

FRANCHISE DISCLOSURE DOCUMENT



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a Delaware limited liability company
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SpeeDee Oil Change & Auto Service businesses provide oil changes and preventive maintenance services for cars and trucks to the general public ("SpeeDee Centers").

The total investment necessary to begin operation of a SpeeDee franchise business ranges from \$209,326 to \$798,642. This includes between \$10,000 and \$49,900 that must be paid to the franchisor or its affiliates.

SpeeDee multi-unit franchisees acquire the right to open multiple franchises at reduced franchise fees, with a minimum of three SpeeDee Centers. If you sign a Multi-Unit Agreement for a three SpeeDee Center development, then in addition to the investments noted above for the first Center, you must pay the franchisor a Multi-Unit Fee of \$35,000. The fee increases by \$15,000 for each additional Center you commit to develop.

This disclosure document summarizes certain provisions of your franchise agreement and other information in plain English. Read this disclosure document and all accompanying agreements carefully. You must receive this disclosure document at least 14 calendar days before you sign a binding agreement with, or make any payment to, the franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this document.**

You may wish to receive your disclosure document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Susanne Chastain (Franchiseinfo@fullspeedautomotive.com) at 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111, (303) 308-1660.

The terms of your contract will govern your franchise relationship. Do not rely on the disclosure document alone to understand your contract. Read all of your contract carefully. Show your contract and this disclosure document to an advisor, like a lawyer or an accountant.

Buying a franchise is a complex investment. The information in this disclosure document can help you make up your mind. More information on franchising, such as "A Consumer's Guide to Buying a Franchise," which can help you understand how to use this disclosure document, is available from the Federal Trade Commission. You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington, DC 20580. You can also visit the FTC's home page at www.ftc.gov for additional information. Call your state agency or visit your public library for other sources of information on franchising.

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

Issuance Date: June 15, 2022, as amended September 8, 2022 and January 31, 2023

How to Use This Franchise Disclosure Document

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

QUESTION	WHERE TO FIND INFORMATION
How much can I earn?	Item 19 may give you information about outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 or Exhibits K-1 and K-2.
How much will I need to invest?	Items 5 and 6 list fees you will be paying to the franchisor or at the franchisor's direction. Item 7 lists the initial investment to open. Item 8 describes the suppliers you must use.
Does the franchisor have the financial ability to provide support to my business?	Item 21 or Exhibit L includes financial statements. Review these statements carefully.
Is the franchise system stable, growing, or shrinking?	Item 20 summarizes the recent history of the number of company-owned and franchised outlets.
Will my business be the only Speedee business in my area?	Item 12 and the "territory" provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.
Does the franchisor have a troubled legal history?	Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings.
What's it like to be a Speedee franchisee?	Item 20 or Exhibits K-1 and K-2 list current and former franchisees. You can contact them to ask about their experiences.
What else should I know?	These questions are only a few things you should look for. Review all 23 Items and all Exhibits in this disclosure document to better understand this franchise opportunity. See the table of contents.

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 M.

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. 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 Dispute Resolution.** The franchise agreement and multi-unit agreement require you to resolve disputes with the franchisor by arbitration and/or litigation only in Colorado. Out-of-state arbitration or litigation may force you to accept a less favorable settlement for disputes. It may also cost more to arbitrate or litigate with the franchisor in Colorado 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. **Mandatory Minimum Payments.** You must make minimum royalty or advertising fund payments, regardless of your sales levels. Your inability to make the payments, may result in termination of your franchise and loss of your investment.

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.

INFORMATION FOR PROSPECTIVE FRANCHISEES IN 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.

Each of the following provisions is void and unenforceable if contained in any documents relating to a franchise:

- (A) A prohibition on the right of a franchisee to join an association of franchisees.
- (B) A requirement that a franchisee assent to a release, assignment, novation, waiver, or estoppel which deprives a franchisee of rights and protections provided in this act. This shall not preclude a franchisee, after entering into a franchise agreement, from settling any and all claims.
- (C) A provision that permits a franchisor to terminate a franchise prior to the expiration of its term except for good cause. Good cause shall include the failure of the franchisee to comply with any lawful provisions 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 a franchisor to refuse to renew a franchise without fairly compensating the franchisee by repurchase or other means for the fair market value at the time of expiration, of the franchisee's inventory, supplies, equipment, fixtures, and furnishings. Personalized materials which have no value to the franchisor and inventory, supplies, equipment, fixtures, and furnishings not reasonably required in the conduct of the franchise business are not subject to compensation. This subsection applies only if: (i) the term of the franchise is less than five years; and (ii) the franchisee is prohibited by the franchise 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 the franchisee does not receive at least six months advance notice of 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.
- (F) A provision requiring that arbitration or litigation be conducted outside this state. This shall not preclude the franchisee from entering into an agreement, at the time of arbitration, to conduct arbitration at a location outside this state. (The above language has been included in this Disclosure Document as a condition for registration. We and you do not agree that the parties are restricted from choosing to conduct arbitration outside of Michigan and believe that each of the provisions of the Franchise Agreement, including each of the arbitration provisions, is fully enforceable. We and you intend to rely on the federal pre-emption under the Federal Arbitration Act.)
- (G) A provision which permits a franchisor to refuse to permit a transfer of ownership of a franchise, except for good cause. This subdivision does not prevent a franchisor from exercising a right of first refusal to purchase the franchise. Good cause shall include, but is not limited to:
 - (i) The failure of the proposed franchisee to meet the franchisor's then current reasonable qualifications or standards.

(ii) The fact that the proposed transferee is a competitor of the franchisor or subfranchisor.

(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 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 the franchisee to resell to the franchisor items that are not uniquely identified with the franchisor. This subdivision does not prohibit a provision that grants to a 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 this subdivision 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 the franchisee has breached the lawful provisions of the franchise agreement and has failed to cure the breach in the manner provided in subdivision (C).

(I) A provision which permits the franchisor to directly or indirectly convey, assign, or otherwise transfer its obligations to fulfill contractual obligations to the franchisee unless 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 endorsement by the Attorney General.

If the franchisor's most recent financial statements are unaudited and show a net worth of less than \$100,000, the franchisor shall, at the request of a franchisee, arrange for the escrow of initial investment and other funds paid by the franchisee or subfranchisor until the obligations to provide real estate, improvements, equipment, inventory, training, or other items included in the franchise offering are fulfilled. At the option of the franchisor, a surety bond may be provided in place of escrow.

Any questions regarding the notice should be directed to:

State of Michigan
Department of Attorney General
Franchise Section - Consumer Protection Division
G. Mennen Williams Building, 1st Floor
525 W. Ottawa Street
Lansing, Michigan 48933
Telephone Number: (517) 373-7117

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ITEM 1
THE FRANCHISOR AND ANY PARENTS, PREDECESSORS AND AFFILIATES

To simplify the language in this Franchise Disclosure Document, “SWL” and “we,” “us,” and “our” means SpeedDee Worldwide, LLC, the franchisor. “You,” “your,” and “Franchisee” means the person, and its owners if the Franchisee is a business entity, who buys the franchise from SWL.

The Franchisor and any Parents, Predecessors and Affiliates

SpeedDee Worldwide, LLC, a Delaware limited liability company (“SWL”) was converted on January 30, 2017 from SpeedDee Worldwide Corporation, a Delaware corporation which was incorporated on February 1, 2008. We operate under the names SpeedDee Worldwide, LLC, SpeedDee Oil Change & Auto Service and SpeedDee and no other name. Our principal business address is 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111. We, and our predecessors and affiliates began offering franchises for SpeedDee Centers in 1986. We do not operate any SpeedDee Centers. We do not conduct any other business other than franchising SpeedDee Centers. Our agents for service of process are disclosed in Exhibit M to this Disclosure Document.

Up until January 2017, we also offered co-branding franchises under a separate Franchise Disclosure Document and different franchise agreement with our former parent, Midas International, LLC (“Midas”) for a Midas/SpeedDee co-branding shop. Co-branding involves the operation of two or more brands at one location. The Midas/SpeedDee co-branding franchise which was offered by Midas and us consists of a distinctive combined business system for the operation of a blended automotive car care service shop under our Marks and the Midas name and trademarks. The Midas/SpeedDee co-branding shops offer most of the services available at either a stand-alone Midas shop or a stand-alone SpeedDee Center (as defined below in this Item 1), as described in this Franchise Disclosure Document, but at one location and according to the co-branding franchise agreement and co-branding operations and training manuals. The Midas/SpeedDee co-branding concept was established in 2008. As of December 31, 2021, there were 82 Midas/SpeedDee co-branding shops operating under the co-branding franchise agreement. Although we do not currently offer co-branding franchises, we may continue to do so in the future under a separate Franchise Disclosure Document. Currently, we and Midas may enter into franchise agreements for renewals or transfers of co-branded franchisees.

Parent

We have a lengthy parent structure. We are wholly owned by MOP GM Holding, LLC, (formerly known as COP GM Holding, LLC), a Delaware limited liability company (“GM Holding”) formed on September 13, 2017. GM Holding is owned by MOP GM Parent, LLC, a Delaware limited liability company (“GM Parent”), which is owned by MOP GM Intermediate, LLC, a Delaware limited liability company (“GM Intermediate”), which is owned by GCP Grease Monkey Coinvest, Inc., a Delaware corporation (“GMC”), which is owned by MOP GM Blocker, Inc., a Delaware corporation (“GM Blocker”). On November 24, 2020, GM Blocker was acquired by MidOcean FSA Blocker, Inc., a Delaware corporation (“MO FSA Blocker”), which is owned by MidOcean FSA Holdings, L.P., a Delaware limited partnership (“MO FSA Holdings”), which is controlled by MidOcean Partners V, L.P., a Delaware limited partnership (“MidOcean”). GM Holding, GM Parent, GM Intermediate, GMC and GM Blocker have the same principal address as ours, 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111. The principal address of MO FSA Blocker, MO FSA Holdings and MidOcean is 245 Park Avenue, 38th Floor, New York, New York 10167. GM Holding, GM Parent, GM Intermediate, GMC, GM Blocker, MO FSA Blocker, MO FSA Holdings and MidOcean may all be considered parent companies of ours. None of our parents offer and has not ever offered franchises in any line of business.

Affiliates

Grease Monkey Franchising, LLC, a Colorado limited liability company (“GMF”) is an affiliate of ours that offers Grease Monkey franchises that provide automotive maintenance and repair services, which may be substantially similar to the SpeeDee Center franchised to you, and has done so since 2006. Grease Monkey franchisees may also operate a Monkey Shine car wash facility. GMF’s principal place of business address is 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111. As of December 31, 2021, GMF had 185 franchisees in the United States, under the Grease Monkey brand. GMF guarantees our obligations under the agreements you will sign with us under this Disclosure Document.

Grease Monkey International, LLC (“GMI”) is another affiliate of ours. We have entered into a development services and management agreement (“DSM Agreement”) dated September 15, 2017 with GMI. Under the DSM Agreement, we may direct GMI to provide development and ongoing assistance to our franchisees and otherwise fulfill certain of our duties under the franchise agreements on our behalf. Although GMI may provide certain services to you, we are responsible to make sure that all services we promise to perform under the franchise agreements are performed in compliance with the franchise agreements.

GMI was the franchisor of the Grease Monkey franchise system from approximately September 1978 through March 2006. GMI also offered franchises for Monkey Shine car wash facilities from approximately April 1998 to March 2001.

As of December 31, 2021, GMI owned 116 Grease Monkey Centers, 9 SpeeDee Centers, 49 American LubeFast Centers, 4 Auto Bath America locations, 1 Castrol Center, 3 Economy Oil Change Centers, 6 Fast Lube Plus Centers, 1 Herbert Auto Emissions Center, 5 Herbert Automotive Centers, 1 Ingleside Auto Center, 19 Kwik Kar Centers, 1 Lambuth’s Quick Lube Center, 1 Master Lube Center, 6 Minit Man Centers, 2 Mobil 1 Express Centers, 1 Pioneer Lube & Wash Center, 1 RPM Auto Center, 1 Shop N Lube Center, 5 Super Lube Plus Centers, 29 Uncle Ed’s Oil Shoppes Centers, 5 Valvoline Express Care Centers and 1 Wash Guys Center which are located in Alabama, Arizona, Colorado, Connecticut, Florida, Georgia, Illinois, Indiana, Louisiana, Michigan, Minnesota, Mississippi, Missouri, North Carolina, Oklahoma, South Dakota, Texas, Utah, and Wisconsin. Some are a non-SpeeDee brands but may be substantially similar to the SpeeDee Center franchised to you. GMI also owns the franchise-related assets of LubePro’s International, Inc. (“LPI”), which include the intellectual property rights. LPI was dissolved in August 2016. LubePro’s services may be substantially similar to the SpeeDee Center franchised to you.

GMI Services S de RL de CV (“GMI Mexico”) is a subsidiary of GMI and another affiliate of ours. GMI Mexico provides support services to franchisees operating in Mexico. Its address is Belisario Domínguez # 2470, Piso 4, Oficina 413, Col. Obispado, Monterrey, N.L. C.P. 64060.

SpeeDee Worldwide Realty Corporation (“SWRC”) is our subsidiary that may select, purchase, lease, and develop SpeeDee Centers and lease/sublease them to franchisees, and has done so since March 2008. SWRC is a Delaware corporation formed on February 1, 2008. SWRC’s principal place of business address is 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111. SWRC does not offer franchises in any line of business.

Our ultimate parent, MidOcean, is also the ultimate parent of Lynx Franchising, LLC, a Delaware limited liability company (“Lynx Franchising”). Lynx Franchising is owned by Lynx-JP Holdings, Inc., which is owned by MidOcean BCAT Holdings Inc. The principal business address of all of these entities is 2520 Northwinds Parkway, Suite 375, Alpharetta, Georgia 30009. MidOcean BCAT Holdings, Inc. is controlled by MidOcean.

Lynx Franchising operates five other franchise systems as follows:

Jan-Pro Franchising International, Inc. (“JPF”) is a Massachusetts corporation incorporated on April 6, 1995. It offers franchises for Jan-Pro Franchise Development franchised businesses offering janitorial and building maintenance service businesses since 1995. Its principal address is located at 2520 Northwinds Parkway, Suite 375, Alpharetta, Georgia 30009. As of September 30, 2021, it had 98 operating regional developer franchises, all located in the United States.

Jan-Pro Enterprises, LLC (“JPE”) is a Delaware limited liability company formed on February 15, 2005. Its principal address is located at 2520 Northwinds Parkway, Suite 375, Alpharetta, Georgia 30009. JPE has sold Jan-Pro franchises outside of the United States since February 2005. As of September 30, 2021, JPE had eight operating country or international regional developer franchises operating outside of the United States.

The Intelligent Office System, LLC (“IOS”) is a Colorado limited liability company formed on March 22, 1999. Its principal address is located at 2520 Northwinds Parkway, Suite 375, Alpharetta, Georgia 30009. IOS has sold Intelligent Office franchise businesses that operate progressive virtual office and communications solutions businesses, offering a range of vital business services to a mobile and non-mobile client base, since April 1999. As of September 30, 2021, there were 41 franchised Intelligent Office outlets in the United States.

Intelligent Office of Canada, Inc. (“IOC”) is a Colorado corporation formed on June 8, 2017. IOC’s principal business address is Suite 500, 221 W. Esplanade, North Vancouver, B.C. V7M 3J3. IOC has offered and sold franchises for Intelligent Office businesses in Canada since September 2017. As of September 30, 2021, there are 12 franchised Intelligent Office centers in Canada.

FRSTeam, LLC (“FRSTeam”) is a California limited liability company converted from a corporation on August 20, 2020. The previous California corporation, FRSTeam, Inc. (“FRSTeam Corp”) was originally formed on September 30, 2005. FRSTeam’s principal business address is 2520 Northwinds Parkway, Suite 375, Alpharetta, Georgia 30009. FRSTeam has offered and sold FRSTeam franchises that provide specialty and emergency dry cleaning and laundry services for clothing and fabrics following a residential or commercial disaster, including damage due to smoke, fire, water and mold since March 2006. As of September 30, 2021, there are 37 franchised FRSTeam outlets.

Archadeck Franchisor, LLC (“AFL”) is a Delaware limited liability company formed on August 31, 2021. It offers franchises for Archadeck franchised businesses offering construction sales and services of outdoor living spaces and environments. AFL, through its predecessor, Archadeck Franchising Corporation (“AD Corp.”) has offered Archadeck franchises since 1980. Its principal address is located at 2426 Old Brick Road, Glen Allen, Virginia 23060. As of September 30, 2021, there are 73 franchises, including 71 franchises located throughout the United States and two franchises located in Canada.

Conserva Irrigation Franchisor, LLC (“CIF”) is a Delaware limited liability company formed on August 31, 2021. It offers franchises for Conserva Irrigation franchised businesses offering repair, maintenance, service, design and construction of irrigation systems for residential and commercial customers with an emphasis on water conservation. Outdoor Living Brands, Inc. began offering royalty-free pilot licenses for Conserva Irrigation businesses in April 2014. All pilot licensees were offered the opportunity to enter into franchise agreements with CIF’s predecessor, Conserva Irrigation Franchising, LLC (“CILLC”) during 2017. Its principal address is located at 2426 Old Brick Road, Glen Allen, Virginia 23060. As of September 30, 2021, there are 143 franchises located throughout the United States.

Outdoor Lighting Perspectives Franchisor, LLC (“OLP”) is a Delaware limited liability company formed on August 31, 2021. It offers franchises for Outdoor Lighting Perspectives franchised businesses offering outdoor lighting design, automated lighting control equipment, holiday lighting design, installation services, and sales to residential and commercial customers. OLP, through its predecessor, Outdoor Lighting Perspectives Franchising, Inc. (“OLPFI”), has offered Outdoor Lighting Perspectives franchises since March 2005. Its principal address is located at 2426 Old Brick Road, Glen Allen, Virginia 23060. As of September 30, 2021, there are 102 franchises, including 100 franchises located throughout the United States and two franchises located in Canada.

Superior Fence & Rail Franchisor, LLC (“Superior”) is a Delaware limited liability company formed on December 3, 2021. It offers franchises for Superior Fence & Rail franchised businesses offering fencing services for residential and commercial customers. Superior, through its predecessor, Superior Fence & Rail Franchising, LLC (“Superior Franchising”) has offered Superior Fence & Rail franchises since January 2017. Its principal address is located at 2426 Old Brick Road, Glen Allen, Virginia 23060. As of September 30, 2021, there are 34 franchises located throughout the United States.

Except as noted above, none of our parent, predecessors or affiliates have operated a business similar to the type described in this Disclosure Document, and neither we, our parent, predecessors or affiliates have sold franchises in any other line lines of business.

The Franchise

We offer franchises (“SpeeDee Franchise(s)” or “Franchise(s)”) for the use of the “SpeeDee®” trademarks and other trade names, service marks, and logos (“Marks”) for the operation of SpeeDee Centers. SpeeDee Centers are operated under our proprietary SpeeDee system (“System”). The System may be changed or modified by us throughout your ownership of the Franchise. You will operate your SpeeDee Center from an approved retail location.

Each SpeeDee Center offers the general public automotive oil and lubrication services, along with a preventive check and fill of fluid levels, and other approved automotive maintenance and repair services, in accordance with our SpeeDee guarantee. Customers are not required to schedule an appointment to receive services. Under the SpeeDee guarantee, SpeeDee Centers commit to provide automotive oil and lubrication services to each customer within a specified period of time, depending on the type of vehicle and other factors, and in accordance with our standards and specifications. SpeeDee Centers also sell select automotive products.

You must sign our standard franchise agreement attached to this Franchise Disclosure Document as Exhibit A (“Franchise Agreement”). You may operate one SpeeDee Center for each Franchise Agreement you sign. Your right to use the Marks and System is granted solely for the operation of your SpeeDee Center.

SpeeDee Centers are generally built to our specifications as to interior and exterior style. Most SpeeDee Centers are freestanding structures with drive-through capability. Centers can have six to ten service bays to accommodate multiple vehicles at a time, and have an in-ground vehicle service area basement and a waiting area for customers. SpeeDee Centers are usually located in urban areas, in heavily populated suburban areas, or on major arteries of smaller cities.

We also offer opportunities for conversion franchises (“Conversion Franchise(s)”) both to existing independent businesses that provide services and products similar to those offered by SpeeDee Centers and to existing franchisees who purchase such businesses (which offer similar services and products) for conversion (“Conversion Owners”). Conversion Owners will sign a Franchise Agreement that will include an addendum for conversion owners, which is attached to this Franchise Disclosure

Document in Exhibit F-2. Conversion Owners must modify their business premises to our design plans and specifications, use the Marks, and complete our training.

We also offer to select qualified persons (“Multi-Unit Franchisee(s)”) the opportunity to sign our multi-unit development agreement (attached to this Franchise Disclosure Document as Exhibit B) (“Multi-Unit Agreement”) and acquire the right to develop multiple (a minimum of three) SpeedDee Centers at a reduced franchise fee. If you enter into a Multi-Unit Agreement, you must also sign a Franchise Agreement for your first SpeedDee Center at the same time that you sign the Multi-Unit Agreement. You will be required to sign our then-current form of Franchise Agreement for each additional SpeedDee Center that you open under the Multi-Unit Agreement, which may differ from the current form of Franchise Agreement included in this Disclosure Document. You and we will agree to a development schedule (“Development Schedule”) for each of the SpeedDee Centers to be opened under the Multi-Unit Agreement, which will be set forth in the Multi-Unit Agreement. Typically, the Development Schedule will require that you open the first location within 18 months from the effective date of the Multi-Unit Agreement, the second location within 36 months from the effective date of the Multi-Unit Agreement and the third location within 54 months from the effective date of the Multi-Unit Agreement. A Multi-Unit Franchisee does not receive a development area when it signs the Multi-Unit Agreement. Each Franchised Location (as defined in Item 12) may be located in a different city, county or state. You must obtain our prior written approval of the location for your Franchised Location based on the then current criteria for Franchised Locations. Unless otherwise stated, any reference in this Franchise Disclosure Document to “you” or “franchisee” includes you both as a Multi-Unit Franchisee under a Multi-Unit Agreement, and as a franchisee under a franchise agreement.

Market and Competition

The market for the goods and services offered by SpeedDee Centers is well-developed and highly competitive. Our services are not seasonal in nature.

You will compete with independent garage businesses, local automobile service shops, new car dealerships, other franchise companies in the quick service automotive lubrication business, automobile dealers, big box centers that offer automotive maintenance and repair services businesses, and national, regional, and local chains offering the same or similar services, as well as other systems and centers owned and/or franchised by us and/or our affiliates, including co-branded SpeedDee/Midas centers, American LubeFast locations, Auto Bath America locations, Castrol location, Economy Oil Change locations, Fast Lube Plus locations, Grease Monkey locations, Herbert Auto Emissions location, Herbert Automotive locations, Ingleside Auto location, Kwik Kar locations, Lambuth’s Quick Lube location, Master Lube location, Minit Man locations, Mobil 1 locations, Pioneer Lube & Wash location, Pit Stop Oil & Lube locations, Quick Change Oil locations, Rocky Mountain Oil Change location, RPM Auto Center location, Shop N Lube location, Super Lube Plus locations, Uncle Ed’s Oil Shoppe locations, Valvoline Express Care locations, Wash Guys location, and any other brands that we or any affiliated company of ours now owns or may acquire in the future. There are other companies which have established or are establishing regional or national systems of quick service automotive lubrication and other automotive maintenance and repair centers. There are also large discount department store chains that offer automotive services, including oil changes and other maintenance and repair services. There will be competition from these companies not only in attracting customers, but also in locating and acquiring a site for your Center.

Industry-Specific Laws

You must investigate and comply with all local, state, and federal laws and regulations affecting your Center. There are some federal laws and regulations specific to the operation of an automotive oil and lubrication business and other automotive maintenance and repair service businesses.

Generally, you must comply with the Resource Conservation and Recovery Act of 1976, the Clean Water Act of 1977, the Clean Air Act, the Comprehensive Environmental Response Compensation and Liability Act, the Oil Pollution Act, the Occupational Safety and Health Act, the Toxic Substance Control Act, and similar federal, state, and local laws and regulations. If your Center has floor openings in the service bays, you may be required to provide certain physical barriers or warning signs to prevent employee injury (such as a railing or cover). If oil is stored in underground or above ground tanks, you may be required to comply with certain regulations set forth by the United States Environmental Protection Agency (the “EPA”), including the EPA’s Spill Prevention, Control, and Countermeasure regulations and registration of these tanks. The EPA also regulates waste oil, waste oil filters and fluid disposal. More than half of the states in the U.S. have used oil requirements that are similar to the federal requirements. The type of regulation may depend on whether or not these liquids are recycled. Some states impose additional requirements on businesses that handle used oil filters, such as registration and demonstration of financial responsibility. You may also be required to seal off or eliminate any floor sumps and drains in your Center that come in contact with soil to prevent oils and other liquids from entering the environment.

If you operate a Speedee Center, you must comply with these federal laws and regulations and similar other federal laws and regulations, as well as similar state and local laws and regulations applicable to the storage, handling, and management of petroleum products, used oil, used antifreeze, and other used vehicle fluids and related used vehicle parts. These laws and ordinances may include certain fees which relate to the operation of a quick lube service center.

There may also be state and local laws and regulations specific to your Center, including motor vehicle repair shop acts which may require you to register or claim an exemption and otherwise comply with their terms. If you operate a Speedee Center, you must comply with such state and local laws and regulations, including, without limitation, any laws and regulations related to motor vehicle repair shops, as may be applicable to your Speedee Center.

It is also your responsibility to comply with employment, worker’s compensation, insurance, corporate taxing, environmental, zoning, licensing, and all other laws and regulations. You should familiarize yourself with these laws and regulations and with other federal, state, or local laws and regulations of a more general nature which may affect the operation of your Center.

You alone are responsible for investigating, understanding, and complying with all applicable laws, regulations, and requirements applicable to you and your Speedee Franchise, despite any advice or information that we may give you. You should consult with a legal advisor about whether these and/or other requirements apply to your Speedee Center. Failure to comply with laws and regulations is a material breach of the Franchise Agreement.

You must also obtain all necessary permits, licenses, and approvals to operate your Speedee Center.

ITEM 2 BUSINESS EXPERIENCE

Chief Executive Officer: Robert M. Lynch

Mr. Lynch has been our Chief Executive Officer since July 2022. He also serves as the CEO of our parent companies, MO FSA Holdings, MO FSA Blocker, GM Blocker, GMC, GM Intermediate, GM Parent and GM Holding, our sister companies, GMI and GMF, and Speedee Worldwide Realty Corporation, a subsidiary of ours that leases locations to our franchisees, positions he has held since July 2022. Previously, Mr. Lynch served as Chief Executive Officer for Metamorphic Consulting, located in

Salt Lake City, Utah, a position he held from August 2015 to July 2022. Mr. Lynch is located in our Greenwood Village, Colorado offices.

President of Franchise Operations and Development: Ronald Stilwell

Mr. Stilwell has been our President of Franchise Operations and Development since October 2022. He was previously our Chief Development Officer from July 2021 to October 2022. He is also the Chief Development Officer of our affiliate, GMF, a position he has held since July 2021. He was the Chief Development Officer for Marco's Franchising, LLC located in Toledo, Ohio, from October 2018 to June 2021. He was the President of Franchise Executive Consultants in Phoenix, Arizona from September 2004 to September 2018. Mr. Stilwell is located in our Greenwood Village, Colorado offices.

Interim Chief Financial Officer: Jim Boswell

Mr. Boswell has served as our Interim Chief Financial Officer since December 2022. He serves in the same position for our affiliate GMF. Mr. Boswell joined our FullSpeed Automotive group of companies in October 2021, initially serving as the Vice President of Finance for our affiliate GMI. From September 2019 to October 2021, he served as Chief Financial Officer for Streamline Brands located in Lone Tree, Colorado, and from October 2012 to August 2019, he was the Vice President of Finance for Marcos Franchising, LLC, located in Toledo, Ohio. Mr. Boswell is located in our Greenwood Village, Colorado offices.

Chief Marketing Officer: Sarah Hamp

Ms. Hamp has served our Chief Marketing Officer since December 2022. She serves in the same position for our affiliate GMF. From March 2020 to December 2022, she served as Vice President of Marketing for Allied Lube, a Jiffy Lube franchisee located in Dallas, Texas. From January 2017 to January 2019, Ms. Hamp served as Director of Marketing for Pep Boys, located in Dallas, Texas. Ms. Hamp is located in our Greenwood Village, Colorado offices.

Vice President of Operations: Brian Michel

Mr. Michel joined our FullSpeed Automotive group of companies in September 2012, and now serves as our Vice President of Operations since January 2023. He serves in the same position for our affiliate GMF. Mr. Michel initially served as GMI's Director of Company Centers, then in 2015, was promoted to Franchise Support Director, and in 2018 was promoted to Senior Director of Operations. Mr. Michel is located in our Greenwood Village, Colorado offices.

Director of Franchise Sales: Ronn Cordova

Mr. Cordova has served as our Director of Franchise sales since September 2021. He serves in the same position for our affiliate GMF. From October 2018 to September 2021, he was the Director of Franchise Development for Little Gym International, located in Scottsdale, Arizona. From April 2011 to October 2018, Mr. Cordova served as Vice President of Development for the Maids International, located in Omaha, Nebraska. Mr. Cordova is located in our Greenwood Village, Colorado offices.

**ITEM 3
LITIGATION**

Pending Proceedings Involving our Parent – MOP GM Holding, LLC

Magikanic, LLC, Royss, LLC and HTCM Enterprises, LLC v. Grease Monkey International, LLC and MOP GM Holding, LLC, Case No. DC-23-00212, District Court for Dallas County, Texas. On January 5, 2023, Magikanic, LLC, Royss, LLC and HTCM Enterprises, LLC filed this action against our sister company, GMI, and our parent company, GM Holding. GM Holding guarantees our performance of our obligations under the Franchise Agreement and state franchise registrations. The Plaintiffs are affiliated companies that sold several Kwik Kar automotive oil and lube service stores to GMI. As part of the sales transaction, GMI leased from the Plaintiffs the real estate where the Kwik Kar businesses are located. GM Holding guaranteed the performance of GMI under the leases. GMI closed several of the store locations and ceased making payments under the leases. Because GMI ceased payment, the Plaintiffs allege breach of the leases against GMI and breach of the guaranty against GM Holding. The Plaintiffs seek an unspecified amount in damages plus prejudgment interest, attorneys’ fees and costs. No answer has been filed by GMI and GM Holding as of the date of this Disclosure Document. However, GMI and GM Holding dispute the allegations in the complaint. They intend to vigorously defend the claims and are investigating potential counterclaims against the Plaintiffs. No discovery has been conducted nor has a trial date been set as of the date of this Disclosure Document.

Other than the one matter disclosed above, 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**

Franchise Agreement

Initial Franchise Fee

The “Initial Franchise Fee” for a single SpeedDee Center is \$39,900. Each Franchise Agreement will grant you the right to operate one SpeedDee Center. The Initial Franchise Fee is payment for all of our pre-opening assistance that we provide - including an initial training program and travel for up to two people to attend the initial training, as described further in Items 7 and 11 - to allow you to open your SpeedDee Center and also offsets some of our franchisee recruitment expenses.

We currently offer a reduced Initial Franchise Fee under the following circumstances:

1. If you are a Conversion Owner, we offer a reduced Initial Franchise Fee of \$20,000 for your first location you are converting to a SpeedDee Center, and \$10,000 for each additional location you convert to a SpeedDee Center; provided that if you are an existing Franchisee converting another location or locations to a SpeedDee Center, the Initial Franchise Fee shall be \$10,000 for each location you convert. If you meet additional qualifications, you may also be eligible for a royalty rebate, as described in Item 6 below.

