



**FRANCHISE DISCLOSURE DOCUMENT**  
**Casey Hawkins, Inc., an Oregon corporation**  
**623 Rossanley Drive**  
**Medford, OR 97501**  
**Telephone: (888) 2622215**  
**Email: [applications@thehumanbean.com](mailto:applications@thehumanbean.com)**  
**[www.thehumanbean.com](http://www.thehumanbean.com)**

The franchise offered is to operate an espresso outlet branded THE HUMAN BEAN, specializing in the preparation and sale of espresso coffee and related products and services.

The total investment necessary to begin operation of this franchise ranges from \$672,000 to \$1,537,000 ~~1,532,000~~. This includes \$133,000-140,200 that must be paid to franchisor or an Affiliate. Area developers pay \$10,000 per location, applied to the initial franchise fees as units open in the area. Area developers must commit to opening at least two (2) or more units.

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 payment to, the franchisor or an affiliate in connection with the proposed franchise sale. **No governmental agency has verified the information contained in this document.**

You may wish to receive your disclosure document in electronic form or another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Casey Hawkins, Inc. at 623 Rossanley Drive, Medford, OR 97501 and (888) 262-2215.

The terms of your contract will govern your franchise relationship. Do not 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, such as 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 (FTC). You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington D.C. 20580. You can also visit the FTC’s home page at [www.ftc.gov](http://www.ftc.gov) for additional information on franchising.

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

DATE OF ISSUANCE: February 25, 2026 as amended ~~April 16~~ June 9, 2026.

<u>Name of Fee</u>	<u>Amount (See Note 1)</u>	<u>Due Date</u>	<u>Remarks</u>
Renewal Fee	\$3,000	Before signing successor franchise agreements.	Applicable if you renew your franchise.
Our costs and attorneys' fees for breach	Will vary	When incurred	See note 2
Audit Fee	Cost of audit	When incurred	See note 3
Interest	Eighteen percent (18%) per annum or the highest permissible rate	When incurred	See note 3
Brand Fee	1% of Adjusted Gross Sales Revenues (may increase up to 2%)	Monthly by EFT	See note 4
Additional Training Pre-Opening	\$60/hour	When incurred	See note 5
Additional On-Site Assistance Post-Opening	\$600/day	When incurred	See note 6
PoS System	\$325/month	When incurred	Payable to Toast, Inc. See note 7
Mobile App and Loyalty Rewards	\$80/month	When incurred	Payable to Incentivio, Inc. See note 8
Gift Cards	\$25/month	When incurred	Payable to Valuetec or Worldpay, LLC. See note 9
Content Management Digital Menu Boards	\$15/month	When incurred	Payable to Creative Realities, Inc. See note 10
Credit Card Processing Fee	2.6%-3.5% per <del>transaction</del> <del>competitive per transaction credit card fees</del>	When incurred	Payable to applicable payment processor.

Security deposits, utility deposits, business licenses and other prepaid	\$5,500	\$10,000	As incurred (See note 9)	As incurred; when premiums are due	See note 9
Advertising and promotion	\$10,000	\$15,000	As incurred	See note 10	Advertising media vendors
Additional funds - (Initial 90 day period)	\$20,000	\$75,000	As incurred	See note 11	See note 11
Total initial investment (not including area development)	\$672,000	\$1,537,000 <del>\$1,532,000</del>			

#### ADA-Specific Fees

<u>Type of Expenditure</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>When Due</u>	<u>To Whom Payment Is To Be Made</u>
Optional Area Development Fee	\$10,000 per additional location (See note 3)	Lump sum	On signing an Area Development Agreement	Us
Balance of Franchise Fee for Outlets under an ADA	\$25,000 per additional location (See note 3)	Lump sum	Due upon signing a franchise agreement	Us

Except where otherwise noted, all fees paid to us are nonrefundable.

Neither we nor our agents offer any financing arrangements, directly or indirectly, to you.

