typically held five times per year at our training center in Memphis, Tennessee, but may be held virtually when travel or in-person meetings are restricted. You are encouraged to attend Initial Training as quickly as possible after you have completed your Pre-Initial Training, which includes the submission of certain forms and materials to us. If fewer than four people are signed up for your scheduled training, we reserve the right to delay training until the next available session of four or more attendees but within six months of the purchase of your Franchised Business.

We provide Initial Training for two people and will, at your request, train others you need to have trained on a "space-available" basis. The cost of this Initial Training for two people is included in the Initial Franchise Fee. You must pay an additional training fee of \$500 for each additional trainee attending our in-person training. Prior to attending Initial Training, any trainees must have a medical respirator exam fitting and bring the respirator to training. You and your manager (or the other person you choose) must complete our Initial Training to our satisfaction or re-attend the Initial Training within six months at each of your own expense. We recommend that all partners or agents who will provide Franchised Services also complete the Initial Training program.

Furniture Medic

The following financial performance representation consists of historical data of Owners offering furniture, wood and cabinet restoration, repair, fabrication, and refinishing, as well as cabinet transformation and refinishing services in the United States that have reported revenue during the calendar year of 2023. We have not included data from similar franchises in Canada or any other foreign country or territory. Some franchisees have more than one franchise agreement related to their business. Franchisees with multiple franchises typically do not have separate operations for each franchise agreement. Therefore, we have aggregated data based on “Owners” to more accurately reflect a franchisee’s business.

The table below includes 113 Owners that have an average of 1.1 franchise agreements per Owner. Owners that had their franchises open or close during the calendar year of 2023 are not included in the table below. There was 1 such Owner that opened during the calendar year of 2023, and 24 such Owners that closed during the calendar year of 2023. Therefore, of the 114 total amount of Owners in the Furniture Medic franchise system as of the end of the calendar year of 2023, 113 Owners are included in the below chart and 24 Owners are excluded from the below chart.

The annual gross ~~revenue~~revenues reported below include gross sales reported for furniture, wood and cabinet restoration, repair, fabrication, and refinishing, as well as cabinet transformation and refinishing services.

We compiled this information from our revenue reporting system from franchisees for January 2023 through December 2023. We have independently verified the information received from franchisees. ~~We will provide you with written substantiation of the data used in preparing the financial performance representations in this Item 19 upon reasonable request.~~

Some franchiseesoutlets have ~~gross sales of~~earned this amount. Your individual results may differ. There is no assurance that you will ~~do~~earn as wellmuch.

Written substantiation for the financial performance representation will be made available to you upon reasonable request.

Count of Owners	Quartile Size				
113	28				
Quartile	Average Revenue	Median Revenue	Highest Revenue	Lowest Revenue	Number in Quartile
1	\$954,772	\$478,324	\$6,127,559	\$204,733	28
2	\$129,563	\$116,655	\$204,573	\$83,347	28
3	\$64,468	\$65,900	\$80,502	\$50,305	28
4	\$20,454	\$15,794	\$49,293	\$358	29
Overall Owner Results					
Top Owner Revenue			\$6,127,559		
Bottom Owner Revenue			\$358		
Median Revenue			\$80,502		
Average Revenue			\$289,908		

~~Actual results vary from area to area, and market to market. Many factors, including management capabilities, local market conditions, and other factors, are unique to each business and may significantly impact the financial performance of your business. Consider that a newly opened business should not be expected to achieve sales volumes or maintain expenses similar to those of an established business. You are responsible for developing your own business plan for your business, including capital budgets, financial statements, projections and other elements appropriate to your particular circumstances. We encourage you to consult with your own accounting, business, and legal advisors to assist you to identify the expenses you likely will incur in connection with your business, to prepare your budgets and to assess the likely or potential financial performance of your business. We also encourage you to contact existing operators to discuss the business.~~

~~In developing the business plan for your business, you are cautioned to make necessary allowance for change in financial results to income, expenses, or both, that may result from operation of your business during periods of, or in geographic areas suffering from, economic downturns, inflation, unemployment, or other negative economic influences.~~

