

FRANCHISE DISCLOSURE DOCUMENT

Park Hospitality LLC
A Delaware Limited Liability Company
701 Carlson Parkway, Suite 300, MS 4001
Minneapolis, Minnesota 55305-8254
Telephone: 1-800-336-3301
www.parkinn.com



The franchise offered is for the right to operate a hotel that provides lodging services to the public under the names "Park Inn®" or "Park Inn by Radisson" (collectively referred to in this document as "Park Inn®").

The total investment necessary to begin operation of a Park Inn® Hotel, with no more than 125 rooms but with food and beverage, ranges from \$3,691,744 to \$20,921,906, but excludes the cost of real estate. This includes \$53,520 to \$261,865 that must be paid to the franchisor or its affiliates.

This Disclosure Document summarizes certain provisions of your License 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, us or an affiliate in connection with the proposed franchise sale or grant. **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 Franchise Development at 701 Carlson Parkway, Suite 300, MS 4001, Minneapolis, Minnesota 55305 and 1-800-336-3301.

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 on franchising.

There may also be laws on franchising in your state. Ask your state agencies about them.

Issuance Date: March 28, 2019, as amended December 2, 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 Exhibit A for information about the franchisor, about other franchisors, 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 LICENSE AGREEMENT REQUIRES YOU TO RESOLVE DISPUTES WITH US BY LITIGATION ONLY IN MINNESOTA. OUT-OF-STATE LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO LITIGATE WITH US IN MINNESOTA THAN IN YOUR OWN STATE.
2. THE LICENSE AGREEMENT REQUIRES THAT MINNESOTA 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 RISK FACTORS CONCERNING THIS FRANCHISE.

We use the services of one or more FRANCHISE BROKERS or referral sources 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 the franchise.

Effective Date: See the next page for state effective dates.

STATE EFFECTIVE DATES

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 state effective dates:

Hawaii	April 13, 2019, as amended _____, 2019
Illinois	March 28, 2019, as amended December 2, 2019
Indiana	March 28, 2019, as amended December 2, 2019
Maryland	April 3, 2019, as amended December 2, 2019
Michigan	March 28, 2019, as amended December 2, 2019
Minnesota	April 17, 2019, as amended _____, 2019
New York	March 28, 2019, as amended December 2, 2019
North Dakota	March 29, 2019, as amended December 2, 2019
Rhode Island	April 10, 2019, as amended _____, 2019
South Dakota	April 2, 2019, as amended December 2, 2019
Virginia	April 9, 2019, as amended _____, 2019
Washington	March 30, 2019, as amended December 2, 2019
Wisconsin	March 28, 2019, as amended December 2, 2019

In all other states, the effective date of this Franchise Disclosure Document is the issuance date of March 28, 2019, as amended December 2, 2019.

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