

FRANCHISE DISCLOSURE DOCUMENT



CiCi Enterprises, LP
a Delaware limited partnership
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Irving, Texas 75038
469-586-0700
notices@cicispizza.com
www.cicis.com
www.facebook.com/Cicis
www.twitter.com/MyCiCis

The franchise is for buffet restaurants specializing in pizza and other foods and operating as Cicis (“Cicis Restaurant”) or for restaurants primarily offering carry-out pizzas operating as Cicis To Go (“Cicis To Go Restaurant”). Some Cicis To Go Restaurants may have limited seating for on-premises dining.

Cicis Restaurants. The total initial investment necessary to begin operation of your Cicis Restaurant ranges from \$697,500 to \$1,056,527. These totals include approximately \$207,985 to \$249,242 that must/may be paid to us or our affiliate.

Cicis To Go Restaurant. The total initial investment necessary to begin operation of your Cicis To Go Restaurant ranges from \$209,962 to \$399,774. These totals include approximately \$97,837 to \$128,924 that must/may be paid to us or our affiliate.

Developers will also pay a development fee equal to the total of 100% of the initial franchise fee for the first Cicis Restaurant and the first Cicis To Go Restaurant, and 40% of the initial franchise fee for each additional Cicis Restaurant or Cicis To Go Restaurant. The portion of the development fee allocable to each Cicis Restaurant or Cicis To Go Restaurant will be credited against the initial franchise fee due for each Cicis Restaurant or Cicis To Go Restaurant.

This disclosure document summarizes certain provisions of your Franchise Agreement and Development 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, the franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this document.**

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.

Date of Issuance: April 29, 2019

STATE COVER PAGE

Your state may have a 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 Attachment I 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 AND DEVELOPMENT AGREEMENTS REQUIRE YOU TO RESOLVE DISPUTES WITH US BY MEDIATION AT OUR CORPORATE HEADQUARTERS AND PERMIT YOU TO SUE CICIS ONLY IN TEXAS, EXCEPT FOR CLAIMS ARISING UNDER STATE FRANCHISE LAWS. OUT OF STATE MEDIATION AND LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST MORE TO MEDIATE WITH US AT OUR CORPORATE HEADQUARTERS AND TO SUE US IN TEXAS THAN IN YOUR HOME STATE.
2. THE FRANCHISE AND DEVELOPMENT AGREEMENTS STATE THAT TEXAS 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 THESE FRANCHISES.

We use the services of one or more franchise brokers or referral sources (including our existing developers and franchisees) 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 franchise.

See the following state effective date summary page for state effective dates.

STATE EFFECTIVE DATE SUMMARY PAGE

The following states 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 Franchise Disclosure Document is registered, on file or exempt from registration in the following states having franchise registration and disclosure laws, with the following effective dates:

California	-	Effective Date:	_____, 2019
Illinois	-	Effective Date:	_____, 2019
Indiana	-	Effective Date:	_____, 2019
Maryland	-	Effective Date:	_____, 2019
Michigan	-	Effective Date:	April 29, 2019
Minnesota	-	Effective Date:	_____, 2019
New York	-	Effective Date:	_____, 2019
North Dakota	-	Effective Date:	_____, 2019
South Dakota	-	Effective Date:	_____, 2019
Virginia	-	Effective Date:	_____, 2019
Wisconsin	-	Effective Date:	_____, 2019

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