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FRANCHISE DISCLOSURE DOCUMENT

Western Sizzlin Franchise Corporation

A Delaware Corporation

89 Summers Way, Suite 103

Roanoke, Virginia 24019

(540) 345-3195

contactus@western-sizzlin.com

www.western-sizzlin.com

The franchise is to operate either a restaurant featuring steak, chicken and seafood dishes in a cafeteria-style line and full service format under the "Western Sizzlin" name, which may also feature a buffet (a "WS Restaurant") or a restaurant featuring steak, chicken, seafood, salads and desserts in a buffet format with display cooking in a full-service or line-service atmosphere format under the "Woodgrill Buffet" name (a "WG Restaurant")

If you sign a Franchise Agreement for either a WS Restaurant or a WG Restaurant, the total investment necessary to begin operation of a restaurant is \$1,061,000 to \$4,500,000. This includes \$30,000 that must be paid to the franchisor or affiliate. If you sign a Franchise Agreement for a franchised "express" WS Restaurant, the total investment necessary to begin operation of a restaurant is \$451,000 to \$965,000. This includes \$30,000 that must be paid to the franchisor or affiliate. If you want development rights for either WS Restaurants or WG Restaurants, you must pay the franchisor the initial franchisee fee of \$30,000 (the initial franchisee fee for the first Restaurant) plus \$15,000 for each additional Restaurant.

This Disclosure Document summarizes certain provisions of your Franchise Agreement and/or Area Development Agreement (as applicable) 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 us or an affiliate of ours in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this Disclosure 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 Robyn Mabe at 89 Summers Way, Suite 103, Roanoke, Virginia 24019, (540) 345-3195, RMabe@western-sizzlin.com

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-FTC-HELP 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

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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 of this Franchise Disclosure Document June 15, 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 H 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 AGREEMENTS REQUIRE YOU TO RESOLVE DISPUTES WITH US BY ARBITRATION ONLY IN ROANOKE CITY, VIRGINIA. OUT-OF-STATE ARBITRATION OR LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO ARBITRATE WITH US IN VIRGINIA THAN IN YOUR OWN STATE.
- 2 THE FRANCHISE AGREEMENTS REQUIRE THAT VIRGINIA 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 THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

Effective Date See the next page for state effective dates.

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