

**FRANCHISE DISCLOSURE DOCUMENT  
UNA MAS FRANCHISE CORPORATION**

Una Mas Franchise Corporation  
A California Corporation  
461 S. Milpitas Blvd., Suite #1  
Milpitas, California 95035  
408-933-4422  
[www.unamas.com](http://www.unamas.com)



We franchise quick-service restaurants under the trade name “UNA MAS.” The total investment necessary to begin operations of a free-standing restaurant is approximately \$285,000 to \$472,000; for an urban storefront, strip mall, shopping center, shared pad or end cap restaurant, approximately \$280,000 to \$467,000. This amount includes \$30,000 that must be paid to the franchisor. The total investment necessary to begin operations of an existing Una Mas restaurant is approximately \$187,000 to \$446,000. This amount includes \$10,000 that must be paid to the franchisor. In addition, for all restaurants, you must also pay us an application fee of \$500 for each principal who will own an interest in the Restaurant.

We also grant development rights which enable you to open a specified number of Una Mas Restaurants within a specified area under individual franchise agreements. The development fee is \$10,000 for each Una Mas Restaurant to be established, a portion of which may be credited towards the initial franchise fee for individual restaurants as set forth in the development schedule.

This Disclosure Document summarizes certain provisions of your Franchise Agreement and other information in plain English. Read the 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. **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 our President & Chief Executive Officer, Jagjeet S. Kapoor, by mail at 461 S. Milpitas Blvd., Suite #1, Milpitas, California 95035, or telephone at 408-933-4422.

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”, can help you understand how to use this Disclosure Document and 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](http://www.ftc.gov) for additional information. There may also be laws on franchising in your state. Call your state agency listed on Exhibit A or visit your public library for other sources of information on franchising.

**THE ISSUANCE DATE OF THIS DISCLOSURE DOCUMENT IS MARCH 31, 2010.**

## 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 THIS FRANCHISE WITH A STATE DOES NOT MEAN THAT THE STATE RECOMMENDS IT OR HAS VERIFIED THE INFORMATION IN THIS DISCLOSURE DOCUMENT.**

Call the state franchise administrator listed on 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 AND DEVELOPMENT AGREEMENT PERMIT YOU TO SUE US ONLY IN CALIFORNIA. OUT OF STATE LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST MORE TO SUE US IN CALIFORNIA THAN IN YOUR HOME STATE.
2. THE FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT STATE THAT THE LAW OF CALIFORNIA 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. THE FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT STATE THAT YOU WILL REMAIN LIABLE TO US FOR ALL OF YOUR TRANSFEREE'S OBLIGATIONS TO US UNDER THESE AGREEMENTS FOLLOWING THE EFFECTIVE DATE OF YOUR TRANSFER OF THE FRANCHISES TO THE TRANSFEREE.
4. THE FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT STATE THAT WE WAIVE TRIAL BY JURY IN ANY ACTION BROUGHT BY EITHER OF US AGAINST EACH OTHER.
5. THE FRANCHISE AGREEMENT, AREA DEVELOPMENT AGREEMENT, ASSET PURCHASE AGREEMENT AND SUBLEASE STATE THAT WE WAIVE ANY RIGHT TO OR CLAIM OF ANY PUNITIVE OR EXEMPLARY DAMAGES AGAINST EACH OTHER AND THAT IN THE EVENT OF A DISPUTE BETWEEN US, WE WILL BE LIMITED TO THE RECOVERY OF ANY ACTUAL DAMAGES WE SUSTAIN.
6. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

The states listed on **Exhibit J** may require registration or filing of this franchise offering. If this offering is registered in any of these states, the effective date of registration is disclosed on **Exhibit J**. Some of these states may require different or additional disclosures (see **Exhibit J**) and revisions to the franchise and development agreements (see **State-Specific Amendments** to the agreements).

## STATE EFFECTIVE DATES

The following states require that the franchise Disclosure Documents 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: April 23, 2010

In all other states, the effective date of this franchise Disclosure Document is the issuance date of March 31, 2010.

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