

FRANCHISE DISCLOSURE DOCUMENT
THE SPICE & TEA EXCHANGE FRANCHISING, LLC
A Florida Limited Liability Company
2708 Alt 19 N, Suite 500
Palm Harbor, FL 34683
(727) 786-6644
www.spiceandtea.com
franchising@spiceandtea.com



THE SPICE & TEA EXCHANGE® stores are retail stores that sell spices, herbs, teas, spice blends, rubs, olive oil, and related products and accessories we may designate or approve (each, a “Store”). The franchises offered are for the development and operation of a Unit Franchise or an Area Development Business. Unit Franchises operate individual Stores. Area Development franchises develop and operate multiple Stores.

The total initial investment necessary to begin operation of a Unit Franchise ranges from \$188,650 to \$389,250. This includes \$127,750 to \$157,750 that must be paid to the franchisor or affiliates.

The total investment necessary to operate multiple Stores under our form of area development agreement depends on the number of franchises we grant you the right to open. Under the area development agreement, you must open a minimum of three (3) Stores. The total investment necessary to open and operate three (3) Stores is between \$235,900 and \$436,500 which includes the \$90,000 development fee paid to us and the total investment to begin operation of your initial Store.

This disclosure document summarizes certain provisions of your Franchise Agreement and Area Development 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 payments to the franchisor or an affiliate in connection with the proposed franchise sale or area development rights sale. **Note, however, that no government agency has verified the information contained in this document.**

You may wish to receive your disclosure documents in another format that is more convenient for you. To discuss the availability of disclosures in different format, contact the Franchise Administration Department, Attn: Amy Parnell, 2708 Alt. 19 North, Suite 500 Palm Harbor, Florida 34638; (727) 786-6644 franchising@spiceandtea.com.

The terms of your contract of your Franchise Agreement or Area Development Agreement 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 in this disclosure document to an advisor, like a lawyer or an accountant.

Buying a franchise is a complex investment. 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 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 other laws on franchising in your state. Ask your state agencies about them.

ISSUANCE DATE: April 20, 2021

How to Use This Franchise Disclosure Document

Here are some questions you may be asking about buying a franchise and tips on how to find more information:

QUESTION	WHERE TO FIND INFORMATION
How much can I earn?	Item 19 may give you information about outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20.
How much will I need to invest?	Items 5 and 6 list fees you will be paying to the franchisor or at the franchisor's direction. Item 7 lists the initial investment to open. Item 8 describes the suppliers you must use.
Does the franchisor have the financial ability to provide support to my business?	Item 21 or Exhibit A includes financial statements. Review these statements carefully.
Is the franchise system stable, growing, or shrinking?	Item 20 summarizes the recent history of the number of company-owned and franchised outlets.
Will my business be the only Spice & Tea business in my area?	Item 12 and the "territory" provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.
Does the franchise have a troubled legal history?	Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings.
What's it like to be a Spice & Tea franchisee?	Item 20 lists current and former franchisees. You can contact them to ask about their experiences.
What else should I know?	These questions are only a few things you should look for. Review all 23 Items and all Exhibits in this disclosure document to better understand this franchise opportunity. See the table of contents.

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