

# FRANCHISE DISCLOSURE DOCUMENT

## KOKEE TEA, LLC

A Delaware Corporation

14703 #J Willard Road,  
Chantilly, VA 20151  
[[www.kokeetea.com](http://www.kokeetea.com)]  
(412) 418-2771



We are hereby granting You the right to operate a KOKEE TEA Store. Your Store will offer for sale bubble tea, desserts, other beverages, and related products. We also will consider requests from qualified franchisees for the right to develop KOKEE TEA stores under a Multi-Unit Agreement. The total investment necessary to begin operation of Your Store is from \$49,385.00 to \$430,750. This includes at least Twenty-Five Thousand (\$25,000.00) that must be paid to Us.

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 Fourteen (14) calendar days before You sign a binding agreement with or make any payment to Us or any affiliate of Ours in connection with the proposed franchise sale. **Note, however, that no governmental 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, please contact Doe Song at *hello@kokeetea.com*.

The terms of Your contract will govern Your franchise relationship. Do not rely on the Disclosure Document alone to understand Your contract. Read Your entire contract very carefully. We recommend that you review Your contract to an attorney and perhaps to your accountant or financial advisor as well.

. Buying a franchise is a significant and complex investment. Like any other investment, there are risks to the investment. Although we hope and believe you will do well, you could lose the entire investment. You should not invest in any franchise unless you can afford to lose your investment.

The information in this Disclosure Document is intended to help You decide whether to proceed with this investment. More information on franchising, such as *A Consume r'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 may contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue NW, Washington, D.C. 20580. You may also visit the FTC's home page at **www.ftc.gov** for additional information. Other sources of information on franchising include Your state agency and Your public library.

There may be additional laws governing franchising in Your state. You should contact the appropriate state agency regarding such state laws or consult with an attorney familiar with Your state's franchise laws.

*Kokee Tea FDD 11-2-2018*

THE CALIFORNIA FRANCHISE INVESTMENT LAW REQUIRES THAT A COPY OF ALL PROPOSED AGREEMENTS RELATING TO THE SALE OF THE FRANCHISE BE DELIVERED TOGETHER WITH THE DISCLOSURE DOCUMENT.

**Issuance Date: September 13, 2018.**

### **STATE COVER PAGE**

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

You may call the State Franchise Administrator, the California Department of Business Oversight, 1515 K Street, Suite 200, Sacramento, CA 95814 (916-327-7585) for information about the franchisor, or about franchising in your state.

2. MANY FRANCHISE AGREEMENTS DO NOT PERMIT YOU TO RENEW THE FRANCHISE 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 FRANCHISED 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.

*Kokee Tea FDD 11-2-2018*

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