2. If you are an existing franchisee, are in full compliance with the terms and conditions of your existing Franchise Agreement(s) and secure a location for an additional SpeedDee Franchise on or

before April 30, 2023 for which you sign a then-current Franchise Agreement, the Initial Franchise Fee will be \$20,000 for your second Speedee Franchise and each additional Speedee Franchise thereafter (“Incentive Program”). To “secure a location,” you must be acquiring a new location (versus acquiring an existing location), have its location approved by us, and either own the location or have an executed finalized lease for the location. You cannot purchase an additional Speedee Franchise until all of your existing Speedee Centers are open and operating except pursuant to a Multi-Unit Agreement as described further below. If you meet additional qualifications, you may also be eligible for a royalty rebate, as described in Item 6 below. You must meet our then-current franchise qualification standards to purchase additional Speedee Franchises. The Speedee Franchise(s) purchased under the Incentive Program may not be transferrable or offered for resale prior to opening your new Speedee Center. The purchase of additional Speedee Franchises under the Incentive Program will not be associated with a specific market, meaning that you may seek a location for your Speedee Center in any city, county or state. You must obtain our prior written approval of the location based on our then-applicable criteria. We do not guarantee that any such additional franchises may be used in a specific market. We may change or discontinue our current policy of discounting fees for additional Speedee Franchises at any time. The Incentive Program may not be combined with any other discount programs, including multi-unit, conversion, Veteran Program or other discounts.

3. We participate in a veteran and first responders program (“Veteran Program”). Under this program, honorably discharged United States veterans, first responders or their spouses (a “Veteran”) will pay a reduced Initial Franchise Fee of \$29,900 for a single Speedee Franchise. If you are an existing franchisee, you qualify for the Veteran Program, and you sign a then-current Franchise Agreement on or before April 30, 2023, the Initial Franchise Fee will be \$20,000 for your second Speedee Franchise and each additional Speedee Franchise thereafter. You are required to provide us with a copy of your DD214 and maintain a minimum ownership of 50 percent to receive this discount. First responders must provide us with evidence of at least 24 months of continued service in their respective service. If you meet additional qualifications, you may also be eligible for a royalty rebate, as described in Item 6 below.

Except as described below, the Initial Franchise Fee for your first Franchise is payable in full when you sign the Franchise Agreement, and the Initial Franchise Fee for additional Franchises is payable in full when you sign the Franchise Agreement for such additional Franchise. If you are a Veteran, we may permit you to pay your Initial Franchise Fee as follows: \$15,000 deposit when you sign the Franchise Agreement, and the remainder upon the earlier of (i) twelve months from the date of the Franchise Agreement or (ii) when you sign a letter of intent, lease, sublease or purchase agreement for a site for the Center.

Except as described above, all franchisees currently pay the same applicable Initial Franchise Fee and all initial fees are nonrefundable.

Multi-Unit Agreement

You may be offered the right to open multiple Speedee Centers by signing our Multi-Unit Agreement, as defined in Item 1 and attached to this Franchise Disclosure Document as Exhibit B. Multi-Unit Franchisees must open a minimum of three Speedee Centers. You will sign a Multi-Unit Agreement and the Franchise Agreement for your initial Speedee Franchise at the same time. You will pay the applicable Initial Franchise Fee for the first Speedee Center noted above under the initial Franchise Agreement, and a multi-unit fee (“Multi-Unit Fee”) equal to a reduced Initial Franchise Fee of \$20,000 for the second Speedee Center, and a reduced Initial Franchise Fee of \$15,000 for each additional Speedee Center you intend to open under the Multi-Unit Agreement. The minimum Multi-Unit Fee is \$35,000. Multi-Unit Franchisees do not receive an exclusive development or similar area in which to locate and develop their Speedee Centers. Each Franchised Location under a Multi-Unit

Agreement may be located in a different city, county or state. You must obtain our prior written approval of the location for your Franchised Location based on our then-applicable criteria.

The Multi-Unit Fee must be paid in full when you sign the Multi-Unit Agreement and is not refundable under any circumstances, even if you fail to open any SpeedDee Centers. However, the applicable portion of the Multi-Unit Fee will be applied to the Initial Franchise Fee for each Franchise Agreement signed under the Multi-Unit Agreement provided the applicable SpeedDee Center is developed in accordance with the Development Schedule that will be set forth in the Multi-Unit Agreement. Typically, the Development Schedule will require that you open the first location within 18 months from the effective date of the Multi-Unit Agreement, the second location within 36 months from the effective date of the Multi-Unit Agreement and the third location within 54 months from the effective date of the Multi-Unit Agreement.

Grand Opening

We may, but are not required, to provide certain grand opening services to you. If we provide such grand opening services to you, you will pay us or a third-party \$10,000 (“Grand Opening Costs”) to cover the cost as further described in Item 7. The Grand Opening Costs would be due at the time you secure a Location and are non-refundable once paid. The grand opening and grand opening services are further described in the Manual.

Sublease Rental Payments and Security Deposit

Typically, you will enter into a third party lease for the property of the SpeedDee Center and negotiate your own terms, or you may acquire the land and construct the building and improvements yourself. In the past SWRC has leased the premises of the SpeedDee Center from a third party and then subleased the premises to franchisees on terms agreed to between the franchisee and SWRC. SWRC no longer leases and then subleases new locations for SpeedDee Centers. However, if you acquire an existing SpeedDee Center through a transfer, you may be required to either assume the existing sublease or enter into a new sublease for the premises from SWRC. Our current form of sublease is attached to this Franchise Disclosure Document in Exhibit G. If you sign a sublease, your sublease may contain different terms specific to your location.

ITEM 6 OTHER FEES

Type of Fee ⁽¹⁾	Amount	Due Date	Remarks
Royalty ^{(2),(3),(4)}	The greater of: (i) \$225 per week; or (ii) the sum of 5% of Gross Revenues from brake products and brake repair services plus 6% of Gross Revenues from all other products and services	Due on Wednesday of each week	The “ <u>Royalty</u> ” is based on “ <u>Gross Revenues</u> ” during the previous week. Your Royalty is an ongoing payment that allows you to use the Marks and the intellectual property of the System and pays for our ongoing support and assistance.
Advertising Contribution ⁽⁵⁾	The greater of: (i) \$225 per week; or (ii) 6% of all Gross Revenues; which may be increased up to the greater of: (i) \$265 per week; or (ii) 7% of all Gross Revenues	Same as Royalty	This contribution is used for various advertising and marketing programs for our use in promoting and building the SpeedDee brand, which may include system-wide, regional and local programs (“ <u>Advertising Contribution</u> ”). Item 11 and Note 5 below contain more information about our advertising programs.

Type of Fee ⁽¹⁾	Amount	Due Date	Remarks
Promotional Materials and Supplies	Will vary based upon what you purchase; may be provided in conjunction with advertising promotions	As incurred	We are an approved supplier of promotional materials, such as banners, posters, and brochures for purchase by you.
Point of Sale System Maintenance Fee	\$218 per month	As Agreed	Our POS vendor is Sage Microsystems, Inc. This base monthly fee is paid directly to the vendor and consists of an annual maintenance and update fee of \$179 per month, plus the NexGen Internet-based electronic management reporting system fee of \$39 per month. You may elect to obtain additional modules or services that the vendor offers, which will increase these costs.
Rent, Taxes and Insurance ⁽⁶⁾	If the property is sublet from SWRC: the amount that is agreed on by you and SWRC for rent (which varies by the location, but is typically the greater of fixed minimum rent (generally, \$4,028 to \$9,488 plus taxes and CAM per month) or 5% of Gross Revenue), plus other expenses agreed to and real estate taxes (which varies based on location) and insurance	Fixed minimum rent and monthly tax deposit due on the first day of each month; plus any percentage rent in excess of annual fixed minimum rent due by March 1st of the succeeding year or as otherwise agreed	If the premises is sublet from SWRC, the fee is payable to SWRC via EFT. Our current form of sublease is attached to this Franchise Disclosure Document in Exhibit G . If you sign a sublease, your sublease may contain different terms specific to your location.
Insurance	Reimbursement of our costs, plus a 20% administration charge	On demand	If you fail to obtain insurance, we may obtain insurance for you, and you must reimburse us for the cost of insurance obtained, plus 20% of the premium as an administrative cost of obtaining the insurance. You must also list us, our affiliates and others as additional insureds under your policy.
Additional Training or Assistance Fees	Our current published fee for additional training is \$500 per trainer per day	As incurred	Except for a transfer, we provide initial training at no charge for up to two people. We may charge you this fee for training additional persons, newly-hired personnel, refresher training courses, advanced training courses, and additional or special assistance or training you need or request. You are also responsible for all of your own travel related expenses for attending training sessions. Item 11 contains more information about our training.
Noncompliance Service Charge	\$1,000 per event of noncompliance, depending on the type of noncompliance	As incurred	We have the right to impose this charge, in addition to our other rights and remedies, if you are not in compliance with your Franchise Agreement or our standards and specifications to reimburse us for time devoted by our in-house legal to deal with the issue.

Type of Fee ⁽¹⁾	Amount	Due Date	Remarks
Replacement of Operations Manual	Then-current replacement fee per volume (currently, \$95 per volume)	On demand	Payable if any hard copy of the Operations Manual is lost, destroyed, or significantly damaged.
Supplier and Product Evaluation Fee	Costs of inspection (estimated to be approximately \$100 to \$500)	As incurred	Payable if we inspect a new product, service, or proposed supplier nominated by you.
Late Charges	\$25	As incurred	Payable if any payment due to us or our affiliates is not made by the due date.
Interest	Lesser of 1.5% per month or highest rate of interest allowed by law	As incurred	Interest accrues from the original due date until payment is received in full.
Non-Sufficient Funds Fee	The lesser of \$100 per occurrence, or the highest amount allowed by law	As incurred	Payable if any check or EFT payment is not successful due to insufficient funds, stop payment, or any similar event.
Audit Expenses	Cost of audit and inspection, any understated amounts, plus interest, and any related accounting and legal expenses	On demand	You will be required to pay this if an audit reveals that you understated monthly Gross Revenues by more than 2%, if you fail to submit required reports, or if you fail to produce records or otherwise cooperate with an audit.
Indemnification	Will vary under circumstances	As incurred	You must indemnify and reimburse us for any expenses or losses that we or our representatives incur related in any way to your SpeeDee Center or Franchise.
Professional Fees and Expenses, including Attorneys' Fees ⁽⁷⁾	Will vary under circumstances	As incurred	If we prevail in any dispute related to the Franchise Agreement, you must reimburse us for any legal or accounting fees that we incur as a result of any breach or termination of your Franchise Agreement. Also, if we prevail, you must reimburse us if we are required to incur any expenses in enforcing our rights against you under the Franchise Agreement.
Renewal Fee ⁽⁸⁾	\$0 to \$5,000	When you sign the then-current Franchise Agreement	Payable if you qualify to renew your Franchise Agreement and choose to enter into a successor franchise agreement.
Transfer Fee	\$5,000	\$1,000 non-refundable deposit at time of transfer application submittal with the remainder due at time of the approved transfer	Payable in connection with the transfer of your SpeeDee Center, a transfer of ownership of your legal entity, or the Franchise Agreement. If you are transferring an unopened Center under a Multi-Unit Agreement, the fee will be \$2,000 per Center. This fee may increase annually based on increases in the Consumer Price Index (" <u>CPI</u> ").

Type of Fee ⁽¹⁾	Amount	Due Date	Remarks
On-site Transferee Training Fee	\$2,500 per trainer for up to five days of training	Prior to consummation of transfer	Payable in connection with us sending one or more trainers to your location for training. We will determine how many days of on-site training of the transferee and how many trainers we will send.
Resale Assistance Program	\$3,600	As incurred	This fee is only due if you request our assistance in the resale of your franchise to another party. It is in addition to any broker fees we or you may be required to pay to a third party broker.
Broker Fees	The actual cost of the brokerage commissions, finder's fees, or similar charges	As incurred	Payable only in connection with the transfer to a purchaser that was referred to you through a broker employed by us or you and who is not an affiliate of ours.

Notes:

1. Fees. All fees paid to us or our affiliates are uniform, but we and our affiliates may in unique situations modify certain fees. Fees paid to us and our affiliates are not refundable under any circumstances once paid. Fees paid to vendors or other suppliers may be refundable depending on the vendors and suppliers. We currently require you to pay fees and other amounts due to us or our affiliates via electronic funds transfer ("EFT") or other similar means. You are required to complete the EFT authorization (in the form attached to this Franchise Disclosure Document in Exhibit E). We can require an alternative payment method or payment frequency for any fees or amounts owed to us or our affiliates under the Franchise Agreement. All fees are current as of the Issuance Date of this Franchise Disclosure Document. Certain fees that we have indicated may increase over the term of the Franchise Agreement.
2. Royalty; Gross Revenues. The Royalty owed for sales of brake products and brake repair services only (as described in the Franchise Agreement) will be a reduced rate of 5% of Gross Revenues. The Royalty for all other revenue will be equal to 6% of Gross Revenues. The Minimum Royalty Fee to be paid to us is \$225 per week. Gross Revenues include the aggregate amount received from all sales of services, products or merchandise of every kind or nature (including, without limitation, any services or products that have not been approved or authorized by us), performed or sold from, at or in connection with the operation of the Speedee Center or arising out of the operation or conduct of the Speedee Center or, if Franchisee is an entity, arising out of the operation or conduct of any business by such entity, whether for cash or credit, but excluding (i) the amount of the discount given off the regular retail price of such services or products in connection with the use of coupons or other discount promotions; and (ii) federal, state or municipal sales or services taxes collected from customers and paid to the appropriate taxing authority.
3. Incentive Royalty Rebate Programs. If you are eligible for the Incentive Program or if you operate a Conversion Franchise or are a Veteran and are purchasing a franchise for a new location, you are entitled to participate in our Incentive Royalty Rebate Program during the first two years of operations after you open your Center. Acquisition of an existing Center through a transfer does not qualify for the Incentive Royalty Rebate Program. Under the Incentive Royalty Rebate Program, provided you are in full compliance with the Franchise Agreement you are eligible to receive a 50 percent rebate of the Royalty paid to us during the first year of operations and a 25 percent rebate of the Royalty paid to us during the second year of operations. This rebate will be calculated on a quarterly basis and will be paid before the expiration of the

subsequent quarter. See Addendum to Franchise Agreement (Incentive Program) attached to this Disclosure Document in Exhibit F-1 for more information (the "Incentive Addendum"), or Addendum to Franchise Agreement (Conversion) attached to this Disclosure Document in Exhibit F-2 for more information.

5. Advertising Contribution. The Advertising Contribution will be the greater of 6 percent of your Gross Sales or \$225 per week. The Advertising Contribution is currently spent as follows: 1) 0.5 percent of Gross Revenues is spent on the system-wide "National Marketing Fund" (also known as the "NMF"), and 2) the remainder is split as determined by the regional advertising cooperative in your region (also known as the "Designated Market Area" or "DMA") between regional and local advertising. In most designated market areas, 3.5 percent of Gross Revenues is spent on the DMA Program and 2 percent of Gross Revenues is spent on local advertising (also known as "Local Store Marketing" or "LSM"). We reserve the right to modify the amounts of the Advertising Contribution to be spent on each program or the proportional distribution between the NMF, DMA and LSM funds. We also reserve the right to increase your required Advertising Contribution to the greater of \$265 per week or 7 percent of Gross Revenues. No Company or affiliate-owned Centers have controlling voting power on fees affecting any regional advertising cooperative. See Item 11 for additional information on the Advertising Contribution.
6. Sublease. SWRC may require you to pay fees and other amounts due under a sublease via EFT or other similar means. You are required to complete the EFT authorization (in the form attached to this Franchise Disclosure Document in Exhibit E). SWRC may require an alternative payment method or payment frequency for any fees owed under the Sublease.
7. Attorneys' Fees: In the event of any dispute between the parties to this Agreement, in addition to all other remedies, the non-prevailing party will pay the prevailing party all amounts due and all damages, costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in any legal action, arbitration or other proceeding as a result of such dispute.
8. Renewal Fee. We currently offer renewal discounts for any franchisee that provides their notice to renew at least six months prior to the expiration of their Franchise Agreement. If a franchisee provides at least six months' notice and chooses to enter into the then-current Franchise Agreement that provides for a term of 15 years, the renewal fee will be waived. If a franchisee provides at least six months' notice and chooses to enter into the then-current Franchise Agreement that provides for a term of five years with an automatic extension for a subsequent five-year term (franchisees will have the right to void the automatic extension for the five-year subsequent term by providing written notice to us at least six months before the expiration of the first additional five-year renewal term), we will reduce the amount of the renewal fee to \$2,500. If a franchisee does not provide at least six months' notice and does not enter into the then-current Franchise Agreement that provides for a term of 15 years, the renewal fee will be \$5,000.

**ITEM 7
ESTIMATED INITIAL INVESTMENT**

**YOUR ESTIMATED INITIAL INVESTMENT
(FOR A SINGLE BROWNFIELD LOCATION)**

Franchise Agreement

Type of Expenditure ⁽¹⁾	Amount		Method of Payment	When Due	To Whom Payment is to be Paid
	Low	High			
Initial Franchise Fee ⁽²⁾	\$10,000	\$39,900	Lump Sum, or Installments, as applicable	When you sign the Franchise Agreement or as agreed	Us
Lease and Real Estate ⁽³⁾	\$14,000	\$32,000	As Agreed	As specified in lease or sublease	Lessor
Leasehold Improvements ⁽³⁾	\$0	\$250,000	As Agreed	As Incurred	Third Parties
Utility Deposits, Licenses & Permits ⁽⁴⁾	\$5,500	\$18,150	As Agreed	Before Opening	Utilities and/or Government Agencies
Insurance ⁽⁵⁾	\$2,200	\$6,600	As Arranged	Before Opening	Insurance Companies, Agent or Broker
Equipment, Furniture, Tools and Installation ⁽⁶⁾	\$69,000	\$190,400	As Agreed	Before Opening	Designated Suppliers or Third Parties
Emissions (Smog) Analyzer (if Applicable)	\$0	\$44,000	As Agreed	Before Opening	Third Parties
Office & Waiting Room Furniture ⁽⁷⁾	\$3,000	\$10,560	As Agreed	Before Opening	Third Parties
Telephone System	\$550	\$3,300	As Agreed	Before Opening	Third Parties
Grand Opening Costs ⁽⁸⁾	\$10,000	\$10,000	As Agreed	As Incurred	Us, GMI, or Third Parties
Initial Inventory ⁽⁹⁾	\$14,500	\$25,000	As Agreed	Before Opening	Designated Suppliers or Third Parties
Signs ⁽¹⁰⁾	\$13,200	\$30,000	As Agreed	Before Opening	Third Parties
Shipping & Installation Costs - Signage	\$7,260	\$15,730	As Agreed	Before Opening	Third Parties
Supplies	\$1,000	\$2,000	As Agreed	As Incurred	Third Parties

Type of Expenditure ⁽¹⁾	Amount		Method of Payment	When Due	To Whom Payment is to be Paid
	Low	High			
Initial Training-Travel & Lodging Expenses ⁽¹¹⁾	\$1,000	\$2,500	As Agreed	Before Opening	Third Parties
Computer Hardware and Software and Shipping ⁽¹²⁾	\$12,500	\$19,500	As Agreed	Before Opening	Third Parties
Point of Sale Maintenance Fee ⁽¹²⁾	\$2,316	\$4,152	As Agreed	As Agreed	Third Parties
Professional Fees	\$1,100	\$3,850	As Agreed	Before Opening	Your Attorneys, CPAs, and Other Professionals
Miscellaneous ⁽¹³⁾	\$2,200	\$11,000	As Arranged	As Incurred	Third Parties
Additional Funds (3 months) ⁽¹⁴⁾	\$40,000	\$80,000	As Agreed	As Incurred	Third Parties
TOTAL ESTIMATED INITIAL INVESTMENT⁽¹⁵⁾	\$209,326	\$798,642			

Notes:

These estimated initial expenses are our best estimate of the costs you may incur in establishing and operating your Speedee Center if you are able to find an existing or former automotive repair center to lease (“Brownfield” locations). Except for certain Initial Franchise Fees, we do not offer direct or indirect financing for these items. All expenditures paid to us or our affiliates are uniform (except as we may agree to modify them in unique situations) and non-refundable, unless otherwise provided. All expenses payable to third parties are non-refundable, except as you may arrange for utility deposits and other payments. The availability and terms of third party financing depend on several factors, including the availability of financing generally, your creditworthiness, collateral you may have and lending policies of financial institutions.

1. General. The high and low ranges in the chart are based on a single Franchise Agreement and the retrofit of an eight-bay Center using current brand standards. The low ranges in the chart assumes you are purchasing a Conversion franchise which is already in the quick lube business, and may not need to incur all of these expenses. We do not finance any portion of your initial investment.
2. Initial Franchise Fee. The Initial Franchise Fee for a single Speedee Center is \$39,900. If you are a Conversion Owner, the Initial Franchise Fee is \$20,000. If you are a Veteran, the Initial Franchise Fee is \$29,900. We offer a reduced Initial Franchise Fee of \$20,000 for existing franchisees (unless you are also an existing franchisee that is converting an open and operating competitive business to a Speedee Center, then the Initial Franchise Fee is further reduced to \$10,000) who are eligible to participate in the Incentive Program. See Item 5 has more information on the Initial Franchise Fee.

3. Lease, Real Estate and Leasehold Improvements. Typically, you will enter into a triple net lease with a third party through which you would pay all the expenses of the property, including real estate taxes, building insurance and maintenance for an existing automotive building. In this type of a lease, the landlord may pay some or all of the lease improvement costs. Your rent rate is based in part on those costs. For a third party lease, we estimate the rent for the first month to be in a range of \$3,500 to \$8,000 for an eight-bay unit and the security deposit is usually equal to one month's rent. The chart shows three months' rent and a security deposit equal to one month's rent. If you propose a site that was an existing automotive building to be reviewed and approved by us that is for sale and you choose to retrofit that site, the estimated cost to purchase a site for a SpeedDee Center ranges from approximately \$440,000 to \$1,400,000 for land and building only.

You need a site of approximately 43,000 square feet, but smaller sites may be acceptable. Smaller sites may be used if there is adjoining common usage space such as a shopping center. The standard eight-bay building is approximately 71 feet by 32 feet and contains approximately 2,272 square feet on the main level of the building (the basement is not included in the 2,272 square foot estimate). Your building should have drive-through capability and an in-ground car service basement area unless we authorize you to use a different configuration, such as shallow pits and/or auto-service pits rather than an in-ground car service basement area. Preferred sites are located on major streets or within high volume shopping areas. Acceptable levels of vehicle traffic, population size and demographics of an area may vary from location to location. You must negotiate your lease of, or financing for the purchase of, the real estate and the construction or retro of a building to a SpeedDee Center designed to meet our specifications. Typical locations for SpeedDee Centers are in retail and commercial areas. You may also be required to pay property taxes and other leasehold costs. This amount may vary depending upon the location of the retail space, local market conditions, and other factors.

If you purchase an existing SpeedDee Center from an existing SpeedDee franchisee, you will be required to sign a Deferred Maintenance Agreement which requires the buyer or seller of the SpeedDee Center to repair conditions of the Center identified in our or SWRC's inspection of the Center within 90 days of the purchase (Exhibit D-3).

In the past SWRC has leased the premises of the SpeedDee Center from a third party and then subleased the premises to franchisees on terms agreed to between the franchisee and SWRC. SWRC no longer leases and then subleases new locations for SpeedDee Centers. However, if you acquire an existing SpeedDee Center through a transfer, you may be required to either assume the existing sublease or enter into a new sublease for the premises from SWRC. Our current form of sublease is attached to this Franchise Disclosure Document in Exhibit G. If you sign a sublease, your sublease may contain different terms specific to your location.

4. Utility Deposits, Licenses and Permits. Various permits may be required and may include building inspection fees and occupational license fees. Utility companies may also require a deposit before the installation of utilities and telephones. We cannot provide a meaningful estimate of these expenses, as initial deposits and fees depend on local market conditions unknown to us.
5. Insurance. You must obtain and maintain, at your own expense, the insurance coverage we require, and satisfy other insurance-related obligations. These amounts are paid to third parties that will dictate the nature and frequency of the payments. Please note that if you have had prior issues or claims from previous operations unrelated to the operation of a SpeedDee Center, your rates may be significantly higher than those estimated above.

6. Equipment, Furniture, Tools and Installation. You must obtain the following equipment: oil lubrication and dispensing, tune-up, diagnostic, brake lathes and accessories, air conditioning, radiator flush, lift(s), computer hardware and software, transmission flush, fluid maintenance, compressors, tools and other miscellaneous equipment, machinery, and trade fixtures. The following equipment is optional: exhaust and tire machines and emissions (smog) analyzer (optional, but recommended). Purchasing any necessary equipment for emissions or state inspections is required in all states mandating such programs. The cost of this equipment may vary depending upon whether you already have some or all of this equipment, or if the equipment is purchased or leased. The equipment estimates do not include applicable sales and use tax, if any. You must obtain, at your expense, specific computer hardware and software and training in its use. Emissions (smog) equipment costs, if applicable, can vary greatly depending on whether the Center is located in an “enhanced” area or not.
7. Office and Waiting Room Furniture. You must purchase or lease furniture and fixtures for your business office and customer lounge which must meet our standards as specified in the Operations Manual.
8. Grand Opening Costs. You should plan to spend \$10,000 on your Grand Opening, not including labor, cost of goods and discounts or special offers. You will plan the Grand Opening with us or our designee, and it will include advertising and promotional campaigns to be conducted at or around the time your Center opens or within 30 days of opening and will last for as long as four to six months. Within 30 days after the completion of your Grand Opening, you will submit a summary of your expenditures for the Grand Opening. We may provide the Grand Opening services to you (See Item 11). If we provide such Grand Opening services, you will pay to us the Grand Opening Costs at the time you secure a Location (See Item 5.)
9. Initial Inventory. The initial inventory typically includes filters, bottle/bulk oil, plug kits, uniforms (towels, mats and covers), window wash, automotive specifications software or publications, new store opening kit and miscellaneous supplies.
10. Signs. All signs must meet our graphic standards and be approved in writing by us in advance of production. The estimated cost in the chart assumes scanned oval signs on four sides of the building and one monument sign. The estimated cost in the chart may increase due to zoning or installation factors.
11. Initial Training – Travel & Lodging Expenses. We provide training at our support center in Greenwood Village, Colorado or at another location designated by us. We reimburse you for the reasonable travel and lodging expenses for up to two people to attend initial training up to a maximum total amount of \$5,000 for your first Speedee Center. The estimated amount in the chart represents the travel and living expenses you would incur if you bring more than two people to our initial training program and for any travel and living expenses you incur above \$5,000 for the initial two people attending. This amount will vary depending on the number of additional people attending, the length of your instruction, the distance you must travel and the standard of living you desire while you attend the program. If you are acquiring a second location or subsequent Speedee Center, or if you are acquiring a Speedee Center from another franchisee, we do not reimburse you for your travel and lodging expenses to attend the classroom training. In that case, you expenses may be higher than shown in the chart.
12. Computer Hardware and Software and Shipping; POS Maintenance Fee. The estimated initial investment includes costs related to the purchase of computer hardware and software and the ongoing POS Maintenance Fee for the first three months of operations. We reserve the right to require that you purchase hardware and proprietary software from a vendor approved by us and

which has been developed for use in the operation of SpeeDee Centers. Currently, Sage Microsystems, Inc. (“Sage Microsystems”) is the only approved point of sale vendor. See Item 11 below for more information.

13. Miscellaneous. You may incur other expenses due to local requirements and/or to purchase additional items of equipment.
14. Additional Funds. This amount includes estimated operating expenses you should expect to incur during the first three months of operations. It includes payroll costs (but not a draw or salary for you), taxes, utilities, advertising, rent, accounting and other professional fees, and other operational expenses that are not covered by sales revenue. You may have additional expenses starting your business. Your costs depend on several factors, including how much you follow our methods and procedures, your management skill, experience and business acumen, local economic conditions, the local market for our products and services, the prevailing wage rate, competition and the sales level reached during the initial period. This is only an estimate, there is no guarantee that the amounts specified will be adequate or that additional investment will not be necessary during the first three months of operations or afterwards. There is no assurance that you will have reached “break-even” or any other financial level by the end of three months and you may need additional capital.
15. Total Estimated Initial Investment. Because the ranges in the chart are only estimates and are subject to economic and inflationary conditions, it is possible both to reduce and exceed the estimated range of costs listed in each item of the chart. In certain major metropolitan areas, actual costs may substantially exceed the high range estimates in the chart. You should review these figures carefully with a business advisor or other professionals before making any decision to purchase a franchise.

**YOUR ESTIMATED INITIAL INVESTMENT
(FOR A SINGLE GREENFIELD LOCATION)**

Type of Expenditure ⁽¹⁾	Amount		Method of Payment	When Due	To Whom Payment is to be Paid
	Low	High			
Initial Franchise Fee ⁽²⁾	\$20,000	\$39,900	Lump Sum, or Installments, as applicable	When you sign the Franchise Agreement or as agreed	Us
Lease and Real Estate ⁽³⁾	\$36,000	\$64,000	As Agreed	As specified in lease or sublease	Lessor
Leasehold Improvements ⁽³⁾	\$0	\$50,000	As Agreed	As Incurred	Third Parties
Utility Deposits, Licenses & Permits ⁽⁴⁾	\$5,500	\$18,150	As Agreed	Before Opening	Utilities and/or Government Agencies
Insurance ⁽⁵⁾	\$2,200	\$6,600	As Arranged	Before Opening	Insurance Companies, Agent or Broker
Equipment, Furniture, Tools and Installation ⁽⁶⁾	\$110,000	\$190,400	As Agreed	Before Opening	Designated Suppliers or Third Parties

Type of Expenditure ⁽¹⁾	Amount		Method of Payment	When Due	To Whom Payment is to be Paid
	Low	High			
Emissions (Smog) Analyzer (if Applicable)	\$0	\$44,000	As Agreed	Before Opening	Third Parties
Office & Waiting Room Furniture ⁽⁷⁾	\$3,000	\$10,560	As Agreed	Before Opening	Third Parties
Telephone System	\$550	\$3,300	As Agreed	Before Opening	Third Parties
Grand Opening Costs ⁽⁸⁾	\$10,000	\$10,000	As Agreed	As Incurred	Us, GMI, or Third Parties
Initial Inventory ⁽⁹⁾	\$14,500	\$25,000	As Agreed	Before Opening	Designated Suppliers or Third Parties
Signs ⁽¹⁰⁾	\$15,000	\$30,000	As Agreed	Before Opening	Third Parties
Shipping & Installation Costs - Signage	\$7,260	\$15,730	As Agreed	Before Opening	Third Parties
Supplies	\$1,000	\$2,000	As Agreed	As Incurred	Third Parties
Initial Training-Travel & Lodging Expenses ⁽¹¹⁾	\$1,000	\$2,500	As Agreed	Before Opening	Third Parties
Computer Hardware and Software and Shipping ⁽¹²⁾	\$12,500	\$19,500	As Agreed	Before Opening	Third Parties
Point of Sale Maintenance Fee ⁽¹²⁾	\$2,316	\$4,152	As Agreed	As Agreed	Third Parties
Professional Fees	\$1,100	\$3,850	As Agreed	Before Opening	Your Attorneys, CPAs, and Other Professionals
Miscellaneous ⁽¹³⁾	\$2,200	\$11,000	As Arranged	As Incurred	Third Parties
Additional Funds (3 months) ⁽¹⁴⁾	\$60,000	\$100,000	As Agreed	As Incurred	Third Parties
TOTAL ESTIMATED INITIAL INVESTMENT⁽¹⁵⁾	\$304,126	\$650,642			

Notes:

These estimated initial expenses are our best estimate of the costs you may incur in establishing and operating a build to suit site through which you enter into an agreement with a developer or landowner to

construct a new, custom-build facility to lease your Speedee Center if you are able to find a developer or landowner who purchase the land, and develop the building and infrastructure (“Greenfield” or “BTS”). Except for certain Initial Franchise Fees, we do not offer direct or indirect financing for these items. All expenditures paid to us or our affiliates are uniform (except as we may agree to modify them in unique situations) and non-refundable, unless otherwise provided. All expenses payable to third parties are non-refundable, except as you may arrange for utility deposits and other payments. The availability and terms of third party financing depend on several factors, including the availability of financing generally, your creditworthiness, collateral you may have and lending policies of financial institutions.

