

## FRANCHISE DISCLOSURE DOCUMENT



BORDER MAGIC FRANCHISING, LLC  
(A Texas Limited Liability Company)  
2324 N. Robinson Drive  
Waco, Texas 76706  
(877) 892-2954  
info@bordermagic.com  
www.bordermagic.com

You will provide high-quality custom concrete curbing, trim, and edging for residential, commercial, and industrial consumers under the service mark “BORDER MAGIC.”

The total investment necessary for a single BORDER MAGIC franchise ranges from \$138,275 to \$162,530. This includes the \$132,250 to \$134,000 that must be paid to the franchisor or affiliate. The total investment necessary for two BORDER MAGIC franchises purchased at the same time ranges from \$202,460 to \$226,715. This includes the \$195,250 to \$197,000 that must be paid to the franchisor or affiliate.

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 us 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 Frank J. “Butch” Mogavero at 2324 N. Robinson Drive, Waco, Texas 76706, or email at info@bordermagic.com or telephone him at (877) 892-2954.

The terms of your contract will govern your franchise relationship. Do not rely on the disclosure document alone to understand your contract. Read your entire 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 may 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 [www.ftc.gov](http://www.ftc.gov) for additional information.

There may also be laws on franchising in your state. Ask your state agencies about them.

Issuance Date: March 22, 2024

## How To Use This Franchise Disclosure Document

QUESTION	WHERE TO FIND INFORMATION
<b>How much can I earn?</b>	Item 19 may give you information about outlet sales, costs, profits, or losses. You should <b>also</b> try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 or Exhibit B.
<b>How much will I need to invest?</b>	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.
<b>Does the franchisor have the financial ability to provide support to my business?</b>	Item 21 or Exhibit A includes financial statements. Review these statements carefully.
<b>Is the franchise system stable, growing, or shrinking?</b>	Item 20 summarizes the recent history of the number of company-owned and franchised outlets.
<b>Will my business be the only BORDER MAGIC business in my area?</b>	Item 12 and the “territory” provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.
<b>Does the franchisor have a troubled legal history?</b>	Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings.
<b>What’s it like to be a BORDER MAGIC franchisee?</b>	Item 20 or Exhibit B lists current and former franchisees. You can contact them to ask about their experiences.
<b>What else should I know?</b>	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.

## What you Need To Know About Franchising *Generally*

**Continuing responsibility to pay fees.** You may have to pay royalties and other fees even if you are losing money.

**Business model can change.** The franchise agreement may allow the franchisor to change its manuals and business model without your consent. These changes may require you to make additional investments in your franchise business or may harm your franchise business.

**Supplier restrictions.** You may have to buy or lease items from the franchisor or a limited group of suppliers the franchisor designates. These items may be more expensive than similar items you could buy on your own.

**Operating restrictions.** The franchise agreement may prohibit you from operating a similar business during the term of the franchise. There are usually other restrictions. Some examples may include controlling your location, your access to customers, what you sell, how you market, and your hours of operation.

**Competition from franchisor.** Even if the franchise agreement grants you a territory, the franchisor may have the right to compete with you in your territory.

**Renewal.** Your franchise agreement may not permit you to renew. Even if it does, you may have to sign a new agreement with different terms and conditions in order to continue to operate your franchise business.

**When your franchise ends.** The franchise agreement may prohibit you from operating a similar business after your franchise ends even if you still have obligations to your landlord or other creditors.

## Some States Require Registration

Your state may have a franchise law, or other law, that requires franchisors to register before offering or selling franchises in the state. Registration does not mean that the state recommends the franchise or has verified the information in this document. To find out if your state has a registration requirement, or to contact your state, use the agency information in Exhibit F.

Your state also may have laws that require special disclosures or amendments be made to your franchise agreement. If so, you should check the State Specific Addenda. If applicable, see the Table of Contents for the location of the State Specific Addenda.

## Special Risks to Consider About *This* Franchise

Certain states require that the following risk(s) be highlighted:

**1. Out-of-State Resolution.** The franchise agreement requires you to resolve disputes with the franchisor by mediation and/or litigation only in Texas. Out-of-state mediation or litigation may force you to accept a less favorable settlement for disputes. It may also cost you more to mediate or litigate with franchisor in Texas than in your own state.

**2. Spousal Liability.** Your spouse must sign a document that makes your spouse liable for all financial obligations under the Franchise Agreement even though your spouse has no ownership interest in the franchise. This guarantee will place both your and your spouse's marital and personal assets, perhaps including your house, at risk if your franchise fails.

**3. Financial Condition.** The Franchisor's financial condition, as reflected in its financial statements (see Item 21) calls into question the franchisor's ability to provide services and support to you.

**4. Mandatory Minimum Payments.** You must make minimum royalty payments, regardless of your sales levels. Your inability to make these payments may result in termination of your franchise and loss of your investment.

**5. Turnover Rate.** In the last year, a high percentage of the franchised outlets not renewed, transferred or ceased operations for other reasons. This franchised could be a higher risk investment than a franchise in a system with a lower turnover rate.

Certain states may require other risks to be highlighted. Check the "State Specific Addenda" (if any) to see whether your state requires other risks to be highlighted.

## NOTICE REQUIRED BY THE STATE OF MICHIGAN

The state of Michigan prohibits certain unfair provisions that are sometimes in franchise documents. If any of the following provisions are in these franchise documents, the provisions are void and cannot be enforced against you.

- (a) A prohibition of your right to join an association of Franchisees;
- (b) A requirement that you assent to a release, assignment, novation, waiver or estoppel which would deprive you of your rights and protections provided under the Michigan Franchise Investment Law. This does not preclude you, after entering into a franchise agreement, from settling any and all claims;
- (c) A provision that permits the franchisor to terminate a franchise prior to the expiration of its term except for good cause. Good cause includes your failure to comply with any lawful provision of the Franchise Agreement and to cure such failure after being given written notice thereof and a reasonable opportunity, which in no event need be more than 30 days, to cure such failure;
- (d) A provision that permits the franchisor to refuse to renew a franchise without fairly compensating you by repurchase or other means for the fair market value at the time of expiration of your inventory, supplies, equipment, fixtures and furnishings. Personalized materials that have no value to the franchisor, and inventory, supplies, equipment, fixtures and furnishings not reasonably required in the conduct of the Franchised Business are not subject to compensation. This subsection applies only if: (a) the term of the franchise is less than five years, and (b) you are prohibited by the franchise agreement or other agreement from continuing to conduct substantially the same business under another trademark, service mark, trade name, logotype, advertising or other commercial symbol in the same area subsequent to the expiration of the franchise or if you do not receive at least six months advance notice of the franchisor's intent not to renew the franchise;
- (e) A provision that permits the franchisor to refuse to renew a franchise on terms generally available to other franchisees of the same class or type under similar circumstances. This section does not require a renewal provision in the Franchise Agreement or other agreement;
- (f) A provision requiring that arbitration or litigation be conducted outside of Michigan. This does not preclude you from entering into an agreement, at the time of arbitration or litigation, to conduct arbitration at a location outside of Michigan;
- (g) A provision that permits the franchisor to refuse to permit a transfer of ownership of a franchise, except for good cause. The subdivision does not prevent the franchisor from exercising a right of first refusal to purchase the franchise. Good cause includes, but is not limited to, the following:
  - i. The failure of the proposed transferee to meet the franchisor's then-current reasonable qualifications or standards;
  - ii. The fact that the proposed transferee is a competitor of the franchisor;
  - iii. The unwillingness of the proposed transferee to agree in writing to comply with all lawful obligations;
  - iv. The failure of the franchisee or proposed transferee to pay us any sums owing to the franchisor or to cure any default in the Franchise Agreement existing at the time of the proposed transfer;
- (h) A provision that requires you to resell to the franchisor items that are not uniquely identified with the franchisor. This subdivision does not prohibit a provision that grants the franchisor a right of first refusal to purchase the assets of a franchise on the same terms and conditions as a bona fide third party willing and able to purchase those assets, nor does it prohibit a provision that grants the franchisor the right to acquire the assets of a franchise for the market or appraised value of such assets if

you have breached the lawful provisions of the Franchise Agreement and have failed to cure the breach in the manner provided in subdivision (c), above;

(i) A provision that permits the franchisor to directly or indirectly convey, assign or otherwise transfer its obligations to fulfill contractual obligations to you unless a provision has been made for providing the required contractual services;

**THE FACT THAT THERE IS A NOTICE OF THIS OFFERING ON FILE WITH THE ATTORNEY GENERAL DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION OR ENFORCEMENT BY THE ATTORNEY GENERAL.**

Any questions regarding this notice should be directed to: State of Michigan, Consumer Protection Division, Attention: Franchise Bureau, 670 Law Building, Lansing, MI 48913, (517) 373-7117.

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## **ITEM 1 – THE FRANCHISOR, AND ANY PARENTS, PREDECESSORS AND AFFILIATES**

To simplify the language in this disclosure document, the words “we,” “our” and “us” refer to Border Magic Franchising, LLC, the franchisor. “You” and “your” refer to the person who buys the franchise, whether you are an individual, a corporation, limited liability company or other business entity. If you are a corporation, limited liability company or other business entity, certain provisions of this disclosure document also apply to your owners.

### The Franchisor and its Parent, Predecessors, and Affiliates

We were organized as a limited liability company in Texas on September 29, 2017. Our principal business address is 2324 N. Robinson Drive, Waco, Texas, 76706. We do business under our company name and the names “Border Magic Franchising” and “Border Magic”. We have offered franchises since October 1, 2017, and have never operated a business of the type described in this disclosure document. Our agent for service of process is disclosed in Exhibit H of this disclosure document.

We have no parent company. We acquired the majority of our assets from Mogavero Investments, LLC (“Mogavero Investments”) as part of a reorganization that took place on September 29, 2017. Mogavero Investments acquired all BORDER MAGIC-related assets from Border Magic, LLC, in a sale that took place in December 2015.

Border Magic, LLC offered franchises from 2002 until December 2015, and had approximately 38 BORDER MAGIC franchises and 57 BOULDER DESIGNS franchises at the time of the sale. Except for these brands, Border Magic, LLC never offered franchises in any other line of business. Border Magic, LLC had a principal business address at 1503 Co. Rd. 2700N, Rantoul IL 61866.

Mogavero Investments offered BORDER MAGIC and BOULDER DESIGNS franchises from December 2015 until its reorganization in September 2017 and, during that time, sold approximately 25 BORDER MAGIC franchises and 65 BOULDER DESIGNS franchises. Except for these brands, Mogavero Investments never offered franchises in any other line of business. Mogavero Investments shares our principal business address at 2324 N. Robinson Drive, Waco, Texas, 76706.

Our affiliate, Boulder Designs Franchising, LLC (“Boulder Designs”) has been franchising the operation of BOULDER DESIGNS franchises since September 2017. BOULDER DESIGNS franchises provide high-quality custom landscape boulders and business signage for domestic, commercial, and industrial consumers. It has never offered franchises in any other line of business. Boulder Designs shares our principal business address at 2324 N. Robinson Drive, Waco, Texas 76706. If you elect to purchase a BOULDER DESIGNS franchise you must receive a copy of the BOULDER DESIGNS disclosure document for the purpose of enabling you to evaluate that franchise opportunity.

### The Franchise Offered

We grant franchises to qualified persons or business entities for the operation of businesses providing high-quality custom concrete curbing, trim, and edging under the service mark “BORDER MAGIC” and other related logos (collectively referred to as the “Marks”). We refer to these businesses as “BORDER MAGIC Businesses.” We refer to the BORDER MAGIC Business that you will operate as the “Franchised Business.”

You will operate the Franchised Business in accordance with our proprietary business format and system standards, methods, procedures and specifications, which we change and improve from time to time (“System”), and which are more particularly described in our franchise agreement and our confidential operations manual (“Operations Manual”).



### Market and Competition

The market for concrete curbing, trim, and edging is developing and very competitive. The Franchised Business will compete primarily with independent landscape curbing companies.

### Industry-Specific Regulations

The construction and landscaping industry is regulated. Some states, counties, or city may require a landscape and/or contractor license and/or surety bonds.

Many of the federal, state, and local laws, rules, and regulations that apply to business generally, such as the federal and state anti-discrimination laws, federal wage and hour laws, National Labor Relations Act, and the Occupational Safety and Health Act, also apply to construction businesses. Additionally, you must comply with all rules, laws and regulations relating to the construction industry, including but not limited to, regulations by the U.S. General Services Administration, and those laws issued and enforced by state and local health departments.

You must follow local and state laws, orders, and ordinances, especially essential worker or mask requirements to address pandemic concerns. Further, you may want to consider relevant guidance issued by federal agencies such as the Center for Disease Control and Occupational Safety and Health Administration for the safety of your customers and employees.

You should consider these and other applicable laws and regulations when evaluating your purchase of a franchise. You alone are responsible for complying with all applicable laws and regulations.

## **ITEM 2 – BUSINESS EXPERIENCE**

### Chief Executive Officer: Frank J. “Butch” Mogavero

Frank Mogavero has served as our Chief Executive Officer since our formation in September 2017. He also has served as CEO of Boulder Designs since September 2017, and as Chief Executive Officer of Mogavero Investments since July 2015 in Waco, Texas. Mr. Mogavero joined the Border Magic team in July 2015 as a franchise team leader. He also owns a landscape service business, The Curb Guys, a business he has owned since 2001.

### Treasurer/Director of Human Resources: Robin Mogavero

Mrs. Mogavero has served as our Treasurer and Director of Human Resources since our formation in September 2017. She also has served as Treasurer and Director of Human Resources of Boulder Designs since September 2017, and as Treasurer and Director of Human Resources of Mogavero Investments since January 2016 in Waco, Texas. She has been Team Leader for Insurers of Texas in Waco, Texas since January 2009 to present.

### Chief Operations Officer: Les Sander

Mr. Sander has served as our Chief Operations Officer since our formation in September 2017. He also has served as Chief Operations Officer of Boulder Designs since September 2017, and served as Chief Operations Officer of Mogavero Investments from January 2016 to September 2017.

### Franchise Operations Consultant: John Appel

Mr. Appel has been providing consulting services for Border Magic and Boulder Designs since January 2016 in Waco Texas.

## **ITEM 3 - LITIGATION**

*Jablonowski, et al. v. Mogavero, et al.*, in the District Court of McLennan County, Texas (Case Number 2018-4170-4). On November 14, 2018, the plaintiff, a former Boulder Designs franchisee and its principals sued our affiliate Boulder Designs Franchising, LLC, Mogavero Investments, LLC, and its Chief Executive Officer, Frank J. Mogavero, asserting claims for deceptive and unfair trade practices, common law fraud,

and breach of fiduciary duty, and seeking rescission and damages in amounts to be determined by the court. On December 21, 2018, Boulder Designs Franchising, LLC filed an answer denying all claims and asserted counterclaims against the plaintiffs seeking over \$70,000 in damages, attorneys' fees and costs. Plaintiffs filed their notice of nonsuit against Border Magic Franchising, LLC on March 27, 2019. Trial is currently set for June 7, 2021. On August 6, 2021, the parties entered into a confidential settlement agreement wherein Boulder agreed to pay \$60,000, plus attorneys' fees.

*Boulder Designs Franchising, LLC v. Town & Country Lawn Care and Landscape, Inc., et al* (Case No. 3:20-CV-00992), in the US District Court for the Southern District of Illinois, filed on September 20, 2020. The parties are Plaintiff, Boulder Design Franchising, LLC and Defendants, Town & Country Lawn Care and Landscape, Inc., d/b/a T AND C Custom Boulders, Steve Palazzolo, individually, and Renee Palazzolo, individually. Franchisor brought a suit for breach of contract for improperly retaining and disclosing Franchisor's confidential, proprietary, and trade secret information, and soliciting Franchisor's customers; violations of the Illinois Trade Secrets Act by using and disclosing Franchisor's confidential information without the express or implied consent of Franchisor to directly compete with Franchisor; unfair competition resulting from advertising using pictures of Franchisor's products and passing them as their own and disparaging Franchisor to potential customers and franchisees; and an injunction enjoining Defendants from using, accessing, or possessing proprietary and confidential information and returning such information, and soliciting Franchisor's customers during the term of Defendant's restrictive covenants. On September 30, 2021, the parties entered into a confidential settlement agreement wherein T&C agreed to compensate Boulder \$20,000.00 and refrain from using or disclosing Boulder's confidential information and trade secrets.

*Boulder v Sanford and Red Art* (Case No. No. 21-0846-C26), in the District Court of McLennan County, Texas, filed on June 14, 2021. Our affiliate Boulder Designs filed a lawsuit claiming breaches of contract against one of its franchisees, Mr. and Mrs. Sanford, and a third-party affiliated with the franchisee for disclosing its trade secrets and confidential information in violation of the agreements of the parties. On June 16, 2021, a temporary restraining order was issued against all defendants to protect Boulders trade secrets and confidential information. On December 20, 2021, Boulder reached a confidential settlement agreement with Mr. and Mr. Sanford to terminate their franchise agreement and cease use of the Boulder trademarks and trade secrets and Mr. and Mrs. Sanford paid a termination fee of \$6,624.00. On March 23, 2022, Boulder reached a confidential settlement agreement with Red Art where Red Art agreed not to use or disclose confidential information or trade secrets in violation of any agreement between the parties.

*Border Magic Franchising, LLC and Boulder Designs Franchising LLC v Unlimited Concrete Designs, LLC Patrick Drake, and Angela Miller.* Our affiliate Boulder Designs filed a lawsuit in October 26, 2022 claiming breaches of contract against one of its franchisees and sought to restrain and prevent a former franchisee from operating a competitive business and seeking to recover \$1,600 in unpaid royalties. A temporary restraining order was issued against the franchisee in this case to enforce the noncompete provisions in the franchise agreement, and as of March 2023, the case remains pending. No other damages have been requested.

Other than these actions, no litigation is required to be disclosed in this Item.

#### **ITEM 4 - BANKRUPTCY**

No bankruptcy information is required to be disclosed in this Item.

#### **ITEM 5 – INITIAL FEES**

When you sign the Franchise Agreement, you will pay us a \$63,000 Initial Franchise Fee for a single BORDER MAGIC franchise, which is uniformly imposed, fully earned and nonrefundable upon payment. You will also be required to pay us a \$9,500 Initial Training Fee upon signing the Franchise Agreement, which is not included in the Initial Franchise Fee.

We currently offer a discount to franchisees who are acquiring two BORDER MAGIC franchises at the same time. The initial franchise fee for the purchase of two BORDER MAGIC franchises at the same time is \$126,000 (\$63,000 \*2). The initial franchise fee for any subsequent BORDER MAGIC franchise is \$55,000.

#### Equipment and Supplies Package

When you sign the franchise agreement, you will also pay us \$9,660 to purchase a BM2000 machine, and \$50,090 to purchase a trailer, necessary equipment, marketing, and initial supplies. This amount is fully earned and nonrefundable upon payment. You may choose to upgrade to include a Gooseneck trailer for an additional \$1,750. Any upgrades and related costs must be paid before signing the franchise agreement.

The purchase price does not include shipping costs, which are your responsibility.

We may, at our discretion, finance up to 50% of the equipment and supplies package if it is new equipment or up to 75% if it is used or refurbished equipment.

If you are purchasing two franchises at the same time, you only need to initially purchase one equipment and supplies package to service both franchises until such time as volume necessitates the need to purchase a second equipment and supplies package.

#### Initial Training Fee.

When you sign the franchise agreement, you will also pay us \$9,500 for you and your initial manager to attend and complete one level of training (Initial Training) over the course of approximately five business days. The Initial Training amount is fully earned and nonrefundable upon completion of your training. If you do not successfully complete the initial training, we reserve the right to deduct any amount from your Initial Training Fee to cover our expense and the cost of providing the initial training course in addition to you paying us the On-Site Training Cancellation Fee.

All amounts paid under this Item 5 are fully earned and non-refundable upon your payment unless otherwise stated in this disclosure document.

*[Remainder of page intentionally left blank]*

**ITEM 6 – OTHER FEES**

Name of Fee	Amount <sup>1</sup>	Due Date	Remarks
Royalty Fee <sup>1,2</sup>	The greater of: (i) The percentage of Collected Gross Revenue in accordance with the following schedule: 7% of Gross Revenue Or (ii) The minimum monthly Royalty Fee in accordance with the following schedule: Year 1 - \$595/month Year 2 - \$795/month Year 3 thru remainder of Term - \$950/month	First day of each month	
National Accounts Fee <sup>3</sup>	15% of Gross Revenues <sup>4</sup>	On or around the first day of each month	
Technology Fee <sup>5</sup>	Currently \$65 per month, but up to \$150 per month capped fee, which will automatically increase each calendar year by an amount not to exceed 10% of the prior year's cap.	Monthly	For the development and use of online and System technology, including but not limited to internet, website, email, intranet/extranet, and communications technologies, some of which may be implemented in the future.
Mandatory Local Advertising	At least 10% of Annual Gross Revenues	As invoiced	
Marketing Fee	Currently \$0 per month, but when implemented up to \$200 per month capped fee	Monthly	We will provide you with prior notice before any increases in the monthly Marketing Fee are imposed. The fee cap will automatically increase each calendar year by an amount not to exceed 10% of the prior year's cap.
Late Fees	\$100 per incident	11th day of each month	Applies to all overdue Royalty Fees, and other amounts due to us. Also

Name of Fee	Amount <sup>1</sup>	Due Date	Remarks
			applies to any understatement in amounts due revealed by an audit. Late fees will continue to accrue each month when balances due from previous months carry over into the current month.
Insufficient Funds Fee	\$100 per incident	Upon demand	Applies to all non-approved (ACH Debit) or returned payments made by you that do not fund or clear you bank for any reason whatsoever.
Audit Expenses	All costs and expenses associated with audit	Upon demand	Payable only if the audit shows an understatement in amounts due of 2% or more.
Insurance Policies	Amount of unpaid premiums plus our reasonable expenses in obtaining the policies	Upon demand	Payable only if you fail to maintain required insurance coverage and we elect to obtain coverage for you.
Transfer Fee (100% ownership interest)	\$7,500	Time of transfer	Due when informing us of a transfer, the fee is not refundable.
Non-ACH payment Convenience Fee	4% of amount charged	When incurred	If you choose not to participate in the ACH (EFT) program for payment of monthly fees, a 4% convenience fee will be charged for other forms of payment as we deem necessary, unless modified by state law.
Additional Initial Training	\$5,500	Time of service	Due for example, if you transfer controlling interest to a new owner, and/or you appoint a new Internal Manager.
Other Additional Training <sup>6</sup>	\$1,100 per day, per attendee	Time of service	If additional training is requested, or if we deem that additional training is necessary fees for additional training will be incurred subject to our discretion.
On-Site Training Cancellation Fee	Our then-current on-site training cancellation fee	Upon demand	May vary depending upon the type of scheduled training program and how far in advance you notify us

Name of Fee	Amount <sup>1</sup>	Due Date	Remarks
			in writing of the cancellation.
National/Regional Meetings	\$795 per year	May 1st	Covers entrance fees and concessions for up to two attendees, but does not include lodging and airfare costs. Additional attendees will be billed at \$150 each. Attendance is mandatory; non-attendance incurs a penalty of \$795
Indemnification/Legal Fees	All costs including attorneys' fees.	Upon demand	You must defend lawsuits at your cost and hold us harmless against lawsuits arising from your operation of the Franchised Business.
Renewal Fees	\$5,500	270-90 days prior to termination	
Replacement Operations Manuals	\$1,500 each	Upon request	Payable if you require a replacement copy or fail to return the manual upon termination of the Franchise Agreement.
Liquidated Damages on Confidential Information Disclosure only	\$20,000 per breach	Upon demand	This is contained in the Confidentiality Agreement attached as Exhibit C, and only applies prior to becoming a Franchisee.
Liquidated Damages	\$950 multiplied by number of months remaining in the franchise term	Upon termination	If your franchise agreement terminates during the first year, liquidated damages will be calculated at \$595 per month until the first anniversary, and \$795 per month until the second anniversary, and \$950 thereafter.
Referral Commission for Transfer to Corporate Lead	\$39,500 or 15% of the total sale price of the franchised business, whichever is greater	Upon Demand	If, we introduce you to the transferee or the transferee was otherwise part of our sales pipeline, then you will pay us a referral commission in amount of \$39,500 or 15% of the total sale price of the franchised business, whichever is greater.\$
Default Fee	\$1,500 per event of default, plus the cost of re-	Within 3 days of our demand.	Applies if you are in default under this Agreement.

Name of Fee	Amount <sup>1</sup>	Due Date	Remarks
	inspections and the costs of enforcing compliance		

Note 1. The fees are uniformly imposed and nonrefundable unless noted otherwise below or in the Remarks column. Royalty Fees, Audit Expenses, Transfer Fees, plus any other amounts you owe us will be deducted from payments that your customers submit to you under the Order Processing System, or as a separate ACH withdrawal if warranted (see Item 8).

Note 2. We have the right, periodically and in our discretion, to condition your right to offer certain types of products on your compliance with our then-current guidelines and/or agreement to pay additional administrative or assistance fees.

Note 3. We may market and negotiate National Account programs to serve clients across territories and often from multiple franchisees. If we negotiate such National Accounts and if you choose to participate in the National Accounts program, and if we successfully complete an agreement with a National Accounts program in your Territory, you will pay us 15% of the Gross Revenues you received from the sale from the National Accounts projects assigned to you. Additionally, if you choose to participate in the National Account program, and if we agree to terms with any National Account, you must provide products and services to all valid members of the National Account on those prices and terms we may require. If you do not participate in the National Accounts program or refuse a National Accounts project in your Territory, we have the uninhibited right to utilize another BORDER MAGIC franchisee or assign the project to our affiliate and you are not entitled to any compensation if we or another franchisee provides such services in your Territory. We do not offer any compensation or finder’s fees to you with respect to either acquiring National Accounts, your participation in National Accounts, or another party fulfilling National Accounts projects in your Territory.

Note 4. “Gross Revenues” means the aggregate of all income and monthly fees Franchisee receives from customers for the purchase or provision of any goods or services, including enrollment fees, or any other person or business entity for the Franchised Business in connection with the Franchised Business (whether or not in accordance with the terms of the Franchise Agreement) and whether for check, cash, credit or otherwise, from the sale of products and services (including service charges in lieu of gratuity) regardless of the dollar amount Franchisee sells each product or service for, including, without limitation, all proceeds from any business interruption insurance and any revenue generated from National Accounts, but excluding (a) all insurance payments, check, cash, credit or debit card refunds made in good faith provided, prior to granting the refunds, the revenue related to the refunds was included in Gross Revenues, (b) any sales and equivalent taxes that Franchisee collects for or on behalf of and pay to any governmental taxing authority, and (c) any rebate Franchisee receives from a manufacturer or supplier.

Note 5. Franchisor may provide you 10 days’ notice of any increase to the then-current monthly Technology Fee.

Note 6. These amounts are estimates and approximate the average charge for services. Charges may vary based upon the actual time spent by our staff and the duration of the training or assistance provided. Lower amount assumes training provided to one attendee for one day and the higher amount assumes the cost for one attendee for five days.

**ITEM 7 – ESTIMATED INITIAL INVESTMENT**  
**YOUR ESTIMATED INITIAL INVESTMENT**  
**SINGLE FRANCHISE**

<b>Type of Expenditure<sup>1</sup></b>	<b>Amount</b>	<b>Method of Payment</b>	<b>When Due</b>	<b>To Whom Payment is to Be Made</b>
Initial Franchise Fee <sup>2</sup>	\$63,000	Lump sum	Upon signing Franchise Agreement	Us
Initial Training <sup>3</sup>	\$9,500	Lump sum	Upon signing Franchise Agreement	Us
Site lease <sup>4</sup>	\$0 to \$1,000	As incurred	At landlord's discretion	Landlord
BM 2000 Machine <sup>5</sup>	\$9,660	Lump sum	Before commencing operations	Us
Trailer, Equipment, Marketing, and Supplies Package <sup>5</sup>	\$50,090	Lump sum	Before commencing operations	Us
Border Magic Upgrade Package <sup>5</sup>	\$0 to \$1,750	As incurred	Before commencing operations	Us
Shipping Cost <sup>5</sup>	\$0 to \$5,500	As incurred	Before commencing operations	Third party vendor
Vehicle lease or financing <sup>6</sup>	\$0 to \$2,000	As arranged	Monthly/as arranged, a portion before opening	Leasing/financing Company
Hand Tools/Material Handling	\$450 to \$1,000	As incurred	Before commencing operations	Third party vendors
Computer & Office Equipment <sup>7</sup>	\$0 to \$1,750	As incurred	Before commencing operations	Third party vendors
Telephone/cell phone	\$0 to \$750	As incurred	As invoiced	Third party vendors
Signage	\$50 to \$200	As incurred	Before commencing operations	Third party vendors



Type of Expenditure <sup>1</sup>	Amount	Method of Payment	When Due	To Whom Payment is to Be Made
Travel and living expenses while training <sup>8</sup>	\$500 to \$1,500	As incurred	During training/before Opening	Airlines, hotels, car rental companies, restaurants, etc.
Insurance <sup>9</sup>	\$50 to \$750	As arranged	Monthly/as arranged, a portion before opening	Insurance company
Vehicle Insurance <sup>9</sup>	\$35 to \$500	As arranged	Monthly/as arranged, a portion before opening	Insurance company
Licensing and permits	\$500 to \$2,500	As incurred	During training/before opening	Third party vendors
Uniforms <sup>10</sup>	\$60 to \$200	As arranged	As incurred	Third party suppliers and vendors
Legal/Accounting	\$500 to \$2,000	As arranged	As incurred	Your chosen professionals
Additional Funds <sup>11</sup> (3 months)	\$3,880 to \$8,880	As incurred	As incurred	
Total <sup>12</sup>	\$138,275 to \$162,530			

### YOUR ESTIMATED INITIAL INVESTMENT

#### TWO BORDER MAGIC FRANCHISES ACQUIRED AT THE SAME TIME

Type of Expenditure <sup>1</sup>	Amount	Method of Payment	When Due	To Whom Payment is to be Made
Initial Franchise Fee <sup>2/13</sup>	\$126,000	Lump sum	Upon signing franchise agreement	Us
Additional Funds <sup>11/13</sup> (3 months)	\$5,065 to \$10,065	As incurred	As incurred	
All other expenditures listed in the chart above <sup>14</sup>	\$71,395 to \$90,650	As incurred	As stated	As stated
Total <sup>12/13</sup>	\$202,460 to \$226,715			

Notes:

Note 1. All payments are payable to us and are nonrefundable unless otherwise stated.

Note 2. See Item 5 for more information about the initial franchise fee and available discounts.

Note 3. When you sign the franchise agreement, you will also pay us \$9,500 for You and your initial manager to attend and complete one level of training (Initial Training) over the course of approximately five business days. See Item 11 for more details on Initial Training. Initial Training amount is fully earned and nonrefundable upon completion of your training. If you do not successfully complete the initial training, we reserve the right to deduct any amount from your Initial Training Fee to cover our expense and the cost of providing the initial training course in addition to you paying us the On-Site Training Cancellation Fee. If you purchase two Boulder Designs franchised business, you will only need to attend the training once so long you have not appointed a new Internal Manager. If you transfer controlling interest to a new owner, and/or you appoint a new Internal Manager, you are subject to additional training costs associated with training such new owners and/or internal managers.

Note 4. If you do not own acceptable office and storage space for vehicles, equipment and materials, you may need to lease space adequate to store your equipment as well as maintaining an office.

Note 5. The list of required and optional equipment is set forth in Schedule 1 of the Key Terms Page Exhibit 1 to the franchise agreement in Exhibit D. You may choose to upgrade to include a Gooseneck trailer for an additional \$1,750. Any upgrades and related costs must be paid before signing the franchise agreement. The purchase price does not include shipping costs, which are your responsibility. The shipping costs range from \$0, if you transport the equipment yourself, to \$5,500 if you use a third-party shipping service.

Note 6. These are estimated lease payments, monthly finance payments, security deposits, and down payments for a new or used truck. You will need to have a ¾-ton (or larger) pickup truck to pull your equipment trailer. Leasing is the preferred option, but you may also own or finance your truck. The truck may be no more than seven years old and must be in good mechanical and aesthetic condition, with an exterior having minimal cosmetic blemishes (no dents, broken/cracked glass, missing panels, rust, etc.). If you choose to purchase a new or used truck, the overall cost of a ¾-ton pickup will vary based on its age, mileage, and its equipped features and amenities, among other factors, which could exceed \$50,000. You will be required to display on each side of the vehicle the BORDER MAGIC logo, BORDER MAGIC website, and your local business telephone number. The logo and telephone number must be professionally painted or affixed with professional vinyl lettering or be present on a removable vehicle display magnet. We will provide you with proofs and/or sample layouts to be used. We can provide this service to for an additional charge depending upon your location.

Note 7. You will need a computer system, a copier, and a telephone system. This equipment generally may be purchased or leased and the list may be revised or increased from time to time through updates to the Manual. If you are converting an existing business to a Franchised Business, you will likely have some or most of the necessary equipment.

Note 8. See Item 11 for initial training requirements. The figures in the chart represent the estimated cost of lodging and meal expenses, and travel between your hotel and the training site. You may participate in our additional training programs for an additional fee.

Note 9. See Item 8 for our current minimum insurance requirements. The cost of insurance will vary based on types and limits of insurance purchased, location of the Franchised Business, terms available and other related factors.

Note 10. You and your employees must wear a short-sleeved t-shirt with the Border Magic® logo screen-printed on both sides of the t-shirt. we will provide you with proofs and/or sample layouts to be used. We can provide this service to for an additional charge depending upon your location.

Note 10. The figures in the chart represent the estimated amount of working capital you will need to establish the business and to operate for the first three months. This estimate covers operating expenses

including software, employee salaries and overhead, but excluding salary for an owner-operator. This estimate also covers your mandatory monthly Royalty Fee for the first three months of each franchise.

Note 11. The figures in the chart represent the estimated amount of working capital you will need to establish the business and to operate for the first three months. This estimate covers operating expenses including software, employee salaries and overhead, but excluding salary for an owner-operator. This estimate also covers your mandatory Royalty Fee for the first three months of each franchise and the Technology Fee for first three months of operation.

Note 12. We relied on our experience and our principal's experience in compiling these estimates. You should review these figures carefully with a business advisor before making any decision to purchase the franchise.

Note 13. The second chart assumes that you are simultaneously acquiring rights for two BORDER MAGIC franchises in contiguous territories and that you will be servicing both territories from the same office using the same vehicle and the same equipment, and the same personnel, etc. The adjusted total reflects the combined initial franchise fees and the increase in additional funds to account for the mandatory Royalty Fee for the second franchise for the first three months.

Note 14. The figures in this row assume, all other expenditures listed in the Item 7 chart for a single Border Magic franchise except the Initial Franchise Fee amount of \$63,000 and additional funds as identified in the single Border Magic chart above.

Note 15. The Franchisor nor its affiliates offer direct or indirect financing of the initial franchise fee; however, in our sole discretion, if you meet our credit standards, we may finance up to 50% (if new) or 75% (if used or refurbished) of the equipment and supplies package for a maximum period of 42 months at an interest rate of 8.5% per year. The first monthly installments will be equal payments of principal and accrued interest and the 42<sup>nd</sup> installment will be for all outstanding principal and unpaid accrued interest. Please refer to Item 10 for further details regarding financing

## **ITEM 8 – RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES**

### Services, Equipment; Fixtures; Furniture and Signs

You must contract, purchase, lease, or license any services, equipment, furniture, fixtures, supplies, computer hardware and software, or other materials to be used in the operation of the Franchised Business computer hardware and software only from suppliers that we designate or approve (which might include or be limited to us or our affiliates), if stated in the Manual or previously approved in writing by us. You may purchase items and services for which we have not identified approved suppliers from any source, if the items and services meet our specifications.

You must purchase certain supplies and equipment necessary for the Franchised Business from us. Currently we are the only approved supplier for BM2000 Machine, trailer, marketing and initial supplies, and other necessary equipment as well as optional equipment and supplies as set forth in Schedule 1 of the Key Terms Page (Exhibit 1 to the Franchise Agreement). We do not permit franchisees to contract with alternative suppliers for these supplies and equipment, and accordingly there are no procedures for securing approval for alternative suppliers for such items.

Except as described above, neither we nor any of our affiliates is currently an approved supplier. None of our officers owns an interest in any other privately-held supplier or a material interest in any publicly-held supplier.

### Other Products, Supplies and Materials

You must purchase all products, goods, services, supplies, fixtures, materials or equipment and signs; and other materials and supplies used in the operation of the Franchised Business that meet the specifications

and quality standards that we have established periodically and from suppliers and manufacturers that we have approved, as described in the Manual(s).

You must use only envelopes, business cards, letterhead, labels and documentation imprinted with the Marks and colors as prescribed and approved by Border Magic.

### Specifications and Standards

We have the right to approve sources of services or products sold in Franchised Businesses. Any changes to or modifications of the System, the Manual, or any standard will be promptly communicated to you.

You must comply with our specifications for brands and types of equipment used in your Franchised Business. If you propose to purchase any items for use in your Franchised Business from an unapproved source for which we have identified, designated, or approved supplier(s), you must request our approval first. We may require, as a condition of granting approval that our representative(s) be permitted to inspect the supplier's facilities, and that information, specifications, and samples as we reasonably request be delivered to us for testing. We will notify you within 90 days of your request as to whether we approve the supplier or product. If no approval is received within 90 days, it is deemed denied. Upon written acceptance and approval by us of services or products and suppliers submitted for inclusion on the Approved Suppliers List and Approved Supplies List, you will be free to purchase such service or product from such approved supplier. We may revise our Approved Supplier and Approved Supplies Lists.

We apply the following general criteria in designating a proposed supplier as an approved source: (1) ability to provide the service or product to our quality specifications; (2) production and delivery capability; (3) minimum standards for safety; (4) integrity of the supplier; and (5) legality of the product or company.

Currently, depending upon the products and/or services you select, we or our affiliate may be the vendor through which you obtain certain products and/or services, as stated in the Manual. Except as stated in this Item, neither we nor any persons affiliated with us is or are an approved supplier of any required goods or services, and neither you nor any person affiliated with us will or may derive revenues as a result of required purchases or leases by you.

### Insurance

You must obtain and maintain insurance, at your expense, with policy limits as required by us, applicable law, your landlord, and lender or otherwise. The policies must be written by an insurance company reasonably satisfactory to us with a Best rating of "A-" or better and include the risks, amount of coverage and deductibles as stated below. We reserve the right to increase the minimum insurance requirements.

- a) "all risk" property insurance, including business interruption insurance, customarily obtained by similar businesses in your general area to cover, at a minimum, all assets including inventory, furniture, fixtures, equipment, supplies and other property used in the operation of your Border Magic Business; and
- b) General commercial liability insurance in an amount of not less than \$1,000,000 per occurrence with a \$2,000,000 general aggregate; and
- c) Comprehensive general liability insurance, including products and contractual, in an amount of not less than \$30,000 per occurrences with a \$30,000 general aggregate; and
- d) Workers' compensation insurance for statutory limits and employer's liability insurance in an amount not less than \$500,000; and
- e) Vehicle replacement insurance to cover the cost of acquiring a replacement vehicle, typically around \$30,000; and
- f) Automobile liability coverage, including coverage of owned, non-owned and hired vehicles with coverage in amounts not less than \$1,000 combines single limit.

- g) Franchisor reserves the right to require you to obtain insurance policies to protect against cybersecurity threats, and accordingly, to require that Franchisor is named as additional insured on these cybersecurity insurance policies.

We must be named as additional insured on all of these policies, except for worker's compensation insurance, and provide us with the additional insured endorsement for each policy. All insurance policies must include a waiver of subrogation in favor of us and our affiliates, and each company's officers, directors, shareholders, partners, members, agents, representatives, independent contractors, servants, and employees, and must include a 30-day notice of cancellation directed to both you and to us or the person we designate.

These are our minimum requirements. We have the right to establish and modify the minimum coverages required and require different or additional kinds of insurance to reflect inflation, changes in standards of liability, higher damage awards, and other relevant changes in circumstances. You should consult with your own insurance advisor to determine whether they are appropriate and sufficient for your business and to protect your assets. Your landlord and lease may require more coverage, additional or different types of coverage.

#### Bookkeeping and Records

You will establish and maintain a bookkeeping, accounting and record keeping system conforming to our requirements, as may be periodically revised. You will submit periodic reports, forms and records as specified in the Franchise Agreement or the Manual or otherwise.

#### Revenue Derived from Franchisee Purchases and Leases

We and our affiliates will derive revenue from your purchases and leases to the extent that you purchase or lease directly from our affiliates and us.

During our fiscal year ending December 31, 2023, total revenue derived, based on the most recent audited financials, is \$438,807 as a result of required purchases and leases, representing approximately 52.0% of our total revenue of \$846,499.

#### Estimated Proportion of Required Purchases and Leases to all Purchases and Leases

We estimate that required purchases and leases (meaning purchases and leases from us, our designated suppliers and purchases and leases of items meeting our specifications) will account for approximately 58% of your purchases and leases in establishing the BORDER MAGIC Business and approximately 25% of your purchases and leases in operating the BORDER MAGIC Business.

#### Description of Purchasing Cooperatives; Purchasing Arrangements

We may negotiate purchase arrangements with primary suppliers for the benefit of franchisees, and receive rebates or other material benefits on account of franchisee purchases or leases. If we negotiate a purchase agreement for the region where your BORDER MAGIC Business is located, you must participate in the purchasing program.

We currently have a purchasing agreement with a third-party supplier for certain supplies, including paint and paint supplies. We receive a rebate between 2% and 4% on these supplies purchased by franchisees from this supplier.

## ITEM 9 – FRANCHISEE’S OBLIGATIONS

This table lists your principal obligations under the franchise and other agreements. It will help you find more detailed information about your obligations in these agreements and in other items of this disclosure document.

Obligation		Section in the Franchise Agreement	Item in the Disclosure Document
a.	Site selection and acquisition/lease	Article 5	ITEMS 11 and 12
b.	Pre-opening purchases/leases	Articles 5, 12, 13 and Exhibit 1	ITEMS 7, 8 and 11
c.	Site development and other pre-opening requirements	Articles 5 and 8	ITEMS 7, 8 and 11
d.	Initial and ongoing training	Article 8	ITEMS 6, 7 and 11
e.	Opening	Articles 5 and 8	ITEM 11
f.	Fees	Articles 3, 5, 8, 10, 11, 12, 13, 15, 18 and 21	ITEMS 5, 6, 7 and 11
g.	Compliance with standards and policies/Operating Manual	Articles 6, 7, 9, 10, 11, 12, 13 and 15	ITEMS 8 and 16
h.	Trademarks and proprietary information	Articles 6, 7 and 9	ITEMS 13 and 14
i.	Restrictions on products/services offered	Articles 5, 6, 7, 10 and 13	ITEMS 8 and 16
j.	Warranty and customer service requirements	Article 13	ITEM 16
k.	Territorial development and sales quotas	Article 2	ITEM 12
l.	Ongoing product/service purchases	Article 13	ITEMS 8 and 11
m.	Maintenance, appearance and remodeling requirements	Articles 5, 10 and 13	ITEM 6
n.	Insurance	Article 15	ITEMS 6, 7 and 8
o.	Advertising	Articles 3 and 11	ITEMS 6, 7 and 11
p.	Indemnification	Article 21	ITEM 6
q.	Owner’s participation/management/ staffing	Articles 8 and 13	ITEM 15
r.	Records and reports	Articles 5 and 12	ITEM 11
s.	Inspections and audits	Articles 6, 12 and 16	ITEMS 6, 11 and 13
t.	Transfer	Articles 16 and 18	ITEM 17
u.	Renewal	Articles 4 and 16	ITEM 17
v.	Post-termination obligations	Article 17	ITEM 17
w.	Non-competition covenants	Articles 7, 17 and Exhibit 2	ITEM 17
x.	Dispute resolution	Article 23	ITEM 17
Y	Guaranty	Exhibit 3	ITEM 15

**ITEM 10 - FINANCING**

Item Financed (Source)	Amount Financed	Down Payment	Max. Term (years)	Annual % Rate of Interest	Monthly Payment	Pre-payment Penalty	Security Required	Liability upon Default	Loss of Legal Right on Default
Equipment and Supplies Package	Up to 50% of the cost of the package if it is new equipment, including any upgrades; up to 75% of the cost of the package if it is used or refurbished equipment	Depends on credit rating	42 months	8.5%	Principal and interest amortized over 42 months	None	Personal Guaranty; Security Agreement	Call loan; Repossess equipment; Terminate franchise agreement	Waive demand, presentment for payment protest, notice of intent to accelerate, notice of acceleration

In our sole discretion, if you meet our credit standards, we may finance up to 50% (if new) or 75% (if used or refurbished) of the equipment and supplies package for a maximum period of 42 months at an interest rate of 8.5% per year. If we agree to provide financing, you must sign the Promissory Note and Security Agreement (“Promissory Note”) attached as Exhibit 10 to the Franchise Agreement. The Promissory Note is payable in up to 42 monthly installments. The first monthly installments will be equal payments of principal and accrued interest and the 42<sup>nd</sup> and final installment will be for all outstanding principal and unpaid accrued interest. (Promissory Note (attached as Exhibit 10 to the Franchise Agreement), first paragraph.) The Promissory Note can be prepaid without penalty at any time during its term. (Promissory Note, sixth paragraph.) If you do not pay on time, we can call the loan and demand immediate payment of the full outstanding balance and obtain court costs and attorneys' fees if a collection action is necessary. (Promissory Note, third and fourth paragraphs.) It is not our intent to sell, assign, or discount to a third party all or part of the financing arrangement.

We also may terminate your franchise if you do not make your payments on time. (Promissory Note, third paragraph.) You waive your rights to notice of a collection action and to assert any defenses to collection against us. (Promissory Note, third paragraph.) We may discount these notes to a third party who may be immune under the law to any defenses to payment you may have against us. (Promissory Note, third paragraph.) In addition to providing a security in the collateral, we may require the Promissory Note to be guaranteed by one or more of your owners and we may require them to sign the Guaranty of Promissory Note attached as Exhibit 10 to the Franchise Agreement. To ensure timely payments of interest and principal, you must sign and deliver to us an automatic bank withdrawal form for automatic withdrawals on your bank account.

Other than this, we do not offer direct or indirect financing. We do not guarantee your note, lease, or obligation.

## **ITEM 11 – FRANCHISOR’S ASSISTANCE, ADVERTISING, COMPUTER SYSTEMS AND TRAINING**

**Except as listed below, Border Magic Franchising, LLC is not required to provide you with any assistance.**

Before you begin operating the BORDER MAGIC Business, we will:

1. designate your true Territory, as further described in Item 12; (Franchise Agreement, Section 2.5) (all home-based sites are automatically approved, provided that they are within a reasonable distance of the assigned territory and comply with local rules and other related provisions of the franchise agreement);
2. provide an initial training program. This training is described in detail later in this Item 11; (Franchise Agreement, Section 8.1);
3. provide to you on-site assistance in presentations to qualified customers within the Franchised Business Territory; (Franchise Agreement, Section 8.2); and
4. provide to you, on loan, one copy of the BORDER MAGIC Business Operations Manual(s), either in electronic or paper form. The Table of Contents of the Operations Manual(s), along with the number of pages devoted to each section, is described in detail later in this Item 11; (Franchise Agreement, Section 9.1).

After you begin operating the BORDER MAGIC Business, we will:

1. be available to render advice, discuss problems and offer general guidance to Franchisee by telephone, e-mail, newsletters, webinars and other methods with respect to planning, opening and operating the Franchised Business as Franchisor deems appropriate, in its sole discretion. (Franchise Agreement, Section 14.1);
2. make available to you changes and additions to the System as generally made available to all franchisees; (Franchise Agreement, Section 10.2 and 14.4);
3. periodically, provide advertising and promotional materials including ad-slicks, brochures, fliers, and other materials for your use or purchase; (Franchise Agreement, Section 14.5);
4. maintain our websites located at [www.bordermagic.com](http://www.bordermagic.com) and continue to promote BORDER MAGIC Businesses through the Internet. We will prepare and maintain an interior page to our site promoting or giving information about your Franchised Business, whose leads will be directed solely to you; (Franchise Agreement, Section 11.3 and 11.4);
5. maintain our Social Media sites and applications such as: Twitter, Facebook, LinkedIn and other sites and applications that we may establish. We do not allow you to establish or utilize Social Media sites or applications for business purposes except those created by us for your use. Further, any representations from you, or your employees regarding your profits or earnings made on any Social Media site or application, even if made from a personal Social Media account, is deemed a breach of Confidential Information under the Franchise Agreement, and you will be responsible for all costs including legal costs for any required fines or legal actions as a result of your postings; (Franchise Agreement, Section 11.3 and 11.4);
6. provide you with modifications to the Manual as they are made available to franchisees; (Franchise Agreement, Section 9.2); and
7. provide you administrative bookkeeping and accounting control procedures as needed; (Franchise Agreement, Sections 12.3 and 12.4).
8. We may assist or require you to establish the maximum or minimum prices that you offer to your customers to the extent permitted by law (Franchise Agreement, Section 14.2).



### Site Selection

You must promptly select a site for the Franchised Business in your Territory and notify us of such selection by submitting our Site Selection form and other required documents. If we approve the selection, the site is designated as the Approved Location. If we do not approve of such selection, you may select and notify us of new sites until we approve a site for the Franchised Business. We have the right to approve or disapprove a proposed location based on such factors as it deems appropriate, including, the condition of the premises; demographics of the surrounding area; proximity to other BORDER MAGIC Businesses and competitors; lease requirements; and overall suitability. We may notify you of our approval or disapproval of a proposed site within 30 calendar days after we receives all information submitted from you. If we fail to respond in writing to the Selection of Site request within 45 calendar days, the site is deemed approved. If you are operating from your home the site will be deemed automatically approved upon submission to us, as long as the site is located in your Territory. You must obtain written permission from us to locate your office (including a home office) outside of your Territory.

Once we approve your location (and if the site is to be leased or purchased), you must execute a lease for, or a binding agreement to purchase, the Approved Location, the terms of which must have been previously approved by us in writing. We do not generally own the Franchise Business premises or lease directly to a franchisee.

Your failure to begin operating the Franchised Business within 180 days from the Effective Date on the Franchise Agreement may result in the termination of the Franchise Agreement.

### Advertising and Promotion

All advertising and promotions must be approved in writing by us in advance. We have 30 days to approve the submission. If we do not approve the advertising or promotions you submit within 30 days, they are deemed denied and you may not use them.

You must spend at least 10% of Annual Gross Revenue on Local Advertising that conforms to our standards. On the 31<sup>st</sup> day of January of each year, you must furnish to us an accurate accounting of the expenditures on Local Advertising for the preceding calendar year.

Your business will be listed in or on Google Places (or similar online directory), Facebook, print and radio advertisements, and other online search engines and directories. All online or Internet-based requirements will be completed by our marketing agency, you will be responsible for the costs associated with this online requirement.

### Marketing Fee

We have the right to operate a marketing program, that we will administer, for the general benefit of the BORDER MAGIC System. Currently the monthly Marketing Fee is \$0; however, when implemented, we have the right, in our discretion, to increase the Marketing Fee up to a cap of \$200 per month. We will provide 10 days prior notice before imposing any increases to the Marketing Fee. In addition, once imposed, the Marketing Fee cap will automatically increase each calendar year by an amount not to exceed 10% of the prior year's cap. There were no Marketing Fees collected in our fiscal year ending December 31, 2023.

We have the right to use Marketing Fee monies, in our sole discretion to, among other things, pay for creative development and related development services, producing, distributing and placing advertising; and developing, updating and hosting our website, intranet or extranet system. We may also use Marketing Fee monies to reimburse our costs of personnel and other administrative and overhead costs associated with the marketing and promotion of the BORDER MAGIC brand.

We will not use Marketing Fee monies for creating or placing any advertisement that is principally a solicitation for new franchisees, but may include in all advertising prepared using Marketing Fees (including Internet advertising) information concerning franchise opportunities, and a portion of Marketing

Fee monies may be used to create and maintain one or more pages on our website devoted to advertising franchise opportunities and identifying and screening inquiries and applications submitted by prospective franchise candidates. We are not required to spend any particular amount on advertising in your area or territory.

Marketing Fee monies are not held in a separate fund and there is no requirement that the Marketing Fee monies be audited. Marketing Fee monies collected during the calendar year that are not spent that specific year, may be used at our discretion during the following year. At the end of each calendar year, you may request an accounting of how the Marketing Fee monies were spent during that specific calendar year.

Marketing Fee is not a trust or escrow, and neither we nor our affiliates have any fiduciary obligation for administering the Marketing Fee or for any other reason.

We anticipate that all franchisees will contribute Marketing Fees at the same rate. Although not contractually required, we anticipate that all BORDER MAGIC Businesses owned by us or an affiliate will contribute Marketing Fees on the same basis as franchisees. We do not require franchisees to participate in any other advertising funded program.

There is no franchisee advertising council that provides us with guidance or suggestions regarding advertising and marketing matters.

We do not have a local or regional advertising cooperative in which the franchisee must participate.

#### Computer/Software/Phone System

You must purchase, for use in your Franchised Business, the computer systems, equipment, and systems we require in the Manual(s). You must acquire, install, and maintain all required items that we require, which may change from time to time, within 30 days of opening your franchise. We estimate cost of purchasing computer hardware is \$650 per unit but shall not exceed \$1,000. The computer system and/or POS for your Border Magic Business will be dedicated for the operation of your Border Magic business and used for no other purpose.

You must purchase, for use in your Franchised Business at least one computer (placement will be discussed in the Manual(s)) with the specified software installed on them. We may require that you add additional, new or substitute software, replace or upgrade your computer systems and equipment, and enter into maintenance agreements with third parties. You must also purchase and install a basic financial recordkeeping software or cloud service, including the software or cloud service for a basic office suite such as Microsoft office with Word and Excel. Currently, we require you to use the QuickBooks accounting system. Border Magic has obtained a multi-user franchising direct agreement with Intuit, manufacturer of QuickBooks, which you may purchase through us, at the specially-prepared Intuit website for Border Magic franchisees. You will be responsible for any upgrades or updates to the system thereafter. Although we do not set the pricing, Intuit does. Currently the pricing for QuickBooks is \$40 per month for the online version or a single payment of \$139.96 for a 1 user QuickBooks Pro or \$384.96 for a 3 User license. In addition, you must purchase the QuickBooks. All sales must be processed through the approved POS systems and reported as Gross Revenue and no other supplemental or secondary POS system may be used. At our discretion you must either give us direct access or provide us financial reports related to your Gross Revenue on a monthly basis.

Learning CD is also available if you do not currently use QuickBooks, which is currently \$29.97 through Border Magic's Intuit website. We will have access to the accounting system through QuickBooks remote access to validate the revenue for royalties

You also must also maintain an approved email account so that we can correspond with you via electronic mail. You must acquire, install, and maintain all required anti-virus and anti-spyware software as designated by us in addition to any email or internet usage policies that we require within 30 days of written notice.

You are solely responsible for updating the manufacturer’s software on each device and ensuring that each device is not running old versions of the software.

You must own and maintain at least one smartphone capable of sending and receiving text messages, emails, and the ability to connect to the internet. In the event you are unable to answer phone calls, voicemail services must be active with a professional outgoing message stating your name, affiliation, and a brief request of callers to leave their contact information in order to be reached. We reserve the right to act as collection agent for the phone system, and collect fees you owe. You must purchase and use only the authorized phone to operate your Franchised Business. We estimate that the approximate costs for an acceptable phone can range between \$0 for those who already possess a capable device and as much as \$750 or possibly more for those who must purchase a phone. The costs will be dependent upon the number of phones/phone lines desired, as well as the features the phone(s) possess.

We have the right to independently access all information collected or compiled by or in accordance with your use of the software or electronic components at any time without first notifying you. You must update or upgrade computer hardware or software as we deem necessary.

E-Problem Disclaimer

Computer systems are vulnerable in varying degrees to computer viruses, bugs, power disruptions, communication line disruptions, internet access failures, internet content failures and similar problems, and attacks by hackers and other unauthorized intruders (“E-Problems”). We do not guarantee that information or communication systems that we or others supply will not be vulnerable to E-Problems. It is your responsibility to protect yourself from E-Problems. You should also take reasonable steps to verify that your suppliers, third-party vendors, lenders, landlords, and governmental agencies on which you rely, have reasonable protection from E-Problems. This may include taking reasonable steps to secure your systems (including firewalls, password protection and anti-virus systems) and to provide backup systems.

