

RECEIVED
FRANCHISE DISCLOSURE DOCUMENT



2016 APR 14 AM 10:25
Hard Rock Hotel Licensing, Inc
A Florida corporation
6100 Old Park Lane
Orlando, Florida 32835
Phone (407) 445-7625
E-Mail development_contact@hardrock.com
Website www.hardrock.com

Hard Rock Hotel Licensing, Inc offers franchises for the development and operation of a full-service hotel establishment that provides lodging and food and beverage of a distinctive character and quality under the name "Hard Rock Hotel "

The total investment necessary to begin operation of a Hard Rock Hotel with 400 guest rooms ranges from \$115,645,666 to \$220,248,000 This includes an amount ranging from \$2,429,166 to \$4,043,000 that must be paid to us and our affiliates

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, 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 franchisor at 6100 Old Park Lane, Orlando, Florida 32835 or by phone at (407) 445-7625

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 (the "FTC") 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

Issuance Date March 31, 2016

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 EXHIBIT "A" 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 ALL DISAGREEMENTS BE SETTLED BY ARBITRATION OR LITIGATION IN ORLANDO, FLORIDA OUT-OF-STATE ARBITRATION OR LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES IT MAY ALSO COST MORE TO ARBITRATE OR LITIGATE WITH US IN FLORIDA THAN IN YOUR HOME STATE
- 2 THE FRANCHISE AGREEMENT STATES THAT FLORIDA 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 SOME STATE FRANCHISE LAWS PROVIDE THAT CHOICE OF LAW PROVISIONS ARE VOID OR SUPERSEDED YOU MIGHT WANT TO INVESTIGATE WHETHER YOU ARE PROTECTED BY A STATE FRANCHISE LAW YOU SHOULD REVIEW ANY ADDITIONAL DISCLOSURES AND RIDERS ATTACHED TO THIS DISCLOSURE DOCUMENT FOR DISCLOSURES REGARDING STATE FRANCHISE LAWS
- 3 THERE IS NO EXCLUSIVE TERRITORY ASSOCIATED WITH THIS FRANCHISE THEREFORE, WE AND OTHER HARD ROCK HOTEL FRANCHISEES MAY DIRECTLY COMPETE WITH YOU
- 4 THE FRANCHISE AGREEMENT CONTAINS PROVISIONS THAT LIMIT FRANCHISEE'S RIGHTS AND MAY NOT BE ENFORCEABLE IN CALIFORNIA INCLUDING BUT NOT LIMITED TO A TIME LIMIT TO RAISE CLAIMS AGAINST THE FRANCHISOR, LIMITATION OF DAMAGES AND WAIVER OF JURY TRIAL
- 5 THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE

Effective Date _____, 2016

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EXHIBITS

EXHIBIT "A"	State Administrators/Agents for Service of Process
EXHIBIT "B"	Financial Statements
EXHIBIT "C"	List of Hard Rock Hotels and Licensees
EXHIBIT "D"	Hotel License Agreement
EXHIBIT "E"	Non-Disturbance Agreement
EXHIBIT "F"	Condominium/Hotel License Rider
EXHIBIT "G"	Table of Contents to Manuals
EXHIBIT "H"	State Addenda and Riders
EXHIBIT "I"	Application
EXHIBIT "J"	Receipts

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