1. General. The high and low ranges in the chart are based on a single Franchise Agreement and the complete BTS of an eight-bay Center using current brand standards. The low ranges in the chart assume your developer completes the unit to specifications, in which case you may not need to incur all these expenses.
2. Initial Franchise Fee. The Initial Franchise Fee for a single Speedee Center is \$39,900. If you are a Veteran, the Initial Franchise Fee is \$29,900. We offer a reduced Initial Franchise Fee of \$20,000 for existing franchisees who are eligible to participate in the Incentive Program. See Item 5 has more information on the Initial Franchise Fee.
3. Lease, Real Estate and Leasehold Improvements. A common arrangement used by franchisees is to secure a BTS lease. In this type of lease, the landlord pays some or all of the lease improvement costs. If the property is developed by a third party and leased to you, we estimate the rent for the first month to be in a range of \$9,000 to \$16,000 for an eight-bay unit and the security deposit is usually equal to one month’s rent. The chart shows three months’ rent and a security deposit equal to one month’s rent. In view of the developer securing the equity and debt for the project, creditworthiness is a must for tenants in a BTS arrangement. Typically, only individuals with a higher net worth and with higher liquidity may be able to qualify for a new BTS. If you intend to purchase the land and build your own Greenfield site, the estimated cost to develop a Greenfield site for a Speedee Center ranges from approximately \$350,000 to \$750,000 for land and \$950,000 to \$1,650,000 for an eight-bay building. You need a site of approximately 43,000 square feet, but smaller sites may be acceptable. Smaller sites may be used if there is adjoining common usage space such as a shopping center. The standard eight-bay building is approximately 71 feet by 32 feet and contains approximately 2,272 square feet on the main level of the building (the basement is not included in the 2,272,664 square foot estimate). Your building should have drive-through capability and an in-ground car service basement area unless we authorize you to use a different configuration, such as shallow pits and/or auto-service pits rather than an in-ground car service basement area. Preferred sites are located on major streets or within high volume shopping areas. Acceptable levels of vehicle traffic, population size and demographics of an area may vary from location to location. You must negotiate your lease of, or financing for the purchase of, the real estate and the construction or retro of a building to a Speedee Center designed to meet our specifications. Typical locations for Speedee Centers are in retail and commercial areas. You may also be required to pay property taxes and other leasehold costs. This amount may vary depending upon the location of the retail space, local market conditions, and other factors.

In the past SWRC has leased the premises of the Speedee Center from a third party and then subleased the premises to franchisees on terms agreed to between the franchisee and SWRC. SWRC no longer leases and then subleases new locations for Speedee Centers. However, if you acquire an existing Speedee Center through a transfer, you may be required to either assume the existing sublease or enter into a new sublease for the premises from SWRC. Our current form of sublease is attached to this Franchise Disclosure Document in Exhibit G. If you sign a sublease, your sublease may contain different terms specific to your location.

4. Utility Deposits, Licenses and Permits. Various permits may be required and may include building inspection fees and occupational license fees. Utility companies may also require a deposit before the installation of utilities and telephones. We cannot provide a meaningful estimate of these expenses, as initial deposits and fees depend on local market conditions unknown to us.
5. Insurance. You must obtain and maintain, at your own expense, the insurance coverage we require, and satisfy other insurance-related obligations. These amounts are paid to third parties that will dictate the nature and frequency of the payments. Please note that if you have had prior issues or claims from previous operations unrelated to the operation of a Speedee Center, your rates may be significantly higher than those estimated above.
6. Equipment, Furniture, Tools and Installation. You must obtain the following equipment: oil lubrication and dispensing, tune-up, diagnostic, brake lathes and accessories, air conditioning, radiator flush, lift(s), computer hardware and software, transmission flush, fluid maintenance, compressors, tools and other miscellaneous equipment, machinery, and trade fixtures. The following equipment is optional: exhaust and tire machines and emissions (smog) analyzer (optional, but recommended). Purchasing any necessary equipment for emissions or state inspections is required in all states mandating such programs. The cost of this equipment may vary depending upon whether you already have some or all of this equipment, or if the equipment is purchased or leased. The equipment estimates do not include applicable sales and use tax, if any. You must obtain, at your expense, specific computer hardware and software and training in its use. Emissions (smog) equipment costs, if applicable, can vary greatly depending on whether the Center is located in an “enhanced” area or not.
7. Office and Waiting Room Furniture. You must purchase or lease furniture and fixtures for your business office and customer lounge which must meet our standards as specified in the Operations Manual.
8. Grand Opening Costs. You should plan to spend \$10,000 on your Grand Opening, not including labor, cost of goods and discounts or special offers. You will plan the Grand Opening with us or our designee, and it will include advertising and promotional campaigns to be conducted at or around the time your Center opens or within 30 days of opening and will last for as long as four to six months. Within 30 days after the completion of your Grand Opening, you will submit a summary of your expenditures for the Grand Opening. We may provide the Grand Opening services to you (See Item 11). If we provide such Grand Opening services, you will pay to us the Grand Opening Costs at the time you secure a Location (See Item 5.)
9. Initial Inventory. The initial inventory typically includes filters, bottle/bulk oil, plug kits, uniforms (towels, mats and covers), window wash, automotive specifications software or publications, new store opening kit and miscellaneous supplies.
10. Signs. All signs must meet our graphic standards and be approved in writing by us in advance of production. The estimated cost in the chart assumes scanned oval signs on four sides of the building and one monument sign. The estimated cost in the chart may increase due to zoning or installation factors.
11. Initial Training – Travel & Lodging Expenses. We provide training at our support center in Greenwood Village, Colorado or at another location designated by us. We reimburse you for the reasonable travel and lodging expenses for up to two people to attend initial training up to a maximum total amount of \$5,000 for your first Speedee Center. The estimated amount in the chart represents the travel and living expenses you would incur if you bring more than two people

to our initial training program and for any travel and living expenses you incur above \$5,000 for the initial two people attending. This amount will vary depending on the number of additional people attending, the length of your instruction, the distance you must travel and the standard of living you desire while you attend the program. If you are acquiring a second location or subsequent SpeeDee Center, or if you are acquiring a SpeeDee Center from another franchisee, we do not reimburse you for your travel and lodging expenses to attend the classroom training. In that case, your expenses may be higher than shown in the chart.

12. Computer Hardware and Software and Shipping; POS Maintenance Fee. The estimated initial investment includes costs related to the purchase of computer hardware and software and the ongoing POS Maintenance Fee for the first three months of operations. We reserve the right to require that you purchase hardware and proprietary software from a vendor approved by us and which has been developed for use in the operation of SpeeDee Centers. See Item 11 below for more information.
13. Miscellaneous. You may incur other expenses due to local requirements and/or to purchase additional items of equipment.
14. Additional Funds. This amount includes estimated operating expenses you should expect to incur during the first three months of operations. It includes payroll costs (but not a draw or salary for you), taxes, utilities, advertising, rent, accounting and other professional fees, and other operational expenses that are not covered by sales revenue. You may have additional expenses starting your business. Your costs depend on several factors, including how much you follow our methods and procedures, your management skill, experience and business acumen, local economic conditions, the local market for our products and services, the prevailing wage rate, competition and the sales level reached during the initial period. This is only an estimate, there is no guarantee that the amounts specified will be adequate or that additional investment will not be necessary during the first three months of operations or afterwards. There is no assurance that you will have reached “break-even” or any other financial level by the end of three months and you may need additional capital.
15. Total Estimated Initial Investment. Because the ranges in the chart are only estimates and are subject to economic and inflationary conditions, it is possible both to reduce and exceed the estimated range of costs listed in each item of the chart. In certain major metropolitan areas, actual costs may substantially exceed the high range estimates in the chart. You should review these figures carefully with a business advisor or other professionals before making any decision to purchase a franchise.

Multi-Unit Agreement^{1, 2}

Type of Expenditure ^{(1), (2)}	Amount		Method of Payment	When Due	To Whom Payment is to be Paid
	Low	High			
Development Fee ⁽¹⁾	\$35,000	\$35,000	Lump Sum	When You Sign the Multi-Unit Agreement	Us

Notes

1. Multi-Unit Franchisees must open a minimum of three SpeeDee Centers. You will sign a Franchise Agreement for your initial SpeeDee Center and pay the Initial Franchise Fee noted

above for that Center, and then also sign a Multi-Unit Agreement which will designate how many additional Centers you will develop, and pay a Multi-Unit Fee equal to a reduced Initial Franchise Fee of \$20,000 for the second Speedee Center, and \$15,000 for each additional Speedee Center you intend to open under the Multi-Unit Agreement. The chart shows the Multi-Unit Fee for the minimum two additional Speedee Centers that must be opened under the Multi-Unit Agreement. The Multi-Unit Agreement must be paid in full when you sign the Multi-Unit Agreement and is not refundable under any circumstances, even if you fail to open any Speedee Centers. See Item 5 for more information about your Multi-Unit Fee.

2. Multi-Unit Franchisees do not receive an exclusive development or similar area in which to locate and develop their Speedee Centers. Each Franchised Location under a Multi-Unit Agreement may be located in a different city, county or state. You must obtain our prior written approval of the location for your Franchised Location based on our then-applicable criteria.
3. This chart does not include the initial investment to open each of the Centers under the Multi-Unit Agreement. The initial investment for opening your first Speedee Center is described separately in the first chart of this Item 7.

ITEM 8 RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES

Operations

You must establish and operate your Center in compliance with your Franchise Agreement and the standards and specifications contained in the Daily Operations Manual we loan to you for your Speedee Center (the “Operations Manual”). The table of contents for the Operations Manual is attached to this Franchise Disclosure Document as Exhibit J. The Operations Manual consists of one or more manuals, technical bulletins, or other written or electronic materials, which we may modify from time to time in our sole discretion. The Operations Manual may in the future be available online.

Through the Operations Manual and otherwise, we may make available standards and specifications for your premises, premises lease, equipment, computer hardware and software, technology systems, furniture, fixtures, uniforms, supplies, forms, inventory, promotional and advertising materials, both written and electronic, and most other products, services, and items used in or sold through your Speedee Center.

Standards and specifications include standards for supply, delivery, performance, warranties, design, appearance, quality, and other standards. You are obligated to purchase or lease all products, equipment, supplies, and services used in or sold through your Center in accordance with our standards and specifications only from sources approved by us. After you sign the Franchise Agreement, we will make available to you our standards and specifications and a list of our approved suppliers as part of our Operations Manual. We have the right to change these standards and specifications on 30 days’ prior written notice to you.

Center Lease and Build-Out

You must, at your expense, construct, convert, design, furnish, and decorate the Center in accordance with our plans and specifications, at your expense, and through the assistance of contractors, architects, and suppliers designated or approved by us. We require that you obtain our written consent to any improvements to the Center site before construction begins and to any material improvements or changes to the Center after initial construction is completed.

We must review and approve any lease or sublease, including all amendments (the “Lease”), or, if you are purchasing real estate, the purchase agreement for the Center before you sign the lease, sublease, or purchase agreement. A copy of the signed lease must be delivered to us within 15 days after signing. We reserve the right to require you to send us a copy of your letter of intent for the Lease before you sign the letter of intent.

The Lease must contain certain provisions which grant us certain rights, as your franchisor, including:

1. The initial term of the Lease, or the initial term together with any renewal terms (for which rent must be specified in the Lease) must be for at least 15 years;
2. The Lease must give the landlord’s consent to your use of the Marks and signage which we prescribe for the Center, which may change from time to time;
3. We must have the right to enter the premises to make any modification necessary to protect the Marks and the System;
4. We or our designee, without the landlord’s approval, must have the option to assume your occupancy rights under the existing Lease terms and have the right to assign the Lease or sublet the premises for all or any part of the Lease term, if you are in default under the Lease or the Franchise Agreement, or if the Lease or Franchise Agreement is terminated or not renewed;
5. Your landlord must agree to provide us with a notice of default and an opportunity to cure any default; and
6. The Lease must contain a use provision, an exclusive use provision, and a restrictive use provision which is acceptable to us.

Your Lease is collaterally assigned to us as security for your timely performance of all obligations under the Franchise Agreement. You are responsible for obtaining the lessor’s consent to the collateral assignment. A copy of our standard form of Collateral Assignment of Lease is attached to this Franchise Disclosure Document in Exhibit D-1. We reserve the right to modify these required Lease terms and to require you to use our standard form of lease rider, in our discretion.

You are not required to lease or sublease any properties in which we have or any affiliate has an economic involvement, except in those instances where the Center and/or business is owned by and/or leased to us or one of our affiliates. If we or any affiliate (including SWRC) has the lease on your Center, you will be required to sublease the location from us or our affiliate. The form of sublease currently used by SWRC is attached to this Franchise Disclosure Document in Exhibit G.

Purchases from Designated or Approved Sources

Exxon/Mobil and Chevron Products Company are currently the only approved suppliers of lubricants.

We have designated or approved vendors for the following items: (a) premium and promotional merchandise; (b) dispensing equipment, storage tanks, and certain other equipment; (c) hand tools; (d) printed materials; (e) vacuums; (f) advertising materials in electronic format or otherwise; (g) uniforms; (h) auto parts; (i) insurance; (j) lenders; and (k) employment. We, or our affiliate, GMI, is a designated or approved vendor of some of these items. SWRC is an approved lessor. As of the date of this Franchise

Disclosure Document, we and our affiliates are not the sole approved supplier of any products, equipment, supplies, or services.

You will purchase or lease the rest of your product needs, equipment, supplies, and services used, sold, or leased through your Center only from suppliers designated or approved by us in advance. We reserve the right to designate a single approved supplier for certain products, equipment, supplies, and services, including us and our affiliates. If there is no designated or approved supplier for a particular item, you may purchase, lease, sell, or use merchandise, equipment, supplies, and services that meet our standards and specifications from any source approved by us. After you sign the Franchise Agreement, we give you a list of our approved suppliers, if any, the standards and specifications for products and services to be purchased, used, sold, or leased by you through your SpeeDee Center, as well as our criteria for approving a supplier, if any.

As of the date of this Franchise Disclosure Document, none of our officers own an interest in any approved or designated supplier, although they reserve the right to do so.

We reserve the right to sell or lease, and our affiliates reserve the right to sell or lease, products, equipment, supplies, and services to franchisees and to derive revenue from such sales. During the fiscal year ending December 31, 2021, we did not derive any revenue from franchisees' purchases of required products and services from us, as described above. During that same period, rental income received by SWRC or other affiliates of ours from real estate leases for leased properties to SpeeDee franchisees located in the United States was \$1,116,354.

The revenue figure for items sold to franchisees and real estate leases does not include our affiliates' costs.

We estimate that the cost of your purchases from designated or approved sources, or according to our standards and specifications may range from 60 percent to 80 percent of the total cost to establish your Center and 20 percent to 30 percent to operate your Center.

If you want to purchase or lease any products, equipment, supplies, or services not previously approved by us, or use a new supplier of these items not previously approved by us, you must first notify us and obtain our written approval. Each request must be in writing and contain the description of the product, equipment, supply, or service, together with its manufacturer and supplier, along with its specifications, cost, and uses. We may require you to submit to us sufficient specifications, photographs, drawings, supplier information, or other information and samples to determine whether the items or the supplier meet our specifications. We may conduct testing on samples provided by you, and you may be required to pay the actual cost of these tests. No other fee is required to secure approval of an alternative supplier. Your request is reviewed by our operations and marketing personnel. Although we are not required to respond within any time period or in any particular manner, we will attempt to notify you in writing as soon as possible after we receive all requested information if we approve or disapprove the product, service, or supplier. Our failure to do so does not grant you the right to use the product, service, or supplier without our approval. If a product or service is accepted, we will include it in our approved products and services list and make it available to all of our franchisees. If the product, service, or supplier is not accepted by us, you are prohibited from using it. We currently do not have any published criteria or standards for approving alternative suppliers or any products, equipment, supplies, or services used, offered for sale or leased by franchisees, and therefore these criteria are not provided to our franchisees. If we create any published criteria or standards, we reserve the right to change them on 30 days' written notice to all franchisees and applicable approved suppliers. We may revoke our approval of any products, equipment, supplies, services, or suppliers previously approved by written notice to the supplier and each franchisee using that supplier.

We do not provide material benefits, such as renewal or granting additional Franchises to franchisees based on your use of designated or approved sources or suppliers. We may implement policies that provide Royalty rebates based on your purchase of supplies or equipment from approved suppliers. The terms and conditions of these policies would be stated in our Operations Manual. We may modify or discontinue any such policy upon written notice to you.

You must use the computer hardware and software, including the point-of-sale (“POS”) system (collectively referred to as the “Computer System”) that we periodically designate to operate your SpeedDee Franchise. You must obtain the computer hardware, software licenses, maintenance and support services, and other related services that meet our specifications from the suppliers we specify (which may be limited to us and/or our affiliates).

You must obtain the insurance coverage required under the Franchise Agreement. The insurance company must be authorized to do business in the state where your SpeedDee Center is located, and must be approved by us. It must also be rated “A” or better by A.M. Best & Company, Inc. and reasonably acceptable to Franchisor, a policy or policies of the following insurance: (a) commercial general liability insurance with a limit of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate, including, without limitation, blanket business interruption coverage; (b) replacement cost property insurance in an amount equal to at least 80 percent of the highest coverage permitted by law or the replacement cost of the building and contents comprising the SpeedDee Center as provided in a lease; (c) garage-keepers liability insurance for damage to vehicles that are in Franchisee’s care, custody and control with a limit of not less than \$30,000 for the SpeedDee Center; (d) unemployment and workmen’s compensation insurance with a broad form all-states endorsement coverage sufficient to meet the requirements of applicable state law and employer’s liability insurance with a limit of not less than \$100,000 for each accident for bodily injury by accident; and (e) automobile liability coverage with a limit not less than \$1,000,000 per accident for bodily injury and property damage, such coverage shall include all owned, non-owned and hired autos.

We may periodically increase the amounts of coverage required under these insurance policies and/or require different or additional insurance coverage at any time. All insurance policies must name us and any affiliates we designate as additional named insured parties. The cost of insurance may be significantly higher than the estimate depending on such factors as particular state coverage requirements, store location, and your loss history.

Purchasing Arrangements

We have no purchasing or distribution cooperatives at the current time, although we may establish pricing programs with certain suppliers based on volumes purchased. Periodically, we may negotiate purchase arrangements with preferred or approved suppliers for the benefit of our franchisees, including price terms. As of the date of this Franchise Disclosure Document, for Centers, we have purchase arrangements with suppliers of: (a) oil filters and air filters; (b) oil additives; (c) premium and promotional merchandise; (d) bulk motor oil and certain other petroleum products; (e) dispensing equipment; (f) fuel injection cleaners; (g) hand tools; (h) insurance; (i) miscellaneous hardware and parts; (j) printed materials; (k) radiator flush machines; (l) vacuums; (m) advertising materials; (n) service bulletins; (o) computer hardware and software for point-of-sale operations package; (p) sign packages; (q) database marketing; and (r) customer feedback. You should not rely on the continued availability of any particular discount buying, pricing, or distribution arrangement, or the availability of any particular product or brand in deciding whether to purchase the Franchise.

We and our affiliates have the right to receive payments from suppliers in consideration for goods or services that we require or advise you to obtain from approved suppliers (either as prebates or rebates), and we reserve the right to do so in the future. During the fiscal year ending December 31, 2021, GMI

received average rebates between 1 percent and 13.2 percent as a result of Speedee Center franchisee purchases. In the future we retain the right to receive rebates or other consideration in varying amounts. Except in certain situations where you negotiate a credit with a supplier, SWL or our affiliates may retain the credit of any volume discounts, rebates, or incentives received as a result of your purchases.

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 Agreements	Item in Disclosure Document
(a) Site selection and acquisition/ lease	Sections 4.1, 4.2 and 5.1.a of Franchise Agreement; Section 2 of Addendum to Franchise Agreement (Conversion); Sections 3.4 and 3.6 of Multi-Unit Agreement	Items 7 and 11
(b) Pre-opening purchases/leases	Sections 4.3 through 4.7 of Franchise Agreement; Section 3 of Addendum to Franchise Agreement (Conversion); Section 3.4 of Multi-Unit Agreement	Items 5, 7 and 8
(c) Site development and other pre-opening requirements	Sections 4.3 through 4.7 of Franchise Agreement; Sections 4 and 6 of Addendum to Franchise Agreement (Conversion)	Items 6, 7 and 11
(d) Initial and ongoing training	Section 6 of Franchise Agreement	Items 7 and 11
(e) Opening	Section 4.8 of Franchise Agreement; Section 4 of Addendum to Franchise Agreement (Conversion)	Item 11
(f) Fees	Sections 2.2, 6, 9.2, 10.5, 11, 12.2 through 12.5, 14.3, 14.4, 15.2, 16.3, 18.7, 19.2, 21.1, 23.7, 23.11 of Franchise Agreement; Section 7 of Addendum to Franchise Agreement (Conversion); Section 8 of Addendum to Franchise Agreement (Renewal); Section 2 and Section 5.3 of Multi-Unit Agreement; Sections 4, 8, 13, 20 and 24 of Sublease	Items 5, 6 and 7
(g) Compliance with standards and policies/ Operations Manual	Section 7 and Sections 9.1 and 10.1 of Franchise Agreement	Items 1, 11 and 14
(h) Trademarks and proprietary information	Section 13 and Sections 18.4 and 18.5 of Franchise Agreement; Section 6.2 of Multi-Unit Agreement	Items 13 and 14
(i) Restrictions on products/services offered	Sections 9.1.e, 10.3, 10.4 and 10.5 of Franchise Agreement	Item 16
(j) Warranty and customer service requirements	Section 9.1 of Franchise Agreement; Operations Manual	Item 8
(k) Territorial development and sales quotas	Section 3.1 of Multi-Unit Agreement	Items 1 and 12
(l) On-going product/service purchases	Section 9.1, 10.3, 10.4 and 10.5 of Franchise Agreement	Item 8
(m) Maintenance, appearance and remodeling requirements	Sections 9.1.i, 15.2.g and 16.3.e of Franchise Agreement; Section 15 of Sublease	Item 17
(n) Insurance	Section 19 of Franchise Agreement; Section 11 of Sublease	Item 7
(o) Advertising	Section 12 of Franchise Agreement	Items 6, 7 and 11

Obligation	Section in Agreements	Item in Disclosure Document
(p) Indemnification	Section 20.3 of Franchise Agreement; Sections 9, 12, 13, and 17 of Sublease	Item 6
(q) Owner's participation/management/staffing	Sections 6.2, 9.1.h, and 9.1.i of Franchise Agreement	Item 15
(r) Records/reports	Section 14 of Franchise Agreement	Item 6
(s) Inspections/audits	Sections 8.2, 10.2, and 14.4 of Franchise Agreement; Section 18 of Sublease	Items 6 and 11
(t) Transfer	Section 15 of Franchise Agreement; Section 5 of Multi-Unit Agreement; Section 2 of Incentive Addendum; Section 16 of Sublease	Item 17
(u) Renewal	Section 16 of Franchise Agreement; Addendum to Franchise Agreement (Renewal)	Item 17
(v) Post-termination obligations	Sections 17.4, 17.5, and 17.6 of Franchise Agreement; Section 4.3 of Multi-Unit Agreement; Sections 5, 24 and 25 of Sublease; Collateral Assignment of Lease; Option and Center Lease	Item 17
(w) Noncompetition covenants	Section 18 of Franchise Agreement; Section 6.1 of Multi-Unit Agreement	Item 17
(x) Dispute resolution	Section 21 of Franchise Agreement; Section 8.2 of Multi-Unit Agreement	Item 17

ITEM 10 FINANCING

You may enter into a Sublease with SWRC, as described below. Otherwise, we do not offer direct or indirect financing. We do not guarantee your note, lease or obligation.

SpeedDee Worldwide Realty Corporation Sublease

SWRC is one of our affiliates. In the past, SWRC acquired sites for new SpeedDee Centers through lease, and then subleased the SpeedDee Centers to franchisees. SWRC no longer leases new SpeedDee Centers. However, if you acquire an existing SpeedDee Center through a transfer, you may be required to assume the existing sublease from SWRC or enter into a new sublease from SWRC.

In the case of a sublease for a SpeedDee Center, the amount charged under the terms of the sublease will be the greater of: (i) the minimum rent payable by SWRC under the third-party head lease marked up by 5 percent for our administrative costs; or (ii) 5 percent of your Gross Revenues; plus any construction, renovation or other costs owed under the head lease multiplied by SWRC's then-current rental constant for the length of the applicable sublease term. The term of the sublease will vary depending upon the term of the third-party head lease. Also, if you are required to pay rent, real estate taxes, and other monetary obligations under a sublease to SWRC, SWRC will debit these amounts from your account on or after the first day of each month via EFT.

Further, if you sublease the premises from SWRC, the current form subleases have the following other provisions and requirements:

(a) Security Deposit: Equal to one month's rent and taxes (Sublease Section 8).

(b) Rent: Your rent will be calculated in the manner described above. Under the sublease, the fixed minimum rent will increase in accordance with increases

in the third party head lease rent and the amortization schedule for any construction or renovation costs. You must submit by March 1st of each year (or in a time frame as otherwise agreed) a statement of annual gross revenues for the preceding year, certified to be correct by you and signed by your accountant. Records supporting each statement must be preserved for 3 years after delivery of the annual statement (Sublease Section 4).

(c) Other Monetary Obligations: The sublease requires you to pay for CAM, real estate taxes, utilities, public liability and building insurance coverage, and the costs associated with using, occupying, leasing and maintaining your SpeeDee Center and its premises (Sublease Sections 8, 9, 11, 13 and 14).

(d) Term: The same as the term of the third-party head lease, but not including options to extend the term or as otherwise agreed by the parties (Sublease Section 3).

(e) Prepayment Penalty: None.

(f) Guaranty: The personal guarantee of you and other partners, or shareholders if you operate as a corporation, or members if you operate as a limited liability company, will be required (Sublease Section 22).

(g) Security Interest. None.

(h) Consequences of Default: If (a) you fail to cure a default in the payment of rent within 15 days after receipt of written notice, (b) you fail to cure any other default within 30 days after receipt of written notice, (c) you engage in a pattern of repeated defaults (i.e. any four defaults during twelve consecutive months or any three defaults occurring in three consecutive months), (d) you willfully falsify any statement or report submitted to SWRC, (e) you vacate the premises, (f) you file for bankruptcy, or (g) your Franchise Agreement is terminated; SWRC has the right to terminate the sublease and your right to occupy your Center's premises, or, without terminating the sublease, terminate your right to occupy your SpeeDee Center's premises, take over possession, terminate your Franchise Agreement, hold you liable for rent for the remainder of the sublease term, and seek any other legal remedies available. You are also obligated to pay SWRC interest for any rent or other monetary obligations not paid when due at a per annum rate equal to 3 percent above the prime lending rate then used by JP Morgan Chase Bank (Sublease Sections 20 and 21).

(i) Waivers: The sublease contains a waiver by you of any notices regarding default and termination other than those expressly provided for in the sublease (Sublease Section 21(b)). You are not required to confess judgment.

It is not our or SWRC's practice or intent to sell, assign, or discount to a third party all or any part of a franchisee sublease arrangement. We do not receive any other consideration for placing this sublease arrangement with SWRC.

ITEM 11
FRANCHISOR'S ASSISTANCE, ADVERTISING, COMPUTER SYSTEMS AND TRAINING

Except as listed below, SWL is not required to provide you with any assistance.

Pre-opening Obligations

Before the opening of your Center, we (or our designee(s), which may be an affiliate of ours), will provide the following assistance and services to you:

1. Assist you in your site selection process by reviewing a site for your SpeeDee Center and reviewing a final lease or purchase contract for your Center (Sections 3.1, 4.1, 4.2, and 5.1.a of the Franchise Agreement; Sections 3.4 and 3.6 of the Multi-Unit Agreement).
2. Provide you with our standards and specifications for the Franchised Location, which may include interior and exterior design of the building, layout, floor plan, parking and driveway facilities, signs, color, decor, equipment, and machines (Section 5.1.b of the Franchise Agreement).
3. Loan to you, or make available to you on our website (if available electronically), one copy of our confidential and proprietary Operations Manual for your SpeeDee Center. The Operations Manual contains approximately 583 pages. The table of contents for the Operations Manual is attached to this Franchise Disclosure Document as Exhibit J (Sections 5.1.c and 7.1 of the Franchise Agreement).
4. Make available to you, upon your request, names of suppliers, which may include our affiliate, GMI, or us, and other information, including specifications, to assist you in acquiring your equipment, items and materials used, and inventory offered for sale at your Center (Section 5.1.d of the Franchise Agreement). We do not deliver or install any of these items.
5. Provide an initial training program in Greenwood Village, Colorado, or another location designated by us ("Initial Training Program") for you or your principal owner and manager (Sections 5.1.e and 6.1 of the Franchise Agreement).
6. Between your actual opening and your grand opening promotion, one of our representatives will be on site to assist you in operating the SpeeDee Center. The time for the on-site opening assistance is established by mutual agreement (Section 5.1.f of the Franchise Agreement).
7. Furnish general advertising materials, ideas, and suggestions for the Grand Opening promotion, as determined by us (Section 5.1.g of the Franchise Agreement).

We do not provide the above services to renewal franchisees and certain of the services to Conversion Owners.

Site Selection

We will provide you with site criteria and advice in identifying a suitable location for the Center, if you request assistance. Although we will consult with you on your site and require your site to be subject to our final authorization, you have the ultimate responsibility in choosing, obtaining, and developing the site for your Center. Before leasing or purchasing the site for your Center, you must submit to us, in the form we specify, a description of the site, with other information and materials we may reasonably require. In evaluating a proposed site, we consider such factors as the population of your targeted market within a given geographic area; site demographics; density of the market area; the presence of competitors in the geographic area; sales volume in the area; traffic flow and access; national

and local industry trends; market demand for the products and services to be offered by your Speedee Center; consumer shopping patterns; and experience of the owners. We will have 30 days after we receive the information and materials to evaluate the proposed site. If we disapprove of the proposed site, you must select another site, subject to our consent. You must submit a site for your Center within 270 days after signing the Franchise Agreement. Our approval of a site is not a guarantee or warranty of the site's eventual performance. If we disapprove of your proposed site, we will grant you an additional, reasonable period of time to obtain approval of an alternative site for your Center. We will determine the length of the additional period of time to locate an alternative site in our sole, but reasonable, business judgment. If we cannot agree on a site, we may terminate the Franchise Agreement. We must approve the site before you sign the Lease. You or your landlord must employ a qualified licensed general contractor to construct the Center and complete all improvements and employ a qualified architect, engineer, or other licensed and professionally qualified individual to modify plans to conform to local legal requirements and specifications. Unless you receive a written extension from us, which we may grant in our sole determination, you must complete construction and open your Speedee Center within 270 days after final site approval.

You may not relocate your Center without our prior written consent. We generally do not own the premises for the Center and lease it to you. Our affiliate, SWRC, may lease a Speedee Center to you.

If you or your owners (if you are a business entity or trust) also own, or become the owner of, the site for your Center, we may require you to enter into an Option and Center Lease (Exhibit D-2) (the "Lease Option") with us or SWRC that could be exercised at our or SWRC's option in the event of a default by you or any other termination of the Franchise Agreement that would allow us, SWRC or another affiliate of ours to take over possession of the Center. The Lease Option will provide, if the Lease Option is exercised, the terms for the lease, and will contain a right of first refusal for us or SWRC to purchase the site for the Center. A Memorandum of Lease Option may be recorded or filed by us or SWRC in the event a Lease Option is required.

If you enter into a Multi-Unit Agreement to open and operate multiple Speedee Centers, you will locate the site for each of the Centers to be opened under the Multi-Unit Agreement. You do not receive a development area, and may locate the sites in any location, subject to our approval of the location based on our then current standards. The same site selection process noted above will apply for the site of each Center to be opened under the Multi-Unit Agreement.

Schedule for Opening

The typical length of time between signing the Franchise Agreement and the opening of the Center can vary from 9 to 18 months. Some factors which may affect this timing are your ability to locate an acceptable site that we approve; the time to acquire the site through lease or purchase; your ability to secure any necessary financing; your ability to comply with local zoning and other ordinances; the timing of the delivery and installation of equipment and signs; the time to convert, renovate, or build the premises; hiring of staff; your completion of the Initial Training Program to our satisfaction; your personal involvement and level of activity; and/or changes in personal circumstances. The conversion of an existing lubrication center to a Speedee Center usually takes two to six months, depending on the extent conversion of the premises, equipment, and operational systems is necessary.