Operations Manual

We will loan to you, during the term of the Franchise Agreement, one copy of the Set of Manuals containing reasonable and mandatory specifications, standards, operating procedures and rules prescribed by us for BORDER MAGIC Businesses and information relative to you other obligations and the operation of a BORDER MAGIC Business. You must maintain a current, updated copy of the Set of Manuals. If there are any disputes over the contents of the Manual, the terms of the master copy maintained at our headquarters will control. Our interpretations of the provisions of the Manuals are controlling, and you must abide by our interpretations. We will have the right to periodically add to and otherwise modify the Manuals to reflect changes in the specifications, standards, operating procedures and rules required by us for BORDER MAGIC Businesses. The Table of Contents for the Manuals, as of the date of this disclosure document are as follows:

<b>BORDER MAGIC MANUALS</b>	<b>Page Count</b>
<b>PREFACE</b>	<b>8</b>
<b>A) INTRODUCTION</b> 1. Letter from the CEO 2. History of Border Magic 3. Services Provided to Franchisees 4. Franchisee Responsibilities 5. Paying Other Fees 6. Visits from the Corporate Office	<b>15</b>
<b>B) PRE-OPENING</b> 1. Pre-Opening Checklist 2. Establishment of Business Form	<b>33</b>

<b>BORDER MAGIC MANUALS</b>	<b>Page Count</b>
<ul style="list-style-type: none"> <li>3. Securing a Location</li> <li>4. Building Out Your Site</li> <li>5. Logo Specifications</li> <li>6. Vehicle Specifications</li> <li>7. Setting Up Bank Accounts</li> <li>8. Getting Insurance</li> <li>9. Meeting Your Tax Obligations</li> <li>10. Required Equipment and Supplies</li> <li>11. Conducting a Grand Opening</li> </ul>	
<b>C) HUMAN RESOURCES</b> <ul style="list-style-type: none"> <li>1. EEOC Guidelines</li> <li>2. Laws Regarding Harassment</li> <li>3. Immigration Reform/Control Act</li> <li>4. Wage &amp; Labor Laws</li> <li>5. Employee Profile</li> <li>6. Job Descriptions</li> <li>7. Recruitment</li> <li>8. The Interview Process</li> <li>9. Developing Personnel Policies</li> <li>10. Employee Orientation</li> <li>11. Confidentiality</li> <li>12. Training</li> <li>13. Compensating Employees</li> <li>14. Time Reporting</li> <li>15. Uniform/Dress Code</li> <li>16. Performance Evaluations</li> <li>17. Progressive Discipline</li> <li>18. Termination/Separation</li> </ul>	<b>69</b>
<b>D) SALES PROCEDURES</b> <ul style="list-style-type: none"> <li>1. Using Sales Time Effectively</li> <li>2. Incoming Sales Calls</li> <li>3. Sales Presentation</li> <li>4. Pricing Jobs</li> <li>5. Methods for Generating Leads</li> </ul>	<b>28</b>
<b>E) OFFICE PROCEDURES</b> <ul style="list-style-type: none"> <li>1. Customer Complaint Procedures</li> <li>2. Suggested Hours of Operation</li> <li>3. Customer Service</li> <li>4. Scheduling</li> <li>5. Billing</li> <li>6. Using Approved Suppliers</li> <li>7. Franchise Reporting</li> <li>8. Safety and Security</li> </ul>	<b>23</b>
<b>F) INSTALLATION PROCEDURES</b> <ul style="list-style-type: none"> <li>1. Customer Relations</li> <li>2. Installation Procedures</li> </ul>	<b>58</b>

<b>BORDER MAGIC MANUALS</b>	<b>Page Count</b>
3. Maintenance Procedures 4. Safety Considerations	
<b>G) ADVERTISING</b> 1. Advertising Media 2. Using Referrals to Build Business 3. Using Border Magic® Marks 4. Required Advertising 5. Public Relations 6. Community Involvement 7. Obtaining Advertising Approval	<b>23</b>
<b>SEPARATE ADDITIONAL MANUALS</b>	
<b>BootCamp Training Guide</b>	<b>33</b>

We have a compilation of two Manual(s) and materials that total 303 pages.

### Training

When you sign the franchise agreement, you will also pay us \$9,500 for You and your initial manager to attend and complete one level of training (Initial Training) over the course of approximately five business days. If you do not successfully complete the initial training, we reserve the right to deduct any amount from your Initial Training Fee to cover our expense and the cost of providing the initial training course in addition to you paying us the On-Site Training Cancellation Fee. If you purchase two Boulder Designs franchised business, you will only need to attend the training once, so long you have not appointed a new initial Internal Manager. If you transfer controlling interest to a new owner, and/or you appoint a new Internal Manager, you are subject to additional training costs associated with training such new owners and/or internal managers.

We will conduct an Initial Training program, in person, of approximately five business day(s), that the Franchisee (which is you, if you are not a corporation or other business entity), and all Internal Manager(s), must attend and complete to our satisfaction. Although Initial Training is mandatory, you may bring additional trainees. Each additional trainee will be charged \$500 per day, or \$2,500 for the full five business days of training. Training will take place at our headquarters location, or at another location or locations we designate. The Initial Training program covers all material aspects of the operation of a BORDER MAGIC Business, including, but not limited to, such topics as: culture, job site field tours, technical and procedural training, and sales training and is generally offered once a month. All Trainees must complete initial training to our satisfaction. We expect franchisees will advance through the training program at different rates depending on a variety of factors such as background and experience. Accordingly, the time frames provided in the following chart are an estimate of the time it will take to complete training.

We expect franchisees will advance through the training programs at different rates depending on a variety of factors such as background and experience. Accordingly, the time frames provided in the following chart are an estimate of the time it will take to complete training.

If you do not successfully complete the initial training, we reserve the right to deduct any amount from your Initial Training Fee to cover our expense and the cost of providing the initial training course in addition to you paying us the On-Site Training Cancellation Fee.

If we or our representative is scheduled to conduct an on-site training program, or scheduled for a visit at your location for training or other reasons, or if you register for a training program and you subsequently cancel, fail to attend, fail to have the appropriate parties attend, or fail to stay for the entire training program then you must pay us, our current on-site training cancellation fee (the “On-Site Training Cancellation

Fee”). The On-Site Training Cancellation Fee may vary depending upon the type of schedule training program and how far in advance you notify the Franchisor in writing of the cancellation and the cost and expense incurred in rescheduling our travel arrangements.

If you transfer controlling interest in the franchise, and/or replace your Internal Manager, your new owner and the new Internal Manager must attend and successfully complete our initial training program. We reserve the right to charge you the then current rate for the training of a new owner or Internal Manager, currently \$5,500. You must pay for all travel costs and living expenses for each of your attendees.

You are responsible for training your own employees and other management personnel.

### TRAINING PROGRAM

	Subject <sup>1</sup>	Hrs. of Classroom Training <sup>1,2</sup>	Hours of On-the-job Training <sup>2</sup>	Location / Instructor(s) <sup>3</sup>
<b>Day 1</b>	Orientation & Introduction to the Border Magic® Method and Franchise Support Personnel	0.5		Our headquarters in Waco, TX or a Corporate Accredited Franchise Instructor at Their Location
	Introduction to Sales Lead Generation Trade Shows	3.0		Our headquarters in Waco, TX or a Corporate Accredited Franchise Instructor at Their Location
	Hands-on Training using all equipment and methods associated with Border Magic		4.0	Job sites near our headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	BM 2000 Machine Service & Troubleshooting	0.5		Our headquarters in Waco, TX or a Corporate Accredited Franchise Instructor at Their Location
	Technical Training Review	0.5		Our headquarters in Waco, TX or a Corporate Accredited Franchise Instructor at Their Location
	<b>Day 1 Totals</b>	<b>4.5 hours</b>	<b>4.0 hours</b>	
<b>Day 2</b>	Review of Day 1	0.5		Our headquarters in Waco, TX or a Corporate Accredited Franchise Instructor at Their Location
	Border Magic® Method BM 2000 Machine Operation		2.0	Job sites near Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	Mixing Concrete		1.5	Job sites near Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	Extrusion Edging		1.5	Job sites near Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	Troweling		1.5	Job sites near Border Magic Headquarters in Waco, TX or a

	<b>Subject<sup>1</sup></b>	<b>Hrs. of Classroom Training<sup>1,2</sup></b>	<b>Hours of On-the-job Training<sup>2</sup></b>	<b>Location / Instructor(s)<sup>3</sup></b>
				Corporate Accredited Franchise Instructor
	Stamping, Sealing, and Repair		1.5	Job sites near Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	<b>Day 2 Totals</b>	<b>0.5 hours</b>	<b>8.0 hours</b>	
<b>Day 3</b>	Review of Day 2	0.5		Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor at Their Location
	Border Magic® Method BM 2000 Machine Operation		2.0	Job sites near Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	Mixing Concrete		1.5	Job sites near Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	Extrusion Edging		1.5	Job sites near Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	Troweling		1.5	Job sites near Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	Stamping, Sealing, and Repair		1.5	Job sites near Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	<b>Day 3 Totals</b>	<b>0.5 hours</b>	<b>8.0 hours</b>	
<b>Day 4</b>	Review of Days 1, 2, and 3	0.5		Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor at Their Location
	Border Magic® Method BM 2000 Machine Operation		2.0	Job sites near Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	Mixing Concrete		1.5	Job sites near Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	Extrusion Edging		1.5	Job sites near Border Magic Headquarters in Waco, TX or a

	Subject <sup>1</sup>	Hrs. of Classroom Training <sup>1,2</sup>	Hours of On-the-job Training <sup>2</sup>	Location / Instructor(s) <sup>3</sup>
				Corporate Accredited Franchise Instructor
	Troweling		1.5	Job sites near Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	Stamping, Sealing, and Repair		1.5	Job sites near Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor
	<b>Day 4 Totals</b>	<b>0.5 hours</b>	<b>8.0 hours</b>	
<b>Day 5</b>	Advertising Lead Generation Sales & Estimation	2.5		Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor at Their Location
	Business Planning Administration Accounting and Reporting	0.5		Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor at Their Location
	Review of days 1-4	3.0		Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor at Their Location
	Select Additional Materials	0.5		Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor at Their Location
	Load Trailer	0.5		Border Magic Headquarters in Waco, TX or a Corporate Accredited Franchise Instructor at Their Location
	<b>Day 5 Totals</b>	<b>7.0 hours</b>	<b>0.0 hours</b>	
<b>Day 6</b>	Review of First 5 Days	1.5		Border Magic Headquarters in Waco, TX
	Sales, Lead Generation, and Trade Shows	2.0		Border Magic Headquarters in Waco, TX
	Business Planning and Expectations	2.0		Border Magic Headquarters in Waco, TX
	Sales Planning	1.25		Border Magic Headquarters in Waco, TX
	Social Media / Digital Marketing	1.5		Border Magic Headquarters in Waco, TX
	<b>Day 6 Totals</b>	<b>8.25</b>	<b>0.0</b>	
<b>Day 7</b>	Advertising, Lead Generation, Sales, and Estimates	1.5		Border Magic Headquarters in Waco, TX



	<b>Subject<sup>1</sup></b>	<b>Hrs. of Classroom Training<sup>1,2</sup></b>	<b>Hours of On-the-job Training<sup>2</sup></b>	<b>Location / Instructor(s)<sup>3</sup></b>
	Business Planning, Administration, Accounting, and Reporting	1.5		Border Magic Headquarters in Waco, TX
	Best Practices	1.5		Border Magic Headquarters in Waco, TX
	Warranty Program	1.0		Border Magic Headquarters in Waco, TX
	General Review	1.0		Border Magic Headquarters in Waco, TX
	Select Additional Materials	.50		Border Magic Headquarters in Waco, TX
	Load Trailer	.50		Border Magic Headquarters in Waco, TX
	Equipment / Trailer Safety	.75		Border Magic Headquarters in Waco, TX
	<b>Day 7 Totals</b>	<b>8.25</b>	<b>0.0</b>	
	<b>Total Training Time</b>	<b>29.5 hours</b>	<b>28.0 hours</b>	

- 1 Length of time spent on a subject and nature of subjects taught may vary depending upon an individual’s experience and ability.
- 2 Training may not be necessary for the full-time frame. The numbers of hours listed in this section also include hours spent training on site at the Franchisee’s Business
- 3 Training may be provided by (a) Frank J. “Butch” Mogavero, who has over 37 years’ experience in the industry, and has been with us for over five years, (b) Seth Mogavero, who has over eight years’ experience in the franchise industry, and has been with us for over five years, (c) John Appel, who has over 50 years’ experience in the franchise industry, and has been with us for over five years, (d) Les Sander, who has over 21 years’ experience in the industry, and has been with us for over five years, and (e) Greg Jurls, who has over 16 years’ experience in the franchise industry, and has been with us for over two years. Training may also be provided by any other members of Franchisor’s Affiliates’ current staff who holds a minimum of one year of experience in the industry or in their respective field of training.

If circumstances require, a substitute trainer may provide training. We also reserve the right to name additional trainers periodically. We may use your location as a training facility upon notice. If we elect to use your Franchised Business for training others, we will provide to you, instead of paying you, which is to be considered payment in full, for use of the facilities, the ability for you to enroll you employees or Internal Managers into the training class being taught by Franchisor free of all charges.

Periodically, we may require the previously trained and experienced Internal Manager, your other managers and/or employees to attend refresher-training programs to be conducted at our headquarters or other locations we designate. Attendance at these programs will be at your expense; however, we will not require you to attend more than two of these programs in any calendar year and these programs will not collectively exceed five days during any calendar year not including any annual convention that is held by us. You will be responsible for all travel costs, room and board and employees’ salaries incurred in connection with you, you Internal Manager, and/or you employees’ attendance at such training.

We will provide you with Ongoing Assistance as you request and/or we deem necessary. However, if you need Special Assistance, or if we must deal directly with you clients, your vendors or others directed by you, you will pay the Additional Assistance fee equal to the then-current daily rate, payable by ACH withdrawal.

From time to time, we may provide additional training. We highly encourage you or any of your employees to attend additional training, and will waive any training fees if you or your employees attend a training session already on our schedule. If we provide additional training that is not already scheduled, we have the right to require that you, you Internal Manager, and/or you employees' attend additional training programs. The costs associated with this additional training will be charged as we deem necessary, but if implemented, will not exceed \$1,100 per day per trainee.

We provide annual training at the National or Regional Convention. We charge a fee of \$795 to provide all Entrance Fees, costs and concessions for up to two people, but this does not include lodging and airfare costs. Additional attendees will be billed at \$150 each. Attendance is mandatory; non-attendance incurs a non-attendance fee of \$795.

#### Typical Length of Time Between the Signing of the Franchise Agreement and Beginning Operation

We estimate that the typical length of time between the signing of the Franchise Agreement and beginning operation of a BORDER MAGIC Business to be between 60 to 180 days. Factors that may affect your beginning operations include your completion of the training package requirements, ability to secure travel arrangements to training, financing, compliance with local ordinances, available training seats when signing, general contractors' abilities and timelines, weather conditions and delays in setup or installation of computers, software, equipment and fixtures. You must be operating the Franchised Business within 180 days after the Franchise Agreement is signed.

### **ITEM 12 - TERRITORY**

You will operate the Franchised Business from an approved location within a defined geographic area (the "Territory"), which will have a minimum population of 225,000. You may relocate the physical location of business to another location within the Territory with our prior written consent. You will not receive an exclusive territory. You may face competition from other franchisees, from businesses that we own, or from other channels of distribution or competitive brands that we control.

We currently offer two types of territories: a "Separate Territory" or a "Shared Territory." If you acquire franchise rights for a Separate Territory, then so long as you are in compliance with your obligations under the Franchise Agreement, we will not grant anyone but you the right to operate a BORDER MAGIC Business within your Territory subject to our reserved rights below. If you acquire franchise rights for a Shared Territory, then we may grant two or more franchisees the right to operate BORDER MAGIC Businesses within a larger Territory, such as a metroplex or designated marketing area. Border Magic reserves the right to reduced Shared Territory rights proportional to the population of the larger Territory. You must use best efforts to maximize sales within the Territory, and may neither directly solicit nor advertising outside of the Territory, including on the Internet, without Franchisor's prior written consent.

Whether you operate within a Separate Territory or a Shared Territory, we and our affiliates have the right to operate and to grant others the right to operate similar or competing businesses under a different trademark in your Territory. We do not currently operate but, if we do, we and our affiliates may operate and grant others the right to operate business providing custom concrete products other than concrete curbing, trim, and edging. We and our affiliates also have the right to distribute products and services identified by the BORDER MAGIC trademark through alternative channels of distribution, including online sales and infomercials. There are no restrictions on our soliciting or accepting orders from consumers inside your Territory, and we need not compensate you for soliciting or accepting orders from inside your Territory.


We also reserve the right, to enter into agreements with specific regional or national commercial customers in order to establish a National Account, in any area, including in your Territory. If we establish a National Account in your Territory you agree to service the National Account under the same terms, pricing, and provisions negotiated for the National Account. Under certain circumstances if we determine in our sole discretion that you are not capable of servicing the National Account, or if the volume of services exceed demand at the time, we may authorize other franchisees or other qualified third-parties to provide the services.

Currently, the continuation of your territorial protection does not depend on you achieving any certain sales volume, market penetration, or other contingency. However, we have the right to implement a Minimum Gross Revenue requirement by providing you at least 30 days’ advance written notice. We do not currently impose such a requirement but, if imposed, we anticipate that the Minimum Gross Revenue Requirement will not exceed \$30,000 per year and your failure to meeting the requirement may result in an obligation to attend additional training at your expense. If you refuse to attend the additional training, you will be granted thirty (30) days to cure this default. If you are not able to cure this default within the 30-day period, we have the right to terminate the Franchise Agreement.

The boundaries of your territory may be altered only by mutual consent, but we have the unilateral right to convert a Separate Territory into a Shared Territory in our sole discretion. We do not offer any options, rights of first refusal, or similar rights to acquire additional franchises.

### ITEM 13 - TRADEMARKS

Our affiliate, Mogavero Investments, owns the following Marks which are registered on the on the Principal Register of the U.S. Patent and Trademark Office (“USPTO”), and Mogavero Investments intends to renew all required filings and all required affidavits have been filed:

Mark	International Classification	Registration Number	Registration Date
	035	5451505	April 24, 2018
WE’VE GOT THE EDGE	037	2932628	March 15, 2005
WE’VE GOT THE EDGE	035	5433393	March 27, 2018
BORDER MAGIC	037	2094494	September 09, 1997
BORDER MAGIC	007	2102818	October 07, 1997

Mogavero Investments has granted us a license to use and sublicense to use the above-mentioned Marks, dated December 1, 2017. The term of the license is for 99 years. The license agreement may be terminated if we take any affirmative act of insolvency, if a receiver or trustee is appointed to take possession of our properties and is not discharged within 90 days, if we wind up, sell, consolidate or merge our business, or if we breach any of our duties and obligations under the license and do not cure the breach within 60 days following written notice of the breach. Within the license agreement, the term “Marks” includes any other trade names, service marks, trademarks, designs, logos, slogans and commercial symbols now in existence or later adopted by Mogavero Investments that are used in connection with the System. This license agreement licensed to us any future trademarks acquired by Mogavero Investments as well. If Mogavero Investments terminates the license agreement, they must honor all franchise agreements, including the right to renew.

Except as stated above, there are no agreements currently in effect that significantly limit our rights to use or to license the use of the Marks in any manner material to the franchise.

We know of no currently effective material determinations of the USPTO, trademark trial and appeal board, the trademark administrator of this state or any court; pending infringement, opposition or cancellation; or pending material litigation involving the Marks.

We know of no infringing or prior superior uses that could materially affect the use of the Marks in this State or any other state in which the Franchised Business is to be located.

All usage of the Marks by you and any goodwill established through your use will exclusively benefit us. You will not receive any rights to the Marks other than the nonexclusive right to use them in the operation of your Franchised Business. You may only use the Marks in accordance with our standards, operating procedures and specifications. Any unauthorized use of the Marks by you is a breach of the Franchise Agreement and an infringement of Our rights in the Marks. You may not contest the validity or ownership of the Marks, including any Marks that we license to you after you sign the Franchise Agreement. You may not assist any other person in contesting the validity or ownership of the Marks.

We will protect you against claims of infringement or unfair competition arising from your use of any Marks provided (a) you immediately notify us of any apparent infringement of, or challenge or claim to you use of any Marks, (b) you are in complete compliance with your Franchise Agreement; (c) you allow us to take whatever action we deem appropriate in these situations. This means we have exclusive control over any settlement or proceeding concerning any Mark; and (d) you agree to be a witness in any legal, mediation, or arbitration proceeding on our behalf. You must take any actions that, in the opinion of our counsel, may be advisable to protect and maintain our interests in any proceeding or to otherwise protect and maintain our interests in the Marks. You may not communicate with any person other than us and our counsel regarding any infringements, challenges or claims, however, you may communicate with your own counsel at your own expense.

You must use the Marks as the sole trade identification of the Franchised Business; however, you may not use any Mark or part of any Mark as part of your business entity name in any modified form. You may not use any Mark in connection with the sale of any unauthorized products or services, or in any other manner that we do not authorize in writing. You must obtain a fictitious or assumed name registration if required by your state or local law.

You must notify us in writing before applying for your own trademark or service mark registrations, whether state or federal. You must not register or seek to register as a trademark or service mark, either with the USPTO or any state or foreign country, any of the Marks or a trademark or service mark that is confusingly similar to any of our Marks.

You may not advertise on the Internet using, or establish, create or operate an Internet site or website using any domain name containing, the words “Border Magic” or any variation thereof without our prior written consent.

We have the sole right to maintain Social Media sites and applications such as: Twitter, Facebook, LinkedIn, Pinterest and other sites and applications that we may establish. We may create and license to you Social Media accounts that use the Marks or any portion of them, that may be used by you in the operation of the Franchised Business. Other than those Social Media Accounts which we license to you, you may not establish or utilize Social Media sites or applications for business purposes or as it relates to your Franchised Business. We must pre-approve all materials and campaigns in connection with the Social Media accounts prior to its publication or use. You and your employees do not have the right to utilize the Marks listed in this disclosure document, on any Social Media sites or applications, even if made from a personal Social Media account, other than those pre-approved materials and campaigns. Further, any representations from you, or your employees regarding your profits or earnings made on any Social Media

site or application, even if made from a personal Social Media account, are deemed a breach of Confidential Information under the Franchise Agreement.

We will reimburse you for all of your expenses reasonably incurred in any legal proceeding disputing your authorized use of any Mark, but only if you notify us of the proceeding in a timely manner and you have complied with our directions with regard to such proceeding. We have the right to control the defense and settlement of any such proceeding. We will not reimburse you for your expenses and legal fees for separate, independent legal counsel or for any expenses in removing signage or discontinuing your use of any Mark. We will not reimburse you in connection with disputes where we challenge your use of a Mark.

We can require you to modify or discontinue the use of any Mark and/or to use other trademarks or service marks. If We adopt and use new or modified Marks, you may be required to add or replace supplies, signs and fixtures, and you may have to make other modifications as necessary to conform to our current standards and specifications; however, you will not be required to spend more than your initial investment during the initial term of the Franchise Agreement. We will not be required to reimburse you for modifying or discontinuing the use of a Mark or for substituting another trademark or service mark for a discontinued Mark. We are not obligated to reimburse you for any loss of goodwill associated with a modified or discontinued Mark, except that we will reimburse you for you cost of replacing the exterior signage only.

#### **ITEM 14 - PATENTS, COPYRIGHTS AND PROPRIETARY INFORMATION**

There are no patents, registered copyrights, or patents pending that are material to the franchise. However, we claim copyright protection in the Manual, our website, and other copyrightable items that are part of the System. While We claim copyrights in these and similar items. You must use these items only as We specify while operating the Franchised Business and you must stop using these items if we direct you to do so. You may not duplicate or disclose any portion of the Manual in an unauthorized manner. Further, all information is proprietary and the Franchise Agreement requires you to keep such information confidential.

Our affiliate, Mogavero Investments has granted us a license, dated December 1, 2017, to use and sublicense for the use of its domain name [www.bordermagic.com](http://www.bordermagic.com). The term of the license is for 99 years; however, the license agreement may be terminated if we take any affirmative act of insolvency, if a receiver or trustee is appointed to take possession of our properties and is not discharged within 90 days, if we wind up, sell, consolidate or merge our business, or if we breach any of our duties and obligations under the license and do not cure the breach within 60 days following written notice of the breach. You will have continued right to the proprietary information even if we are terminated.

We know of no currently effective determinations of the U.S. Copyright Office or any court regarding any of our copyrighted materials. Except as stated above, our right to use or license copyrighted items is not materially limited by any agreement or known infringing use.

We have developed certain Trade Secrets and other Confidential Information, including methods of business management, sales and promotion techniques, and know-how, knowledge of, and experience in, operating a BORDER MAGIC Business. We will provide our Trade Secrets and other Confidential Information to you during training, in the Manual and as a result of the assistance We furnish you during the term of the franchise. You may only use the Trade Secrets and other Confidential Information for the purpose of operating your Franchised Business. You may only divulge Trade Secrets and other Confidential Information to employees who must have access to it in order to operate the Franchised Business. You are responsible for enforcing the confidentiality provisions as to your employees.

Certain individuals with access to Trade Secrets or other Confidential Information, including the owners, directors and any managers of the business (and members of their immediate families and collaterals), are required to sign nondisclosure and non-competition agreements in a form the same as or similar to the Non-Disclosure and Non-Competition Agreement attached to the Franchise Agreement. We will be a third-party beneficiary with the independent right to enforce the agreements.

We have the sole right to maintain Social Media sites and applications such as: Twitter, Facebook, Pinterest, LinkedIn and other sites and applications that we may establish. We do not allow you to establish or utilize Social Media sites or applications for business purposes. You and your employees do not have the right to utilize any of the Trade Secrets and Confidential Information stated above, or the common law copyrighted materials including the guidelines, curriculums, classes, management and business training, community building mechanisms, vision statements, books, signage, promotional materials, Manual, training materials, Franchise Agreements, and any other documents, materials and items for the general ambiance and decor used in the operation of the System and the BORDER MAGIC Businesses on any Social Media sites or applications, even if made from a personal Social Media account. Further, any representations from you, or your employees regarding your profits or earnings made on any Social Media site or application, even if made from a personal Social Media account, is deemed a breach of Confidential Information under the Franchise Agreement, and you will be responsible for indemnifying and reimbursing us all legal, penalties, fines, and court costs associated with your unauthorized representations.

Under the Franchise Agreement, you agree not to contest, directly or indirectly, our ownership, title, right or interest in our common law rights, copyrights, Trade Dress, Trade Secrets, Confidential Information, the System, methods, procedures or any other intellectual property rights that are part of our System or contest our sole right to register, use or license others to use (except as limited by the Franchise Agreement) the common law rights, copyrights, Trade Dress, Trade Secrets, Confidential Information, the System, methods, procedures or any other intellectual property rights that are part of our System.

All ideas, concepts, techniques or materials concerning the Franchised Business, whether or not protectable intellectual property and whether created by or for you or your owners or employees, must be promptly disclosed to us and will be deemed our sole and exclusive property and a part of the System that we may choose to adopt and/or disclose to other Franchisees. Likewise, we will disclose to you concepts and developments of other Franchisees that we make part of the System. You must also assist us in obtaining intellectual property rights in any concept or development if requested.

#### **ITEM 15 - OBLIGATION TO PARTICIPATE IN THE ACTUAL OPERATION OF THE FRANCHISE BUSINESS**

The Franchised Business must always be under the direct supervision of your Internal Manager, who must devote their full-time, best efforts to the operation of the Franchised Business. Your Internal Manager need not have an equity interest in the franchise, but must satisfactorily complete our initial training program and must sign a Non-Disclosure Agreement and Non-competition Agreement substantially in the form attached as Exhibit 2 to the Franchise Agreement. We also recommend, but do not require, that an individual with an equity interest in the franchise personally participate in the business and supervise operations.

If the franchisee is a business entity, anyone who owns an interest in the entity and their spouse must personally guarantee the performance of the franchisee's obligations under the Franchise Agreement by signing the Guaranty and Assumption of Obligations attached as Exhibit 3 to the Franchise Agreement.

We do not impose any anti-poaching restrictions that prohibits you, or any other franchisee, from soliciting or hiring any person currently employed or previously employed within the Border Magic System. However, if you hire another franchisee's employees within one year of the employee attending our training program, you are required to reimburse the other franchisee the then-current training fee and its costs associated with sending that employee to training.

#### **ITEM 16 - RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL**

You must offer the services, and products we specify periodically in strict accordance with our standards and specifications. You may not sell any services, classes or products that we have not authorized in writing and you must discontinue offering any services, classes or products that we may disapprove within 30 days. Border Magic may modify any of its specifications, standards, or requirements as and when it deems necessary and you must promptly modify your operation or product lines accordingly. There are no limits

on our right to do so. If We modify the System, you may be required to add or replace equipment, supplies, signs and fixtures. You may not sell or offer to sell Border Magic products in other franchisee owned territories and you may not sell or offer to sell Border Magic products in open, non-franchisee owned territories without prior written approval from us. You may not own or operate your own websites or electronic sales portals.

In addition, you must keep the Franchised Business open for the hours specified by the Manual(s) if applicable, and may only advertise through Border Magic approved media.

Periodically, we may allow certain services or products that are not otherwise authorized for general use as a part of the System to be offered locally or regionally based upon such factors as we determine, including test marketing for the purpose of customer or operational feedback or evaluation, your qualifications, and regional or local differences.

We have the right to establish the maximum and minimum prices that you offer to your customers to extent permitted by law.

**ITEM 17 - RENEWAL, TERMINATION, TRANSFER  
AND DISPUTE RESOLUTION**

**This table lists certain important provisions of the franchise and related agreements. You should read these provisions in the agreements attached to this disclosure document.**

**THE FRANCHISE RELATIONSHIP**

Provision	Section in the Franchise Agreement	Summary
a. Length of the franchise term	Section 4.1	10 years.
b. Renewal or extension of the term	Section 4.2	Additional 10-year term if certain conditions are met.
c. Requirements for franchisee to renew or extend	Section 4.2	You must meet all required conditions to renew including signing our then-current form of franchise agreement which may contain materially different terms and conditions than your original Franchise Agreement; provide notice; be in compliance with the provisions of the Franchise Agreement and other agreements; renovated your physical location to conform to our then-current image requirements; but up-to-date in all payments owed; paid the renewal fee; be in good standing with all applicable licenses and/or certifications; comply with current qualifications and training requirements; complete the drug testing; complete a background screening; provide proof that all certifications are up to date; and sign a general release.
d. Termination by franchisee	Section 16.1	You have a one-time option to terminate the Franchise Agreement at the end of the fifth calendar year, if you provide advance notice and sign a general and full release.

Provision	Section in the Franchise Agreement	Summary
		You may terminate the Franchise Agreement if we materially breach and fail to cure (or begin curing) the breach within 30 days of receiving your written notice.
e. Termination by franchisor without cause	Not Applicable	Not Applicable
f. Termination by franchisor with cause	Section 16.2	We may terminate the Franchise Agreement <u>only if you default.</u>
g. “Cause” defined – curable defaults	Section 16.2	You can avoid termination of the Franchise Agreement if you cure a default arising from: deleterious conduct, or noncompliance with a law or regulation, which you fail to cure within 30 days, or your failure to comply with mandatory specifications in the Franchise Agreement or Manual within 30 days of receiving our notice of termination or if you cure a default arising from your failure to make payments due us within 30 days of receiving our notice of termination; Failure to begin operations within 90 days from the date of the Franchise Agreement with 30 days right to cure; within 30 days of receiving notice that you have failed to maintain your business under the primary supervision of a(n) Internal Manager. If We terminate the Franchise Agreement following a default, your interest in the franchise will terminate.
h. “Cause” defined – non-curable defaults	Sections 5.4, 5.5. and 16.2	We can terminate if you fail to develop the Approved Location within 180 days after the Effective Date of the Franchise Agreement. We can also terminate for failure to pay the Initial Franchise Fee or other amounts due within 10 days after receiving written notice; failure to have your Internal Manager satisfactorily complete any training program; attempted or actual transfer of business in violation of the Franchise Agreement; misuse of the Marks, or other act which impairs the goodwill of any of the Marks; material misrepresentation or omission in your franchise application; are conviction or “no contest” plea to a crime or offense that would place them on the sex offenders registry, was a violent felony, crimes against a human, sexual harassment against an employee, domestic abuse charges, animal abuse, elderly abuse, substance abuse, DWI or DUI, any theft charge or is likely to affect the



Provision	Section in the Franchise Agreement	Summary
		<p>reputation of either party or the Franchised Business; disclose, duplicate, or otherwise misuse the Manual, Confidential Information or the Marks; are adjudicated bankrupt, insolvent or make a general assignment for the benefit of creditors or to pay any fees due us or any Affiliate; receive three or more default notices within two years; continue to violate any health, safety or other laws or conduct the Franchised Business in a manner creating a health or safety hazard to customers, employees or the public; take any action reserved to us; fail to comply with applicable law after notice; repeatedly breach the Franchise Agreement or fail to comply with specifications; or default under any other agreement between you and us (or an Affiliate) such that we (or the Affiliate) have the right to terminate the agreement. Termination of a Franchise Agreement will not automatically result in the termination of your other Franchise Agreements then in-effect between us unless the same material breach constitutes a breach of the other Franchise Agreement and We take separate steps to terminate the Franchise Agreement or if we agree in writing to mutually terminate the Franchise Agreement.</p>
<p>i. Franchisee's obligations on termination/ non-renewal</p>	<p>Article 17</p>	<p>You must: stop operating the Franchised Business; stop using any Confidential Information, the System and the Marks; display a conspicuous sign that you are no longer a Franchisee; deliver to us all information written or electronic regarding contracts, customer lists, and marketing efforts; refrain from any action to reduce the goodwill of you customers or potential customers, towards us or other Franchisees; keep and maintain all business records for a period of 3 years; cancel or assign to us any assumed names; pay all sums owed to us including damages, liquidated damages and costs incurred in enforcing the Franchise Agreement; return the Manual(s) and all other Confidential Information; assign your telephone numbers to us; comply with the covenants not to compete and any other surviving provisions of the Franchise</p>

Provision	Section in the Franchise Agreement	Summary
		Agreement; and if requested, assign your interest in the Approved Location to us.
j. Assignment of contract by franchisor	Section 18.1	No restrictions on our right to assign our interest in the Franchise Agreement.
k. “Transfer” by franchisee – defined	Section 18.2	“Transfer” includes transfer of an interest in the Franchise, the Franchise Agreement, the Franchised Business’s assets or the Franchisee entity.
l. Franchisor approval of transfer by franchisee	Section 18.2	Except for transfers among spouses, you may not transfer your interest in any of the items listed in (k) above without our prior written consent, unless authorized under state law.
m. Conditions for franchisor approval of transfer	Section 18.2	We have not exercised our right of first refusal; we have provided you with written consent to the transfer; all obligations owed to us are paid; you or any transferring owners have signed a general release in a form the same as or similar to the General Release attached to the Franchise Agreement; the prospective Transferee meets our business and financial standards; the Transferee and all persons owning any interest in the Transferee sign the then current Franchise Agreement; you provide us with a copy of all contracts and agreements related to the transfer; if you find the buyer for your franchised business on your own, you or the transferee must pay the transfer fee applicable at the time you notice us you want to transfer; however, if we introduce you to the transferee or the transferee was otherwise part of our sales pipeline, then you or the transferee will pay the current transfer fee in addition to a referral commission in the amount of \$39,500 or 15% of the total sale price of the franchised business, whichever is greater. All resales must come from leads you generate, and not corporate-generated leads; the Transferee or the owners of Transferee have agreed to be personally bound by all provisions of the Franchise Agreement; you have agreed to guarantee performance by the Transferee, if requested by Us; the Transferee has obtained all necessary consents and approvals of third parties; you or all of your equity owners have signed a non-competition agreement in a

Provision	Section in the Franchise Agreement	Summary
		form the same as or similar to the Non-Disclosure and Non-Competition Agreement attached to the Franchise Agreement; and the Transferee has agreed that its Internal Manager will complete the initial training program and that Transferee has paid the transfer training fee before assuming management of the Franchised Business.
n. Franchisor’s right of first refusal to acquire franchisee’s business	Article 19	We may match an offer for your Franchised Business or an ownership interest you propose to sell, based upon our determination of the Value.
o. Franchisor’s option to purchase franchisee’s business	Section 17.4	During the 30-day period after the termination or expiration of the Franchise Agreement, we have the right, but not the obligation, to purchase any assets of the Franchised Business for book value.
p. Death or disability of franchisee	Sections 16.2 and 18.6	After a death or incapacity of one of your owners, his or her representative must transfer, subject to the terms of the Franchise Agreement, the owner’s interest in the Franchised Business or in the entity owning the interest in the Franchised Business within 6 months of death or incapacity or we may terminate the Franchise Agreement. If we deem it necessary, we may take over the operation of the Franchised Business until the deceased or incapacitated owner’s interest is transferred, and We may charge a fee of \$500 per day for this service and be entitled to reimbursement of expenses.
q. Non-competition covenants during the term of the franchise	Section 7.3 and 7.4	You, your owners (and members of their families and collaterals) and your officers, directors, executives, managers, and employees are prohibited from: attempting to divert any customer, employee or other business associate of ours, the Franchised Business, our Affiliate(s) or any other franchisee to a Competitive Business, or soliciting or attempting to induce any customer, or other business associate of ours, the Franchised Business, our Affiliate(s) or any other franchisee to terminate or modify their business relationship with Us, the Franchised Business, our Affiliate(s) or any other franchisee or causing injury or prejudice to the Marks or the

Provision	Section in the Franchise Agreement	Summary
		System; owning or working for a Competitive Business.
r. Non-competition covenants after the franchise is terminated or expires	Section 17.2, 17.3	For three years after the termination or expiration of the Franchise Agreement, you, your owners (and members of their families and collaterals) and your officers, directors, executives or managers are prohibited from: owning or working for a Competitive Business operating within 25 miles of the Approved Location or within the Territory (whichever is greater), and within 25 miles of any other BORDER MAGIC Businesses; or soliciting or influencing any consumers, or business associates of ours, our Affiliate(s) or any other franchisee to terminate or modify their business relationship with Us, our Affiliate(s) or any other franchisee.
s. Modification of the agreement	Sections 9.2, 10.2 and 22.6	The Franchise Agreement can be modified only by written agreement between you and us.
t. Integration/merger clause	Section 22.6	Only the terms of the Franchise Agreement and other related written agreements are binding (subject to applicable state law). Any representations or promises outside of the disclosure document and franchise agreement may not be enforceable.
u. Dispute resolution by arbitration or mediation	Section 23.7	Except for actions or claims for injunctive relief or specific performance or relating to the Marks, Trade Secrets or Confidential Information, all disputes must be mediated in McLennan County, Texas. (Subject to state law)
v. Choice of forum	Section 23.2	Litigation must be initiated and maintained in the judicial district in which our principal place of business is located at the time the lawsuit was initiated, currently Waco, Texas. We have the right to seek injunctive relief from any court of competent jurisdiction. (Subject to state law)
w. Choice of law	Section 23.1	Texas law applies (subject to state law), except that disputes over the Marks will be governed by the United States Trademark Act of 1946.

**ITEM 18 - PUBLIC FIGURES**

We do not currently use any public figure to promote the franchise.

**ITEM 19 - FINANCIAL PERFORMANCE REPRESENTATIONS**

The FTC’s Franchise Rule permits a franchisor to provide information about the actual or potential financial performance of its franchised and/or franchisor-owned outlets, if there is a reasonable basis for the

information, and if the information is included in the disclosure document. Financial performance information that differs from that included in Item 19 may be given only if: (1) a franchisor provides the actual records of an existing outlet you are considering buying; or (2) a franchisor supplements the information provided in this Item 19, for example, by providing information about possible performance at a particular location or under particular circumstances.

The following table includes certain historical information regarding the costs of materials that go into one batch of Border Magic edging. We have not independently audited the reported results.

Material	Cost per Unit	Units per batch of edging <sup>1</sup>	Costs of Material per batch
Border Magic Complete Admixture <sup>6</sup>	\$0.16/ounce <sup>2</sup>	12 ounces	\$1.97
Border Magic Integral Colors and Accent Topcoats <sup>6</sup>	\$3.13/pound <sup>3</sup>	1 pound	\$3.13
Border Magic Private Label Sealer <sup>6</sup>	\$45.10/gallon <sup>4</sup>	0.1 gallons	\$4.51
Border Magic Fiber Mesh <sup>6</sup>	\$5.67/pound <sup>5</sup>	0.1 pounds	\$0.57
Grey Portland Cement <sup>7</sup>	\$10.64 to \$18.00/bag	0.5 bags	\$5.32 to \$9.00
Sand <sup>7</sup>	\$40.00 to \$80.00/ton	0.1 tons	\$4.00 to \$8.00
<b>Total Cost</b>			<b>\$19.50 to \$27.18</b>

#### Notes

1. One batch of Border Magic edging averages to be fifteen (15) feet of edging when using the #10 or #16 mold Yield varies depending on mold sizes used.
2. Border Magic Complete Admixture is sold in 5-gallon (640 ounce) pails that retail for \$105.00.
3. Border Magic Integral Colors and Accent topcoats are sold in 25-pound bags that retail for \$78.25.
4. Border Magic Private Label Sealer is sold in 5-gallon (640 ounce) pails that retail for \$225.50.
5. Border Magic Fiber Mesh is sold in 1.5-pound bags that retail for \$8.50.
6. These items are proprietary and must be purchased directly from us or our affiliate. Currently purchase of our initial Supplies Package includes following ingredients: complete admixture, integral colors and accent topcoat, private label sealers, and fiber mesh build approximately 2,000 feet of edging. Additional inventory and ingredients must be purchased at cost directly from us or our affiliate on as needed basis.
7. These products are purchased locally from an approved supplier that meets our standards and specifications and cost may vary.

Your Franchised Business will be directly affected by a number of factors including costs as it relates to third party supplies, inflation, supply and demand of specific products needed for operation of your Franchised Business. Therefore, you should use this data only as a reference to help you conduct your own analysis. You should conduct an independent investigation of the costs and expense you will incur in

operating your Franchised Business. We recommend that you make your own independent investigation to determine whether or not the franchised business will be profitable, and consult with an attorney and other advisors prior to executing the franchise agreement.

We have written substantiation in our possession to support the information appearing in this Item 19, and this information will be made available to you on reasonable request.

Other than the preceding financial performance representations, we do not make any financial performance representations. We also do not authorize our employees or representatives to make any such representations either orally or in writing. If you are purchasing an existing franchise outlet, however, we may provide you with the actual records of that outlet. If you receive any other financial performance information or projections of future income, you should report it immediately to our franchisor management by contacting Frank J. “Butch” Mogavero at 2324 N. Robinson Drive, Waco, Texas 76706, or email at info@bordermagic.com, (877) 892-2954, the Federal Trade Commission, and the appropriate state regulatory agencies.

**ITEM 20 - OUTLETS AND FRANCHISEE INFORMATION**

**Table No. 1  
Systemwide Outlet Summary  
For Years 2021 to 2023**

<b>Outlet Type</b>	<b>Year</b>	<b>Outlets at the Start of the Year</b>	<b>Outlets at the End of the Year</b>	<b>Net Change</b>
Franchised	2021	59	57	-2
	2022	57	46	-11
	2023	46	38	-8
Company-Owned	2021	0	0	0
	2022	0	0	0
	2023	0	0	0
Total Outlets	2021	59	57	-2
	2022	57	46	-11
	2023	46	38	-8

**Table No. 2  
Transfers of Outlets from Franchisees to New Owners (other than the Franchisor)  
For Years 2021 to 2023**

<b>State</b>	<b>Year</b>	<b>Number of Transfers</b>
Kentucky	2021	0
	2022	1
	2023	0
Texas	2021	0
	2022	1
	2023	0
Total	2021	0
	2022	2

State	Year	Number of Transfers
	2023	0

**Table No. 3  
Status of Franchised Outlets  
For Years 2021 to 2023**

State	Year	Outlets at Start of Year	Outlets Opened	Terminations	Non-Renewals	Reacquired by Franchisor	Ceased Operations- Other Reasons	Outlets at End of the Year
Alabama	2021	1	0	0	0	0	0	1
	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
California	2021	2	0	0	0	0	0	2
	2022	2	1	0	0	0	1	2
	2023	2	0	0	1	0	0	1
Colorado	2021	1	0	0	0	0	0	1
	2022	1	0	0	0	0	0	1
	2023	1	0	0	1	0	0	0
Delaware	2021	1	0	0	0	0	0	1
	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
Florida	2021	3	1	0	0	0	0	4
	2022	4	0	0	0	0	0	4
	2023	4	0	0	2	0	0	2
Georgia	2021	1	1	0	0	0	0	2
	2022	2	1	0	0	0	1	2
	2023	2	0	0	0	0	0	2
Idaho	2021	1	0	0	0	0	0	1
	2022	1	0	0	1	0	0	0
	2023	0	1	0	0	0	0	1
Illinois	2021	8	0	0	0	0	0	8
	2022	8	0	0	2	0	0	6
	2023	6	0	0	1	0	0	5
Indiana	2021	6	0	0	0	0	0	6
	2022	6	0	0	0	0	0	6
	2023	6	0	0	2	0	0	4
Iowa	2021	4	0	0	0	0	0	4
	2022	4	0	0	1	0	0	3
	2023	3	0	0	1	0	0	2
Kansas	2021	1	0	0	0	0	0	1
	2022	1	0	0	0	0	0	1

State	Year	Outlets at Start of Year	Outlets Opened	Terminations	Non-Renewals	Reacquired by Franchisor	Ceased Operations-Other Reasons	Outlets at End of the Year
	2023	1	0	0	0	0	0	1
Kentucky	2021	2	0	0	0	0	1	1
	2022	1	1	0	0	0	1	1
	2023	1	0	0	0	0	0	1
Louisiana	2021	2	0	0	0	0	0	2
	2022	2	0	0	0	0	0	2
	2023	2	0	0	0	0	0	2
Missouri	2021	0	0	0	0	0	0	0
	2022	0	0	0	0	0	0	0
	2023	0	1	0	0	0	0	1
New Mexico	2021	1	0	0	0	0	0	1
	2022	1	0	1	0	0	0	0
	2023	0	0	0	0	0	0	0
New York	2021	0	0	0	0	0	0	0
	2022	0	0	0	0	0	0	0
	2023	0	1	0	0	0	0	1
North Carolina	2021	1	0	0	0	0	0	1
	2022	1	1	0	0	0	0	2
	2023	2	1	0	1	0	0	2
North Dakota	2021	1	0	0	0	0	0	1
	2022	1	0	0	0	0	1	0
	2023	0	0	0	0	0	0	0
Ohio	2021	1	1	0	0	0	0	2
	2022	2	0	0	0	0	0	2
	2023	2	0	0	0	0	0	2
Oklahoma	2021	3	0	0	0	0	0	3
	2022	3	0	0	1	0	1	1
	2023	1	0	0	1	0	0	0
Oregon	2021	1	0	0	0	0	0	1
	2022	1	0	0	0	0	1	0
	2023	0	0	0	0	0	0	0
Pennsylvania	2021	2	0	0	0	0	0	2
	2022	2	0	0	0	0	0	2
	2023	2	0	0	0	0	0	2
South Carolina	2021	2	0	0	0	0	1	1
	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
Tennessee	2021	0	0	0	0	0	0	0



State	Year	Outlets at Start of Year	Outlets Opened	Terminations	Non-Renewals	Reacquired by Franchisor	Ceased Operations-Other Reasons	Outlets at End of the Year
	2022	0	0	0	0	0	0	0
	2023	0	0	0	0	0	0	0
Texas	2021	13	1	0	0	0	5	9
	2022	9	3	0	0	2	4	6
	2023	6	0	0	1	0	1	4
Utah	2021	0	0	0	0	0	0	0
	2022	0	0	0	0	0	0	0
	2023	0	0	0	0	0	0	0
Virginia	2021	0	0	0	0	0	0	0
	2022	0	0	0	0	0	0	0
	2023	0	0	0	0	0	0	0
Washington	2021	1	0	0	0	0	0	1
	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
Wisconsin	2021	0	1	0	0	0	0	1
	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
TOTALS	2021	59	5	0	0	0	7	57
	2022	57	7	1	7	0	10	46
	2023	46	4	0	11	0	1	38

**Table No. 4  
Status of Company-Owned Outlets  
For Years 2021 to 2023**

State	Year	Outlets at Start of the Year	Outlets Opened	Outlets Reacquired From Franchisee	Outlets Closed	Outlets Sold to Franchisee	Outlets at End of the Year
Totals	2021	0	0	0	0	0	0
	2022	0	0	0	0	0	0
	2023	0	0	0	0	0	0

**Table No. 5**  
**Projected Openings as of December 31, 2023**

State	Franchise Agreements Signed But Outlet Not Opened	Projected New Franchised Outlet In The Next Fiscal Year	Projected New Company-Owned Outlet In the Next Fiscal Year
California	0	1	0
Florida	0	1	0
Georgia	0	1	0
Indiana	0	0	0
North Carolina	0	1	0
Pennsylvania	0	0	0
South Carolina	0	1	0
Tennessee	0	1	0
Texas	0	3	0
Total	0	9	0

Exhibit B reflects the names of each of our current franchisees and the address and telephone numbers of their businesses as of December 31, 2023. Exhibit B also reflects the name, city and state, and current business telephone number, or if unknown, the last known home telephone number of every franchisee who has had a franchise terminated, canceled, not renewed, or who otherwise voluntarily or involuntarily ceased to do business under a franchise agreement during our fiscal year ended December 31, 2023. Exhibit B also reflects the name, city and state, and current business telephone number of franchisees who have not communicated with us within 10 weeks of the issuance date of this disclosure document.

If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

During our last three fiscal years, we have not signed any confidentiality clauses with current or former franchisees which would restrict their ability to openly communicate with you. There are no franchisee organizations sponsored or endorsed by us, and there are no independent franchisee organizations that have asked to be included in this disclosure document.

## **ITEM 21 - FINANCIAL STATEMENTS**

Attached to this disclosure document as Exhibit A are our audited balance sheets as of December 31, 2023, 2022 and 2021, and related statements of operations and member's deficit, and cash flows for the years ended December 31, 2023, 2022, and 2021.

Our fiscal year ends December 31.

## **ITEM 22 - CONTRACTS**

The following Agreements are attached to this disclosure document as Exhibits:

Confidentiality Agreement	Exhibit C
Franchise Agreement	Exhibit D
Credit and Security Agreement	Exhibit E
General Release (Sample Form)	Exhibit H

## **ITEM 23 - RECEIPT**

Two copies of a receipt of this disclosure document appear as Exhibit K. Please return one copy to us and retain the other for your records.

**EXHIBIT A**  
**TO FRANCHISE DISCLOSURE DOCUMENT**  
**BORDER MAGIC FRANCHISING, LLC**  
**FINANCIAL STATEMENTS**

**BORDER MAGIC FRANCHISING, LLC**

**Audited Financial Statements**

**For the Years Ended December 31, 2023, 2022 and 2021**

**and Independent Auditors' Report**

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## INDEPENDENT AUDITORS' REPORT

To the Member  
Border Magic Franchising, LLC

### Opinion

We have audited the accompanying financial statements of Border Magic Franchising, LLC (the "Company"), which comprise the balance sheet as of December 31, 2023 and 2022, and the related statements of income, retained earnings, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Border Magic Franchising, LLC as of December 31, 2023 and 2022, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Border Magic Franchising, LLC and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Prior Period Financial Statements

The financial statements of Boulder Designs Franchising, LLC as of December 31, 2021 were audited by other auditors whose report dated March 30, 2022, expressed an unmodified opinion on those statements.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Border Magic Franchising, LLC's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our

opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Border Magic Franchising, LLC's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Border Magic Franchising, LLC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

A handwritten signature in black ink that reads "Sudnick, Montoya, & Stutz, PC". The signature is written in a cursive, flowing style.

Temple, Texas  
March 19, 2024



**BORDER MAGIC FRANCHISING, LLC**

Balance Sheets

December 31, 2023, 2022, and 2021

	<b>ASSETS</b>		
	<u>2023</u>	<u>2022</u>	<u>2021</u>
Current Assets			
Cash	\$ 803	\$ 102	\$ -
Franchise fees receivable, net	27,678	18,191	35,476
Inventory	45,811	97,575	93,301
Deferred costs and prepaid expenses	<u>17,609</u>	<u>21,127</u>	<u>10,072</u>
Total Current Assets	91,901	136,995	138,849
Other Assets			
Deferred costs, excluding current portion	26,221	27,127	20,212
Due from related party	209,857	7,973	7,973
Acquired franchise agreements, net	209,794	200,794	164,677
Operating right-of-use assets, net	<u>158,125</u>	<u>194,783</u>	<u>-</u>
Total Other Assets	<u>603,997</u>	<u>430,677</u>	<u>192,862</u>
Total Assets	<u>\$ 695,898</u>	<u>\$ 567,672</u>	<u>\$ 331,711</u>
	<b>LIABILITIES AND MEMBER'S DEFICIT</b>		
Current Liabilities			
Notes payable	\$ 115,750	\$ 103,271	\$ 73,826
Accounts payable	93,105	107,144	97,459
Accrued expenses	-	2,145	25,986
Deferred revenue, current	223,010	196,828	208,124
Current portion of operating lease liabilities	<u>37,773</u>	<u>36,658</u>	<u>-</u>
Total Current Liabilities	<u>469,638</u>	<u>446,046</u>	<u>405,395</u>
Long Term Liabilities			
Deferred revenue, net of current portion	714,562	661,828	372,173
Due to related parties	1,322,939	617,627	262,656
Operating lease liabilities, net of current portion	<u>120,352</u>	<u>158,125</u>	<u>-</u>
Total Long Term Liabilities	<u>2,157,853</u>	<u>1,437,580</u>	<u>634,829</u>
Total Liabilities	<u>2,627,491</u>	<u>1,883,626</u>	<u>1,040,224</u>
Member's deficit	<u>(1,931,593)</u>	<u>(1,315,954)</u>	<u>(708,513)</u>
Total Liabilities and Member's Equity	<u>\$ 695,898</u>	<u>\$ 567,672</u>	<u>\$ 331,711</u>

The accompanying notes are an integral part of the financial statements

**BORDER MAGIC FRANCHISING, LLC**

## Statements of Income

For the Years Ended December 31, 2023, 2022, and 2021

	<u>2023</u>	<u>2022</u>	<u>2021</u>
Revenues			
Franchise fees & royalties	\$ 316,393	\$ 194,360	\$ 403,777
Equipment Sales	268,916	275,752	284,259
Supplies & Others	172,925	276,269	325,221
Total Revenues	<u>758,234</u>	<u>746,381</u>	<u>1,013,257</u>
Expenses			
Cost of equipment and supplies	430,887	467,148	310,854
Licensing fees	84,640	100,099	120,534
Selling and marketing expense	102,468	117,952	99,894
General and administrative expenses	597,648	449,232	477,376
Operating lease expense	5,342	6,424	-
Amortization: operating right-of-use asset	36,658	35,576	-
Total Expenses	<u>1,257,643</u>	<u>1,176,431</u>	<u>1,008,658</u>
Operating Income (Loss)	<u>(499,409)</u>	<u>(430,050)</u>	<u>4,599</u>
Other expense, net	<u>(11,000)</u>	<u>(10,000)</u>	<u>(8,000)</u>
Net loss	<u>\$ (510,409)</u>	<u>\$ (440,050)</u>	<u>\$ (3,401)</u>

The accompanying notes are an integral part of the financial statements

**BORDER MAGIC FRANCHISING, LLC**

## Statements of Member's Equity

For the Years Ended December 31, 2023, 2022, and 2021

	<u>Member's Equity (Deficit)</u>	<u>Total</u>
<b>BALANCE -</b>		
December 31, 2020	\$ (636,678)	\$ (636,678)
Contributions - 2021	143,843	143,843
Distributions - 2021	(212,277)	(212,277)
Net Income (Loss) - 2021	<u>(3,401)</u>	<u>(3,401)</u>
<b>BALANCE -</b>		
December 31, 2021	(708,513)	(708,513)
Contributions - 2022	89,361	89,361
Distributions - 2022	(256,752)	(256,752)
Net Income (Loss) - 2022	<u>(440,050)</u>	<u>(440,050)</u>
<b>BALANCE -</b>		
December 31, 2022	(1,315,954)	(1,315,954)
Contributions - 2023	70,850	70,850
Distributions - 2023	(176,080)	(176,080)
Net Income (Loss) - 2023	<u>(510,409)</u>	<u>(510,409)</u>
<b>BALANCE -</b>		
December 31, 2023	<u>\$ (1,931,593)</u>	<u>\$ (1,931,593)</u>

The accompanying notes are an integral part of the financial statements

**BORDER MAGIC FRANCHISING, LLC**  
 Statements of Cash Flows  
 For the Years Ended December 31, 2023, 2022, and 2021

	2023	2022	2021
<b>Cash Flows from Operating Activities</b>			
Net income (loss)	\$ (510,409)	\$ (440,050)	(3,401)
Adjustments to reconcile net income (loss) to net cash provided (used) by operating activities:			
Impairment loss on acquired franchise agreements	11,000	10,000	8,000
Amortization: operating lease liability	36,658	35,576	-
Decrease (increase) in:			
Franchise fees receivable	(9,487)	17,285	188,942
Inventory	51,764	(4,274)	(49,884)
Deferred costs	4,424	(17,970)	(7,181)
Due from related party	(201,884)	-	(7,973)
Increase (decrease) in:			
Trade accounts payable and accrued expenses	(16,184)	(14,156)	85,486
Deferred franchise fees	78,916	278,359	(44,465)
Operating lease liability	-	230,359	-
Net cash provided (used) by operating activities	<u>(555,202)</u>	<u>95,129</u>	<u>169,524</u>
<b>Cash Flows from Investing Activities</b>			
Acquired franchise agreements	(20,000)	(46,117)	-
Acquisition of operating right-of-use asset	-	(230,359)	-
Net cash provided (used) by investing activities	<u>(20,000)</u>	<u>(276,476)</u>	<u>-</u>
<b>Cash Flows from Financing Activities</b>			
Principal payments on short-term debt	(57,521)	(41,250)	(30,674)
Proceeds from short-term debt	70,000	70,695	-
Principal payments on operating lease liability	(36,658)	(35,576)	-
Due to related party	705,312	354,971	(70,590)
Contributions received	70,850	89,361	143,843
Distributions paid	(176,080)	(256,752)	(212,277)
Net cash provided (used) by financing activities	<u>575,903</u>	<u>181,449</u>	<u>(169,698)</u>
Net increase (decrease) in cash	701	102	(174)
Cash and cash equivalents - beginning of year	<u>102</u>	<u>-</u>	<u>174</u>
Cash and cash equivalents - end of year	<u>\$ 803</u>	<u>\$ 102</u>	<u>\$ -</u>
Supplemental disclosure			
Operating lease expense	<u>\$ 5,342</u>	<u>\$ 6,424</u>	<u>\$ -</u>

The accompanying notes are an integral part of the financial statements

## **BORDER MAGIC FRANCHISING, LLC**

Notes to the Financial Statements

For the Years Ended December 31, 2023, 2022, and 2021

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### **NOTE 1 – NATURE OF BUSINESS**

Border Magic Franchising, LLC (the “Company”), a company organized in the state of Texas in September 2017, operates as a franchisor of the Border Magic concept in the United States of America. The Company has approximately 60 franchised outlets.