Notes:

- (1) Site Analysis Fee. See the state-specific riders for possible differences in your state. The Site Analysis Fee is nonrefundable. If we approve a site and you sign the Franchise Agreement with us, the Site Analysis Fee will be applied to the Initial Franchise Fee.
- (2) Initial Franchise Fee. See the state-specific riders for possible differences in your state. If your Franchise Agreement is terminated for your failure to open an outlet within eighteen months of signing, as described in Item 5 of this Disclosure Document, the

Provision	Section in Agreement	Summary
n) Our right of first refusal to acquire your business	<p>Sections 12.7 and 15.7 of the Franchise Agreement.</p> <p>None in the Area Development Agreement.</p>	<p>We have the option to purchase the franchise business before most transfers on same terms or to purchase franchise assets upon termination at fair market value.</p> <p>No right of first refusal under the Area Development Agreement.</p>
o) Our option to purchase your business	<p>Sections 12.7 and 15.7 of the Franchise Agreement.</p> <p>None in the Area Development Agreement.</p>	See line item (n) above.
p) Death or disability of you	<p>Section 12.4 of the Franchise Agreement.</p> <p>Section 10 of the Area Development Agreement.</p>	Relaxed requirements for transfers in the event of your death or disability.
q) Non-competition covenants during term of franchise	<p>Section 6.3 of the Franchise Agreement.</p> <p>Sections 8.1 and 8.3 of the Area Development Agreement.</p>	<p>You are restricted to a specific site for your franchised business under the Franchise Agreement.</p> <p>You may not establish a competing business, subject to <b>applicable modification</b> by state law.</p>
r) Non-competition covenants after franchise is terminated or expires	<p>Section 6.3 of the Franchise Agreement.</p> <p>Sections 8.1 and 8.3 of the Area Development Agreement.</p>	<p>For two years after termination of your Franchise Agreement or development rights, you may not establish competing business within ten miles of any THB-branded outlet, subject to <b>applicable modification</b> by state law.</p>

(iii) The unwillingness of the proposed transferee to agree in writing to comply with all lawful obligations.

(iv) The failure of the franchisee or proposed transferee to pay any sums owing to the franchisor or to cure any default in the Franchise Agreement existing at the time of the proposed transfer.

(h) A provision that requires the franchisee to resell to the franchisor items that are not uniquely identified with the franchisor. This subdivision does not prohibit a provision that grants to a franchisor a right of first refusal to purchase the assets of a franchise on the same terms and conditions as a bona fide third party willing and able to purchase those assets, nor does this subdivision prohibit a provision that grants the franchisor the right to acquire the assets of a franchise for the market or appraised value of such assets if the franchisee has breached the lawful provisions of the Franchise Agreement and has failed to cure the breach in the manner provided in subdivision (c).

(i) A provision which permits the franchisor to directly or indirectly convey, assign or otherwise transfer its obligations to fulfill contractual obligations to the franchisee unless provision has been made for providing the required contractual services.

The fact that a Notice of Intent is on file with the Attorney General of Michigan does not constitute approval, recommendation, or endorsement by the Attorney General of this offering. Questions regarding the Notice should be directed to the Attorney General of Michigan by phone at 517-373-7117 or:

**Attorney General, State of Michigan  
Consumer Protection Division - Franchise Registration  
Att'n: Division Chief, P.O. Box 30213  
Lansing, MI 48909**

**Minnesota**

**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 PUBLIC OFFERING STATEMENT, TOGETHER**

**WITH A COPY OF ALL PROPOSED AGREEMENTS RELATING TO THE FRANCHISE. THIS PUBLIC OFFERING STATEMENT 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 us from requiring litigation to be conducted outside Minnesota, requiring waiver of a jury trial, or requiring you to consent to liquidated damages, termination penalties or judgment notes. In addition, nothing in this Franchise Disclosure Document, our Franchise Agreement or the related agreements can abrogate or reduce any of your rights as provided for in Minnesota Statutes 1984, Chapter 80C, or your rights to any procedure, forum, or remedies provided for by the laws of the jurisdiction.

The following is added at the end of the charts in Item 17:

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

- that you 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 our consent to the transfer of your 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). We will protect your rights to use the trademarks, service marks, trade names, logotypes, or other commercial symbols or indemnify you 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 us from requiring you to assent to a general release.

You cannot consent to our obtaining injunctive relief. We may seek injunctive relief. See Minnesota Rule 2860.4400(J). Also, a court will determine if a bond is required.

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

No statement, questionnaire, or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including, fraud in the inducement, or (ii) disclaiming reliance on 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 with the franchise.

### **New York**

1. The following information is added to the cover page of the Franchise Disclosure Document:

**INFORMATION COMPARING FRANCHISORS IS AVAILABLE. CALL THE STATE ADMINISTRATORS LISTED IN EXHIBIT B OR YOUR PUBLIC**