Your Center must be open for business within two years from the date of the Franchise Agreement. ("Development Period"). We will extend the Development Period for a reasonable time in the event factors beyond your reasonable control prevent you from meeting the deadline, and if you have made reasonable and continuing efforts to comply with your development obligations and request, in writing, an extension of time to open your Center before the Development Period lapses. If you do not

commence operations of the Center within the Development Period or any extension of the Development Period, we may terminate the Franchise Agreement.

If you sign a Multi-Unit Agreement with us to open multiple Centers, your Multi-Unit Agreement will contain a Development Schedule for when your additional SpeedDee Centers must be opened.

Grand Opening Assistance

We may provide you with grand opening assistance and in the event we do, you will pay us the Grand Opening Costs for these services in advance (See Item 5).

Continuing Obligations

During the term of the Franchise Agreement, we (or our designee(s), which may be an affiliate of ours) will provide the following assistance and services to you:

1. Provide additional training, seminars, or continuing development programs at a frequency we determine, in person or online, on new methods and processes, marketing techniques, equipment, and products (Section 6.3 and 8.1.a of the Franchise Agreement).
2. Upon reasonable request, provide advice regarding your SpeedDee Center operation based on reports or inspections. Advice will be given during our regular business hours and via written materials, electronic media, telephone, or other methods in our discretion (we do not provide advice or consultation on employment-related matters) (Section 8.1.b of the Franchise Agreement).
3. Make available to you information regarding any new product, service, or supplier, or any updated methods of doing business (Section 8.1.c of the Franchise Agreement).
4. Provide you with access to our advertising and promotional programs and materials for your Center (Section 8.1.d of the Franchise Agreement).
5. Allow you to continue to use confidential materials, including the Operations Manual and the Marks (Section 8.1.e of the Franchise Agreement).
6. Approve, in writing, your request to designate a SpeedDee Center as a training facility, if that SpeedDee Center has been open for at least six months, and if it meets our standards. Any request to designate a SpeedDee Center as a training facility must be submitted to us in writing (Section 8.1.f of the Franchise Agreement).
7. At our discretion, assist you in establishing prices of your products and services, although ultimately, it is your responsibility to establish the price which you may charge to your customers (Section 8.1.g, Franchise Agreement.)

If you execute a Multi-Unit Agreement, we (or our designee(s), which may be an affiliate of ours) will also assist you in your site selection process for your second and subsequent SpeedDee Centers by reviewing and accepting a site for the Center (Sections 3.4 and 3.6 of the Multi-Unit Agreement).

Optional Assistance

During the term of the Franchise Agreement, we (or our designee(s), which may be an affiliate of ours) may, but are not required to, provide the following assistance and services to you:

1. Modify, update, or change the System, including the adoption and use of new or modified trade names, trademarks, service marks, or copyrighted materials, new products, new equipment, or new techniques.
2. Make periodic visits to your Center for the purpose of assisting in all aspects of the operation and management of the SpeeDee Franchise, prepare written reports concerning these visits outlining any suggested changes or improvements in the operation of the SpeeDee Franchise, and detailing any problems in the operations which become evident as a result of any visit. If provided at your request, you must reimburse our expenses and pay our then-current training charges.
3. Conduct inspections and evaluations of your SpeeDee Center in an effort to maintain high standards of quality, appearance, professionalism, and service in connection with the System. Our visits may be announced or unannounced.
4. Maintain and administer the marketing programs. We may dissolve the marketing programs upon written notice.
5. Hold periodic national or regional conferences to discuss business and operational issues affecting SpeeDee franchisees.

Advertising

Each week we will collect the Advertising Contribution. The Advertising Contribution amount will be the greater of 6 percent of your Gross Sales or \$225 per week. The Advertising Contribution is currently spent as follows: 1) 0.5 percent of Gross Revenues is spent on the system-wide National Marketing Fund (also known as NMF), and 2) the remainder is split as determined by the regional advertising cooperative in your region (also known as the Designated Market Area or DMA) between regional and local advertising. In most Designated Market Areas, 3.5 percent of Gross Revenues is spent on the DMA Program and 2 percent of Gross Revenues is spent on local advertising (also known as Local Store Marketing or LSM). We reserve the right to modify the amounts of the Advertising Contribution to be spent on each program and to increase your required Advertising Contribution to the greater of \$265 per week or 7 percent of Gross Revenues. We may add to, combine, or eliminate any of these categories and redirect allocation of the Advertising Contribution to any of the advertising or marketing programs or to other programs we may create, in our sole discretion and without prior notice.

National Marketing Fund (also known as NMF)

We have established a National Marketing Fund for marketing the System, the Marks, and SpeeDee Centers. Your contribution to the National Marketing Fund will be in addition to all other advertising requirements set out in this Item 11. Each franchisee will be required to contribute to the National Marketing Fund, but certain franchisees may contribute on a different basis depending on when they signed their Franchise Agreement. SpeeDee Centers owned by us or our affiliates may contribute to the National Marketing Fund on the same basis as franchisees.

The National Marketing Fund will be administered by us, or our affiliate or designees, at our discretion, and we may use a professional advertising agency or media buyer to assist us. The National Marketing Fund will be in a separate bank account, commercial account, or savings account along with all Advertising Contributions collected.

We have complete discretion on how the National Marketing Fund will be utilized. We may use the National Marketing Fund for local, regional, or national marketing, advertising, production, sales promotion and promotional materials, public and consumer relations, website development and search engine optimization, the development of technology for the System, support programs, instructional materials regarding marketing programs, franchisee meetings and conferences and any other purpose to promote the Marks. We may use any media for disseminating National Marketing Fund advertisements, including direct mail, print ads, the Internet, radio, billboards, and television. We may reimburse ourselves, our authorized representatives, or our affiliates from the National Marketing Fund for administrative costs, independent audits, reasonable accounting, bookkeeping, reporting and legal expenses, taxes, and all other direct or indirect expenses associated with the programs funded by the National Marketing Fund. We do not guarantee that advertising expenditures from the National Marketing Fund will benefit you or any other franchisee directly, on a pro rata basis, or at all. We are not obligated to spend any amount on advertising in the geographical area where you are or will be located. We will not use the Advertising Contribution collected for the National Marketing Fund for advertising that is principally a solicitation for the sale of franchises, but we reserve the right to include a notation in any advertisement or website indicating “Franchises Available” or similar phrasing.

We assume no fiduciary duty to you or other direct, or indirect liability or obligation to collect amounts due to the National Marketing Fund or to maintain, direct, or administer the National Marketing Fund. Any unused funds that were collected in any calendar year will be applied to the following year’s funds, and we reserve the right to contribute or loan additional funds to the National Marketing Fund on any terms we deem reasonable.

The National Marketing Fund is not audited. Upon your written request, we will provide to you an annual accounting for the National Marketing Fund that shows how the National Marketing Fund proceeds have been spent for the previous year.

During our most recent fiscal year ended December 31, 2021, we collected \$708,127 in contributions to the National Marketing Fund. Approximately 14.2 percent of the National Marketing Fund was spent on production; 54.3 percent was spent on media placement; 9.1 percent was spent on administration and 22.4 percent of the National Marketing Fund was spent on other uses. Other uses of the National Marketing Fund include research, training, and NFAC expenses.

Initial Advertising

We, or our designee(s), and you will decide upon a grand opening advertising and promotional campaign to be conducted at or around the time your Center opens, or within 30 days of opening, and will last four to six months. You should plan on spending \$10,000 for the campaign. Within 30 days of completion of the grand opening advertising and promotion campaign, you must submit to us a summary of campaign expenditures.

Local Advertising (also known as Local Store Marketing or LSM)

In addition to the portion of your Advertising Contribution which is spent on the National Marketing Fund and regional advertising (described below), a certain percentage of your Advertising Contribution (2 percent in most designated marketing areas) must be spent by you on local advertising (your “Local Advertising Amount”), as described below. We will collect, as part of the Advertising

Contribution, your Local Advertising Amount. You will submit reports to us describing your proposed expenditures on local advertising in the form requested by us. If your requests comply with our advertising requirements (as described in the Operations Manual and other communications we will send to you), then we will approve such expenditures, and we will submit payment to you for such expenses up to the Local Advertising Amount that we have actually received from you.

The Local Advertising Amount we collect will be deposited in a separate bank account, commercial account or savings account, along with local advertising amounts of other franchisees and with all Advertising Contributions collected.

You must purchase local advertising separately through local marketing and media sources within a geographical area. Local advertising is your responsibility.

All marketing and promotion of your SpeeDee Center, including electronic, social media, or Internet advertising must conform to our standards and specifications, including any social media policies we establish. You must submit to us samples of all advertising and promotional materials that have not been prepared or previously approved by us. You may not use any advertising or promotional plans or materials, including electronic or Internet advertising, unless and until you have received written approval. Your Center must participate in promotions we institute from time to time for all Centers or for Centers within a particular area. If you wish to advertise online, you must follow our online policy which is contained in our Operations Manual. Our online policy may change as technology and the Internet changes. Under our online policy, we may retain the sole right to market on the Internet, including all use of websites, domain names, advertising, and co-branding arrangements. We may restrict your use of social media. We may not allow you to independently market on the Internet, or use any domain name, address, locator, link, metatag, or search technique with words or symbols similar to the Marks. We intend that any franchisee website will be accessed only through our home page.

Although we collect the Local Advertising Amount and submit it to you upon your request, we do not guarantee the success of your local advertising expenditures. We assume no fiduciary duty to you or other direct or indirect liability or obligation to collect amounts due for local advertising or to maintain, direct, or administer the local advertising. Any of the Local Advertising Amount we collected which is unused in any calendar year will be applied to the amount available to you for your local advertising in the following year, and we reserve the right to contribute or loan additional funds to the marketing on any terms we deem reasonable.

The local advertising amounts are not audited. Upon your written request, we will provide to you an annual accounting for your Local Advertising Amounts that shows how your Local Advertising Amount has been collected and then re-submitted to you for the previous year.

Regional Advertising (also known as Designated Market Area or DMA)

The remainder of your Advertising Contribution (3.5 percent in most designated marketing areas) will be spent on the DMA program in the market area where your SpeeDee Center is located; however, we and our affiliates may contribute back to the DMA all or a portion of the National Marketing Fund payments received by us from franchisees in the DMA from your market area for marketing and advertising programs. We and our affiliate(s) may make these funds available on a regular basis or intermittently for specific programs. At any time in which we have put in place a DMA program in your designated market area, you must participate in it and will be bound by the decisions of the majority of the members of the DMA regarding go-to-market discounts and offers to the extent we or our affiliate(s) approve them. If you fail to participate in the DMA program or pay any DMA Program contributions, this constitutes a material breach under the Franchise Agreement. Company and affiliate-owned Centers

in the particular market areas may also become members of the DMA and may contribute to it on the same basis as other members.

We will determine what portion of the Advertising Contribution will be spent on the DMA and Local Store Marketing combined. We or our affiliate(s) must approve all advertising materials before they are used by a DMA or furnished to its members. Each DMA must prepare unaudited annual financial statements and send them to you if you request them. We and our affiliate(s) have the right to determine the scope of the geographical areas included in each DMA. We and our affiliates also have the right to seek reimbursement from the DMA for reasonable administrative costs, salaries, and overhead that we and our affiliate(s) may incur in implementing and administering the DMA program and its marketing programs. We and our affiliate(s) can change and dissolve the DMA. Either we, our affiliates, or the DMA's agency may create the DMA's advertising, but advertising created for the DMA must have our or our affiliate's written approval before use.

We have established DMA programs for numerous designated marketing areas. If your Center is located in a DMA, you must participate in the DMA program.

The members of the DMA may elect an advertising committee. The committee participates in an advisory role pertaining to the advertising and marketing programs of the DMA.

If you are located in a marketing area which does not have an established DMA program, you will spend all amount of the Advertising Contribution in excess of the amounts spent on the National Marketing on your Local Store Marketing.

As described in this Franchise Disclosure Document, we also have existing co-branding franchisees under a separate Midas/Speedee Franchise Agreement. Under the terms of these franchise agreements, the co-branding franchisees may also contribute and be part of your DMA program, as described below. The co-branding franchisees may not contribute to the DMA program in the same amounts as you do. According to the Midas/Speedee Franchise Agreement, except as stated below, each co-branding franchisee is required to pay to us a "Speedee Advertising Fee" in the amount equal to 5 percent of the Speedee Net Revenues (defined below) for the immediately preceding month, with the minimum monthly Speedee Advertising Fees being \$600. However, if a co-branding center is located in a Designated Market Area, as defined by The Nielsen Company, LLC or its successor ("DMA"), in which there are two or more then-currently operating Speedee centers and/or co-branding centers that pay a 6 percent Speedee Advertising Fee (the "Speedee DMAs"), then the Speedee Advertising Fee will be 6 percent. Currently the Speedee DMAs are: Fresno/Clovis, CA; Sacramento/Stockton/Modesto, CA; Salinas/Monterey, CA; San Francisco, CA; New Orleans, LA; Charlotte, NC; Charleston, SC; Dallas/Ft. Worth, TX, Roanoke/Vinton/Salem, VA; Boston, MA; and Providence, RI/New Bedford, MA. We reserve the right to modify the list of Speedee DMAs in the future. "Speedee Net Revenues" means the total gross revenues derived by the co-branding franchisee from the sale of Speedee approved products and services (which are designated in the Midas/Speedee Franchise Agreement) at the co-branding center, including sales for cash, credit, or barter (and irrespective of the collectability), as permitted under the terms of the Midas/Speedee Franchise Agreement and applicable policies and procedures, but exclusive of all sales taxes, use taxes, gross receipts taxes, and other similar taxes added to the sales price and collected from the customer, and less any bona fide refunds, rebates, and discounts. For co-branding franchisees that are in compliance with the requirements for transmission of data as required under the Midas/Speedee Franchise Agreement, there may be reduced advertising rates of: (a) 3 percent for sales of motor vehicle tires and certain tire-related products and services (as described in the Midas/Speedee Franchise Agreement); (b) 1 percent for sales of batteries (as described in the Midas/Speedee Franchise Agreement); and (c) 0 percent for "Exempt Sales." "Exempt Sales" mean, and are limited solely to the following: third party vehicle towing, third party rental car services, and the cost of state inspection stickers.

Advisory Council

A Speedee National Franchisee Advisory Council (“NFAC”) has been established consisting of 5 franchisees, elected by franchisees. The NFAC has no authority to make decisions, but does provide input and feedback in an advisory capacity regarding use of the funds in the National Marketing Fund as well as operational programs and modifications. We have the power to form, change, or dissolve the NFAC.

Software and Computer Equipment

We require that you purchase or lease and use an approved POS system, software, and other technology systems which meet our specifications. The only POS system currently approved by us is the Sage Microsystems POS system. The Computer System permits us or our affiliate(s) to receive information on a timely basis concerning sales and inventory of the Center, and provides you with detailed information necessary to prepare your financial statements, including sales and inventory information. The Computer System will perform the following functions: cash drawer management, point-of-sale processing, fleet accounting, inventory control, general ledger, creation of management and other reports, operating system, backup and utility program, and automotive parts resource. You must store all data and information in the Computer System that we designate, and report data and information in the manner we specify. You must also maintain a high-speed Internet connection at the Center. In addition to offering and accepting Speedee gift cards and loyalty cards, you must use any credit card vendors and accept all credit cards and debit cards that we determine. The term “credit card vendors” includes, among other things, companies that provide services for electronic payment, such as near field communication vendors (for example, Apple Pay and Google Wallet). We are not required to provide you with any ongoing maintenance, repairs, upgrades, updates, or support for the Computer System. You must arrange for installation, maintenance, and support of the Computer System at your cost, including following the requirements described below and any other requirements that we establish in the future. There are no limitations in the Franchise Agreement regarding the costs of such required support, maintenance, repairs, or upgrades relating to the Computer System. We cannot estimate the cost of maintaining, updating, or upgrading the Computer System or its components, because it will depend on your repair history, costs of computer maintenance services in your area, and technological advances, which we cannot predict at this time. We may revise our specifications for the Computer System and the related maintenance and services periodically. You must upgrade or replace your Computer System at such time as specifications are revised. There is no limitation on the frequency and cost of this obligation.

You must also subscribe to Sage Microsystems’ annual maintenance and update contract, which currently costs \$179 per month (if paid annually, approximately \$2,041 per year that includes a 5 percent pre-paid discount) – with no additional modules. Sage Microsystems’ maintenance and support also currently includes access to Chek-Chart, a vehicle application resource for fluids and filters. In addition, you must purchase the NexGen Internet-based electronic management reporting system from Sage Microsystems for which you are invoiced the \$39 per month cost. You may also elect to obtain additional modules and services. You must pay \$66.50 per month if you choose to be on your own NexGen site, an additional \$33 per month if you elect to set-up shared customers and accounts receivables between Centers, and an additional \$88 per month if you choose to add the Epicor ISE Repair Program module. Sage Microsystems may require you to enter into a contract with them detailing, among other things, the terms and conditions of the maintenance and support it will provide to you and the fees you must pay to Sage Microsystems. Sage Microsystems’ fees are subject to change.

The cost to purchase and license the hardware and software ranges from \$10,500 to \$19,500 for each Speedee Franchised Location. (If you are a conversion franchisee, your costs may be lower if you have already purchased some of the hardware or software.)

We (or our designee(s)) have the right to independently access the electronic information and data regarding your Center through the POS system, Computer System, and other technology systems, and to collect and use your electronic information and data in any manner, including to promote the System and the sale of Speedee Franchises. This may include posting financial information of each franchisee on an intranet website or using financial information in our Franchise Disclosure Document. There is no contractual limitation on our right to receive or use information through our proprietary data management and intranet system. We may access the electronic information and data from your Computer System remotely, in your Speedee Center, or from other Speedee Franchised Locations. You must join an approved electronic network connection service and maintain an e-mail address to facilitate communication between you, us, and our affiliate(s).

We and our affiliate(s) reserve the right to require that you sublicense from us or our affiliate(s) any proprietary computer programs and related materials we may designate. We and our affiliate also reserve the right to require you to purchase compatible hardware to run the designated software.

Training

Initial Training

Before the opening of your Speedee Center, you or, if you are a business entity, your designated principal owner who owns at least 10 percent of the business entity, and additionally, one on-site manager are required to attend and complete to our satisfaction the Initial Training Program conducted at the times and location designated by us. The Initial Training Program consists of approximately four days of classroom training and five days of on the job training. The classroom training will take place at our support center in Greenwood Village, Colorado, or at any other location that we may designate. The hands-on training will take place at an operating Speedee center that we designate. We reserve the right to increase the length of our Initial Training Program by up to five additional days. If you are currently an existing operating Speedee franchisee in good standing and purchase another location, the training requirements may be waived or modified at our discretion. The additional initial training may be conducted in Greenwood Village, Colorado or at other locations designated by us in closer proximity to where you are located. We do not charge you for training for up to two persons, and if you are acquiring your first Speedee Center, we will reimburse you for the reasonable travel and lodging expenses for up to two people, up to a maximum total amount of \$5,000, but you may be responsible for other costs incurred in attending the Initial Training Program. You will not receive any compensation or reimbursement for services or expenses for participation in the Initial Training Program. Further, if you are acquiring a second or subsequent Speedee Center, or if you are acquiring a Speedee from another franchisee, we do not reimburse you for your travel and lodging expenses to attend the classroom training program.

Training will be conducted after you have signed a Franchise Agreement, and as close to your initial opening date as possible. The Initial Training Program is conducted on a quarterly basis. We plan to provide the training listed in the table below. We reserve the right to vary the length and content of the Initial Training Program based upon the experience and skill level of the individual attending the Initial Training Program.

TRAINING PROGRAM

Subject	Hours of Classroom/Online Training	Hours of On-The-Job Training	Location
Operations Management	14	8	Greenwood Village, Colorado, or a designated SpeedDee Center
SpeedDee Processes	10	0	Greenwood Village, Colorado, or a designated SpeedDee Center
Marketing	2	0	Webinar, or a designated SpeedDee Center
Technical Trainer	2	16	Greenwood Village, Colorado, or a designated SpeedDee Center
Computer: Point of Sale	2	8	Greenwood Village, Colorado, or a designated SpeedDee Center
Management Training	2	4	Greenwood Village, Colorado, or a designated SpeedDee Center
Financial	2	4	Greenwood Village, Colorado, or a designated SpeedDee Center
TOTAL	34 Hours	40 Hours	

Notes:

1. The training subjects may vary, and the training may be less than the times indicated above, depending on the number and experience of the attendees. We will use the Operations Manual, various other instructional manuals, handouts, shop equipment, computer hardware and software, and media presentations as the primary instruction materials during the Initial Training Program.
2. Tom Staker, our affiliate GMF's Director of Training and New Services since October 2013, oversees our training program. Mr. Staker has over 46 years of automotive experience.

Ongoing Training

We also may offer franchisees and their employees optional or required training programs to obtain certification as a specialist in certain of the services that we offer ("Certification Programs") such as the Total Trust Guarantee and SpeedDee Performance Certified program. Certification Programs may be conducted online, at our training facility in Greenwood Village, Colorado, or at a SpeedDee Center designated by us. Certification Programs are offered at current published rates, and may be conducted through in-person training programs or "Remote Training," as described below. You may also be responsible for any costs incurred in attending Certification Programs in person, including the costs of transportation, lodging, meals, and wages. We currently provide Remote Training courses that can be accessed online through our online training program called "FullSpeed University." Some of the online courses offered through FullSpeed University may be designated as required courses that you or your employees must complete to obtain certification under a Certification Program.

We may present seminars, conventions, or continuing development programs for the benefit of our franchisees. Your attendance at many of these seminars is voluntary. However, we require that you or your on-site manager or principal owner attend in person certain seminars, conventions, or programs we deem mandatory at least once a year. We may also present additional training programs and

Certification Programs through FullSpeed University, online training, or training in other formats that do not require you, your on-site manager, or principal owner to attend the training program in person (“Remote Training”), but that are mandatory, more often than once per year. We will give you at least 30 days’ prior written notice of any seminar, convention, or program which is considered mandatory and at least 10 days’ prior notice of any Remote Training program which is considered mandatory. You are responsible for your travel and living expenses incurred in attending any training program, seminar, or convention. In addition, we may charge our then-current published fee for attendance and participation at any of these programs. We have the right to designate whether you, your principal owner, and/or manager must participate in Remote Training or any mandatory seminar, convention, or program.

If you appoint a new manager, it is your responsibility to train your manager before assuming responsibility for the management of your SpeedDee Center. You may elect to have your new manager attend our Initial Training Program, at your expense. If we conduct an inspection of your SpeedDee Center and determine you are not operating in compliance with the Franchise Agreement, we may require that you attend remedial training that addresses your operational deficiencies.

If you sign a Multi-Unit Agreement, you must complete the training described above for each franchise agreement you sign that is related to the Multi-Unit Agreement.

ITEM 12 TERRITORY

You are granted the right to operate one SpeedDee Center within a specified geographic area. The franchise is not granted for a specific location, unless you purchase an existing SpeedDee Center. The location you select must be approved by us. Once we approve the location for your SpeedDee Center (the “Franchised Location”), you will receive a territory (the “Designated Area”) that consists of an approximately one-half mile radius around your Franchised Location. The actual size of the Designated Area may be less than a one-half mile radius, and will depend upon demographics and other characteristics including population density, average income, and other characteristics of the surrounding area, natural boundaries, extent of competition, and the amount and size of urban, suburban, and rural areas. We will use the most recent population information available in the U.S. Census Data, or other population statistical sources of our choosing to determine populations.

We will not establish or franchise others to establish another SpeedDee center using the Marks within your Designated Area.

You will not receive an exclusive territory. You may face competition from other franchisees, from outlets that we own, or from other channels of distribution or competitive brands that we control. You may also face competition from competitive brands that we or our affiliates or parent franchise or own, including the American LubeFast brand, the Auto Bath America brand, the Castrol brand, the Economy Oil Change brand, the Fast Lube Plus brand, the Grease Monkey brand, the Herbert Auto Emissions brand, the Herbert Automotive brand, the Ingleside Auto brand, the Kwik Kar brand, the Lambuth’s Quick Lube brand, the Master Lube brand, the Minit Man brand, the Mobil 1 Express brand, the Pioneer Lube & Wash brand, the Pit Stop Oil & Lube brand, the Quick Change Oil brand, the Rocky Mountain Oil Change brand, the RPM Auto Center brand, the Shop N Lube brand, the SpeedDee/Midas co-brand, the Super Lube Plus brand, the Uncle Ed’s Oil Shoppe brand, the Valvoline brand, the Wash Guys brand and any other brand that we or our affiliates may acquire, franchise and operate. Conflicts between these other brands and SpeedDee franchisees will be resolved by us, in consultation with our affiliated companies (as the case may be) in our sole discretion. The owners of Midas/SpeedDee co-branding shops may solicit and accept customers in any geographic region where SpeedDee centers are located. However, a Midas/SpeedDee co-branded shop will not be operated within your Designated Area.

Grease Monkey businesses (“GM Businesses”) offer goods and services that are the same or similar to those that you will offer at your Speedee Center. Specifically, both businesses offer oil changes and ancillary car services. Our affiliate, GMF and its franchisees offer oil change and ancillary car services under the trademarks: “GREASE MONKEY OIL CHANGES & MORE”, “GREASE MONKEY”, and additional tagline and design marks (collectively, the “GM Marks”). GMF currently licenses franchisees to operate GM Businesses, and will continue to license its franchisees to operate GM Businesses, potentially within your Designated Area. GM and its franchisees operating under the GM Marks may solicit and accept orders within your Designated Area. Both Speedee franchisees and Grease Monkey franchisees are supported by the same support staff. Conflicts between Speedee franchisees and Grease Monkey franchisees regarding territory, customers and franchise support will be resolved by us, in consultation with GMF, in our sole discretion. GMF’s principal business address is the same as our principal business address. The training for both the Grease Monkey franchisees and the Speedee Center franchisees are held in the same physical offices.

Once you have designated your Franchised Location, you cannot move it without our prior written approval, which approval will not be unreasonably withheld. Our approval is based on a variety of factors, including the viability of the then-current location and demographics of the proposed new location and is on a case by case basis. We review the proposed new site for viability and potential conflicts, as the new site must meet the same standards of approval as the initial site. The boundaries of your Designated Area will be included in your Franchise Agreement once your Franchise Location is determined. Once we establish your Designated Area, we will not alter your Designated Area during the term of the Franchise Agreement without your prior written consent. You may not, without our prior written approval, open or operate another outlet whether within or outside the Designated Area. You must actively market, promote and develop your Franchised Business in your Designated Area.

You have no option, right of first refusal, or similar contractual right to acquire additional Speedee Centers, or Franchises in areas contiguous to your Franchised Location.

The placement of Centers depends on various market conditions around a proposed Franchised Location, including density of population, number of competitors in the market, site availability, and growth potential. Your right to operate a Speedee Center does not grant you the right to any particular market or customers. Except for limits placed upon Internet, electronic advertising, and other advertising by us, you may solicit customers using the Internet, telemarketing, or other direct marketing from any geographic area. Just as other franchisees, we, and our affiliates may use these means to solicit customers from your area. However, sales of Speedee Center services and related products may only be made at the Franchised Location, and may not be made through alternative channels of distribution.

Multi-Unit Franchisees do not receive an exclusive development or similar area in which to locate and develop their Speedee Centers. Each Franchised Location under a Multi-Unit Agreement may be located in a different city, county or state. You must obtain our prior written approval of the location for your Franchised Location based on our then-applicable criteria.

As a Multi-Unit Franchisee, you will not receive an exclusive territory. You may face competition from other franchisees, from outlets that we own, or from other channels of distribution or competitive brands that we control.



We and our affiliates and successors retain the right, among others, without compensation to you: (1) to use, and license others to use, the Marks and System for other franchised, company, and affiliate-owned Speedee Centers at any location, outside of your Designated Area; (2) to use the Marks and System to identify services and products that you sell and other than those which you sell through promotional and marketing efforts or related items, and to identify products and services similar to, and the same as, those which you will sell, which are made available through alternative channels of





distribution, such as the Internet, social media marketing, catalog sales, telemarketing, or other direct marketing sales, at any location; (3) use and license the use of other proprietary marks or methods, whether in alternative channels of distribution, such as the Internet, social media marketing, catalog sales, telemarketing or other direct marketing sales, or with the operation of businesses at any location, which businesses may be the same as, similar to, or different from SpeedDee Centers; (4) to purchase or be purchased by, or merge or combine with, any business, including a business that competes directly with your SpeedDee Center in any location; (5) to acquire and convert to the System, any businesses offering a business that competes directly with your SpeedDee Center or not, including businesses operated by competitors or otherwise operated independently in any location; (6) to implement multi-area marketing programs that may allow us or others to solicit or sell to customers anywhere (we also reserve the right to issue mandatory policies to coordinate such multi-area marketing programs); (7) to solicit, sell, to and service local, regional or national accounts wherever located; and (8) to engage in any other activities not expressly prohibited in the Franchise Agreement and, if applicable, Multi-Unit Agreement. We and our affiliates and successors may use or license these rights on any terms and conditions we deem advisable, and without granting you any rights in them.


ITEM 13 TRADEMARKS

The Franchise Agreement and your payment of Royalties grant you the non-exclusive right and license to use the System, which includes the use of our principal Marks with the operation of your Center. You may also use other future trademarks, service marks, and logos we approve to identify your SpeedDee Franchise.

SWL has registrations with the United States Patent and Trademark Office (“USPTO”) for the following Marks:

Registered Mark	Registration Number	Registration Date	Register
	1,425,159	January 13, 1987	Registered on the Principal Register
	1,959,481	March 5, 1996	Registered on the Principal Register
WHEN IT'S TIME FOR A CHANGE, THINK SPEEDEE OIL CHANGE AND TUNE-UP	2,881,233	September 7, 2004	Registered on the Principal Register
SPEEDEE OIL CHANGE & TUNE UP	3,017,115	November 22, 2005	Registered on the Principal Register
SPEEDEE OIL CHANGE	3,736,304	January 12, 2010	Registered on the Principal Register

Registered Mark	Registration Number	Registration Date	Register
	3,736,305	January 12, 2010	Registered on the Principal Register
	3,736,306	January 12, 2010	Registered on the Principal Register
	3,736,307	January 12, 2010	Registered on the Principal Register
	3,736,308	January 12, 2010	Registered on the Principal Register
SPEEDEE OIL CHANGE & AUTO SERVICE	4,631,872	November 4, 2014	Registered on the Principal Register
YOUR FULL SERVICE AUTO MAINTENANCE & REPAIR CENTER	4,686,139	February 10, 2015	Registered on the Supplemental Register
FULL SERVICE. FULL SPEED.	4,721,017	April 14, 2015	Registered on the Principal Register
WHEN IT'S TIME FOR A CHANGE, THINK SPEEDEE OIL CHANGE & AUTO SERVICE	4,755,490	June 16, 2015	Registered on the Principal Register
	5,609,778	November 20, 2018	Registered on the Principal Register
	5,609,779	November 20, 2018	Registered on the Principal Register

Registered Mark	Registration Number	Registration Date	Register
	5,776,367	June 11, 2019	Registered on the Principal Register
	5,776,368	June 11, 2019	Registered on the Principal Register
TOTAL TRUST GUARANTEE	5,804,321	July 16, 2019	Registered on the Principal Register
	5,804,319	July 16, 2019	Registered on the Principal Register
FULL SERVICE. FULL SPEED. FULL TRUST.	6,369,345	June 1, 2021	Registered on the Principal Register

All required affidavits of use and renewals of registration have been filed.

The Marks are used as the sole identification of the SpeedDee Center. If you are a Conversion Franchisee, you may continue to use in conjunction with the Marks, previous signage or identifying symbols or names for 60 days after signing the Franchise Agreement, in a manner approved by us. We require that you identify yourself as the independent owner of your Center, however, in the manner we require. You cannot, without our prior written consent or as may be permitted in the Operations Manual, use a name or Mark as part of a corporate name or trade name, as part of an electronic mail address, or on any sites on the Internet, or with any prefix, suffix, or modifying words, designs, or symbols, except as we may license to you. You may not use the Marks with an unauthorized product or service, or in a manner not authorized in writing by us. You may not use or register the Marks as an Internet domain name. You must modify or discontinue your use of the Marks if we require the modification or discontinuance of them, at your own expense.