### **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

#### Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results differ from those estimates. Significant items subject to such estimates and assumptions include the carrying amount of acquired franchise agreements and the valuation allowances for receivables.

#### Recently Adopted Accounting Pronouncements

In June 2016, the Financial Accounting Standards Board (“FASB”) issues Accounting Standards Codification (“ASC”) 326, Financial Instruments – Credit Losses. The standard was effective for year-ends beginning after December 15, 2022. We adopted the requirements of the new standard effective January 1, 2023 and applied the standard retrospectively to all years presented, the years ended December 31, 2023, 2022, and 2021.

#### Cash and Cash Equivalents

Cash equivalents for purposes of the statements of cash flows are all highly liquid debt instruments purchased with a maturity of three months or less.

#### Franchise Fees Receivable

Franchise fees receivable are recorded at the invoiced amount and do not bear interest. The allowance for credit losses is the Company’s best estimate of the amount of probable credit losses in the Company’s existing receivables. The Company reviews its allowance for credit losses monthly. Balances past due over 90 days and over a specified amount are reviewed individually for collectability. Account balances are charged off against the allowance after all means of collection have been exhausted and the potential for recovery is considered remote. Management does not believe an allowance was necessary at December 31, 2023, 2022 or 2021.

#### Inventory

Inventory consists of equipment, promotional apparel, and supplies that are sold to franchises and is stated at the lower of cost or market. The cost of equipment is determined using the specific cost method and the cost of promotional apparel and supplies is based on the average cost, determined on a rolling average basis.

#### Long-Lived Assets

Long-lived assets, such as acquired franchise agreements, are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. If circumstances require a long-lived asset to be tested for possible impairment, the Company first compares undiscounted cash flows expected to be generated by an asset to the carrying value of the

## **BORDER MAGIC FRANCHISING, LLC**

Notes to the Financial Statements

For the Years Ended December 31, 2023, 2022, and 2021

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### **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### Long-Lived Assets (continued)

asset. If the carrying value of the long-lived asset is not recoverable on an undiscounted cash flow basis, an impairment is recognized to the extent that the carrying value exceeds its fair value. Fair value is determined through various valuation techniques including discounted cash flow models, quoted market values and third-party independent appraisals, as considered necessary.

#### Advertising and Promotions

Advertising and promotion costs are expensed when incurred. Advertising and promotion expense for 2023, 2022 and 2021 was \$32,402, \$55,546, and \$45,173, respectively.

#### Income Tax

Income taxes are provided in the financial statement for current state income taxes. As a single member limited liability company, the Company does not pay federal corporate income tax on its taxable income. Instead, the Company's member is liable for federal income taxes on the Company's taxable income. Accordingly, no provision for federal taxes is provided for in the accompanying financial statements. The federal income tax returns for the Company for 2022, 2021, and 2020 are subject to examination by the IRS, generally for three years after they were filed.

#### Revenue Recognition

The Company transitioned to the Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC") Top 606, *Revenue From Contracts with Customers* ("ASC 606"), from ASC Topic 605, *Revenue Recognition* and ASC Subtopic 952-605, *Franchisors – Revenue Recognition* (together, the "Previous Standards") on January 1, 2020 using the modified retrospective transition method. The financial statements reflect the application of ASC 606 guidance beginning in 2020.

The transition to ASC 606 represents a change in accounting principle. ASC 606 eliminates industry-specific guidance and provides a single revenue recognition model for recognizing revenue from contracts with customers. The core principle of ASC 606 is that a reporting entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the considerations to which the reporting entity expects to be entitled in exchange for those goods or services.

Franchise revenues consist primarily of royalties, initial and successor franchise fees, transfer fees, and other fees and commission income. The Company's primary performance obligations under the franchise license is providing certain pre-opening services and granting certain rights to use the Company's intellectual property. All other services the Company provides under the franchise agreement are highly interrelated, not distinct within the contract, and therefore accounted for under ASC 606 as a single performance obligation, which is satisfied by granting certain rights to use intellectual property over the term of each franchise agreement.

Royalties are calculated as a percentage of franchise monthly dues and annual fees over the term of the franchise agreement. Initial and successor franchise fees are payable by the franchisee upon signing a new franchise agreement or successor franchise agreement, and transfer fees are paid to the Company when one franchisee transfers a franchise agreement to a different franchisee. The franchise royalties represent sales-based royalties that are related entirely to the performance obligation under the franchise agreement and are recognized as franchise sales occur.

## **BORDER MAGIC FRANCHISING, LLC**

Notes to the Financial Statements

For the Years Ended December 31, 2023, 2022, and 2021

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### **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### Revenue Recognition (continued)

Additionally, under ASC 606, the Company allocates a portion of the initial franchise fee to pre-opening services, which is recognized as revenue once those services are provided. The remaining initial fee and successor franchise fees, as well as transfer fees, are recognized as revenue on a straight-line basis over the term of the respective franchise agreement. Under the Previous Standards, initial franchise fees were recognized as revenue when the related franchisees completed the Company's new franchisee training. Successor franchise fees and transfer fees were recognized as revenue upon execution of a new franchise agreement.

The Company sells and delivers equipment purchased from third-party equipment manufacturers to U.S. based franchisee-owned stores. Revenue is recognized upon transfer of control of ordered items, generally upon delivery to the customer, which is when the customer obtains physical possession of the goods, legal title is transferred, the customer has all risks and rewards of ownership and an obligation to pay for the goods is created. Franchisees are charged for all freight costs incurred for the delivery of equipment. Freight revenue is recorded within equipment revenue and freight costs are recorded within cost of equipment and supplies.

All revenue amounts are recorded net of applicable sales tax.

#### Accrued Compensated Absences

Accrued compensated absences are lost if not used before the end of each calendar year; therefore, no accrual has been reflected in the financial statements.

#### Credit Risk

The Company maintains its cash accounts with two financial institutions. At December 31, 2023, 2022, and 2021, the Company has deposits of \$-0- in excess of FDIC coverage of \$250,000.

#### Contingencies

Certain conditions may exist as of the date the financial statements are issued, which may result in a loss to the Company, but which will only be resolved when one or more future events occur or fail to occur.

The Company's management and its legal counsel assess such contingent liabilities, and such assessment inherently involves an exercise of judgment. In assessing loss contingencies related to legal proceedings that are pending against the Company or unassertive claims that may result in such proceedings, the Company's legal counsel evaluates the perceived merits of any legal proceedings or unasserted claims, as well as the perceived merits of the amount of relief sought or expected to be sought therein.

If the assessment of a contingency indicates it is probable that a material loss has been incurred and the amount of liability can be estimated, then the estimated liability would be accrued in the Company's financial statements. If the assessment indicates a potentially material loss contingency is not probable, but is reasonably possible, or is probable, but cannot be estimated, then the nature of the contingent liability, together with an estimate of the range of possible loss, if determinable and material, would be disclosed.

Loss contingencies considered remote are generally not disclosed unless they involve guarantees, in which case the guarantees would be disclosed.

## **BORDER MAGIC FRANCHISING, LLC**

Notes to the Financial Statements

For the Years Ended December 31, 2023, 2022, and 2021

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### **NOTE 3 – CURRENT OPERATING ENVIRONMENT**

Beginning in the year ended December 31, 2021, the COVID-19 pandemic caused unprecedented economic volatility and uncertainty. Travel restrictions and the cancellation of trade show events due to the pandemic negatively impacted recent operating results. As of December 31, 2023, 2022, and 2021, the Company was in a member's deficit position, and current liabilities exceeded current assets by \$377,737, \$309,051, and \$266,546, at December 31, 2023, 2022, and 2021. Management of the Company has taken initiative to efficiently manage the business, as well as increase liquidity and financial flexibility in order to mitigate the current impact of the COVID-19 pandemic. The Company has implemented certain cost reduction plans and is analyzing its sources for sales leads to take a more strategic approach at the regions and venues where the Company markets.

### **NOTE 4 – ACQUIRED FRANCHISE AGREEMENTS**

At December 31, 2023, 2022 and 2021, acquired franchise agreements in the amount of \$209,794, \$200,794, and \$164,677, respectively, consist of franchise rights previously sold by the Company that were repurchased due to various circumstances with the intent to resale. An impairment loss of \$11,000, \$10,000, and \$8,000 was charged to operations during the years ended December 31, 2023, 2022, and 2021, respectively.

### **NOTE 5 – NOTES PAYABLE**

Notes payable at December 31, 2023, 2022, and 2021 includes as aggregate balance of \$115,750, \$103,271, and \$73,826, respectively, under various notes due for the acquisition of franchise rights discussed further in Note 4. The notes all due within twelve months from issuance and do not bear interest.

### **NOTE 6 – REVENUE RECOGNITION**

Contract liabilities consist of deferred revenue resulting from initial and successor franchise fees, as well as transfer fees, which are generally recognized on a straight-line basis over the term of the underlying franchise agreement. The following table reflects the change in contract liabilities January 1, 2021 to December 31, 2023:

	December 31, 2023	December 31, 2022	December 31, 2021
Beginning of period	\$ 858,656	\$ 580,297	\$ 624,762
Revenue recognized in period	(302,092)	(245,977)	(156,298)
Increase, excluding amounts recognized during period	381,008	524,336	111,833
End of period	<u>\$ 937,572</u>	<u>\$ 858,656</u>	<u>\$ 580,297</u>



**BORDER MAGIC FRANCHISING, LLC**

Notes to the Financial Statements

For the Years Ended December 31, 2023, 2022, and 2021

**NOTE 6 – REVENUE RECOGNITION (CONTINUED)**

The following table illustrates estimated revenues expected to be recognized in the future related to performance obligations that are unsatisfied (or partially unsatisfied) as of December 31, 2023. The Company has elected to exclude short term contracts, sales and usage based on royalties and any other variable considerations recognized on an “as invoiced” basis.

<b>Contract liabilities to be recognized in:</b>	<u>Amount</u>
2024	\$ 223,010
2025	212,410
2026	208,339
2027	283,557
Thereafter	<u>10,256</u>
Total	<u>\$ 937,572</u>

**NOTE 7 – OPERATING LEASES**

At the commencement date, leases are classified as either operating or finance leases. For the years ended December 31, 2023 and 2022, the Company had one operating lease for a building. Additionally, for the years ended December 31, 2023, 2022, and 2021 the Company did not have any finance leases. Leases have remaining lease terms of 4 years.

The following summarizes the line items in the accompanying income statements which include amounts for finance leases at December 31:

	<u>2023</u>	<u>2022</u>	<u>2021</u>
<b>Operating Leases</b>			
Operating lease right-of-use assets	\$ 230,359	\$ 230,359	\$ -
Accumulated amortization	<u>(72,234)</u>	<u>(35,576)</u>	<u>-</u>
Operating right-of-use assets, net	<u>\$ 158,125</u>	<u>\$ 194,783</u>	<u>\$ -</u>
Current portion of operating lease liabilities	37,773	36,658	-
Operating lease long-term liabilities	<u>120,352</u>	<u>158,125</u>	<u>-</u>
Total operating lease liabilities	<u>\$ 158,125</u>	<u>\$ 194,783</u>	<u>\$ -</u>

**BORDER MAGIC FRANCHISING, LLC**

Notes to the Financial Statements

For the Years Ended December 31, 2023, 2022, and 2021

**NOTE 7 – OPERATING LEASES (CONTINUED)**

The following summarizes the weighted average remaining lease term and discount rate as of December 31:

	<u>2023</u>	<u>2022</u>	<u>2021</u>
<b>Weighted Average Remaining Lease Term</b>			
Operating leases	4.0 years	5.0 years	-
<b>Weighted Average Discount Rate</b>			
Operating leases	3.0%	3.0%	-

The maturities of lease liabilities as of December 31, 2023 were as follows:

Year Ending December 31:	<u>Operating</u>
2024	\$ 42,000
2025	42,000
2026	42,000
2027	42,000
	<u>168,000</u>
Less: Interest	(9,875)
Present value of operating lease liabilities	<u>\$ 158,125</u>

**BORDER MAGIC FRANCHISING, LLC**

Notes to the Financial Statements

For the Years Ended December 31, 2023, 2022, and 2021

**NOTE 7 – OPERATING LEASES (CONTINUED)**

The following summarizes the line items in the income statement which include the components of lease expense for the years ended December 31:

	<u>2023</u>	<u>2022</u>	<u>2021</u>
Operating lease costs:			
Amortization of operating assets	\$ 36,658	\$ 35,576	\$ -
Interest on operating lease	5,342	6,424	-
	<u>\$ 42,000</u>	<u>\$ 42,000</u>	<u>\$ -</u>

The following summarizes cash flow information related to leases for the years ended December 31:

	<u>2023</u>	<u>2022</u>	<u>2021</u>
Cash paid for amounts included in the measurement of lease liabilities			
Financing cash flows from operating leases	36,658	35,576	-
Non-cash amounts included in the measurement of right-of-use assets:			
Amortization expense of operating leases	36,658	35,576	-
Lease assets obtained in exchange for lease obligations			
Operating leases	-	230,359	-

**NOTE 8 – COMMITMENTS AND CONTINGENT LIABILITIES**

From time to time, the Company is subject to claims and lawsuits that arise primarily in the ordinary course of business. It is the opinion of management that the disposition or ultimate resolution of such claims and lawsuits will not have a material adverse effect on the financial position, results of operations and cash flows of the Company. Events could occur that would change this estimate materially in the near term.

**NOTE 9 – RELATED PARTY TRANSACTIONS**

In the ordinary course of business, the Company enters into transactions and arrangements with affiliated entities owned by the Company's member. The member is in a position to determine the terms and prices of services charged to the Company. Therefore, the member may be able influence the profitability of the Company and affiliated under common control.

## **BORDER MAGIC FRANCHISING, LLC**

Notes to the Financial Statements

For the Years Ended December 31, 2023, 2022, and 2021

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### **NOTE 9 – RELATED PARTY TRANSACTIONS (CONTINUED)**

Balances due to and from these affiliated companies are presented net on the accompanying balance sheet due to common ownership of the affiliated companies. The net amounts due to these affiliated companies at December 31, 2023, 2022 and 2021 were \$1,113,082, \$609,654, and \$254,683 respectively.

In addition, the Company has entered into a licensing agreement with the same entity requiring the Company to pay a licensing fee to the entity equal to 10% of the Company's revenue. Amounts paid under this agreement for 2023, 2022 and 2021 were \$84,640, \$100,099, and \$120,534, respectively.

### **NOTE 10 – FAIR VALUE OF FINANCIAL INSTRUMENTS**

The Company calculates the fair value of its assets and liabilities which qualify as financial instruments and includes the additional information in the notes to the financial statements when the fair value is different from the carrying value of the financial statements. The estimated fair value of accounts receivable, operating right-of-use assets, accounts payable, and accrued liabilities approximate the carrying amounts due to the relatively short maturity of these instruments. The carrying value of notes payable and operating lease liabilities also approximate the fair value since these instruments bear market rates of interest. None of these instruments are held for trading purposes.

### **NOTE 11 - RECLASSIFICATION**

Certain amounts in 2022 and 2021 have been reclassified to conform to the 2023 presentation.

### **NOTE 12 – EVALUATION OF SUBSEQUENT EVENTS**

The Company has evaluated subsequent events through March 19, 2024 the date which the financial statements were available to be issued. No subsequent items require disclosure to the financial statements.

**EXHIBIT B**  
**TO FRANCHISE DISCLOSURE DOCUMENT**  
**BORDER MAGIC FRANCHISING, LLC**  
**LIST OF CURRENT FRANCHISEES AND**  
**FRANCHISEES WHO HAVE LEFT THE SYSTEM**

**LIST OF CURRENT FRANCHISEES  
AS OF DECEMBER 31, 2023**

<b>Company Name</b>	<b>Contact</b>	<b>Address</b>	<b>City, ST Zip</b>	<b>Phone</b>
<b>Alabama</b>				
BD by Mathews Group Inc	Tim Mathews, Jr., Tim Mathews, Sr.	25299 Canal Rd Ste B-7	Orange Beach, AL 36561	417.209.6698 417.712.4443
<b>California</b>				
San Diego Borders, LLC	Keller, Evan	3504 Tomahawk Lane	San Diego, CA 92117	619.752.0029
<b>Colorado</b>				
None				
<b>Delaware</b>				
BM by Walls Custom Concrete	Bobby Walls	833 S. Dupont Blvd	Milford, DE 19963	302.531.5323 302.236.6983 302.422.2262 302.422.4565
<b>Florida</b>				
Lakedale Outdoor Designs, LLC	Meadows, Samantha	4948 Juliana Reserve Drive	Auburndale, FL 33823	863.777.3492
AMO Unlimited, LLC	Anthony Ornes; Michele Ornes	13930 Greater Pines Blvd.	Clemont, FL 34711	352.223.4116
<b>Georgia</b>				
BM by Moss Landscape Design Group, Inc.	Moss, Everette	890 Cooper Lake Rd.	Smyrna, GA 30082	404.822.2151
Kenzie Lane Enterprises, LLC	Neel, Steven	850 West Conway Drive NW	Atlanta, GA 30327	770.466.8766
<b>Idaho</b>				
BM by Love Borders	Love, Aaron	1617 W. Capstone Drive	Nampa, ID 83688	986.213.5767
<b>Illinois</b>				
BM by Albers Enterprise of Illinois, LLC	Albers, Fred	P.O. Box 326	Gifford, IL 61847	309.261.3947

<b>Company Name</b>	<b>Contact</b>	<b>Address</b>	<b>City, ST Zip</b>	<b>Phone</b>
BM by D & M Enterprises, Inc. (Unit 1)	Deem, Derek	2117 CR 2100 E	St. Joseph, IL 61873	217.402.4321
BM by D & M Enterprises, Inc. (Unit 2)	Deem, Derek	2117 CR 2100 E	St. Joseph, IL 61873	217.402.4321
BM of Cook & DuPage County	Shoemaker, Jeff	1805 Myra Ridge CT	Urbana, IL 61802	630.863.9682
BM by Shoemaker	Shoemaker, Jeff and Smith, Thomas	2584 W. 147	Posen, IL 60469	630.863.9682
<b>Indiana</b>				
BM by J & A Enterprises, LLC (Unit 1)	Ault, Andy	902 W. Banta Rd.	Indianapolis, IN 46217	317.371.6983
BM by J & A Enterprises, LLC (Unit 2)	Ault, Andy	902 W. Banta Rd.	Indianapolis, IN 46217	317.545.4401
BM by D & M Enterprises, Inc. (Unit 3)	Deem, Derek	2117 CR 2100 E	St. Joseph, IL 61873	217.402.4321
BM by Walden Enterprises	Walden, Dean	2532 W Morris St.	Indianapolis, IN 46221	317.628.2314
<b>Iowa</b>				
BM by R & S Group, LLC (Unit 1)	Speck, Jeremy and Rivas, Ryan	4007 SE 34th St.	Des Moines, IA 50320	515.402.9288
BM by Hames Enterprises, LLC	Hames, Chad	22418 220th Ave.	Long Grove, IA 52756	563.210.6927
<b>Kansas</b>				
Border Magic by Business Essentials	Stroud, Curtis and Laura	9015 W. 259th Street	Louisburg, KS 66053	816.506.2548
<b>Kentucky</b>				
BM by JW Home Imp	Wheatley, Joseph & Sierra	256 Marilyn Road	Lebanon Junction, KY 40150	502.643.4958
<b>Louisiana</b>				
Boulder Designs/Border Magic by The Grass and Rock Shoppe (Unit 1)	Hebert, Mandy/Lablanc, Reed	1800 E. Milton Avenue	Lafayette, LA 70508	337.857.5047

<b>Company Name</b>	<b>Contact</b>	<b>Address</b>	<b>City, ST Zip</b>	<b>Phone</b>
Boulder Designs/Border Magic by The Grass and Rock Shoppe (Unit 2)	Hebert, Mandy/Leblanc, Reed	1800 E. Milton Avenue	Lafayette, LA 70508	337.857.5047
<b>Missouri</b>				
Gateway Boulders, LLC	Eric Post	4 Morganfield Ct.	Chesterfield, MO 63005	314.915.1228
<b>New York</b>				
BM by Rolling Stone	Divitto, Justin & Michael	15 Dykeman Lane	Pawling, NY 12564	845.905.9638
<b>North Carolina</b>				
Red Letter Enterprises, LLC	Miller, Mark	531 Brentwood Rd, # 513	Denver, NC 28037	704.579.5995
Crystal Coast Outdoor Designs	Bauchert, Rick	118 Hardwick Lane	Newport, NC 28570	252.216.4141
<b>Ohio</b>				
BM by Shafer Landscaping Services	Shafer, Brandon	740 Williamstown Rd.	Ottawa, OH 45875	419.615.8918 419.523.5199 ext. 11713
Bruns Borders	Bruns, Ryan	3209 Chickasaw Road	Celina, OH 45822	419.953.3091
<b>Oklahoma</b>				
None				
<b>Pennsylvania</b>				
BM by Kneps Landscaping	Knepley, Thomas "Chris"	c/o Exeter Supply 220 Arch St.	Williamsport, PA 17701	570.320.7172 570.279.0084 570.329.5665
Fidelis Partners, LLC	Pearson, Douglas	6258 Bayberry Avenue	Manheim, PA 17545	717.617.8566
<b>South Carolina</b>				
BM by GO Concrete, LLC	Overholt, Galen	792 Strawhorne Rd.	Due West, SC 29639	864.378.4437 864.379.8280
<b>Texas</b>				



Company Name	Contact	Address	City, ST Zip	Phone
BM by S & B Team Investments, LLC	Mogavero, Seth	2324 Robinson Dr.	Waco, TX 76706	254.742.2021
Houston Borders and Boulders, LLC	Rangel, Art and Rene	2313 Echo Harbor Drive	Pearland, TX 77584	346.426.4929
TKT Borders, LLC	Tuttle, Tracy and Kathryn	3124 Saddle Horn Circle	Rockwall, TX 75087	469-230-7910
Austin Borders, LLC	Conner/Kelsey Morita	33400 Ranch Road	Dripping Springs, TX 78736	512.850.6120
<b>Washington</b>				
Nash, LLC	Ron Nash	5505 Mt. Aix Way	Yakima, WA 98901	509.901.9098
<b>Wisconsin</b>				
Border Magic by BB Landscaping Services, LLC	Bartnick, Bonnie	1017 Monteray Lane	Waunakee, WI 53597	608.213.8460

**LIST OF FRANCHISEES WITH A SIGNED FRANCHISE AGREEMENT  
BUT OUTLET NOT OPENED AS OF DECEMBER 31, 2023**

None.

**FRANCHISEES WHO HAVE LEFT THE SYSTEM  
AS OF DECEMBER 31, 2023**

The following are the names, city and state, and home telephone numbers of all Franchisees who have had a franchise terminated, cancelled, not renewed, or otherwise voluntarily or involuntarily ceased to do business under the Marks as of December 31, 2023.

**Non-Renewal:**

Franchisee	Contact	City, Sate Zip	Phone
Letterman Enterprises, LLC	Jason Letterman	King City, CA 93930	831.229.1499
BM by Baker & Associates LLC	Eric Short	Palisade, CO 81526	970.201.1967
BM by Clarke Construction Group, LLC (Unit 1)	Clarke, Chris	Ft. Myers, FL 33966	239.362.1010
BM by Clarke Construction Group, LLC (Unit 2)	Clarke, Chris	Ft. Myers, FL 33966	239.362.1010
BM by Sazama Inc.	Sazama, Mike	Frankford, IL 60423	815.378.2346

Franchisee	Contact	City, State Zip	Phone
The Dirt Surgeon, Inc. (Unit 1)	Ritchie, Ray and Lisa	Valparaiso, IN 46385	219.395.9996
The Dirt Surgeon, Inc. (Unit 2)	Ritchie, Ray and Lisa	Valparaiso, IN 46385	219.395.9996
BM by Evergreen Lawn Care	Wulfekuhle, Jayme	Dyersville, IA 52040	866.821.4100
BM by Premier Concrete Design	Godwin, Randy	Wilson, NC 27893	252.245.2137
BM by Curbmasters, LLC	Haugh, Sr., Robert	Oklahoma City, OK 73112	918.557.4515
BM by White Dove Investments, LLC	Sandel, Mark and Laurie	League City, TX 77573	832.856.2283

**Transfers:**

Franchisee	Contact	City, State Zip	Phone
None			

**Ceased Operations- Other**

Franchisee	Contact	City, State Zip	Phone
3FZ LLC	Strother, Vince	Sealy, TX 77474	713.562.5356

**Other:**

North Carolina				
Eric Huffstetler <sup>1</sup>	Eric Huffstetler	1012 Hunter Valley Road	Shelby, NC 28150	865.296.2787

Note 1: Outlet was mutually terminated prior to opening

If you buy this franchise, your contact information may be disclosed to other buyer when you leave the franchise system.

**EXHIBIT C**  
**TO FRANCHISE DISCLOSURE DOCUMENT**  
**BORDER MAGIC FRANCHISING, LLC**  
**CONFIDENTIALITY AGREEMENT**



**CONFIDENTIALITY AGREEMENT**

*By and Between*

**BORDER MAGIC FRANCHISING, LLC  
FRANCHISOR AND**

\_\_\_\_\_, PROSPECT

**CONFIDENTIALITY AGREEMENT**

This Confidentiality Agreement, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Border Magic Franchising, LLC, a Texas limited liability company formed and operating under the laws of the State of Texas, having its principal place of business at 2324 N. Robinson Drive, Waco, Texas 76706 (“Franchisor”) and all jointly and severally, of \_\_\_\_\_ (hereinafter, “Prospect”).

**WHEREAS**, Franchisor has developed and owns a unique system relating to the establishment and operation of businesses whose purpose is providing top-quality custom curbing, landscaping, and edging solutions to commercial and residential clients.

**WHEREAS**, Prospect and Franchisor have entered into discussions which may involve the disclosure to Prospect of the proprietary information of Franchisor.

**NOW, THEREFORE**, the parties, in consideration of the undertakings and commitments of each party to the other, hereby agree as follows:

1. Proprietary Information/Confidential Treatment. During the course of business dealings between the parties, certain of the confidential information of Franchisor will be disclosed to Prospect. Prospect or any of its employees, shall not for any reason or purpose whatsoever, use for its personal benefit, or disclose, communicate or divulge to, or use for the benefit, direct or indirect, of any person, firm, association or corporation other than Prospect, any knowledge of confidential information which is proprietary to Franchisor (“Proprietary Information”). All Proprietary Information shall be the sole property of Franchisor and its assigns, and Prospect hereby assigns to Franchisor any rights it has or may acquire in such Proprietary Information. Prospect will have access to and become acquainted with various trade secrets and trade sources, consisting of patterns, operational systems and compilations of information, records, and specifications which are owned by Franchisor and which are regularly used in the operation of a franchised business. Prospect shall not disclose any of the aforesaid trade secrets, directly or indirectly, or use them in any way, at any time, except as required in the course of business dealings between Franchisor and Prospect.

2. Injunctive Relief. Any breach of provisions of this Agreement shall cause irreparable harm to Franchisor, and therefore, in the event of a breach or threatened breach of the provisions of this Confidentiality Agreement, Franchisor shall be entitled to an injunction restraining Prospect from disclosing or appropriating in whole or in part, the Proprietary Information, or from rendering any services to any person, firm, corporation, association or other entity to whom such confidential information, in whole or in part, has been disclosed or is threatened to be disclosed. Nothing herein shall be construed as prohibiting Franchisor from pursuing any other remedies available for such breach or threatened breach, including the recovery of damages or liquidated damages in the amount of \$20,000 for each such breach, whichever is deemed higher by a court of law.

**IN WITNESS WHEREOF**, the parties hereunder have duly executed, sealed and delivered this Agreement on the day and year set forth above.

**BORDER MAGIC FRANCHISING, LLC**

**PROSPECT(S)**

By: \_\_\_\_\_  
Frank J. “Butch” Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

By: \_\_\_\_\_  
Name/Title

**EXHIBIT D**  
**TO FRANCHISE DISCLOSURE DOCUMENT**  
**BORDER MAGIC FRANCHISING, LLC**  
**FRANCHISE AGREEMENT**

**FRANCHISE AGREEMENT**

Franchise Unit # \_\_\_\_\_



*By and Between*

**BORDER MAGIC FRANCHISING, LLC, FRANCHISOR**

and

\_\_\_\_\_, **FRANCHISEE**  
**FRANCHISE AGREEMENT**

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**BORDER MAGIC FRANCHISING, LLC**  
**FRANCHISE AGREEMENT**

This Franchise Agreement made on the Effective Date identified on the Key Terms page by and between Border Magic Franchising, LLC, a Texas limited liability company, having its principal place of business at 2324 N. Robinson Drive, Waco, Texas 76706, (“Franchisor”) and the franchisee identified on the Key Terms Page (Exhibit 1) (“Franchisee”).

**WHEREAS**, Franchisor has developed, and is in the process of further developing, a System identified by the trademark “Border Magic” and relating to the establishment and operation of a franchised business providing high-quality custom concrete curbing, trim, and edging for domestic, commercial, and industrial consumers; and

**WHEREAS**, Franchisor has developed a business plan and method of establishing and conducting the Business and operating Businesses emphasizing prompt and courteous service and utilizing certain standards, specifications, methods, procedures, techniques, management techniques, proprietary marks, commercial symbols, trade dress and other proprietary or confidential information, as they may be improved, and further developed from time-to-time hereafter by Franchisor (the “System”); and

**WHEREAS**, the distinguishing characteristics of the System include, without limitation, use of the Marks (defined below); signage, decorations, equipment, furnishings and materials, as necessary; the Confidential Operations Manual; proprietary operating methods, procedures and techniques; methods and techniques for inventory and cost controls, record keeping, reporting, personnel management, and purchasing (all of which may be improved and further developed by Franchisor from time to time); all such Marks and other distinguishing characteristics being owned by Franchisor; and

**WHEREAS**, Franchisor grants to qualified persons and business entities the right to own and operate business providing high-quality custom concrete curbing, trip, and edging rereferred herein as the “BORDER MAGIC Business” using the System and the Marks; and

**WHEREAS**, Franchisee desires to operate a BORDER MAGIC Business, has applied for the Franchise and such application has been approved by Franchisor in reliance upon all of the representations made herein and therein; and

**WHEREAS**, Franchisor is willing to grant Franchisee a license under the System and the Marks to operate a Franchised Business, subject to Franchisee’s strict compliance with the terms and conditions of this Agreement and in reliance upon Franchisee’s representations made in this Agreement and in Franchisee’s application to become a franchisee under the System.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

**ARTICLE 1 - DEFINITIONS**

Whenever used in this Agreement, the following words and terms have the following meanings:

“**Affiliate**” means any business entity that controls, is controlled by, or is under common control with Franchisor;

“**Agreement**” means this franchise agreement and all exhibits hereto and amendments hereof;

“**Approved Location**” means the site for the operation of the Franchised Business selected by Franchisee and approved in writing by Franchisor;

“**Approved Supplier(s)**” means only those companies, and vendors who provide the services, product items, supplies, signs, equipment and other items and services Franchisor from time to time approves (and

which are not thereafter disapproved) and that comply with Franchisor’s specifications and quality standards. Franchisor shall provide Franchisee, in the Manual or other written or electronic form, with a list of Approved Suppliers. Further description and requirements can be found in the terms contained in Article 13;

“**Business Entity**” means a corporation, limited liability company, limited partnership or other entity created pursuant to statutory authority.

“**Competitive Business**” means any business that offers or provides (or grants franchises or licenses to others to operate a business that offers or provides) high-quality custom concrete curbing, trim, and edging, or other products or services that are the same as or similar to those provided by BORDER MAGIC Businesses or in which Trade Secrets or other Confidential Information could be used to the disadvantage of Franchisor, any Affiliate or other franchisees; provided, however, that the term “Competitive Business” shall not apply to (a) any business operated by Franchisee under a franchise agreement with Franchisor, or (b) any business operated by a publicly-held entity in which Franchisee owns less than a 5% legal or beneficial interest;

“**Confidential Information**” means all technical and non-technical information used in or related to BORDER MAGIC Businesses including but not limited to current, former, and prospect clients and any information not commonly known by or available to the public, including, without limitation, Trade Secrets and any other information identified as confidential when delivered by Franchisor. Confidential Information shall not include, however, any information established by documentary evidence that: (a) is now or subsequently becomes generally available to the public through no fault of Franchisee; (b) Franchisee can demonstrate was rightfully in its possession, without obligation of nondisclosure, prior to disclosure pursuant to this Agreement; (c) is independently developed without the use of any Confidential Information; or (d) is rightfully obtained from a third party who has the right, without obligation of nondisclosure, to transfer or disclose such information;

“**Covered Person**” means (i) the individual executing this Agreement as Franchisee; (ii) each Owner, officer, director, manager, trustee, or general partner and Internal Manager of Franchisee and each Franchisee Affiliate if Franchisee is a Business entity; and (iii) the spouse, adult children, parents, collaterals, or siblings of the individuals included in (i) and (ii). Covered Person shall mean an individual who falls within the identified categories where on the Effective Date or later during the Term;

“**Customer(s)**” means any person or entity that purchases or receives good or services from Franchisee, as applicable;

“**Effective Date**” means the date set forth in the introductory paragraph of this Agreement which commences this Agreement’s effectiveness and term;

“**Electronic Depository Transfer Account**” means an account established at a national banking institution approved by Franchisor and providing Franchisor with access to electronically withdraw any funds due Franchisor;

“**Former Franchisee**” means any Border Magic franchisee(s) that have been terminated or whose Franchise Agreements have expired naturally under the terms of those Franchise Agreements.

“**Franchise**” means the right granted to Franchisee by Franchisor to use the System and the Marks, while not in Default;

“**Franchised Business**” means the BORDER MAGIC Business to be established and operated by Franchisee pursuant to this Agreement;

“**Franchisee**” means the individual or entity defined as “Franchisee” in the introductory paragraph of this Agreement;

“**Franchisor**” means Border Magic Franchising, LLC;

“**Franchisor Indemnitees**” means Franchisor and its Affiliates, successors, assigns, and designees of either entity and their respective directors, officers, employees, agents, shareholders, designees, and representatives of each, members, partners, owners, employees, agents, successors and assigns as further discussed in Section 21.3;

“**Gross Revenue**” means the aggregate of all income and monthly fees Franchisee receives from Customers for the purchase or provision of any goods or services, including enrollment fees, or any other person or business entity for the Franchised Business in connection with the Franchised Business (whether or not in accordance with the terms of the Franchise Agreement) and whether for check, cash, credit or otherwise, from the sale of products and services (including service charges in lieu of gratuity) regardless of the dollar amount Franchisee sells each product or service for, including, without limitation, all proceeds from any business interruption insurance and any revenue generated from National Accounts, but excluding (a) all insurance payments, check, cash, credit or debit card refunds made in good faith provided, prior to granting the refunds, the revenue related to the refunds was included in Gross Revenue, (b) any sales and equivalent taxes that Franchisee collects for or on behalf of and pay to any governmental taxing authority, and (c) any rebate Franchisee receives from a manufacturer or supplier. All barter and exchange transactions for which Franchisee furnishes services or products in exchange for goods or services to be provided by the vendor, supplier, or customer will be valued at the full retail value of the membership bartered in exchange for the goods or services provided to Franchisee. Gross Revenue also includes the proceeds of any business interruption insurance paid to Franchisee. Gross Revenue also includes any payments Franchisee receives from vendors;

“**Gross Revenue Reports**” has the meaning given to such term in Section 12.2;

“**Incapacity**” means the inability of Franchisee to operate or oversee the operation of the Franchised Business on a regular basis by reason of any continuing physical, mental or emotional condition, chemical dependency or other limitation;

“**Initial Fee**” means paying Franchisor an Initial Fee as specified on the Key Terms page of this Agreement to secure Franchisee’s Territory. Additional terms are contained in Section 3.1;

“**Initial Term**” shall be 10 years as more fully defined in Section 4.1;

“**Local Advertising**” means the services required to fulfill Franchisee’s local marketing requirements through Franchisee’s own effort or by contracting with an Approved Supplier, if any. Marketing methods utilized may include but not be limited to those contained within the Manual, and approved advertising materials such as newspaper ads, direct mail, coupon direct mail co-ops, print media and business-to-business marketing efforts within the Territory.

“**Internal Manager**” means the person designated in writing by Franchisee and approved in writing by Franchisor who has primary responsibility for managing the day-to-day affairs of the Franchised Business, also known as “Designated Director”, and if Franchisee is an individual and not a business entity, the Internal Manager shall be the Franchisee;

“**Manual**” means the Border Magic Operations Manual(s), whether in paper or electronic form, and any other items as may be provided, added to, changed, modified or otherwise revised by Franchisor from time to time that contain or describe the standards, methods, procedures and specifications of the System, including other operations, administration and Internal Managers’ manuals and all books, computer programs, password-true portions of an Internet site, pamphlets, memoranda and other publications prepared by, or on behalf of, Franchisor;

“**Marketing Fee**” has the meaning given to such term in Section 11.2;

“**Marks**” means the trademark “Border Magic” and such other trade names, trademarks, service marks, trade dress, designs, graphics, logos, emblems, insignia, fascia, slogans, drawings, patents and other commercial symbols as Franchisor may designate to be used in connection with BORDER MAGIC

Businesses, whether or not registered or recognized by the U.S. Patent and Trademark Office or any other Agency no matter where located.

“**National Accounts**” means group accounts for specific national or large regional commercial customers who may specify use of BORDER MAGIC projects with multiple clients’ locations within a designated area.

“**Opening Advertising**” has the meaning given to such term in Section 11.1;

“**Owner**” means (a) each person who signs this Agreement as “Franchisee”, if the franchisee is a sole proprietorship; (b) each person who holds voting securities, if the franchisee is a corporation; (c) each member and manager, if the franchisee is a limited liability company; (d) each general and limited partner, if the franchisee is a partnership; and (e) each trustee and trust beneficiary, if the franchisee is a trust. If any Owner is a “Business Entity,” the term “Owner” also includes the Owners of the Business Entity.

“**Royalty Fee**” means paying the amount identified on the Key Terms Page.

“**Social Media**” means online content created by individuals and/or entities using highly accessible and scalable publishing technologies through their desktop computer, laptop computer, smart phones, mobile phone or by other means available in the future. Social Media allows individuals and/or entities to connect in the online world to form relationships for personal and business use. The definition of Social Media includes user-generated content and consumer-generated media. Social Media occurs in many different forms, including, but not limited to, Internet forums, weblogs, social blogs, wikis, podcasts, pictures and videos. Technologies for Social Media include, but are not limited to: blogs, picture-sharing, vlogs, wall-postings, e-mail, instant messaging, music-sharing, crowdsourcing, and voice over IP, to name a few. Some examples of Social Media sites and/or applications are Google Groups (reference, social networking), Wikipedia (reference), MySpace (social networking), Facebook (social networking), MouthShut.com and yelp.com (product reviews), Youmeo (social network aggregation), YouTube (social networking and video sharing), Avatars United (social networking), Second Life (virtual reality), Flickr (photo sharing), Twitter (social networking and microblogging), LinkedIn (business social media), Open Diary (blogging) and other microblogs such as Twitter and Jaiku, among others. This list is not inclusive and shall mean all Social Media available now and created in the future;

“**Territory**” has the meaning given to such term in Section 2.5, as well as Exhibit 1;

“**Transfer**” For purposes of this Agreement, “**Transfer**” as a verb means to sell, assign, give away, transfer, pledge, mortgage, or encumber either voluntarily or by operation of law (such as through divorce or bankruptcy proceedings) any interest in this Agreement, the License, the Franchised Business, substantially all the assets of the Franchised Business, or in the ownership of the franchisee (if you are an Entity).

“**Transfer**” as a noun means any such sale, assignment, gift, transfer, pledge, mortgage or encumbrance.

“**Transfer Fee**” has the meaning given to such term in Section 18.2;

“**Trade Secrets**” means information in any form (including, but not limited to, technical or nontechnical data, know-how, formulas, patterns, compilations, programs, devices, methods, techniques, drawings, processes, financial data, financial plans, product plans, passwords, lists of actual or potential customers or suppliers) related to or used in BORDER MAGIC Businesses that is not commonly known by or available to the public and that information: (a) derives economic value, actual or potential, from not being generally known to, and not being readily ascertained by proper means by, other persons who can obtain economic value from its disclosure or use; and (b) is the subject of efforts that are reasonable under the circumstances to maintain its secrecy;

“**Transferee**” means the individual or entity third party buyer, who purchases this Franchise Agreement if the Franchisee chooses to sell.

## ARTICLE 2 - GRANT OF FRANCHISE

## **Section 2.1 Grant of Franchise**

Franchisor hereby grants to Franchisee, and Franchisee undertakes and accepts, upon the terms and conditions herein contained, a revocable, limited license to operate one BORDER MAGIC Business using the System and Marks.

## **Section 2.2 Approved Location**

Subject to all of the terms and conditions herein, Franchisor grants to Franchisee the right and license to operate a Franchised Business using the System and the Marks at an approved location (“Approved Location”) and solely within the Territory. Franchisee hereby accepts such right and license subject to such terms and conditions and undertakes to operate the Franchised Business and to use the System and Marks solely in connection therewith. If the Approved Location of the Franchised Business is not determined as of the Effective Date, then Franchisee shall have up to 30 days to propose a location to Franchisor for approval. If Franchisor does not deny Franchisee’s proposed location within 30 calendar days, the location shall be deemed approved. If Franchisee receives a denial from Franchisor, Franchisee must submit a new location until approved. When the Approved Location is determined, its description shall be identified on the Key Terms Page.

## **Section 2.4 Sub-franchising/Agents**

Franchisee shall not sublicense the use of the System or Marks to any person or entity to perform any part of Franchisee’s rights or obligations licensed herein, or to grant any person or entity the right to act as Franchisee’s agent to perform any part of Franchisee’s rights or obligations herein.

## **Section 2.5 The Territory**

If the Key Terms Page identifies the Territory as a “Separate Territory” then, provided Franchisee is not in default under any of the terms hereof, Franchisor will not grant anyone by Franchisee the right to operate a BORDER MAGIC Business in the Territory subject to reserved rights by Franchisor pursuant to this Section 2.5 of this Agreement. If the Key Terms Page identifies the Territory as a “Shared Territory,” then Franchisor may itself operate, or grant others the right to operate, one or more BORDER MAGIC Businesses in the Territory. If this Agreement initially grants a “Separate Territory,” Franchisor has the right to convert the territory to a “Shared Territory,” by delivering to Franchisee written notice of the change.

Franchisee shall use best efforts to maximize sales within the Territory, and may neither directly solicit nor advertising outside of the Territory, including on the Internet, without Franchisor’s prior written consent.

Whether the Territory is identified as a “Separate Territory” or a “Shared Territory,” Franchisor has the right to provide or grant one or more other franchisees the right to provide products and services under the Marks in and outside the Territory. Franchisor also may establish, own or operate, and license others to establish, own or operate, or continue to own or operate, other businesses under other systems using other trademarks inside and outside of the Territory. Franchisor also may purchase or otherwise acquire the assets or controlling ownership of one or more businesses similar to the Franchised Business (and/or acquire franchise, license and/or similar agreements for such businesses), which may operate anywhere, including within the Territory. If Franchisor purchases or acquires franchises or licenses, Franchisor may, in its sole discretion, act as franchisor or licensor with respect to such franchisees or licensees wherever located, pursuant to the individual franchise or license agreement(s) between Franchisor and such franchisee(s) or licensee(s). If Franchisor purchases or acquires such businesses within the Territory which are not franchised or licensed, Franchisor may, in its sole discretion: (i) offer to sell any such businesses to Franchisee or to any third party at the business’s fair market value to be operated as a BORDER MAGIC Business; or (ii) offer Franchisee the opportunity to operate such business(s) in partnership with Franchisor (or an Affiliate) under the business(s) existing trade name or a different trade name. Franchisor also may be acquired (regardless of the form of transaction) by any business, even if the other business operates,

franchises and/or licenses Competitive Businesses within the Territory. Franchisor has the right to sell any products authorized for BORDER MAGIC Businesses using the Marks or other trademarks and commercial symbols through alternate channels of distribution, such as joint marketing with partner companies, Internet sales and catalog sales; provided, however, that no such sales shall be made to any Competitive Business within the Territory; and to engage in any activities not expressly forbidden by this Agreement.

Franchisor further reserve the right, to enter into agreements with specific regional or national commercial customers in order to establish a National Account, in any area, including in your Territory. If Franchisor establishes a National Account in your Territory Franchisee shall service the National Account under the same terms, pricing, and provisions negotiated for the National Account. Under certain circumstances if Franchisor determine in its sole discretion that Franchisee is not capable of servicing the National Account, or if the volume of services exceed demand at the time, Franchisor may at its sole discretion authorize other franchisees or other qualified third-parties to provide the services. See Section 3.6 of this Agreement for more information on the National Accounts.

### **Section 2.6 Diligence and Best Efforts**

Franchisee shall diligently and fully exploit the rights in this Agreement by personally devoting best efforts, and in the case more than one individual has executed this Agreement as Franchisee, the individual so designated in this Agreement shall personally devote his or her best efforts towards the operation of the Franchised Business, or provide for full time management, trained and approved by the Franchisor, to manage the Franchised Business. Franchisor has the right, in its discretion, to implement a Minimum Gross Revenue requirement by providing Franchisee at least 30 days' advance written notice. If established, Franchisee's failure to meet such requirement may result in an obligation to complete additional training. Franchisee's refusal to complete such additional training is a material breach of this Agreement.

## **ARTICLE 3 - FEES**

### **Section 3.1 Initial Fee**

Upon execution of this Agreement Franchisee shall pay to Franchisor the Initial Fee identified in the Key Terms, attached hereto as Exhibit 1. The Initial Fee is fully earned and nonrefundable upon payment, and covers Franchisor's costs associated with sale of the franchise to Franchisee (45%), providing supplies and equipment to Franchisee (25%) training and boarding the Franchisee (15%), and providing Franchisee pre-opening services (15%).

### **Section 3.2 Royalty Fees**

Beginning on the date stated on the Key Terms Page and continuing on the first business day of each calendar month thereafter, for so long as this Agreement shall be in effect, Franchisee shall pay to Franchisor without offset, credit or deduction of any nature, Royalty Fees due to Franchisor. The first payment of the Royalty Fees will take place upon execution of this Agreement; the next monthly Royalty Fee payment will take place on the first business day of the calendar month which follows the month in which this Agreement was executed. Other than increases described in the Key Terms Page, Franchisor reserves the right to increase the Royalty Fee up to a maximum of an additional 20% per month during the Term of this Agreement. Franchisee shall have 30 days advance notice prior to the increased Royalty Fee taking effect.

### **Section 3.3 Taxes**

If any taxes, fees, or assessments are imposed on Franchisee's payment of any fees (except taxes imposed on Franchisor's net taxable income), Franchisee shall also pay the amount of those taxes, fees, or assessments within 15 days after receipt of Franchisor's written notice to Franchisee.

Franchisee will promptly pay, when due, all taxes required by any federal, state or local tax authority including unemployment taxes, withholding taxes, sales taxes, use taxes, income taxes, tangible

commercial personal property taxes, real estate taxes, intangible taxes and all other indebtedness incurred in the conduct of Franchisee's Border Magic Business. Franchisee agrees it will not permit a tax sale or seizure by levy or execution or similar writ or warrant or attachment by a creditor to occur against the location or any asset used in Franchisee's Border Magic Business.

### **Section 3.4 Electronic Transfer**

Franchisor has sole discretion to determine and change the method by which Franchisee pays to Franchisor amounts due to Franchisor under this Agreement, which may include collecting payments through Franchisee's billing and collection agent. Currently, Franchisor requires all Royalty Fees and other amounts due from Franchisee to Franchisor to be paid either (a) through an Electronic Depository Transfer Account or (b) by Franchisee electronically transferring to Franchisor any funds due Franchisor. Within 15 days after successfully completing training, but no later than 30 days prior to opening the Franchised Business, Franchisee shall open and maintain an Electronic Depository Transfer Account ("ACH") and shall provide Franchisor with continuous access to such account for the purpose of receiving any payments due to Franchisor, by signing and returning an ACH Withdrawal Form in the form prescribed by Franchisor. Franchisee will give its financial institution instructions, in a form Franchisor provides or approves, and will obtain the financial institutions agreement to follow these instructions. Franchisee will provide Franchisor with copies of these instructions and agreements. The financial institution's agreement may not be withdrawn or modified without Franchisor's written approval, which approval is within Franchisor's sole discretion. Franchisee will also sign all other forms for fund transfers as Franchisor or the financial institution may request.

Franchisor may require Franchisee's financial institution to send a monthly statement of all activity in the designated account to Franchisor at the same time it sends statements to the Franchisee. Franchisor may further require Franchisee's financial institution to send any other reports of activity in the Franchisee's Operating Account to Franchisor as Franchisor reasonably determines and requests. Franchisee shall execute any documents Franchisor's or Franchisee's bank requires to establish and implement the Electronic Depository Transfer Account.

If Franchisee maintains any other bank accounts for the Franchised Business, Franchisee must identify these accounts to Franchisor and provide Franchisor with copies of the monthly statements for all of these accounts and the details of all deposits and withdrawals to those accounts along with access to those accounts as set forth in the above paragraphs. Franchisee shall make timely deposits to the account sufficient to cover amounts owed to Franchisor prior to the date such amounts are due. Franchisee shall execute any documents Franchisor's or Franchisee's bank requires to establish and implement the Electronic Depository Transfer Account. Once established, Franchisee shall not close the Electronic Depository Transfer Account without Franchisor's written consent and the establishment of a replacement Electronic Depository Transfer Account.

### **Section 3.5 Technology Fee**

Franchisee shall pay to Franchisor its current technology fee ("Technology Fee") on the first of every month, which is currently as defined on the Key Terms page or as otherwise identified in Exhibit 1, as attached to this Agreement as of the Effective Date, but may be up to \$150 per month. Franchisor has the right to enforce this fee at Franchisor's discretion upon providing Franchisee 10 days' notice of their intent to enforce or increase to the current monthly Technology Fee.

The Technology Fee will cover Franchisor's cost of providing BORDER MAGIC franchisees technology and other technical resources, including, without limitation, certain internet resources, website, email, intranet address, software, and other technology to facilitate Franchisee's operation of the Franchised Business. The parties acknowledge and agree that the technological environment is rapidly changing and that it is difficult to anticipate the cost of developing, acquiring, implementing, and licensing Internet and communications technologies that may benefit franchisees of the System. The Technology Fee cap shall

increase automatically each calendar year by an amount not to exceed 10% of the prior year's Technology Fee cap. Franchisee agrees to pay the Technology Fee according to the terms prescribed by Franchisor.

In addition, Franchisor requires Franchisee to purchase, through an approved supplier, the approved point of sale system ("POS"). Franchisee will be responsible for any ongoing upgrades or updates to the POS, ongoing maintenance packages, and computer and software packages after installation. The computer system and/or POS for your Franchised Business will be dedicated to the operation of the Border Magic business and used for no other purpose.

Franchisee shall: (1) use proprietary software programs, as may be developed and prescribed by Franchisor, including system documentation manuals and other proprietary materials now and hereafter developed by Franchisor, in connection with the operation of the Business; (2) execute Franchisor's standard software license agreement, if necessary; (3) input and maintain in Franchisee's computer such data and information as Franchisor prescribes in the Manuals, software programs, documentation or otherwise; and (4) purchase new, different or upgraded software programs, system documentation manuals and other proprietary materials at then-current prices (except as provided in this Section), whenever Franchisor adopts such new, different or upgraded programs, manuals and materials systemwide; provided that, with respect to any required purchase of new, different or upgraded software programs (i) Franchisee shall be required to purchase any such program only after it has been tested and implemented in Franchisor-owned Businesses, if any such Businesses then exist, and (ii) Franchisee shall be notified of the required purchase no less than 30 days before Franchisee is required to implement the program.

Franchisor has the right to independently access all information collected or compiled by or in accordance with Franchisee's use of any of the software packages at any time without first notifying Franchisee. Franchisee must update or upgrade any and all hardware and software as Franchisor deems necessary.

Franchisor requires that Franchisee have a dedicated business telephone line and phone service. The use of a cellular phone and accompanying usage plan will suffice. Franchisee shall pay third party providers for phone service and systems.

### **Section 3.6 National Accounts Program**

Franchisor, from time to time, may solicit and obtain from National Accounts certain projects that may be located anywhere, including Franchisee's Territory. If Franchisor obtains a National Accounts project in the Territory, Franchisor may offer the project to Franchisee for execution and completion. Franchisor retains all rights to the projects of National Accounts, including invoicing, processing, and making disbursements related to the National Accounts projects. If Franchisee chooses to participate in the National Accounts program, and if Franchisor successfully completes a project of a National Accounts program in Franchisee's Territory, Franchisor shall make the appropriate disbursement to Franchisee minus 15% of the Gross Revenues derived from the National Accounts project. This National Accounts Program fee of 15% of the Gross Revenue from the National Accounts projects shall be retained by Franchisor as a fee for obtaining the project and for administrative costs related to the project.

If, before commencement of the National Accounts project, Franchisee refuses to or is unable to (per Franchisor's sole discretion) perform a National Accounts project, Franchisor retains the full right to assign the project to any other BORDER MAGIC franchisee or to its affiliate. If Franchisee accepts a project but is unable to complete the National Accounts project for any reason, it shall reimburse Franchisor for any costs Franchisor has already spent on the project and any other expenses Franchisor bears in reassigning the project to another franchisee or its affiliate.

Franchisee shall not be awarded finder's fees or any other compensation for National Accounts projects that are completed in the Franchisee's Territory.

