

FRANCHISE DISCLOSURE DOCUMENT



Stella Franchising LLC
A Missouri Limited Liability Company
6825 Clayton Avenue
St. Louis, MO 63139 (314) 852-1897
downsiii@aol.com
www.Sugarfire.com

The franchise offered is for a business operating a quick service restaurant specializing in smoked meats, burgers and pies including carry-out, delivery and catering in a casual atmosphere under the “Sugarfire Smoke House®” trademark.

The total investment necessary to begin operation of a “Sugarfire Smoke House” Restaurant franchise is between \$719,000 and \$1,177,000. This includes \$50,000 that must be paid to the franchisor or its affiliates. If you sign our Multi-Unit Development Agreement, you must pay a Multi-Unit Development Fee equal to \$50,000 for the first Restaurant, and \$25,000 for each additional Restaurant you agree to develop. However, when a franchise agreement is executed, we will credit you the amount of the Multi-Unit Development Fee for such Restaurant towards the initial franchise fees which would otherwise be payable for such Restaurant, but the total of all credits will not exceed the total amount of the Multi- Unit Development Fee.

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 Charlie Downs at Stella Franchising, LLC, 6825 Clayton Avenue, St. Louis, MO 63139 and (314) 852-1897.

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, N.W., 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: May 21, 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 OR HAS VERIFIED THE INFORMATION IN THIS DISCLOSURE DOCUMENT.**

Call the state franchise administrator listed in Exhibit I 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 RESOLVE DISPUTES WITH US INITIALLY THROUGH MEDIATION AND LITIGATION IN THE STATE IN WHICH OUR PRINCIPAL OFFICE IS LOCATED (CURRENTLY, MISSOURI). OUT OF STATE MEDIATION AND LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO MEDIATE AND LITIGATE WITH US IN THE STATE OF OUR PRINCIPAL PLACE OF BUSINESS THAN IN YOUR OWN STATE.**
2. **THE FRANCHISE AGREEMENT REQUIRES THAT MISSOURI LAW GOVERN THE AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.**
3. **THE FRANCHISOR IS AT AN EARLY STAGE OF DEVELOPMENT AND HAS LIMITED OPERATING HISTORY.**
4. **THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.**

We may 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 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 effective dates:

California	_____	, 2018
Hawaii	Not registered	
Illinois	Not registered	
Indiana	_____	, 2018
Maryland	Not registered	
Michigan	Not registered	
Minnesota	Not registered	
New York	Not registered	
North Dakota	Not registered	
Rhode Island	Not registered	
South Dakota	Not registered	
Virginia	Not registered	
Washington	_____	, 2018
Wisconsin	Not registered	

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