In addition to those Marks listed in the table above, we claim common law service or trademark rights to a number of other words, phrases, or designs that you may use in your SpeedDee Center. The following statements apply solely to any of our Marks that have not been registered or that are not on the Principal Register: We do not have a federal registration for these principal trademarks. Therefore these trademarks do not have many legal benefits and rights as federally registered trademarks. If our right to use these trademarks is challenged, you may have to change to an alternative trademark, which may increase your expenses.

There are no agreements in effect which significantly limit our rights to use or license the use of the Marks in any manner.

Except as described below, there are no currently effective material determinations of the United States Patent and Trademark Office, the Trademark Trial and Appeal Board, the trademark administrator of any state or any court, any pending infringement, opposition, or cancellation proceedings, or any

pending material litigation involving any of the Marks which are relevant to their use in this state. There are no pending opposition or cancellation proceedings at the Trademark Trial and Appeal Board challenging the right to register any of the Marks. There are no currently effective material determinations of the United States Patent and Trademark Office concerning the right to register any of the Marks that are the subject of pending applications. There are no superior prior rights or infringing uses that could materially affect your use of the principal trademarks in your state.

We and our affiliates are not contractually obligated by the Franchise Agreement to protect you against claims of infringement or unfair competition involving the Marks, but it is our policy to do so when, in the opinion of our counsel, your rights require protection. If we elect to protect you against claims of infringement or unfair competition involving the Marks, we will control any proceedings or litigation. We and our affiliates will pay all of our costs, including attorney's fees and court costs, associated with any litigation we commence or defend on your behalf to protect the licensed Marks, and your rights to use them. You are obligated to fully cooperate with us and our affiliate in any litigation we commence or defend for your benefit.

ITEM 14 PATENTS, COPYRIGHTS AND PROPRIETARY INFORMATION

The information in the Operations Manual is proprietary and is protected by copyright and other laws. The designs contained in the Marks, the layout of our advertising materials, the content and format of our products, and any other writings and recordings in print or electronic form are also protected by copyright and other laws. Although we have not applied for copyright registration for the Operations Manual, our advertising materials, the content and format of our products, or any other writings and recordings, we claim common law and federal copyrights in these items. We grant you the right to use this proprietary and copyrighted information ("Copyrighted Works") for the operation of your Speedee Franchise, but such copyrights remain our sole property. The Operations Manual, FullSpeed University training programs and content, associated prototypical blueprints, and related materials are proprietary and confidential. They are our or our affiliates' property to be used by you only as described in the Franchise Agreement. You may not use our or our affiliates' confidential information in any unauthorized manner, and must take reasonable steps to prevent its disclosure to others.

There are currently no effective determinations by any administrative office or court, or any pending administrative or judicial proceedings respecting the copyrights which are material to you. We and our affiliates have no obligations to protect or defend the use of any material by you in which we or our affiliates may claim a copyright. There are no infringing uses actually known to us which could materially affect your use of any material in which we or our affiliates have or may claim a copyright.

Our Operations Manual, electronic information and communications, sales and promotional materials, the development and use of our System, standards, specifications, policies, procedures, information, concepts and systems on, knowledge of, and experience in the development, operation, and franchising of Speedee Franchises, our training materials and techniques, information concerning product and service sales, operating results, financial performance and other financial data of Speedee Franchises, and other related materials are proprietary and confidential ("Confidential Information") and are our property to be used by you only as described in the Franchise Agreement and the Operations Manual. Where appropriate, certain information has also been identified as trade secrets ("Trade Secrets"). You must maintain the confidentiality of our Confidential Information and Trade Secrets and adopt reasonable procedures to prevent unauthorized disclosure of our Confidential Information and Trade Secrets.

We will disclose parts of the Confidential Information and Trade Secrets to you as we deem necessary or advisable for you to develop your Speedee Franchise during training and in guidance and assistance furnished to you under the Franchise Agreement, and you may learn or obtain from us

additional Confidential Information and Trade Secrets during the term of the Franchise Agreement. The Confidential Information and Trade Secrets are valuable assets of ours and are disclosed to you on the condition that you, and your owners if you are a business entity, and employees agree to maintain the information in confidence by entering into a confidentiality agreement we can enforce. Nothing in the Franchise Agreement will be construed to prohibit you from using the Confidential Information or Trade Secrets in the operation of other Speedee Franchises during the term of the Franchise Agreement.

You must notify us within three days after you learn about another's use of language, a visual image, or a recording of any kind, that you perceive to be identical or substantially similar to one of our Copyrighted Works or use of our Confidential Information or Trade Secrets, or if someone challenges your use of our Copyrighted Works, Confidential Information, or Trade Secrets. We will take whatever action we deem appropriate, in our sole and absolute discretion, to protect our rights in and to the Copyrighted Works, Confidential Information, or Trade Secrets, which may include payment of reasonable costs associated with the action. However, the Franchise Agreement does not require us to take affirmative action in response to any apparent infringement of, or challenge to, your use of any Copyrighted Works, Confidential Information, or Trade Secrets, or claim by any person of any rights in any Copyrighted Works, Confidential Information, or Trade Secrets. You must not directly or indirectly contest our rights to our Copyrighted Works, Confidential Information, or Trade Secrets. You may not communicate with anyone except us, our counsel, or our designees regarding any infringement, challenge, or claim. We will take action as we deem appropriate regarding any infringement, challenge, or claim, and the sole right to control, exclusively, any litigation or other proceeding arising out of any infringement, challenge, or claim under any Copyrighted Works, Confidential Information, or Trade Secrets. You must sign any and all instruments and documents, give the assistance, and do acts and things that may, in the opinion of our counsel, be necessary to protect and maintain our interests in any litigation or proceeding, or to protect and maintain our interests in the Copyrighted Works, Confidential Information, or Trade Secrets.

No patents or patents pending are material to the Franchise.

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

You or, if the franchisee is not an individual, your managing shareholder or partner who is designated by you to assume primary responsibility for the management of the Speedee Center (the "Principal Owner") are not obligated to participate personally in the direct operation of your Center, although we recommend that you do so. If you or your Principal Owner do not participate in the day-to-day operation of your Center, you must designate a manager ("Manager") who has been approved by us to be responsible for the direct on-premises supervision of your Center. If you are a corporation, limited liability company, or partnership, your Manager need not own an equity interest in the entity. You, your Principal Owner, or your Manager must devote full time and best efforts to the management and operation of the Center. You or, if applicable, your Principal Owner must successfully complete our mandatory Initial Training Program by demonstrating to us appropriate levels of competence in the subject matters taught in the training program, in our discretion. Although your Manager is not required to complete our mandatory Initial Training Program, it is your responsibility to train your Manager to manage and operate your Center. If your Manager's employment with you is terminated, you must designate and train a new Manager.

Any Manager and, if you are an entity, an officer that does not own at least 5% equity in the Franchisee entity must sign the System Protection Agreement, the form of which is attached to this Franchise Disclosure Document in Exhibit C-1. All of your employees, independent contractors, agents, or representatives that may have access to our Confidential Information must sign a Confidentiality

Agreement (unless they already signed a System Protection Agreement), the current form of which is attached to this Franchise Disclosure Document in Exhibit C-2, unless such individual already signed a System Protection Agreement. If you are an entity, each owner (i.e., each person holding an ownership interest in you) must sign an Owners' Agreement guarantying the obligations of the entity, in the form of which is attached to the Franchise Agreement as Attachment III. We also require that the spouses of the Franchise owners that own 5% or more of the franchisee entity sign the Owners' Agreement.

If you form an entity to operate any of your Speedee Centers after you sign your Franchise Agreement, you must own at least 51 percent of the issued ownership interests in each entity. You must provide us with any necessary documentation that we request to show your ownership interest.

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

You must use your Center solely for the operation of your Speedee Center. You must service all national fleet accounts in accordance with our policies and procedures concerning national fleet accounts, and our agreements with any national fleet account vendors. You must keep your Center open and in normal operation for the minimum hours and days we may specify. You must refrain from using or permitting the use of your Center for any other purpose or activity at any time without first obtaining our written consent. You must operate your Center in conformity with the methods, standards, and specifications in the Operations Manual, or otherwise in writing. There are no restrictions on the customers to whom you may sell goods and services in your Center.

Under the Franchise Agreement, you must sell or offer for sale only those services and products which meet or exceed our standards and specifications. You must follow our policies, procedures, methods, and techniques. You must sell or offer for sale all types of products and services specified by us. We may change or add to our required products and services at our discretion with prior notice to you. If we change or add to our required products and services, the changes or additions will remain in permanent effect, unless we specify otherwise. The amount you must pay for the changes or additions will depend upon the nature and type of changes or additions. You must discontinue selling and offering for sale any products and services which we may, in our discretion, disapprove in writing at any time. We reserve the right to establish minimum and maximum resale prices for use with multi-area marketing programs and special price promotions.

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

THE FRANCHISE RELATIONSHIP

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

Provision	Section in Agreement	Summary
(a) Length of the Franchise term	Section 16.1	15 years.
(b) Renewal or extension of the term	Sections 16.2 and 16.3; Addendum to Franchise Agreement (Renewal)	If you are in good standing and you meet other requirements, you have the option to renew for: (a) one renewal term of 15 years; or (b) one renewal term of five years with one additional automatic extension term of five years.

Provision	Section in Agreement	Summary
(c) Requirements for franchisee to renew or extend	Sections 16.3 and 16.4; Addendum to Franchise Agreement (Renewal)	Notice; renovation of premises; compliance with Franchise Agreement; no receipt of written notification of breach more than four times during the term of the Franchise Agreement; execute current form of Franchise Agreement for renewal, instead of the extension of the existing agreement; execute a general release; pay fee, and others. You must sign our then-current franchise agreement and any ancillary documents for the successor term, and this new franchise agreement may have materially different terms and conditions (including, for example, higher Royalty and advertising contribution) from the original Franchise Agreement that covered your initial term.
(d) Termination by franchisee	Not Applicable	Not Applicable.
(e) Termination by franchisor without cause	Not Applicable	Not Applicable.
(f) Termination by franchisor with cause	Sections 17.1, 17.2 and 17.3	We can terminate upon certain violations of the Franchise Agreement by you.
(g) "Cause" defined – curable defaults	Sections 17.1, 17.2, and 17.3 Section 21 of Sublease	30 days' notice of breach of Franchise Agreement (or breach of other agreements between us and you or other agreements material to your SpeeDee Center, including any Multi-Unit Agreement), except 10 days' notice for monetary defaults and misuse of Marks and seven days to cure the filing of a legal action in violation of the dispute resolution terms in the Franchise Agreement, subject to applicable state law. You have 15 days to cure non-payment of fees and 30 days to cure defaults of non-monetary obligations, subject to applicable state law.

Provision	Section in Agreement	Summary
(m) Conditions for franchisor approval of transfer	Sections 15.2 and 15.3	You are not in default under the Franchise Agreement: notice; transferee qualifies; all amounts due are paid in full; transferee completes training; transfer fee and transferee training fee paid; then-current franchise agreement signed; general release signed; covenant not to compete; Center upgrade/remodel (if we require); others.
(n) Franchisor's right of first refusal to acquire franchisee's business	Section 15.4	We can match any offer.
(o) Franchisor's option to purchase your business	Section 17.5	We may purchase your Center or portion of the assets on termination or non-renewal for their market value; less goodwill attributable to the Marks and System and assume your lease upon termination.
(p) Death or disability of franchisee	Section 15.7	Franchise must be assigned to approved buyer within six months.
(q) Noncompetition covenants during the term of the Franchise	Section 18.1	Prohibits owning or operating a competing business (subject to state law).
(r) Noncompetition covenants after the Franchise is terminated or expires	Section 18.2	No competing business for three years within 25 miles of your former Center, or within five miles of any other Center. See also (i). Owners may not solicit any customer, employee or independent contractor of the Franchise or any SpeeDee Franchise for three years (subject to state law).
(s) Modification of the agreement	Section 23.8 Section 25(d) of Sublease	Must be in writing signed by both parties, but Operations Manual subject to change. May be modified only by a written instrument executed by the parties.
(t) Integration/ merger clause	Section 23.1	Only the terms of the Franchise Agreement and Multi-Unit Agreement are binding (subject to state law). Any representations or promises made outside of this Franchise Disclosure Document and Franchise Agreement may not be enforceable. Notwithstanding the foregoing, nothing in any agreement is intended to disclaim the express representations made in this Franchise Disclosure Document, its exhibits and amendments.
(u) Dispute resolution by arbitration or mediation	Section 21.1	Except for certain claims, all disputes must be arbitrated in Greenwood Village, Colorado (subject to state law).

Provision	Section in Agreement	Summary
(v) Choice of forum	Section 21.3	All disputes must be arbitrated in Greenwood Village, Colorado, and if applicable, litigated in Arapahoe County, Colorado, except as provided in the State Addenda to this Franchise Disclosure Document, subject to applicable state law.
(w) Choice of law	Section 21.3	Colorado and Federal law applies, subject to any contrary provision contained in the State Addenda (<u>Exhibit N</u>), subject to applicable state law. The Colorado Consumer Protection Act does not apply.

*This provision may not be enforceable under federal bankruptcy law.

THE MULTI-UNIT FRANCHISEE RELATIONSHIP

This table lists certain important provisions of the Multi-Unit Agreement and related agreements. You should read these provisions in the Multi-Unit Agreement attached to this disclosure document.

Provision	Section in Multi-Unit Agreement	Summary
(a) Length of term	Section 4.1	Coincides with the Development Schedule; expiring the last day of the month that the final Center is required to be opened under the Development Schedule.
(b) Renewal or extension of the term	Not applicable	No right to renew.
(c) Requirements for Multi-Unit Franchisee to renew or extend	Not applicable	Not applicable.
(d) Termination by Multi-Unit Franchisee	Not applicable	Not applicable.
(e) Termination by franchisor without cause	Not applicable	Not applicable.
(f) Termination by franchisor with cause	Section 4.2	We can terminate if you default on the Multi-Unit Agreement or any of your Franchise Agreements.
(g) "Cause" defined - curable defaults	Section 4.2	30 days' notice of breach of Multi-Unit Agreement or Franchise Agreement, subject to applicable state law.
(h) "Cause" defined - non-curable defaults	Section 4.2	Not applicable.
(i) Multi-Unit Franchisee's obligations on termination /non-renewal	Section 4.3	You remain bound to all Franchise Agreements not also terminated (see also r).
(j) Assignment of contract by franchisor	Section 5.1	No restriction on our right to assign.

Provision	Section in Multi-Unit Agreement	Summary
(k) "Transfer" by Multi-Unit Franchisee – defined	Section 5.2	Includes transfer of interest in Multi-Unit Agreement, in franchisee entity, or undeveloped Centers and may be conditioned on the transfer of some or all operating Centers. (see also k. in the first chart in this Item 17 above).
(l) Franchisor approval of transfer by Multi-Unit Franchisee	Section 5.2	We or our designee have the right to approve all transfers (see also l. in the first chart in this Item 17 above).
(m) Conditions for franchisor approval of transfer	Sections 5.2 and 5.3	Notice; transferee qualifies; pay fee (see also m. in the first chart in this Item 17 above).
(n) Franchisor's right of first refusal to acquire Multi-Unit Franchisee's business	Section 5.4	We can match any offer for your Speedee Center.
(o) Franchisor's option to purchase Multi-Unit Franchisee's business	Not applicable	Not applicable.
(p) Death or disability of Multi-Unit Franchisee	Section 5.2	Must assign to an approved buyer within 180 days (see also p. in the first chart in this Item 17 above).
(q) Non-competition covenants during the term of the Multi-Unit Agreement	Section 6.1	You are bound to the same restrictive covenants in the Franchise Agreements (subject to state law).
(r) Non-competition covenants after the Multi-Unit Agreement is terminated or expires	Section 6.1	You are bound to the same restrictive covenants in the Franchise Agreements (subject to state law).
(s) Modification of the Multi-Unit Agreement	Section 8.8	No modification except on signing of a written agreement.
(t) Integration/merger clause	Section 8.8	Only terms of Multi-Unit Agreement, and to the extent not inconsistent terms of the Franchise Agreement are binding (subject to applicable state law). Any representations or promises made outside the Franchise Disclosure Document and Multi-Unit Agreement may not be enforceable. Notwithstanding the foregoing, nothing in any agreement is intended to disclaim the express representations made in this Franchise Disclosure Document, its exhibits and amendments.
(u) Dispute resolution by arbitration or mediation	Sections 8.2	All disputes, except those based on the Marks or enforcement of the covenants not to compete, will be arbitrated in Greenwood Village, Colorado (subject to state law).

Provision	Section in Multi-Unit Agreement	Summary
(v) Choice of forum	Section 8.2	All disputes must be arbitrated in Greenwood Village, Colorado, and if applicable, litigated in Arapahoe County, Colorado, except as provided in the State Addenda to this Franchise Disclosure Document, subject to applicable state law.
(w) Choice of law	Section 8.7	Colorado and Federal law applies, subject to any contrary provision contained in the State Addenda (<u>Exhibit N</u>), subject to applicable state law.

**ITEM 18
PUBLIC FIGURES**

We do not use any public figures to promote our 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.

**CHART I
OPERATIONAL RESULTS BASED ON
FRANCHISEE-OWNED SPEEDEE CENTERS
ANNUAL SALES RANGES
FISCAL YEAR 2021**

SALES RANGE	Category “A” Less than \$400,000	Category “B” \$400,001 – \$600,000	Category “C” \$600,001 – \$800,000	Category “D” \$800,001 – \$1,000,000	Category “E” Greater than \$1,000,000
Number of Centers	7	6	5	7	21
Daily Vehicle Count Range	7 - 21	11 - 25	11 - 27	25 - 36	14 - 70
Ticket Range	\$34.84 - \$132.83	\$75.60 - \$134.85	\$91.73 - \$202.93	\$83.49 - \$121.08	\$86.30 - \$317.58
Average Daily Vehicle Count	11	18	20	30	43
Average Ticket	\$79.14	\$102.77	\$119.90	\$100.34	\$121.70
Median Daily Vehicle Count	9.73	16.47	21.03	29.33	43.04
Median Ticket	\$80.93	\$103.67	\$101.05	\$99.86	\$109.97

SALES RANGE	Category "A" Less than \$400,000		Category "B" \$400,001 – \$600,000		Category "C" \$600,001 – \$800,000		Category "D" \$800,001 – \$1,000,000		Category "E" Greater than \$1,000,000	
Operating Statement										
Average Net Sales	\$268,001	100.0%	\$519,342	100%	\$691,435	100%	\$915,973	100%	\$1,608,688	100%
Cost of Goods Sold	\$69,237	25.8%	\$145,039	27.9%	\$157,203	22.7%	\$232,151	25.3%	\$432,555	26.9%
Average Gross Profit	\$198,764	74.2%	\$374,303	72.1%	\$534,231	77.3%	\$683,822	74.7%	\$1,176,132	73.1%
Salaries, Wages and Benefits	\$107,066	39.9%	\$167,991	32.3%	\$255,980	37.0%	\$304,356	33.2%	\$482,071	30.0%
Retail Operating Expenses	\$29,627	11.1%	\$47,811	9.2%	\$66,105	9.6%	\$72,530	7.9%	\$169,560	10.5%
Office and G&A Expenses	\$29,364	11.0%	\$62,349	12.0%	\$82,896	12.0%	\$119,413	13.0%	\$183,226	11.4%
AVERAGE EBITDAR	\$32,707	12.2%	\$96,152	18.5%	\$129,250	18.7%	\$187,523	20.5%	\$341,275	21.2%
Net Sales Range	\$71,560 - \$399,176		\$433,574 – \$588,887		\$621,127 – \$752,059		\$879,412 – \$937,155		\$1,031,986 – \$2,392,412	
Median Net Sales	\$279,562		\$518,626		\$690,076		\$919,685		\$1,552,842	
#/% of Centers Exceeding Avg Net Sales Revenues	4/57.14%		3/50.00%		2/40.00%		5/71.43%		7/33.33%	
#/% of Centers Exceeding Avg Gross Profit	4/57.14%		3/50.00%		2/40.00%		4/57.14%		7/33.33%	
# of Centers Exceeding Avg EBITDAR	4/57.14%		4/66.67%		3/60.00%		4/57.14%		7/33.33%	

CHART II
OPERATIONAL RESULTS BASED ON QUARTILES OF AVERAGE SALES
FRANCHISEE-OWNED SPEEDEE CENTERS
(46 CENTERS)

Operating Statement									
TOP QUARTILE OF SALES REVENUE AVERAGES									
	Average Sales			Top Performer		Median Performer		Low Performer	#/% of Centers Exceeding Average
Average Net Sales	\$1,822,261	100.0%		\$2,392,412		\$1,646,440		\$1,539,462	4/33%
Gross Profit	\$1,345,281	73.8%		\$1,807,712		\$1,184,983		\$1,116,531	4/33%
EBITDAR	\$455,224	25.0%		\$300,349		\$186,530		\$181,873	3/25%
SECOND QUARTILE OF SALES REVENUE AVERAGES									
	Average Sales			Top Performer		Median Performer		Low Performer	#/% of Centers Exceeding Average
Average Net Sales	\$1,253,293	100.0%		\$1,500,672		\$1,278,519		\$933,759	6/55%
Gross Profit	\$896,375	71.5%		\$1,073,326		\$908,911		\$585,710	6/55%
EBITDAR	\$177,525	14.2%		\$263,760		\$52,574		\$120,998	5/45%
THIRD QUARTILE OF SALES REVENUE AVERAGES									
	Average Sales			Top Performer		Median Performer		Low Performer	#/% of Centers Exceeding Average
Average Net Sales	\$780,632	100.0%		\$923,140		\$752,059		\$588,887	5/45%
Gross Profit	\$593,454	76.0%		\$634,844		\$610,956		\$374,804	6/55%
EBITDAR	\$149,929	19.2%		(\$46,975)		\$175,049		\$99,812	5/45%
BOTTOM QUARTILE OF SALES REVENUE AVERAGES									
	Average Sales			Top Performer		Median Performer		Low Performer	#/% of Centers Exceeding Average
Average Net Sales	\$366,931	100.0%		\$588,136		\$398,039		\$71,560	7/58%
Gross Profit	\$271,863	74.1%		\$450,895		\$291,518		\$44,622	6/50%
EBITDAR	\$58,837	16.0%		\$53,659		\$32,071		(\$25,748)	7/58%

Notes for Charts:

- These charts include a historic financial performance representation for the calendar year 2021 from franchisee-owned Centers located in the United States that, in each case, were in operation for more

than one year as of December 31, 2021, operated the entire calendar year 2021, and who provided complete Profit and Loss Statements to us (“Subset”). Only those Centers that fall within the Subset are included in these charts.

2. The charts include a historic financial performance representation from 46 franchisee-owned Centers. The total number of franchisee-owned Centers located in the United States as of December 31, 2021 was 72. Centers that are not shown in Chart I and Chart II include Centers that commenced operations during calendar year 2021 or otherwise did not operate for the entire calendar year 2021, Centers that were involved in transfers during calendar year 2021 and thus the current owners did not operate for the entire calendar year 2021, and Centers for which complete Profit and Loss Statements were not provided to us. We had four franchisee-owned Centers that closed during the year 2021, one was opened for less than 12 months.

3. The Centers included in Chart I were classified into five separate categories based on Net Sales during calendar year 2021 with Category A being Centers with annual Net Sales of up to \$400,000, Category B being Centers with annual Net Sales between \$400,001 and \$600,000; Category C being Centers with annual Net Sales between \$600,001 and \$800,000; Category D being Centers with annual Net Sales between \$800,001 and \$1,000,000; and Category E being Centers with annual Net Sales in excess of \$1,000,000. The statistical and financial averages and median ranges shown in Chart I were then compiled within each category for that chart.

4. The Centers in Chart II are the same Centers shown in Chart I, but classified into quartiles based on Net Sales. There are 12 Centers shown in each of the top and bottom quartiles, and 11 Centers shown in each of the second and third quartiles.

5. The operating statement figures are actual averages of Net Sales, Cost of Goods Sold and other expenses of sales, Gross Profit, various other operating expenses, office and general administrative expenses and EBITDAR of the Centers in each category.

6. The charts also include the median Net Sales for all the Centers in each category, the Center with the lowest Net Sales and the Center with the highest Net Sales in each category as well as the number of Centers and percentage of Centers in each category that exceeded the average numbers shown in the charts for each category. Chart I also show the average, median, and range of daily vehicle counts and tickets sales range in each category.

7. The “median” number for purposes of the charts means the results of the Center falling in the middle of the group of Centers in each category, or, where there is an even number of Centers, the average of the results of the two Centers falling in the middle of the group.

8. Net Sales mean the aggregate amount received from all sales of services, products or merchandise of every kind or nature, performed or sold from, at or in connection with the operation of the Center or arising out of the operation or conduct of the Center, whether for cash or credit, but excluding (i) the amount of the discount given off the regular retail price of such services or products in connection with the use of coupons or other discount promotions; and (ii) federal, state or municipal sales or services taxes collected from customers and paid to the appropriate taxing authority.

9. Cost of Goods Sold includes only inventory items (oil, filters, greases, fluids, etc.). Franchisee-owned Centers are able to purchase products at national account prices available to you and may purchase in sufficient quantities (approximately one month’s supply) to earn volume discounts.

10. Gross Profit is Net Sales minus Cost of Goods Sold.

11. Salaries, Wages, and Benefits includes the salaries, wages (including overtime), benefits, payroll taxes, worker's compensation, training, and payroll processing fees for all employees, including managers. Salaries, Wages and Benefits can vary significantly depending on local and regional employment conditions and the availability of labor.

12. Retail Operating Expenses include the following items: advertising, sales promotions, National Marketing Fund fee, Royalty fee, customer satisfaction, customer warranties, mystery shopper program, equipment rental, equipment maintenance and repair, computer maintenance and support, laundry and uniforms, building maintenance and repairs, security service, operating supplies, small tools, over and short cash drawer, utilities including water, gas and sewer, trash disposal, bank charges, late charges, merchant card fees, and other miscellaneous operating expenses. The franchisees reported in the charts pay Royalty fees and National Marketing Fund fees at the same rate as you will pay.

13. Office and G&A Expenses include the following items: office supplies and expenses, bad debt expense, charitable contributions, licenses and fees, postage and freight, property taxes, telephone, accounting, legal and professional fees, beverage service, dues and subscriptions, general insurance, and other miscellaneous overhead expenses.

14. EBITDAR means Earnings before Interest, Taxes, Depreciation, Amortization, Occupancy Costs, and Non-Operating Income/Expense. This figure is not an actual amount earned. Your occupancy costs will vary based on the location of your Center, whether you secure a build-to-suit lease, purchase the property and construct a building, or select another rental or ownership arrangement, as well as other factors relating to your occupancy. Your interest expense will depend on your borrowing requirements. You should determine the occupancy costs which will apply based on the location and the rental or ownership arrangement alternatives which are available to you. Non-Operating Income/Expenses include: travel and entertainment expenses, interest income, owners' compensation, draws and life insurance expenses, overhead expense allocations by multi-unit operators, and other non-operating income/expense items.

General Notes.

1. The information in Chart I and Chart II do not include any Centers operating under a co-brand.

2. The compiled statistical and financial information in Chart I and Chart II (collectively referred to as the "Statement") was derived from information reported to us by our franchisees and has not been audited or reviewed by an independent certified public accountant. The Statement does not include any estimate of the federal income tax that would be payable or the state or local income tax that may be applicable to the particular jurisdiction in which a Center is located. In addition, the Statement does not include any information or estimate regarding the occupancy expenses which will be incurred at a particular location. You are strongly urged to consult with your tax and other advisors regarding the impact that federal, state, and local taxes and occupancy expenses will have on the amounts shown in the Statement.

You are urged to make your own investigation and determine whether your Center will be profitable, including consulting with your financial, business, and legal advisers to conduct your own analysis of the information contained in this Item 19.

Some outlets have sold this amount. Your individual results may differ. There is no assurance you will sell as much.

Written substantiation for this financial performance representation will be made available to you at our company headquarters in Greenwood Village, Colorado upon your reasonable request.

Other than the financial performance representation set forth above, 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 Speedee Center, however, we may provide you with the actual records of that Center. If you receive any other financial performance information or projections of your future income, you should report it to our management by contacting our General Counsel at 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111, (303) 308-1660, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20
OUTLETS AND FRANCHISEE INFORMATION

Table No. 1
System-wide Outlet Summary For Years 2019-2021

Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of the Year	Net Change
Franchised *	2019	65	68	+3
	2020	68	74	+6
	2021	74	72	-2
Company-Owned	2019	11	8	-3
	2020	8	1	-7
	2021	1	9	+8
Totals *	2019	76	76	0
	2020	76	75	-1
	2021	75	81	+6

* In addition to the above-referenced domestic franchised locations (72), SWL's international sub-franchisor has an additional 31 direct franchisees, for a system-wide total of 103 non Company-Owned franchised locations.

Table No. 2
Transfers of Franchised Outlets to New Owners (other than the Franchisor)
For Years 2019-2021

State	Year	Number of Transfers
California	2019	1
	2020	1
	2021	1
Louisiana	2019	0
	2020	0
	2021	3
Massachusetts	2019	0
	2020	0
	2021	2
North Carolina	2019	1
	2020	1
	2021	0
Rhode Island	2019	0
	2020	0
	2021	2
South Carolina	2019	1
	2020	0
	2021	1

State	Year	Number of Transfers
Texas	2019	1
	2020	0
	2021	0
Totals	2019	4
	2020	2
	2021	9

Table No. 3
Status of Franchised Outlets
For Years 2019-2021

State	Year	Outlets at Start of the Year	Outlets Opened	Terminations	Non-Renewals	Reacquired by Franchisor	Ceased Operations-Other Reasons	Outlets at End of the Year
California	2019	21	1	0	0	0	0	22
	2020	22	0	1	0	0	0	21
	2021	21	0	0	0	0	0	21
Colorado	2019	1	0	0	0	0	0	1
	2020	1	0	0	0	0	0	1
	2021	1	0	0	0	0	0	1
Georgia	2019	0	0	0	0	0	0	0
	2020	0	7	0	0	0	0	7
	2021	7	0	1	0	0	0	6
Louisiana	2019	7	1	0	0	0	0	8
	2020	8	0	1	0	0	0	7
	2021	7	0	0	0	0	0	7
Massachusetts	2019	11	0	0	0	0	0	11
	2020	11	1	0	0	0	0	12
	2021	12	1	1	0	0	0	12
Nevada	2019	0	0	0	0	0	0	0
	2020	0	1	0	0	0	0	1
	2021	1	0	0	0	0	0	1
North Carolina	2019	5	1	0	0	0	0	6
	2020	6	0	0	0	0	0	6
	2021	6	1	0	0	0	0	7
Rhode Island	2019	2	0	0	0	0	0	2
	2020	2	0	0	0	0	0	2
	2021	2	0	0	0	0	0	2
South Carolina	2019	6	1	0	0	0	0	7
	2020	7	0	0	0	0	0	7
	2021	7	0	0	0	0	0	7
Texas	2019	11	0	0	1	0	0	10
	2020	10	0	0	0	1	0	9
	2021	9	1	2	0	1	0	7
Virginia	2019	1	0	0	0	0	0	1
	2020	1	0	0	0	0	0	1
	2021	1	0	0	0	0	0	1
Totals	2019	65	4	0	1	0	0	68
	2020	68	9	2	0	1	0	74
	2021	74	3	4	0	1	0	72

Table No. 4
Status of Company-Owned Outlets
For Years 2019-2021

State	Year	Outlets at Start of Year	Outlets Opened	Outlets Reacquired from Franchisee	Outlets Closed	Outlets Sold to Franchisee	Outlets at End of Year
Georgia	2019	9	0	0	2	0	7
	2020	7	0	0	0	7	0
	2021	0	2	0	0	0	2
Louisiana	2019	1	0	0	0	1	0
	2020	0	0	0	0	0	0
	2021	0	0	0	0	0	0
Massachusetts	2019	1	0	0	0	0	1
	2020	1	0	0	0	0	1
	2021	1	0	0	0	1	0
Nebraska	2019	0	0	0	0	0	0
	2020	0	0	0	0	0	0
	2021	0	1	0	0	0	1
Oklahoma	2019	0	0	0	0	0	0
	2020	0	0	0	0	0	0
	2021	0	1	0	0	0	1
Texas	2019	0	0	0	0	0	0
	2020	0	0	0	0	0	0
	2021	0	4	1	0	0	5
Totals	2019	11	0	0	2	1	8
	2020	8	0	0	0	7	1
	2021	1	8	1	0	1	9

Table No. 5
Projected Openings as of
December 31, 2021 for 2022

State	Franchise Agreements Signed But Outlet Not Opened	Projected New Franchised Outlets in the Next Fiscal Year	Projected New Company-Owned Outlets in the Next Fiscal Year
Florida	1	0	0
New Jersey	1	0	0
North Carolina	0	1	0
South Carolina	1	0	0
Totals	3	1	0

The names, addresses, and telephone numbers of our current franchisees and multi-unit owners are attached to this Franchise Disclosure Document as Exhibit K-1. The name and last known address and telephone number of every franchisee who has had a Speedee Franchise terminated, canceled, not renewed, or otherwise voluntarily or involuntarily ceased to do business under our franchise agreement during the one-year period ending December 31, 2021, or who has not communicated with us within 10 weeks of the Issuance Date of this Franchise Disclosure Document, is listed in Exhibit K-2. In some instances, current and former franchisees may sign provisions restricting their ability to speak openly about their experiences with the Speedee Franchise System. You may wish to speak with current and former franchisees, but know that not all such franchisees can communicate with you. During the last three fiscal years, we have not had any franchisees sign confidentiality provisions that would restrict their

ability to speak openly about their experience with the Speedee Franchise System. If you buy a Speedee Franchise, your contact information may be disclosed to other buyers when you leave the Franchise System.