### **Section 3.7 Late Fees**

To cover the costs involved in processing late, if any payment under this Agreement or any other agreement



between Franchisor or its Affiliates and Franchisee for the Franchised Business is overdue for any reason or if Franchisee's bank account has insufficient funds to cover any payment due, Franchisee must pay to Franchisor, in addition to the original amount due, a late fee of \$100 per late occurrence, insufficient funds, or bounced check. Each failure to pay monies when due is an Event of Default. In addition, Franchisee shall pay Franchisor for all costs incurred by Franchisor in the collection of any unpaid and past due Royalty Fees, Marketing Fees, Technology Fees, or any other amounts due Franchisor, including reasonable accounting and collection fees. This Section shall not constitute an agreement by Franchisor to accept any payments after the due date or a commitment by Franchisor to extend credit to or otherwise finance Franchisee.

### **Section 3.8 Application of Payments**

No payment by Franchisee or acceptance by Franchisor of any monies under this Agreement for a lesser amount than due shall be treated as anything other than a partial payment on account. Any endorsement, statement or communication by Franchisee to the effect that Franchisee's payment of a lesser amount than due constitutes full payment shall be given no effect and Franchisor may accept the partial payment without prejudice to any rights or remedies it may have against Franchisee. Franchisor's acceptance of payments by Franchisee other than as set forth in this Agreement shall not constitute a waiver of Franchisor's right to demand payment in accordance with the requirements of this Agreement. Notwithstanding any designation by Franchisee, Franchisor shall have the right to apply any payments by Franchisee to any past due indebtedness of Franchisee for Royalty Fees, Marketing Fees, Technology Fees, purchases from Franchisor or its Affiliates, or any other amount owed to Franchisor in any proportion or priority. Franchisor's acceptance of payment from any entity other than the named Franchisee shall be deemed to be payment by the named Franchisee and shall not be deemed to be recognition or substitution of the paying entity for the named Franchisee.

### **Section 3.9 No Withholding**

Franchisee agrees that under no circumstances will Franchisee withhold or suspend payment of, or reduce the amount of the Royalty Fee, Marketing Fee, Technology Fee, or purchases payable under this Agreement.

### **Section 3.10 Default Fee**

If Franchisee is in default under this Agreement, at Franchisor's discretion, and without waiver of any of Franchisor's rights under this Agreement, in lieu of termination of this Agreement, Franchisor may impose a fee ("Default Fee") in an amount up to \$1,500 per event of default, plus the cost of re-inspections and the costs enforcing compliance. Franchisee must pay the Default Fee within 3 days of Franchisor's demand.

### **3.11 Required Equipment and Supplies**

Franchisee shall also purchase required and additional equipment as identified in the Key Terms, Schedule 1, attached as Exhibit 1 and incorporated herein, and submit payment to Franchisor for the same at the same time as the Initial Fee unless otherwise agreed by the parties.

## **ARTICLE 4 - TERM OF AGREEMENT AND RENEWAL**

### **Section 4.1 Initial Term**

The initial term of this Agreement shall commence upon the Effective Date and shall expire at midnight on the day preceding the tenth (10th) anniversary date of the Effective Date (the "Term" or the "Initial Term"), unless this Agreement has been sooner terminated in accordance with the terms and conditions herein.

### **Section 4.2 Renewal**

Subject to the conditions below, Franchisee has the right to obtain a successor franchise at the expiration

of the term of this Agreement by entering into a new Franchise Agreement with Franchisor and paying the Renewal Fee as defined on the Key Terms page or as otherwise identified in Exhibit 1, as attached to this Agreement as of the Effective Date. Franchisee has the right to renew the franchise for one successive term of 10 years (“Renewal Term”). To qualify for a successor franchise, each of the following conditions must have been fulfilled and remain true as of the last day of the term of this Agreement:

- i. Franchisee shall give Franchisor written notice of such election to renew not less than nine months prior to the end of the Initial Term;
- ii. Franchisee shall schedule to attend a refresher training and certification course with Franchisor at Franchisor’s next available training;
- iii. Franchisee shall complete, at its expense and to Franchisor’s satisfaction, all maintenance, refurbishing, renovating, and remodeling required to comply with Franchisor’s then-current standards and imaging requirements no later than 30 days after expiration of the Initial Term;
- iv. Franchisee shall not be in material default of any provision of this Agreement, or any agreement Franchisee has with Franchisor, and shall at all times have substantially complied with all the terms and conditions of this Agreement during the term hereof or fully cured all Noticed Default(s);
- v. Franchisee shall have satisfied all monetary obligations owed by Franchisee to Franchisor and its subsidiaries and affiliates and shall have timely met such obligations throughout the Initial Term;
- vi. Not less than 30 days prior to the expiration of the Initial Term, Franchisee shall execute the then-current form of Franchise Agreement being used by Franchisor, which may have terms that are materially different than the terms of the then-current Franchise Agreement;
- vii. Franchisee shall comply with Franchisor’s then-current criteria for operation of a Franchised Business, including background checks and moral character requirements;
- viii. Franchisee shall have executed and delivered a general release of all claims, in a form prescribed by Franchisor, in favor of Franchisor and its Affiliates;
- ix. Franchisee shall submit written documentation establishing that all certifications required during the Initial Term are in good standing and shall remain in good standing for the duration of the Renewal Term.

The Initial Term and any Renewal Term collectively may be referred to herein as the “Term” of this Agreement.

## **ARTICLE 5 - APPROVED LOCATION**

### **Section 5.1 Selection of Site**

Franchisee may choose to operate the Franchised Business out of a private residence or commercial business office, both of which must be located in the Franchisee’s Territory as defined on the Key Terms page or as otherwise identified in Exhibit 1, as attached to this Agreement as of the Effective Date. In the event Franchisee chooses not to operate the Franchised Business out of the Franchisee’s owners’ home, Franchisee shall promptly select a site for the Franchised Business and shall notify Franchisor of such selection by submitting Franchisor’s Site Selection form with all supporting data and attachments. If Franchisor approves such selection, the site shall be designated as the Approved Location. If Franchisor does not approve of such selection, Franchisee shall select and notify Franchisor of new sites until Franchisor approves a site for the Franchised Business. Franchisor shall provide Franchisee with general guidelines to assist Franchisee in selecting a site suitable for the Approved Location. Franchisor has the right to approve or disapprove a proposed location based on such factors as it deems appropriate, including, without limitation: the condition of the premises; demographics of the surrounding area; proximity to other BORDER MAGIC Businesses and competitors; lease requirements; and overall suitability. Franchisor shall

notify Franchisee of its approval or disapproval of a proposed site within 30 calendar days after Franchisor receives all information submitted from Franchisee. If the Franchisor fails to respond in writing to the Selection of Site request within 45 calendar days, the site is deemed approved if the Site is in the Franchisee's Territory. If operating from Franchisee's home the site will be deemed automatically approved upon submission to Franchisor, provided the site is located within the Franchisee's Territory.

Franchisor does not represent that it, or any of its Affiliates, owners or employees, have special expertise in selecting sites. Neither Franchisor's assistance nor its approval is intended to indicate or indicates that the Franchised Business will be profitable or successful at the Approved Location. Franchisee is solely responsible for identifying the Approved Location and assumes all risks with respect to the selection of the Approved Location.

### **Section 5.2 Lease of Approved Location**

If applicable, after the designation of the Approved Location (and if the site is to be leased or purchased), Franchisee shall execute a lease for, or a binding agreement to purchase, the Approved Location, the terms of which must have been previously approved by Franchisor in writing. Franchisor shall not unreasonably withhold its approval. Franchisor's review of a lease or purchase agreement, or any advice or recommendation offered by Franchisor, shall not constitute a representation or guarantee that Franchisee will succeed at the Approved Location nor constitute an expression of Franchisor's opinion regarding the terms of such lease or purchase agreement. Franchisor shall be entitled to require that nothing therein contained is contradictory to, or likely to interfere with, Franchisor's rights or Franchisee's duties under this Agreement. **Franchisee must cause the landlord to sign the Lease Rider that is attached to this Agreement as Exhibit 9. The Lease Rider includes important provisions that protect Franchisor's interests. If the landlord refuses to sign the Lease Rider in the form attached to this Agreement, Franchisor may reject your proposed location.**

### **Section 5.3 Development of Approved Location**

As applicable, Franchisor may make available to Franchisee, at no charge to Franchisee, concepts of standard plans for the Approved Location. Such standard plans and specifications as well as Franchisee's particular plans and specifications are subject to alteration as Franchisor deems necessary, or as Franchisee's local or state law requires. Franchisee shall cause the Approved Location to be developed, equipped and improved in accordance with such plans within 180 days after the Effective Date. In connection with the development of the Approved Location, Franchisee shall: (i) obtain all zoning classifications and clearances which may be required by state and local laws, ordinances or regulations; (ii) obtain all building, utility, sign, health, and business permits and licenses, and any other permits and licenses required for the build-out and operation of the Franchised Business and certify in writing and provide evidence to Franchisor that all such permits and certifications have been obtained; (iii) employ a qualified, licensed general contractor to complete construction of all required improvements to the Approved Location; (iv) purchase any supplies or inventory, necessary for the operation of the Franchised Business; (v) purchase and install all equipment, signs, furniture and fixtures, including any computer equipment and Point of Sale systems, required for the operation of the Franchised Business from Approved Suppliers; (vi) install outdoor signage in compliance with Franchisor's then current specifications; (vii) provide a monthly written report to Franchisor, on Franchisor's prescribed form, describing the activities begun, completed and, if not completed, the percentage completed in connection with the development of the Approved Location; and (viii) establish a persistent high-speed broadband consistent with current standards and obtain at least one telephone number solely dedicated to the Franchised Business.

If Franchisee is unable to commence the operation of the Franchised Business due to circumstances beyond Franchisee's reasonable control, then Franchisee may be entitled to such additional time as may be reasonably required and as to which Franchisor may consent, provided such request for extension is provided to Franchisor in writing at least 30 days after the Effective Date.

## **Section 5.4 Failure to Begin Operations**

Should Franchisee fail to begin operating the Franchised Business within 180 days after the Effective Date, Franchisor has the right to terminate this Agreement with no refund to Franchisee of any amounts if Franchisee fails to cure such default within a thirty (30) day period.

## **Section 5.5 Opening**

Before opening the Franchised Business and commencing business, Franchisee must:

- i. fulfill all of its obligations pursuant to the other provisions of this Section 5.6;
- ii. furnish Franchisor with copies of all insurance policies required by this Agreement and by the lease (if the Approved Location is leased), or such other evidence of insurance coverage and payment of premiums as Franchisor may request;
- iii. complete initial training to the satisfaction of Franchisor;
- iv. hire and train the personnel necessary or required for the operation of the Franchised Business;
- v. obtain all necessary permits and licenses;
- vi. purchase all Opening Project inventory not purchased pursuant to Section 5.4, as stated in Section 8.2;
- vii. if Franchisee is a business entity, Franchisee has caused each of its stock certificates or other ownership interest certificates to be conspicuously endorsed upon the face thereof a statement in a form satisfactory to Franchisor that such ownership interest is held subject to, and that further assignment or transfer thereof is subject to, all restrictions imposed upon transfers and assignments by this Agreement; and
- viii. pay in full all amounts due to Franchisor, or execute the Promissory Note and Security Agreement (attached hereto as Exhibit 10, if applicable) for any amounts due Franchisor.

Franchisee shall comply with these conditions and be prepared to continuously operate the Franchised Business within 180 days after the Effective Date . Time is of the essence.

5.5.1 BY VIRTUE OF COMMENCING OPERATIONS OF FRANCHISEES' BUSINESS, FRANCHISEE ACKNOWLEDGES THAT FRANCHISOR HAS FULFILLED ALL OF FRANCHISOR OBLIGATIONS TO FRANCHISEE THAT FRANCHISOR IS REQUIRED TO FULFILL PRIOR TO THE OPENING OF YOUR BORDER MAGIC BUSINESS.

## **Section 5.6 Use of Approved Location**

Franchisee shall not use the Approved Location for any purpose other than for the operation of a BORDER MAGIC Business in full compliance with this Agreement and the Manual. Franchisor may use Franchisee location as a training facility upon notice. If Franchisor elects to use the Franchised Business for training, Franchisor shall provide to Franchisee, in lieu of payment, which shall be considered payment in full, for use of the facilities, the ability for Franchisee to enroll Franchisee's employees or Internal Managers into the training class being taught by Franchisor at Franchisee's location. There is no limit on the number of times during this Agreement that Franchisor may use the Franchised Business.

## **Section 5.7 Relocation**

Franchisee shall not relocate the Franchised Business without the prior written consent of Franchisor. If the lease for the Approved Location expires or terminates through no fault of Franchisee or if the Franchised Business's premises is destroyed, condemned or otherwise rendered unusable or as otherwise may be agreed upon in writing by Franchisor and Franchisee, Franchisor may allow Franchisee to relocate the Franchised Business in accordance with Franchisor's then-current site selection procedures. Any such relocation shall be at Franchisee's sole expense. Franchisor has the right to charge Franchisee for any costs incurred by

Franchisor in providing assistance to Franchisee, including, but not limited to, legal and accounting fees.

### **Section 5.8 ADA Certification**

At its sole expense, Franchisee shall furnish evidence satisfactory to Franchisor that the Approved Location (if not the Franchisee's home office) is designed, constructed, and altered in compliance, at all times, with the requirements of the Americans With Disabilities Act of 1990, the regulations now or hereafter adopted pursuant thereto, and any and all applicable state or local laws, statutes, ordinances, rules and regulations concerning public accommodations for disabled persons now or hereafter in effect. Franchisee shall indemnify, defend, and hold harmless the Franchisor from and against any and all claims, judgments, damages, penalties, fines, costs, liabilities and losses (including, without limitation, reasonable attorney's fees and disbursements) arising from Franchisee's failure to comply with this obligation.

## **ARTICLE 6 - PROPRIETARY MARKS**

### **Section 6.1 Ownership**

Franchisee's right to use the Marks is derived solely from this Agreement, is nonexclusive and is limited to the conduct of business by Franchisee pursuant to, and in compliance with, this Agreement and all applicable standards, specifications and operating procedures prescribed from time to time by Franchisor including those set forth in the Manual. Any unauthorized use of the Marks by Franchisee is a breach of this Agreement and an infringement of the rights of Franchisor in and to the Marks. Franchisee's use of the Marks, and any goodwill created thereby, shall inure to the benefit of Franchisor. Franchisee shall not at any time acquire an ownership interest in the Marks. Franchisee shall not contest the validity or ownership of any of the Marks or assist any other person in contesting the validity or ownership of any of the Marks.

### **Section 6.2 Limitations on Use**

Franchisee must use the Marks as the sole trade identification of the Franchised Business and in accordance with Franchisor's written direction and specifications. Franchisee shall not use any Mark or portion of any Mark as part of any business entity name. Franchisee shall obtain such fictitious or assumed name registrations as may be required under applicable law to do business as a Franchised Business. Franchisee shall not use any Mark in connection with the sale of any unauthorized product or service or in any other manner not expressly authorized in writing by Franchisor. Franchisee shall give advanced written notice to Franchisor before filing applications for trademark and/or service mark registrations. Franchisee shall not register or seek to register as a trademark or service mark, either with the United States Patent and Trademark Office or any state or foreign country, any of the Marks or a trademark or service mark that is confusingly similar to any Mark licensed to Franchisee. Franchisee shall include on its letterhead, forms, cards and other such identification, and shall display at the Approved Location, a prominent notice stating that the Franchised Business is "Independently Owned and Operated by Franchisee."

Franchisor has the sole right to maintain Social Media sites and/or applications including, but not limited to: Twitter, Facebook, LinkedIn and other sites or applications that Franchisor may establish. Franchisor does not allow Franchisee to establish or utilize Social Media sites or applications for business purposes. Franchisee and Franchisee's employees do not have the right to utilize the Marks on any Social Media sites and/or applications, even if made from a personal Social Media account. Further, any representations from Franchisee or Franchisee's employees regarding Franchisee's profits or earnings made on any Social Media site or application, even if made from a personal Social Media account, is deemed a breach of Confidential Information under this Franchise Agreement.

### **Section 6.3 Notification of Infringements and Claims**

Franchisee shall immediately notify Franchisor of any infringement of the Marks or challenge to its use of any of the Marks or claim by any person of any rights in any of the Marks. Franchisee shall not communicate with any person other than Franchisor and Franchisor's counsel in connection with any such infringement, challenge or claim; provided, however, Franchisee may communicate with Franchisee's counsel at

Franchisee's expense. Franchisor has the right to take such action as it deems appropriate and the right to exclusively control any settlement, litigation or other proceeding arising out of any infringement, challenge, or claim or otherwise relating to any of the Marks. Franchisee shall execute any and all instruments and documents, render such assistance, and do such acts and things as may, in the opinion of Franchisor's counsel, be necessary or advisable to protect and maintain Franchisor's interests in any such litigation or other proceeding or to otherwise protect and maintain Franchisor's interest in the Marks.

#### **Section 6.4 Indemnification for Use of Marks**

Franchisor shall reimburse Franchisee for all expenses reasonably incurred by Franchisee in any trademark or similar proceeding disputing Franchisee's authorized use of any Mark, provided Franchisee has timely notified Franchisor of such proceeding, agreed to be a witness in any legal proceeding and has complied with this Agreement and Franchisor's directions in responding to such proceeding. At Franchisor's option, Franchisor or its designee may defend and control the defense and settlement of any proceeding arising directly from Franchisee's use of any Mark. This indemnification shall not include the expense to Franchisee for removing signage or discontinuance of the use of the Marks. This indemnification shall not apply to litigation between Franchisor and Franchisee wherein Franchisee's use of the Marks is disputed or challenged by Franchisor. This indemnification shall not apply to any separate legal fees or costs incurred by Franchisee in seeking independent counsel separate from the counsel representing Franchisor and Franchisee in the event of litigation disputing Franchisor and Franchisee's use of the Marks.

#### **Section 6.5 Discontinuance of Use**

If Franchisor deems it necessary for Franchisee to modify or discontinue use of any of the Marks, and/or use one or more additional or substitute trade names, trademarks, service marks or other commercial symbols, Franchisee shall comply with Franchisor's directions within 30 days after notice to Franchisee. Franchisor shall not be required to reimburse Franchisee for its expenses in modifying or discontinuing the use of a Mark or any loss of goodwill associated with any modified or discontinued Mark or for any expenditures made by Franchisee to promote a modified, additional or substitute Mark.

#### **Section 6.6 Right to Inspect**

**To preserve the validity and integrity of the Marks and any copyrighted materials licensed hereunder, and to ensure that Franchisee is properly employing the Marks in the operation of the Franchised Business, Franchisor and its designees have the right to enter and inspect the Franchised Business and the Approved Location at all reasonable times and, additionally, have the right to observe the manner in which Franchisee renders services and conducts activities and operations, and to inspect facilities, equipment, accessories, products, supplies, reports, forms and documents and related data to ensure that Franchisee is operating the Franchised Business in accordance with the quality control provisions and performance standards established by Franchisor. Such inspections may also include, without limitation, conducting any type of audit or review necessary to evaluate your compliance with all required payments, standards, specifications or procedures. Franchisor may, from time to time, make suggestions and give mandatory instructions with respect to Franchisee's operation of Franchisee's BORDER MAGIC franchise as Franchisor consider necessary or appropriate to ensure compliance with the then-current quality standards of the System and to protect the goodwill and image of the System. Franchisor and its agents shall have the right, at any reasonable time, to remove sufficient quantities of products, supplies or other items to test whether such products or items meet Franchisor's then-current standards. Franchisor or its designee has the right to observe Franchisee and its employees during the operation of the Franchised Business and to interview and survey (whether in person or by mail) clients and employees and to photograph or videotape the operations. Franchisee expressly agree that these visits will not imply that Franchisee is in compliance with its obligations under this Agreement or under the law or that Franchisor waive Franchisor's right to require strict compliance with Franchisee's obligations under this Agreement or the Manual. Furthermore, such visits will not create any responsibility or liability**

**in Franchisor’s part. If Franchisee request that Franchisor make additional visits to Franchisee’s BORDER MAGIC franchise, Franchisee will pay the fees Franchisor establishes for such visits. Franchisee will also allow Franchisor to visit Franchisee’s BORDER MAGIC franchise with prospective franchisees during Franchisee’s business hours.**

#### **Section 6.7 Franchisor’s Sole Right to Domain Name**

Franchisee shall not advertise on the Internet using, or establish, create or operate an Internet site or website using a domain name or uniform resource locator containing, the Mark or the words “Border Magic” or any variation thereof without Franchisor’s prior written approval. An Affiliate, Mogavero Investments, LLC, is the sole owner of all right, title and interest in and to such domain names as Franchisor shall designate in the Manual including, but not limited to, www.bordermagic.com, which Mogavero Investments, LLC, has licensed to Franchisor the right to utilize the foregoing domain name(s).

#### **Section 6.8 Approved Information System**

Franchisor may designate the information system used in Franchisee’s BORDER MAGIC franchise, including the computer hardware, software, other equipment and enhancements (the “Information System”). In such event, in connection with the approved Information System, Franchisee agrees to the provisions set forth below. If Franchisee suspects or knows of a security breach, Franchisee must immediately give notice of such security breach and promptly identify and remediate the source of any compromise of security breach at Franchisee’s expense. Franchisee assumes all responsibility for providing all notices of beach or compromise and all duties to monitor credit histories and transactions concerning customers of the BORDER MAGIC franchise, unless otherwise directed by Franchisor.

Franchisee shall be solely responsible for protecting itself from disruptions, Internet access failures, Internet content failures, and attacks by hackers and other unauthorized intruders and Franchisee waives any and all claims Franchisee may have against Franchisor or Franchisor’s affiliates as the direct or indirect result of such disruptions, failures, or attacks. If Franchisee suspects or knows of a security breach, Franchisee must immediately give notice of such security breach and promptly identify and remediate the source of any compromise of security breach at Franchisee’s expense. Franchisee assumes all responsibility for providing all notices of breach or compromise and all duties to monitor credit histories and transactions concerning customers of the BORDER MAGIC franchise, unless otherwise directed by Franchisor.

#### **Section 6.9 Ownership of Information**

All of the information Franchisor or Franchisor’s affiliates obtain from Franchisee or about Franchisee’s BORDER MAGIC franchise, and all information in Franchisee’s records or Franchisor’s records concerning the members of Franchisee’s BORDER MAGIC franchise (the “Information”) and all revenues Franchisor derives from the Information will be Franchisor’s property. However, Franchisor may at any time during the term of this Agreement use in the operation of Franchisee’s BORDER MAGIC franchise (but for no other purpose), to the extent lawful and at Franchisee’s sole risk and responsibility, any information that Franchisee acquires from third parties in operating Franchisee’s BORDER MAGIC franchise, such as customer data. The Information (except for information Franchisee provides to Franchisor or Franchisee’s affiliates, including Franchisee’s respective officers, directors, shareholders, partners or equity members of Franchisee’s entity) will become Franchisor’s property which Franchisor may use for any reason as Franchisor deems necessary or appropriate in Franchisor’s discretion. Franchisee hereby authorize Franchisee’s payment processor to release the information to Franchisor at any time. Following termination or expiration of this Agreement, Franchisee will no longer use any of the Information, except to comply with Franchisee’s post-term obligations under this Agreement and Franchisee authorizes Franchisee’s payment processor to release the Information exclusively to Franchisor and/or Franchisor’s designees.

### **ARTICLE 7 - TRADE SECRETS AND OTHER CONFIDENTIAL INFORMATION**

## **Section 7.1 Confidentiality of Trade Secrets and Other Confidential Information**

Franchisee acknowledges Franchisor owns copyrights in the Manual, Franchisor’s website (but not the domain names referred to above), and other copyrightable items that are part of the System. Franchisee acknowledges that while Franchisor claims copyrights in these and similar items, Franchisor has not registered, and is not required to register these copyrights with the United States Registrar of Copyrights. Franchisor shall disclose Trade Secrets and other Confidential Information to Franchisee during the training program, through the Manual, and as a result of guidance furnished to Franchisee during the term of this Agreement. Franchisee shall not acquire any interest in the Trade Secrets or other Confidential Information, other than the right to use it in the development and operation of the Franchised Business and in performing its duties during the term of this Agreement. Franchisee acknowledges that the use or duplication of the Trade Secrets or other Confidential Information in any other business venture would constitute an unfair method of competition. Franchisee acknowledges the Trade Secrets and other Confidential Information are proprietary and are disclosed to Franchisee solely on the condition that Franchisee and any Covered Person: (a) shall not use the Trade Secrets or other Confidential Information in any other business or capacity; (b) shall maintain the absolute confidentiality of the Trade Secrets and other Confidential Information during and after the term of this Agreement; (c) shall not make any unauthorized copies of any portion of the Trade Secrets or other Confidential Information disclosed in written or other tangible form; and (d) shall adopt and implement all reasonable procedures prescribed from time to time by Franchisor to prevent unauthorized use or disclosure of the Trade Secrets and other Confidential Information. Franchisee shall enforce this Section as to its employees, agents, representatives and Covered Persons, and shall be liable to Franchisor for any unauthorized disclosure or use of Trade Secrets or other Confidential Information by any of them. Franchisee shall only divulge Trade Secrets or other Confidential Information to individuals who must have access to it in order to operate the Franchised Business, and shall follow the requirements of Section 7.4 in doing so.

Franchisor claims common law rights, copyright protection and trade dress for the Manual, guidelines, photographs, product names, signage, promotional materials, training materials, this Agreement and any other documents, materials and items for the general ambiance and decor used in the operation of the System and the BORDER MAGIC Businesses. All information is proprietary and this Agreement requires Franchisee to keep such information confidential. Franchisee agrees not to contest, directly or indirectly, Franchisor’s ownership, title, right or interest in Franchisor’s common law rights, copyrights, trade dress, Trade Secrets, Confidential Information, the System, methods, procedures or any other intellectual property rights that are part of Franchisor’s System or contest Franchisor’s sole right to register, use or license others to use, except as limited by this Agreement, the common law rights, copyrights, trade dress, Trade Secrets, Confidential Information, System, methods, procedures or any other intellectual property rights that are a part of Franchisor’s System.

## **Section 7.2 Additional Developments**

All ideas, concepts, know-how, techniques, advertising or materials concerning the System or developed, in whole or in part, using Trade Secrets or other Confidential Information, whether or not protectable intellectual property and whether created by or for Franchisee or its owners or employees, or other Covered Persons, shall be promptly disclosed to Franchisor and shall be deemed the sole and exclusive property of Franchisor and works made-for-hire for Franchisor, and no compensation shall be due to Franchisee or its owners or employees therefore. Further, any advertising materials Franchisee submits to Franchisor for review will become Franchisor’s property, and Franchisor may use or distribute these materials in any manner Franchisor deems appropriate, without compensation to Franchisee. Franchisor has the right to incorporate such items into the System and/or disclose them to other franchisees and other persons or entities. To the extent any item does not qualify as a “work made for hire” for Franchisor, Franchisee shall assign, and by this Agreement, does assign, ownership of that item, and all related rights to that item, to Franchisor and shall sign any assignment or other document as Franchisor requests to assist Franchisor in obtaining or preserving intellectual property rights in the item. Franchisor shall disclose to Franchisee



concepts and developments of other franchisees that are made part of the System. As Franchisor may request, Franchisee shall take all actions to assist Franchisor's efforts to obtain or maintain intellectual property rights in any item or process related to the System, whether developed by Franchisee or not.

### **Section 7.3 Exclusive Relationship**

Franchisee acknowledges that Franchisor would be unable to protect the Trade Secrets and other Confidential Information against unauthorized use or disclosure and would be unable to encourage a free exchange of ideas and information among Border Magic franchisees if owners of BORDER MAGIC Businesses, and Covered Persons were permitted to hold an interest in or perform services for any

Competitive Business. Therefore, during the term of this Agreement, neither Franchisee nor Covered Persons, either directly or indirectly, for themselves, or through, on behalf of or in conjunction with any person, partnership, corporation, Limited Liability Company or other business entity, shall:

- i. divert or attempt to divert any customer, employee or other business associate of the Franchised Business, Franchisor, its Affiliate(s) or any other franchisee to any Competitive Business or solicit or otherwise attempt to induce or influence any customer, or other business associate of any of the foregoing to terminate or modify its business relationship with the Franchised Business, Franchisor, its Affiliate(s) or any other franchisee, by direct or indirect inducement or otherwise, or do or perform, directly or indirectly, any other act injurious or prejudicial to the goodwill associated with the Marks or the System; or
- ii. own an interest in, manage, operate, or perform services for any Competitive Business wherever located.

### **Section 7.4 Non-Disclosure and Non-Competition Agreements with Certain Individuals**

Franchisor has the right to require Franchisee and any Covered Person to execute a Non-Disclosure and Non-Competition Agreement, in a form the same as or similar to the Non-Disclosure and Non-Competition Agreement attached as Exhibit 2, upon execution of this Agreement or prior to each such person's affiliation with Franchisee. Franchisee shall use the employee specific Non-Disclosure and Non-Compete Agreement contained in the Manual for all their employed or independently contracted employee, or one substantially similar in terms and compliant with the Franchisee's state law. Upon Franchisor's request, Franchisee shall provide Franchisor with copies of all non-disclosure and non-competition agreements signed pursuant to this Section. Such agreements shall remain on file at the offices of Franchisee and are subject to audit or review as otherwise set forth herein. Franchisor shall be a third-party beneficiary with the right to enforce such agreements.

### **Section 7.5 Reasonableness of Restrictions**

Franchisee acknowledges the restrictive covenants contained in this Section are essential elements of this Agreement and without their inclusion; Franchisor would not have entered into this Agreement. Franchisee acknowledges each of the terms set forth herein, including the restrictive covenants, is fair and reasonable and is reasonably required for the protection of Franchisor, other franchisees, the System and the Marks and Franchisee waives any right to challenge these restrictions as being overly broad, unreasonable or otherwise unenforceable.

## **ARTICLE 8 - TRAINING AND ASSISTANCE**

### **Section 8.1 Initial Training**

Franchisor shall make an initial training program available to the Franchisee and its Internal Manager.

Upon execution of this Agreement, Franchisee shall pay Franchisor an Initial Training Fee in the amount specified in Exhibit 1, Key Terms Page. The initial training program consists of approximately five business day(s) of classroom training and on-the-job initial training program for the Franchisee and its Internal

Manager. Instruction pertains to all material aspects of the operation of a BORDER MAGIC Business, including such topics as: Border Magic mission and principles; establishment of your business structure; legal filings; business licenses; banking and checking accounts; insurance; accounting and legal support; computer system and software installation; set up accounting systems; market research; marketing plan; optional establishment of office lease; employment suggestions; incoming call scripts; office administration; administrative management training; trademark usage guidelines; maintenance of quality standards; customer service techniques; record keeping and reporting procedures; other operational issues; resale, transfer, renewals and assignment training; vendor interaction and ordering, and on-the-job training. Franchisor shall conduct the initial training program either in person at its headquarters or at another designated location or locations, as Franchisor requires. Initial Training amount is fully earned and nonrefundable upon completion of the Franchisee's training. If Franchisee does not successfully complete the initial training, Franchisor reserves the right to deduct any amount from Franchisee's Initial Training Fee to cover Franchisor's expense and the cost of providing the initial training course in addition to Franchisee paying Franchisor the On-Site Training Cancellation Fee and the other rights of Franchisor pursuant to this agreement.

Initial Training Fee is allocated to Franchisor's cost and expense in providing such training to the Franchisee and its initial manager; however, all expenses incurred by Franchisee and its employees in attending such program including, but not limited to, travel costs, room and board expenses and employees' salaries, shall be the sole responsibility of Franchisee. Additional trainees will be at the then-current published rates. Any additional individuals or new internal managers are subject to fees under Section 8.4 of this Agreement.

### **Section 8.2 Opening Project/ Advanced Marketing Training**

Franchisee shall provide written and photographic proof, if requested by Franchisor, of all opening marketing and Local Advertising performed. Said proof shall be remitted in accordance with the stipulations stated in Section 11.1.

### **Section 8.3 RESERVED**

### **Section 8.4 New Internal Manager**

After beginning operations, should Franchisee name a new Internal Manager, Franchisee must notify Franchisor in writing of the identity of the new Internal Manager and Franchisor must approve in writing the new Internal Manager. The new Internal Manager must attend and complete the next available initial training program to Franchisor's satisfaction. Franchisee shall be responsible for all travel costs, room and board, and employees' salaries incurred in connection with the new Internal Manager's attendance at such initial training. Franchisor reserves the right to require Franchisee to pay Franchisor's then-current rate for such initial training, currently \$5,500.

### **Section 8.5 Ongoing Training and Special Assistance**

From time to time, Franchisor may provide, and if it does, has the right to require that the Internal Manager, Franchisee's other managers and/or employees attend ongoing training programs or seminars during the term of this Agreement. Franchisor shall not charge a fee for any mandatory ongoing training, except Franchisor has the right, but not the obligation, to charge a fee as stated in the manual and updated from time to time for Franchisee to attend an annual convention for the system. Franchisor shall not require the Internal Manager, Franchisee's other managers and/or employees to attend more than two session(s) in any calendar year and collectively not more than 10 days in any calendar year, not including any annual convention that is held by Franchisor. Franchisee shall be responsible for all travel costs, room and board and employees' salaries incurred in connection with the Internal Manager's, Franchisee's other managers' and/or employees' attendance at such training.

Franchisor will provide Franchisee with Ongoing Assistance as Franchisor deems necessary. If Franchisee requests Franchisor to participate in assistance in completing a project for the Franchisee, Franchisee will

pay a 40% Royalty based upon the Gross Revenue of the project.

#### **Section 8.6 Additional Training**

Franchisor encourages attending additional training regularly. From time to time, Franchisor may provide, and if it does, has the right to require that the Internal Manager, Franchisee's other managers and/or employees attend additional training programs. Franchisor shall charge \$1,100 per day per attendee for additional training for additional trainees at Franchisor's facility if training is scheduled specifically for the Franchisee. If Franchisee or any of its employees or Internal Manager wish to attend additional training that is already pre-scheduled by Franchisor, then Franchisor shall waive any fees related to additional training. Franchisee is still responsible for any wages, travel, food, and other costs incurred on behalf of its employees who attend additional training.

#### **Section 8.7 National or Regional Meetings**

Franchisor provides annual training at the National or Regional Convention. Franchisee's attendance is mandatory. Franchisee shall pay \$795 for two attendees by May 1st annually. Additional attendees are recommended and will be billed at \$150 per additional attendee. If Franchisee fails to attend the Annual Convention Franchisee will incur an additional non-attendance fee of \$795 as listed in the Manual(s).

#### **Section 8.8 On-Site Training Cancellation Fees**

If Franchisor or its representative is scheduled to conduct an on-site training program, or scheduled for a visit at the Franchisee's location for training or other reasons, or if the Franchisee register for a training program and Franchisee subsequently cancel, fail to attend, fail to have the appropriate parties attend, or fail to stay for the entire training program then Franchisee shall pay the Franchisor, their then-current on-site training cancellation fee (the "On-Site Training Cancellation Fee"). The On-Site Training Cancellation Fee may vary depending upon the type of schedule training program and how far in advance you notify the Franchisor in writing of the cancellation and the cost and expense incurred in rescheduling our travel arrangements.

#### **Section 8.09 Nature and Assistance of Training**

Franchisee agrees that Franchisor is not obligated to provide any training or assistance to Franchisee's particular level of satisfaction, but as a function of Franchisor's experience, knowledge, and judgment. Franchisee also acknowledge that Franchisor is not obligated to provide any services to Franchisee that are not set forth in this Agreement. If Franchisee believes the Franchisor has failed to adequately provide any pre-opening services to the Franchisee or to its employees, whether with respect to site selection, selection and purchase of equipment and supplies, training, or any other matter affecting the establishment of Franchisee's BORDER MAGIC business, Franchisee must immediately notify the Franchisor in writing within thirty (30) days following the opening of Franchisee's BORDER MAGIC business or the Franchisee will be deemed to conclusively acknowledge that all pre-opening and opening services required to be provided by the Franchisor were sufficient and satisfactory in Franchisee's judgment, and complied with all representations made to the Franchisee.

#### **Section 8.10 Delegation of Performance**

Franchisee agrees that Franchisor has the right to delegate the performance of any portion or all of our obligations under this Agreement to third party designees, whether these designees are our agents or independent contractors with whom we contract to perform these obligations.

### **ARTICLE 9 - MANUAL**

#### **Section 9.1 Loan by Franchisor**

While this Agreement is in effect, Franchisor shall lend to Franchisee one copy/copies of the Manual or grant Franchisee access to an electronic copy of the Manual. Franchisee shall conduct the Franchised

Business in strict accordance with the provisions set forth in the Manual. The Manual may consist of One 1 or more separate manuals and other materials as designated by Franchisor and may be in written or electronic form. The Manual shall, at all times, remain the sole property of Franchisor and shall promptly be returned to Franchisor upon expiration or termination of this Agreement. Franchisee will be charged \$1,500 for each replacement copy of the Manual(s).

### **Section 9.2 Revisions**

Franchisor has the right to add to or otherwise modify the Manual from time to time to reflect changes in the specifications, standards, operating procedures and rules prescribed by Franchisor; provided, however, that no such addition or modification shall materially alter Franchisee's fundamental status and rights under this Agreement. Franchisor may make such additions or modifications without prior notice to Franchisee. Franchisee shall immediately, upon notice, adopt any such changes and shall ensure that its copy of the Manual is up-to-date at all times. If a dispute as to the contents of the Manual arises, the terms of the master copy of the Manual maintained by Franchisor at Franchisor's headquarters shall be controlling.

Franchisee agrees that, because complete and detailed uniformity under many varying conditions may not be possible or practical, Franchisor reserves the right, in its sole discretion and as it may deem in the best interests of all concerned in any specific instance, to vary standards for any Franchisee.

### **Section 9.3 Confidentiality**

The Manual contains Trade Secrets and other Confidential Information of Franchisor and approved vendors, and its contents shall be kept confidential by Franchisee and all Covered Persons both during the term of the Franchise and subsequent to the expiration and non-renewal or termination of this Agreement. Franchisee shall at all times ensure that its copy of the Manual is available at the Approved Location in a current and up-to-date manner. Whether the Manual is in paper form or stored on computer-readable media, or both, Franchisee shall maintain the Manual in a secure manner at the Approved Location. If the Manual is in electronic form, Franchisee shall maintain the Manual in a password-true file. Franchisee shall only grant authorized personnel, as defined in the Manual, access to the Manual or any key, combination or passwords needed for access to the Manual. All persons whom Franchisee permits to have access to the Manuals or any other Confidential Information must first be required by Franchisee to sign the Confidentiality Agreement provided by Franchisor. Franchisee shall not disclose, duplicate or otherwise use any portion of the Manual in an unauthorized manner.

## **ARTICLE 10 - FRANCHISE SYSTEM**

### **Section 10.1 Compliance with Standards**

Franchisee shall strictly comply, and shall cause the Franchised Business and its employees to strictly comply, with all requirements, specifications, standards, operating procedures and rules set forth in this Agreement, the Manual or other communications supplied to Franchisee by Franchisor. Franchisee must strictly enforce the Border Magic Culture and individual appearance requirements and dress code requirements with all employees and independent Internal Managers that Franchisee contracts with or hires, as more specifically stated in the Manual(s).

### **Section 10.2 Modification of the System**

Franchisee recognizes that from time to time, Franchisor may introduce, as part of the System, other methods or technology which require certain System modifications including, without limitation, the adoption and use of modified or substitute Marks, new computer hardware and software, equipment, signs or fixtures. Franchisee agrees to make all required upgrades and modifications at its expense as may be required by Franchisor. Franchisee agrees to comply with Franchisor's directions within a reasonable time after receiving notice of such changes. Franchisor is not required to reimburse Franchisee for any costs or expenses associated with making such trade or service mark changes, for any loss of revenue due to any modified or discontinued Mark, or for your expenses in promoting a modified or substitute trademark or

service mark. Any other additional investment other than modification or substitution of Marks is required to be made in the last year of the initial term, Franchisee may avoid making the investment by providing notice of intent not to renew the Franchise Agreement unless the investment is in connection with a modification to the System required by law or court order. Franchisee acknowledges any required expenditures for changes or upgrades to the System shall be in addition to expenditures for refurbishment, remodeling, repairs and maintenance as required in Article 5 of this Agreement.

If this Franchise Agreement is signed as part of the transfer of an existing franchise, or renewal of an existing franchise, then the construction required under this Section 10 shall be the renovation of Franchisee's BORDER MAGIC business in accordance with the provisions of the predecessor franchise agreement. If, at Franchisor's sole discretion, Franchisor allows Franchisee to complete the renovation after signing this Agreement, the renovation must be completed in accordance with the provisions of this Section 10.

Franchisee will make no changes to any building plan, design, layout or décor, or any equipment or signage in its BORDER MAGIC business without Franchisor's prior written consent, and such damages may not be contrary to the Brand Standard specifications.

### **Section 10.3 Variance**

Franchisor has the right to vary standards or specifications for test market purposes or for any franchisee based upon that particular franchisee's qualifications, the peculiarities of the particular site or circumstances, the demographics of the trade area, business potential, existing business practices or any other condition which Franchisor deems to be of importance to the successful operation of any particular BORDER MAGIC Business. Franchisor shall not be required to disclose or grant to Franchisee a like or similar variance.

### **Section 10.4 Data Security and Privacy**

Data Security and Privacy. Franchisee must comply with all applicable federal, state and local laws, rules, and regulations regarding data security, protection, and privacy, including, without limitation and if applicable, the California Consumer Privacy Act ("CCPA"), Cal. Civ. Code § 1798.100, et seq. Franchisee must comply with any privacy policies, data protection policies, and breach response policies that Franchisor periodically may establish. Franchisee must notify Franchisor immediately regarding any actual or suspected data breach at or in connection with the Franchised Business. Further, whenever and to the extent Franchisee operates as a "Service Provider" under the CCPA or in a similar capacity under any other applicable federal, state, or local privacy law, Franchisee represents, warrants, and covenants that:

- (1) Franchisee will not sell, make available or otherwise disclose any customer's "Personal Information" (as defined in the CCPA) to any third party for valuable consideration;
- (2) Franchisee will retain, use, or disclose Personal Information only for the specific purpose of performing the services specified in this Agreement, and not any commercial or noncommercial purpose other than providing the services specified in this Agreement;
- (3) Franchisee will not retain, use, or disclose Personal Information outside of the direct business relationship between Franchisee and Franchisor;
- (4) Franchisee will delete any Personal Information upon Franchisor's request unless Franchisee can prove that such request is subject to an exception under applicable law; and
- (5) Franchisee certifies that it understands and will fully comply with the restrictions of this section. Franchisee also acknowledges and agrees that Franchisor may modify the restrictions by written notice to Franchisee, including adding other similar privacy restrictions that may be required under other federal, state, or local privacy laws

## **ARTICLE 11 - ADVERTISING AND PROMOTIONAL ACTIVITIES**

### **Section 11.1 Local Advertising**

Franchisee shall continuously promote the Franchised Business through Local Advertising and participate in any local marketing and promotional programs Franchisor establishes from time to time which includes a graphics package for use on Franchisee's vehicles as specified in the Manuals. ("Local Advertising")

Franchisee shall spend each year at least 10% of Annual Gross Revenue on Local Advertising conforming to Franchisor's standards. On the 31<sup>st</sup> of January of each year, after the Franchised Business opens, Franchisee will furnish to Franchisor an accurate accounting of the expenditures on Local Advertising for the preceding one-year period (January through December).

Franchisee must submit to Franchisor, for its prior approval, all advertising and promotional materials to be used by Franchisee. Franchisor shall use reasonable efforts to provide notice of approval or disapproval within 30 days from the date of receipt by Franchisor. If Franchisor does not approve of the submitted materials within 30 days, such materials shall be deemed to have not received the required approval. Franchisee shall not use any marketing or promotional materials prior to receiving written approval by Franchisor. Any advertising materials Franchisee creates will become Franchisor's exclusive property, and Franchisor may use or distribute these materials in any manner Franchisor deems appropriate, without compensation to Franchisee. (Franchise Agreement, Section 11.2 and 12.5).

### **Section 11.2 Marketing Fee**

Each month during the Term, Franchisee shall pay a Marketing Fee in the amount stated on the Key Terms Pages. Franchisee shall submit payment in the same manner as the Royalty Fees and on such payment dates as Franchisor designates. Franchisor shall provide Franchisee 10 days' notice of an increase in Marketing Fees up to the monthly cap. The monthly cap shall automatically increase each calendar year by an amount not to exceed 10% of the prior year's cap.

Franchisor has the right to use Marketing Fee monies, in its sole discretion, in local, regional, or national advertising, to pay for creative development services (including creation and modification of logos, graphics and vehicle wraps), preparing or procuring market studies, providing or obtaining marketing services (including, without limitation, conducting client surveys, focus groups, and client interviews), developing, producing, distributing and placing advertising (including, without limitation, developing and producing point-of-sale advertising and promotional materials); developing product packaging, developing, updating and hosting Franchisor's website (including development of interior pages featuring franchised and Franchisor or Affiliate-owned businesses operating under the BORDER MAGIC System and Marks and developing locator programs) and/or an intranet or extranet system, obtaining sponsorships and endorsements, preparing and conducting sweepstakes and other promotions, providing and procuring public relations services, conducting public relations activities, creating or placing advertisements to solicit new franchise sales, including Internet advertising and information concerning franchise opportunities, to create and maintain one or more pages on Franchisor's website devoted to advertising franchise opportunities and identifying and screening inquiries and applications submitted by franchise candidates. Marketing Fee monies used to create marketing materials may be created in-house or with the help of an outside agency. Franchisor also may use Marketing Fee monies to reimburse itself for its costs of personnel and other administrative and overhead costs associated with providing the services described in this Section 11.2.

The Marketing Fee is not a trust or escrow, and neither we nor our affiliates have any fiduciary obligation for administering the Marketing Fee or for any other reason.

The parties acknowledge that Franchisor owns all rights, and retains all copyrights, in all design and content developed using Marketing Fee monies, and that Franchisor will have sole control over the creative concepts, content, form, and media placement of all advertising and promotional materials developed with these monies, and the allocations of Marketing Fee monies to production, placement and other costs. Franchisor will own all copyright in any works created using Marketing Fee monies. Franchisee acknowledges and agrees that Franchisor is not obligated to expend Marketing Fees for placement of

advertising in Franchisee's Territory, or to ensure that the Franchised Business benefits directly or *pro rata* from the expenditure of Marketing Fees. Franchisor has no fiduciary duty to Franchisee or to any other person with respect to the collection or expenditure of Marketing Fees.

Franchisor may establish and use an advertising council that provides them with guidance or suggestions regarding advertising and marketing matters.

### **Section 11.3 Internet Advertising**

Franchisee, and any cooperative advertising program, may not establish a presence on, or market using, the Internet in connection with the Franchised Business without Franchisor's prior written consent. Franchisor has established and maintains an Internet website at the uniform resource locator, [www.bordermagic.com](http://www.bordermagic.com), which provides information about the System and the services Franchisor, its Affiliates and its franchisees provide. Franchisor will include at the Border Magic website an interior page containing information about the Franchised Business.

Franchisor retains the exclusive right to advertise or use the Marks on the Internet, including the use of websites, domain names, uniform resource locators, linking, search engines (and search engine optimization techniques), banner ads, video, video-streaming, digital signage, audio, meta-tags, marketing, auction sites, e-commerce and co-branding arrangements. Franchisee may be requested to provide content for Franchisor's Internet marketing and shall be required to follow Franchisor's intranet and Internet usage rules, policies and requirements. Franchisor retains the sole right to approve any linking to, or other use of, the Border Magic website. Further, Franchisor retains the right to utilize whatever form of advertising that may become available in the future.

Franchisor has the sole right to maintain Social Media sites and/or applications including, but not limited to: Twitter, Facebook, LinkedIn and other sites or applications that Franchisor may establish. Franchisor does not allow Franchisee to establish or utilize Social Media sites or applications for business purposes. Franchisee and Franchisee's employees do not have the right to utilize the Marks, any of the Trade Secrets, the Confidential Information, the common law copyrighted materials including the programs, photographs, program names, signage, promotional materials, Manual, training materials, Franchise Agreements, and/or any other documents, materials and items for the general ambiance and decor used in the operation of the System and the BORDER MAGIC Businesses on any Social Media sites and/or applications, even if made from Franchisee's personal Social Media account. Further, any representations from Franchisee or Franchisee's employees regarding Franchisee's profits or earnings made on any Social Media site and/or application, even if made from a personal Social Media account, is deemed a breach of Confidential Information under this Franchise Agreement.

### **Section 11.4 Directory Advertising**

Franchisee is required to list and advertise the telephone number(s) and address (if applicable) for the Franchised Business in various online directories, as specified by Franchisor, such as Google and Facebook. Franchisee must be in the directory heading or category as specified by Franchisor.

## **ARTICLE 12 - ACCOUNTING, RECORDS AND REPORTING OBLIGATIONS**

### **Section 12.1 Records**

After the opening date of the Franchised Business, Franchisee shall submit to Franchisor, upon request, the financial, operational and statistical reports and information as Franchisor may require to (i) provide Franchisee with consultation and advice in accordance with this Agreement; (ii) monitor Franchisee's performance under this Agreement and Franchisee's purchases, revenue, operating costs, expenses and profitability; (iii) develop chain-wide or system statistics; (iv) develop new operating procedures; (v) develop new authorized services, remove unsuccessful authorized services, including unsuccessful Approved Suppliers and improve and enhance authorized services; and (vi) implement changes in the Border Magic System to respond to competitive and marketplace changes.

During the term of this Agreement, Franchisee shall maintain full, complete and accurate books, records and accounts in accordance with generally accepted accounting principles described by Franchisor in the Manual or otherwise in writing. Franchisee shall retain during the term of this Agreement, and for three years thereafter, all books and records related to the Franchised Business including, without limitation, purchase orders, invoices, payroll records, sales tax records, state and federal tax returns, bank statements, cancelled checks, copies of negotiated checks, deposit receipts, cash receipts and disbursement journals, general ledgers, and any other financial records designated by Franchisor or required by law.

### **Section 12.2 Financial Management**

Franchisee shall make available sufficient working capital to permit operation of the Franchised Business in compliance with this Agreement. Franchisee shall pay the debts of, and taxes and assessments against the Franchised Business. Franchisee shall discharge any encumbrance against the Franchised Business within 30 days of its creation.

### **Section 12.3 Gross Revenue Reports**

Franchisee shall maintain an accurate record of Gross Revenue and shall deliver to Franchisor by close of business on 30th of each month via e-mail or intranet system a signed and verified statement of Gross Revenue (“Gross Revenue Report”) for the previous calendar month in a form that Franchisor approves or provides in the Manual. Additionally, Franchisee end of each fiscal year end provide Franchisor with an annual Gross Revenue and other financial statements. Franchisee acknowledges and expressly agrees that Franchisor shall use Franchisee data in any matter Franchisor deems fit at its sole discretion, including for the purposes of soliciting and marketing the franchised business.

### **Section 12.4 Financial Statements**

Franchisee shall, at its expense, submit to Franchisor within 60 days after the end of each calendar year, an income statement for the calendar year just ended and a balance sheet as of the last day of the calendar year. Such financial statements shall be prepared in accordance with generally accepted accounting principles applied on a consistent basis. If required by Franchisor, such financial statements shall be compiled, reviewed or audited by a certified public accountant. Franchisee shall submit to Franchisor such other periodic reports in the manner and at the time specified in the Manual or otherwise in writing.

### **Section 12.5 Other Reports**

Franchisee shall fill out and submit a Quality Control Data Sheet for every job completed. These reports are due annually July 31 for all projects January 1<sup>st</sup> through June 30<sup>th</sup> and the report is due annually January 31<sup>st</sup> for all projects done between July 1<sup>st</sup> through December 31<sup>st</sup> of the prior year.

Franchisee shall submit the Local Marketing Report monthly along with the Gross Revenue Reports as stated in Section 12.3. Franchisee shall submit to Franchisor copies of all state sales tax returns that are required to be filed with the appropriate governmental agency and such other records as Franchisor may reasonably request from time to time or as specified in the Manual. Franchisor shall have the right to release financial and operational information relating to the Franchised Business to Franchisor’s prospective franchisees, Franchisor’s lenders or prospective lenders, as required with respect to offering Franchisor’s or its Affiliate’s securities to the public or as required to sell, merge or in any other manner transfer Franchisor’s assets or any type of certificates representing an ownership interest in Franchisor. Franchisee shall certify as true and correct all reports to be submitted pursuant to this Agreement.

### **Section 12.6 Computer/Software/Phone System**

Franchisee must purchase, install, update, upgrade and use computer, credit card processing systems, surveillance systems, point-of-sale system, software and phone systems consisting of hardware and software in accordance with Franchisor’s specifications listed in the Manual(s). The computer system and/or POS for your Border Magic Business will be dedicated for the operation of your Border Magic business and used for no other purpose.



Franchisee must purchase, for use in the Franchised Business at least one computer (placement will be discussed in the Manual(s)) with the specified software installed on them. Franchisor may require that Franchisee add additional, new or substitute software, replace or upgrade the computer systems and equipment, and enter into maintenance agreements with third parties. Franchisee must also purchase and install a basic financial recordkeeping software or cloud service, including the software or cloud service for a basic office suite such as Microsoft office with Word and Excel. Presently, Franchisor requires Franchisee to use the QuickBooks accounting system. Franchisee will be responsible for any upgrades or updates to the system thereafter. Franchisor will have access to the accounting system through QuickBooks remote access. All sales must be processed through the approved POS systems and reported as gross revenue and no other supplemental or secondary POS system may be used. Franchisor retains the right to designate an alternate Approved Supplier for the POS system and at such time Franchisee shall, within thirty days of notice from the Franchisor, use the new Approved Supplier for the POS system for the Franchised Business. Franchisee shall grant Franchisor independent access to any POS system.

Franchisee must own and maintain at least one smartphone capable of sending and receiving text messages, emails, and the ability to connect to the internet. In the event Franchisee is unable to answer phone calls, voicemail services must be active with a professional outgoing message stating Franchisee's name, affiliation, and a brief request of callers to leave their contact information in order to be reached. We reserve the right to act as collection agent for the phone system, and collect fees Franchisee owes. Franchisee must purchase and use only the authorized phone to operate the Franchised Business.

Franchisor shall have full access to all of Franchisee's computer, software and phone data and systems and all related information by means of continuous direct access, whether in person or by telephone, modem or Internet to permit Franchisor to verify Franchisee's compliance with its obligations under this Agreement. Franchisor shall have the right to independently access Franchisee's entire computer, point-of-sale system, software and phone data and systems and all related information collected or compiled by Franchisee or in accordance with Franchisee's use of the computer, software, and phone systems, at any time, without notifying Franchisee.

Computer systems are vulnerable in varying degrees to computer viruses, bugs, power disruptions, communication line disruptions, internet access failures, internet content failures and similar problems, and attacks by hackers and other unauthorized intruders ("E-Problems"). Franchisor does not guarantee that information or communication systems that Franchisor or others supply will not be vulnerable to E-Problems. It is Franchisee's responsibility to protect itself from EProblems. Franchisee should also take reasonable steps to verify that its suppliers, third-party vendors, lenders, landlords, and governmental agencies on which it relies, have reasonable protection from EProblems. This may include taking reasonable steps to secure Franchisee systems (including firewalls, password protection and anti-virus systems) and to provide backup systems.

12.6.1 Consistent with the foregoing, among other things, Franchisor reserves the right periodically to undertake technology initiatives, the purpose of which would be enhance the technology associated with the franchise system including, without limitation, enhanced internet capability, use of proprietary digital applications and enhanced support services. Although Franchisor cannot estimate the future costs of the Computer System or required service or support, and although these costs might not be fully amortizable over the remaining term of this Agreement, Franchisee agrees to incur the costs of obtaining the computer hardware and software comprising the Computer System (or additions or modifications) and required service or support. Franchisor has no obligation to reimburse franchisee for any Computer System costs. As otherwise permitted in this Agreement, we may access the Computer System and retrieve all pertinent information relating to the operation of the Border Magic business in areas that we have the ability to control and/or remedy.

12.6.2 Notwithstanding the fact that franchisee must purchase, use, and maintain the Computer System consistent with our standards and specifications, franchisee will have sole and complete

responsibility for: (1) the acquisition, operation, maintenance, updates and upgrading of the Computer System, including compliance with the standards that we periodically require; (2) the manner in which your Computer System interfaces with our computer system and those of other third parties; (3) the installation, maintenance and support of the Computer System, although Franchisor may from time to time require or recommend third parties to provide these functions; and (4) any and all consequences that may arise if the Computer System is not properly operated, maintained and upgraded, including but not limited to virus and spyware issues.

12.6.3 All of Franchisee Computer Systems must be compliant with all applicable laws, regulations, and commonly accepted industry standards, including without limitation those laws, regulations, and commonly accepted industry standards relating to privacy, data security, and the processing and protection of confidential personal information, including without limitation the Payment Card Industry Data Security Standards and all other standards applicable to electronic payments that may be published from time to time by payment card companies.

