

**FRANCHISE DISCLOSURE DOCUMENT
MIO SUSHI INTERNATIONAL, INC.**

**Sung In Kim, President / 2250 NW 22nd Ave., Suite 406, Portland, Oregon 97210
(503) 219-9762 / sonny@miocentral.com / www.miosushi.com**



We authorize our franchisees to offer to the public and sell at retail fresh sushi and Asian fusion food items. You may purchase the right to establish a Mio Sushi franchise at a selected location to use our trademarks, trade names, programs and systems, under the name “Mio Sushi®.”

The total investment necessary to begin operation of a Mio Sushi franchise is from approximately **\$373,000 to \$696,000**. This includes an Initial Franchise Fee of \$40,000 (or \$20,000 for additional franchises), which 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 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.**

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 Byung (Bryan) Min, bmin@miofranchising.com, Mio Sushi International, Inc., 2250 NW 22nd Ave., Suite 406, Portland, Oregon 97210, (503) 219-9762.

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 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. 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 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.

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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. IF YOU LEARN THAT ANYTHING IN THE DISCLOSURE DOCUMENT IS UNTRUE, CONTACT THE FEDERAL TRADE COMMISSION AND THE STATE ADMINISTRATORS LISTED ON THE COVER PAGE.

Call the state franchise administrator listed in Exhibit C to this disclosure document 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 PERMITS THE FRANCHISEE TO SUE ONLY IN THE STATE AND FEDERAL COURTS IN PORTLAND, OREGON. OUT OF STATE LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT. IT MAY ALSO COST MORE TO SUE WITH US IN OREGON THAN IN YOUR HOME STATE.
2. THE FRANCHISE AGREEMENT STATES THAT OREGON LAW GOVERNS THE AGREEMENT. THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS. EVEN THOUGH THE FRANCHISE AGREEMENT PROVIDES THAT OREGON LAW APPLIES, YOUR STATE LAW MAY SUPERSEDE THIS PROVISION AND IT MAY NOT BE ENFORCEABLE IN YOUR STATE. SEE SPECIAL STATE DISCLOSURES IN THE STATE ADDENDA TO THE FRANCHISE AGREEMENT AND DISCLOSURE DOCUMENT.
3. THE FRANCHISOR HAS LIMITED FINANCIAL RESOURCES, WHICH MIGHT NOT BE ADEQUATE TO FUND THE FRANCHISOR'S PRE-OPENING OBLIGATIONS TO EACH FRANCHISEE AND PAY OPERATING EXPENSES.
4. THE FRANCHISEE WILL BE REQUIRED TO MAKE AN ESTIMATED INITIAL INVESTMENT RANGING FROM \$373,000 to \$696,000 FOR EACH SEPARATE FRANCHISE YOU PURCHASE UNDER THE MULTIPLE FRANCHISE PURCHASE ADDENDUM OR OTHERWISE. THIS AMOUNT EXCEEDS FRANCHISOR'S STOCKHOLDERS EQUITY AS OF SEPTEMBER 30, 2018, WHICH WAS \$175,299.
5. YOU MUST ATTAIN A MINIMUM AVERAGE SALES LEVEL, IN THE FRANCHISE TERRITORY, OF AT LEAST \$35,000 EACH MONTH AVERAGED OVER EACH CONSECUTIVE SIX CALENDAR MONTH PERIOD. THIS IS NOT INTENDED TO BE A FINANCIAL PERFORMANCE REPRESENTATION. THE MONTHLY MINIMUM SALES LEVEL WILL START ON THE FIRST ANNIVERSARY OF YOUR FRANCHISE OPERATION. IF YOU FAIL TO ATTAIN THE MINIMUM

AVERAGE SALES LEVEL, THEN WE HAVE THE RIGHT TO TERMINATE YOUR FRANCHISE AGREEMENT.

6. THERE MAY BE OTHER RISKS CONCERNING THE FRANCHISE.

State Effective Dates: See the following page

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