~~Historical costs and revenues do not necessarily correspond to future costs and revenues because of factors such as inflation, deflation, changes in minimum wage laws and other benefit laws (including but not limited to, health care coverage), location, financing, lease related costs and other variables. For example, costs such as rent, CAM charges, taxes, interest, insurance and utilities vary from business to business. All information should be evaluated in light of current market conditions including such costs and price information as may then be available.~~

Other than the preceding financial performance representation, we do not make any financial performance representations. 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 the Legal Department, TCB Furniture Medic, LLC, 1650 57 Germantown Ct. Suite 201, Cordova, Tennessee 38018, the Federal Trade Commission, and the appropriate state regulatory agencies.

Item 20: Outlets and Franchisee Information

As noted in Item 1, Immediate Predecessor was the franchisor of the Furniture Medic[®] system prior to the closing of the Acquisition in March 2023.

An outlet as used in these Item 20 Tables is defined as a franchise territory.

**Table No. 1
Systemwide Outlet Summary for Years 2021 to 2023**

Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of the Year	Net Change
Franchised	2021	171	165	-6
	2022	165	147	-18
	2023	147	124	-23
Company-Owned	2021	0	0	0
	2022	0	0	0
	2023	0	0	0
Total Outlets	2021	171	165	-6
	2022	165	147	-18
	2023	147	124	-23

The name, business address, and business telephone number of each current franchisee as of December 31, 2023, is attached to this Disclosure Document as Exhibit D. The name, last known home address, and telephone number of every franchisee who has had a franchise terminated, cancelled, not renewed, or otherwise voluntarily or involuntarily ceased to do business under the Franchise Agreement during the most recent fiscal year or has not communicated with us or our affiliates within 10 weeks of the issuance date of this Disclosure Document is attached as Exhibit E. Please note, if you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

We are not offering any existing franchised outlets to prospective franchisees, including those that are still being operated by current franchisees pending a transfer. In the event that we begin to offer any such outlet, specific information about the outlet will be provided to you in a separate Addendum to this Disclosure Document.

We or Immediate Predecessor have entered into confidentiality clauses with former franchisees during the past three years. In some instances, current and former franchisees have signed during the last three years provisions restricting their ability to speak openly about their experiences with us. You may wish to speak with current and former franchisees, but be aware that not all of those franchisees will be able to communicate with you.

We have not created, sponsored or endorsed any trademark-specific franchisee organization associated with our franchise system. No independent franchise organization has requested to be included in our disclosure document.

Item 21: Financial Statements

We began offering franchises in March 2023 and we therefore cannot yet include, three full years of our audited financial statements. We have attached the following financial statements in accordance with the FTC Rule requirements for financial statements for a franchisor's first partial fiscal year selling franchises:

Attached to this Disclosure Document as Exhibit B is (i) the consolidated audited financial statements of Guarantor, as of December 31, 2023, and (ii) Guarantor's Guaranty of our obligations to you under the Franchise Agreement. Because Guarantor was organized on February 24, 2023 and began operating on March 31, 2023, it does not have available, and we cannot yet include, three full years of audited financial statements for Guarantor.

[Also attached to this Disclosure Document as Exhibit B are the unaudited balance sheets and income statements of Guarantor as of April 30, 2024. These financial statements are unaudited and include, in the opinion of management, normal recurring adjustments necessary to fairly state each company's financial condition as of that date. These financial statements have not been reviewed by an accountant and do not contain any financial statement notes.](#)

Item 22: Contracts

This Disclosure Document contains the following contracts:

- Exhibit A – Franchise Agreement
- Exhibit F – State Addenda to FDD and Franchise Agreement
- Exhibit H – General Release

FDD EXHIBIT B

FINANCIAL STATEMENTS AND GUARANTY

(See attached).

These Financial Statements Have Been Prepared without an Audit. Prospective Franchisees or Sellers of Franchises Should be Advised that No Independent Certified Public Accountant Has Audited These Figures or Expressed an Opinion with Regard to their Content or Form.