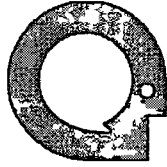


FRANCHISE DISCLOSURE DOCUMENT**Serendipity Labs**Serendipity Labs Franchise International, LLC
a Delaware limited liability company

80 Theodore Fremd Avenue

Rye, New York 10580

(855) 801-7757

Brad@serendipitylabs.com

www.serendipitylabs.com

RECEIVED**DEC 09 2014**

Dept of Business Oversight

As a Serendipity Labs® franchisee, you will operate a highly-accessible workplace/meeting place that offers members workspaces with access to telecommunications systems, meeting facilities, data transmission services, reception areas and support, as needed, by trained customer support representatives on a temporary or longer-term basis

The total investment necessary to begin operation of a Serendipity Labs franchised business ranges from \$219,800 to \$833,500 for a Standard Lab and from \$286,300 to \$1,443,800 for a Hub Lab This includes \$60,000 for a Standard Lab to \$65,000 for a Hub Lab that must be paid to franchisor The total investment necessary to obtain development rights for either type of a Serendipity Labs development business ranges from \$90,000 to \$130,000 (for 3 to 5 facilities), all of which must be paid to franchisor

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, franchisor or an affiliate in connection with the proposed franchise sale **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 Brad LeBlanc at Brad@serendipitylabs.com or 80 Theodore Fremd Avenue, Rye, New York, (855) 801-7757

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, DC 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 be laws on franchising in your state Ask your state agencies about them

Issuance Date March 5, 2014

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, 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 REQUIRES YOU TO MEDIATE OR LITIGATE WITH US ONLY IN THE STATE IN WHICH OUR PRINCIPAL BUSINESS ADDRESS IS THEN LOCATED (CURRENTLY, NEW YORK). OUT-OF-STATE MEDIATION OR LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT ALSO MAY COST MORE TO MEDIATE OR LITIGATE WITH US IN THE STATE IN WHICH OUR PRINCIPAL BUSINESS ADDRESS IS THEN LOCATED THAN IN YOUR OWN STATE.
- 2 NEW YORK LAW GOVERNS THE FRANCHISE AGREEMENT AND THE DEVELOPMENT AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.
- 3 YOU WILL BE REQUIRED TO MAKE AN ESTIMATED INITIAL INVESTMENT RANGING FROM \$234,200 TO \$1,507,800. THIS AMOUNT EXCEEDS OUR STOCKHOLDERS' EQUITY AS OF DECEMBER 31, 2013, WHICH IS A DEFICIT OF \$452,795.
- 4 THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

WE OCCASIONALLY 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 MAKE SURE TO DO YOUR OWN INVESTIGATION OF THE FRANCHISE.

Effective Dates

See next page for effective dates in various jurisdictions

STATE EFFECTIVE DATES

This disclosure document is effective as of the issuance date for use in Alabama, Alaska, Arizona, Arkansas, Colorado, Connecticut, Delaware, Florida, Georgia, Idaho, Indiana, Iowa, Kansas, Louisiana, Maine, Massachusetts, Michigan, Mississippi, Missouri, Montana, Nevada, New Hampshire, New Jersey, New Mexico, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Carolina, Tennessee, Texas, Vermont, West Virginia, Wisconsin (offers only), Wyoming, Washington, D C , American Samoa, Federated States of Micronesia, Guam, Marshall Islands, Northern Mariana Islands (including Saipan), Palau, Puerto Rico and U S Virgin Islands

This disclosure document is effective and may be used in the following state, where the disclosure document is filed, registered or exempt from registration, as of the date indicated

Illinois	March 24, 2014
Maryland	April 8, 2014
New York	April 4, 2014
Virginia	April 15, 2014

This disclosure document is not effective and may not be used in the following states, where it is not currently filed, registered or exempt from registration California, Hawaii, Kentucky, Minnesota, Nebraska, North Dakota, Rhode Island, South Dakota, Utah, Washington and Wisconsin (sales)

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