### **Section 12.7 Right to Inspect**

Franchisor or its designee has the right, during normal business hours, to examine copy and audit the books, records and tax returns (both the business returns and Franchisee personal income tax returns) of Franchisee. If the audit or any other inspection should reveal that any payments to Franchisor have been underpaid, then Franchisee shall immediately pay to Franchisor the amount of the underpayment plus late fees as defined in Section 3.7. If the audit is conducted due to (i) Franchisee's failure to provide required reports to us, or (ii) if any such inspection or audit reveals an underpayment of 2% or more of the amount due for any period covered by the audit, then Franchisee shall in addition, reimburse Franchisor for any and all costs and expenses connected with the inspection (including, without limitation, travel expenses and reasonable accounting and attorneys' fees). In addition to any other rights Franchisor may have, including the right to Terminate this Agreement, Franchisor may conduct such further periodic audits and/or inspections of Franchisee's books and records as we reasonably deem necessary for up to one year thereafter at Franchisee's sole expense, including, without limitation, reasonable professional fees, travel, and lodging expenses directly related thereto. The foregoing remedies shall be in addition to any other remedies Franchisor may have.

In the event that there are three deficiencies during any 24-month period, the second deficiency shall be considered a material default of this Agreement and Franchisor shall have the right to terminate this Agreement without providing Franchisee the opportunity to cure the default.

### **Section 12.8 Release of Records**

At Franchisor's request, Franchisee shall authorize and direct any third parties, including accounting, banking and legal professionals and tax authorities, to release to Franchisor all accounting and financial records arising from or relating to the operation of the Franchised Business including, but not limited to, records evidencing Gross Revenue, profits, losses, income, tax liabilities, tax payments, including federal, state and local tax returns, revenues, expenses, and any correspondence, notes, memoranda, audits, business records, or internal accounts within said third parties' possession, custody or control, and to continue to release such records to Franchisor on a monthly basis for the length of the unexpired term of this Agreement plus three years or until such time as Franchisor withdraws its request. Franchisee shall execute all documents necessary to facilitate the release of records referenced herein to Franchisor.

## **ARTICLE 13 - STANDARDS OF OPERATION**

### **Section 13.1 Authorized Products, Services and Suppliers**

Franchisee shall provide or offer for sale, or contract to offer for sale, or use at the Franchised Business only those product items, supplies, and services Franchisor from time to time approves (and which are not thereafter disapproved) and that comply with Franchisor's specifications and quality standards. If required

by Franchisor, any such items or services shall be purchased only from “Approved Suppliers” that Franchisor designates or approves (which might include, or be limited to, Franchisor or an Affiliate, or a third party from which Franchisor derives a fee or profit). Franchisee shall not offer for sale, sell or provide through the Franchised Business or from the Approved Location any items or services Franchisor has not approved in writing.

Franchisor shall provide Franchisee, in the Manual or other written or electronic form, with a list of Approved Suppliers for some or all of the specified items and services, and Franchisor may from time to time issue revisions to such list. Franchisor’s designation of a particular third-party supplier whom Franchisee must purchase, lease or license specified services from does not constitute a representation or warranty of the Approved Supplier’s ability to meet Franchisee’s requirements nor of the fitness or merchantability of the services sold, leased or licensed by the supplier. Franchisee understands and agrees that its sole remedy in the event of any shortages, delays or defects in the services purchased, sold, leased from a designated third party Approved Supplier shall be against the Approved Supplier, not Franchisor or Franchisor’s Indemnitees.

Franchisee shall purchase certain supplies and equipment necessary for the Franchised Business from the Franchisor. Franchisor retains the right to add, delete or change such requirement regarding the designated or Approved supplier for such supplies and equipment. Currently the Franchisor shall be the sole supplier for BM2000 Machine, trailer, marketing and initial supplies, and other necessary equipment as well as optional equipment and supplies as set forth in Schedule 1 of the Key Terms Page (Exhibit 1 to the Franchise Agreement). Franchisee shall not contract with alternative suppliers for these supplies and equipment, and accordingly there are no procedures for securing approval for alternative suppliers for such items. Franchisee shall pay in full all amounts due to Franchisor for such equipment and supplies identified in Attachment 1 of the Exhibit 1 of this Agreement in full same time and manner as the Initial Franchise Fee paid to the Franchisor or execute the Promissory Note and Security Agreement (attached hereto as Exhibit 10, if applicable) for amounts due Franchisor under this Section.

FRANCHISOR AND ITS AFFILIATES DISCLAIM ALL EXPRESS OR IMPLIED WARRANTIES CONCERNING ANY PRODUCTS OR SERVICES PROVIDED BY APPROVED SUPPLIERS, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES AS TO MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AVAILABILITY, QUALITY, PRICING OR PROFITABILITY. ALL WARRANTIES ARE DERIVED STRICTLY AND SOLELY FROM THE MANUFACTURERS. Franchisee acknowledges that Franchisor may, under appropriate circumstances, receive fees, commissions, field-of-use license royalties, or other consideration from approved suppliers based on sales to franchisees, which consideration shall be contributed to Franchisor.

Franchisor may exercise its option to act as an intermediary between Franchisee or customer and Approved Supplier. However, this act by Franchisor does not create or constitute an agency relationship, nor an informed intermediary relationship between Franchisor and Approved Supplier and does not subject Franchisor to any liability on behalf of Approved Supplier’s warranty nor any product liability under any theory, in any jurisdiction.

If Franchisee desires to utilize any services or products Franchisor has not approved (or for services and products that require supplier approval by Franchisor), Franchisee shall first send Franchisor sufficient information, specifications and samples for Franchisor to determine whether the service or product complies with its standards and specifications or whether the supplier meets its Approved Supplier criteria. At present, there is no cost to Franchisee for Franchisor to begin the process of reviewing the suggested supplier, however, Franchisor reserves the right to require a fee for Franchisor to review suggested suppliers, in addition to any costs incurred against Franchisor.

Franchisee will be notified of any such changes within no less than 30 days of implementation. Franchisee or supplier shall bear all expenses incurred by Franchisor in connection with test marketing the product to determine whether it shall approve an item, service or supplier. Franchisor will decide, in its sole discretion,

within 90 days after receiving the required information whether Franchisor temporarily approves the supplier. Approval of a supplier may be conditioned on the supplier's ability to provide sufficient quantity of product, quality of products or services at competitive prices, production and delivery capability, and dependability and general reputation. Nothing in this Section shall be construed to require Franchisor to approve any particular supplier, or to require Franchisor to make available to prospective suppliers, standards and specifications Franchisor deems confidential. If Franchisor does not submit approval in writing to the Franchisee within 90 days, the proposed item, service, or supplier is deemed denied.

Notwithstanding anything to the contrary in this Agreement, Franchisor has the right to review from time to time its approval of any items or suppliers. Franchisor may revoke its approval of any item, service or supplier at any time by notifying Franchisee and/or the supplier. Franchisee shall, at its own expense, promptly cease using, selling or providing any items or services disapproved by Franchisor and shall promptly cease purchasing from suppliers disapproved by Franchisor within 30 days.

Franchisor has the right to designate certain products and services, not otherwise authorized for general use as part of the System, to be offered locally or regionally based upon such factors as Franchisor determines including, but not limited to, franchisee qualifications, test marketing, either for the purpose of customer or operational feedback or evaluation, and regional or local legal differences. Franchisor has the right to give its consent to one or more franchisees to provide certain products or services not authorized for general use as part of the System. Such consent will be based upon the factors set forth in Section 13.1 and shall not create any rights in Franchisee to provide the same products or services.

### **Section 13.2 Appearance and Condition of the Franchised Business; Refurbishment**

Franchisee shall maintain the Franchised Business in "like new" condition, and shall repair or replace equipment, fixtures and signage as necessary to comply with the standards and specifications of Franchisor and any applicable laws or regulations. The expense of such maintenance shall be borne by Franchisee and shall be in addition to any required System modifications, as described in Section 10.2.

Franchisee shall prominently display, at Franchisee's expense, both on the interior and exterior of the Franchisee's BORDER MAGIC business premises, signs in such form, color, number, location and size, and containing such Marks Franchisor may designate. Franchisor may require the Franchisee to use illuminated signs. Franchisee shall obtain all permits and licenses required for such signs and will also be responsible for ensuring that all signs comply with all laws and ordinances. Franchisee shall not display in or upon Franchisee's BORDER MAGIC business premises any sign or advertising of any kind to which Franchisor may object. Franchisee reserves the right to require Franchisee to update Franchisee's signage at any time at Franchisee's sole expense.

Franchisee shall conform to all quality and customer service standards prescribed by the Franchisor in writing.

### **Section 13.3 Ownership and Management**

The Franchised Business shall, at all times, be under the direct supervision of Franchisee or an Internal Manager who has successfully completed Franchisor's training program. The Internal Manager shall devote sufficient efforts to the management of the day-to-day operations of the Franchised Business. Franchisee shall keep Franchisor informed, in writing, at all times of the identity of its current Internal Manager. Franchisee must not engage in any business or other activities that will conflict with its obligations under this Agreement.

### **Section 13.4 Days of Operation**

Franchisee shall keep the Franchised Business open for business during normal business hours and on the days specified in the Manual.

### **Section 13.5 Inspections**

Franchisee will permit Franchisor and/or Franchisor's representatives to enter Franchisee's location or office at any time during normal business hours and upon reasonable notice, for purposes of conducting inspections. Franchisee will cooperate fully with Franchisor and/or Franchisor's representatives in inspections by rendering assistance as Franchisor and/or Franchisor's representatives may reasonably request and by permitting them, at their option, to observe how Franchisee is selling the products and rendering the services, to monitor sales volume, to conduct a physical inventory, to confer with Franchisee's employees and customers and to remove samples of any products, supplies and materials in amounts reasonably necessary to return to Franchisor's office for inspection and record keeping. Franchisor may also contact suppliers and obtain information about Franchisee purchases and the status of Franchisee's account. Upon termination or expiration, Franchisor can stop access to our proprietary products from any supplier or distributor. The inspections will be performed in a manner that minimizes interference with the operations of the Border Magic Business. Franchisor and/or Franchisee may videotape the inspections. Upon notice from Franchisor, and without limiting Franchisor's rights under this agreement, Franchisee will take all necessary steps to correct immediately any deficiencies detected during inspections, including immediately stopping use of any equipment, advertising, materials, products, supplies or other items that do not conform to Franchisor's then current requirements. If Franchisee fails or refuses to correct any deficiency, Franchisor has the right, without any claim to the contrary by Franchisee, to enter Franchisee's location or office without being guilty of trespass or any other tort, for the purpose of making or causing to be made all corrections as required, at Franchisee's expense, payable by Franchisee upon demand.

### **Section 13.6 Licenses and Permits**

Franchisee is solely responsible for ensuring that the Franchised Business is designed, constructed or improved, equipped and furnished in accordance with System standards. Franchisee shall secure and maintain in force all required licenses, permits and certificates, including a business license or Franchisee's state's equivalent, necessary for the operation of the Franchised Business and shall operate the Franchised Business in full compliance with all applicable laws, ordinances and regulations, including without limitation all government regulations relating to environmental protection, occupational hazards and health, workers' compensation insurance, unemployment insurance and withholding and payment of federal and state income taxes, social security taxes and sales taxes, if applicable. Franchisor makes no representation to Franchisee with regard to any legal requirements that Franchisee must satisfy or comply with in connection with the operation of the Franchised Business. Franchisee shall be solely responsible for investigating and complying with all such laws, ordinances and regulations with regard to the operation of the Franchised Business.

### **Section 13.7 Notification of Proceedings**

Franchisee shall notify Franchisor in writing of the commencement of any action, suit or proceeding involving Franchisee or the Franchised Business, or of the issuance of any order, writ, injunction, award or decree which may affect the operation or financial condition of the Franchised Business not more than 24 hours after such commencement or issuance. Franchisee shall deliver to Franchisor not more than 72 hours after Franchisee's receipt thereof, a copy of any inspection report, warning, certificate or rating by any governmental agency relating to any law, rule or regulation that reflects a notice of re-inspection by a date certain by the governmental agency or Franchisee's noncompliance or less than full compliance with any applicable law, rule or regulation. Franchisee will provide Franchisor with any information Franchisor requests, within 72 hours of request, about the progress and outcome of events.

### **Section 13.8 Compliance with Good Business Practices**

Franchisee acknowledges that the quality of customer service, and every detail of appearance and demeanor of Franchisee and its employees, is material to protect the reputation and goodwill of the Marks and this Agreement and the relationship created hereby. Therefore, Franchisee shall endeavor to maintain and require from its employees and contracted personnel, if applicable, high standards of quality and service in the operation of the Franchised Business. Franchisee shall at all times give prompt, courteous and efficient

service to customers of the Franchised Business. Franchisee shall immediately resolve any customer complaints regarding the quality of service of the Franchised Business or any similar complaints. When any customer complaints cannot be immediately resolved, Franchisee shall use his/her best efforts to resolve the customer complaints as soon as practicable and shall, whenever feasible, give the customer the benefit of the doubt. The Franchised Business shall in all dealings with its customers, vendors and the general public, adhere to the highest standards of honesty, fair dealing and ethical conduct. If Franchisor, in its sole discretion, determines that its intervention is necessary or desirable to protect the System or the goodwill associated with the System, or if Franchisor, in its sole discretion, believes that Franchisee has failed to adequately address or resolve any customer complaints, Franchisor may, without Franchisee's consent, resolve any complaints and charge Franchisee an amount sufficient to cover Franchisor's reasonable costs and expenses in resolving the customer complaints, which amount Franchisee shall pay to Franchisor immediately on demand. Franchisor has the right to terminate this Agreement for violation of this Section.

Franchisee shall, in all dealings with the customers, suppliers, Franchisor and the public, adhere to the highest standards of honesty, integrity, fair dealing and ethical conduct. Franchisee agrees to refrain from any business or advertising practice which may be injurious to Franchisor's business and the goodwill associated with the Proprietary Marks and other Border Magic Businesses. Franchisee and Franchisee's employees shall be required to adhere to all aspects of this Section. Failure to adhere to this section shall result in a default of this Agreement. Franchisor's specifications do not constitute a warranty or representation, express or implied, as to quality, safety, suitability, fitness for a particular purpose or any manner. We will not be liable to you or others on account of the designation of standards for the operation of the Franchised Business under the System.

Franchisee and Franchisee's owners agree to comply, and to assist Franchisor to the fullest extent possible in our efforts to comply with Anti-Terrorism Laws (defined below). In connection with that compliance, Franchisee and Franchisee's owners certify, represent, and warrant that none of Franchisee's property or interests is subject to being blocked under, and that Franchisee and Franchisee's owners otherwise are not in violation of, any of the Anti-Terrorism Laws. "Anti-Terrorism Laws" mean Executive Order 13224 issued by the President of the United States, the USA PATRIOT ACT, and all other present and future federal, state, and local laws, ordinances, regulations, policies, lists, and other requirements of any governmental authority addressing or in any way relating to terrorist acts and acts of war. Any violation of the Anti-Terrorism Laws by Franchisee or Franchisee's owners, or any blocking of Franchisee or Franchisee owners' assets under the Anti-Terrorism Laws, shall constitute good cause for immediate termination of this Agreement, as provided in Section 17.2 below.

### **Section 13.9 Uniforms**

Franchisee shall abide by any uniform or dress code requirements stated in the Manual or otherwise. Uniforms, or logoed apparel, if required, must be purchased from an Approved Supplier, if such is designated, or if none, then a supplier who meets Franchisor's specifications and quality standards for uniforms or logoed apparel. Failure to wear such designated uniforms shall constitute a material default of this Agreement.

### **Section 13.10 Credit Cards**

Franchisee shall honor all credit cards approved by Franchisor. Franchisee must obtain the prior written consent of Franchisor prior to honoring any previously unapproved credit cards or other credit devices. Franchisee shall keep all communication connections and access to financial and credit card information secure in a manner which is in compliance with all legal requirements and security requirements or issuing credit card companies. Franchisee shall at all times comply with all payment card industry data security standards laws and regulations including any laws applicable to abandoned property and escheat and shall hold Franchisor harmless from any and all claims and liabilities.

### **Section 13.11 Best Efforts**

Franchisee shall use its best efforts to promote and increase the sales and recognition of services offered through the Franchised Business. Franchisee shall require all of Franchisee's independent contractors, employees, Internal Managers, officers, agents and representatives to use best efforts to enhance and improve the System and the sales of all services and products provided as part of the System. Best efforts are defined as set forth in Section 2.6 hereof. Franchisor will have the sole discretion to issue a Notice of Termination with 60 days right to cure or in the alternative, Franchisee may lose territorial exclusivity.

Franchisee is encouraged to submit suggestions, in writing, to Franchisor for improving elements of the system, including products, services, equipment, service format, advertising and any other relevant matters, that Franchisor considers adopting or modifying standards, specifications and procedures for the system. Franchisee agrees that any suggestions made are Franchisor's exclusive property. Franchisor has no obligation to use any suggestions. If any suggestion is implemented by Franchisor, said suggestion will become part of the system and no compensation is owed to Franchisee. Franchisee may not use any suggestions inconsistent with Franchisee's obligations under this agreement without our written consent.

Franchisee shall operate the Franchised Business so that it is clearly identified and advertised as a "BORDER MAGIC" business. Franchisee shall use the trademark "BORDER MAGIC" and the other Marks which now or hereafter may form a part of the System, on all signs, paper supplies, business cards, uniforms, advertising materials, technology platforms, signs and other articles in the identical combination and manner as the Franchisor may prescribe in writing and the Franchisee shall supply to the Franchisor samples or photographs of the same upon Franchisor's request. Franchisee shall comply with all trademark, trade name, service mark and copyright notice marking requirements and Franchisee shall supply to the Franchisor samples or photographs of the same upon our request.

### **Section 13.12 Period of Operation**

Notwithstanding local law, Franchisee must keep the Franchised Business open to the public and operating during the days and times Franchisor prescribes periodically.

### **Section 13.13 Former Franchisees**

Franchisee acknowledges that Former Franchisees are in a position to compete unfairly with Franchisor, Franchisee and/or other members of the System, and cause great injury to the reputation of the System and/or the Proprietary Marks. Franchisee therefore agrees as follows:

- i. Franchisee will not sell, loan, give or otherwise transfer or deliver to any Former Franchisee, or allow any Former Franchisee to copy or otherwise obtain, any confidential business information about the System; any advertising or promotional materials produced by Franchisor or which bear any of the Proprietary Marks; any other of our materials or publications, including, without limitation, the Manual; any directory or roster of franchisees or Approved Suppliers, any other customer lists or mailing lists pertaining in any way to the System; or any other information about the Border Magic Business or the System which is not available to the public;
- ii. Franchisee will not refer prospective Customers to any Former Franchisee;
- iii. Franchisee will not notify or advise any Former Franchisee of, or in any other way assist any Former Franchisee in learning about, the date, time and place of any meetings of franchisees;
- iv. If Franchisee observes any Former Franchisee using any of the Proprietary Marks in any way, or utilizing business premises or motor vehicles from which the Proprietary Marks and/or distinctive color scheme have not been completely obliterated, Franchisee shall immediately report such observation to Us, along with all details available to Franchisee;
- v. Franchisee shall, in general, have no dealings with a Former Franchisee which Franchisee, under this Agreement, could not have with a person who has never been a Border Magic Franchisee; and
- vi. The provisions of this Section 13.13 shall apply to Franchisee upon notice of the expiration or

termination of another Franchisee's Franchise Agreement.

#### **Section 13.14 Franchisees Employees**

Franchisee will maintain a competent, conscientious staff and contract or employ the minimum number of individuals necessary to meet the anticipated volume of business and to achieve the goals of the system. Franchisee will take all steps necessary to ensure that Franchisee's Internal Managers and employees meet the employment criteria, keep a neat appearance, and comply with any dress code Franchisor requires, and subject to the requirements of landlords, if applicable. Franchisee is solely responsible for the terms of its employees' employment and independent Internal Managers' compensation and, except for training under this agreement, for the proper training of the employees in the operations of Franchisee's Border Magic business. Franchisee is solely responsible for all employment decisions and functions, including contracting, hiring, firing, establishing wage and hour requirements, disciplining, supervising and record keeping. Franchisee will not recruit or hire any employee of a Border Magic franchise operated by Franchisor or another Franchisee within the system without obtaining the employer's written permission.

#### **Section 13.15 Customer Lists**

Franchisee will present to customers any evaluation forms Franchisor requires and will participate and/or request its customers to participate in any marketing surveys performed by or for Franchisor. Franchisee will maintain a current customer list containing each customer's name, address, telephone number and zip code and supply a copy of the list to Franchisor on an as requested basis. Franchisee must participate in any process Franchisor develops to record all customer information. Franchisee retains ownership of Franchisees customer lists. Franchisor will not use Franchisees customer list for any profit or in any activity adverse to, or in competition with, Franchisee for so long as this Agreement is in effect.

#### **Section 13.16 Other Franchisee's Employees**

Franchisee is not prohibited from soliciting or hiring other BORDER MAGIC franchisee's employees. If Franchisee employs another BORDER MAGIC franchisee's employee who has attended Franchisor's training within 12 months of the hire date with Franchisee, Franchisee shall pay to the other franchisee the then-current training fee of Franchisor plus the other franchisee's actual costs for sending its employee to training, including but not limited to travel costs, lodging, wages, and food.

#### **Section 13.17 Legal Compliance**

In addition to complying with its obligations under this Agreement, Franchisee shall comply with all applicable federal, state, and local laws, rules, regulations, ordinances, and orders. Such laws, rules, regulations, ordinances, and orders vary from jurisdiction to jurisdiction and may be amended or implemented or interpreted in a different manner from time to time. It is Franchisee's sole responsibility to apprise itself of the existence and requirements of all such laws, rules, regulations, ordinances, and orders and to adhere to them at all times during the term of this Agreement. Failure to comply with applicable federal, state, and local laws, rules, regulations, ordinances, and orders is a material breach of this Agreement and Franchisor reserves the right to terminate this Agreement immediately for cause and without an opportunity to cure.

#### **Section 13.18 Customer Complaints**

Franchisee agrees to promptly address all complaints in accordance with the procedures contained in the Operations Manual or as otherwise provided by the Franchisor. If franchisee is unable or unwilling to resolve a customer complaint within forty-eight (48) hours, and it becomes necessary for us to reimburse a customer in settlement of his or her complaint about work performed at or by your Store, you agree to promptly reimburse Franchisor for amounts expended on account of any such complaint. Your obligations and liabilities under this Section shall survive any termination or expiration of this Agreement.

### **ARTICLE 14 - FRANCHISOR'S ADDITIONAL OPERATIONS ASSISTANCE**



### **Section 14.1 General Advice and Guidance**

Franchisor shall be available to render advice, discuss problems and offer general guidance to Franchisee by telephone, e-mail, newsletters, webinars and other methods with respect to planning, opening and operating the Franchised Business as Franchisor deems appropriate, in its sole discretion. Generally, this service will be made available at no additional charge. Franchisee will be billed, at Franchisor's option, for special assistance as defined in Section 8.5 for any advice or guidance needed or given directly to Franchisee's customers, Internal Managers, general contracts or contractual entities. Franchisor retains the right to refuse this service should Franchisee be deemed by Franchisor to be utilizing this service too frequently or in an unintended manner.

### **Section 14.2 Pricing**

Franchisee generally has the right to establish prices for the items and services sold within the Franchised Business; however, upon Franchisor's notice, the Franchisor retains the right to establish the maximum and/or minimum prices at which Franchisee may charge customers to the extent permitted by law.

### **Section 14.3 Periodic Visits**

Franchisor or Franchisor's representative may make periodic visits, which may be in person, electronic or telephonic, which may be announced or unannounced, to the Franchised Business for the purposes of observation, consultation, assistance and guidance with respect to various aspects of the operation and management of the Franchised Business, and may prepare, for the benefit of either or both Franchisor and Franchisee, written reports detailing any problems or concerns discovered during any such visit and outlining any required or suggested changes or improvements in the operations of the Franchised Business. A copy of any such written report shall be provided to Franchisee. Franchisee shall implement any required changes or improvements as required by Franchisor, and within the time period required by Franchisor, with time being of the essence.

Franchisor or Franchisor's representative shall offer Franchisee such general guidance as Franchisor deems appropriate, which may be provided by telephone, email, webinars, newsletters, or other methods as deemed appropriate by Franchisor.

### **Section 14.4 System Improvements**

Franchisor shall communicate improvements in the System to Franchisee as such improvements may be developed or acquired by Franchisor and implemented as part of the System.

### **Section 14.5 Marketing and Promotional Materials**

Franchisor may periodically provide, through the Internet site [www.bordermagic.com](http://www.bordermagic.com) or other medium, advertising and promotional materials including ad-slicks, brochures, fliers, menus and other materials in a variety of forms and formats to Franchisee for use in the operation of the Franchised Business.

## **ARTICLE 15 - INSURANCE**

### **Section 15.1 Types and Amounts of Coverage**

If applicable and at its sole expense, Franchisee shall procure within 30 days of the Effective Date, and maintain in full force and effect during the term of this Agreement, the types of insurance listed below. All policies (except any workers' compensation insurance) shall expressly name Franchisor as additional insured's or loss payees and shall contain a waiver of all subrogation rights against Franchisor and its successors and assigns. In addition to any other insurance that may be required by applicable law, or by lender or lessor, Franchisee shall procure:

- a. "all risk" property insurance, including business interruption insurance, customarily obtained by similar businesses in your general area to cover, at a minimum, all assets including inventory, furniture, fixtures, equipment, supplies and other property used in the operation of your Border

Magic Business; and

- b. General commercial liability insurance in an amount of not less than \$1,000,000 per occurrence with a \$2,000,000 general aggregate; and
- c. Comprehensive general liability insurance, including products and contractual, in an amount of not less than \$30,000 per occurrences with a \$30,000 general aggregate; and
- d. Workers' compensation insurance for statutory limits and employer's liability insurance in an amount not less than \$500,000; and
- e. Vehicle replacement insurance to cover the cost of acquiring a replacement vehicle, typically around \$30,000; and
- f. Automobile liability coverage, including coverage of owned, non-owned and hired vehicles with coverage in amounts not less than \$1,000 combines single limit.
- g. Franchisor reserves the right to require you to obtain insurance policies to protect against cybersecurity threats, and accordingly, to require that Franchisor is named as additional insured on these cybersecurity insurance policies. Franchisor's insurance requirements, including types of coverages and amount may change over time.

### **Section 15.2 Future Increases**

Franchisor has the right to reasonably increase the minimum liability protection requirement annually and require different or additional insurance coverage(s) to reflect inflation, changes in standards of liability, future damage awards or other relevant changes in circumstances.

### **Section 15.3 Additional Insured; Certificates of Coverage**

All insurance policies procured and maintained by Franchisee pursuant to this Agreement shall (a) name Franchisor as an additional insured; (b) waive any right to assert a claim back against Franchisor; and (c) undertake to notify Franchisor 30 days in advance of any cancellation or material change in the policy. Franchisee must provide Franchisor with certificates of coverage at least annually. If Franchisee fails to provide the certificate of insurance, Franchisor (in addition to all other rights and remedies) may purchase such insurance in the name of and on behalf of Franchisee, and Franchisee shall immediately reimburse Franchisor's expenses and premiums paid to obtain such insurance.

### **Section 15.4 Carrier Standard**

Such policies shall be written by an insurance company licensed in the State in which Franchisee operates and having at least an "A-" Rating Classification as indicated in the latest issue of A.M. Best's Key Rating Guide.

### **Section 15.5 Evidence of Coverage**

Franchisee's obligation to obtain and maintain the foregoing policies shall not be limited in any way by reason of any insurance which may be maintained by Franchisor, nor shall Franchisee's performance of this obligation relieve it of liability under the indemnity provisions set forth in Section 6.4 and 21.3. Franchisee shall provide annually, certificates of insurance showing compliance with the foregoing requirements. Such certificates shall state that said policy or policies shall not be canceled or altered without at least 30 days prior written notice to Franchisor and shall reflect proof of payment of premiums.

### **Section 15.6 Failure to Maintain Coverage**

If Franchisee fails to procure and maintain insurance coverage as required by this Agreement, Franchisor has the right (but not the obligation) to immediately procure such insurance coverage and to charge the premiums to Franchisee, which charges, together with a reasonable fee for expenses incurred by Franchisor in connection with such procurement, shall be payable by Franchisee immediately upon notice.

## ARTICLE 16 - DEFAULT AND TERMINATION

### Section 16.1 Termination by Franchisee

If Franchisee is in compliance with this Agreement and Franchisor materially breaches this Agreement and fails to commence reasonable efforts to cure such breach within 30 days after receiving written notice identifying the claimed breach, Franchisee has the right to terminate this Agreement unless the breach cannot reasonably be cured within such 30 days. If the breach cannot reasonably be cured in such 30 days, Franchisee has the right to terminate this Agreement only if Franchisor does not promptly undertake and continue efforts to cure such material breach.

Franchisee also has a one-time option to terminate this Agreement by delivering to Franchisor written notice of Franchisee's election to terminate no earlier than the first day and no later than the last day of the fourth anniversary of the Effective Date of this Agreement. If Franchisee delivers written notice in timely fashion and executes and delivers to Franchisor a termination agreement and general and full release in the form Franchisor requires, this Agreement will terminate on the last day of the fifth anniversary of the Effective Date of this Agreement.

The provisions of Article 17 will apply to termination pursuant to this Section 16.1.

### Section 16.2 Termination by Franchisor

16.2.1. Franchisor may Terminate upon Thirty (30) Days' Notice and opportunity to cure for occurrence of any one or more of the following events (each of which Franchisee acknowledges is good cause for termination and a material breach of this Agreement), notwithstanding that Franchisor may have the option, but not the obligation, to provide Franchisee with a longer notice and cure period, as Franchisor may determine in its sole discretion:

- i. fails to have its Internal Manager satisfactorily complete any training program pursuant to Section 8.3; or
- ii. fails on two or more separate occasions within any period of 24 months to submit reports or other information or supporting records when due, to pay any Royalty Fee, amounts due for purchases from Franchisor and/or any Affiliate, or other payment when due to Franchisor or any Affiliate, whether or not such failures to comply are corrected after notice thereof is delivered to Franchisee; or
- iii. Except as otherwise provided above, Franchisor has the right to terminate this Agreement, by delivery of written notice providing Franchisee an opportunity to cure, if Franchisee fails to comply with any other provision of this Agreement. For breaches involving nonpayment of amounts owed to Franchisor or failure to comply with applicable laws, the cure period is 10 days. For all other breaches, the cure period is 30 days or as otherwise indicated in Franchisor's written notice to Franchisee.

16.2.2. Franchisor has the right to terminate this Agreement, by delivery of written notice of termination, without affording Franchisee an opportunity to cure, if Franchisee:

- iv. is convicted of or pleads no contest to a crime or offense that would place them on the sex offender's registry, was a violent felony, crimes against a human, sexual harassment against an employee, domestic abuse charges, animal abuse, elderly abuse, substance abuse, DWI or DUI, any theft charge, or is likely to adversely affect the reputation of Franchisor, Franchisee or the Franchised Business; or
- v. discloses, duplicates or otherwise uses in an unauthorized manner any portion of the Manual or any other Confidential Information or the Marks; or

- vi. abandons, fails or refuses to actively operate the Franchised Business for 30 or more consecutive days (unless the Franchised Business has not been operational for a purpose approved by Franchisor); or
- vii. submits to Franchisor on two or more separate occasions at any time during the term of the Franchise any reports or other data, information or supporting records that fail to report and/or understate by more than 2% any Royalty Fee or any other fees owed to Franchisor for any applicable accounting period and Franchisee is unable to demonstrate that such understatements resulted from inadvertent error; or
- viii. is adjudicated as bankrupt, becomes insolvent, commits any affirmative act of insolvency, or files any action or petition of insolvency; if a receiver of its property or any part thereof is appointed by a court; if it makes a general assignment for the benefit of its creditors; if a final judgment remains unsatisfied of record for 30 days or longer (unless a *supersedeas* bond is filed); if execution is levied against Franchisee's business or property; if lessor evicts Franchisee from the Approved Location; if a suit to foreclose any lien or mortgage against its Approved Location or equipment is instituted against Franchisee and not dismissed within 30 days or is not in the process of being dismissed; if Franchisor is listed as a creditor in any legal action; or
- ix. misuses or makes an unauthorized use of any of the Marks or commits any other act which can reasonably be expected to impair the goodwill associated with any of the Marks; or
- x. receives more than three notices to cure during any two-year period of the term of this Franchise Agreement, or repeatedly fails to comply with one or more requirements of the franchise, whether or not corrected after notice; or
- xi. engages in any activity exclusively reserved to Franchisor; or
- xii. repeatedly breaches this Agreement and/or repeatedly fails to comply with mandatory specifications, customer service standards or operating procedures prescribed in the Manual, whether or not previous breaches or failures are cured; or
- xiii. the Franchisor makes a reasonable determination that continued operation of the franchise by the Franchisee will result in an imminent danger to public health or safety, or Franchisee otherwise has not complied with applicable federal, state, or local law as described in Section 13.17.
- xiv. defaults under any other agreement between Franchisor (or any Affiliate) and Franchisee, including nonpayment under a promissory note (in a form attached as Exhibit 10 or otherwise) between the parties, such that Franchisor or its Affiliate, as the case may be, has the right to terminate such agreement or such agreement automatically terminates; or
- xv. surrenders or transfers control of the operation of the Franchised Business without Franchisor's approval, makes or attempts to make an unauthorized direct or indirect assignment of the Franchise or an ownership interest in Franchisee, or fails or refuses to assign the Franchise or the interest in Franchisee of a deceased or incapacitated owner thereof as herein required; or
- xvi. makes any material misrepresentations relating to the acquisition of the Franchised Business or the Franchisee engages in conduct which reflects materially and unfavorably upon the operation and reputation of the Franchised Business or system; or
- xvii. after curing any failure in accordance with curable defaults, described below, engages in the same noncompliance whether or not such noncompliance is corrected after notice;
- xviii. engages in Wholesale Transactions without Franchisor's prior written consent; or
- xix. within any period of 12 consecutive months, failure to comply with this Agreement on 3 or more separate occasions for which notices of default were given (or failure on 2 or more separate noticed

occasions to comply with the same obligation), whether or not those failures to comply are corrected.

### **Section 16.3 Reinstatement and Extension**

If provisions of this Agreement provide for periods of notice less than those required by applicable law, or provide for termination, cancellation or non-renewal other than in accordance with applicable law, Franchisor may extend the term of this Agreement for the purpose of complying with applicable law by submitting a written notice to Franchisee without waiving any of Franchisor's rights under this Agreement.

### **Section 16.4 Right of Franchisor to Discontinue Services to Franchisee**

If Franchisee is in breach of any obligation under this Agreement, and Franchisor delivers to Franchisee a notice of termination pursuant to Section 16.2, Franchisor has the right to suspend its performance of any of its obligations under this Agreement including, without limitation, the sale or supply of any services or products for which Franchisor or an Affiliate is an Approved Supplier to Franchisee or which Franchisee receives from an Approved Supplier who is not Franchisor, until such time as Franchisee corrects the breach.

### **Section 16.5 Cross-Defaults, Non-Exclusive Remedies, etc.**

Any default by Franchisee regarding this particular franchise unit (or any person/company affiliated with Franchisee) under this Agreement may be regarded as a default under any other agreement between Franchisor (or any of Franchisor's Affiliates) and Franchisee (or any of Franchisee's affiliates). Any default by Franchisee (or any person/company affiliated with Franchisee) under any other agreement, specifically related to this particular franchise unit, including, but not limited to, any lease and/or sublease, between Franchisor (or any of Franchisor's Affiliates) and Franchisee (or any person/company affiliated with Franchisee), and any default by Franchisee (or any person/company affiliated with Franchisee) under any obligation to Franchisor (or any of Franchisor's Affiliates) may be regarded as a default under this Agreement. Any default by Franchisee, specific to this particular franchise unit (or any person/company affiliated with Franchisee) under any lease, sublease, loan agreement, security interest or otherwise, whether with Franchisor, any of Franchisor's Affiliates and/or any third party may be regarded as a default under this Agreement and/or any other agreement between Franchisor (or any of Franchisor's affiliates) and Franchisee (or any of Franchisee's affiliates). This provision specifically excludes a default regarding Franchise Unit #1 having a cross-defaulting effect on Franchise Unit #2, which is not in default based upon its own actions, which is owned by one or more of the same owners, members, partners, shareholders, or unit holders.

In each of the foregoing cases, Franchisor (and any of Franchisor's Affiliates) will have all remedies allowed by law, including termination of Franchisee's rights under the Franchise Agreement (and/or those of any person/company affiliated with Franchisee) and Franchisor's (and/or Franchisor's Affiliates') obligations under the Franchise Agreement. No right or remedy which Franchisor may have (including termination) is exclusive of any other right or remedy provided under law or equity. Franchisor is free to pursue any rights and/or remedies available.

## **ARTICLE 17 - RIGHTS AND DUTIES UPON EXPIRATION OR TERMINATION**

### **Section 17.1 Actions to be Taken**

Except as otherwise provided herein, upon termination and non-renewal or expiration, this Agreement and all rights granted herein to Franchisee shall terminate and Franchisee shall:

- i. immediately cease to operate the Franchised Business, shutter any office to the public, and shall not thereafter, directly or indirectly, represent to the public or hold itself out as a present or Former Franchisee of Franchisor;

- ii. deliver to Franchisor, all information, including any contracts, e-mail transmissions, written memorandums, customer sheets, or any other written or electronic data regarding customer lists or marketing efforts;
- iii. refrain from taking any action to reduce the goodwill of Franchisee's Customers or potential Customers, towards Franchisor, other Franchisees or any other aspect of the System;
- iv. cease to use the Confidential Information, the System and the Marks including, without limitation, all signs, slogans, symbols, logos, advertising materials, stationery, forms and any other items which display or are associated with the Marks;
- v. immediately take such action as may be necessary to cancel or assign to Franchisor, at Franchisor's option, any fictitious or assumed name or equivalent registration filed with state, city or county authorities which contains the name "Border Magic" or any other Mark, and Franchisee shall furnish Franchisor with evidence satisfactory to Franchisor of compliance with this obligation within five days after termination or expiration of this Agreement;
- vi. pay all sums owing, after the Effective Date of Termination or Expiration of this Agreement through the date that Franchisee completes all post termination obligations required under this Agreement, to Franchisor, and any Affiliate, which may include, but not be limited to, all damages, liquidated damages, costs and expenses, unpaid Royalty Fees, and Marketing Fees, Technology Fee, or any other amounts due to Franchisor or any Affiliate within five days after Termination or expiration of this Agreement or the date on which Franchisee completes all post-termination obligations required under this Agreement, whichever occurs first;
- vii. immediately return to Franchisor the Manual(s) and all other Confidential Information including records, files, instructions, brochures, agreements, accounting reports, disclosure statements and any and all other materials provided by Franchisor to Franchisee relating to the operation of the Franchised Business (all of which are acknowledged to be Franchisor's property);
- viii. assign all telephone listings and numbers for the Franchised Business to Franchisor and shall notify the telephone company and all listing agencies of the termination or expiration of Franchisee's right to use any telephone numbers associated with the Franchised Business or Marks in any regular, classified or other telephone directory listing and shall authorize transfer of same to Franchisor, or its assignee;
- ix. keep and maintain all business records pertaining to the business conducted at the Franchised Business for three years after the Effective Date of Termination or Expiration of this Agreement. During this period, Franchisee will permit Franchisor to inspect such business records as frequently as Franchisor deems necessary; and
- x. comply with the Non-Disclosure and Non-Competition Agreement attached as Exhibit 2 to this Agreement, and all other applicable provisions of this Agreement.

If Franchisee fails or refuses to comply with the requirements of this Section, Franchisor has the right to enter upon the premises for the purpose of making or causing to be made all changes as may be required, at a reasonable expense (this expense to be paid by Franchisee upon demand) and at Franchisee's sole risk and expense, without responsibility for any actual or consequential damages to Franchisee's property or others, and without liability for trespass or other tort or criminal act. Franchisee agrees that Franchisee's failure to make these alterations will cause an irreparable injury to Franchisor.

Franchisee must notify Franchisor in advance if Franchisee desires to remain in possession of the business and operate a noncompetitive business. Franchisee must make all modifications or alterations to the business immediately upon termination of this agreement as necessary to distinguish the appearance of the business from that of other Border Magic Franchisees operating under the System. Franchisee will make all specific additional changes to the Business as stated in Section 17.1 (i) above. Franchisee agrees to

refrain from taking any action to reduce the goodwill of Franchisee's customers or potential customers towards Franchisor, our Franchisees or any other aspect of the System.

### **Section 17.2 Post-Termination Covenant Not to Compete**

Franchisee acknowledges the restrictive covenants contained in this Section and in Section 17.1 are fair and reasonable and will not impose any undue hardship on Franchisee or any Covered Person, since Franchisee and Covered Person has other considerable skills, experience, and education which afford Franchisee and Covered Person the opportunity to derive income from other endeavors, and are justifiably required for purposes including, but not limited to, the following:

- i. protecting the Trade Secrets and other Confidential Information of Franchisor;
- ii. inducing Franchisor to grant a Franchise to Franchisee; and
- iii. inducing Franchisor to incur costs in training Franchisee and its officers, directors, executives, managers, Internal Managers and any other Covered Person, if necessary.

Except as otherwise approved in writing by Franchisor, neither Franchisee, nor any Covered Person shall, for a period of three years after the expiration or termination of this Agreement, regardless of the cause of termination, either directly or indirectly, for themselves or through, on behalf of or in conjunction with, any person, persons, partnership, corporation, limited liability company or other business entity:

- i. own an interest in, manage, operate or provide services to any Competitive Business located or operating (a) within 25 miles of the Approved Location or within the Territory (whichever is greater), and (b) within 25 miles of the location of any other BORDER MAGIC Business in existence at the time of termination or expiration; or
- ii. solicit or otherwise attempt to induce or influence any customer, or other business associate of Franchisor, its Affiliate(s) or any other franchisee to terminate or modify its business relationship with Franchisor, its Affiliate(s) or any other franchisee, by direct or indirect inducement or otherwise.

In furtherance of this Section, Franchisor has the right to require officers, managers, and partners along with certain individuals and any Covered Person to execute a standard form non-disclosure or non-competition agreements in a form the same as the Non-Disclosure and Non-Competition Agreement attached as Exhibit 2.

### **Section 17.3 Unfair Competition**

If Franchisee operates any other business, Franchisee shall not use any reproduction, counterfeit, copy or colorable imitation of the Marks, either in connection with such other business or the promotion thereof, that is likely to cause confusion, mistake or deception, or that is likely to dilute Franchisor's rights in the Marks. Franchisee shall not utilize any designation of origin, description or representation that falsely suggests or represents an association or connection with Franchisor. If Franchisor elects not to receive an assignment or sublease of the Approved Location, Franchisee shall make such modifications or alterations to the Approved Location (including changing telephone numbers) immediately upon termination or expiration of this Agreement as may be necessary to prevent any association between Franchisor or the System and any business subsequently operated by Franchisee or others at the Approved Location. Franchisee shall make such specific additional changes to the Approved Location as Franchisor may reasonably request for that purpose including, without limitation, removal of all physical and structural features identifying or distinctive to the System. If Franchisee fails or refuses to comply with the requirements of this Section, Franchisor has the right to enter upon the Approved Location, without the threat of committing a tort or trespass, for the purpose of making or causing to be made such changes as may be required, at the expense of Franchisee, which expense Franchisee shall pay immediately upon demand.

## Section 17.4 Franchisor’s Option to Purchase Certain Business Assets

Franchisor has an option to purchase Franchisee’s proprietary and/or other equipment, supplies and inventory as provided in this Section 17.4. The purchase price for the BM2000 machine and its accessories (which includes, but not limited to, the molds, plunders, trowels, imprint stamps and rollers), will be calculated as follows:

Period	Price
0-12 months	\$5,850
12-24 months	\$3,900
24-48 months	\$1,950
After 48 months	\$650

The purchase price for any other equipment will be the fully depreciated book value of the equipment, assuming straight line depreciation over a period of 10 years. The purchase price for the add mixture/formula will be \$10 per unit/bucket and partial pails will be priced at \$2 per gallon. Franchisor has the right to offset against the purchase price any amounts owed to Franchisor or an Affiliate of franchisor, including Liquidated Damages pursuant to Section 17.9., below.

To exercise this option, Franchisor shall deliver written notice to Franchisee identifying the equipment and any other items that Franchisor intends to purchase. Franchisee shall promptly arrange for the delivery of said items to Franchisor, at Franchisee’s sole cost and expense, so that it is received by Franchisor no later than 15 days following delivery of Franchisor’s notice. Franchisor shall pay the purchase price within five days after the items are delivered.

### 17.4.1 Alternative Option to Purchase Assets /Assumption of Lease

Franchisor shall, within thirty (30) days following the expiration or termination of this Agreement for any reason (other than for renewal of the Franchise), have the option, at our sole judgment, to purchase all or any portion of the assets of the Store and any other materials, equipment or supplies bearing our Marks, and to have Franchisee assign and transfer the business lease for the premises to Franchisor. The purchase price for the portion of your inventory or supplies purchased directly from us or any of our affiliates shall be at your cost. Our purchase price for the remaining inventory, equipment, parts, fixtures and furnishings utilized by you in the operation of the Franchised Business shall be the fair wholesale market value thereof. In addition, Franchisor shall be permitted to deduct and withdraw from the purchase price to be paid to Franchisee for any such items all sums due and owed to us. In determining the fair market value of such items, the parties shall exclude any factor or increment for goodwill or going-concern value. Except as provided below, the purchase price will be paid in cash at the closing of any such purchase which will occur no less than thirty (30) days from the date of exercise of the option.

If the parties are unable to reach agreement as to the fair market value of the assets of the Franchised Business to be purchased by us, the parties hereby agree to appoint an independent appraiser to make such determination, whose determination will be binding upon the parties. The fees and expenses of such appraisal shall be paid in equal proportions by the parties. If you do not object to proposed appraiser within twenty (20) days after our notice, such appraiser will be deemed approved by both parties.

## Section 17.5 Survival of Certain Provisions

All obligations of Franchisor and Franchisee, which expressly or by their nature survive the expiration or termination of this Agreement, shall continue in full force and effect until they are satisfied in full or by their nature expire.

## Section 17.6 Existence of Claim

Franchisee expressly agrees that the existence of any claim that Franchisee may have against Franchisor, whether or not arising from this Agreement, shall not constitute a defense to our enforcement of the covenants in this Article 17.



### **Section 17.7 Injunction**

Franchisee acknowledges that any threatened or actual failure to comply with the requirements of this Article 17 would cause Franchisor to suffer immediate and irreparable injury for which no adequate remedy at law may be available, and Franchisee hereby accordingly consents to the *ex parte* entry of an injunction prohibiting any conduct by Franchisee in violation of the terms of this Article 17. Franchisor may further avail itself of any other legal or equitable rights and remedies which it may have under this Agreement, statute, common law or otherwise.

### **Section 17.8 Franchisor is Attorney In Fact**

Franchisor may, if Franchisee fails or refuses to do so, execute in Franchisee's name and on Franchisee's behalf any and all documents necessary to: cause discontinuation of Franchisee's use of the name Border Magic or any other related or similar name or use thereunder; cancellations of services related to the Franchised Business; the execution of an assignment or sublease of the Approved Location; and Franchisor is hereby irrevocably appointed by Franchisee as Franchisee's Attorney In Fact to do so.

### **Section 17.9 Liquidated Damages**

The parties hereto acknowledge and agree that it would be impracticable to determine precisely the damages Franchisor would incur from this Agreement's termination and the loss of cash flow from continuing Royalty Fees due to, among other things, the complications of determining what costs, if any, Franchisor might have saved and how much the Royalty Fees would have grown over what would have been this Agreement's remaining term. Therefore, upon termination of this Agreement according to its terms and conditions resulting from a breach by Franchisee, Franchisee agrees to pay to Franchisor within 15 days after the effective date of this Agreement's termination, in addition to the amounts owed hereunder, liquidated damages equal to the Royalty Fee of \$595 per month until the first anniversary, and \$795 per month until the second anniversary, and \$950 per month multiplied by the number of months remaining in the Franchise Agreement, or until the Territory is resold, whichever occurs first, without the necessity of holding a full trial, and without the necessity of posting security or bond. The parties agree that this calculation reflects a reasonable, good faith pre-estimate of those damages. The liquidated damages provision only covers Franchisor's damages from the loss of cash flow from the continuing Royalty Fees. Franchisor retains all other remedies available to it in equity or at law.

### **Section 17.10 Referral Commission for Transfer to Corporate- Generated Lead**

The parties hereto acknowledge and agree that if, the Franchisor introduce to Franchisee the transferee or the transferee was otherwise part of the Franchisor's sales pipeline, then Franchisee shall pay liquidated damage in the amount of \$39,500 or 15% of the total sale price of the franchised business, whichever is greater. This fee covers Franchisor's loss of corporate generated lead to the franchisee. Franchisor retains all other rights under this agreement and all other remedies available to it in equity or at law.

## **ARTICLE 18 - TRANSFERABILITY OF INTEREST**

### **Section 18.1 Transfer by Franchisor**

This Agreement and all rights and duties herein are fully transferable in whole or in part by Franchisor. Franchisor may sell, assign or transfer its rights and obligations under this Agreement to any party, without Franchisee's approval or prior notice to Franchisee. Such rights will inure to the benefit of any person or entity to whom transferred; provided, however, that with respect to any assignment resulting in the subsequent performance by the assignee of the functions of Franchisor, the assignee shall assume the obligations of Franchisor herein. Franchisor and its Indemnitees shall thereafter have no liability for the performance of any obligations contained in this Agreement.

"Transfer" means any act or circumstance by which ownership or control is shifted in whole or in part from one entity or person to another, including without limitation any changes in the present ownership of the stock or interest in, or other direct or indirect beneficial interest in the franchise or the Franchisee, as of the

effective date of this Agreement or the issuance of ownership interest in the franchise or Franchisee if a business entity, and specifically excluding Franchisee's genetically-related parents or children. Franchisee agrees to notify Franchise or of any change in the ownership in Franchisee while this Agreement is in effect. All such changes are a transfer subject to the provisions of this Agreement.

### **Section 18.2 Transfer by Franchisee to a Third Party**

The rights and duties of Franchisee as set forth in this Agreement, and the franchise herein granted, are personal to Franchisee (or its owners), and Franchisor has entered into this Agreement in reliance upon Franchisee's (or its owners') personal or collective skills and financial ability. Accordingly, except for percentage of ownership transfers *inter se*, neither Franchisee nor any Owner may sell, assign, convey, give away, pledge, mortgage, sublicense or otherwise transfer, whether by operation of law or otherwise, any interest in this Agreement, the Franchise granted hereby, the Approved Location used in operating the Franchised Business, its assets or any part or all of the ownership interest in Franchisee without the prior written approval of Franchisor, such approval will not unreasonably be withheld.

All resales must come from leads Franchisee generates and not come from corporate-generated leads. If Franchisee is in default of this provision, Franchisee shall be required to pay Franchisor liquidated damages as identified in Section 17.10. of this Agreement.

Franchisee shall not transfer to third-party who is not qualified to be a franchisee under the franchisor's then-existing standards for the approval of new or renewing franchisees. Any purported transfer without such approval shall be null and void and shall constitute a material breach of this Agreement. A Franchisee shall not have the right to sell, transfer, or assign the franchise, all or substantially all of the assets of the Franchised Business, or a controlling or non-controlling interest in the Franchised Business, without the written consent of the Franchisor, except that the consent shall not be withheld unless the buyer, transferee, or assignee does not meet the standards for new or renewing franchises, or the Franchisee and the buyer, transferee, or assignee do not comply with the transfer conditions specified in the franchise agreement.

If Franchisee is in compliance with this Agreement, Franchisor's written consent to such transfer shall be conditioned upon the satisfaction of the following requirements, which shall not be unreasonably withheld, conditioned or delayed, if Franchisor has not exercised their right of first refusal, other than the completion of the below items:

- i. Franchisee has complied with the requirements set forth in Article 19;
- ii. Franchisee has paid the Transfer Fee to Franchisor in an amount as defined on the Key Terms page or as otherwise identified in Exhibit 1, as attached to this Agreement as of the Effective Date. Transfer Fee is nonrefundable upon payment, plus if applicable liquidated damages as identified in Section 17.10 plus any then current-Initial Training Fee;
- iii. Transferee scheduled training for Transferee and Transferee's Internal Manager, if different then Franchisee's Internal Manager, not more than 90 days from the date of Transfer;
- iv. all obligations owed to Franchisor, and all other outstanding obligations relating to the Franchised Business, are fully paid and satisfied;
- v. the prospective Transferee has satisfied to Franchisor's satisfaction that it meets Franchisor's management, business and financial standards, and otherwise possesses the character and capabilities, including business reputation and credit rating, as Franchisor may require, to operate a franchised business;
- vi. the Transferee and, if Franchisor requires, all persons owning any interest in the Transferee, have executed the then-current Franchise Agreement for new franchisees, which may be substantially different from this Agreement, including different Royalty Fees and other material provisions, and the franchise agreement then executed shall be for the term specified in such agreement;

- vii. Franchisee has executed a general and full release in favor of Franchisor and its officers, governing persons, agents and employees, in the form prescribed by Franchisor; provided, however, that if a general release is prohibited by law, Franchisee shall give the maximum release allowed by law;
- viii. Franchisee has provided Franchisor with a complete copy of all contracts and agreements and related documentation between Franchisee and the prospective Transferee relating to the intended sale or transfer of the Franchise;
- ix. the Transferee and the Transferee's Owners have agreed to be personally bound jointly and severally by all provisions of this Agreement for the remainder of the term;
- x. Franchisee has agreed to be bound by the obligations of the new franchise agreement, any existing Franchise contracts and to guarantee the full performance thereof by the Transferee, if required by Franchisor;
- xi. Transferee has obtained all necessary consents and approvals by third parties (such as the lessor of the Approved Location) and all applicable Federal, state and local laws, rules, ordinances and requirements applicable to the transfer have been complied with or satisfied;
- xii. Franchisee, and if Franchisee is a Business Entity, all of Franchisee's Owners, and Internal Manager has executed and delivered to Franchisor a Non-Disclosure and Non-Competition Agreement in a form satisfactory to Franchisor and in a substance the same as the Non-Disclosure and Non-Competition Agreement contained in Articles 7 and 17 and attached as Exhibit 2;
- xiii. the Transferee agrees that its Internal Manager shall complete, to Franchisor's satisfaction, a training program, in substance, similar to the initial training described in Article 8 prior to assuming the management of the day-to-day operation of the Franchised Business.

### **Section 18.3 Transfer to a Controlled Entity**

If Franchisee wishes to transfer this Agreement or any interest herein to a corporation, limited liability company or other legal entity which shall be entirely owned by Franchisee ("Controlled Entity"), which Controlled Entity is being formed for the financial planning, tax or other convenience of Franchisee, Franchisor's written consent to such transfer shall be conditioned upon the satisfaction of the following requirements:

- i. the Controlled Entity is newly organized and its charter provides that its activities are confined exclusively to the operation of the Franchised Business;
- ii. Franchisee owns all of the equity and voting power of the outstanding stock or other capital interest in the Controlled Entity;
- iii. all obligations of Franchisee to Franchisor, or any Affiliate, are fully paid and satisfied; provided, however, that neither Franchisee nor the Controlled Entity shall be required to pay a transfer fee as required pursuant to Section 18.2;
- iv. the Controlled Entity has entered into a written agreement with Franchisor expressly assuming the obligations of this Agreement and all other agreements relating to the operation of the Franchised Business. If the consent of any other party to any such other agreement is required, Franchisee has obtained such written consent and provided the same to Franchisor prior to consent by Franchisor;
- v. all holders of a legal or beneficial interest in the Controlled Entity and each person's spouses have entered into an agreement with Franchisor, jointly and severally, guaranteeing the full payment of the Controlled Entity's obligations to Franchisor and the performance by the Controlled Entity of all the obligations of this Agreement;
- vi. each stock certificate or other ownership interest certificate of the Controlled Entity has conspicuously endorsed upon the face thereof a statement in a form satisfactory to Franchisor that

it is held subject to, and that further assignment or transfer thereof is subject to, all restrictions imposed upon transfers and assignments by this Agreement; and

- vii. copies of the Controlled Entity's articles of incorporation or organization, bylaws, operating agreement, federal tax identification number and other governing regulations or documents, including resolutions of the board of directors and stockholders, managing members and members and general partners and limited partners, as applicable, authorizing entry into this Agreement, have been promptly furnished to Franchisor. Any amendment to any such documents shall also be furnished to Franchisor immediately upon adoption.