As of the Issuance Date of this Franchise Disclosure Document, there are no franchise organizations sponsored or endorsed by us, and no independent franchisee organizations have asked to be included in this Franchise Disclosure Document. We do not have any trademark specific Franchise organizations.

ITEM 21 FINANCIAL STATEMENTS

Attached to this Franchise Disclosure Document as Exhibit L are the audited financial statements of our parent, MOP GM Holding, LLC as of January 1, 2022 and December 31, 2020, the audited financial statements as of December 31, 2020, December 31, 2019 and December 31, 2018 for our affiliate, Grease Monkey Franchising, LLC, and the unaudited interim financial statements of our parent as of April 2, 2022. Our parent, MOP GM Holding, LLC absolutely and unconditionally guarantees our performance of our obligations under the Franchise Agreement and state registrations. A copy of the Guarantee is included with the financial statements in Exhibit L. Our fiscal year end is December 31st.

ITEM 22 CONTRACTS

The following exhibits contain proposed agreements regarding the Franchise:

Exhibit A	Franchise Agreement
Exhibit B	Multi-Unit Agreement
Exhibit C-1	System Protection Agreement
Exhibit C-2	Confidentiality Agreement
Exhibit D-1	Collateral Assignment of Lease
Exhibit D-2	Option and Center Lease
Exhibit D-3	Deferred Maintenance Agreement
Exhibit E	Automated Clearing House Payment Authorization Form
Exhibit F-1	Incentive Program Addendum
Exhibit F-2	Conversion Addendum
Exhibit G	Sublease
Exhibit H	Renewal Addendum

ITEM 23 RECEIPTS

The last pages of this Franchise Disclosure Document, Exhibit Q, are a detachable document, in duplicate. Please detach, sign, date, and return one copy of the Receipt to us, acknowledging that you received this Franchise Disclosure Document. Please keep the second copy for your records.

EXHIBIT A
FRANCHISE AGREEMENT





SPEEDEE WORLDWIDE, LLC
FRANCHISE AGREEMENT

Franchisee: _____
Date: _____
Center #: _____
Franchised Location: _____



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ATTACHMENTS:

- I Franchise Data Sheet
- II Statement of Ownership
- III Owners’ Agreement
- IV Riders to Franchise Agreement for Specific States

SPEEDEE FRANCHISE AGREEMENT

THIS AGREEMENT is entered into on this _____ day of _____, 202__, by and between SpeedDee Worldwide, LLC, (“SpeedDee”), located at 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111, and the Franchisee identified on the signature page of this Agreement (“Franchisee”), who, on the basis of the following agreements and understandings, agree as follows:

1. BACKGROUND AND PURPOSE

1.1 SpeedDee and its affiliates have developed a system for establishing and operating SpeedDee oil change and auto service businesses that provide oil changes and preventive maintenance services for cars and trucks to the general public, associated with the service mark “SpeedDee” and other trademarks, service marks, logos and identifying features (“Marks”) and SpeedDee’s and its affiliates’ proprietary and distinctive business plans and methods (the “System”) for establishing and operating SpeedDee businesses from approved retail locations (“SpeedDee Center(s)” or “Center(s)”).

1.2 SpeedDee grants the right to others to develop and operate SpeedDee Centers under the Marks and pursuant to the System.

1.3 Franchisee desires to establish a SpeedDee Center at a location approved by SpeedDee and SpeedDee desires to grant Franchisee the right to operate a SpeedDee Center at such location under the terms and conditions contained in this Agreement.

2. GRANT OF FRANCHISE AND INITIAL FRANCHISE FEE

2.1 **Grant of Franchise.** SpeedDee grants to Franchisee, and Franchisee accepts from SpeedDee, the right and license to operate one SpeedDee Center using the Marks and the System, at the location described in Section 3 below. Franchisee shall use the Marks and System, as they may be changed, improved and further developed from time to time, in accordance with the terms and conditions of this Agreement. SpeedDee grants the franchise to Franchisee in reliance upon Franchisee’s representations that Franchisee will at all times faithfully, honestly and diligently perform its obligations hereunder and continuously use its best efforts to promote and operate the SpeedDee Center.

2.2 **Initial Franchise Fee.** Franchisee shall pay to SpeedDee an initial franchise fee, in an amount which is set forth in “Attachment I,” due and payable as set forth in Attachment I of this Agreement. Franchisee acknowledges that the initial franchise fee represents payment for the initial grant of rights to use the Marks and System, that SpeedDee has earned the initial franchise fee upon receipt thereof and that the fee is under no circumstances refundable to Franchisee after it is paid, unless otherwise specifically set forth in this Agreement. The initial franchise fee is in consideration of the right to develop and operate one SpeedDee Center, all of the pre-opening assistance SpeedDee provides to Franchisee, SpeedDee’s lost or deferred opportunity to enter into this Franchise Agreement with others, and offsets some of SpeedDee’s expenses for franchisee recruitment.

3. FRANCHISED LOCATION RIGHTS

3.1 **Franchised Location.** Franchisee shall have the right to operate the SpeedDee Center at the address and location which shall be set forth in Attachment I, attached hereto and incorporated by this reference (“Franchised Location”). If SpeedDee has already approved the location prior to execution of this Agreement, the Franchised Location shall be included in Attachment I upon execution. If not, Franchisee



shall be granted a specified geographic area designated in Attachment I in which to locate a Franchised Location, and Franchisee shall promptly take steps to choose and acquire a location for its Speedee Center. In such circumstances, Franchisee shall select and propose to Speedee for Speedee's prior approval a specific location for the Franchised Location which, once approved by Speedee, shall then be described in the Franchise Location Rider attached as Attachment I-1. Franchisee shall not have any exclusive right to this specified geographic area. The location Franchisee selects as its Franchised Location must be approved by Speedee. Once Speedee approves the location of the Franchised Location, Franchisee will receive a non-exclusive territory around the Franchised Location set forth in either Attachment I or Attachment I-1 (the "**Designated Area**"), the radius of which will depend upon demographics and other characteristics which may include population density, average income, and other characteristics of the surrounding area, natural boundaries, extent of competition, and the amount and size of urban, suburban, and rural areas. Franchisee acknowledges that it may face competition from other franchisees, from outlets that Speedee, its parents or affiliates own, or from other channels of distribution or competitive brands that Speedee controls in the Designated Area. However, Speedee agrees that it will not operate or grant franchises to third parties to operate another Speedee Center utilizing the Marks within the Designated Area. Speedee will not alter the Designated Area during the term of this Agreement without Franchisee's prior written consent. Franchisee may not open or operate another Center, whether within or outside the Designated Area, without Speedee's prior written approval. Once Speedee has approved the Franchised Location, Franchisee may not relocate it without Speedee's prior written approval, which approval will not be unreasonably withheld.

Franchisee acknowledges that Speedee and Midas International, LLC ("Midas") have entered into (and may continue to enter into) co-branding franchise agreements with franchisees for Midas/Speedee co-branding shops. The Midas/Speedee co-branding franchises offer most of the services available at either a stand-alone Midas shop or a stand-alone Speedee Center, as described in this Franchise Disclosure Document, but at one location and according to the co-branding franchise agreement and co-branding operations and training manuals. The owners of Midas/Speedee co-branding shops may solicit and accept customers in any geographic region where Speedee centers are located. However, a Midas/Speedee co-branding shop will not be operated within Franchisee's Designated Area.

3.2 Limitation on Franchise Rights. The rights that are granted to Franchisee are for the specific Franchised Location and shall not be transferred to an alternative Franchised Location without the prior written approval of Speedee, which approval shall not be unreasonably withheld. Franchisee shall not operate another Center, offer products or services the same as or similar to those which are offered at the Franchised Location at any site other than the Franchised Location, sell products or services which are the same as or similar to those offered at the Franchised Location through alternative channels of distribution, or offer any other type of off-site product or service that is the same as or similar to those which are offered at the Franchised Location without Speedee's written approval, which approval can be withheld for any reason, in Speedee's sole discretion, and which approved products and services may be changed, added to or removed from time to time by Speedee. Franchisee must actively market, promote and develop the Speedee Center in the Designated Area. Except for limits placed upon Internet, electronic advertising, and other advertising by Speedee, Franchisee may solicit customers using the Internet, telemarketing, or other direct marketing from any geographic area. Speedee, its affiliates and other franchisees may also use these means to solicit customers from the Development Territory. However, Franchisee's sales of Speedee Center services and related products may only be made at the Franchised Location, and may not be made through alternative channels of distribution. Franchisee acknowledges that it has no option, right of first refusal, or similar contractual right to acquire additional Speedee Centers, or franchises in areas contiguous to the Franchised Location.

3.3 Reservation of Rights. Franchisee acknowledges that its franchise rights as granted are non-exclusive and that Speedee and its affiliates and successors retain the right, among others, without



compensation to Franchisee: (1) to use, and license others to use, the Marks and System for other franchised, company, and affiliate-owned Speedee Centers at any location, outside of Franchisee's Designated Area; (2) to use the Marks and System to identify services and products that Franchisee sells and other than those which Franchisee sells through promotional and marketing efforts or related items, and to identify products and services similar to, and the same as, those which Franchisee will sell, which are made available through alternative channels of distribution, such as the Internet, social media marketing, catalog sales, telemarketing, or other direct marketing sales, at any location; (3) to use and license the use of other proprietary marks or methods, whether in alternative channels of distribution, such as the Internet, social media marketing, catalog sales, telemarketing or other direct marketing sales, or with the operation of businesses at any location, which businesses may be the same as, similar to, or different from Speedee Centers; (4) to purchase or be purchased by, or merge or combine with, any business, including a business that competes directly with Franchisee's Speedee Center in any location; (5) to acquire and convert to the System, any businesses offering a business that competes directly with Franchisee's Speedee Center or not, including businesses operated by competitors or otherwise operated independently in any location; (6) to implement multi-area marketing programs that may allow Speedee or others to solicit or sell to customers anywhere (Speedee also reserves the right to issue mandatory policies to coordinate such multi-area marketing programs); (7) to solicit, sell, to and service local, regional or national accounts wherever located; and (8) to engage in any other activities not expressly prohibited in this Agreement and, if applicable, the Multi-Unit Agreement. Speedee and its affiliates and successors may use or license these rights on any terms and conditions each deems advisable, and without granting Franchisee any rights in them.

4. DEVELOPMENT OF CENTER

4.1 Selection and Approval of Franchised Location. Franchisee shall obtain the written approval of Speedee or its affiliates of a site suitable for the operation of its Speedee Center, within the geographic area specified in Attachment I, within 270 days from the effective date of this Agreement. Speedee will provide Franchisee with site criteria and advice in identifying a suitable location for the Center if Franchisee requests assistance. Although Speedee will consult with Franchisee on the site and require Franchisee's site be subject to Speedee's final authorization, Franchisee has the ultimate responsibility in choosing, obtaining, and developing the site for Franchisee's Center. Before leasing or purchasing the site for the Center, Franchisee must submit to Speedee, on forms and in the manner designated from time to time by Speedee, a description of the site, with other information and materials Speedee may reasonably require. Speedee shall review the submitted site and, within 30 days of Speedee's receipt thereof, shall approve or reject the proposed site. Speedee will not unreasonably withhold approval of a proposed site that meets all of Speedee's site selection criteria. If Speedee disapproves of any site proposed by Franchisee, Speedee will grant Franchisee an additional, reasonable period of time to obtain approval of an alternative site for the Center, the duration of which may be determined in Speedee's sole but reasonable business judgment. Unless otherwise agreed to in writing by Speedee, final site approval will be conditioned upon Speedee's receipt of evidence of Franchisee's ownership, lease or control of the property in accordance with Section 4.2 of this Agreement. Franchisee acknowledges that Speedee's or its affiliates' approval of a site or provision of criteria regarding the site are for Speedee's sole benefit and do not constitute a guarantee or warranty of the site's eventual performance. Franchisee may not relocate the Center without Speedee's prior written consent. If we cannot agree on a site, Speedee may terminate this Agreement.

4.2 Lease or Purchase of Franchised Location. Franchisee shall provide Speedee or its designated affiliates prior to execution, the lease or sublease, including all amendments ("Lease") for the Franchised Location for Speedee's review and approval. Franchisee acknowledges that in connection with any Lease to be executed, Franchisee, each owner of the Franchisee entity and his or her spouse, may be required to sign a personal guaranty. If Franchisee is purchasing real estate upon which to operate its Speedee Center, Franchisee shall provide to Speedee or its designated affiliates prior to execution, any proposed purchase agreement or other acquisition document for Speedee's review and approval. All documents submitted to



SpeedDee hereunder shall be delivered at least 10 days prior to the proposed date of their execution. Within 15 days after execution, Franchisee shall provide SpeedDee with a fully executed copy of the documents. In addition:

a. The terms of any financing that Franchisee shall need to fund the acquisition and/or construction of a SpeedDee Center, together with information regarding the acquisition of all required zoning and/or building permits and the plans for satisfaction of conditions precedent within acceptable time frames shall be provided in the Lease or purchase contract, or through separate documentation provided to SpeedDee.

b. If a Lease is to be signed, the Lease shall contain standard provisions required by SpeedDee, including but not limited to, provisions (i) allowing for the assignment of the Lease to SpeedDee, at the option of SpeedDee, in the event that this Agreement is for any reason terminated or not renewed due to a default in Franchisee's obligations hereunder, (ii) for providing SpeedDee with notice and a right to cure a default in Franchisee's leasehold obligations under the Lease, and/or to take an assignment of the Lease upon such default, in SpeedDee's sole discretion and (iii) for collaterally assigning the lease to SpeedDee as security for performance of Franchisee's obligations under this Agreement and the Lease, and (iv) acknowledging the landlord's consent to such collateral assignment. If Franchisee or an affiliate of Franchisee owns the Franchised Location, Franchisee or the affiliate of Franchisee shall enter into an Option and Center Lease with SpeedDee or SpeedDee's affiliate SpeedDee Worldwide Realty Corporation ("SWRC"), providing SpeedDee or SWRC with the option to lease the Franchised Location upon a termination or non-renewal of this Agreement.

c. Franchisee shall at all times keep SpeedDee informed of Franchisee's progress toward the satisfaction of all obligations and conditions contained in any Lease or purchase contract related to the acquisition and/or construction of the SpeedDee Center. Franchisee shall provide SpeedDee with copies of all site plans, surveys, title reports and other related real estate information as and when such information becomes available

Franchisee acknowledges that SpeedDee's or its designee's review and approval of a Lease or purchase agreement or any assistance in the Lease or purchase negotiations is for the benefit of SpeedDee and does not constitute a guarantee, recommendation or endorsement of the Lease, purchase agreement, or the Franchised Location and Franchisee should take all steps necessary to ascertain whether such Lease or purchase agreement and the Franchised Location is acceptable to Franchisee.

SpeedDee's affiliate SWRC may lease the Franchised Location from a third party. In such event, SWRC may, but is not obligated to, sublease the Franchised Location to Franchisee, pursuant to terms in SWRC's then-current's sublease. In the event SWRC chooses to sublease the Franchised Location to Franchisee, Franchisee will be required to sublease the Franchised Location from SWRC, and Franchisee shall pay SWRC by EFT all amounts required by the terms of the sublease, including but not limited to, the fixed minimum rent and percentage rent agreed upon by Franchisee and SWRC, real estate taxes and assessments, insurance, common area maintenance costs and other "triple-net" expenses. The terms of any sublease with SWRC may also require Franchisee to provide SWRC the first month's rent and taxes on the commencement date described in the sublease, and a security deposit equal to one month's rent upon signing the sublease. The sublease may require SpeedDee, its owners and their spouses, to personally guaranty performance of the sublease.

4.3 Design and Decor. Franchisee shall submit to SpeedDee or its designated affiliate for approval, plans for the interior and exterior design of the Center, layout, floor plan, parking and driveway facilities, all of which shall be in compliance with local and state building codes and with SpeedDee's standards and



specifications, and which shall include specifications for color, decor, equipment and machines for the Center. Franchisee or its landlord must employ a qualified licensed general contractor to construct the Center and complete all improvements and must employ a qualified architect, engineer, or other licensed and professionally qualified individual to modify plans to conform to local legal requirements and specifications. Franchisee must complete construction and open the SpeedDee Center within 270 days after final site approval by SpeedDee. Franchisee shall, at its expense, construct, convert, design, furnish and decorate the Center in accordance with SpeedDee's plans and specifications, as may be provided in accordance with Section 5.1.b below, and through the assistance of contractors, architects, and suppliers designated or approved by SpeedDee. It shall be Franchisee's responsibility to have prepared all required blueprints and construction plans and specifications to suit the shape and dimensions of the Franchised Location, which blueprints and plans have been prepared based on the standardized blueprints and plans obtained from SpeedDee. Franchisee shall obtain SpeedDee's prior written consent to any improvements to the Center before construction begins and to any material improvements or changes to the Center after initial construction is completed.

4.4 Signage. Franchisee shall only use that signage at the Franchised Location which is consistent with the drawings and specifications provided by SpeedDee. If such signage cannot be used because of local ordinances or applicable building codes, then Franchisee must submit to SpeedDee detailed drawings and specifications of the proposed signage, in sufficient detail acceptable to SpeedDee, which signage may only be used upon receiving the prior written approval of SpeedDee. No name, symbol or identifying marks other than the Marks shall be used in conjunction with the approved signage; provided, however, that a trademark of an approved oil supplier may be included on the signage, with SpeedDee's prior written consent.

4.5 Equipment and Inventory. Franchisee shall purchase or otherwise obtain for use or sale at the Franchised Location and in connection with the SpeedDee Center equipment and inventory of a type and in an amount which complies with SpeedDee's standards and specifications, including but not limited to, oil lubrication and dispensing, tune-up, diagnostic, brake lathes and accessories, air conditioning, radiator flush, lift(s), transmission flush, fluid maintenance, compressors, tools and other miscellaneous equipment, machinery, trade fixtures and any necessary equipment for emissions or state inspections as required by state law in Franchisee's location. If required by statute, Franchisee shall (and if not required, Franchisee may) purchase or otherwise obtain for use at the Franchised Location exhaust and tire machines and emissions (smog) analyzers. Franchisee acknowledges that the type, quality, configuration, capability and performance of the equipment, inventory and other products and services used or offered through the SpeedDee Center are all standards and specifications which are a part of the System and therefore such equipment, inventory, products and other items must be purchased, leased or otherwise obtained in accordance with SpeedDee's standards and specifications and only from SpeedDee, its affiliates or suppliers or other sources approved by SpeedDee.

4.6 Point-of-Sale System and Computers. Franchisee shall purchase or lease and use an approved POS system, software, and other technology systems which meet SpeedDee's standards and specifications, as such standards and specifications may be modified by SpeedDee from time to time ("**Computer System**"). SpeedDee reserves the right to require that Franchisee purchase or license proprietary computer software from SpeedDee or its designated suppliers, and to obtain compatible computer hardware for operating such software. Franchisee must arrange for all installation, maintenance, and support of the Computer System, and must upgrade the Computer System as required from time to time by SpeedDee's modified standards and specifications, at Franchisee's sole cost. SpeedDee is not required to provide any ongoing maintenance, repairs, upgrades, updates, or support for the Computer System. Franchisee must, at its sole cost, obtain the then-current Computer System, which currently includes: subscribing to Sage Microsystem ("**SAGE**")'s annual maintenance and update services and purchasing the NexGen Internet-based electronic management reporting system from SAGE, each in accordance with SAGE's then current terms and conditions. Franchisee acknowledges that the Computer System permits SpeedDee or its affiliates



to receive information on a timely basis concerning sales and inventory of the Center. Franchisee must store all data and information in the Computer System that SpeedDee designates, and report data and information in the manner SpeedDee specifies. Franchisee must also maintain a high-speed Internet connection at the Center. SpeedDee and its designees have the right to independently access the electronic information and data regarding Franchisee's Center through the Computer System remotely, in Franchisee's SpeedDee Center, or from other locations, and to collect and use Franchisee's electronic information and data in any manner, including to promote the System and the sale of SpeedDee franchises. Franchisee must join an approved electronic network connection service and maintain an e-mail address to facilitate communication between Franchisee, SpeedDee, and its affiliates. Franchisee must offer and accept SpeedDee gift cards and loyalty cards franchisor specifies, and must use any credit card vendors and accept all credit cards and debit cards that SpeedDee determines. The term "credit card vendors" includes, among other things, companies that provide services for electronic payment, such as near field communication vendors (for example, "Apple Pay" and "Google Wallet").

4.7 Permits and Licenses. Franchisee shall obtain all such permits and certifications as may be required for the lawful construction and operation of the SpeedDee Center, together with all certifications from government authorities having jurisdiction over the site that all requirements for construction and operation have been met, including without limitation, zoning, access, sign, health, safety requirements, building and other required construction permits, licenses to do business and fictitious name registrations, sales tax permits, health and sanitation permits and ratings and fire clearances. Franchisee shall comply with all federal, state and local laws, codes and regulations, including but not limited to the applicable provisions of the Americans with Disabilities Act, regarding the construction, design and operation of the SpeedDee Center. Franchisee shall obtain all customary contractors' sworn statements and partial and final lien waivers for construction, remodeling, decorating and installation of equipment at the Franchised Location. Copies of all subsequent inspection reports, warnings, certificates and ratings issued by any governmental entity during the term of this Agreement in connection with the conduct of the SpeedDee Center which indicates Franchisee's failure to meet or maintain the highest governmental standards, or less than full compliance by Franchisee with any applicable law, rule or regulation, shall be forwarded to SpeedDee within five days of Franchisee's receipt thereof.

4.8 Commencement of Operations. Unless otherwise agreed in writing by SpeedDee and Franchisee, Franchisee has two years from the date of this Agreement ("**Development Period**") within which to: (1) secure all necessary financing for the Center; (2) complete SpeedDee's initial training program described in this Agreement; (3) obtain all required permits and licenses; (4) construct all required improvements and decorate the Center in compliance with approved plans and specifications; (5) purchase and install all required fixtures, equipment, signs and software; (6) purchase an opening inventory of oil and other approved products, materials and supplies; and (7) commence operation of the SpeedDee Center. SpeedDee will extend the Development Period for a reasonable period of time in the event factors beyond Franchisee's reasonable control prevent Franchisee from meeting this development schedule, so long as Franchisee has made reasonable and continuing efforts to comply with such development obligations and Franchisee requests, in writing, an extension of time in which to have its SpeedDee Center open and operating before the Development Period lapses. If Franchisee does not commence operations of the Center within the Development Period or any extension granted, SpeedDee may terminate this Agreement. The parties will execute the Opening Date Rider attached as Attachment I-2 to specify the date of the opening of the Center.



5. OPENING ASSISTANCE

5.1 Opening Assistance. SpeedDee or its designated representative (which may include an affiliate) shall provide Franchisee with assistance in the initial establishment of the SpeedDee Center as follows:

a. Assist Franchisee in the site selection process by reviewing a site for Franchisee's SpeedDee Center and reviewing a final lease or purchase contract for the Center.

b. Provide written specifications for a Franchised Location which may include, without limitation, specifications for interior and exterior design of the building, layout, floor plan, parking and driveway facilities, signs, color, decor, equipment, and machines. Franchisee acknowledges that SpeedDee shall have no other obligation to provide assistance in the selection and approval of a Franchised Location other than the provision of such written specifications and approval or disapproval of a proposed Franchised Location, which approval or disapproval shall be based on information submitted to SpeedDee in a form sufficient to assess the proposed location as may be reasonably required by SpeedDee.

c. Loan to Franchisee, or make available on SpeedDee's website (if available electronically), one copy of the confidential and proprietary Operations Manual (defined in Section 7 below) for Franchisee's SpeedDee Center.

d. Make available to Franchisee, upon request, names of suppliers, which may include SpeedDee and its affiliates, and other information, including specifications, to assist Franchisee in acquiring its equipment, items and materials used and inventory offered for sale in connection with the SpeedDee Center. After execution of this Agreement, upon request by Franchisee, SpeedDee will provide Franchisee with a list of approved suppliers, if any, of such equipment, items, materials, inventory and services and, if available, a description of any regional or central purchase and supply agreements offered by such approved suppliers for the benefit of SpeedDee Center franchisees.

e. Provide an initial training program for Franchisee, as more fully described in Section 6 below.

f. Between Franchisee's actual opening and its grand opening promotion, one of SpeedDee's representatives will be on site to assist Franchisee in operating the SpeedDee Center. The time for the on-site opening assistance is established by mutual agreement.

g. Furnish general advertising materials, ideas, and suggestions for the Grand Opening promotion, as determined by SpeedDee.

6. TRAINING

6.1 Initial Training. Franchisee or, if Franchisee is an entity, Franchisee's designated principal owner who owns at least 10% of the Franchisee entity ("**Principal Owner**"), and one on-site Center manager shall be required to attend and successfully complete the initial training program offered by SpeedDee, at a location designated by SpeedDee. The initial training program shall be successfully completed prior to and as close to the opening date of Franchisee's SpeedDee Center as possible. SpeedDee's initial training program consists of approximately five days of classroom training and approximately five days of hands-on training. SpeedDee reserves the right to extend the initial training program by up to five additional days. Franchisee or its Principal Owner may attend the program or programs until they have successfully completed the same. If this is Franchisee's first SpeedDee Center, SpeedDee agrees to reimburse Franchisee for the



reasonable travel and lodging expenses for Franchisee or its Principal Owner and one additional person while attending the initial training program, up to a maximum total amount of \$5,000. If Franchisee brings more than two individuals to the initial training program, Franchisee shall pay SpeedDee's then-current fee for each additional attendee plus the travel costs and lodging expenses for these individuals while attending the initial training program. SpeedDee reserves the right to waive a portion of the initial training program or alter the training schedule, if in SpeedDee's sole discretion, Franchisee or Principal Owner has sufficient prior experience or training.

6.2 Additional Training. The SpeedDee Center shall only be managed and operated by individuals who have been trained by Franchisee or the Principal Owner (each, a "**Manager**"); provided that Franchisee or Principal Owner have successfully completed the initial training program. If a Principal Owner is no longer actively involved in the management and operation of the SpeedDee Center, then Franchisee shall notify SpeedDee and the replacement Principal Owner must promptly complete the initial training program; provided, however, that the transfer requirements of Section 15 of this Agreement are also satisfied. Franchisee or Principal Owner is responsible for providing the necessary training to the Managers. Franchisee shall pay to SpeedDee the then current published fee for training additional persons or newly-hired personnel, refresher training courses, advanced training courses, and for any additional or special assistance or training Franchisee needs or requests, and all travel and lodging expenses incurred in attending such training.

6.3 Additional Seminars. SpeedDee may present seminars, conventions or continuing development programs from time to time for the benefit of its franchisees. Franchisee, Principal Owner or Franchisee's Manager, shall attend or participate in any mandatory seminar, convention, or program as may be offered by SpeedDee. SpeedDee may also present additional training programs and certification programs through FullSpeed University ("**FullSpeed University**"), online training or training in other formats that do not require Franchisee, Principal Owner or Franchisee's Manager to attend the training programs in person ("**Remote Training**"). SpeedDee shall give Franchisee at least 30 days prior written notice of any seminar, convention or program which is considered by SpeedDee to be mandatory and at least 10 days prior notice of any Remote Training program which is considered mandatory; provided, however, Franchisee, Principal Owner or Manager, shall not be required to attend any mandatory seminar, convention or program more than once per year, except that Franchisee's, Principal Owner's or Manager's attendance may be required for Remote Training and local or regional advertising and marketing meetings sponsored by an advertising cooperative or by SpeedDee. Franchisee is responsible for all costs and expenses associated with attending any training program, seminar or convention. Franchisee shall pay to SpeedDee the then current published fee for attendance and participation at any of these programs. SpeedDee shall have the right to designate whether Franchisee, Principal Owner and/or Manager must participate in Remote Training or any mandatory seminar, convention or program. SpeedDee may preclude Franchisee from attending any seminar, convention or program if Franchisee is in default of this Agreement. If Franchisee requests or if SpeedDee determines Franchisee requires additional on-site training, Franchisee shall pay SpeedDee an additional training fee of \$500.00 per trainer per day.

7. OPERATIONS MANUAL

7.1 Operations Manual. SpeedDee shall loan to Franchisee or make available electronically certain operations and marketing manuals and other technical or operational materials and updates (collectively referred to as the "**Operations Manual**") concerning the standards and specifications for the development, operation and marketing of the SpeedDee Center, which standards and specifications may include, but not be limited to, directives for authorized automotive repair and maintenance products; client satisfaction programs; mandatory and optional automotive lubrication, maintenance and repair services; fleet and other customer services; build-out, design, décor and maintenance of the Center; standards for equipment, furniture, fixtures, inventory and related policies; employee attire and training; safety and data security



standards; insurance; signs; computer hardware and software; technology systems, brand identity use and standards; promotional and advertising materials both written and electronic, supplies, forms, and advertising offered through the Center; and any other system associated with SpeedDee and the SpeedDee Marks. Franchisee shall comply with the Operations Manual as an essential aspect of its obligations under this Agreement and failure to substantially comply with the Operations Manual may be considered a breach of this Agreement. Franchisee acknowledges that compliance with the Operations Manual is vitally important to SpeedDee and other franchisees and is necessary to protect SpeedDee's reputation and the goodwill of the Marks and to maintain the uniform quality of operation through the system; however, the Operations Manual is not designed to control the day-to-day operation of the SpeedDee Center. If Franchisee's hard copy of the Operations Manual is lost, destroyed or significantly damaged, Franchisee will pay SpeedDee the then-current replacement fee for a new copy.

7.2 Revisions to Operations Manual. The Operations Manual contents may be modified periodically by SpeedDee, in SpeedDee's sole discretion, and Franchisee shall update Franchisee's copy of the Operations Manual as instructed by SpeedDee and shall conform the SpeedDee Center operations with the modified provisions, at Franchisee's expense, within 30 days after receipt of the update or as may be otherwise directed by SpeedDee. Franchisee acknowledges that a master copy of the Operations Manual maintained by SpeedDee and its affiliates at its principal office shall be controlling in the event of a dispute relative to the contents of any Operations Manual.

7.3 Confidentiality of Operations Manual. Franchisee shall use the Marks and System only as specified in the SpeedDee Operations Manual. The SpeedDee Operations Manual is the sole property of SpeedDee or its affiliates and shall be used by Franchisee only during the term of this Agreement and in strict accordance with the terms and conditions hereof. Franchisee shall treat the Operations Manual and its contents as confidential and as a trade secret of SpeedDee and shall not duplicate the Operations Manual nor disclose its contents to persons other than employees of its SpeedDee Center.

