

OBERWEIS®
ICE CREAM and DAIRY STORE

**that
burger
joint®**

FRANCHISE DISCLOSURE DOCUMENT

Oberweis Franchise Systems, LLC
An Illinois Limited Liability Company
951 Ice Cream Drive
North Aurora, Illinois 60542
(630) 801-5300

franchise@oberweis.com

www.oberweis.com

www.tbjburgers.com

The franchise is to operate either an ice cream and dairy retail store under the name “OBERWEIS® ICE CREAM AND DAIRY STORE” which offers packaged super premium ice cream, milk, desserts, limited lines of other packaged food products, and other related goods and services to carryout and eat-in customers in a distinctive environment (an “Oberweis Store”), or a co-branded retail food service business under the “OBERWEIS® ICE CREAM AND DAIRY STORE” and “THAT BURGER JOINT®” names (an “Oberweis/TBJ Store”) that utilizes a distinctive store design and business format to sell a wide variety of products, including those sold at Oberweis Stores plus a limited menu of premium hamburgers and side dishes to carryout and eat-in customers in a distinctive environment.

The total investment necessary to begin operation of an Oberweis Store in a free standing building is \$408,400 to \$1,906,710. This includes \$52,000 to \$105,000 that must be paid to the franchisor or its affiliate. The total investment necessary to begin operation of an Oberweis Store in an end-cap/inline leased space is \$610,400 to \$911,710. This includes \$52,000 to \$105,000 that must be paid to the franchisor or its affiliate.

The total investment necessary to begin operation of an Oberweis/TBJ Store in a free standing building is \$607,400 to \$2,501,210. This includes \$62,000 to \$134,000 that must be paid to the franchisor or its affiliate. The total investment necessary to begin operation of an Oberweis/TBJ Store in an end-cap/inline leased space is \$1,109,400 to \$1,665,710. This includes \$62,000 to \$134,000 that must be paid to the franchisor or its affiliate.

The total investment necessary to begin operation under an Oberweis Store Development Rights Agreement is \$46,000 to \$104,000. This includes \$36,000 to \$84,000 that must be paid to the franchisor or its affiliate. The total investment necessary to begin operation under an Oberweis/TBJ Store Development Rights Agreement is \$46,000 to \$104,000. This includes \$36,000 to \$84,000 that must be paid to the franchisor or its affiliate.

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 the Franchise Development Department, at 951 Ice Cream Drive, North Aurora, Illinois 60542, and (630) 801-5300.

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.

Call the state franchise administrator listed in Exhibit E 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 AND DEVELOPMENT RIGHTS AGREEMENT REQUIRE YOU TO RESOLVE DISPUTES WITH US BY ARBITRATION AND LITIGATION ONLY IN THE STATE WHERE OUR PRINCIPAL PLACE OF BUSINESS IS LOCATED, CURRENTLY ILLINOIS. 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 OUR HOME STATE THAN IN YOUR HOME STATE.
2. THE FRANCHISE AGREEMENT AND DEVELOPMENT RIGHTS AGREEMENT STATE THAT ILLINOIS 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 MIGHT BE OTHER RISKS CONCERNING THIS FRANCHISE.

The effective dates of this franchise disclosure document in the states with franchise registration laws in which we have sought registration appear on the following page.

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