The term of the transferred franchise shall be the unexpired term of this Agreement, including all renewal rights, subject to any and all conditions applicable to such renewal rights.

Franchisor's consent to a transfer of any interest in this Agreement, or of any ownership interest in the Franchised Business, shall not constitute a waiver of any claims Franchisor may have against the transferor or the Transferee, nor shall it be deemed a waiver of Franchisor's right to demand compliance with the terms of this Agreement.

#### **Section 18.4 Franchisor's Disclosure to Transferee**

Franchisor has the right but not the obligation, without liability of any kind or nature whatsoever to Franchisee, to make available for inspection by any intended Transferee of Franchisee all or any part of Franchisor's records relating to this Agreement, the Franchised Business or to the history of the relationship of the parties hereto. Franchisee hereby specifically consents to such disclosure by Franchisor and shall release and hold Franchisor harmless from and against any claim, loss or injury resulting from an inspection of Franchisor's records relating to the Franchised Business by an intended Transferee identified by Franchisee.

#### **Section 18.5 For-Sale Advertising**

Franchisee shall not, without prior written consent of Franchisor, place in, on or upon the location of the Franchised Business, or in any communication media, any form of advertising relating to the sale of the Franchised Business or the rights granted herein. Franchisor will not withhold consent for "For-Sale Advertising" unreasonably upon written notice by Franchisee.

#### **Section 18.6 Transfer by Death or Incapacity**

Upon the death or incapacity (as determined by a court of competent jurisdiction) of any individual franchisee or any Owner of a Business Entity franchisee, the appropriate representative of such person (whether administrator, personal representative or trustee) will, within a reasonable time not exceeding six months following such event, transfer such individual's interest in the Franchised Business or any Owner's interest in Franchisee to a third party approved by Franchisor or Franchisor shall have the right to terminate this Agreement. Such transfers, including transfers by will or inheritance shall be subject to the conditions for assignments and transfers contained in this Agreement unless prohibited by the choice of law provision of the state where Franchisee resided, with such choice of law provision being applicable only for this Section 18.6. During such six-month period, the Franchised Business must remain at all times under the primary management of an Internal Manager who otherwise meets Franchisor's management qualifications.

Following the death or incapacity of an individual franchisee or the Owner of a Business Entity franchisee, if necessary, in Franchisor's discretion, Franchisor shall have the right, but not the obligation, to assume operation of the Franchised Business until the deceased or incapacitated individual's interest is transferred to a third party approved by Franchisor. Franchisor may charge a management fee as stated in the Manual from time to time, currently \$500 per day plus reasonable expenses.

#### **Section 18.7 Transfer upon Divorce or Partnership Dissolution**

If this Agreement is in the name of two persons who are married or two or more persons who are partners

as Franchisees, this Section describes the policies to be applied upon divorce or dissolution of the partnership. During the period when a divorce or partnership dissolution action is pending, Franchisee must adopt one of the following methods of operation:

- i. if one of the parties is willing to relinquish his or her right and interest in the franchise, thereby leaving his or her spouse or partner(s) to carry on the franchise unit, he or she may do so by assigning the interest to his or her spouse or to his or her partner(s) provided the remaining spouse or partner(s) has successfully completed basic management training;
- ii. if the parties to a divorce or dissolution action agree that, despite their difficulties, they can continue to operate the franchised business jointly on a “business-as-usual” basis during the proceeding, they may do so; or
- iii. if the parties in a divorce action or in partnership dissolution are not agreeable to operate under alternatives (a) or (b) then they must make arrangements to have their Franchised Business operated by a third-party Internal Manager until the divorce or dissolution may be completed. The new Internal Manager must be approved by Franchisor and have satisfactorily completed basic management training; and
- iv. divorcing parties may, after final order or judgment, continue to operate their Franchised Business in the form of a partnership or other business entity even though they are no longer husband-and-wife. In such case, however, they must enter a formal agreement which defines the respective rights and obligations, file a signed copy with Franchisor, assign this agreement to the new entity, and comply with all other requirements for establishing the Franchised Business as a partnership or other business entity.

## **ARTICLE 19 - RIGHT OF FIRST REFUSAL**

### **Section 19.1 Submission of Offer**

If Franchisee, or any of its owners, proposes to sell, assign, convey, give away, pledge, mortgage, sublicense or otherwise transfer the Franchised Business (or any of its assets outside of the normal course of business), any ownership interest in Franchisee or any ownership interest in the Franchise granted herein, Franchisee shall obtain and deliver a *bona fide*, executed written offer or proposal from a responsible and fully disclosed person or entity, as applicable, along with all pertinent documents including any contract or due diligence materials, to Franchisor. The offer must apply only to the assets or interests listed above and may not include any other property or rights of Franchisee or any of its owners.

### **Section 19.2 Franchisor’s Right to Purchase**

Franchisor shall, for 14 days from the date of delivery of all such documents, have the contractual right, exercisable by written notice to Franchisee, of first refusal and shall offer the seller payment at least equal to the value offered in the *bona fide* offer. Franchisor’s credit shall be deemed at least equal to the credit of any such above-referenced disclosed person or entity, as applicable. After providing notice to Franchisee of Franchisor’s intent to exercise this right of first refusal, Franchisor shall have up to 60 days to close the purchase. Franchisor shall be entitled to receive from Franchisee all customary representations and warranties given by Franchisee as the seller of the assets or such ownership interest or, at Franchisor’s election, such representations and warranties contained in the proposal.

### **Section 19.3 Non-Exercise of Right of First Refusal**

If Franchisor does not exercise this Right of First Refusal within 14 days, the offer or proposal may be accepted by Franchisee or any of its owners, subject to Franchisor’s prior written approval as required by Section 18.2. Should the sale, assignment, conveyance, gift, pledge, mortgage, sublicense or otherwise transfer fail to close within 60 days after the offer is delivered to Franchisor, Franchisor’s Right of First Refusal shall renew and be implemented in accordance with this Article 19.

## ARTICLE 20 - OWNERS OF FRANCHISEE

Franchisee represents, and Franchisor enters into this Agreement in reliance upon such representation, that the individuals identified in Exhibit 4 are the sole Owners of Franchisee, and further that:

- i. Representations. If Franchisee is a Business Entity, Franchisee makes the following representations and warranties: (1) it is duly organized and validly existing under the laws of the state of its formation; (2) it is qualified to do business in the state(s) in which the Territory is located; (3) execution of this Agreement and the development and operation of the Franchised Business are permitted by its governing documents; and (4) Franchisee's governing documents shall at all times provide that the activities of Franchisee are limited exclusively to the development and operation of the Franchised Business and such other Franchised Businesses (if any) as Franchisor may authorize Franchisee to develop and operate;
- ii. Governing Documents. If Franchisee is a Business Entity, Franchisee represents and warrants that copies of its formation and governing documents have been furnished to Franchisor. When any of these governing documents are modified or changed, Franchisee shall provide copies to Franchisor promptly;
- iii. Ownership Interests. If Franchisee is a Business Entity, Franchisee represents and warrants that all interests in Franchisee are owned as set forth in attached Exhibit 4.

Franchisee shall comply with Article 20 prior to any change in ownership interests and shall execute and deliver to Franchisor addenda to Exhibit 4 as changes occur in order to ensure the information contained in Exhibit 4 is true, accurate and complete at all times.

## ARTICLE 21 - RELATIONSHIP AND INDEMNIFICATION

### Section 21.1 Relationship

This Agreement represents a contractual relationship between the parties and does not appoint or make Franchisee an agent, legal representative, joint venture, partner, employee, servant or independent contractor of Franchisor for any purpose whatsoever. Franchisee may not represent or imply to third parties that Franchisee is an agent of Franchisor, and Franchisee is in no way authorized to make any contract, agreement, warranty or representation on behalf of Franchisor, or to create any obligation, express or implied, on Franchisor's behalf. During the term of this Agreement, and any extension or renewal hereof, Franchisee shall hold itself out to the public only as a franchisee and an owner of the Franchised Business operating the Franchised Business pursuant to a franchise from Franchisor. Franchisee shall take such affirmative action as may be necessary to do so including, without limitation, exhibiting a notice of that fact in a conspicuous place on the Approved Location and on all forms, stationery or other written materials, the content of which Franchisor has the right to specify. Under no circumstances shall Franchisor be liable for any act, omission, contract, debt, nor any other obligation of Franchisee. Franchisor shall in no way be responsible for any injuries to persons or property resulting from the operation of the Franchised Business. Any third-party contractors and vendors retained by Franchisee to convert or construct the premises are independent contractors of Franchisee alone.

Franchisee acknowledge and agree that Franchisee are solely responsible for all decisions relating to employees, agents, and independent contractors that Franchisee may hire to assist in the operation of Franchisee's business. Franchisee agree that any employee, agent, or independent contractor that Franchisee hire will be Franchisee's employee, agent, or independent contractor, and not Franchisor's employee, agent, or independent contractor. Franchisee also agree that Franchisee are exclusively responsible for the terms and conditions of employment of Franchisee's employees, including recruiting, hiring, firing, training, compensation, work hours and schedules, work assignments, safety and security, discipline, and supervision. Franchisee agree to manage the employment functions of Franchisee's franchised business in compliance with federal, state, and local employment laws.

## **Section 21.2 Standard of Care**

This Agreement does not establish a fiduciary relationship between the parties. Unless otherwise specifically provided in this Agreement with respect to certain issues, whenever this Agreement requires Franchisee to obtain Franchisor's written consent or permits Franchisee to take any action or refrain from taking any action Franchisee shall do so. If Franchisee fails to do so, it shall be considered an act of Default.

## **Section 21.3 Indemnification**

Franchisee shall hold harmless and indemnify Franchisor Indemnitees from and against all losses and expenses (as defined herein) incurred in connection with any action, suit, demand, claim, investigation, or formal or informal inquiry (regardless of whether same is reduced to judgment) or any settlement thereof which arises out of or is based upon any of the following, Franchisee's: (a) ownership or operation of the Franchised Business; (b) violation, breach or asserted violation or breach of any federal, state or local law, regulation or ruling, standard, or directive or of any industry standard; (c) breach of any representation, warranty, covenant, or provision of this Agreement or any other agreement between Franchisee and Franchisor (or an Affiliate); (d) libel, slander or any other form of defamation by Franchisee including defamation of Franchisor or the System; (e) acts, errors or omissions committed or incurred in connection with the Franchised Business, including any negligent or intentional acts or omissions by Franchisee or any of Franchisee's agents, servants, employees, Internal Managers, partners, proprietors, affiliates, or in any manner in connection with the Franchised Business; or (f) infringement, violation or alleged infringement or violation of any Mark, patent or copyright or any misuse of the Confidential Information; (g) the inaccuracy, lack of authenticity, or non-disclosure of any information by Franchisee; (h) any unapproved service provided by Franchisee at, from, or related to the operation at the Approved Location; (i) or any services provided by any affiliated or non-affiliated participating entity.

For the purpose of this Section, the term "losses and expenses" shall be deemed to include all losses, compensatory, exemplary or punitive damages, fines, charges, costs, expenses, lost profits, attorneys' fees, experts' fees, court costs, settlement amounts, judgments, compensation for damages to our reputation and goodwill, costs of or resulting from delays, costs of or resulting from franchisees duties in the preparation of the purchase order regarding franchisees taking accurate measurements and representing the customer's desire for both color and type of fabric, financing, costs of advertising material and media time/space, and costs of changing, substituting, or replacing same, and any and all expenses of recall, refunds, compensation, public notices, and other such amounts incurred in connection with the matters described. Franchisee agrees to give us notice of any such action, suit, proceeding, claim, demand, inquiry, or investigation. The foregoing indemnification shall not apply to losses or expenses arising from our gross negligence or willful acts.

At Franchisee's expense and risk, Franchisor may elect to assume (but under no circumstance is obligated to undertake) the defense and/or settlement of any such action, suit, proceeding, claim, demand, inquiry or investigation, provided that Franchisor will seek Franchisee's advice and counsel and shall keep Franchisee informed with regard to any such proposed or contemplated settlement(s). Such an undertaking by Franchisor shall in no manner or form diminish Franchisee obligation to indemnify Franchisor and to hold Franchisor harmless.

All losses and expenses incurred under this Section 21.3 shall be chargeable to and paid by Franchisee pursuant to Franchisee's obligations of indemnity under this Section, regardless of any actions, activity or defense undertaken by us or the subsequent success or failure of such actions, activity or defense.

Franchisor Indemnitees do not assume any liability whatsoever for acts, errors, or omissions of those with whom Franchisee may contract, regardless of the purpose. Franchisee shall hold harmless and indemnify Franchisor Indemnitees for all losses and expenses which may arise out of any acts, errors, or omissions of these third parties.

Under no circumstances shall Franchisor Indemnitees be required or obligated to seek recovery from third

parties or otherwise mitigate their losses in order to maintain a claim against Franchisee. Franchisee agrees that the failure to pursue such recovery or mitigate loss will in no way reduce the amounts recoverable by Franchisor Indemnitees from Franchisee.

Franchisor's right to indemnity shall exist notwithstanding the fact that joint or several liability may be imposed upon Franchisor by statute, ordinance, regulation or judicial or arbitral decision.

#### **Section 21.4 Right to Retain Counsel**

Franchisee shall give Franchisor immediate notice of any such action, suit, demand, claim, investigation or proceeding that may give rise to a claim for indemnification by a Franchisor Indemnitee. Franchisor has the right to retain counsel of its own choosing in connection with any such action, suit, demand, claim, investigation or proceeding. In order to protect persons, property, Franchisor's reputation or the goodwill of others, Franchisor has the right to, at any time without notice, take such remedial or corrective actions as it deems expedient with respect to any action, suit, demand, claim, investigation or proceeding if, in Franchisor's sole judgment, there are grounds to believe any of the acts or circumstances listed above have occurred. If Franchisor's exercise of its rights under this Section causes any of Franchisee's insurers to refuse to pay a third-party claim, all cause of action and legal remedies Franchisee might have against such insurer shall automatically be assigned to Franchisor without the need for any further action on either party's part. Under no circumstances shall Franchisor be required or obligated to seek coverage from third parties or otherwise mitigate losses in order to maintain a claim against Franchisee. The failure to pursue such remedy or mitigate such loss shall in no way reduce the amounts recoverable by Franchisor from Franchisee.

#### **Section 21.5 Enforcement of Covenants**

Franchisee acknowledges and agrees that (i) this section is reasonable because it promotes and protects the subject matter of this Agreement and/or the underlying relationship and/or deters any potential conflict of interest; (ii) the time, territory, and scope of the covenants provide in this Section are reasonable and necessary for the protection of our legitimate business interests; (iii) franchisee has received sufficient and valid consideration in exchange for those covenants; (iv) enforcement of the same would not impose undue hardship because you have sufficient professional skills; and (v) the period of protection provided by these covenants will not be reduced by any period of time during which franchisee is in violation of the provisions of those covenants or any period of time required for enforcement of those covenants. To the extent that this Section is judicially determined to be unenforceable by virtue of its scope or in terms of area, restricted activity or length of time, but may be made enforceable by reductions of any or all thereof, the same will be so modified and enforced to the fullest extent permissible. Franchisee agrees that the existence of any claim franchisee may have against franchisor, whether or not arising from this Agreement, will not constitute a defense to our enforcement of the covenants contained in this Section. Franchisee acknowledges that any breach or threatened breach of this Section will cause us irreparable injury for which no adequate remedy at law is available, and you consent to the issuance of a temporary or permanent injunction prohibiting any conduct violating the terms of this Section. Such injunctive relief will be in addition to any other remedies or claims for damages that we may have.

#### **Section 21.6 Disputed Enforceability**

The parties have attempted in the above Section to limit Franchisee's right to compete only to the extent necessary to protect Franchisor from unfair competition. The parties hereby expressly agree that if the scope of enforceability of the above provision is disputed at any time by Franchisee, a court or arbitrator, as the case may be, may modify this Section to the extent it deems necessary to make supervision enforceable under applicable law. In addition, Franchisor reserves the right to reduce the scope of said provision with Franchisee's consent, at any time or times, effective immediately upon notice to Franchisee. FRANCHISEE EXPRESSLY ACKNOWLEDGES THAT IT POSSESSES SKILLS AND ABILITIES OF A GENERAL NATURE AND HAS OTHER OPPORTUNITIES TO EXPLOIT SUCH SKILLS. CONSEQUENTLY,



ENFORCEMENT OF THE COVENANTS SET FORTH ABOVE WILL NOT DEPRIVE FRANCHISEE OF THE ABILITY TO EARN A LIVING.

### **Section 21.7 Franchisee's Acknowledgment**

Franchisor must be protected against the potential for unfair competition by Franchisee's use of Franchisor's training, assistance, Confidential Information, and Trade Secrets in direct competition with Franchisor. Franchisee further acknowledges that Franchisor would not have entered into this Agreement or shared the Confidential Information, Trade Secrets, and other information with Franchisee absent Franchisee's agreement to strictly comply with the provisions of this Section. Franchisee acknowledges that as a Franchisee of Franchisor, it will have access to Franchisor's Trade Secrets and Confidential Information and therefore be in a unique position to use the special knowledge gained as a franchisee. Franchisee acknowledges that a breach of the covenants contained in this Section will be deemed to threaten immediate and substantial irreparable injury to Franchisor. Accordingly, Franchisee agrees that Franchisor will have the right without prior notice to Franchisee, to obtain immediate injunctive relief without limiting any other rights or remedies and without posting a bond.

## **ARTICLE 22 - GENERAL CONDITIONS AND PROVISIONS**

### **Section 22.1 No Waiver**

No failure of Franchisor to exercise any power reserved to it herein, or to insist upon strict compliance by Franchisee with any obligation or condition herein, and no custom or practice of the parties in variance with the terms hereof, shall constitute a waiver of Franchisor's right to demand exact compliance with the terms of this Agreement. Waiver by Franchisor of any particular default by Franchisee shall not be binding unless in writing and executed by Franchisor and shall not affect or impair Franchisor's right with respect to any subsequent default of the same or a different nature. Subsequent acceptance by Franchisor of any payment(s) due shall not be deemed to be a waiver by Franchisor of any preceding breach by Franchisee of any terms, covenants or conditions of this Agreement.

### **Section 22.2 Injunctive Relief and Specific Performance**

A breach by Franchisee of any of the restrictions or obligations contained in Articles 6, 7 and/or 17 would result in irreparable injury to Franchisor as the damages arising out of any such breach would be difficult to ascertain. Therefore, Franchisor, in its sole discretion, shall be entitled to seek injunctive relief (whether a restraining order, a preliminary injunction or a permanent injunction) against any such breach, whether actual or contemplated, and/or specific performance with respect to such breach without the necessity of posting security or bond, or having an evidentiary hearing, even if required by statute in the Franchisee's jurisdiction, provided that an original notarized copy of this Agreement is provided to a Court of competent jurisdiction.

### **Section 22.3 Notices**

All notices required or permitted under this Agreement shall be in writing and shall be deemed received: (a) at the time delivered by hand to the recipient party (or to an officer, director, Internal Manager or partner of the recipient party); (b) two business days after being sent via guaranteed overnight delivery by a commercial courier service; (c) five business days after being sent by Registered Mail, return receipt requested, (d) three business days after being sent via International Airmail, or (e) on the date the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, if mailed. Either party may change its address by a written notice sent in accordance with this Section 22.3. All notices, payments and reports required by this Agreement shall be sent to Franchisee and Franchisor at the addresses set forth in the Key Terms Page.

### **Section 22.4 Guaranty and Assumption of Obligations**

All Owners shall be required to execute, as of the date of this Agreement, the Guaranty and Assumption of

Obligations attached as Exhibit 3.

### **Section 22.5 Approvals**

Whenever this Agreement requires the prior approval or consent of Franchisor, Franchisee shall make a timely written request to Franchisor for its approval and, except as otherwise specifically provided herein, any approval or consent granted shall be effective only if in writing. Franchisor makes no warranties or guarantees upon which Franchisee may rely, and assumes no liability or obligation to Franchisee or any third party, by providing any waiver, approval, advice, consent or services to Franchisee in connection with this Agreement, or by reason of any neglect, delay or denial of any request for approval.

### **Section 22.6 Entire Agreement**

This Agreement, including its Exhibits, constitute the entire, full and complete agreement between Franchisor and Franchisee concerning the subject matter hereof and shall supersede all prior agreements. No other representation, oral or otherwise, has induced Franchisee to execute this Agreement, and there are no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein, which are of any force or effect with respect to the matters set forth in or contemplated by this Agreement or otherwise. No amendment, change or variance from this Agreement shall be binding on either party unless executed in writing by both parties. Nothing in this Agreement or any related agreement is intended to disclaim the representations Franchisor has made in the franchise disclosure document.

### **Section 22.7 Severability and Modification**

Except as noted below, each paragraph, part, term and provision of this Agreement shall be considered severable. If any Section, paragraph, part, term or provision herein is ruled to be unenforceable, unreasonable or invalid, such ruling shall not impair the operation of or affect the remaining portions, Sections, paragraphs, parts, terms and provisions of this Agreement, and the latter shall continue to be given full force and effect and bind the parties; and such unenforceable, unreasonable or invalid Sections, paragraphs, parts, terms or provisions shall be deemed not part of this Agreement. If Franchisor determines that a finding of invalidity adversely affects the basic consideration of this Agreement, Franchisor has the right to, at its option, terminate this Agreement. If any term of this agreement may be construed in two or more ways, one that would render the term invalid or otherwise voidable or unenforceable and another that would render the term valid and enforceable, that term has the meaning that renders it valid and enforceable.

Notwithstanding the above, each of the covenants contained in Articles 7 and 17 shall be construed as independent of any other covenant or provision of this Agreement. If all or any portion of any such covenant is held to be unenforceable, unreasonable or invalid, then it shall be amended to provide for limitations on disclosure of Confidential Information or on competition to the maximum extent provided or permitted by law.

### **Section 22.8 Construction**

All captions are intended solely for the convenience of the parties, and none shall be deemed to affect the meaning or construction of any provision hereof or thereof. Should any provision of this Agreement require interpretation or construction, it is agreed by Franchisor and Franchisee the court, administrative body, mediation panel, sole mediator or other person or entity interpreting or construing this Agreement shall not apply a presumption the provisions hereof shall be more strictly construed against Franchisor by reason of the rule of construction that a document is to be construed more strictly against the person or entity who, or through its agent, prepared same.

### **Section 22.9 Force Majeure**

Except for the obligation to make payments herein, neither party shall be liable for delays in delivery or performance of its obligations, or for failure to deliver or perform its obligations under this Agreement due to a cause or circumstances beyond its reasonable control, including, without limitation, an act of nature,

act of civil, government, or military authority, act of terrorism, governmental priority, strike or other labor disturbance, flood, fire, explosion, epidemic, other hostilities, or failure of the Internet (not resulting from the actions or inactions of such party). The party claiming excuse because of force majeure shall use its commercially reasonable efforts to promptly correct such failure or delay in performance and shall promptly notify the other party to this Agreement of any delay or failure to perform which may be excused by this provision, which notification will also specify the expected date of resumption of performance. In the event of any such delay, this Agreement shall be extended for a period equal to the time lost by reason of the delay, but not to exceed 12 months. If, however, either party is unable to perform its obligations under this Agreement for reasons excused by this provision for a period in excess of 12 consecutive months (or otherwise agreed to in writing by both parties), the parties may terminate this Agreement without penalty after 30 days written notice to the other party.

#### **Section 22.10 Timing**

Time is of the essence with respect to all provisions in this Agreement. Failure to perform any act within the time required or permitted by this Agreement, unless excused, shall be a material breach of this Agreement.

#### **Section 22.11 Withholding Payments**

Franchisee shall not, for any reason, withhold payment of any Royalty Fees, or other amounts due to Franchisor or to an Affiliate. Franchisee shall not withhold or offset any amounts, damages or other monies allegedly due to Franchisee against any amounts due to Franchisor. Notwithstanding anything in this Agreement to the contrary, no endorsement or statement on any payment (or on any document accompanying said payment) for less than the full amount due to Franchisor will be construed as an acknowledgment of payment in full, or an accord and satisfaction.

Franchisor has the right to accept any such payment without prejudice to Franchisor's right to recover the full amount due, or pursue any other remedy provided in this Agreement or by law.

Franchisor has the right to apply any payments made by Franchisee against any of Franchisee's past due indebtedness as Franchisor deems appropriate. Franchisor shall set off sums Franchisor owes to Franchisee against any unpaid debts owed by Franchisee to Franchisor.

#### **Section 22.12 Further Assurances**

Each party to this Agreement will execute and deliver such further instruments, contracts, forms or other documents, and will perform such further acts, as may be necessary or desirable to perform or complete any term, covenant or obligation contained in this Agreement.

#### **Section 22.13 No Third-Party Beneficiaries**

Anything to the contrary notwithstanding, nothing in this Agreement is intended, nor shall be deemed, to confer upon any person or entity other than Franchisor or Franchisee, and their respective successors and assigns as may be contemplated by this Agreement, any rights or remedies under this Agreement.

#### **Section 22.14 Survival of Terms**

Each provision of Articles 17, 21, 22, 24, and those provisions hereinabove provided relating to covenants against post-termination/expiration use of the Proprietary Marks, Know-How and Copyrights will be deemed to be self-executing and continue in full force and effect subsequent to and notwithstanding the expiration, termination, setting aside, cancellation, rescission, unenforceability or otherwise of this Agreement (or any part of it) for any reason, will survive and will govern any claim for rescission or otherwise. Each provision of this Agreement will be construed as independent of, and severable from, every other provision; provided that if any part of this Agreement is deemed unlawful in any way, the parties agree that such provision will be deemed interpreted and/or modified to the minimum extent necessary to make such provision lawful or, if such construction is not permitted or available, the remainder of this

Agreement will continue in full force and effect. Each party reserves the right to challenge any law, rule or judicial or other construction which would have the effect of varying or rendering ineffective any provision of this Agreement.

#### **Section 22.15 No Affiliate Liability**

Franchisee acknowledge and agree that none of Franchisor's past, present, or future directors, officers, employees, incorporators, members, partners, stockholders, subsidiaries, parents, affiliates, controlling parties, entities under common control, ownership, or management, vendors, service providers, agents, attorneys, or representatives will have any liability for (i) any of Franchisor's obligations or liabilities relating to or arising from this Agreement, (ii) any claim against Franchisor based on, in respect of, or by reason of the relationship between Franchisee and Franchisor, or (iii) any claim against Franchisor based on any of Franchisor's alleged unlawful acts or omissions.

#### **Section 22.16 Disavowal of Oral Representations**

Both parties acknowledge that each want all terms of the business relationship to be defined in this written agreement, and that neither party wants to enter into a business relationship with the other in which any terms or obligations are subject to any oral statements or in which oral statements serve as the basis for creating rights or obligations different than or supplementary to the rights and obligations as set forth in this Agreement. Therefore, both parties agree that this Agreement will supersede and cancel any prior and/or contemporaneous discussions between the Franchisor and the Franchisee. Each party agrees that neither party has placed nor will place any reliance on any such discussions. Franchisee agrees that no representations have been made to the Franchisee concerning this Agreement or the BORDER MAGIC franchise other than as contained in this Agreement and in the Franchise Disclosure Document Franchisee has received before the Franchisee signed this Agreement. Franchisee agrees that no claims, representations, warranties, or guarantees, express or implied, regarding actual or potential earnings, sales, profits, or success of your BORDER MAGIC franchise have been made to the Franchisee other than as set forth in Item 19 of the FDD.

#### **Section 22.17 Other Franchisees**

Franchisee acknowledge that other BORDER MAGIC franchisees have or will be granted franchises at different times and in different situations, and further acknowledge that the provisions of such franchises may vary substantially from those contained in this Agreement. Franchisee also acknowledge that because complete and detailed uniformity under varying circumstances may not be practical, there may be variations we grant to other of our BORDER MAGIC centers (whether franchised, or centers that the Franchisor or its affiliates operate), and will not be entitled to require Franchisor to grant similar variations or privileges to the Franchisee.

### **ARTICLE 23 - DISPUTE RESOLUTION**

#### **Section 23.1 Choice of Law**

Except to the extent governed by the United States Trademark Act of 1946 (Lanham Act, 15 U.S.C. Sections 1051 et seq.) or other federal law, this Agreement, the franchise, and all claims arising from the relationship between Franchisor and Franchisee will be governed by and construed in accordance with the laws of the State of Texas, without regard to its conflict of law rules. Franchisor and Franchisee acknowledge that the agreements regarding applicable law, forum, and venue set forth in this Section 23. provide each of the parties with the mutual benefit of uniform interpretation of this Agreement and any dispute arising out of this Agreement or the relationship created by this Agreement. Franchisor and Franchisee further acknowledge the receipt and sufficiency of mutual consideration for such benefit.

#### **Section 23.2 Venue**

Any action brought by either party against the other shall be brought and maintained exclusively within the state or federal court serving the judicial district in which Franchisor maintains its principal business address at the time the action is initiated, and the parties hereby waive all questions of personal jurisdiction or venue for the purpose of carrying out this provision. Notwithstanding the foregoing, nothing in this Agreement shall bar Franchisor's right to seek injunctive relief from any court of competent jurisdiction.

### **Section 23.3 Rights and Remedies**

Remedies are cumulative. No remedy in this Agreement for any party is intended to be exclusive of any other remedy. Each remedy is cumulative and is in addition to every other remedy given under this Agreement, now or later existing, at law, in equity, by statute or otherwise. Nothing contained herein shall bar Franchisor's right to obtain injunctive relief or specific performance against threatened conduct that may cause it loss or damages, including obtaining restraining orders and preliminary and permanent injunctions. Franchisee's rights and remedies regarding Franchisor's breach of this Agreement are as set forth in this Agreement.

### **Section 23.4 Limitations of Claims**

YOU MUST BRING ALL CLAIMS ARISING OUT OF (WHETHER SOUNDING IN CONTRACT TORT, OR OTHERWISE) OR RELATING TO THIS AGREEMENT OR THE RELATIONSHIP BETWEEN US, OUR AFFILIATE, OFFICERS, DIRECTORS, AGENTS, OR EMPLOYEES AND YOU WITHIN TWO (2) YEARS FROM THE DATE ON WHICH THE VIOLATION, ACT, OR CONDUCT GIVING RISE TO THE CLAIM OCCURS, REGARDLESS OF WHEN YOU KNEW OR SHOULD HAVE KNOWN OF THE FACTS GIVING RISE TO THE CLAIM, OR YOUR CLAIM WILL BE BARRED UNLESS AN ARBITRATION OR JUDICIAL PROCEEDING, AS PERMITTED, IS COMMENCED IN THE APPROPRIATE FORUM WITHIN THIS TWO-YEAR PERIOD. THIS PROVISION IS INTENDED TO SHORTEN ANY APPLICABLE STATUTE OF LIMITATIONS TO THE EXTENT PERMITTED BY LAW.

### **Section 23.5 Limitation of Damages**

Franchisee and Franchisor each waive, to the fullest extent permitted by law, any right or claim for any punitive or exemplary damages against the other, other than those stated within this Agreement. Franchisee waives and disclaims any right or claim to consequential damages against Franchisor concerning this Agreement or any related agreement. In any claim or action brought by Franchisee against Franchisor concerning this Agreement, Franchisee's damages shall not exceed an amount greater than Franchisee's Initial Fee and Royalty Fee payments.

Franchisee acknowledges that if any claim or action is begun for the enforcement of this Agreement or for any alleged dispute, breach, default or misrepresentation under any term of this Agreement, the prevailing party is entitled to recover reasonable pre-institution and post-institution attorneys' fees, court costs and all expenses even if not taxable as court costs (including all fees and expenses incident to mediation, appellate, bankruptcy and post judgment proceedings), incurred in the action or proceeding in addition to any other relief that the party is entitled. Franchisee acknowledges that in the event of a dispute with the Franchisor, the dispute must be mediated first, as described below, otherwise the Franchisee will waive the right to recover their Attorney's Fees in the event that the Franchisee wins the claim or action. Attorney's fees include paralegals fees, administrative costs, investigated costs, cost of expert witnesses, court reporter fees, sales and use taxes, if any, and all other charges billed by the attorneys to the prevailing party. The non-prevailing party must reimburse the prevailing party on demand for all of the above listed expenses the prevailing party incurs.

### **Section 23.6 Waiver of Jury Trial**

FRANCHISEE AND FRANCHISOR EACH IRREVOCABLY WAIVE TRIAL BY JURY IN ANY ACTION WHATSOEVER, WHETHER AT LAW OR EQUITY, BROUGHT BY EITHER OF THEM,

INCLUDING BUT NOT LIMITED TO, RELATING TO THE OWNERSHIP OF ANY OF FRANCHISOR'S MARKS OR THE UNAUTHORIZED USE OR DISCLOSURE OF FRANCHISOR'S TRADE SECRETS OR CONFIDENTIAL INFORMATION OR FOR INJUNCTIVE RELIEF OR SPECIFIC PERFORMANCE.

### **Section 23.7 Mediation**

Except for actions or claims for injunctive relief or specific performance or the unauthorized use or disclosure of Franchisor's Trade Secrets or Confidential Information, nonpayment of fees, and actions or claims related to termination of this Agreement for any reason by either party, all claims, disputes and other matters in question between Franchisor and Franchisee arising out of or relating to this Agreement, the business relationship or any other agreement, including whether this Mediation clause is binding upon the parties, shall be resolved by non-binding mediation before the Center for Public Resources -- National Franchise Mediation Program, FAM, or another mutually agreeable mediator. Notwithstanding the above, the following shall not be subject to mediation:

- i. disputes and controversies arising from the Sherman Act, the Clayton Act or any other Federal or state antitrust law;
- ii. disputes and controversies based upon or arising under the Lanham Act, as now or hereafter amended, relating to the ownership or validity of any Confidential Information, the Proprietary Marks or any other trademarks;
- iii. disputes and controversies relating to actions to obtain possession of the premises of the Franchised Business under lease or sublease.

Both parties will sign a confidentiality agreement reasonably satisfactory to Franchisor. Upon submission, the obligation to attend mediation in the county and state designated by Franchisor (currently McLennan County, Texas) is binding on both parties. Each party will bear his, her or its own costs for the mediation, except the mediation fee and the fee for the mediator will be split equally.

Any information disclosed by either party in mediation may only be used for those purposes and may not be used in any following litigation or arbitration. Mediation must be conducted in person, and no telephonic or electronic appearance by any of the parties or their counsel is permitted except for the purposes of scheduling mediation or discussing non-material mediation-related matters.

To initiate mediation, either Franchisor or Franchisee shall appoint one mediator and after appointment of the mediator, shall notify in writing the other of such appointment within three business days after selection of said mediator. The mediation shall be conducted in McLennan County, TX. If an agreement is reached between the parties, then the signed award of the mediator shall be final and binding upon Franchisor and Franchisee and any other party to the mediation. Judgment may be entered upon the award of the mediator in any court having competent jurisdiction. If the first mediation between the Franchisor and Franchisee is not successful, both parties agree, prior to instituting any court action except as excluded within this Section, to participate in a second mediation session, and a third if necessary, which shall last at least eight hours or until an agreement is reached whichever occurs first.

Neither illness, Covid, inconvenience, weather, or any other reason shall serve to excuse your personal appearance for mediation.

### **Section 23.8 Withholding Consent**

In no event will Franchisee make any claim, whether directly, by way of setoff, counter-claim, defense or otherwise, for money damages or otherwise, by reason of any withholding or delaying of any consent or approval by Franchisor. Franchisee's sole remedy for any such claim is to submit it to non-binding mediation as described in this Article 23.

### **Section 23.9 Waiver of Class Action**

EACH OF THE PARTIES HEREBY IRREVOCABLY WAIVES THE RIGHT TO LITIGATE ON A CLASS ACTION BASIS, IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM, WHETHER AT LAW OR IN EQUITY, BROUGHT BY ANY PARTY.

## **ARTICLE 24 - ACKNOWLEDGMENTS**

### **Section 24.1 Receipt of this Agreement and the Franchise Disclosure Document**

Franchisee represents and acknowledges it has received, read and understands this Agreement and Franchisor's franchise disclosure document, along with any applicable state addendums and Franchisor has accorded Franchisee ample time and opportunity to consult with advisors of its own choosing about the potential benefits and risks of entering into this Agreement. Franchisee represents and acknowledges it has received an exact copy of this Agreement and its Exhibits fully filled in, except for signatures, prior to the date on which this Agreement was executed. Franchisee further represents and acknowledges it has received, at least fourteen (14) calendar days prior to the date on which this Agreement was executed, the disclosure document required by the 2007 Amendment to the Federal Trade Commission Rule entitled Disclosure Requirements and Prohibitions Concerning Franchising and Business Opportunity Ventures.

Franchisee understands that Franchisor is relying on Franchisee to disclose any matters inconsistent with any of the acknowledgments contained herein, so that Franchisor can correct any misunderstandings.

Franchisee acknowledges and agrees that in all of Franchisee's dealings with Franchisor, Franchisor's officers, directors, employees, and agents acted only in a representative capacity and not in an individual capacity. Franchisee further acknowledges that this Agreement, and all business dealings between Franchisee and such individuals as a result of this Agreement, are solely between Franchisee and Franchisor.

### **Section 24.2 Consultation by Franchisee**

Franchisee represents it has been urged to consult with its own advisors with respect to the legal, financial and other aspects of this Agreement, the business franchised hereby and the prospects for that business. Franchisee represents it has either consulted with such advisors or has deliberately declined to do so.

### **Section 24.3 True and Accurate Information**

If the Franchisee is a Business Entity, Franchisee warrants and represents that Franchisee is duly organized, validly existing and in good standing under the laws of the state of its organizations, and that Franchisee has the power to sign deliver and carry out this Agreement. Franchisee represents that all information set forth in any and all applications, financial statements and submissions to Franchisor is true, complete and accurate in all respects, and Franchisee acknowledges Franchisor is relying upon the truthfulness, completeness and accuracy of such information.

Franchisee agrees that applicable laws may require Franchisor to disclose Franchisee's name, home address and telephone number and Franchisee consents to such disclosure. Franchisee must notify Franchisor of any change in Franchisee's name, home address and telephone number within 10 days of the change. Franchisee releases Franchisor and its officers, directors, stockholders, agents, employees, and successors and assigns from all claims arising out of or related to Franchisor's disclosure of such information.

### **Section 24.4 Risk**

Franchisee represents it has conducted an independent investigation of the business contemplated by this Agreement and acknowledges that, like any other business, an investment in a BORDER MAGIC Business involves business risks and the success of the venture is dependent, among other factors, upon the business abilities and efforts of Franchisee. Franchisor makes no representations or warranties, express or implied, in this Agreement or otherwise, as to the potential success of the business venture contemplated hereby. In

addition, Franchisor makes no warranty as to Franchisees ability to operate the Franchised Business in the Territory. It is Franchisee's obligation to seek or obtain advice of counsel specifically on this issue. If legislation enacted by, or regulation of, any governmental body restricts or prevents Franchisee's operation of the Franchised Business in the Territory, the Franchisor is not liable for damages, nor required to indemnify Franchisee or to return any monies received from Franchisee.

#### **Section 24.5 No Guarantee of Success**

Franchisee represents and acknowledges it has not received or relied on any guarantee, express or implied, as to the revenues, profits or likelihood of success of the Franchised Business. Franchisee represents and acknowledges there have been no representations by Franchisor's directors, managers, members, employees, attorneys or agents that are not contained in, or are inconsistent with, the statements made in the franchise disclosure document or this Agreement.

#### **Section 24.6 No Violation of Other Agreements**

Franchisee represents its execution of this Agreement will not violate any other agreement or commitment to which Franchisee or any Owner is a party.

#### **Section 24.7 Independent Obligations**

Each obligation or other provision contained in this Agreement shall be deemed and construed as a separate and independent covenant, condition and obligation of the party bound by, undertaking or making the same, and not dependent on any other provisions of this Agreement, unless expressly so provided. If any party has breached any obligation or other provision contained in this Agreement in any respect, the fact there exists another obligation or provision relating to the same subject matter (regardless of the relative levels of specificity) which the party has not breached shall not detract from or mitigate the fact the party is in breach of the first obligation or other provision contained in this Agreement.

#### **Section 24.8 Gender**

Whenever the context of this Agreement requires, the masculine gender includes the feminine or neuter and vice versa, and the singular number includes the plural.

#### **Section 24.9 Franchisor's Business Judgment**

The parties recognize, and any mediator or judge is affirmatively advised that certain provisions of this Agreement describes the right of Franchisor to take (or refrain from taking) certain actions in its sole discretion, and other actions in the exercise of its reasonable business judgment. Where this Agreement authorizes Franchisor to make a decision based upon Franchisor's reasonable business judgment, Franchisor is permitted to consider its own business interests as well as the business interests of Franchisee and the franchise system in general. If Franchisor makes a decision based upon it's a reasonable business judgment, neither a mediator nor a judge shall substitute his or her judgment for the judgment so exercised by Franchisor. The fact that a mediator or judge might reach a different decision than the one made by Franchisor is not a basis for finding that Franchisor made its decision without the exercise of reasonable business judgment. Franchisor's duty to exercise reasonable business judgment in making certain decisions does not restrict or limit Franchisor's right under this Agreement to make other decisions based entirely on Franchisor's sole discretion as permitted by this Agreement. Franchisor sole discretion means that Franchisor may consider any set of facts or circumstances that it deems relevant in rendering a decision.

**Even though this Agreement contains provisions requiring Franchisee to operate the Business and the Franchised Business in compliance with the System: (1) Franchisor does not have authority to control the day-to-day conduct and operation of Franchisee's business or employment decisions; and (2) Franchisee and Franchisor do not intend for Franchisor to incur any liability to third parties in connection with or arising from any aspect of the System or Franchisee's use of the System, whether or not in accordance with the requirements of the Manuals.**



**Nothing in this Agreement or any related Agreement is intended to disclaim the representations Franchisor made in the franchise disclosure document. The submission of this Agreement to Franchisee does not constitute an offer to Franchisee, and this Agreement shall become effective only upon execution by Franchisor and Franchisee.**

*[the signature page is the following page]*

**IN WITNESS WHEREOF**, the parties hereto, intending to be legally bound hereby have duly executed and delivered this Agreement on the Effective Date.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. "Butch" Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

\_\_\_\_\_  
Name, Individually

\_\_\_\_\_  
Name, Individually

**FRANCHISE AGREEMENT**  
**EXHIBIT 1: KEY TERMS PAGE**

This Agreement is made by and between the person or entity whose name appears, or the persons whose names appear, on the Signature Page of this Agreement

Effective Date: \_\_\_\_\_, 20\_\_\_\_

Franchisee: \_\_\_\_\_

Franchisee's Address for Notices: \_\_\_\_\_

Approved Location: \_\_\_\_\_

Type of Territory:  Separate Territory (may be converted by Franchisor to a Shared Territory pursuant to Section 2.5)

Shared Territory

Territory: \_\_\_\_\_

Initial Franchise Fee:  Standard: \$63,000

Initial Training Fee:  \$9,500

Other: \$\_\_\_\_\_

Royalty Fee:  New Franchisee: Greater of: (i) 7% of Collected Gross Revenue for the previous month; or (ii) the minimum royalty fee. The "minimum royalty fee" is: (i) \$595 for the initial twelve (12) full and/or partial month after opening; (ii) \$795 per month for months 13-24; and (iii) \$950 per month for the remainder of the term.

Renewing Franchisee: Greater of: (i) 7% of Collected Gross Revenue for the previous month; or (ii) the minimum royalty fee. The "minimum royalty fee" is: \$950 per month for the remainder of the whole term.

\*Royalty Fees are subject to increase as stated in Section 3.2.

Renewal Fee: \$5,500

Transfer Fee: \$7,500

Technology Fee: Currently \$65.00 per month, up to \$150 per month (with right to annual increase as specified in the Franchise Agreement)

Marketing Fee: Currently \$0 per month, but up to \$200 per month. \*Marketing Fees are subject to increase as stated in Section 11.2.

Due Date for 1<sup>st</sup> Monthly Franchise Fee Payment: \_\_\_\_\_

Franchisor Address for Notices:           Border Magic Franchising, LLC  
2324 N. Robinson Drive  
Waco, Texas 76706  
Attention: Chief Executive Officer

**IN WITNESS WHEREOF**, this Key Terms Page, attached to the Franchise Agreement, is made effective as of the date first written above.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. "Butch" Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

**SCHEDULE 1  
TO THE KEY TERMS PAGE**

**REQUIRED AND OPTIONAL EQUIPMENT**

<b>Border Magic® Machines and Equipment</b>		
Quantity	Description	Supplier
1	BM2000 Curb Extruder	Border Magic
1	Border Magic® Basic Production Trailer which includes: (1) mounted mixer, (1) sod cutter, (4) molds w/ trowels, and imprinting tools	Border Magic
1 set	Truck signage – magnet set	Border Magic
1 set	Pitch book, marketing materials, contracts and forms	Border Magic
<b>Materials and Supplies</b>		
Quantity	Description	Supplier
As needed	Integral Color	Border Magic
As needed	Fiber mesh	Border Magic
As needed	Border Magic® Top Coat	Border Magic
As needed	Border Magic® Sealer	Border Magic
As needed	Border Magic Complete	Border Magic
As needed	Border Magic® warranty plates	Border Magic
As needed	Border Magic® warranty cards	Border Magic
As needed	Border Magic® disposable plastic yard signs	Third Parties

Required purchases and cost:

Franchisee also shall purchase from Franchisor or an approved or designated supplier a Border Magic BM2000 Machine for an additional fee of \$9,660, along with its Trailer, Equipment, Marketing & Supplies Package for an additional fee of \$50,090. Franchisee is solely responsible for shipping costs and any optional upgrades to the base equipment package.

A list of additional required and optional equipment and supplies, purchasable through third party suppliers, will be provided in the Border Magic Operations Manual.

## FRANCHISE AGREEMENT

### EXHIBIT 2: NON-DISCLOSURE AND NON-COMPETITION AGREEMENT

This NON-DISCLOSURE AND NON-COMPETITION AGREEMENT (“Agreement”) made as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, (the “Effective Date”) is by and between \_\_\_\_\_ (“Franchisee”) and \_\_\_\_\_ (“Individual”).

#### WITNESSETH:

**WHEREAS**, Franchisee is a party to that certain Border Magic Franchising, LLC Franchise Agreement (“Franchise Agreement”) by and between Franchisee and Border Magic Franchising, LLC (“Company”); and

**WHEREAS**, Franchisee desires Individual to have access to or to review certain Trade Secrets and other Confidential Information of the Company, which are more particularly described below; and

**WHEREAS**, Franchisee is required by the Franchise Agreement to have Individual execute this Agreement prior to providing Individual access to Company’s Trade Secrets and other Confidential Information; and

**WHEREAS**, Individual understands the necessity of not disclosing any such information to any other party, including any Covered Person or using such Trade Secrets or other Confidential Information to compete against Company, Franchisee or any other franchisee of Company in a Competitive Business now or in the future.

**NOW, THEREFORE**, in consideration of the mutual promises and undertakings set forth herein, and intending to be legally bound hereby, the parties hereby mutually agree as follows:

#### 1. Recitals

The above preamble and recitals are true and correct and incorporated into this Agreement.

#### 2. Trade Secrets

Individual understands Franchisee possesses and will possess the Company’s Trade Secrets, which is important to its business. For purposes of this Agreement, “Trade Secrets” is information, without regard to form including, but not limited to, technical or non-technical data, knowhow, formulas, patterns, compilations, programs, devices, methods, techniques, drawings, processes, financial data, financial plans, pro-formas, strategic plans, product plans, project plans, blueprints, lists of actual or potential customers or suppliers which are not commonly known by or available to the public and which information: (a) derives economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use; and (b) is the subject of efforts that are reasonable under the circumstances to maintain its secrecy. Individual understands Franchisee’s providing of access to the Trade Secrets creates a relationship of confidence and trust between Individual and Franchisee with respect to the Trade Secrets.

#### 3. Confidential Information

For purposes of this Agreement, “Confidential Information” means technical and nontechnical information and know-how used in or related to the BORDER MAGIC Businesses and not commonly known by or available to the public, including, without limitation, Trade Secrets and any other information identified as confidential when delivered by the Company. Confidential Information shall not include, however, any information established by documentary evidence that: (a) is now or subsequently becomes generally available to the public through no fault of the Individual; (b) the Individual can demonstrate was rightfully in its possession, without obligation of nondisclosure, prior to disclosure pursuant to this Agreement; (c) is

independently developed without the use of any Confidential Information; or (d) is rightfully obtained from a third party who has the right, without obligation of nondisclosure, to transfer or disclose such information;

#### **4. Confidentiality/Non-Disclosure**

Individual shall not whether in person, in writing, through the Internet or online through Social Media sites and/or applications communicate or divulge to (or use for the benefit of) any other person, firm, association, or corporation, with the sole exception of Franchisee, now or at any time in the future, any of the Company's Trade Secrets or Confidential Information.

Individual's obligations under paragraph 4(a) of this Agreement shall continue in effect after termination of Individual's relationship with Franchisee as an employee, agent, officer, director, executive, manager or member of Franchisee or a holder of a legal or beneficial interest in Franchisee, regardless of the reason or reasons for termination, and whether such termination is voluntary or involuntary, and Individual shall (and Franchisee is entitled to) communicate Individual's obligations under this Agreement to any future customer or employer of Individual to the extent deemed necessary by Franchisee for protection of Franchisee's rights and obligations herein.

#### **5. Non-Competition**

Individual agrees that for the period the Individual has a relationship with Franchisee and the period of two years after the Individual no longer has a relationship with Franchisee and has ceased engaging in the conduct stated below, Individual shall not, directly or indirectly, own an interest in, manage, operate, provide services to, carry on, be engaged in or take part in, or share in the earnings of any Competitive Business anywhere within (1) the greater of: (i) 25 miles of Franchisee's Approved Location as described in the Franchise Agreement; or (ii) the Territory, as detailed in Section 2.5 of the Franchise Agreement, also described as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_; and (2) 25 miles of any BORDER MAGIC Business wherever located in existence at the time of termination of the relationship with Franchisee, without the express written consent of Franchisee. Further, the Individual agrees for the period the Individual has a relationship with Franchisee and the period of two years after the Individual no longer has a relationship with Franchisee, the Individual shall not divert or attempt to divert any customer, employee or other business associate of Franchisee, the Company, the Company's Affiliate(s) (as defined in the Franchise Agreement) or any other franchisee to any Competitive Business or solicit or otherwise attempt to induce or influence (by direct or indirect means) any customer, other business associate of Franchisee, the Company, the Company's Affiliate(s) (as defined in the Franchise Agreement) or any other franchisee to terminate or modify its business relationship with Franchisee, the Company, the Company's Affiliate(s) (as defined in the Franchise Agreement) or any other franchisee.

"Competitive Business" means any business that offers or provides (or grants franchises or licenses to others to operate a business that offers or provides) \_\_\_\_\_ industry that are offered or supplied by Border Magic franchisees, which are the same as or similar to those provided by BORDER MAGIC Businesses or in which Trade Secrets or other Confidential Information could be used to the disadvantage of Franchisor, any Affiliate or Border Magic's other franchisees; provided, however, that the term "Competitive Business" shall not apply to (a) any business operated by Franchisee under a franchise agreement with Franchisor, or (b) any business operated by a publicly-held entity in which Franchisee owns less than a 5% legal or beneficial interest.

Except as set forth in paragraph 5(a), "Affiliate" means any business entity that controls, is controlled by, or is under common control with Individual.

## 6. Miscellaneous

This Agreement constitutes the entire Agreement between the parties with respect to the subject matter hereof. This Agreement supersedes any prior agreements, negotiations and discussions between Individual and Franchisee. This Agreement cannot be altered or amended except by an agreement in writing signed by the duly authorized representatives of the parties.

The Company reserves the right to reduce the scope of the obligations under the covenants contained in Articles 7 and 17 of the Franchise Agreement unilaterally and without the consent of any other person or entities effective upon giving notice thereof.

If all or any portion(s) of any provision(s) of this Agreement are held to be invalid, unreasonable, illegal or unenforceable under applicable law, such invalid, unreasonable, illegal or unenforceable portion(s) of any provision(s) shall be amended, limited or excluded from this Agreement to the minimum extent required by applicable law so that this Agreement shall otherwise remain in full force and effect and enforceable in accordance with its terms.

This Agreement shall be effective as of the Effective Date and shall be binding upon the successors and assigns of Individual, Individual's family members, ancestors, descendants, and collaterals, and shall inure to the benefit of Franchisee, its subsidiaries, successors and assigns and Border Magic Franchising, LLC.

Individual shall reimburse Franchisee or Company for any and all costs and attorney fees incurred by Franchisee or Company in the enforcement of the terms of this Agreement.

The failure of either party to insist in any one or more instances upon performance of any terms and conditions of this Agreement shall not be construed a waiver of future performance of any such term, covenant or condition of this Agreement and the obligations of either party with respect thereto shall continue in full force and effect.

The paragraph headings in this Agreement are included solely for convenience and shall not affect, or be used in connection with, the interpretation of this Agreement. Whenever the context of this Agreement requires, the masculine gender includes the feminine or neuter and vice versa, and the singular number includes the plural. Capitalized terms not herein defined shall have the meaning set forth in the Franchise Agreement.

The Company shall be a third-party beneficiary of this Agreement.

If individual violates this Agreement and competes with Franchisor, its Assigns, or any Franchisees, Franchisor has the right to require that all sales made by the competitive business are reported to Franchisor. Individual will also pay to Franchisor, without demand, a weekly fee of \$1000, retroactive to the first date of the violation and for each week that the violation continues or until judicial order is entered, without being deemed to revive or modify this Agreement. These payments are liquidated damages to compensate Franchisor for its damages from Individual's violation of this covenant not to compete and are not a penalty. Individual agrees that the length of time and geographical restrictions contained in this Agreement are fair and reasonable and not the result of overreaching, duress or coercion of any kind. Individual agrees that its full, uninhibited and faithful observance of each of the covenants in this Section will not cause any undue hardship financial or otherwise and that the enforcement of each of these covenants in this Section will not impair Individual's ability to obtain employment commensurate with Individual's abilities and on terms fully acceptable to Individual or otherwise to obtain income required for the comfortable support of Individual and Individual's family and the satisfaction of Individual's creditors. Individual agrees that his/her special knowledge of the business of a Border Magic franchise would cause Franchisor and its franchisees serious injury and loss if Individual, or anyone acquiring this knowledge through Individual, were to use this knowledge to the benefit of a competitor or were to compete with Franchisor or any of our other Franchisees.



If any court finally holds that the time or Territory or any other provision in this Section is an unreasonable restriction upon Individual, Individual agrees that the provisions of this Agreement are not rendered void, but apply as to time and Territory or to any other extent as the court may judicially determine or indicate is a reasonable restriction under the circumstances involved.

**INDIVIDUAL CERTIFIES THAT HE OR SHE HAS READ THIS AGREEMENT CAREFULLY, AND UNDERSTANDS AND ACCEPTS THE OBLIGATIONS IT IMPOSES WITHOUT RESERVATION. NO PROMISES OR REPRESENTATIONS HAVE BEEN MADE TO SUCH PERSON TO INDUCE THE SIGNING OF THIS AGREEMENT.**

**IN WITNESS WHEREOF**, Franchisee has caused this Agreement to be executed by its duly authorized officer, manager or executive and Individual has executed this Agreement, all being done in triplicate originals with one original being delivered to each party and Company as of the Effective Date.

