

FRANCHISE DISCLOSURE DOCUMENT

Scotty's Brewhouse Franchising, LLC
an Indiana limited liability company
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SCOTTY'S BREWHOUSE

Scotty's Brewhouse Franchising, LLC franchises Scotty's Brewhouse sports bar and restaurants that serve crafted hamburgers with specialty sauces, soups, salads, entrees, shareable appetizers and other food items, along with a wide variety of cocktails and local and regional craft beer ("Restaurants").

The total investment necessary to begin operation of a Scotty's Brewhouse franchise ranges from \$1,259,000 to \$2,324,500. This includes \$33,500 to \$65,000 that must be paid to the franchisor or its affiliates. If you sign a Multi-Unit Development Agreement, you also must pay a development fee equal to \$50,000 for the first Restaurant and \$10,000 for each subsequent Restaurant you commit to develop.

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 Berekk Blackwell at 3855 E. 96th Street, Suite J, Indianapolis, Indiana 46240 and (480) 434-6662.

The terms of your contract will govern your franchise relationship. Do not 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-FTCHELP 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.

Issuance Date: June 6, 2018

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 D 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 MULTI-UNIT DEVELOPMENT AGREEMENT REQUIRES YOU TO RESOLVE DISPUTES WITH US BY ARBITRATION ONLY IN ARIZONA. OUT-OF-STATE ARBITRATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO ARBITRATE WITH US IN ARIZONA THAN IN YOUR OWN STATE.
2. THE FRANCHISE AGREEMENT AND MULTI-UNIT DEVELOPMENT AGREEMENT STATES THAT ARIZONA LAW GOVERNS THE AGREEMENTS, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.
3. YOU ARE REQUIRED TO OBTAIN A LIQUOR LICENSE, WHICH MAY NOT BE AVAILABLE OR MAY BE IN LIMITED SUPPLY IN YOUR STATE. IF THERE IS A SHORTAGE OF LIQUOR LICENSES IN YOUR STATE, YOU MAY NOT BE ABLE TO OBTAIN A LICENSE OR YOU MAY BE REQUIRED TO PAY A HIGHLY INFLATED COST. YOU MAY WISH TO REVIEW THE AVAILABILITY AND COST TO OBTAIN A LIQUOR LICENSE IN YOUR STATE BEFORE BUYING THIS FRANCHISE.
4. WE HAVE A LIMITED FRANCHISE OPERATING HISTORY TO ASSIST A PROSPECTIVE FRANCHISEE IN DECIDING TO MAKE THIS INVESTMENT.
5. THERE MAY BE OTHER RISKS 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 or business opportunity laws, with the following effective dates:

State	Effective Date
Illinois	Pending
Indiana	Pending
Michigan	Pending
Wisconsin	Pending

In the following states, the effective date of this Franchise Disclosure Document is the issuance date of June 6, 2018.

Alabama
Alaska
Arizona
Arkansas
Colorado
Delaware
District of Columbia
Florida
Idaho
Iowa
Kansas

Kentucky
Massachusetts
Mississippi
Missouri
Montana
Nebraska
Nevada
New Hampshire
New Jersey
New Mexico
Ohio

Oklahoma
Oregon
Pennsylvania
Tennessee
Texas
Vermont
West Virginia
Wyoming

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