8. OPERATING ASSISTANCE

8.1 Operating Assistance. During the operation of Franchisee's SpeedDee Center, SpeedDee or its designee(s) (which may include an affiliate) shall:

- a. Provide additional training, seminars, or continuing development programs at a frequency SpeedDee determines, in person or online, on new methods and processes, marketing techniques, equipment, and products.
- b. Upon reasonable request, provide advice regarding Franchisee's SpeedDee Center operation based on reports or inspections. Advice will be given during SpeedDee's regular business hours and via written materials, electronic media, telephone, or other methods in SpeedDee's discretion. SpeedDee does not provide advice or consultation on employment-related matters.
- c. Make available to Franchisee information regarding any new product, service, or supplier, or any updated methods of doing business.
- d. Provide Franchisee with access to advertising and promotional programs and materials for Franchisee's Center.
- e. Allow Franchisee to continue to use confidential materials, including the Operations Manual and the Marks.



f. Approve, in writing, Franchisee's written request to designate a SpeedDee Center as a training facility, if that SpeedDee Center has been open for at least six (6) months, and if it meets SpeedDee's standards.

g. At its discretion, assist Franchisee in establishing prices of the products and services being offered by Franchisee in its SpeedDee Center, although ultimately, it is Franchisee's responsibility to establish the price which it may charge its customers.

8.2 Additional Assistance. During the term of this Agreement, SpeedDee (or its designee(s), which may include an affiliate) may, but are not required to, provide the following assistance and services to Franchisee:

a. Modify, update, or change the System, including the adoption and use of new or modified trade names, trademarks, service marks, or copyrighted materials, new products, new equipment, or new techniques.

b. Make periodic visits to Franchisee's Center for the purpose of assisting in all aspects of the operation and management of the SpeedDee Center, prepare written reports concerning these visits outlining any suggested changes or improvements in the operation of the SpeedDee Center, and detailing any problems in the operations which become evident as a result of any visit. If provided at Franchisee's request, Franchisee must pay SpeedDee its then-current training charges and reimburse SpeedDee for expenses it incurs in providing such services.

c. Conduct inspections and evaluations of Franchisee's SpeedDee Center in an effort to maintain high standards of quality, appearance, professionalism, and service in connection with the System. Such inspections may be announced or unannounced.

d. Maintain and administer the marketing programs. SpeedDee may dissolve the marketing programs upon written notice.

e. Hold periodic national or regional conferences to discuss business and operational issues affecting SpeedDee franchisees.

9. FRANCHISEE'S OPERATIONAL COVENANTS

9.1 Center Operations. Franchisee acknowledges that it is solely responsible for the operation of its SpeedDee Center and that the successful operation is, in part, dependent upon Franchisee's compliance with this Agreement and the Operations Manual. In addition to all other obligations contained in this Agreement and in the Operations Manual, Franchisee shall comply with the following operational obligations:

a. Quality of Operations. Franchisee shall maintain a clean, efficient and high quality SpeedDee Center and shall operate the SpeedDee Center in accordance with the Operations Manual and in such a manner as to enhance the goodwill in the Marks and the reputation and public image of SpeedDee Centers generally.

b. Compliance with Laws. Franchisee shall conduct itself and operate its SpeedDee Center in compliance with all applicable federal, state and local laws, regulations and ordinances. Franchisee shall at all times be fully responsible for obtaining and maintaining all permits, licenses, and approvals necessary to carry on the business at the SpeedDee Center. Franchisee shall, at SpeedDee's request, promptly forward to SpeedDee copies of all health department, fire department,



building department, environmental agency and other reports of inspections as and when they become available. Franchisee shall also immediately forward to SpeedDee upon receipt thereof, all inspection reports, warnings, certificates or ratings issued by any governmental entity during the term of this Agreement in connection with the conduct of the SpeedDee Center which indicates Franchisee's failure to meet or maintain the highest governmental standards, or less than full compliance by Franchisee with any applicable law, rule or regulation. Franchisee shall be solely responsible for any penalties or fines assessed for failure to abide by such laws, regulations and ordinances. Without limiting the generality of anything contained herein, Franchisee agrees to comply with all applicable laws pertaining to the privacy of customer, employee, and transactional information ("**Privacy Laws**"). Franchisee also agrees to comply with our standards and policies pertaining to Privacy Laws. If there is a conflict between our standards and policies pertaining to Privacy Laws and actual applicable law, Franchisee will: (a) comply with the requirements of applicable law; (b) immediately give SpeedDee written notice of said conflict; and (c) promptly and fully cooperate with SpeedDee and its counsel in determining the most effective way, if any, to meet the standards and policies pertaining to Privacy Laws within the bounds of applicable law. Franchisee agrees not to publish, disseminate, implement, revise, or rescind a data privacy policy without SpeedDee's prior written consent as to said policy. Franchisee's failure to comply with any applicable law, regulation or ordinance is a material breach of this Agreement.

c. Capacity of Operations. Franchisee shall, throughout the term of this Agreement, maintain business hours at the Center as may from time to time be prescribed by SpeedDee and shall maintain sufficient supplies of products and employ adequate personnel at all times so as to operate the Center at its maximum capacity and efficiency.

d. Employees. Franchisee shall be exclusively responsible for the conduct and control of its employees and employment practices, including hiring, firing, training, compensation, benefits, taxes, work schedules, work conditions, record keeping, supervision, and discipline of its employees. Franchisee agrees to inform each of its employees that it alone is the employer, and SpeedDee is not. Franchisee is responsible for complying with all applicable employment laws. Upon SpeedDee's request, Franchisee and each employee of Franchisee will sign an employment relationship acknowledgement form within seven days acknowledging that Franchisee alone is the employer and operates the SpeedDee Center. SpeedDee will have no obligation to direct Franchisee's employees or to operate the SpeedDee Center. Franchisee will post a conspicuous back of house notice informing employees that employees are employed by the Franchisee and not SpeedDee. Franchisee will use its legal name on all documents for use with employees and contractors, including but not limited to, employment applications, time cards, pay checks, and employment and independent contractor agreements and will not use the Marks on these documents. Franchisee shall cause all employees of Franchisee, while working in the Center, to present a professional appearance, as described in the Operations Manual, and to render competent and courteous service to Center customers. Franchisee is required, at Franchisee's expense, to purchase or rent specified wearing apparel described in the Operations Manual from suppliers approved by SpeedDee. All Managers, employees of Franchisee, Franchisee and its owner, shall wear the specified wearing apparel at all times while working at the SpeedDee Center. Nothing in this Agreement shall be deemed to make Franchisee's employees, representatives or agents: (i) subject to the control of SpeedDee; or (ii) employees of SpeedDee.

e. Approved Services and Products. Franchisee shall offer only those products and services at the SpeedDee Center which meet or exceed the standards and specifications established by SpeedDee and shall offer all products and services which are a part of the System. Standards and specifications may be given to Franchisee in writing and may be changed by SpeedDee at any time. Franchisee shall offer for sale at the Center only those products and services now or hereafter



designated by SpeedDee and shall at all times refrain from offering any other products or services from or through the Center, without SpeedDee's prior written consent.

f. Payment of Obligations. Franchisee will pay on a timely basis all amounts due and owing to SpeedDee and its affiliates pursuant to any separate agreements between Franchisee and SpeedDee and its affiliates and all amounts due and owing by Franchisee to all third parties with whom Franchisee does business at or through the Center. In connection with any amounts due and owing by Franchisee to third parties, including affiliates of SpeedDee, Franchisee acknowledges that a default by Franchisee with respect to such indebtedness may be considered a default hereunder and SpeedDee may avail itself of all remedies provided for herein in the event of default.

g. Other Agreements. Franchisee shall comply with all agreements with third parties which relate to or affect the Center, including, in particular, all provisions of any premises lease, equipment lease or supply agreement.

h. Management of Center. Franchisee acknowledges that proper management of the SpeedDee Center is critical to the successful operations of a SpeedDee Center and shall ensure that Franchisee, individually, or if applicable, the Principal Owner who has completed the SpeedDee initial training program or a Manager, will be responsible for the management of the SpeedDee Center.

i. Ownership of Center. Franchisee shall at all times during the term of this Agreement own and control the SpeedDee Center. Upon request by SpeedDee, Franchisee shall promptly provide satisfactory proof of such ownership to SpeedDee. Franchisee represents that the Statement of Ownership, attached hereto as Attachment II and by this reference incorporated herein, is true, complete, accurate and not misleading and, in accordance with the information contained in the Statement of Ownership, the controlling ownership of the SpeedDee Center is held by Franchisee. Franchisee acknowledges that each officer, director, partner, principal or other person who, directly or indirectly, owns 5% or more of the interest in Franchisee, and each such person's spouse (if any), will be required to guarantee the performance of Franchisee hereunder and sign the Owners' Agreement which is attached to this Agreement as Attachment III. Franchisee shall promptly provide SpeedDee with a written notification if the information contained in the Statement of Ownership changes at any time during the term of this Agreement and shall in such circumstances comply with the applicable transfer provisions contained in Section 15 herein.

j. National Fleets. Franchisee shall service all "**National Fleet Accounts**" defined below, in accordance with any of SpeedDee's policies and procedures concerning National Fleet Accounts as may then be in effect and Franchisee shall comply with the agreements with any National Fleet Account vendor, which policies and procedures and agreements may change from time to time upon notice to Franchisee. For the purposes of this Agreement, a "**National Fleet Account**" shall refer to: any business entity which, in the course of conducting day-to-day activities, operates vehicles in more than one state.

k. Training of Employees. Franchisee shall be fully responsible for all Center employees' compliance with the operational standards which are part of the System and for compliance with all laws and regulations affecting Center operations. Franchisee must conduct its employee training in a manner which ensures that Franchisee's employees comply with such operational standards and all laws and regulations affecting Center operations. Franchisee shall ensure that its employees take the minimum number of courses that SpeedDee prescribes through FullSpeed University.



1. **Remodeling and Upgrading.** Franchisee agrees to renovate, refurbish or replace, at its own expense, the décor, personal property, equipment, computer hardware, software and point-of-sale system used in the operation of the SpeedDee Center, when reasonably required by SpeedDee in order to comply with the image, standards of operation and performance capability established by SpeedDee from time to time. If SpeedDee changes its image or standards of operation, it shall give Franchisee a reasonable period of time within which to comply with such changes.

9.2 Noncompliance Service Charge. In the event Franchisee fails to comply with any obligation set forth in this Agreement or any mandatory standard or specification in the Operations Manual or otherwise established by SpeedDee, SpeedDee shall have the right upon written notice to Franchisee to impose a noncompliance service charge (“**Noncompliance Service Charge**”) of \$1,000.00 for each event of noncompliance by Franchisee. The Noncompliance Service Charge is intended to compensate SpeedDee for the administrative costs that it incurs in monitoring, notifying, and following up with Franchisee in the event of noncompliance, including the costs of SpeedDee’s in-house counsel. The imposition of the Noncompliance Service Charge is in addition to any other rights or remedies that SpeedDee may have in the event of noncompliance by Franchisee including, without limitation, any right to declare a default or terminate this Agreement.

10. QUALITY CONTROL

10.1 Standards and Specifications. SpeedDee will make available to Franchisee, through the Operations Manual or otherwise, standards and specifications for services and related products offered at or through the Center and for the premises, premises lease, decor, displays, furniture, equipment, computer hardware and software, point-of-sale system, materials, forms, items, uniforms, promotional and advertising materials, supplies and services (“**Items**”) used in connection with the Center. SpeedDee reserves the right to change standards and specifications for these services and products offered at or through the Center and for the Items used in connection with the Center, upon 30 days prior written notice to Franchisee. Franchisee shall, at Franchisee’s expense and throughout the term of this Agreement, remain in compliance with this Agreement and strictly adhere to all of SpeedDee’s current standards and specifications for the Center as prescribed from time to time.

10.2 Inspections. SpeedDee and its designees, including affiliates, shall have the right to examine the Franchised Location, including the furniture, equipment, signage, materials, supplies or services used or sold there, to ensure compliance with all standards and specifications set by SpeedDee. SpeedDee shall conduct such inspections during regular business hours and Franchisee may be present at such inspections. SpeedDee, however, reserves the right to conduct the inspections without prior notice to Franchisee. Franchisee shall furnish promptly, upon SpeedDee’s request, information regarding its supplies, equipment, services and methods used in conducting business at the Center. During the inspections conducted by SpeedDee, SpeedDee shall have the right to: (i) videotape or take pictures of Franchised Location; (ii) interview employees and customers of the Center; (iii) take samples of products and items used or sold at the Center for testing and analysis; (iv) make copies of books and records; and (v) require Franchisee to immediately remove any unauthorized products or items from the Franchised Location. SpeedDee shall have the right to use such photographs and videotaped material in such a manner as it reasonably deems appropriate.

10.3 Restrictions on Services and Products. Franchisee is prohibited from offering or selling any services or products not authorized by SpeedDee as being a part of the System. However, if Franchisee proposes to offer, conduct or utilize any services, products, materials, forms, items, supplies or services for use in connection with or sale through the Center which are not previously approved by SpeedDee as meeting its specifications, Franchisee shall first notify SpeedDee in writing requesting approval. SpeedDee may, in its sole discretion, for any reason whatsoever, elect to withhold such approval; however, in order to make



such determination, SpeedDee may require submission of specifications, information or samples of such products, services, materials, forms, items or supplies, and Franchisee will pay SpeedDee the costs of evaluating the submission. SpeedDee will advise Franchisee within a reasonable time whether such products, services, materials, forms, items or supplies meet its specifications. SpeedDee reserves the right to establish minimum and maximum resale prices for use with multi-area marketing programs and special price promotions. Without limiting the generality of anything else contained herein, Franchisee is not permitted to open a car wash service from its Center, unless approved by SpeedDee.

10.4 Approved Suppliers. Franchisee shall purchase all services and related products offered at or through the Center and all Items required for the operation of the Center from SpeedDee, from SpeedDee's affiliates, from suppliers designated or approved by SpeedDee or, if there is no designated or approved supplier for particular services, products or Items, from suppliers approved in advance by SpeedDee who meet all of SpeedDee's specifications and standards as to quality, composition, finish, appearance and service, and who shall adequately demonstrate their capacity and facilities to supply Franchisee's needs in the quantities, at the times, and with the reliability requisite to an efficient operation of the Center. SpeedDee reserves the right to designate from time to time, a single supplier for any Items and to require Franchisee to use such designated supplier exclusively, which exclusive designated supplier may be SpeedDee or its affiliates. SpeedDee and its affiliates may receive payments from suppliers on account of such suppliers' dealings with Franchisee and other franchisees and may use all such amounts without restriction and for any purpose SpeedDee and its affiliates deem appropriate (unless SpeedDee and its affiliates agree otherwise with the supplier).

10.5 Request to Approve Supplier. In the event Franchisee wants to purchase or lease any products, equipment, supplies, or services not previously approved by SpeedDee, or use a new supplier not previously approved by SpeedDee, Franchisee shall notify SpeedDee and obtain SpeedDee's prior written approval. Each request must be in writing, containing a description of the product, equipment, supply, or service, together with its manufacturer and supplier, along with its specifications, cost, and uses. SpeedDee may require Franchisee submit sufficient specifications, photographs, drawings, supplier information, or other information and samples to determine whether the items or the supplier meet SpeedDee's specifications. SpeedDee may at its sole discretion, for any reason whatsoever, elect to withhold approval of the products, equipment, supplies, services or supplier; however, in order to make such determination, SpeedDee may require that samples from a proposed new supplier be delivered to SpeedDee for testing prior to approval and use. A charge not to exceed the actual cost of the test may be made by SpeedDee and shall be paid by Franchisee. SpeedDee and its designees may continue from time to time to inspect any suppliers' facilities and products to assure compliance with SpeedDee's standards and specifications. Permission for such inspection shall be a condition of the continued approval of such supplier.

11. ROYALTIES; PAYMENT TERMS

11.1 Royalty. Franchisee shall pay to SpeedDee on a weekly basis a nonrefundable fee equal to the greater of: (a) \$225 per week; or (b) the sum of 5% of Gross Revenues (defined in Section 11.2 below) from brake products and brake repair services from the previous week plus 6% of Gross Revenues from all other products and services from the previous week ("**Royalty**"). The Royalty is an ongoing payment that allows Franchisee to use the Marks and the other intellectual property of the System and pays for SpeedDee's ongoing support and assistance.

11.2 Gross Revenues. "**Gross Revenues**" shall mean and include the aggregate amount received from all sales of services, products or merchandise of every kind or nature (including, without limitation, any services or products that have not been approved or authorized by SpeedDee), performed or sold from, at or in connection with the operation of the SpeedDee Center or arising out of the operation or conduct of the SpeedDee Center or, if Franchisee is an entity, arising out of the operation or conduct of any business by



such entity, whether for cash or credit, and whether or not sold through the Center, but excluding (i) the amount of the discount given off the regular retail price of such services or products in connection with the use of coupons or other discount promotions; and (ii) federal, state or municipal sales or services taxes collected from customers and paid to the appropriate taxing authority. Additionally, if the taxing authority described in subsection (ii) of the preceding sentence offers a discount to taxpayers for the timely payment and/or processing of sales taxes, the amount of such discount provided to the Franchisee with respect to Franchisee's SpeeDee Center shall also be excluded from Gross Revenues.

11.3 Payment Schedule. All Royalties, Advertising Contributions (defined in Section 12.2 below) and any other fees to be paid to SpeeDee by Franchisee pursuant to this Agreement shall be made weekly, based on the amount of Gross Revenues of the previous week, or as otherwise specified by SpeeDee, and shall be paid by electronic transfer of funds. This payment shall be submitted on a computer generated transmittal record in a form approved by SpeeDee, who may also request certain additional information it determines useful in the overall management and marketing of SpeeDee's franchise system. In the event that Franchisee fails to provide SpeeDee with the reports referenced in the previous sentence by the date specified by SpeeDee or the reports and records described in Section 14, Franchisee shall owe a \$25 late fee for each month such reports are late to be automatically assessed and debited or paid along with the payment of Royalties. SpeeDee shall have the right to verify such Royalty payments from time to time as it deems necessary, in any reasonable manner.

11.4 Late Charges. Delinquent Royalties, Advertising Contributions and other amounts as may be due from Franchisee to SpeeDee or its affiliates hereunder, shall bear interest at 1.5% per month; provided, however, in no event shall Franchisee be required to pay interest at a rate greater than the maximum interest rate permitted by applicable law. Interest shall accrue from the day payments are due until payment is received in full. In the event that Franchisee fails to pay any amounts due to SpeeDee or its affiliates by the due date, Franchisee shall, in addition to such amounts, owe a \$25 late fee to be automatically assessed and debited or paid along with the late debit or payment. In the event any check or EFT payment is not successful due to insufficient funds, stop payment, or any similar event, Franchisee shall owe SpeeDee the lesser of \$100 per occurrence or the highest amount allowed by law. Franchisee acknowledges that this Section 11.4 shall not constitute SpeeDee's or its affiliates' agreement to accept such payments after they are due or a commitment to extend credit to or otherwise finance operation of the Center.

11.5 Electronic Funds Transfer. Franchisee shall execute an authorization agreement for preauthorized payment of Royalties, Advertising Contributions, rent and other amounts due under any SWRC sublease, and any other amounts owed pursuant to this Agreement by electronic transfer of funds from Franchisee's bank account to SpeeDee's bank account, or the bank account of SpeeDee's affiliate as applicable, in the form attached to the Franchise Disclosure Document. Franchisee authorizes SpeeDee and its affiliates to initiate debt entries and credit correction entries to Franchisee's checking, savings or other account for the payment of Royalties, Advertising Contributions, rent and other charges, interest, late charges, the purchase of equipment and inventory and any other amounts due from Franchisee under this Agreement or otherwise. Within five days of receipt of a written request from SpeeDee, Franchisee shall execute and return to SpeeDee an additional authorization agreement for prearranged payments from with new account and other information to ensure the authorization form is current and valid. SpeeDee or its affiliates may require Franchisee to pay Royalties, Advertising Contributions, rent, and other amounts due under this Agreement or otherwise by means in addition to or other than electronic funds transfer and Franchisee agrees to comply with the payment instructions of SpeeDee or its affiliates.

12. ADVERTISING

12.1 Initial Advertising and Promotion. Franchisee and SpeeDee, or its designee, shall mutually agree upon the timing and manner of conducting a grand opening advertising and promotional campaign, to be



conducted at or around the time the Center opens or within 30 days thereafter and lasting for a period of four to six months. Speedee may, but is not required, to provide certain grand opening services to Franchisee. If Speedee provides such grand opening services to Franchisee, Franchisee will pay Speedee or a third-party designated by Speedee the costs of the grand opening, which is typically \$10,000 (“**Grand Opening Costs**”) to cover the cost. Franchisee shall pay the Grand Opening Costs at the time it secures the Franchised Location and such amount is non-refundable once paid. Within 30 days of completion of the initial advertising and promotion campaign, Franchisee shall submit to Speedee a written summary of campaign expenditures.

12.2 Advertising Contribution. Franchisee shall contribute to an advertising fund established by Speedee in an amount equal to the greater of: (a) \$225 per week; or (b) 6% of all Gross Revenues from the previous week (“**Advertising Contribution**”). Speedee has the right to increase the amount of the Advertising Contribution collected from time to time (up to the greater of \$265 per week or 7% of all Gross Revenues), upon 30 days prior written notice to Franchisee. The Advertising Contribution shall be paid to Speedee or its designee in addition to Royalties and the following terms and conditions shall apply:

a. The Advertising Contribution shall be payable concurrently with the payment of the Royalties, remitted weekly to Speedee by electronic transfer of funds, based on the Gross Revenues of the immediately preceding week.

b. Speedee shall have the right to verify Franchisee’s determination of Advertising Contribution payments from time to time as it deems necessary, in any reasonable manner.

c. Franchisee’s Advertising Contribution shall be in addition to all other advertising requirements in this Agreement.

d. The Advertising Contributions will be subject to the same interest and late charge as the Royalties, in the amount and manner set forth in Section 11.4 above.

e. The Advertising Contributions may be spent on a system-wide advertising fund to market the System, the Marks and Speedee Centers (“**National Marketing Fund**” or “**NMF**”) and on regional and local advertising. Speedee will determine what portion of the Advertising Contribution will be spent on the regional advertising cooperative in Franchisee’s region (also known as the “**Designated Market Area Program**” or “**DMA Program**”) and on the Local Store Marketing Program (defined in Section 12.4 below) combined. Speedee may modify the amounts of the Advertising Contribution to be spent on each program and may add to, combine, or eliminate any of these categories and redirect allocation of the Advertising Contribution to any of the advertising or marketing programs or to other programs Speedee may create, in its sole discretion and without prior notice to Franchisee.

12.3 National Marketing Fund. The National Marketing Fund will be administered by Speedee, its affiliate or designees, at Speedee’s discretion, and the following shall apply:

a. Speedee may use a professional advertising agency or media buyer to assist with the National Marketing Fund. Speedee and its designees shall direct all advertising and marketing programs financed by the National Marketing Fund, with sole discretion over the creative concepts, materials and endorsements used therein, geographic, market and media placement and allocation, and the administration thereof. Speedee has complete discretion on how the National Marketing Fund will be utilized. Speedee may use the National Marketing Fund for local, regional, or national marketing, advertising, sales promotion and promotional materials, public and consumer relations, website development and search engine optimization, the development of technology for the



System, support programs, instructional materials regarding marketing programs, franchisee meetings and conferences and any other purpose to promote the Marks. Speedee may use any media for disseminating National Marketing Fund advertisements, including direct mail, print ads, the Internet, radio, billboards, and television. Speedee may reimburse itself, its authorized representatives, and its affiliates from the National Marketing Fund for administrative costs, independent audits, reasonable accounting, bookkeeping, reporting and legal expenses, taxes, and all other direct or indirect expenses associated with the programs funded by the National Marketing Fund. The National Marketing Fund will be in a separate bank account, commercial account, or savings account, along with all Advertising Contributions collected.

b. The National Marketing Fund shall be accounted for separately from Speedee's other funds and shall not be used to defray any of Speedee's general operating expenses, except for such reasonable administrative costs, agency costs and commissions, salaries and overhead as Speedee and its designees, including its affiliates, may incur in activities related to the implementation and administration of the National Marketing Fund and its marketing programs, including, without limitation, conducting market research, incurring related accounting and legal expenses, preparing material and collecting and accounting for National Marketing Fund contributions. Speedee may spend in any fiscal year an amount greater or less than the aggregate contribution of all Speedee Centers to the National Marketing Fund in that year and the National Marketing Fund may borrow from Speedee or other lenders to cover deficits or cause the National Marketing Fund to invest any surplus for future use. All interest earned on monies contributed to the National Marketing Fund will be first used to pay costs. The National Marketing Fund may be incorporated or operated through an entity separate from Speedee at such time as Speedee deems appropriate, and such successor entity shall have all rights and duties of Speedee pursuant to this Section 12.3.

c. Franchisee acknowledges that the National Marketing Fund is intended to maximize recognition of the Marks and patronage of Speedee Centers. Although Speedee will endeavor to utilize the National Marketing Fund to develop advertising and marketing materials and programs and to place advertising that will benefit all Speedee Centers, Speedee and its designees, undertake no obligation to ensure that expenditures by the National Marketing Fund in or affecting any geographic area are proportionate or equivalent to the contributions by Speedee Centers operating in that geographic area or that any Speedee Centers will benefit directly or in proportion to its contribution from the development of advertising and marketing materials or the placement of advertising. Speedee will not use the Advertising Contributions collected for the National Marketing Fund for advertising that is principally a solicitation for the sale of franchises, but reserves the right to include a notation in any advertisement or website indicating "Franchises Available" or similar phrasing. The National Marketing Fund is not treated as a trust fund, and Speedee and its designees, including its affiliates, do not owe Franchisee any fiduciary duty with respect to the maintenance, direction or administration of the National Marketing Fund. Except as expressly provided in this Section 12.3, Speedee and its designees, including its affiliates, assume no direct or indirect liability or obligation to Franchisee with respect to the maintenance, direction or administration of the National Marketing Fund. Any unused funds that were collected in any calendar year will be applied to the following year's funds, and Speedee reserves the right to contribute or loan additional funds to the National Marketing Fund on any terms Speedee deems reasonable.

d. The National Marketing Fund is not audited. Upon Franchisee's written request, Speedee will provide an annual accounting for the National Marketing Fund that shows how the National Marketing Fund proceeds have been spent for the previous year.



e. SpeedDee reserves the right to terminate the National Marketing Fund, upon 30 days' written notice to Franchisee. All unspent monies on the date of termination shall be distributed to SpeedDee's franchisees in proportion to their respective contributions to the National Marketing Fund during the preceding 12 month period. SpeedDee shall have the right to reinstate the National Marketing Fund upon the same terms and conditions set forth herein upon 30 days' prior written notice to Franchisee.

f. A SpeedDee national franchise advisory council ("NFAC") has been formed, which may provide input and feedback in an advisory capacity regarding use of the funds in the National Marketing Fund as well as operational programs and modifications. SpeedDee shall have the power to form, change, or dissolve the NFAC at any time.

12.4 Local Store Marketing Program. In addition to the portion of Franchisee's Advertising Contribution spent on the National Marketing Fund and regional advertising (described below), a certain percent of Franchisee's Advertising Contribution must be spent by Franchisee on local advertising (the "**Local Advertising Amount**"). SpeedDee will collect, as part of the Advertising Contribution, Franchisee's Local Advertising Amount. Franchisee will submit reports to SpeedDee describing Franchisee's proposed expenditures on local advertising in the form requested by SpeedDee. If Franchisee's requests comply with SpeedDee's advertising requirements (as described in the Operations Manual and other communications from SpeedDee), SpeedDee will approve such expenditures, and SpeedDee will submit payment to Franchisee for such expenses up to the Local Advertising Amount that SpeedDee has actually received from Franchisee. The Local Advertising Amount SpeedDee collects will be in a separate bank account, commercial account or savings account, along with local advertising amounts of other franchisees and with all Advertising Contributions collected. Franchisee must purchase local advertising separately through local marketing and media sources within a geographical area. Local advertising is solely Franchisee's responsibility. SpeedDee does not guarantee the success of Franchisee's local advertising expenditures and assumes no fiduciary duty to Franchisee or other direct or indirect liability or obligation to collect amounts due for local advertising or to maintain, direct, or administer the local advertising. Any Local Advertising Amounts we collected which are unused in any calendar year will be applied to the amount available to Franchisee for Franchisee's local advertising in the following year, and SpeedDee reserves the right to contribute or loan additional funds to the marketing on any terms SpeedDee deems reasonable. The local advertising amounts are not audited. Upon Franchisee's written request, SpeedDee will provide an annual accounting for Franchisee's Local Advertising Amounts that shows how Franchisee's Local Advertising Amount has been collected and then re-submitted to Franchisee for the previous year.

12.5 Designated Market Area Program. A portion of Franchisee's Advertising Contribution will be spent on a regional advertising program in the market area where Franchisee's SpeedDee Center is located (the "**DMA Program**"). SpeedDee and affiliate-owned Centers in the particular market areas may also become members of the DMA Program and may contribute to it on the same basis as other members. Franchisee acknowledges that SpeedDee has existing Midas/SpeedDee co-branding franchisees which may also be part of Franchisee's DMA Program, with contribution amounts which may differ from Franchisee's contribution amounts. The members of the DMA Program elect an advertising committee and the DMA Program operates under a written document which franchisees may view. The committee participates in an advisory role pertaining to the advertising and marketing programs of the DMA Program. SpeedDee and its affiliates may contribute back to the DMA Program all or a portion of the National Marketing Fund payments received from franchisees in the DMA Program from Franchisee's market area for marketing and advertising programs. SpeedDee and its affiliates may make these funds available on a regular basis or intermittently for specific programs. SpeedDee or its affiliates must approve all advertising materials before they are used by a DMA Program or furnished to its members. Each DMA Program must prepare unaudited annual financial statements and send them to Franchisee upon request. SpeedDee and its affiliates have the right to determine the scope of the geographical areas included in each DMA Program. SpeedDee and its



affiliates have the right to seek reimbursement from the DMA Program for reasonable administrative costs, salaries, and overhead that SpeedDee or its affiliates may incur in implementing and administering the DMA Program and its marketing programs. SpeedDee and its affiliates may change and dissolve the DMA Program. Either SpeedDee, its affiliates, or the DMA Program may create the DMA Program's advertising, but advertising created by the DMA Program must have SpeedDee's or its affiliate's written approval before use. If Franchisee is located in a marketing area which does not have an established DMA Program, Franchisee shall spend all amounts of the Advertising Contribution in excess of the amounts spent on the National Marketing Fund on Franchisee's Local Advertising Amount. At any time a DMA Program exists in Franchisee's designated market area, Franchisee must participate in it and will be bound by the decisions of the majority of the members of the DMA Program regarding go-to-market discounts and offers, subject to approval by SpeedDee or its affiliates. Franchisee's failure to participate in the DMA Program or pay any DMA Program contributions, constitutes a material breach under this Agreement.

12.6 Approval of Advertising. Franchisee acknowledges that advertising and promoting the Center in accordance with SpeedDee's standards and specifications is an essential aspect of the System. All marketing and promotion of Franchisee's SpeedDee Center, including electronic, social media, or Internet advertising must conform to SpeedDee's standards and specifications. Franchisee must submit to SpeedDee samples of all advertising and promotional materials that have not been prepared or previously approved by SpeedDee, at least 30 days prior to publication, broadcast or use. Franchisee may not use any advertising or promotional plans or materials, including without limitation, telephone directory advertising, newspaper ads, flyers, brochures, direct mail pieces, specialty and novelty items and advertising on the radio, television and Internet advertising, unless and until Franchisee has received written approval from SpeedDee. Franchisee's Center must participate in promotions SpeedDee institutes from time to time for all Centers or for Centers within a particular area and Franchisee shall display all required promotional materials, signs, point of purchase displays and other marketing materials in its Center and in the manner prescribed by SpeedDee.