**INDIVIDUAL:**

**FRANCHISEE:**

\_\_\_\_\_  
Name, Individually

By: \_\_\_\_\_  
Name/Title

## FRANCHISE AGREEMENT

### EXHIBIT 3: GUARANTY AND ASSUMPTION OF OBLIGATIONS

1. I have read the Franchise Agreement between BORDER MAGIC FRANCHISING, LLC and \_\_\_\_\_ (the “**Franchisee**”).
2. I own a beneficial interest in the Franchisee, and would be considered an “**Owner**” within the definition contained in Franchise Agreement.
3. I understand that, were it not for this Guaranty and Assumption of Obligation (“**Guaranty**”), Franchisor would not have agreed to enter into the Franchise Agreement with the Franchisee.
4. I will comply with all of the provisions contained in Article 7 of the Franchise Agreement concerning the use of the Confidential Information. I will maintain the confidentiality of all Confidential Information disclosed to me. I agree to use the Confidential Information only for the purposes authorized under the Franchise Agreement. I further agree not to disclose any of the Confidential Information, except (a) to the Franchisee’s employees on a need to know basis, (b) to the Franchisee’s and my legal and tax professionals to the extent necessary for me to meet my legal obligations, and (c) as otherwise may be required by law.
5. I will comply with all of the provisions contained in Article 18 of the Franchise Agreement concerning the assignment of my interests in the Franchisee.
6. While I am an “**Owner**” of the Franchisee and, for a two-year period after I cease to be an Owner (or two years after termination or expiration of the Franchise Agreement, whichever occurs first), I will not:
  - 6.1 divert or attempt to divert any present or prospective customer of any BORDER MAGIC franchises to any competitor or do anything to harm the goodwill associated with the Marks and the System;
  - 6.2 employ or seek to employ any person who is or has been within the previous 30 days employed by Franchisor or an Affiliate of Franchisor as a salaried managerial employee, or induce such person to leave his or her employment; or
  - 6.3 own, maintain, advise, operate, engage in, be employed by, make loans to, invest in, provide any assistance to, or have any interest in (as owner or otherwise) or relationship or association with, any business conducting landscape architecture or outdoor living construction services, other than another Border Magic franchise operated pursuant to a valid franchise agreement with Franchisor. This restriction shall apply, while I am an Owner, to any location within the United States, its territories or commonwealths, or any other country, province, state or geographic area in which Franchisor or its Affiliates have used, sought registration of or registered the Marks or similar marks or operate or license others to operate a business under the Marks or similar marks. It will apply for two years after I cease to be an Owner (or two years after termination or expiration of the Franchise Agreement, whichever occurs first) to any location that is, or is intended to be, located in the Territory (as defined in the Franchise Agreement) or market area of any other business operating under the Border Magic System and Marks. If the two-year restrictive period would be unenforceable under applicable law as an unreasonable restraint of trade, then such restriction is modified to prohibit you and each Owner, as applicable, from soliciting or providing services, during said two-year period, to any client previously serviced by the Franchised Business. This two-year restriction will be tolled during any period of my noncompliance.
7. I agree that the provisions contained in Article 23 of the Franchise Agreement will apply to any dispute arising out of or relating to this Guaranty. If Franchisor brings any legal action to enforce its rights under this Guaranty, I will reimburse Franchisor its reasonable attorneys’ fees and costs.
8. I hereby guarantee the prompt and full payment of all amounts owed by the Franchisee under the Franchise Agreement.

9. I will pay all amounts due under this Guaranty within 14 days after receiving notice from Franchisor that the Franchisee has failed to make the required payment. I understand and agree that Franchisor need not exhaust its remedies against the Franchisee before seeking recovery from me under this Guaranty.

10. No modification, change, impairment, or suspension of any of Franchisor's rights or remedies shall in any way affect any of my obligations under this Guaranty. If the Franchisee has pledged other security or if one or more other persons have personally guaranteed performance of the Franchisee's obligations, I agree that Franchisor's release of such security will not affect my liability under this Guaranty.

11. **I WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM, WHETHER AT LAW OR IN EQUITY, INVOLVING FRANCHISOR, WHICH ARISES OUT OF OR IS RELATED IN ANY WAY TO THE FRANCHISE AGREEMENT AND/OR THE PERFORMANCE OF ANY PARTY UNDER THE FRANCHISE AGREEMENT.**

12. I understand that Franchisor's rights under this Guaranty shall be in addition to, and not in lieu of, any other rights or remedies available to Franchisor under applicable law.

13. I agree that any notices required to be delivered to me will be deemed delivered at the time delivered by hand; one Business Day after electronically confirmed transmission by any form of electronic system; one Business Day after delivery by Express Mail or other recognized, reputable overnight courier; or three Business Days after placement in the United States Mail by Registered or Certified Mail, Return Receipt Requested, postage prepaid and addressed to the address identified on the signature line below. I may change this address only by delivering to Franchisor written notice of the change.

**IN WITNESS WHEREOF**, this Guaranty has been duly executed and delivered by each of the undersigned, intending to be legally bound hereby, on the date set forth in the introductory paragraph of this Guaranty.

**PERSONAL GUARANTOR**

**PERSONAL GUARANTOR**

\_\_\_\_\_  
NAME, Individually

\_\_\_\_\_  
NAME, Individually

ADDRESS:

ADDRESS:

TELEPHONE:

TELEPHONE:

PERCENTAGE OF OWNERSHIP

PERCENTAGE OF OWNERSHIP

IN FRANCHISE: \_\_\_\_\_ %

IN FRANCHISE: \_\_\_\_\_ %

**FRANCHISE AGREEMENT**

**EXHIBIT 4: OWNERS, OFFICERS, DIRECTORS AND MANAGERS**

**Holders of Legal or Beneficial Interest:**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Position/Title: \_\_\_\_\_

Position/Title: \_\_\_\_\_

Home Address: \_\_\_\_\_

Home Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone #: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Percentage of ownership: \_\_\_\_\_%

Percentage of ownership: \_\_\_\_\_%

**Officers, Directors and Managers:**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Position/Title: \_\_\_\_\_

Position/Title: \_\_\_\_\_

Home Address: \_\_\_\_\_

Home Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone #: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Percentage of ownership: \_\_\_\_\_%

Percentage of ownership: \_\_\_\_\_%

**FRANCHISE AGREEMENT**

**EXHIBIT 5: FRANCHISEE DISCLOSURE QUESTIONNAIRE**

As you know, Border Magic Franchising, LLC and you are preparing to enter into a Franchise Agreement for the operation of a Franchised Business. In this Franchisee Disclosure Questionnaire, Border Magic Franchising, LLC will be referred to as “Border Magic”, “We” or “Us.” The purpose of this Questionnaire is to determine whether any statements or promises were made to you that we did not authorize and that may be untrue, inaccurate or misleading.

Prospective Franchisee acknowledges:	Date	Initials
Date you received FDD .....	_____ / _____	
Date of your first face-to-face meeting with a Border Magic Franchising representative for the purpose of discussing the sale or possible sale of a franchise .....	_____ / _____	
Date you signed any addendum or additional documents.....	_____ / _____	
Earliest date you delivered a check or money to Border Magic or its representative .....	_____ / _____	

**ACKNOWLEDGMENT REGARDING OWNERSHIP OR OTHER INTEREST**

Acknowledgment Regarding Controlling Persons. Franchisee hereby acknowledges that Franchise Owner is a(n):

_____ Individual	_____ Corporation
_____ Partnership	_____ Limited Liability Company
_____ Joint Venture	_____ Other business form
_____ (describe)	

Franchise Owner hereby warrants and represents that the following persons own, either legally or beneficially, voting control of Franchise Owner:

NAME	TYPE OF OWNERSHIP (LEGAL OR BENEFICIAL)	PERCENTAGE OF INTEREST OWNED
_____	_____	_____
_____	_____	_____
_____	_____	_____

Please review each of the following questions carefully and respond to each with YES or NO, and provide honest and complete responses to each question.

1. Have you received and personally reviewed Border Magic Franchising, LLC Franchise Agreement and each exhibit, addendum and schedule attached to it?

\_\_\_\_\_

**The following only applies to Maryland residents and/or franchises to be operated in the State of Maryland:**

All representations requiring prospective franchisees to assent to a release, estoppel or waiver of liability are not intended to nor shall they act as a release, estoppel or waiver of any liability incurred under the Maryland Franchise Registration and Disclosure Law.

You understand that your answers are important to us and that we will rely on them.

By signing this Franchisee Disclosure Questionnaire, you are representing that you have responded truthfully to the above questions. You acknowledge that Border Magic Franchising, LLC is relying on the accuracy of the above information, and that the information set forth above is true and correct. (The following persons must sign: each owner of a corporation or limited liability company, each partner; or sole proprietor).

FRANCHISEE/APPLICANT

By: \_\_\_\_\_  
Name, Title

\_\_\_\_\_  
Name, Individually

**FRANCHISE AGREEMENT**  
**EXHIBIT 6: AUTHORIZATION AGREEMENT**  
**AUTOMATIC DEPOSITS (ACH WITHDRAWALS)**

Franchisor Name: **Border Magic Franchising, LLC**

I (We) hereby authorize Border Magic Franchising, LLC, hereinafter called Franchisor, to initiate debit entries to my (our) Checking Account/Savings Account (Select One) indicated below at the depository financial institution named below, and to debit the same to such account. I (We) acknowledge that the origination of ACH transactions to my (our) account must comply with the provisions of U.S. Law, and that I will be responsible for any banking fees that my institution charges.

Financial Institution Name: \_\_\_\_\_ Branch: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

ACH/Routing Number: \_\_\_\_\_ Account Number: \_\_\_\_\_

(Must be Nine Digits)

This authorization is to remain in full force and effect until Border Magic Franchising has received a written replacement ACH Withdrawal Form notification from me. I (We) understand that revocation of this Authorization Agreement by me (Us) may constitute an event of Default under the Franchise Agreement.

I (We) understand that the amount to be withdrawn by Franchisor will not be the same each month and I (We) therefore authorize all monetary transfers pursuant to Articles 3 and 11 of the Franchise Agreement.

\_\_\_\_\_  
Print Franchisee / Account Holder Name

\_\_\_\_\_  
Print Franchisee/Co-Account Holder Name

\_\_\_\_\_  
Franchisee / Account Holder Signature & Date

\_\_\_\_\_  
Franchisee/Co-Account Holder Signature & Date

\_\_\_\_\_  
Daytime Phone Number

\_\_\_\_\_  
Email Address

**PLEASE ATTACH A VOIDED CHECK TO THIS FORM**

**Please Return Form to: Border Magic Franchising, LLC**

ATTN: Franchise Accounting Department

2324 N. Robinson Drive

Waco, Texas 76706

Phone (877) 892-2954

## FRANCHISE AGREEMENT

### EXHIBIT 7: TELEPHONE NUMBER ASSIGNMENT AGREEMENT AND POWER OF ATTORNEY

**FOR VALUE RECEIVED**, the undersigned (“Franchisee”) irrevocably assigns the telephone listing and numbers stated below and any successor, changed or replacement number or numbers effective upon the date of termination of the Franchise Agreement described below to Border Magic Franchising, LLC (“Franchisor”), upon the following terms:

1. This assignment is made under the terms of the Border Magic Franchising Franchise Agreement dated \_\_\_\_\_ authorizing Franchisee to do business as “Border Magic Franchising” (the “Franchise Agreement”), which in part pertains to the telephone listing and numbers the Franchisee uses in the operation of the Franchised Business covered by the Franchise Agreement.
2. Franchisee retains the limited right to use the telephone listing and numbers only for transactions and advertising under the Franchise Agreement while the Franchise Agreement between Franchisor and Franchisee remains in full force, but upon termination or expiration of the Franchise Agreement, Franchisee’s limited right to use of the telephone listing and numbers also terminates. In this event, Franchisee agrees to immediately discontinue use of all listings and numbers. At Franchisor request, Franchisee will immediately sign all documents, pay all monies, and take all other action necessary to transfer the listings and numbers to Franchisor.
3. The telephone numbers and affiliated listings subject to this assignment are: \_\_\_\_\_ . Franchisee shall provide Franchisor with all numbers on the rotary series and all numbers the Franchisee uses in the Franchised Business in the future within 5 business days of creation of that number.
4. Franchisee shall pay all amounts owed for the use of the telephone numbers and affiliated listings Franchisee incurs. On termination or expiration of the Franchise Agreement, Franchisee shall immediately pay all amounts owed for the listings and telephone numbers, whether or not due, including all sums owed under existing contracts for telephone directory or online advertising.
5. Franchisee appoints Franchisor as Franchisee’s Attorney-In-Fact to act in Franchisee’s place for the purpose of assigning any telephone number covered by Paragraph 3 above to Franchisor or Franchisor’s designees or Transferees. Franchisee grants Franchisor full authority to act in any manner proper or necessary to the exercise of these powers, including full power of substitution and signing or completion of all documents required or requested by any telephone company to transfer the numbers, and ratifies every act that Franchisor lawfully performs in exercising those powers.

This power of attorney is effective for five years from the date of expiration, cancellation or termination of Franchisee’s rights under the Franchise Agreement for any reason.

Franchisee intends that this power of attorney be coupled with an interest. Franchisee declares this power of attorney to be irrevocable and renounces all right to revoke it or to appoint another person to perform the acts referred to in this instrument. This power of attorney is not affected by Franchisee’s later incapacity. This power is created to secure performance of a duty to Franchisor and is for consideration.



THE PARTIES have caused this Telephone Number Assignment Agreement and Power Of Attorney to be duly signed as evidenced by their signatures appearing below.

**FRANCHISEE: EACH OF THE BELOW PERSONS AGREES TO BE BOUND BY THE PROVISIONS OF THIS AGREEMENT, IN BOTH INDIVIDUAL AND REPRESENTATIVE CAPACITIES.**

Signed the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**FRANCHISEE:**

**FRANCHISEE:**

By: \_\_\_\_\_  
Name/Title

By: \_\_\_\_\_  
Name/Title

\_\_\_\_\_  
Name, Individually

\_\_\_\_\_  
Name, Individually

**EXHIBIT 8 TO THE FRANCHISE AGREEMENT  
STATE-SPECIFIC AMENDMENTS**

**AMENDMENT TO THE FRANCHISE AGREEMENT  
REQUIRED BY THE STATE OF CALIFORNIA**

This Amendment to the Border Magic Franchise Agreement dated \_\_\_\_\_, 20\_\_ between Border Magic Franchising, LLC, (“Franchisor”) and \_\_\_\_\_ (“Franchisee”) is entered into simultaneously with the execution of the Franchise Agreement.

1. Section 3.1 of the Franchise Agreement is amended to reflect the following:

“The Department has determined that we, the franchisor, have not demonstrated we are adequately capitalized and/or that we must rely on franchise fees to fund our operations. The Commissioner has imposed a fee deferral condition, which requires that we defer the collection of all initial fees from California franchisees until we have completed all of our pre-opening obligations and you are open for business.”

2. The second paragraph of Section 18.2 of the Franchise Agreement is amended with the following:

It is unlawful for a franchisor to prevent a franchisee from selling or transferring a franchise, all or substantially all of the assets of the Franchised Business, or a controlling or non-controlling interest in the Franchised Business, to another person provided that the person is qualified under the franchisor’s then-existing standards for the approval of new or renewing franchisees, these standards to be made available to the franchisee, as provided in California Business and Professions Code, Section 20029, if applicable, and to be consistently applied to similarly situated franchises operating within the franchise brand, and the franchisee and the buyer, transferee, or assignee comply with the transfer conditions specified in the franchise agreement. Any purported transfer without such approval shall be null and void and shall constitute a material breach of this Agreement. A Franchisee shall not have the right to sell, transfer, or assign the franchise, all or substantially all of the assets of the Franchised Business, or a controlling or non-controlling interest in the Franchised Business, without the written consent of the Franchisor, except that the consent shall not be withheld unless the buyer, transferee, or assignee does not meet the standards for new or renewing franchises described in subdivision (a) of the California Business and Professions Code, Section 20028, if applicable, or the Franchisee and the buyer, transferee, or assignee do not comply with the transfer conditions specified in the franchise agreement.

3. No statement, questionnaire or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of: (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on behalf of the Franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

**[Signature Page to follow]**

**IN WITNESS WHEREOF**, Franchisee and Franchisor have executed this Amendment to the Franchise Agreement simultaneously with the execution of the Franchise Agreement.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. "Butch" Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

**AMENDMENT TO THE FRANCHISE AGREEMENT  
REQUIRED BY THE STATE OF HAWAII**

This Amendment to the Border Magic Franchise Agreement dated \_\_\_\_\_, 20\_\_ between Border Magic Franchising, LLC, (“Franchisor”) and \_\_\_\_\_ (“Franchisee”) is entered into simultaneously with the execution of the Franchise Agreement.

1. Section 3.1 of the Franchise Agreement is amended to reflect that payment of Initial Franchise Fees will be deferred until Franchisor has met its initial obligations to Franchisee, and Franchisee has commenced doing business.

**IN WITNESS WHEREOF**, Franchisee and Franchisor have executed this Amendment to the Franchise Agreement simultaneously with the execution of the Franchise Agreement.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. “Butch” Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

**AMENDMENT TO THE FRANCHISE AGREEMENT  
REQUIRED BY THE STATE OF ILLINOIS**

This Amendment to the Border Magic Franchise Agreement dated \_\_\_\_\_, 20\_\_ between Border Magic Franchising, LLC, (“Franchisor”) and \_\_\_\_\_ (“Franchisee”) is entered into simultaneously with the execution of the Franchise Agreement. The provisions of this Amendment form an integral part of, and are incorporated into, the Franchise Agreement. This Amendment is being executed because: a) the offer or sale of the franchise to Franchisee was made in the State of Illinois; b) Franchisee is a resident of the State of Illinois; and/or c) the franchise will be located or operated in the State of Illinois.

1. Section 3.1 is amended to reflect the following:

Payment of the Initial Franchise/Development fee will be deferred until Franchisor has met its initial obligations to franchisee and franchisee has commenced doing business. The financial assurance requirements was imposed by the Office of the Illinois Attorney General due to the Franchisor’s financial condition.

2. Section 22.6 is deleted and replaced with the following:

This Agreement, including its Exhibits, constitutes the entire, full and complete agreement between Franchisor and Franchisee concerning the subject matter hereof and shall supersede all prior agreements, no other representations (except for or other than those contained in the disclosure document) having induced Franchisee to execute this Agreement.

3. The following sentence is added to the end of Section 23.1:

Notwithstanding the foregoing, the Illinois Franchise Disclosure Act shall govern this Agreement.

4. The following sentence is added to the end of Section 23.2:

Section 4 of the Illinois Franchise Disclosure Act provides that any provision in this Agreement which designates jurisdiction or venue in a forum outside of Illinois is void with respect to any cause of action which otherwise is enforceable in Illinois.

5. The following sentence is added at the end of Section 23.4:

Section 27 of the Illinois Franchise Disclosure Act provides that causes of action under the Act must be brought within the earlier of: 3 years of the violation; 1 year after Franchisee becomes aware of the underlying facts or circumstances; or 90 days after delivery to Franchisee of a written notice disclosing the violation.

6. The following sentence is added to the end of Section 23.2:

Section 41 of the Illinois Franchise Disclosure Act states that any condition, stipulation or provision purporting to bind any person acquiring any franchise to waive compliance with any provision of the Act is void.

7. Any capitalized terms that are not defined in this Amendment shall have the meaning given them in the Franchise Agreement.

8. Except as expressly modified by this Amendment, the Franchise Agreement remains unmodified and in full force and effect.

9. No statement, questionnaire or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of: (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming

reliance on behalf of the Franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

**IN WITNESS WHEREOF**, Franchisee and Franchisor have executed this Amendment to the Franchise Agreement simultaneously with the execution of the Franchise Agreement.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. "Butch" Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

**AMENDMENT TO THE FRANCHISE AGREEMENT  
REQUIRED BY THE STATE OF INDIANA**

This Amendment to the Border Magic Franchise Agreement dated \_\_\_\_\_, 20\_\_ between Border Magic Franchising, LLC, (“Franchisor”) and \_\_\_\_\_ (“Franchisee”) is entered into simultaneously with the execution of the Franchise Agreement.

1. Renewal. Section 4.2. of the Franchise Agreement is amended by the addition of the following language:

Provided that you cannot be required to prospectively asset to a release, assignment, novation, waiver or estoppel which purports to relieve Franchisor from liability under Indiana Code 23-2-2.7.

2. Authorized Products, Services and Suppliers. Section 13.1. of the Franchise Agreement is amended by the addition of the following language:

Notwithstanding anything to the contrary contained in this Agreement, Franchisor shall not require that you purchase any goods, supplies, inventories, or services exclusively from us or sources we designate where such goods, supplies, inventories, or services of comparable quality are available sources other than those we designate, provided that our publication of a list of approved suppliers of goods, supplies, inventories, or services or the requirement that such goods, supplies, inventories, or services comply with specifications and standards prescribed by us does not constitute designation of a source nor does our reasonable right to disapprove a supplier constitute a designation, and further provided that the above restriction on designation of sources does not apply to the principal goods, supplies, inventories, or services manufactured by or for us or trademarked by us.

3. Transfer by Franchisee to a Third Party. Section 18.2. of the Franchise Agreement is amended by the addition of the following language:

Provided that you cannot be required to prospectively asset to a release, assignment, novation, waiver or estoppel which purports to relieve Franchisor from liability under Indiana Code 23-2-2.7.

4. Dispute Resolution. Article 23 of the Franchise Agreement is amended by the addition of the following language:

Notwithstanding anything to the contrary in this Article 23, if this Article 23 requires litigation to be conducted in a forum other than the State of Indiana, the requirement may be unenforceable as a limitation on litigation pursuant to IC 23-2-2.7-1(1). Notwithstanding anything to the contrary contained in this Article 23, the choice of law for any cause of action brought under this Agreement will be subject to any superseding provisions contained in Indiana’s Franchise Acts, IC 23-2-2.5 and 2.7. You will be permitted to bring actions arising under IC 23-2-2.5 at any time within three years from the date of violation pursuant to IC 23-2-2.7-1(10). You cannot be required to recognize the adequacy or inadequacy of any remedy. The waiver or release of any rights with regard to this Agreement is prohibited under IC 23-2-2.7-1(5).

5. Acknowledgments. Article 24 of the Franchise Agreement is amended by the addition of the following language:

However, such representations are not intended to nor shall they act as a release, assignment, novation, waiver or estoppel which purports to relieve Franchisor from liability under Indiana Code 23-2-2.7.



6. Each provision of this Amendment will be effective only to the extent that, with respect to the provision, the jurisdictional requirements of the Indiana Franchise Practices Law is met independently of this Amendment. Franchisor does not waive its right to challenge the enforceability of any state law and declares void or unenforceable any provision contained in this Agreement. Franchisor and Franchisee will enforce the provisions of this Agreement to the extent permitted by law.

**IN WITNESS WHEREOF**, Franchisee and Franchisor have executed this Amendment to the Franchise Agreement simultaneously with the execution of the Franchise Agreement.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. "Butch" Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

**AMENDMENT TO THE FRANCHISE AGREEMENT  
REQUIRED BY THE STATE OF MARYLAND**

This Amendment to the Border Magic Franchise Agreement dated \_\_\_\_\_, 20\_\_ between Border Magic Franchising, LLC, (“Franchisor”) and \_\_\_\_\_ (“Franchisee”) is entered into simultaneously with the execution of the Franchise Agreement.

1. The second sentence of Section 3.1. of the Franchise Agreement is amended to state the following:  
  
All initial fees and payments owed by franchisees shall be deferred until the franchisor completes its preopening obligations under the franchise agreement.
2. The following sentence is added to the end of Transfer by Franchisee to a Third Party, Section 18.2:  
  
The general release required as a condition of renewal, sale, and/or assignment/transfer shall not apply to any liability under the Maryland Franchise Registration and Disclosure Law.
3. The following sentence is added to the end of Transfer to a Controlled Entity, Section 18.3:  
  
This release shall not apply to any liability under the Maryland Franchise Registration and Disclosure Law.
4. The following sentence is added to the end of Consent to Jurisdiction, Section 23.2:  
  
A Franchisee in Maryland may sue in Maryland for claims arising under the Maryland Franchise Registration and Disclosure Law.
5. The following sentence is added at the end of Limitations of Claims, Section 23.4:  
  
Any claims arising under the Maryland Franchise Registration and Disclosure Law must be brought within 3 years after the grant of the franchise.
6. All representations requiring prospective franchisees to assent to a release, estoppel, or waiver of liability are not intended to nor shall they act as a release, estoppel or waiver of any liability incurred under the Maryland Franchise Registration and Disclosure Law.
7. Each provision of this Amendment will be effective only to the extent that, with respect to the provision, the jurisdictional requirements of the Maryland Franchise Registration and Disclosure Law is met independently of this Amendment.
8. No statement, questionnaire or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of: (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on behalf of the Franchisor. This provision supersedes any other term of any document executed in connection with the franchise.
9. Section 24.1, 24.2, 24.4, and 24.5 of the Franchise Agreement has been deleted in its entirety.

**IN WITNESS WHEREOF**, Franchisee and Franchisor have executed this Amendment to the Franchise Agreement simultaneously with the execution of the Franchise Agreement.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. "Butch" Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

**AMENDMENT TO THE FRANCHISE AGREEMENT  
REQUIRED BY THE STATE OF MINNESOTA**

This Amendment to the Border Magic Franchising, LLC Franchise Agreement dated \_\_\_\_\_, 20\_\_ between Border Magic Franchising, LLC, (“Franchisor”) and \_\_\_\_\_ (“Franchisee”) is entered into simultaneously with the execution of the Franchise Agreement.

1. The provisions of this Amendment form an integral part of, and are incorporated into, the Franchise Agreement. This Amendment is being executed because: a) the offer or sale of the franchise to Franchisee was made in the State of Minnesota; b) Franchisee is a resident of the State of Minnesota; and/or c) the franchise will be located or operated in the State of Minnesota.
2. Section 3.1 is amended to reflect the following:  
“Based upon the franchisor’s financial condition, the Minnesota Department of Commerce has required a financial assurance. Therefore, all initial fees and payments owed by the Franchisee shall be deferred until Franchisor completes its pre-opening obligations under the Franchise Agreement.”
3. Section 22.6 is deleted and replaced with the following:  
This Agreement, including its Exhibits, constitutes the entire, full and complete agreement between Franchisor and Franchisee concerning the subject matter hereof and shall supersede all prior agreements, no other representations (except for or other than those contained in the disclosure document) having induced Franchisee to execute this Agreement.
4. The following sentence is added to the end of Section 23.1:  
Notwithstanding the foregoing, the Minnesota Franchise Act shall govern this Agreement.
5. The following sentence is added to the end of Section 18.2:  
Notwithstanding the foregoing, Franchisee will not be required to assent to a release, assignment, novation, or waiver that would relieve any person from liability imposed by Minnesota Statute §§ 80C.01-80C.22.
6. The following sentence is added to the end of Sections 16.2 and 18.2:  
With respect to franchises governed by Minnesota law, the Franchisor will comply with Minnesota Statutes Sec. 80C.14, Subs, 3, 4, and 5 which require, (except in certain specified cases) (1) that a franchisee be given 90 days’ notice of termination (with 60 days to cure) and 180 days’ notice for non-renewal of the franchise agreement and (2) that consent to the transfer of the franchise will not be unreasonably withheld.
7. The following sentence is added at the end of Section 18.2:  
Under Minnesota Rule 2860.4400J, certain liquidated damages clauses are unenforceable.
8. The following sentence is added to the end of Section 23.2:  
Minnesota Statute §80C.21 and Minnesota Rule 2860.4400J prohibit Franchisor from requiring litigation to be conducted outside Minnesota. In addition, nothing in this Agreement can abrogate or reduce Franchisee’s rights as provided for in Minnesota Statutes, Chapter 80C, or Franchisee’s rights to any procedure, forum, or remedies provided for by the laws of the jurisdiction.

The franchisee cannot consent to the franchisor obtaining injunctive relief. The franchisor

9. Each provision of this Amendment will be effective only to the extent that, with respect to the provision, the jurisdictional requirements of the Minnesota Franchise Act is met independently of this Amendment. Franchisor does not waive its right to challenge the enforceability of any state law and declares void or unenforceable any provision contained in this Agreement. Franchisor and Franchisee will enforce the provisions of this Agreement to the extent permitted by law.
10. No statement, questionnaire or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of: (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on behalf of the Franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

**IN WITNESS WHEREOF**, Franchisee and Franchisor have executed this Amendment to the Franchise Agreement simultaneously with the execution of the Franchise Agreement.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. "Butch" Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

**AMENDMENT TO THE FRANCHISE AGREEMENT  
REQUIRED BY THE STATE OF NEW YORK**

This Amendment to the Border Magic Franchising, LLC Franchise Agreement dated \_\_\_\_\_ between Border Magic Franchising, LLC, (“Franchisor”) and \_\_\_\_\_ (“Franchisee”) is entered into simultaneously with the execution of the Franchise Agreement.

In recognition of the requirements of the General Business Law of the State of New York, Article 3, Section 687 and Article 33, Sections 680-695, and the Codes, Rules, and Regulations of the State of New York, Title 13, Chapter VII, Section 200.1 through 201.16, the franchise disclosure document for Border Magic Franchising, LLC, for use in the State of New York shall be amended as follows:

1. Renewal. Section 4.2(viii) of the Franchise Agreement (with respect to signing a general release) is amended by the addition of the following language:

; provided, however, that all rights enjoyed by Franchisee and any causes of action arising in Franchisee’s favor from the provisions of Article 33 of the General Business Laws of the State of New York and the regulations issued thereunder shall remain in force; it being the intent of this proviso that the non-waiver provisions of GBL 687.4 and 687.5 be satisfied.

2. Transfer by Franchisee to a Third Party. Section 18.2. of the Franchise Agreement is amended by the addition of the following language:

; provided, however, that all rights enjoyed by Franchisee and any causes of action arising in Franchisee’s favor from the provisions of Article 33 of the General Business Laws of the State of New York and the regulations issued thereunder shall remain in force; it being the intent of this proviso that the non-waiver provisions of GBL 687.4 and 687.5 be satisfied.

3. Choice of Law. Section 23.1. of the Franchise Agreement is amended by the addition of the following language:

; however, the governing choice of law shall not be considered a waiver of any right conferred upon you by the provisions of Article 33 of the General Business Law of the State of New York.

4. Each provision of this Amendment will be effective only to the extent that, with respect to the provision, the jurisdictional requirements of the New York General Business Law is met independently of this Amendment. Franchisor does not waive its right to challenge the enforceability of any state law and declares void or unenforceable any provision contained in this Agreement. Franchisor and Franchisee will enforce the provisions of this Agreement to the extent permitted by law.

**IN WITNESS WHEREOF**, Franchisee and Franchisor have executed this Amendment to the Franchise Agreement simultaneously with the execution of the Franchise Agreement.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. “Butch” Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

**AMENDMENT TO THE FRANCHISE AGREEMENT  
REQUIRED BY THE STATE OF NORTH DAKOTA**

This Amendment to the Border Magic Franchising, LLC Franchise Agreement dated \_\_\_\_\_ between Border Magic Franchising, LLC, (“Franchisor”) and \_\_\_\_\_ (“Franchisee”) is entered into simultaneously with the execution of the Franchise Agreement.

In recognition of the requirements of the North Dakota Franchise Investment Law, N.D. Cent. Code 51-1901 through 51-19-17, and the policies of the Office of the State of North Dakota Securities Commission, the Franchise Disclosure Document for Border Magic Franchising, LLC for use in the State of North Dakota shall be amended as follows:

1. Sections 2.5, and 17.2 and Exhibit 2 of the Franchise Agreement disclose the existence of certain covenants restricting competition to which the Franchisee must agree. The Securities Commissioner of the State of North Dakota has held that covenants restricting competition, contrary to Section 9-08-06 of the North Dakota Century Code, without further disclosing that such covenants may be subject to this statute, are unfair, unjust, or inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law. Covenants not to compete such as those referenced above are generally considered unenforceable in the State of North Dakota;
2. Section 3.1 of the Franchise Agreement is amended to reflect that payment of Franchise Fee will be deferred until Franchisor has met its initial obligations to Franchisee, and Franchisee has commenced doing business.
3. Section 23.1, of the Franchise Agreement provide that Texas law governs the Franchise Agreement. The Securities Commissioner of the State of North Dakota has held that Franchise Agreements which specify that they are to be governed by the laws of a state other than North Dakota are unfair, unjust or inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law, therefore, this provision is void and of no effect in the State of North Dakota;
4. Sections 23.2 and 23.7 of the Franchise Agreement provides that Franchisees must consent to the jurisdiction of the McLennan County, TX. The Securities Commissioner of the State of North Dakota has held that requiring Franchisees to consent to jurisdiction of courts outside of North Dakota is unfair, unjust or inequitable within the intent of Section 51-19-09 of the North Dakota Investment Law. The site of mediation or arbitration shall be agreeable to all parties; therefore, this provision is amended to provide that the state of mediation or arbitration shall be agreeable to all parties;
5. Section 23.5 of the Franchise Agreement stipulates that the Franchisee shall pay all costs and expenses incurred by Franchisor in enforcing the Franchise Agreement. The Securities Commissioner of the State of North Dakota has determined this to be unfair, unjust and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law. Therefore, the referenced section of the Franchise Agreement is amended to provide that the prevailing party in any enforcement action is entitled to recover all costs and expenses, including attorney fees;
6. Section 23.5 of the Franchise Agreement requires the Franchisee to consent to a waiver of exemplary and punitive damages. The Securities Commissioner of the State of North Dakota has determined this to be unfair, unjust and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law, therefore, this portion of Section 23.5 is void and of no effect in the State of North Dakota; and
7. Section 17.9 of the Franchise Agreement stipulates that the Franchisee shall pay liquidated damages to Franchisor if the Franchise Agreement is terminated early.
8. The Securities Commissioner of the State of North Dakota has determined this to be unfair, unjust and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment

Law. Therefore, the referenced section of the Franchise Agreement is amended to provide that Franchisor is entitled to recover all costs and expenses, including attorney fees allowable by law; and

9. Section 23.6 of the Franchise Agreement stipulates that the Franchisee shall agree to a Waiver of Jury Trial. The Securities Commissioner of the State of North Dakota has determined this to be unfair, unjust and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law. Therefore, the referenced section of the Franchise Agreement is void and of no effect in the State of North Dakota; and
10. Section 4.2 of the Franchise Agreement requires the Franchisee to sign a general release upon renewal of the Franchise Agreement. The Securities Commissioner of the State of North Dakota has determined this to be unfair, unjust and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law. Therefore, the referenced section of the Franchise Agreement is void and of no effect in the State of North Dakota; and
11. Section 23.4 of the Franchise Agreement requires a limitation of Claims. The Securities Commissioner of the State of North Dakota has determined this to be unfair, unjust and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law. Therefore, the referenced section of the Franchise Agreement is amended to provide that the statute of limitations under North Dakota law applies; and
12. Each provision of this Amendment will be effective only to the extent that, with respect to the provision, the jurisdictional requirements of the North Dakota Franchise Investment Law is met independently of this Amendment. Franchisor does not waive its right to challenge the enforceability of any state law and declares void or unenforceable any provision contained in this Agreement. Franchisor and Franchisee will enforce the provisions of this Agreement to the extent permitted by law.

**IN WITNESS WHEREOF**, Franchisee and Franchisor have executed this Amendment to the Franchise Agreement simultaneously with the execution of the Franchise Agreement.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. "Butch" Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title



**AMENDMENT TO THE FRANCHISE AGREEMENT  
REQUIRED BY THE STATE OF RHODE ISLAND**

This Amendment to the Border Magic Franchising, LLC Franchise Agreement dated \_\_\_\_\_ between Border Magic Franchising, LLC, (“Franchisor”) and \_\_\_\_\_ (“Franchisee”) is entered into simultaneously with the execution of the Franchise Agreement.

1. Choice of Law. Section 23.1. of the Franchise Agreement is amended by the addition of the following language:

, excluding any claims arising under Section 19-28.1-14 of the Rhode Island Franchise Investment Act.

2. Each provision of this Amendment will be effective only to the extent that, with respect to the provision, the jurisdictional requirements of the Rhode Island Franchise Investment Act is met independently of this Amendment. Franchisor does not waive its right to challenge the enforceability of any state law and declares void or unenforceable any provision contained in this Agreement. Franchisor and Franchisee will enforce the provisions of this Agreement to the extent permitted by law.

**IN WITNESS WHEREOF**, Franchisee and Franchisor have executed this Amendment to the Franchise Agreement simultaneously with the execution of the Franchise Agreement.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. “Butch” Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

**AMENDMENT TO THE FRANCHISE AGREEMENT  
REQUIRED BY THE STATE OF SOUTH DAKOTA**

This Amendment to the Border Magic Franchising, LLC Franchise Agreement dated \_\_\_\_\_ between Border Magic Franchising, LLC, (“Franchisor”) and \_\_\_\_\_ (“Franchisee”) is entered into simultaneously with the execution of the Franchise Agreement.

1. Section 3.1 of the Franchise Agreement is amended to reflect that payment of Franchise Fee will be deferred until Franchisor has met its initial obligations to Franchisee, and Franchisee has commenced doing business.
2. Section 23.7, of the Franchise Agreement is amended by the addition of the following language to the original language that appears therein: “In the event that either party shall make demand for mediation, such mediation shall be conducted in a mutually agreed upon site.
3. Section 16.2 of the Franchise Agreement are amended by the addition of the following language to the original language that appears therein: “Covenants not to compete upon termination or expiration of a franchise agreement are generally unenforceable in South Dakota, except in certain instances as provided by law.” To the extent this Addendum shall be deemed to be inconsistent with any terms or conditions of said Franchise Agreement or Exhibits or Attachments thereto, the terms of this Addendum shall govern.
4. Sections 16.2 and 16.3 of the Franchise Agreement are amended by the following language: South Dakota law provides for a Thirty Day (30) notice to cure any default prior to termination, including the non-payment of royalty and service fees, amount due for purchases from Franchisor or its affiliates or other payments due to Franchisor.
5. Section 23.1 of the Franchise Agreement is amended by the addition of the following language to the original language that appears therein: “The law regarding franchise registration, employment, covenants not to compete, and other matters of local concern will be governed by the laws of the State of South Dakota; but as to contractual and all other matters, this agreement and all provisions of this instrument will be and remain subject to the application, construction, enforcement, and interpretation under the governing law of Texas.”
6. Section 23.7 of the Franchise Agreement is amended by the addition of the following language to the original language that appears therein: “In the event that either party shall make demand for mediation, such mediation shall be conducted in a mutually agreed upon site. The mediation proceeding shall take place in the McLennan County, Texas. In connection with any mediation proceeding the provisions of Rule 408 of the Federal Rules of Evidence.”
7. Each provision of this Amendment will be effective only to the extent that, with respect to the provision, the jurisdictional requirements of the South Dakota Franchises Brand-Name Goods and Services Law is met independently of this Amendment. Franchisor does not waive its right to challenge the enforceability of any state law and declares void or unenforceable any provision contained in this Agreement. Franchisor and Franchisee will enforce the provisions of this Agreement to the extent permitted by law.

*[the signature page is the following page]*

**IN WITNESS WHEREOF**, Franchisee and Franchisor have executed this Amendment to the Franchise Agreement simultaneously with the execution of the Franchise Agreement.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. "Butch" Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

**AMENDMENT TO THE FRANCHISE AGREEMENT  
REQUIRED BY THE COMMONWEALTH OF VIRGINIA**

This Amendment to the Border Magic Franchising, LLC Franchise Agreement dated \_\_\_\_\_ between Border Magic Franchising, LLC, (“Franchisor”) and \_\_\_\_\_ (“Franchisee”) is entered into simultaneously with the execution of the Franchise Agreement.

1. The second sentence of Section 3.1. of the Franchise Agreement is amended to state that “The Virginia State Corporation Commission’s Division of Securities and Retail Franchising requires us to defer payment of the initial franchise fee and other initial payments owed by franchisees to the franchisor until the franchisor has completed its pre-opening obligations under the franchise agreement.”
2. Section 16.2, which terminates the Franchise Agreement upon the bankruptcy of Franchisee, may not be enforceable under federal bankruptcy law (11 U.S.C. Section 101, *et seq.*);
3. Pursuant to Section 13.1564 of the Virginia Retail Franchising Act, it is unlawful for a Franchisor to cancel a franchise without reasonable cause. If any ground for default or termination stated in the Franchise Agreement does not constitute “reasonable cause,” as that term may be defined in the Virginia Retail Franchising Act or the laws of Virginia, that provision may not be enforceable.
4. Estimated Risk Factor. The franchisee will be required to make an estimated initial investment ranging from \$138,275 to \$162,530. This amount exceeds the franchisor’s stockholders equity as of December 31, 2023, which is \$(1,931,593).

**IN WITNESS WHEREOF**, Franchisee and Franchisor have executed this Amendment to the Franchise Agreement simultaneously with the execution of the Franchise Agreement.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. “Butch” Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

**WASHINGTON ADDENDUM TO THE FRANCHISE AGREEMENT,  
FRANCHISE DISCLOSURE QUESTIONNAIRE, AND RELATED AGREEMENTS**

This Amendment to the Border Magic Franchising, LLC Franchise Agreement dated \_\_\_\_\_ between Border Magic Franchising, LLC, (“Franchisor”) and \_\_\_\_\_ (“Franchisee”) is entered into simultaneously with the execution of the Franchise Agreement.

1. In the event of a conflict of laws, the provision of the Washington Franchise Investment Protection Act, Chapter 19.100 RCW (the “Act”) will prevail.
2. RCW 19.100.180 may supersede the Franchise Agreement in your relationship with Franchisor including the areas of termination and renewal of your franchise. There may also be court decisions which may supersede the Franchise Agreement in your relationship with Franchisor including the areas of termination and renewal of your franchise.
3. In any arbitration or mediation involving a franchise purchased in Washington, the arbitration or mediation site will be either in the state of Washington, or in a place mutually agreed upon at the time of the arbitration or mediation, or as determined by the arbitrator or mediator at the time of arbitration or mediation. In addition, if litigation is not precluded by the Franchise Agreement, Franchisee may bring an action or proceeding arising out of or in connection with the sale of franchises, or a violation of the Washington Franchise Investment Protection Act, in Washington.
4. A release of waiver of rights executed by Franchisee may not include rights under the Washington Franchise Investment Protection Act or any rule or order thereunder except when executed pursuant to a negotiated settlement after the agreement is in effect and where the parties are represented by independent counsel. Provisions such as those which unreasonably restrict or limit the statute of limitations period for claims under the Act, or rights or remedies under the Act such as a right to a jury trial, may not be enforceable.
5. Transfer fees are collectable to the extent that they reflect Franchisor’s reasonable estimated or actual costs in effecting a transfer.
6. Pursuant to RW 49.62.020, a noncompetition covenant is void and unenforceable against an employee, including an employee of Franchisee, unless the employee’s earnings from the party seeking enforcement, when annualized, exceed \$100,000 per year (an amount that will be adjusted annually for inflation). In addition, a noncompetition covenant is void and unenforceable against an independent contractor of Franchisee under RCW 49.62.030 unless the independent contractor’s earnings from the party seeking enforcement, when annualized, exceed \$250,000 per year (an amount that will be adjusted annually for inflation). As a result, any provisions contained in the Franchise Agreement or elsewhere that conflict with these limitations are void and unenforceable in Washington.
7. RCW 49.62.060 prohibits Franchisor from restricting, restraining, or prohibiting Franchisee from (i) soliciting or hiring any employee of a franchisee of Franchisor or (ii) soliciting or hiring any employee of Franchisor. As a result, any such provisions contained in the Franchise Agreement or elsewhere are void and unenforceable in Washington.
8. Item 5 of the disclosure document is supplemented by the following:

“The Department of Financial Institutions, Securities Division, requires that Franchisor defer the collection of the initial franchise fees until Franchisor has fulfilled its initial pre-opening obligations to Franchisee and Franchisee is open for business.”

9. Exhibit 5 the Franchisee Disclosure Questionnaire, of the Franchise Agreement is supplemented by the following:

“The franchisor may use the services of franchise brokers to assist it in selling franchises. A franchise broker represents the franchisor and is paid a fee for referring prospects to the franchisor and/or selling the franchise. Do not rely only on the information provided by a franchise broker about a franchise. Do your own investigation by contacting the franchisor’s current and former franchisees to ask them about their experience with the franchisor.”

**IN WITNESS WHEREOF**, Franchisee and Franchisor have executed this Amendment to the Franchise Agreement simultaneously with the execution of the Franchise Agreement.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. “Butch” Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

**AMENDMENT TO THE FRANCHISE AGREEMENT  
REQUIRED BY THE STATE OF WISCONSIN**

This Amendment to the Border Magic Franchising, LLC Franchise Agreement dated \_\_\_\_\_ between Border Magic Franchising, LLC, (“Franchisor”) and \_\_\_\_\_ (“Franchisee”) is entered into simultaneously with the execution of the Franchise Agreement.

1. The Wisconsin Department of Financial Institutions Sections 31.01 to 32.07 applies to most, if not all, Franchise Agreements and prohibits the Termination, Cancellation, Non-Renewal of substantial change of the competitive circumstances of a Franchise Agreement without good cause. The Law further provides that 90 days prior written notice of the proposed termination, etc. must be given to the Franchisee. The Franchisee has 60 days to cure the deficiency and if the deficiency is so cured the notice is void. Section 23.1 of the Franchise Agreement (Choice of Law) is amended to state that the Wisconsin Department of Financial Institutions Sections 31.01 to 32.07 laws supersedes any provisions contained in the Franchise or License Agreement that are consistent with that law.

2. Each provision of this Amendment will be effective only to the extent that, with respect to the provision, the jurisdictional requirements of the Wisconsin Franchise Investment Law is met independently of this Amendment. Franchisor does not waive its right to challenge the enforceability of any state law and declares void or unenforceable any provision contained in this Agreement. Franchisor and Franchisee will enforce the provisions of this Agreement to the extent permitted by law.

**IN WITNESS WHEREOF**, Franchisee and Franchisor have executed this Amendment to the Franchise Agreement simultaneously with the execution of the Franchise Agreement.

**FRANCHISOR:**

**FRANCHISEE:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. “Butch” Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

**EXHIBIT 9 TO THE FRANCHISE AGREEMENT  
LEASE RIDER**

THIS AGREEMENT is made and entered into this      day of      , 20      , by and among Border Magic Franchising, LLC (“BORDER MAGIC”), a Texas limited liability company; \_\_\_\_\_ (“Landlord”), with its principal offices at \_\_\_\_\_; and \_\_\_\_\_ (“Tenant”), with its principal offices at \_\_\_\_\_.

WITNESSETH:

In consideration of, and as an inducement to the execution of the Franchise Agreement between Franchisor and its franchisee, each of the undersigned agree as follows:

(a) Landlord acknowledges that Tenant is a franchisee of Franchisor and that the Franchised Business is located at the Premises, operated under the Border Magic Franchising, LLC franchise system, pursuant to a franchise agreement (“Franchise Agreement”) between Tenant and Franchisor. Landlord consents to Tenant’s use at the Premises of such marks and signs, decor items, color schemes, and related components of the Border Magic Franchising, LLC system as Franchisor may prescribe for the Business. During the term of the Franchise Agreement, the Premises may be used only for the operation of the Business.

(b) Landlord agrees to furnish to Franchisor copies of any and all letters and notices sent to Tenant pertaining to the Lease and the Premises at the same time that such letters and notices are sent to Tenant. Without limiting the foregoing, in the event of any default by Tenant, Landlord shall give Franchisor written notice of such default. If Tenant has failed to cure such default at the expiration of the applicable cure period, Landlord shall give Franchisor further written notice of such failure (“Franchisor Notice”). Following Franchisor’s receipt of the Franchisor Notice, Franchisor shall have the right (but not the obligation) to cure Tenant’s default before Landlord shall exercise any of Landlord’s remedies arising as a consequence of Tenant’s default. Any such cure shall be effected within 15 days following Franchisor’s receipt of the Franchisor Notice. Such cure by Franchisor shall not be deemed to be an election to assume the terms, covenants, obligations, and conditions of the Lease.

(c) If Franchisor cures Tenant’s default, or if Franchisor notifies Landlord that the Franchise Agreement has been terminated (which termination shall constitute a non-curable default pursuant to the Lease upon Landlord’s receipt of Franchisor’s notice thereof), Landlord agrees, upon Franchisor’s written request, to assign to Franchisor any and all rights that Landlord may have under the Lease to remove and evict Tenant from the Premises and shall cooperate with Franchisor in order to pursue such action to a conclusion.

(d) If Franchisor cures Tenant’s default, or notifies Landlord of the termination of the Franchise Agreement, Franchisor shall have the right and option, upon written notice to Landlord, to do the following:

1. Undertake to perform the terms, covenants, obligations, and conditions of the Lease on behalf of the Tenant (notwithstanding any removal or eviction of Tenant) for a period not to exceed six months from the first date of any cure by Franchisor; or

2. At any time within or at the conclusion of such six-month period, assume the terms, covenants, obligations, and conditions of the Lease for the remainder of the term, together with any applicable renewal options. In such event, Landlord and Franchisor shall enter into an agreement to document such assumption. Franchisor is not a party to the Lease and shall have no liability under the Lease unless and until said Lease is assigned to, and assumed by, Franchisor as herein provided.

(e) If, during the six-month period set forth in section (d)(1) above, or at any time after the assignment contemplated in section (d)(2), Franchisor shall notify Landlord that the franchise for the Business is being



granted to another Border Magic franchisee, Landlord shall permit the assignment of the Lease to said franchisee without the payment of any fee or other cost requirement, provided that, said franchisee meets Landlord's reasonable financial qualifications. Landlord shall not unreasonably withhold consent to such assignment. Thereafter, Franchisor shall be released from any and all further liabilities under the Lease. The parties agree to execute any commercially reasonable documents in furtherance of this section.

(f) Tenant will not assign the Lease or renew or extend the term thereof without the prior written consent of Franchisor, nor shall Landlord and Tenant amend or otherwise modify the Lease in any manner that could materially affect any of the foregoing requirements without the prior written consent of Franchisor.

(g) Franchisor shall have the right to enter the Premises to make any modification or alteration necessary to protect the Border Magic Franchising, LLC System and Marks (including, without limitation, remove all signs, advertising materials, displays, fixtures, proprietary equipment and inventory, and any other items which display the Marks or are indicative of Border Magic Franchising, LLC trade dress) or to cure any default under the Franchise Agreement or under the Lease, without being guilty of trespass or any other crime or tort. Landlord shall not be responsible for any expenses or damages arising from any such action by Franchisor. Tenant hereby releases, acquits, and discharges Franchisor and Landlord, their respective subsidiaries, affiliates, successors, and assigns and the officers, directors, shareholders, partners, employees, agents, and representatives of each of them, from any and all claims, demands, accounts, actions, and causes of action, known or unknown, vested or contingent, which any of them may have, ever had, now has, or may hereafter have by reason of any event, transaction, or circumstance arising out of or relating to the exercise of Franchisor's rights pursuant to the Addendum.

(h) Landlord shall subordinate any lien in favor of Landlord created by the Lease to Franchisor. Landlord's rights to collect on any liens that Landlord files or attaches to Tenant's property rights shall be subordinate and inferior to Franchisor's lien rights against any and all of the personal property, furnishings, equipment, signs, fixtures, and inventory owned by Tenant and on the premises operated by Tenant under the Lease.

(i) All notices sent pursuant to this Addendum shall be sent in the manner set forth in the Lease, and delivery of such notices shall be effective as of the times provided for in the Lease. For purposes of notice under the Lease, Franchisor's mailing address shall be 4821 N. Clark Avenue, Tampa, Florida 33614; such address may be changed by written notice to Landlord in the manner provided in the Lease.

[Signature page is the next page.]

**FRANCHISOR:**  
**BORDER MAGIC FRANCHISING, LLC**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**FRANCHISEE:**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**LANDLORD:**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**EXHIBIT 10**  
**TO THE FRANCHISE AGREEMENT**  
**PROMISSORY NOTE**

**PROMISSORY NOTE AND SECURITY AGREEMENT**

\$ \_\_\_\_\_, 20\_\_\_\_

FOR VALUE RECEIVED, \_\_\_\_\_, whose address is \_\_\_\_\_ (“**Debtor**”, whether one or more) jointly and severally promises to pay to the order of Border Magic Franchising, LLC, a Texas limited liability company, or its affiliates, successors, and assigns (“**Franchisor**” or “**PAYEE**”) at its offices at 2324 N. Robinson Drive, Waco, Texas 76706, or such other location as PAYEE may hereafter designate, the principal sum of \_\_\_\_\_ and \_\_\_/100 Dollars (\$ \_\_\_\_\_), together with interest on the unpaid principal balance outstanding from time to time hereon at a rate equal to 8.5% per annum or the Maximum Rate, whichever is less, under the terms and conditions of this promissory note and security agreement (“**Note**”). This Note is due and payable in 42 monthly installments of principal and interest. The first of 42 payments shall be in an amount of \$ \_\_\_\_\_ commencing \_\_\_\_\_, 20\_\_\_\_, and on the first day of each and every calendar month thereafter, and the 42nd and final installment shall be due on \_\_\_\_\_, 20\_\_\_\_, on which date the entire unpaid principal balance and all accrued and unpaid interest is due and payable in full. Each payment will first be applied to accrued and unpaid interest and then to principal. Any payment not received by PAYEE within ten (10) days of its due date is subject to a late fee of Fifty Dollars (\$50).

“**Maximum Rate**” means the maximum lawful rate of interest permitted by applicable usury laws now or hereafter enacted which interest rate shall change when and as said laws change, to the extent permitted by law, effective on the day such change in said laws becomes effective.

If Franchisor terminates the Franchise Agreement dated as of the date hereof between Franchisor and \_\_\_\_\_ (the “**Franchise Agreement**”) for any of the reasons stated in Section 16.2 of the Franchise Agreement or, if Debtor fails to make a payment of principal, interest or any installment thereof when due, and such failure continues for a period of ten (10) days, Franchisor may declare the entire unpaid principal balance of, and all accrued but unpaid interest on, the indebtedness evidenced by this Note immediately due and payable without notice or demand, foreclose all liens and security interests securing the payment hereof, offset against this Note any sum or sums owed by Franchisor to Debtor and/or exercise any or all other remedies available to Franchisor, all at the option of Franchisor.

If this Note is not paid at maturity whether by acceleration or otherwise and is placed in the hands of an attorney for collection, or suit is filed hereon, or proceedings are had in probate, bankruptcy, receivership, reorganization, arrangement or other legal proceedings for collection hereof, Debtor and each other liable party agree to pay PAYEE its collection costs, including a reasonable amount for attorney’s fees, but in no event to exceed the maximum amount permitted by law. Debtor and each other liable party are and shall be directly and primarily, jointly and severally, liable for the payment of all sums called for hereunder, and Debtor and each other liable party, hereby expressly waive demand, presentment for payment, protest, notice of protest, notice of intent to accelerate, notice of acceleration, diligence in collecting and the bringing of any suit against any party, and Debtor and each other liable party hereby consent to and agree to remain liable hereon regardless of any renewals, extensions for any period or rearrangements hereof, or partial prepayments hereon, or any release or substitution of security herefore, in whole or in part, with or without notice, from time to time, before or after maturity.

It is the intent of PAYEE and Debtor in the execution of this Note and all other agreements and documents executed in connection herewith, including without limitation the Franchise Agreement (this Note and all such other agreements are herein called the “**Transaction Documents**”), to contract in strict compliance with applicable usury law. In furtherance thereof, PAYEE and Debtor stipulate and agree that none of the terms and provisions contained herein or in any other Transaction Document shall ever be construed to create a contract to pay for the use, forbearance or detention of money, interest at a rate in

excess of the Maximum Rate. Neither Debtor nor any co-makers, endorsers, sureties, guarantors or other parties now or hereafter becoming liable for payment of this Note shall ever be required to pay interest or finance charges at a rate in excess of the Maximum Rate, and the provisions of this paragraph shall control over all other provisions of this Note and any other Transaction Document which may be in apparent conflict herewith. PAYEE and any other holder of this Note expressly disavow any intention to charge or collect excessive unearned interest or finance charges in the event the maturity of this Note is accelerated.

If demand is made or if the maturity of this Note shall be accelerated for any reason or if any of the principal of this Note is prepaid, and as a result thereof the interest or finance charge received for the actual period of existence of the loans evidenced by this Note exceeds the Maximum Rate, the holder of this Note shall, at its option, either refund to Debtor the amount of such excess or credit the amount of such excess against the principal balance of this Note then outstanding, and thereby shall render inapplicable any and all penalties of any kind provided by applicable law as a result of such excess interest. If PAYEE or any other holder of this Note shall collect monies and/or any other thing of value which are deemed to constitute interest which would increase the effective interest rate on this Note to a rate in excess of the Maximum Rate, all such sums deemed to constitute interest in excess of the Maximum Rate shall, upon such determination, at the option of the holder of this Note, be either immediately returned to Debtor or credited against the principal balance of this Note then outstanding, in which event any and all penalties of any kind under applicable law as a result of such excess interest shall be inapplicable.

In determining whether or not the interest paid or payable, under any specific circumstance, exceeds the maximum amount permitted under applicable law, PAYEE and Debtor shall to the greatest extent permitted by applicable law, (i) characterize any non-principal payment as an expense, fee or premium rather than as interest, (ii) exclude voluntary prepayments and the effects thereof, and (iii) amortize, prorate, allocate and spread the total amount of interest throughout the entire contemplated term hereof in accordance with the amounts outstanding from time to time thereunder and the Maximum Rate from time to time in effect under applicable law in order to lawfully charge the maximum amount of interest permitted under applicable law. By execution of this Note, Debtor acknowledges that it believes the loans evidenced hereby to be non-usurious. The term “**applicable law**” as used in this Note shall mean the laws of the State of Texas or the laws of the United States, whichever laws allow the greater rate of interest, as such laws now exist or may be changed or amended or come into effect in the future.

