

FRANCHISE DISCLOSURE DOCUMENT



Everything Yogurt Brands, LLC
25 Washington Street
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(973) 285-4800

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The Franchisee will either operate one “Green Leaf’s Beyond Great Salads” restaurant which may for an additional fee, include our “Bananas Smoothies & Frozen Yogurt” concept or the Franchisee may choose to operate the “Bananas Smoothies & Frozen Yogurt” concept as a standalone franchise. In certain instances we may require you to use a name other than Green Leaf’s Beyond Great Salads and/or Bananas Smoothies & Frozen Yogurt, in which case you will use our mark – “The Market By Villa.” The “Green Leaf’s Beyond Great Salads” restaurant by itself or in conjunction with the “Bananas Smoothies & Frozen Yogurt” concept may or may not include breakfast, but will include lunch and dinner and feature gourmet sandwiches prepared with meats, vegetables, poultry and fish, and additional offerings of freshly baked breads, soups, freshly prepared salads, and related foods and beverages. The “Bananas Smoothies & Frozen Yogurt” concept enables you to also sell any combination of our proprietary brand frozen yogurt, smoothies and frosties prepared with our proprietary products. Also available with our “Bananas Smoothies & Frozen Yogurt” concept is our Gretel’s Pretzels brand hand rolled pretzels made with our proprietary pretzels flour. The “Bananas Smoothies & Frozen Yogurt” concept may also feature other related food and beverage items, such as premium flavored coffees, espresso, cappuccino, muffins, ice cream, nuts, bulk or packaged candies, bagels, cookies, cakes and flavored popcorn as well as specialty items such as specially made apparel and gifts.

The total investment to begin operation of the restaurant is from \$224,500 - \$654,200 (plus real estate cost and grand opening expense, see Item 7) depending upon the concept(s) you choose and how many of our products you wish to sell from the Franchised Business. This includes the \$25,000 - \$35,000 Green Leaf’s Beyond Great Salads initial franchise fee (outside the Continental United States [Alaska, Hawaii & U.S. Territories] the initial franchise fee is \$35,000) plus the additional fee of \$2,200 for the “Bananas Smoothies & Frozen Yogurt” concept (\$22,000 if the “Bananas Smoothies & Frozen Yogurt” concept is purchased by itself as a stand alone concept) that must be paid to Us and/or Our affiliates. The total investment to open a Green Leaf’s concept is from \$284,500 - \$484,000. The total investment to open a Bananas Smoothies & Frozen Yogurt concept is from \$224,500 - \$457,000. The total investment for a simultaneous purchase and operation of a Green Leaf’s Beyond Great Salads concept and Bananas Smoothies & Frozen Yogurt concept is from \$346,700 - \$654,200.

The minimum total investment necessary to begin operation as an Area Developer is from \$72,500 - \$130,000 assuming a minimum of two restaurants being developed per restaurant for the Green Leaf’s Beyond Great Salads and/or Bananas Smoothies & Frozen Yogurt franchise. When you enter into an Area Development Agreement, you will also enter into your first Franchise Agreement. The total initial investment to begin operation of a single restaurant is set out above. This total investment does not include your estimated initial investment for beginning operation of each franchised concept which cost are set out in the preceding paragraph. Estimated initial investment costs will vary for international transactions. The Area Development Agreement requires an upfront payment of one-half of the total Initial Investment Fee (based upon the number of restaurants being developed in the Continental U.S. or an international territory) and is due at the time of execution of the Deposit Agreement. The balance of the initial franchise fee for each franchised location

required by the Area Development Agreement is paid upon execution of each franchise agreement pursuant to the agreed upon Development Schedule. The minimum number of franchised locations required by an Area Development Agreement is two locations. The maximum number of franchised locations required under the Area Development Agreement is negotiated and is dependent upon the territory requested.

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 can sign a binding agreement with, or make any payment to the franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no government 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 Administration Department at 25 Washington Street, Morristown, NJ 07960 or call (973) 285-4800.

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 a lawyer or 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, DC 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.

ISSUING DATE: April 19, 2019

STATE COVER PAGE

Your state may have franchise law that requires a franchisor to register or file with a state franchise administrator before offering or selling in your state. **REGISTRATION OF A FRANCHISE BY A STATE DOES NOT MEAN THAT THE STATE RECOMMENDS THE FRANCHISE OR HAS VERIFIED THE INFORMATION IN THIS DISCLOSURE DOCUMENT.**

Call the state franchise administrator listed in Exhibit “D” for information about the franchisor, or about franchising in your state.

MANY FRANCHISE AGREEMENTS DO NOT ALLOW YOU TO RENEW UNCONDITIONALLY AFTER THE INITIAL TERM EXPIRES. YOU MAY HAVE TO SIGN A NEW AGREEMENT WITH DIFFERENT TERMS AND CONDITIONS IN ORDER TO CONTINUE TO OPERATE YOUR BUSINESS. BEFORE YOU BUY, CONSIDER WHAT RIGHTS YOU HAVE TO RENEW YOUR FRANCHISE, IF ANY, AND WHAT TERMS YOU MIGHT HAVE TO ACCEPT IN ORDER TO RENEW.

Please consider the following **RISK FACTORS** before you buy this franchise:

1. **THE FRANCHISE AGREEMENT REQUIRES YOU TO RESOLVE DISPUTES WITH US BY LITIGATION. FRANCHISOR MAY FILE IN FEDERAL COURT IN THE UNITED STATES DISTRICT COURT NEWARK VICINAGE OF NEW JERSEY OR IN STATE COURT IN MORRIS, ESSEX OR UNION COUNTY, NEW JERSEY. IF LITIGATION IS FILED BY FRANCHISEE IN STATE COURT IT MUST BE BROUGHT IN MORRIS COUNTY NEW JERSEY. IF LITIGATION IS FILED BY FRANCHISEE IN FEDERAL COURT IT MUST BE BROUGHT IN THE UNITED STATES DISTRICT COURT NEWARK VICINAGE OF NEW JERSEY. OUT OF STATE LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO LITIGATE WITH US IN NEW JERSEY THAN IN YOUR OWN STATE.**
2. **THE FRANCHISE AGREEMENT STATES THAT NEW JERSEY LAW GOVERNS THE AGREEMENT AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.**
3. **THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.**

We use the services of one or more **FRANCHISE BROKERS** or referral sources to assist us in selling our franchise. A franchise broker or referral source represents us, not you. We pay this person a fee for selling our franchise or referring you to us. You should be sure to do your own investigation of the franchise.

Chart of State Registrations and Effective Dates located on following page:

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