THIS NOTE SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE LAWS OF THE UNITED STATES APPLICABLE TO TRANSACTIONS WITHIN SUCH STATE. DEBTOR EXPRESSLY AGREES THAT THIS NOTE SHALL NOT BE SUBJECT TO CHAPTER 4 OR CHAPTER 15 OF THE TEXAS CREDIT CODE. DEBTOR HEREBY IRREVOCABLY SUBMITS ITSELF TO THE NON-EXCLUSIVE JURISDICTION OF THE STATE AND FEDERAL COURTS SITTING IN THE STATE OF TEXAS AND TO THE VENUE OF COLLIN COUNTY AND CONSENTS AND AGREES THAT SERVICE OF PROCESS MAY BE MADE UPON IT IN ANY LEGAL PROCEEDING RELATING TO THIS NOTE BY ANY MEANS ALLOWED UNDER TEXAS OR FEDERAL LAW.

This Note may be prepaid in whole at any time or in part from time to time, without penalty or premium. Prepayments shall be applied first to accrued and unpaid interest and then to unpaid installments of principal in the inverse order of their stated maturity.

#### Grant of Security Interest

As a condition for Payee to agree to lend Debtor the funds contemplated herein this Note, Debtor grant to Payee, a security interest in its property, tangible and intangible, including but not limited to: all inventory, furniture, fixtures, equipment, and supplies now owned or subsequently acquired; and the proceeds, products, and accessions of and to any and all of the foregoing (the “Collateral”). Debtor shall not grant a security interest in the Collateral to any other party without the Debtor’s prior written consent.

This security interest is granted to secure the debt evidenced by this Note and all costs and expenses incurred by Payee in the collection of the debt. This Note is a valid pledge of the Collateral and creates a valid security interest in the Collateral securing payment of the indebtedness evidenced in this Note.

Payee, in its discretion, may file one or more financing statements under the Texas Uniform Commercial Code, naming Debtor as a debtor and Payee as secured party and indicating the Collateral specified in this Promissory Note and Security Agreement. Notwithstanding, no authorization, approval or other action by, and no notice to or filing with any governmental authority or regulatory body is required for the pledge or the grant of the security interest granted hereby.

Personal Guarantee

It is further understood that this Note is secured by a personal guarantee from Debtor's principal, \_\_\_\_\_, in substantially the form attached hereto as Attachment A.

DEBTOR:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

PAYEE:

**Boulder Designs Franchising, LLC,**

a Texas limited liability company,

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT E TO THE FRANCHISE DISCLOSURE DOCUMENT  
CREDIT AND SECURITY AGREEMENT**

THIS CREDIT AND SECURITY AGREEMENT is entered into on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between Border Magic Franchising, LLC, a Texas Limited Liability Company (“Border Magic”) and \_\_\_\_\_, a \_\_\_\_\_ corporation (“Franchisee”). In consideration of the Border Magic franchise granted to Franchisee by Border Magic pursuant to that certain Border Magic Franchise Agreement dated \_\_\_\_\_ (the “Franchise Agreement”) and/or the extension of credit by Border Magic to Franchisee, and other good and valuable consideration, Border Magic and Franchisee agree as follows:

**1. DEFINITIONS.** In this Agreement:

**A.** The term “**Obligations**” refers to the following obligations that are secured by this Agreement:

(1) all amounts owed by Franchisee to Border Magic and its affiliates from time to time under the Franchise Agreement or any other agreement between Franchisee and Border Magic or any of its affiliates;

(2) all amounts owed by Franchisee to Border Magic from time to time arising from the purchase of products and services by Franchisee from Border Magic;

(3) all costs incurred by Border Magic to obtain, preserve, perfect, and enforce this Agreement and the security interest granted herein, to collect the Obligations, and to maintain, preserve, collect, and secure the Collateral (as defined below), including, but not limited to, repairs, replacements, taxes, assessments, insurance premiums, repairs, reasonable attorneys’ fees and legal expenses, rent, storage costs, and expenses of sale;

(4) all other debts, obligations, liabilities, and agreements of Franchisee to Border Magic now or hereafter arising, absolute or contingent, joint or several, secured or unsecured, due or not due, contractual or tortious, liquidated or unliquidated, arising by operation of law or otherwise, direct or indirect; and

(5) interest on the above amounts as agreed upon among the parties or, if not otherwise agreed, at a per annum rate of interest equal to the lesser of (i) two (2%) percentage points above the Prime Rate or (ii) the maximum rate of interest allowed under applicable law.

**B.** The term “**Collateral**” refers to the following property of Franchisee:

(1) all items sold by Border Magic or an affiliate to Franchisee;

(2) all other assets and collateral, including inventory, equipment, goods, fixtures, of Franchisee whenever acquired, wherever located, and whether now or hereafter existing which is acquired by Franchisee pursuant to or in connection with the business conducted under the Franchise Agreement;

(3) all accessions, attachments, and other additions to, substitutes for, replacements for, and improvements to the foregoing;

(4) all documents, contract rights, instruments, accounts, general intangibles, and chattel paper, now existing or hereafter arising, with respect to the sale, lease, or consignment of any of the foregoing;

(5) all policies of insurance covering the foregoing; and

(6) all proceeds of any of the foregoing.

C. The term “**Prime Rate**” refers to the per annum rate of interest equal to the base rate of interest announced from time to time by JPMorgan Chase Bank, as its prime rate of interest, which rate of interest may not be its lowest base rate of interest.

D. All other capitalized terms used herein but not defined above shall have the same meaning as in the Franchise Agreement.

## 2. SECURITY INTEREST.

Subject to the terms of this Agreement, Franchisee assigns and grants to Border Magic a security interest and lien on the Collateral to secure the payment and the performance of the Obligations. Border Magic will have the right to file a UCC-1 form on all items of security, as well as, filing a construction or mechanic’s lien, whichever is applicable in the jurisdiction, on the Collateral until such time that Border Magic have been paid in full for the Collateral.

## 3. INVENTORY LOCATION.

A. Franchisee represents and warrants to Franchisor that:

(1) Franchisee’s principal place(s) of business is/are:

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.  
(Address) (City) (County) (State)

(2) The Collateral will be kept at Franchisee’s principal place(s) of business or the Franchised Business or ship to address for the project being designed and ordered for.

(3) The office where Franchisee keeps the records concerning accounts and contract rights is in \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.  
(City) (County) (State)

B. Franchisee will promptly notify Border Magic of any addition to, change in, or discontinuance of any address of Franchisee, place or places where Collateral is kept, Franchisee’s principal place of business, or location of the office where records concerning accounts and contract rights are kept.

## 4. RECORDS AND INSPECTIONS.

Franchisee at all times will maintain reasonable, current and accurate books and records covering the Collateral. From time to time upon the request of Border Magic, Franchisee shall deliver detailed descriptions and lists of the items included in the Collateral, as well as such other reports and information deemed by Border Magic to be necessary or appropriate to enable Border Magic to determine the value and location of the Collateral. Border Magic and its agents and representatives may inspect the Collateral and Franchisee’s records with respect to the Collateral during normal business hours.

## 5. TITLE.

At the time Franchisee grants to Border Magic a security interest in any Collateral, Franchisee shall be the absolute owner thereof and shall have the right to grant such security interest. Franchisee shall defend the Collateral against all claims and demands of all persons at any time claiming any interest in any of the Collateral that is adverse to Border Magic. Franchisee shall keep the Collateral free from all liens, claims, and security interests, except as to any applicable personal property taxes not yet due and the security interest created hereby.

## 6. FINANCING STATEMENTS.

A. Franchisee warrants that no financing statement covering the Collateral is or will be on file in any public office, except the financing statements relating to the security interest granted to Border Magic herein.



**B.** Franchisee shall sign all financing statements and any other papers furnished by Border Magic that are necessary in the judgment of Franchisor to obtain, maintain, and perfect the security interest granted herein and to enable Border Magic to comply with any federal or state law in order to obtain or perfect Border Magic's interest in the Collateral or to obtain the proceeds of any Collateral.

## **7. TAXES AND INSURANCE.**

**A.** Franchisee will pay when due all taxes and assessments on or with respect to the Collateral for its use, operation, and maintenance.

**B.** Franchisee shall insure the Collateral with companies acceptable to Border Magic against such casualties and in such amounts as Border Magic shall require. All insurance policies shall be written for the benefit of Franchisee, and Border Magic as their interests may appear, or in other form satisfactory to Border Magic, and such policies or certificates evidencing the same shall be furnished to Border Magic. All policies of insurance shall provide for written notice to Border Magic at least 30 days prior to cancellation. Risk of loss or damage is Franchisee's to the extent of any deficiency in any effective insurance coverage. Border Magic is appointed Franchisee's attorney-in-fact to collect any returned or unearned premiums or the proceeds of such insurance and to endorse any draft or check payable to Franchisee therefor, and Border Magic may apply such sums to the Obligations secured herein in such order and in such manner as Border Magic in its sole discretion shall decide.

## **8. PROTECTION OF COLLATERAL.**

**A.** Franchisee will keep the Collateral in good order and repair and will not waste or destroy Collateral or any part or proceeds thereof.

**B.** Franchisee appoints Border Magic as Franchisee's attorney-in-fact with full power in Franchisee's name and on Franchisee's behalf to do every act that Franchisee is obligated or allowed to do hereunder, and to exercise all rights of Franchisee with regard to the Collateral and to make collections and to execute any and all papers and instruments and to do all other things necessary to preserve and protect the Collateral and to protect Border Magic's security interest in the Collateral; provided, however, that nothing in this Section 8.B. shall be construed to obligate Border Magic to take any action hereunder. In their sole discretion, Border Magic may undertake to perform any covenants, warranties, or actions required of Franchisee hereunder, to make payments required of Franchisee hereunder, or to pay for the repair, maintenance, and preservation of the Collateral. All sums and costs so expended, including, but not limited to, attorneys' fees, court costs, agent's fees, and commissions, shall bear interest from the date of expenditure until paid at the maximum rate of interest allowed by applicable law. All amounts due under this Section 8.B. are secured by this Agreement and shall be payable to Border Magic at its address indicated in the Franchise Agreement.

## **9. PAYMENT.**

**A.** Franchisee shall make all payments required under the Note or any other agreement with Border Magic and their affiliates in the manner and within the time period provided in the Note and such other agreements.

**B.** If Border Magic in its sole discretion makes any payments pursuant to Section 1(B)(4) or Section 8 hereof, or makes any payments on behalf of Franchisee to suppliers or any other parties, Franchisee agrees to pay to the order of Border Magic the amount so expended within five business days after Border Magic gives notice of such expenditure to Franchisee.

**C.** Upon default hereunder or expiration or sooner termination of the Franchise Agreement, Franchisee agrees to pay to the order of Border Magic all amounts outstanding under the Obligations immediately upon the giving of notice by Border Magic to Franchisee.

## **10. DEFAULT.**

The following are events of default hereunder:

- A.** default in the timely payment of the Obligations or any part thereof; or
- B.** default in the timely performance or observance of the terms and conditions of this Agreement, the Franchise Agreement, or of any other agreement between Franchisee and Border Magic or their affiliates; or
- C.** the occurrence of any event or condition that results in the termination of, or constitutes grounds for the termination of, the Franchise Agreement, or would so result if not prevented by applicable law; or
- D.** any warranty, representation, or statement made or furnished to Border Magic herein, heretofore, or hereafter proves to have been false in any material respect when made or furnished; or
- E.** loss, theft, destruction, or encumbrance of any of the Collateral in violation hereof; or
- F.** sale or transfer of any of the Collateral, except for the sale of inventory in the ordinary course of Franchisee's business; or
- G.** belief by Border Magic that the prospect of payment of the Obligations or performance of this Agreement or of any of the Obligations is impaired; or
- H.** death, incapacity, dissolution, merger, consolidation, termination of existence, insolvency, or business failure of Franchisee or of any other person or entity liable on any of the Obligations; or
- I.** commencement of proceedings for the appointment of a receiver for any property of Franchisee; or
- J.** commencement of any proceeding under any bankruptcy or insolvency law by or against Franchisee (or any corporate action shall be taken to effect same), or any partnership of which Franchisee is a partner, or by or against any person or entity liable upon the Obligations or any part thereof, or liable upon Collateral; or
- K.** levy on, seizure, or attachment of any property of Franchisee; or
- L.** a judgment against Franchisee becomes final and remains unpaid for 30 days.

## **11. REMEDIES.**

**A.** When an event of default occurs, and at any time thereafter, Border Magic without notice or demand, may exercise any one or more of the following remedies:

- (1) declare one or more of the Obligations, in whole or in part, immediately due and may enforce payment of the same;
- (2) exercise all rights and remedies provided by this Agreement, by the Franchise Agreement, by Border Magic's state Business and Commerce Code, or by the Uniform Commercial Code or other law or regulation regulating secured transactions of any other applicable jurisdiction; and
- (3) require Franchisee to assemble the Collateral and make it available at a place to be designated by Border Magic that is reasonably convenient to Franchisee.

**B.** Unless the Collateral is perishable or threatens to decline speedily in value or is of a type customarily sold on a recognized market, reasonable notification of the time and place of any public sale or reasonable notification of the time after which any private sale or other intended disposition is to be made shall be given by Border Magic to Franchisee. It is agreed that notice sent or given not less than five calendar days prior to the taking of the action to which the notice relates, or such longer period of time as is required by applicable law, is reasonable notification and notice for the purposes of this Section 11.B.

**C.** Expenses or retaking, holding, preparing for sale or lease, selling, leasing, and the like shall include Border Magic’s reasonable attorneys’ fees and legal expenses.

**D.** Border Magic may surrender any insurance policies upon any of the Collateral and receive the unearned premium thereon. Franchisee shall be entitled to any surplus, after all monies owed to Franchisor have been paid, and shall be liable to Border Magic for any deficiency. The proceeds of any disposition after default available to satisfy the Obligations shall be applied to the Obligations in such order and in such manner as Border Magic in their joint discretion shall decide.

## **12. MISCELLANEOUS.**

**A.** Border Magic shall have the right at any time to execute and file this Agreement as a financing statement, but the failure to do so shall not impair the validity or enforceability of this Agreement.

**B.** The parties hereto do not intend to contract for, charge, or receive any interest or other charge that is usurious, and by execution of this Agreement Franchisee acknowledges that Border Magic have no such intent. In no event whatsoever, whether by reason of acceleration of maturity or otherwise, shall the amount paid or agreed to be paid to Border Magic for the use, forbearance, or detention of the money to be due hereunder or otherwise, or for the payment or performance of any covenant or obligation contained herein or in any other document evidencing, securing, or pertaining to any of the Obligations (all such other documents being hereinafter called the “Loan Documents”), exceed the maximum interest rate allowed by the laws of any applicable jurisdiction (hereinafter called the “Maximum Rate”). If, from any circumstance whatsoever, fulfillment of any provisions hereof or of the Loan Documents, at the time performance of such provisions shall be due, shall result in the interest to be paid exceeding the Maximum Rate, then such provisions shall be modified so that the rate of interest shall be reduced to the Maximum Rate, and if from any such circumstance Border Magic ever shall receive as interest or otherwise an amount that would cause the Maximum Rate to be exceeded, the portion of such amount that would be excessive interest shall be applied to the reduction of the principal amount owing hereunder or on account of any other principal indebtedness of Franchisee to Border Magic and not to the payment of interest, or if such excessive interest exceeds the unpaid balance of principal hereof and such other indebtedness, such excess shall be refunded to Franchisee. All sums paid and agreed to be paid to Border Magic for the use, forbearance, or detention of the indebtedness of Franchisee shall, to the extent permitted by applicable law, be amortized, prorated, allocated, and spread throughout the whole term of such indebtedness so that the actual rate of interest on account of such indebtedness is uniform throughout the term thereof. The terms and provisions of this paragraph shall control and supersede any other provision of this Agreement or the Loan Documents.

**C.** All rights and remedies of Border Magic hereunder are cumulative of each other and of every other right or remedy that Border Magic otherwise may have at law or in equity or under any other contract or document for the enforcement of the security interest granted herein or the collection of the Obligations, and the exercise of one or more rights or remedies shall not prejudice or impair the concurrent or subsequent exercise of other rights or remedies.

**D.** Should any part of the Obligations be payable in installments, the acceptance by Border Magic at any time and from time to time of part payment of the aggregate amount of all installments then matured shall not be deemed to be a waiver of the default then existing. No waiver by Border Magic of any default shall be deemed to be a waiver of any other subsequent default, nor shall any such waiver by Border Magic be deemed to be a continuing waiver. No delay or omission by Border Magic in exercising any right or power hereunder, or under any other documents executed by Franchisee as security for or in connection with the Obligations, shall impair any such right or power or be construed as a waiver thereof or any acquiescence therein, nor shall any single or partial exercise of any such right or power preclude other or further exercise thereof or the exercise of any other right or power of Border Magic hereunder or under such other document.

**E.** Except as otherwise provided herein, Franchisee waives notice of the creation, advance, increase, existence, extension, or renewal of, or of any indulgence with respect to, the Obligations; waives presentment, demand, notice of dishonor, and protest; waives notice of the amount of the Obligations outstanding at any time, notice of any change in financial condition of any person liable for the Obligations or any part thereof, notice of any event of default, notice of intent to accelerate and of acceleration, and all other notices with respect to the Obligations; and agrees that maturity of the Obligations and any part thereof may be accelerated, extended, or renewed one or more times by Border Magic in its discretion, without notice to Franchisee.

**F.** No renewal or extension of or any other indulgence with respect to the Obligations or any part thereof, no release of any security, no release of any person (including any maker, endorser, guarantor, or surety) liable on the Obligations, no delay in enforcement of payment, and no delay or omission or lack of diligence or care in exercising any right or power with respect to the Obligations or any security therefore or guaranty thereof or under this Agreement shall in any manner impair or affect the rights of Border Magic under the law, hereunder, or under any other agreement pertaining to the Collateral. Border Magic need not file suit or assert a claim for personal judgment against any person for any part of the Obligations or seek to realize upon any other security for the Obligations before foreclosing upon the Collateral for the purpose of paying the Obligations. Franchisee waives any right to the benefit of or to require or control application of any other security or proceeds thereof, and agrees that Border Magic shall have no duty or obligation to Franchisee to apply to the Obligations any such other security or proceeds thereof.

**G.** This Agreement shall be binding on Franchisee and Franchisee's heirs, executors, administrators, other legal representatives, successors, and assigns and shall inure to the benefit of Border Magic their successors and assigns. If there be more than one operating principal of Franchisee, their obligations and agreements hereunder are joint and several and shall be binding upon their respective heirs, executors, administrators, other legal representatives, successors, and assigns, and delivery or other accounting of Collateral to any one or more of them shall discharge Border Magic of all liability therefore.

**H.** This Agreement shall not become effective until the Franchise Agreement is approved in writing by a corporate officer of Border Magic, whereupon this Agreement shall be effective as of the day and year first above written.

**I.** All demands and notices required or permitted hereunder shall be given in the same manner as provided in the Franchise Agreement.

**J.** If any provision of this Agreement is held to be illegal, invalid or unenforceable under any present or future law, such provision shall be fully severable, and this Credit and Security Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof and the remaining provisions of this Credit and Security Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or its severance from this Credit and Security Agreement. Furthermore, in lieu of such illegal, invalid or unenforceable provision, there shall be added automatically as a part of this Credit and Security Agreement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, or enforceable.

IN THE EVENT OF A DEFAULT HEREUNDER, IN ADDITION TO ALL OTHER REMEDIES AVAILABLE TO BORDER MAGIC , EACH SHALL HAVE THE RIGHT TO ENTER UPON THE PREMISES WHERE THE COLLATERAL THAT IS INVENTORY IS LOCATED, TAKE POSSESSION OF SUCH COLLATERAL, AND REMOVE THE SAME WITH OR WITHOUT JUDICIAL PROCESS (IF SUCH TAKING WITHOUT JUDICIAL PROCESS CAN BE DONE REASONABLY AND WITHOUT BREACH OF THE PEACE), AND FRANCHISEE DOES HEREBY EXPRESSLY WAIVE ANY RIGHT TO ANY NOTICE, LEGAL PROCESS, OR JUDICIAL HEARING PRIOR TO SUCH TAKING OR POSSESSION BY BORDER MAGIC . FRANCHISEE UNDERSTANDS THAT THE RIGHT TO PRIOR NOTICE AND HEARING IS A VALUABLE RIGHT AND AGREES TO THE

WAIVER THEREOF AS A PART OF THE CONSIDERATION FOR AND AS AN INDUCEMENT TO BORDER MAGIC TO EXTEND CREDIT NOW AND HEREAFTER TO FRANCHISEE.

**FRANCHISEE ACKNOWLEDGES RECEIPT OF A SIGNED COPY OF THIS AGREEMENT.**

**IN WITNESS WHEREOF**, the parties hereto, intending to be legally bound hereby have duly executed and delivered this Agreement on the Effective Date.

**FRANCHISEE:**

By: \_\_\_\_\_  
Name/Title

**[or, if an individual]**

\_\_\_\_\_  
Name, Individually

**BORDER MAGIC FRANCHISING, LLC:**

By: \_\_\_\_\_  
Frank J. "Butch" Mogavero  
Chief Executive Officer

**EXHIBIT F**  
**TO FRANCHISE DISCLOSURE DOCUMENT**  
**BORDER MAGIC FRANCHISING, LLC**  
**LIST OF STATE ADMINISTRATORS**

## LIST OF STATE ADMINISTRATORS

### California

Department of Financial Protection and Innovation  
320 West 4th Street, Suite 750  
Los Angeles, California 90013  
(866) 275-2677

### Hawaii

Commissioner of Securities of the State of Hawaii  
Department of Commerce and Consumer Affairs  
Business Registration Division  
Securities Compliance Branch  
335 Merchant Street, Room 203  
Honolulu, Hawaii 96813  
(808) 586-2722

### Illinois

Office of Attorney General  
500 S. Second Street  
Springfield, Illinois 62706  
(217) 782-4465

### Indiana

Franchise Section  
Securities Division  
302 W. Washington St., Room E-111  
Indianapolis, Indiana 46204  
(317) 232-6681

### Maryland

Office of Attorney General  
Securities Division  
200 St. Paul Place  
Baltimore, Maryland 21202  
(410) 576-7042

### Michigan

Department of Attorney General  
Consumer Protection Division  
Attn: Franchise Section  
525 W. Ottawa St.  
G. Mennen Williams Bldg., 1<sup>st</sup> Floor  
Lansing, Michigan 48913  
(517) 373-7117

### Minnesota

Department of Commerce  
85 7<sup>th</sup> Place East, Suite 280  
St. Paul, Minnesota 55101-2198  
(651) 539-1600

### New York

NYS Department of Law  
Investor Protection Bureau  
28 Liberty Street, 21<sup>st</sup> Fl  
New York, New York 10005  
(212) 416-8222

### North Dakota

North Dakota Securities Department  
600 East Boulevard Avenue  
State Capitol – 5<sup>th</sup> Floor Dept. 414  
Bismarck, North Dakota 58505-0510  
(701) 328-4712

### Rhode Island

Securities Division  
Department of Business Regulation  
1511 Pontiac Avenue  
John O. Pastore Complex – Building 69-1  
Cranston, Rhode Island 02920

### South Dakota

Division of Insurance  
Securities Regulation  
124 S. Euclid, Suite 104  
Pierre, South Dakota 57501  
(605) 773-4823

### Virginia

State Corporation Commission  
Division of Securities and Retail Franchising  
1300 Main Street, 9<sup>th</sup> Floor  
Richmond, Virginia  
(804) 371-9051

### Washington

Department of Financial Institutions  
Securities Division  
P.O. Box 9033  
Olympia, Washington 98507-9033  
(360-902-8760)

### Wisconsin

Franchise Administrator  
Division of Securities  
Department of Financial Institutions  
345 West Washington Avenue  
Madison, Wisconsin 53703

**EXHIBIT G**  
**TO FRANCHISE DISCLOSURE DOCUMENT**  
**BORDER MAGIC FRANCHISING, LLC**  
**LIST OF AGENTS FOR SERVICE OF PROCESS**



**LIST OF AGENTS FOR SERVICE OF PROCESS**

<b>STATE</b>	<b>AGENT</b>
California	Commissioner Department of Financial Protection and Innovation 320 West 4 <sup>th</sup> Street, Suite 750 Los Angeles, California 90013
Hawaii	Commissioner of Securities of the State of Hawaii Department of Commerce & Consumer Affairs 335 Merchant Street, Room 203 Honolulu, Hawaii 96813
Illinois	Office of Attorney General 500 S. Second Street Springfield, Illinois 62706
Indiana	Indiana Secretary of State 201 State House 200 West Washington Street Indianapolis, Indiana 46204
Maryland	Maryland Securities Commissioner Office of the Attorney General Securities Division 200 St. Paul Place Baltimore, Maryland 21202-2021
Michigan	Michigan Department of Labor & Economic Growth Commercial Services & Corporations Bureau 611 West Ottawa Street Lansing, Michigan 48909
Minnesota	Minnesota Department of Commerce Commissioner of Commerce 85 7th Place East, Suite 280 St. Paul, Minnesota 55101-2198
New York	Secretary of State 99 Washington Avenue Albany, New York 12231
North Dakota	North Dakota Securities Commissioner State of North Dakota 600 East Boulevard Avenue, Fifth Floor Bismarck, North Dakota 58505
Rhode Island	Director Department of Business Regulation 1511 Pontiac Avenue, Bldg., 69-1 Cranston, Rhode Island 02920
South Dakota	Director, Division of Insurance Securities Regulation 124 S. Euclid, Suite 104 Pierre, South Dakota 57501

STATE	AGENT
Virginia	Clerk of the State Corporation Commission 1300 East Main Street, 1 <sup>st</sup> Floor Richmond, Virginia 23219
Washington	Director, Department of Financial Institutions Securities Division 150 Israel Road, S.W. Tumwater, Washington 98501
Wisconsin	Administrator, Division of Securities Department of Financial Institutions 345 West Washington Street, 4 <sup>th</sup> Floor Madison, Wisconsin 53703

**EXHIBIT H**  
**TO FRANCHISE DISCLOSURE DOCUMENT**  
**BORDER MAGIC FRANCHISING, LLC**  
**GENERAL RELEASE (SAMPLE FORM)**

**GENERAL RELEASE (SAMPLE FORM)**

THIS GENERAL RELEASE is made and given on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, (“RELEASOR”) an individual/ corporation/ limited liability company/ partnership with a principal address of \_\_\_\_\_, in consideration of:

- the execution by Border Magic Franchising, LLC (“RELEASEE”) of a successor Franchise Agreement or other renewal documents renewing the franchise (the “Franchise”) granted to RELEASOR by RELEASEE pursuant to that certain Franchise Agreement (the “Franchise Agreement”) between RELEASOR and RELEASEE; or
- RELEASEE’S consent to RELEASOR’S transfer or assignment of its rights and duties under the Franchise Agreement; or
- RELEASEE’S consent to RELEASOR’S transfer or assignment of its ownership of all or any part of the Franchise; or
- RELEASEE’S consent to RELEASOR’S assumption of rights and duties under the Franchise Agreement; or
- RELEASEE’S consent to termination of the Franchise Agreement; or
- RELEASEE’S refund of \$ \_\_\_\_\_ RELEASOR paid to RELEASEE, and other good and valuable consideration, and accordingly:

RELEASOR hereby releases and discharges RELEASEE, RELEASEE’S officers, directors, managers, agents, legal representatives, attorneys, shareholders, members, partners, owners and employees (in their corporate and individual capacities), and RELEASEE’S successors and assigns, from any and all causes of action, suits, arbitrations, debts, damages, judgments, executions, claims and demands whatsoever, in law or in equity, that RELEASOR and RELEASOR’S heirs, executors, administrators, successors and assigns had, now have or may have, upon or by reason of any matter, cause or thing whatsoever from the beginning of the world to the date of this RELEASE arising out of or related to the Franchise, the Franchised Business (as defined in the Franchise Agreement) or the Franchise Agreement, including, without limitation, claims arising under federal, state or local laws, rules or ordinances; and

RELEASEE hereby releases and discharges RELEASOR, RELEASOR’S officers, directors, managers, agents, legal representatives, attorneys, shareholders, members, partners, owners and employees (in their corporate and individual capacities), and RELEASOR’S successors and assigns, from any and all causes of action, suits, arbitrations, debts, damages, judgments, executions, claims and demands whatsoever, in law or in equity, that RELEASEE and RELEASEE’S heirs, executors, administrators, successors and assigns had, now have or may have, upon or by reason of any matter, cause or thing whatsoever from the beginning of the world to the date of this RELEASE arising out of or related to the Franchise, the Franchised Business (as defined in the Franchise Agreement) or the Franchise Agreement, including, without limitation, claims arising under federal, state or local laws, rules or ordinances

This General Release shall not be amended or modified unless such amendment or modification is in writing and is signed by RELEASOR and RELEASEE.

**IN WITNESS WHEREOF**, RELEASOR has executed this General Release as of the date first above written.

**RELEASEE:**

**RELEASOR:**

**BORDER MAGIC FRANCHISING, LLC**

By: \_\_\_\_\_  
Frank J. "Butch" Mogavero  
Chief Executive Officer

By: \_\_\_\_\_  
Name/Title

\_\_\_\_\_  
Name, Individually

**EXHIBIT I**  
**TO FRANCHISE DISCLOSURE DOCUMENT**  
**BORDER MAGIC FRANCHISING, LLC**  
**STATE SPECIFIC ADDENDA**

## STATE-SPECIFIC ADDENDA

### **FOR THE STATE OF CALIFORNIA**

1. The following is added to the last paragraph of the cover page of the disclosure document:

OUR WEBSITE HAS NOT BEEN REVIEWED OR APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION. ANY COMPLAINTS CONCERNING THE CONTENT OF THIS WEBSITE MAY BE DIRECTED TO THE CALIFORNIA DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION AT [www.dfpi.ca.gov](http://www.dfpi.ca.gov).

2. Item 3 is supplemented by the following:

Neither we, nor any person or franchise broker in Item 2 is subject to any currently effective order of any national securities association or national securities exchange, as defined in the Securities and Exchange Act of 1934, 15 U.S.C.A. 78a. et seq., suspending or expelling such person from membership in such association or exchange.

3. Item 5 is supplemented by the following:

The Department has determined that we, the franchisor, have not demonstrated we are adequately capitalized and/or that we must rely on franchise fees to fund our operations. The Commissioner has imposed a fee deferral condition, which requires that we defer the collection of all initial fees from California franchisees until we have completed all of our pre-opening obligations and you are open for business

4. Item 17 is supplemented by the following:

The Franchise Agreement requires you to sign a general release of claims on renewal or transfer of the Franchise Agreement. California Corporations Code Section 31512 provides that any condition, stipulation, or provision purporting to bind any person acquiring any franchise to waive compliance with any provision of that law, or any rule or order thereunder, is void.

California Business and Professions Code Sections 20000 – 20043 provide rights to franchisees concerning transfer, termination or non-renewal of a franchise. If the franchise agreement contains a provision that is inconsistent with the law, the law will control.

The franchise agreement provides for termination upon bankruptcy. This provision may not be enforceable under federal bankruptcy law (11 U.S.C.A. Sec. 101 et seq.).

The Franchise Agreement contains a covenant not to compete that extends beyond the termination of the franchise. This provision may not be enforceable under California law, but we will enforce it to the extent enforceable.

The Franchise Agreement contains a liquidated damages clause. Under California Civil Code Section 1671, certain liquidated damages clauses are unenforceable.

California Corporations Code, Section 31125, requires us to give you a disclosure document, in a form containing the information that the commissioner may by rule or order require, before a solicitation of a proposed material modification of an existing franchise.

The Franchise Agreement requires the application of the laws of Texas. This provision may be unenforceable under California law.

You must sign a general release if you renew or transfer your franchise. California Corporations Code Section 31512 voids a prospective waiver of your rights under the Franchise Relations Act (Business and Professions Code Section 20000 – 20043).

5. No statement, questionnaire or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of: (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on behalf of the Franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

***FOR THE STATE OF HAWAII***

1. The “Risk Factors” on the cover page of the disclosure document are amended to add the following:

**THESE FRANCHISES WILL BE/HAVE BEEN FILED UNDER THE FRANCHISE INVESTMENT LAW OF THE STATE OF HAWAII. FILING DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION, OR ENDORSEMENT BY THE DIRECTOR OF COMMERCE AND CONSUMER AFFAIRS OR A FINDING BY THE DIRECTOR OF COMMERCE AND CONSUMER AFFAIRS THAT THE INFORMATION PROVIDED HEREIN IS TRUE, COMPLETE, AND NOT MISLEADING.**

**THE FRANCHISE INVESTMENT LAW MAKES IT UNLAWFUL TO OFFER OR SELL ANY FRANCHISE IN THIS STATE WITHOUT FIRST PROVIDING TO THE PROSPECTIVE FRANCHISEE, OR SUBFRANCHISOR, AT LEAST 7 DAYS BEFORE SIGNING BY THE PROSPECTIVE FRANCHISEE OF ANY BINDING FRANCHISE OR OTHER AGREEMENT, OR AT LEAST 7 DAYS BEFORE THE PAYMENT OF ANY CONSIDERATION BY THE FRANCHISEE, WHICHEVER OCCURS FIRST. A COPY OF THE DISCLOSURE DOCUMENT, TOGETHER WITH A COPY OF ALL PROPOSED AGREEMENTS RELATING TO THE SALE OF THE FRANCHISE.**

**THIS DISCLOSURE DOCUMENT CONTAINS A SUMMARY ONLY OF CERTAIN MATERIAL PROVISIONS OF THE FRANCHISE AGREEMENT. THE CONTRACT OR AGREEMENT SHOULD BE REFERRED TO FOR A STATEMENT OF ALL RIGHTS, CONDITIONS, RESITRCTIONS AND OBLIGATIONS OF BOTH THE FRANCHISOR AND THE FRANCHISEE.**

2. The Hawaii Franchise Investment Law provides rights to Franchisee concerning nonrenewal, termination and transfer of the Franchise Agreement. If the Agreement, and more specifically Articles 4, 16, 17 and 18 contain a provision that is inconsistent with the Hawaii Franchise Investment Law, the Hawaii Franchise Investment Law will control;
3. Articles 4 and 18 require Franchisee to sign a general release as a condition of renewal and transfer of the franchise; such release shall exclude claims arising under the Hawaii Franchise Investment Law;
4. Section 16.2, which terminates the Franchise Agreement upon the bankruptcy of Franchisee, may not be enforceable under federal bankruptcy law (11 U.S.C. Section 101, *et seq.*);
5. Registered agent in the state authorized to receive service of process: Commissioner of Securities, Department of Commerce and Consumer Affairs, Business Registration Division, Securities Compliance Branch, 335 Merchant Street, Room 203, Honolulu, Hawaii 96813.
6. Item 5 is amended by the following:

Payment of Initial Franchise Fees will be deferred until Franchisor has met its initial obligations to Franchisee, and Franchisee has commenced doing business. This financial assurance requirement was imposed by the Hawaii Securities Compliance Branch due to the Franchisor’s financial condition.

***FOR THE STATE OF ILLINOIS***



1. The following additional disclosure is added to the cover page and Item 17 to the Franchise Disclosure Document:

Payment of Initial Franchise Fees will be deferred until Franchisor has met its initial obligations to Franchisee, and Franchisee has commenced doing business. This financial assurance requirement was imposed by the Office of the Illinois Attorney General due to the Franchisor's financial condition

2. Item 17 is supplemented by the following:

Section 705/4 of the Illinois Franchise Disclosure Act of 1987 (the "Act") provides that any provision in the Franchise Agreement that designates venue outside of Illinois is void with respect to any cause of action that is otherwise enforceable in Illinois; however, the Agreement may provide for arbitration in a forum outside of Illinois.

3. Notwithstanding the provisions of the Franchise Agreement that Texas law shall govern, Illinois law shall apply to and govern any claim between the parties under the Franchise Agreement that alleges violation of the Act.
4. The conditions under which your franchise can be terminated and your rights on renewal may be affected by Illinois law, 815 ILCS 705/19 and 705/20.
5. Payment of the Initial Franchise/Development fee will be deferred until Franchisor has met its initial obligations to franchisee and franchisee has commenced doing business. The financial assurance requirements was imposed by the Office of the Illinois Attorney General due to the Franchisor's financial condition.
6. No statement, questionnaire or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of: (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on behalf of the Franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

#### ***FOR THE STATE OF INDIANA***

1. The Indiana Deceptive Franchise Practices Act requires that Indiana law govern any cause of action arising under the Indiana Franchise Disclosure Law or the Indiana Deceptive Franchise Practices Act and prohibits limiting litigation brought for breach of the agreement in any manner whatsoever;
2. Item 12, "Territory," shall be amended by the addition of the following paragraph: we will not compete unfairly with you within a reasonable area;
3. The Indiana Deceptive Franchise Practices Act makes it unlawful to require a franchisee to covenant not to compete with the franchisor for a period longer than three years or in an area of greater than the exclusive area granted by the franchise agreement or, in the absence of such a provision in the agreement, an area of reasonable size, upon termination of or failure to renew the franchise;
4. Item 17 is supplemented by adding the following language to the end of the "Summary" section of Item 17(p) (Death or disability of franchisee): You will have a period of 180 days following disapproval to sell the franchise to an assignee acceptable to us.
5. Item 17 is supplemented by adding the following language to the end of the "Summary" section of Item 17(c) (Requirements for franchisee to renew or extend): Indiana State Code 23-2-2.7-1(5) deems it unlawful for you to prospectively asset to a release, assignment, novation, waiver or estoppel which purports to relieve us from liability imposed by Indiana State Code 23-2-2.7.

6. Item 17 is supplemented by adding the following language to the end of the “Summary” section of Item 17(m) (Conditions for franchisor approval of transfer): Indiana State Code 23-2-2.7-1(5) deems it unlawful for you to prospectively asset to a release, assignment, novation, waiver or estoppel which purports to relieve us from liability imposed by Indiana State Code 23-2-2.7.
7. Item 17 is supplemented by adding the following language to the end of the “Summary” section of Item 17(v) (Choice of forum): Choice of forum for any litigation permitted under the Franchise Agreement in any jurisdiction other than Indiana may be unenforceable as a limitation on litigation under IC 23-2-2.7-1(1). We may not require that you agree to participate in any form of alternate dispute resolution other than arbitration before an independent arbitrator.
8. Item 17 is supplemented by adding the following language to the end of the “Summary” section of Item 17(w) (Choice of law): The choice of Texas law shall be subject to the superseding provisions in Indiana’s Franchise Acts, IC 23-2-2.5 and 2.7.

***FOR THE STATE OF MARYLAND***

1. Item 5 is supplemented by the following:

Based upon the franchisor’s financial condition, the Maryland Securities Commissioner has required a financial assurance. Therefore, all initial fees and payments owed by franchisees shall be deferred until the franchisor completes its pre-opening obligations under the franchise agreement.
2. Item 17 is supplemented by adding the following language to the end of the “Summary” section of Items 17(c) and 17(l):

The general release required as a condition of renewal, sale and/or assignment/transfer shall not apply to any liability under the Maryland Franchise Registration and Disclosure Law.
3. Item 17 is supplemented by adding the following language to the end of the “Summary” section of Item 17(f) (Termination by franchisor with cause):

A provision in the franchise agreement that provides for termination on your bankruptcy may not be enforceable under federal bankruptcy law (11 U.S.C. Section 101 et seq.).
4. Item 17 is supplemented by adding the following language to the end of the “Summary” section of Item 17(v) (Choice of forum):

You may sue us in Maryland for claims arising under the Maryland Franchise Registration and Disclosure Law. Any claims arising under the Maryland Franchise Law must be brought within three years after the grant of the franchise.
5. No statement, questionnaire or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of: (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on behalf of the Franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

***FOR THE STATE OF MINNESOTA***

1. Item 5 and 7 are supplemented by the following:

“Based upon the franchisor’s financial condition, the Minnesota Department of Commerce has required a financial assurance. Therefore, all initial fees and payments owed by the Franchisee shall be deferred until Franchisor completes its pre-opening obligations under the Franchise Agreement.”

2. Item 17 is supplemented by adding the following language to the end of the “Summary” section of Item 17(c) (Requirements for franchisee to renew or extend) and Item 17(m) (Conditions for our approval of transfer by franchisee):

Minnesota Rule 2860.4400D prohibits us from requiring you to assent to a release, assignment, novation, or waiver that would relieve any person from liability imposed by Minnesota Statute §§80C.01-80C.22.

3. Item 17 is supplemented by adding the following language to the end of the “Summary” section of Item 17(f) (Termination by franchisor with cause):

Minnesota law provides a franchisee with certain termination and non-renewal rights. Minnesota Statutes Sec. 80C.14, Subs. 3,4, and 5 require, except in certain specified cases, that you be given 90 days’ notice of termination (with 60 days to cure) and 180 days’ notice for non-renewal of the applicable agreement.

4. Item 17 is supplemented by adding the following language to the end of the “Summary” section of Item 17(v) (Choice of forum):

Minnesota Statute 80C.21 and Minnesota Rule 2860.4400J prohibit us from requiring litigation to be conducted outside Minnesota. In addition, nothing in the disclosure document or agreement can abrogate or reduce any of your rights as provided for in Minnesota Statutes, Chapter 80C, or your rights to any procedure, forum, or remedies provided for by the laws of the jurisdiction.

5. No statement, questionnaire or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of: (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on behalf of the Franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

### ***FOR THE STATE OF NEW YORK***

1. The following information is added to the cover page of the franchise disclosure document:

INFORMATION COMPARING FRANCHISORS IS AVAILABLE. CALL THE STATE ADMINISTRATORS LISTED IN EXHIBIT F, OR YOUR PUBLIC LIBRARY, FOR SERVICES OR INFORMATION.

REGISTRATION OF THIS FRANCHISE BY NEW YORK STATE DOES NOT MEAN THAT NEW YORK STATE RECOMMENDS IT OR HAS VERIFIED THE INFORMATION IN THIS DISCLOSURE DOCUMENT. IF YOU LEARN THAT ANYTHING IN THIS DISCLOSURE DOCUMENT IS UNTRUE, CONTACT THE FEDERAL TRADE COMMISSION AND THE APPROPRIATE STATE OR PROVINCIAL AUTHORITY.

THE FRANCHISOR MAY, IF IT CHOOSES, NEGOTIATE WITH YOU ABOUT ITEMS COVERED IN THE FRANCHISE DISCLOSURE DOCUMENT. HOWEVER, THE FRANCHISOR CANNOT USE THE NEGOTIATING PROCESS TO PREVAIL UPON A PROSPECTIVE FRANCHISEE TO ACCEPT TERMS THAT ARE LESS FAVORABLE THAN THOSE SET FORTH IN THIS FRANCHISE DISCLOSURE DOCUMENT.

2. Item 3 is supplemented by the following:

Except as disclosed in Item 3 of the disclosure document, neither we, our predecessors, any person identified in Item 2, nor an Affiliate offering franchises under our principal trademark has, an administrative, criminal, or civil action pending against it, him, or her alleging a felony; a violation of franchise, antitrust or securities law, fraud, embezzlement, fraudulent conversion, misappropriation of property; unfair or deceptive practices, or comparable civil or misdemeanor allegations. In addition, neither we, our predecessors, any person identified in Item 2, or an Affiliate

offering franchises under our principal trademark, has any pending actions, other than routine litigation incidental to the business, which are significant in the context of the number of franchisees and the size, nature, or financial condition of the franchise system, or its business operations.

Neither we, our predecessors, any person identified in Item 2, nor an Affiliate offering franchises under our principal trademark, has been convicted of a felony or pleaded nolo contendere to a felony charge or, within the 10 year period immediately preceding the application for registration, has been convicted of or pleaded nolo contendere to a misdemeanor charge, or has been the subject of a civil action alleging: violation of a franchise, antifraud or securities law, fraud, embezzlement, fraudulent conversion or misappropriation of property, unfair or deceptive practices, or comparable allegations.

Neither we, our predecessors, any person identified in Item 2, nor an Affiliate offering franchises under our principal trademark, is subject to a currently effective injunctive or restrictive order or decree relating to the franchise, or under federal, state or Canadian franchise, securities, antitrust, trade regulation or trade practice law, resulting from a concluded or pending action or proceeding brought by a public agency; or is subject to any currently effective order of any national securities association or national securities exchange, as defined in the Securities and Exchange Act of 1934, suspending or expelling such person from membership in such association or exchange; or is subject to a currently effective injunctive or restrictive order relating to any other business activity as a result of an action brought by a public agency or department, including, without limitation, actions affecting a license as a real estate broker or sales agent.

3. The following is added to the end of the “Summary” sections of Item 17(c), titled “**Requirements for franchisee to renew or extend,**” and Item 17(m) entitle “**Conditions for franchise approval of transfer**”:

However, to the extent required by applicable law, all rights you enjoy and any causes of action arising in your favor from the provisions of Article 33 of the General Business law of the State of New York and the regulations issued thereunder shall remain in force; it being the intent of this proviso that the non-waiver provisions of General Business Law sections 687(4) and 687(5) be satisfied.

4. The following language replaces the “Summary” section of Item 17(d), titled “**Termination by franchisee**”: You may terminate the agreement on any grounds available by law.
5. The following is added to the end of the “Summary” sections of Item 17(v), titled “**Choice of forum**”, and Item 17(w), titled “**Choice of law**”:

The foregoing choice of law should not be considered a waiver of any right conferred upon the franchisor or upon the franchisee by Article 33 of the General Business Law of the State of New York.

#### ***FOR THE STATE OF NORTH DAKOTA***

1. The Securities Commissioner for the State of North Dakota has held that the provisions stated below in (a) through (h) are unfair, unjust, or inequitable to North Dakota Franchisees (Section 51-19-09, N.D.C.C.) and may be unenforceable under North Dakota Law:
  - (a) A provision requiring a North Dakota franchisee to sign a general release upon renewal of the Franchise Agreement;
  - (b) A provision requiring a North Dakota franchisee to consent to termination penalties or liquidated damages;

- (c) A provision requiring a North Dakota franchisee to consent to the jurisdiction of courts outside the state of North Dakota;
  - (d) A provision requiring a choice of law contrary to the North Dakota Franchise Investment Law;
  - (e) A provision restricting the time in which a North Dakota franchisee may make a claim to less than the applicable North Dakota statute of limitations;
  - (f) A provision calling for the waiver by a North Dakota franchisee of the right to trial by jury;
  - (g) A provision requiring a North Dakota franchisee to consent to a waiver of exemplary and punitive damages; and
  - (h) A provision requiring the franchisee to pay all costs and expenses incurred by the franchisor in enforcing the Franchise Agreement.
2. North Dakota Century Code Section 9-08-06 subjects covenants not to compete to the provisions of that statute. The covenants not to compete contained within the Franchise Agreement are subject to Section 9-08-06 and may be unenforceable under North Dakota law.
  3. The site of any mediation or arbitration of the parties' disputes shall be at a site mutually agreeable to all parties. If all parties cannot agree upon a location, the arbitration or mediation shall be Fargo, North Dakota.
  4. Item 5 is supplemented by the following:  
Based upon the franchisor's financial condition, the North Dakota Securities Department has required a financial assurance. Therefore, franchise fee owed by franchisees shall be deferred until the franchisor completes its pre-opening obligations under the franchise agreement.

***FOR THE STATE OF RHODE ISLAND***

Item 17 is supplemented by adding the following language to the end of the "Summary" section of Item 17(v) (Choice of forum) and Item 17(w) (Choice of law):

§ 19-28.1-14 of the Rhode Island Franchise Investment Act provides that "A provision in a franchise agreement restricting jurisdiction or venue to a forum outside this state or requiring the application of the laws of another state is void with respect to a claim otherwise enforceable under this Act."

***FOR THE STATE OF SOUTH DAKOTA***

Item 5 is supplemented by the following:

Based upon the franchisor's financial condition, the South Dakota Securities Regulation Office has required a financial assurance. Therefore, franchise fee owed by franchisees shall be deferred until the franchisor completes its pre-opening obligations under the franchise agreement.

The "Summary" section in Item 17(q) (Non-competition covenants during the term of the franchise) and Item 17(r) (Non-competition covenants after the franchise is terminated or expires) are amended by the following language:

Covenants not to compete upon termination or expiration of a franchise are generally unenforceable in South Dakota, except in certain instances as provided by law.

***FOR THE COMMONWEALTH OF VIRGINIA***

1. Item 5 and Item 7 are supplemented by the following:

The Virginia State Corporation Commission's Division of Securities and Retail Franchising requires us to defer payment of the initial franchise fee and other initial payments owed by franchisees to the franchisor until the franchisor has completed its pre-opening obligations under the franchise agreement.

2. Item 17 is supplemented by the following language:

“Under Section 13.1-564 of the Virginia Retail Franchising Act, it is unlawful for a franchisor to cancel a franchise without reasonable cause. If any ground for default or termination stated in the Franchise Agreement does not constitute “reasonable cause”, as that term may be defined in the Virginia Retail Franchising Act or the laws of Virginia, that provision may not be enforceable.”

3. Estimated Risk Factor. The franchisee will be required to make an estimated initial investment ranging from \$137,525 to \$160,530. This amount exceeds the franchisor's stockholders equity as of December 31, 2023, which is \$(1,315,954).

### ***FOR THE STATE OF WASHINGTON***

In the event of a conflict of laws, the provision of the Washington Franchise Investment Protection Act, Chapter 19.100 RCW (the “Act”) will prevail.

RCW 19.100.180 may supersede the franchise agreement in your relationship with the franchisor including the areas of termination and renewal of your franchise. There may also be court decisions which may supersede the franchise agreement in your relationship with the franchisor including the areas of termination and renewal of your franchise.

In any arbitration or mediation involving a franchise purchased in Washington, the arbitration or mediation site will be either in the state of Washington, or in a place mutually agreed upon at the time of the arbitration or mediation, or as determined by the arbitrator or mediator at the time of arbitration or mediation. In addition, if litigation is not precluded by the franchise agreement, a franchisee may bring an action or proceeding arising out of or in connection with the sale of franchises, or a violation of the Washington Franchise Investment Protection Act, in Washington.

A release of waiver of rights executed by a franchisee may not include rights under the Washington Franchise Investment Protection Act or any rule or order thereunder except when executed pursuant to a negotiated settlement after the agreement is in effect and where the parties are represented by independent counsel. Provisions such as those which unreasonably restrict or limit the statute of limitations period for claims under the Act, or rights or remedies under the Act such as a right to a jury trial, may not be enforceable.

Transfer fees are collectable to the extent that they reflect the franchisor's reasonable estimated or actual costs in effecting a transfer.

Pursuant to RW 49.62.020, a noncompetition covenant is void and unenforceable against an employee, including an employee of a franchisee, unless the employee's earnings from the party seeking enforcement, when annualized, exceed \$100,000 per year (an amount that will be adjusted annually for inflation). In addition, a noncompetition covenant is void and unenforceable against an independent contractor of a franchisee under RCW 49.62.030 unless the independent contractor's earnings from the party seeking enforcement, when annualized, exceed \$250,000 per year (an amount that will be adjusted annually for inflation). As a result, any provisions contained in the franchise agreement or elsewhere that conflict with these limitations are void and unenforceable in Washington.

RCW 49.62.060 prohibits a franchisor from restricting, restraining, or prohibiting a franchisee from (i) soliciting or hiring any employee of a franchisee of the same franchisor or (ii) soliciting or hiring any employee of the franchisor. As a result, any such provisions contained in the franchise agreement or elsewhere are void and unenforceable in Washington.

The franchisor may use the services of franchise brokers to assist it in selling franchises. A franchise broker represents the franchisor and is paid a fee for referring prospects to the franchisor and/or selling the franchise. Do not rely only on the information provided by a franchise broker about a franchise. Do your own investigation by contacting the franchisor's current and former franchisees to ask them about their experience with the franchisor.

Washington Item 5 of the disclosure document is supplemented by the following:

The Department of Financial Institutions, Securities Division, requires that the franchisor defer the collection of the initial franchise fee until the franchisor has fulfilled its initial pre-opening obligations to the franchisee and the franchisee is open for business.

***FOR THE STATE OF WISCONSIN***

Item 17 of the disclosure document is supplemented by the following:

For franchisees subject to the Wisconsin Fair Dealership Law, Ch. 135, Stats., provisions in the Fair Dealership Law supersede any inconsistent provisions of the Franchise Agreement or a related contract.

**EXHIBIT J**  
**TO FRANCHISE DISCLOSURE DOCUMENT**  
**BORDER MAGIC FRANCHISING, LLC**  
**STATE EFFECTIVE DATES**



## STATE EFFECTIVE DATES

The following states have franchise laws that 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 document is effective and may be used in the following states, where the document is filed, registered or exempt from registration, as of the Effective Date stated below:

State	Effective Date
California	Pending
Hawaii	Pending
Illinois	Pending
Indiana	Pending
Maryland	Pending
Michigan	May 14, 2024
Minnesota	Pending
New York	Pending
North Dakota	Pending
Rhode Island	Pending
South Dakota	Pending
Virginia	Pending
Washington	Pending
Wisconsin	Pending

Other states may require registration, filing, or exemption of a franchise under other laws, such as those that regulate the offer and sale of business opportunities or seller-assisted marketing plans.

**EXHIBIT K**  
**TO FRANCHISE DISCLOSURE DOCUMENT**  
**BORDER MAGIC FRANCHISING, LLC**  
**RECEIPTS**

**RECEIPT**

This disclosure document summarizes certain provisions of the franchise agreement and other information in plain language. Read this disclosure document and all agreements carefully.

If Border Magic Franchising, LLC offers you a franchise, it must provide this disclosure document to you 14 calendar days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale, or sooner if required by your state applicable law. Applicable state laws in Michigan requires us to provide you the disclosure document at least 10 business days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale. New York requires us to provide the disclosure document at the earlier of the first personal meeting or 10 business days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale.

The franchisor is Border Magic Franchising, LLC, a Texas limited liability company, 2324 N. Robinson Drive, Waco, Texas 76706, 877.892.2954.

Issuance Date: March 22, 2024

The franchise seller for this offer is (please complete).

Check all that Apply	Name	Principal Business Address	Telephone Number
	Frank J. "Butch" Mogavero	2324 N. Robinson Drive, Waco, TX 76706	877-892-2954
	Les Sander	2324 N. Robinson Drive, Waco, TX 76706	877-892-2954
	John Appel	2324 N. Robinson Drive, Waco, TX 76706	877-892-2954

We authorize the respective state agencies identified in Exhibit F to receive service of process for us in the particular state.

I received a disclosure document with an issuance date of March 22, 2024 (or the date reflected on the State Effective Dates page) that included the following Exhibits:

- |   |   |
|---|---|
| Exhibit A – Financial Statements          | Exhibit G – List of Agents for Service of Process |
| Exhibit B – List of Franchisees           | Exhibit H – General Release (Sample Form)         |
| Exhibit C – Confidentiality Agreement     | Exhibit I – State Specific Addenda                |
| Exhibit D – Franchise Agreement           | Exhibit J – State Effective Dates                 |
| Exhibit E – Credit and Security Agreement | Exhibit K - Receipt                               |
| Exhibit F – List of State Administrators  |   |

\_\_\_\_\_   
 Individually

\_\_\_\_\_   
 Print Name

\_\_\_\_\_   
 as an officer, member or partner of

\_\_\_\_\_   
 name of entity

a \_\_\_\_\_ state corporation, LLC or partnership   
 (circle one)

\_\_\_\_\_   
 Date Received

**(Keep this copy for you records)**

## RECEIPT

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If Border Magic Franchising, LLC offers you a franchise, it must provide this disclosure document to you 14 calendar days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale, or sooner if required by your state applicable law. Applicable state laws in Michigan requires us to provide you the disclosure document at least 10 business days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale. New York requires us to provide the disclosure document at the earlier of the first personal meeting or 10 business days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale.

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\_\_\_\_\_  
Individually

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
as an officer, member or partner of

\_\_\_\_\_  
name of entity

a \_\_\_\_\_ state corporation, LLC or partnership  
(circle one)

\_\_\_\_\_  
Date Received

**Please return the signed receipt either by signing, dating, and mailing to Border Magic Franchising, LLC at 2324 N. Robinson Drive, Waco, Texas 76706, or by e-mailing it to [info@bordermagic.com](mailto:info@bordermagic.com)**