12.7 Electronic Advertising. If Franchisee desires to advertise online, Franchisee must follow SpeedDee's online policy in the Operations Manual, as such policy may change from time to time as technology and the Internet changes. SpeedDee may retain the sole right to market on the Internet, including all use of websites, domain names, advertising, and co-branding arrangements and SpeedDee may restrict Franchisee's use of social media. SpeedDee may not allow Franchisee to independently market on the Internet, or use any domain name, address, locator, link, metatag, or search technique with words or symbols similar to the Marks. SpeedDee intends that any franchisee website will be accessed solely through SpeedDee's home page. If SpeedDee permits or requires Franchisee to develop any electronic or social media advertising, Franchisee shall do so in compliance with SpeedDee's policies and rules regarding the creation, maintenance, use, publication and content of such advertising as set forth in this Agreement, the Operations Manual, and any standards and specifications that SpeedDee may develop, disseminate and modify from time to time, including but not limited to any social media policies.

13. PROPRIETARY MARKS AND INTERESTS

13.1 Marks. Franchisee acknowledges that SpeedDee or its affiliates are the sole owner of the Marks and System and the Marks and System shall remain the sole and exclusive property of SpeedDee or its affiliates. Franchisee shall display the Marks prominently at the Center premises and on service reminders and packaging materials and in connection with uniforms, forms, advertising, marketing and other items, all in a manner as SpeedDee shall reasonably prescribe. Franchisee acknowledges that it has not acquired any right, title or interest in the Marks and System except for the non-exclusive right to use the proprietary Marks and System in the operation of its SpeedDee Center in accordance with this Agreement, and such rights are conditioned upon Franchisee's payment of all Royalties. No name or mark other than the Marks shall be used in the operation of the SpeedDee Center nor shall any other name, symbols, logo or other



identifying marks be used in connection with the SpeedDee Center without the prior written approval of SpeedDee. Franchisee shall not, without SpeedDee's prior written consent or as may be permitted in the Operations Manual, use a name or Mark as part of a corporate name or trade name, as part of an electronic mail address, or on any sites on the Internet, or with any prefix, suffix, or modifying words, designs, or symbols. Franchisee may not use the Marks with an unauthorized product or service, or in a manner not authorized in writing by SpeedDee.

13.2 No Use of Other Marks. No service marks other than "SpeedDee" or such other Marks as may be specified by SpeedDee shall be used in the identification, marketing, promotion or operation of the SpeedDee Center.

13.3 System. Franchisee acknowledges that SpeedDee owns and controls the proprietary and distinctive plans and method for the establishment, operation and promotion of the SpeedDee Center and all related System of doing business, previously defined as the "System," which include, but are not limited to, SpeedDee's standards and specifications for the Franchised Location, premises, leasehold improvements, interior finish, interior décor, furnishings, equipment, products, product formulas, supplies, materials, mandatory and optional automotive maintenance and repair services; inventory type and control, technical equipment standards, order fulfillment methods, client relations, marketing techniques, written promotional materials, advertising, accounting systems, and service delivery methods, all of which constitute confidential trade secrets of SpeedDee and all of which may be included in the Operations Manual described in Section 7 above, in the sole discretion of SpeedDee. Franchisee acknowledges that SpeedDee has valuable rights in and to such trade secrets. Franchisee further acknowledges that it has not acquired any right, title or interest in the System except for the right to use the System in the operation of the SpeedDee Center as it is governed by this Agreement and that it is obligated to maintain the confidentiality of the System in accordance with Section 18.4 below.

13.4 Change of Proprietary Marks. In the event that SpeedDee or its affiliates, in their sole discretion, shall determine to modify or discontinue use of the Marks, or to develop additional or substitute proprietary marks, Franchisee shall, within a reasonable time after receipt of written notice from SpeedDee, take such action, at Franchisee's sole expense, as may be necessary to comply with such modification, discontinuation, addition or substitution. SpeedDee shall not be obligated to reimburse Franchisee for any loss of goodwill associated with any modifications or discontinuance of the Marks or for any expenditures made by Franchisee to promote a modified or substitute trademark or service mark. Franchisee's changes or improvements to the System, Franchisee's usage of the Marks and System and any goodwill established thereby will inure to SpeedDee's exclusive benefit.

13.5 Trademark Infringement. Franchisee will notify SpeedDee in writing of any possible infringement or illegal use by others of a trademark the same as or similar to the Marks which may come to its attention. Franchisee acknowledges that SpeedDee or its affiliates shall have the right to determine whether action will be taken on account of any possible infringement or illegal use. SpeedDee or its affiliates shall commence or prosecute such action in SpeedDee's or its affiliates' own name and may join Franchisee as a party to the action if SpeedDee or its affiliates determine it to be reasonably necessary for the continued protection and quality control of the Marks and System. SpeedDee shall bear the reasonable cost of any such action, including its attorneys' fees. Franchisee will not institute any action on account of any possible infringement or illegal use without first obtaining SpeedDee's prior written consent.

13.6 Franchisee's Business Name. Franchisee acknowledges that SpeedDee or its affiliates have a prior and superior claim to the SpeedDee trade name. Franchisee will not register or attempt to register the SpeedDee trade name or any variation thereof in Franchisee's name or that of any other person or business entity without prior written consent of SpeedDee. Franchisee shall not use any of the Marks or any part thereof in the legal name of its corporation, partnership or any other business entity used in conducting the



SpeeDee Center provided for in this Agreement. During the term of this Agreement, SpeeDee may require that Franchisee post a sign at its SpeeDee Center, and include a reference on its letterhead, contracts, invoices, business cards and/or other items, stating that it is an “authorized franchisee of SPEEDEE WORLDWIDE, LLC,” or other language specified by SpeeDee. If local laws require that Franchisee file an affidavit or other registration indicating that it is conducting business under an assumed, fictitious or trade name, Franchisee shall state in such filing or affidavit that the same is made “as an authorized franchisee of SPEEDEE WORLDWIDE, LLC.”

13.7 Creative Ownership. All copyrightable works created by Franchisee or any of its owners, officers, managers or employees in connection with the Center shall be the sole property of SpeeDee. Franchisee assigns all proprietary rights, including copyrights, in these works to SpeeDee without additional consideration. Franchisee hereby assigns and will execute such additional assignments or documentation to effectuate the assignment of all intellectual property, inventions, copyrights, trademarks and trade secrets developed in part or in whole in relation to the Center, during the term of this Agreement, as SpeeDee may deem necessary in order to enable it, at its expense, to apply for, prosecute and obtain copyrights, trademarks, patents or other proprietary rights in the United States and in foreign countries or in order to transfer to SpeeDee all right, title, and interest in said intellectual property. Franchisee shall promptly disclose to SpeeDee all inventions, discoveries, improvements, creations, patents, copyrights, trademarks and confidential information relating to the Center which it or any of its owners, officers, managers or employees has made or may make solely, jointly or commonly with others and shall promptly create a written record of the same. In addition to the foregoing, Franchisee acknowledges and agrees that any improvements or modifications, whether or not copyrightable or otherwise protectable as intellectual property, directly or indirectly related to the Center, shall be deemed to be a part of the System and shall inure to the benefit of SpeeDee. Franchisee must notify SpeeDee within 3 days after it learns about another’s use of language, a visual image, or a recording of any kind, that Franchisee perceives to be identical or substantially similar to SpeeDee’s copyrighted works or use of SpeeDee’s confidential information or trade secrets, or if someone challenges Franchisee’s use of SpeeDee’s copyrighted works, confidential information, or trade secrets. Franchisee must not directly or indirectly contest SpeeDee’s rights to SpeeDee’s copyrighted works, confidential information, or trade secrets. Franchisee may not communicate with anyone except SpeeDee, its counsel, or designees regarding any infringement, challenge, or claim. Franchisee must sign any and all instruments and documents, give the assistance, and do acts and things that may, in the opinion of SpeeDee’s counsel, be necessary to protect and maintain SpeeDee’s interests in any litigation or proceeding, or to protect and maintain our interests in SpeeDee’s copyrighted works, confidential information, or trade secrets.

13.8 Ancillary Agreements. Any Manager and officer of Franchisee that does not own 5% or more of the equity in the Franchisee entity must sign SpeeDee’s form of System Protection Agreement. All of Franchisee’s employees, independent contractors, agents, and representatives that may have access to SpeeDee’s confidential information must sign SpeeDee’s form of Confidentiality Agreement, unless such individual already signed a System Protection Agreement.

14. REPORTS, RECORDS AND FINANCIAL STATEMENTS

14.1 Reports. Franchisee shall establish and maintain, at its own expense, bookkeeping, accounting and data processing systems conforming to the specifications which SpeeDee may prescribe from time to time (including, without limitation, requirements for timely entry of information into databases as may be prescribed by SpeeDee, periodic printouts of reports generated and SpeeDee’s access to the data input by modem or other electronic means). SpeeDee and its affiliates shall have the right of access to all data processed with respect to the Center. Franchisee shall provide access to SpeeDee and its affiliates at any time by installing a modem or subscribing to a high speed electronic network connection service, as SpeeDee shall designate, which meets SpeeDee’s standards and specifications. Franchisee shall supply



SpeedDee or its designee with reports in such manner and form as SpeedDee may from time to time reasonably require, including:

- a. Each week on the day specified by SpeedDee (currently, Tuesday), a report on the Center's Gross Revenues, car counts, average ticket and other information designated by SpeedDee (if Franchisee is an entity, a report on such entity's Gross Revenues, car counts, average ticket, and other information designated by SpeedDee) for such calendar month, in a form as may be reasonably prescribed by SpeedDee;
- b. Within 10 days after the end of each calendar month and within 90 days after the end of Franchisee's fiscal year, a balance sheet and profit and loss statement for the Center which shall include, if Franchisee is an entity, a balance sheet and profit and loss statement for such entity, for such period (the monthly statements shall also reflect year-to-date information), prepared in SpeedDee's recommended format, including utilizing the chart of accounts prescribed by SpeedDee, and in accordance with generally accepted accounting principles ("GAAP"). If requested by SpeedDee, Franchisee shall have the profit and loss statement and the balance sheet shall be certified by a certified public accountant;
- c. Copies of Franchisee's federal income tax reports relating to the SpeedDee Center for the preceding year shall be submitted to SpeedDee by May 1st of each year; and
- d. Any other data, information and supporting records reasonably requested by SpeedDee from time to time, including without limitation, daily, weekly or monthly reports of services and products provided to customers, by category and specifically formatted financial information relating to revenues and expenses for the Center.

SpeedDee reserves the right to disclose data derived from such reports, without identifying Franchisee, except to the extent identification of Franchisee is required by law. SpeedDee reserves the right to require Franchisee to participate in its financial management programs and to charge a reasonable fee based on the actual cost for such programs. Franchisee consents to SpeedDee and its designees obtaining financial and account information regarding the Center and its operations from third parties with whom Franchisee does business as and when deemed necessary by SpeedDee.

14.2 Books and Records. Franchisee shall maintain all books and records for the SpeedDee Center in accordance with: (i) generally accepted accounting principles, consistently applied, (ii) the chart of accounts designated by SpeedDee, and (iii) the standards and specifications of SpeedDee as set forth in the Operations Manual, and preserve these records for at least three years after the fiscal year to which they relate.

14.3 Failure to Submit Reports. If Franchisee fails to timely submit the reports and financial statements required in Section 14.1 of this Agreement, then SpeedDee, at its option, has the right to audit the books and records of the SpeedDee Center, at Franchisee's expense. If such audit discloses an understatement of Franchisee's Gross Revenues of the SpeedDee Center, Franchisee shall immediately pay all deficiencies which may be due and owing to SpeedDee, including interest at 18% per annum. The failure of Franchisee to timely submit the required reports and financial statements may be considered by SpeedDee to be a material default under this Agreement.

14.4 Audit. From the date Franchisee and SpeedDee sign this Agreement until three years after the expiration or termination of this Agreement, including any renewal period, SpeedDee or SpeedDee's authorized agent shall have the right to request, receive, inspect and audit any of the business records, financial or otherwise, of Franchisee or any party affiliated with Franchisee, including but not limited to



Franchisee's Principal Owners, Managers, other owners, guarantors, officers, directors, employees, or representatives, any immediate family members of Franchisee or of such affiliated parties, or any companies or entities associated with Franchisee or such affiliated parties, that SpeedDee in its sole discretion determines may be relevant in determining the business results of Franchisee's SpeedDee Center; such as verifying that Franchisee has paid all fees and other amounts owed to SpeedDee based on the revenues of Franchisee or otherwise. Inspections and audits conducted at the SpeedDee Center may take place without prior notice. SpeedDee may also require at any time the records from Franchisee or its affiliated parties be sent to SpeedDee's offices or another location to permit the inspection or audit of such records to be conducted at SpeedDee's place of business or the other location. If SpeedDee notifies Franchisee that documents are to be sent to a location other than the SpeedDee Center for the purpose of conducting an inspection or audit at that location, Franchisee shall provide the requested documents to SpeedDee within the time period set forth in SpeedDee's notice. Franchisee will be responsible for any expenses associated with collecting and delivering any documents requested by SpeedDee for its inspection or audit. Franchisee agrees that SpeedDee will have the right to inspect and audit any records of Franchisee or any affiliated party that SpeedDee determines to be relevant in its sole discretion, which records may include, in addition to those referred to above, (i) any books and records of the SpeedDee Center; (ii) point-of-sale and cash register tapes; (iii) sales slips; (iv) computer hard drives (v) tax returns; (vi) quarterly and/or annual financial statements, including profit and loss statements and balance sheets; (vii) copies of checks, check ledgers and bank statements for checking and savings accounts; (viii) all contracts or agreements entered into by Franchisee and any third parties related to its SpeedDee Center, including but not limited to contracts with customers; and (ix) any other documents requested by SpeedDee. SpeedDee may inspect and audit documents covering a period beginning with the date on which Franchisee first acquired its SpeedDee Center and ending on the date such audit is concluded. All documents provided for SpeedDee's inspection or audit must be certified by Franchisee and the appropriate affiliated party, if applicable, as true, complete and correct. Should any inspection or audit disclose a deficiency in the payment of any amounts required to be paid or spent under this Agreement, Franchisee shall pay the deficiency to SpeedDee immediately, without prejudice to any other remedy of SpeedDee under this Agreement, including interest at 18% per annum. In addition, if (i) such deficiency for any audit period equals or exceeds 2% of the correct amount of any amounts required to be paid or spent under this Agreement during that audit period, (ii) Franchisee fails to submit any statements or reports required hereunder to SpeedDee, (iii) Franchisee fails to have the books, records and other requested items available for an audit after receiving reasonable, advance notice from SpeedDee; or (iv) Franchisee otherwise fails to cooperate with SpeedDee's request related to an audit; and SpeedDee conducts an audit of Franchisee's books and records, then in any such case Franchisee will also pay to SpeedDee the entire cost of the inspection or audit including travel, lodging, meals, salaries, the fees and expenses of attorneys and any independent accountants, and other expenses of the inspecting or auditing personnel immediately.

14.5 Financial Records Use and Access. SpeedDee reserves the right to disclose data derived from all financial and accounting reports received from Franchisee to other franchisees and affiliates in the SpeedDee system with information identifying Franchisee. SpeedDee also reserves the right to disclose data derived from all financial and accounting reports received from Franchisee to parties outside the SpeedDee system, without identifying Franchisee, except to the extent identification of Franchisee is required by law. Franchisee consents to SpeedDee obtaining financial and account information regarding the Center and its operations from third parties with whom Franchisee does business, as and when deemed necessary by SpeedDee.

14.6 Business Records. Franchisee acknowledges and agrees that SpeedDee owns all records (“**Business Records**”) with respect to customers of, and/or related to, Franchisee's SpeedDee Center; including, without limitation, all databases (whether in print, electronic or other form) with customer and potential customers, names, addresses, phone numbers, e-mail addresses, and customer purchase records, and all other records contained in the database, and all financial records of the type described in Section 14.5. Franchisee further



acknowledges and agrees that, at all times during and after the termination, expiration or cancellation of this Agreement, SpeedDee may access such Business Records, and may utilize, transfer, or analyze such Business Records as SpeedDee determines to be in the best interest of the SpeedDee system, in SpeedDee's sole discretion.

15. TRANSFER

15.1 Transfer by Franchisee. The franchise rights granted herein are personal to Franchisee and, except as stated below, SpeedDee shall not allow or permit any transfer, assignment, subfranchise or conveyance of this Agreement or any interest hereunder. The Franchisee acknowledges that prior to approving any transfer, SpeedDee may impose reasonable conditions on the Franchisee and its purported transferee including, but not limited to, those conditions listed in Section 15.2. As used in this Agreement, the term “**transfer**” shall mean and include the voluntary, involuntary, direct or indirect assignment, sale, gift or other disposition by Franchisee (or any of its owners) of any interest in: (1) this Agreement; (2) the ownership of the Franchisee entity; or (3) the Center or any assets of the Center. A transfer shall also include an assignment, sale, gift or other disposition resulting from a divorce, insolvency, corporate, limited liability company or partnership dissolution proceeding or by other operation of law or, in the event of the death of Franchisee, or an owner of Franchisee, transfer by will, declaration of or transfer in trust or under the laws of intestate succession. A transfer of ownership in the SpeedDee Center and its assets may only be made in conjunction with a transfer of this Agreement.

15.2 Pre-Conditions to Franchisee's Assignment. Franchisee shall not transfer its rights under this Agreement, or any interest in it, or any part or portion of the business entity that owns it, or a substantial portion of the assets used in connection therewith, unless Franchisee and the transferee obtain SpeedDee's prior written consent and comply with the following:

- a. Franchisee shall not be in default of any term or condition of this Agreement.
- b. Franchises purchased under SpeedDee's Incentive Program (as described in SpeedDee's FDD) may not be transferred or offered for resale by Franchisee prior to Franchisee opening such SpeedDee Center.
- c. Franchisee shall pay all amounts due and owing to SpeedDee or its affiliates.
- d. The proposed transferee must be qualified to become a franchisee and shall be evaluated for approval by SpeedDee, based on the same criteria as is currently being used to assess new franchisees of SpeedDee.
- e. The proposed transferee shall execute a franchise agreement (with a new term of Agreement) and related agreements, including but not limited an owners' agreement or other guaranty, in a form then currently offered by SpeedDee, which shall supersede this Agreement and related agreements, in all respects. The terms of the new franchise agreement and related agreements may differ substantially from the terms of this Agreement. The transferee will not be required to pay any additional initial franchise fee.
- f. The proposed transferee shall satisfactorily complete the initial training program described in this Agreement before the transfer of Franchisee's rights under this Agreement. Franchisee or the transferee shall pay SpeedDee a training fee of \$2,500.00 per trainer for up to five days of on-site training, which shall be due prior to the closing of the transfer. SpeedDee shall, in its sole discretion, determine the number of days of training and the number of trainers required based on the transferee's experience in the industry.



g. If required by SpeedDee, the SpeedDee Center and its equipment and systems shall be upgraded and remodeled, at Franchisee's and/or the proposed transferee's expense, or Franchisee and/or the proposed transferee shall enter into a Deferred Maintenance Agreement, to conform to the then current design and performance specifications, as reasonably determined necessary in the sole discretion of SpeedDee. Any limitations on upgrades and remodeling contained herein do not apply to this subsection.

h. Franchisee must execute a general release, in a form satisfactory to SpeedDee, of any and all claims against SpeedDee and affiliated companies and their respective officers, directors, employees and agents arising up to the effective date of the transfer.

i. Franchisee, the proposed transferee or both parties together shall pay to SpeedDee a transfer fee in the amount of \$5,000, including a \$1,000 non-refundable deposit at the time of notice of transfer and the balance at the time of and in the event of approved transfer. The amount of the transfer fee is subject to increase based on changes in the Price Index for the year in which Franchisee transfers the Center as compared to the Price Index for the year this Agreement was fully executed. The adjustment will be the difference between the Price Index for the month which immediately precedes the date Franchisee intends to transfer this Agreement and the average monthly Price Index during the calendar year when this Agreement was fully executed. Notwithstanding any statement herein to the contrary, the transfer fee shall not decrease below \$5,000.

j. Franchisee shall give written notice to SpeedDee of the proposed transfer 90 days prior to the proposed transfer date. The notice shall include disclosure of all material terms and conditions of the proposed transaction and an executed agreement with the proposed transferee, together with such information about the proposed transferee as shall be necessary for SpeedDee to assess the qualifications of the proposed transferee to become a SpeedDee franchisee. Any purchase agreement or other agreement entered into by Franchisee for the sale or transfer of the SpeedDee Center or other interest in the Franchise shall include in its terms that the sale or transfer is conditional upon and subject to SpeedDee's right of first refusal, described in Section 15.4 below, and SpeedDee's right to approve the sale or transfer in accordance with this Agreement.

k. Written evidence shall be submitted from Franchisee's landlord, if applicable, that the landlord will consent to assign the lease or sublease for the SpeedDee Center to the transferee, or other evidence shall be submitted to SpeedDee showing that the transferee will have a right to possession of the Franchised Location.

l. Franchisee shall reimburse SpeedDee upon receipt of SpeedDee's invoice for any broker commissions, finder's fees, placement fees or similar charges SpeedDee incurs as a result of the transfer.

m. Franchisee must continue to abide by the restrictive covenants contained in Section 18 below.

15.3 SpeedDee's Approval of Transfer. SpeedDee has 30 days from the date of notice from Franchisee to approve or disapprove of Franchisee's proposed transfer. Franchisee acknowledges the proposed transferee shall be evaluated for approval by SpeedDee based on the same criteria as is currently being used to assess new franchisees of SpeedDee and that such proposed transferee shall be provided with such disclosures as may be required by state or federal law. SpeedDee will not unreasonably withhold its consent to any proposed transfer. Franchisee acknowledges that SpeedDee shall have the right to approve the material terms and conditions of the transfer, including, without limitation, the right to confirm that the



price and terms of payment are not so burdensome as to adversely affect the transferee's operation of the Center. If Franchisee or the transferring owners of Franchisee finance any part of the sale price of the transferred interest, unless waived in writing by SpeedDee, Franchisee or its transferring owners must agree that all obligations of the transferee under or pursuant to any promissory notes, agreements or security interests reserved by Franchisee or its transferring owners in the assets of the Center or the Franchised Location shall be subordinate to the transferee's obligation to pay Royalties, Advertising Contributions and other amounts due to SpeedDee and its affiliates and to otherwise comply with this Agreement or the then current form of franchise agreement. Additionally, SpeedDee shall have the right to interview the proposed transferee as part of SpeedDee's approval process and Franchisee agrees that SpeedDee shall have the right to discuss matters related to the performance of the Franchised Location with such proposed transferee. If Franchisee so requests, SpeedDee may, but is not obligated to, assist Franchisee in the resale of the Center to another party, in which case Franchisee must pay SpeedDee a resale assistance fee of \$3,600. This fee is in addition to any fees or commissions due to any brokers that are employed by either Franchisee or SpeedDee in connection with a proposed transfer.

15.4 Right of First Refusal. In the event Franchisee desires to sell or otherwise transfer its rights under this Agreement or any interest in it, or a part or portion of any business entity that owns it, or all or a substantial portion of the assets of the SpeedDee Center to a third party, Franchisee shall grant to SpeedDee or its designee a 30 day right of first refusal to purchase such rights or assets proposed to be transferred, on the same terms and conditions as are contained in the written agreement signed by Franchisee and the proposed transferee and the following additional terms and conditions shall apply:

a. The 30 day period within which SpeedDee or its designee may exercise its right of first refusal shall run concurrently with the period within which SpeedDee has to approve or disapprove of Franchisee's proposed transfer or sale. The time within which SpeedDee or its designee may exercise its right of first refusal shall commence as of the date of the notice provided by Franchisee to SpeedDee containing all information described in Section 15.2.j above and receipt by SpeedDee of the written agreement of transfer signed by Franchisee and the proposed transferee containing all of the terms and conditions of the transfer.

b. SpeedDee's right of first refusal arises with respect to each proposed transfer. Any material change in the terms or conditions of the proposed transfer shall be deemed a separate transfer for which a new 30 day period for the right of first refusal shall be given and new documents shall be submitted to SpeedDee.

c. If the consideration or the manner of payment offered by a third party is such that SpeedDee may not reasonably be required to furnish the same, then SpeedDee may purchase the interest which is proposed to be sold for the reasonable cash equivalent. If the parties cannot agree within a reasonable time on the amount of the cash equivalent, an independent appraiser shall be designated by SpeedDee, whose determination will be binding upon the parties. All expenses of the appraiser shall be paid for equally between SpeedDee and Franchisee. In the event that the terms of the proposed transfer include an offer on the part of Franchisee to finance a portion of the purchase price on behalf of the proposed transferee, then the same terms shall be made available to SpeedDee.

d. The closing between SpeedDee or its designee and Franchisee shall occur upon the later of the date of closing set forth in the written agreement of transfer signed by Franchisee and the proposed transferee, or 60 days from the date of SpeedDee's notice of exercise of its right of first refusal.



e. If SpeedDee chooses not to exercise its right of first refusal, Franchisee shall be free to complete the transfer, to the proposed transferee, subject to compliance with Sections 15.2 and 15.3 above.

f. SpeedDee's right of first refusal shall be waived by SpeedDee and shall not apply if the proposed transfer is to an immediate family member of Franchisee, is a transfer governed by Section 15.7 below or is any one of the specific types of transfers described in Section 15.5 below.

g. SpeedDee shall have the right to assign its right of first refusal to another party including, but not limited to, any affiliate or other franchisee of SpeedDee.

15.5 Specific Types of Transfers. Franchisee acknowledges that SpeedDee's right to approve or disapprove of a proposed transfer and all other requirements and rights related to such a transfer as provided in this Section 15 shall apply: (a) if Franchisee is a partnership, limited liability company or other business association, to the proposed addition or deletion of a partner or members of the company or association or the transfer of any partnership or membership among existing partners or members; (b) if Franchisee is a corporation, to any proposed issuance of securities or transfer of outstanding securities of a corporate Franchisee, which issuance or transfer would involve 40% or more of the outstanding equity securities of the corporate Franchisee, whether such issuance or transfer occurs in a single transaction or several transactions; and (c) if Franchisee is an individual, to the proposed transfer from such individual or individuals to a corporation or limited liability company controlled by them, in which case, SpeedDee's approval will be conditioned upon: (i) the continuing personal guarantee of the individual (or individuals) for the performance of obligations under the Agreement; (ii) the issuance or transfer of shares or membership interests which would affect the controlling interest in the corporation or limited liability company being conditioned on SpeedDee's prior written approval; (iii) a limitation on the corporation's or company's business activity to that of owning the SpeedDee Center and related activities; and (iv) other reasonable conditions. With respect to a proposed transfer as described in Sections 15.5(a) and (c) above, SpeedDee shall waive any transfer fee chargeable to Franchisee for a transfer.

15.6 Assignment by SpeedDee. This Agreement is fully assignable by SpeedDee and shall inure to the benefit of any assignee or other legal successor in interest, and SpeedDee shall in such event be fully released from the same.

15.7 Death or Disability of Franchisee. Upon the death or permanent disability of Franchisee, or a guarantor of Franchisee's obligations under this Agreement or an owner of 40% or more of the ownership in the Franchisee's entity ("**Owner**"), the executor, administrator, conservator, guardian or other personal representative of the deceased or disabled Franchisee, guarantor or Owner shall transfer his or her interest in this Agreement or such interest in Franchisee to a third party who has been approved by SpeedDee. The transfer of this Agreement or such interest (including, without limitation, transfer by bequest or inheritance) shall be completed within a reasonable time, not to exceed six months from the date of death or permanent disability, and shall be subject to all the terms and conditions applicable to transfers contained in Section 15 of this Agreement, except as otherwise stated. Failure to transfer the interest in this Agreement or such interest in Franchisee within said period of time shall constitute a breach of this Agreement. For purposes hereof, the term "**permanent disability**" shall mean a mental or physical disability, impairment or condition that is reasonably expected to prevent or actually does prevent Franchisee, guarantor or Owner from supervising the management and operation of the SpeedDee Center for a period of six months from the onset of such disability, impairment or condition.



16. TERM AND EXPIRATION

16.1 Term. The term of this Agreement is from the date of this Agreement until 15 years from the date of the opening of the Speedee Center, unless sooner terminated as provided herein. The parties will execute the Opening Date Rider attached as Attachment I-2 to specify the date of the opening of the Center.

16.2 Continuation. If for any reason, Franchisee continues to operate the Center beyond the term of this Agreement or any subsequent renewal period, it shall be deemed to be on a month-to-month basis under the terms of this Agreement and subject to termination upon 30 days' notice by Speedee or as required by law. If said hold-over period exceeds 90 days, this Agreement is subject to immediate termination by Speedee unless applicable law requires a longer period. Upon termination after any hold-over period, Franchisee and those in active concert with Franchisee, including family members, officers, directors, partners, managers, members and managing agents, are subject to the terms of Sections 17.4, 17.5, 17.6, 18.2, 18.3 and 18.4 of this Agreement and all other applicable post-termination obligations contained in this Agreement.

16.3 Rights Upon Expiration. Franchisee shall have the option to renew the Franchise for either (i) an additional 15 year term, or (ii) an additional five year term with an automatic extension for a subsequent five year term (Franchisee can void the automatic extension for the subsequent five year term by providing written notice to Speedee at least six months before the expiration of the first additional five year term), by acquiring successor franchise rights, if Speedee does not exercise its right not to offer a successor franchise in accordance with Section 16.5 below and if Franchisee fulfills the following conditions precedent:

a. Franchisee shall have performed all obligations under this Agreement and shall have not received a written notification of breach of this Agreement more than four times during the term of this Agreement;

b. Franchisee is not, at the time of renewal, in default or under notification of breach of this Agreement;

c. Franchisee executes the then current form of franchise agreement being offered to new Speedee franchisees (with appropriate modifications to reflect the fact that the agreement relates to the grant of a renewal franchise) within 30 days after the new form of agreement is submitted to Franchisee for execution, which agreement may contain terms materially different than those in this Agreement. Speedee shall not charge any additional initial franchise fee, but as to Royalties, Advertising Contributions and other fees, Franchisee shall be subject to any changes in such fees or other material provisions of this Agreement;

d. Franchisee pays a Renewal Fee (as defined below) to Speedee concurrently with the execution of the successor franchise agreement (for purposes of this Agreement, the "**Renewal Fee**" shall mean: (i) \$0 if Franchisee provides at least six months' notice, chooses to enter into the then-current franchise agreement that provides for a term of 15 years, and the renewal franchise agreement is signed at least six months in advance of the expiration of this Agreement; (ii) \$2,500 if a franchisee provides at least six months' notice, chooses to enter into the then-current franchise agreement that provides for a term of five years with an automatic extension for a subsequent five year term, and the renewal franchise agreement is signed at least six months in advance of the expiration of this Agreement; and (iii) \$5,000 in all other circumstances;

e. Franchisee upgrades and remodels the Speedee Center and its equipment and systems, at Franchisee's expense, to conform to the then current design and performance specifications, as reasonably determined necessary, in the sole discretion of Speedee; and



f. Franchisee executes a general release, in form satisfactory to SpeedDee, of any and all claims against SpeedDee and its affiliated companies and their respective officers, directors, members, managers, employees and agents arising out of or relating to this Agreement during the initial term hereof.

16.4 Exercise of Option for Successor Franchise. Franchisee shall exercise its option for a successor franchise by giving written notice of such exercise to SpeedDee not earlier than 12 months or later than 180 days prior to the expiration of this Agreement. Franchisee's successor franchise rights shall become effective by signing the franchise agreement then currently being offered to new franchisees of SpeedDee and by paying the Renewal Fee.

16.5 Conditions of Refusal. SpeedDee shall not be obligated to offer Franchisee a successor franchise upon expiration of this Agreement if Franchisee fails to comply with any of the above conditions of renewal. In such event (except for failure to execute the then current franchise agreement and pay the Renewal Fee), SpeedDee shall give notice of expiration at least 180 days prior to the expiration of the term (unless such refusal is due to Franchisee's failure to comply with Section 16.3, subsections a., b., c., d., e. or f. thereof, later than that time), and such notice shall set forth the reasons for SpeedDee's refusal to offer successor franchise rights. Upon expiration of this Agreement, Franchisee shall comply with the provisions of Section 17.4 below.

17. DEFAULT AND TERMINATION

17.1 Termination by SpeedDee - Effective Upon Notice. SpeedDee shall have the right, at its option, to terminate this Agreement and all rights granted to Franchisee hereunder, without affording Franchisee any opportunity to cure any default (subject to any state laws to the contrary, where state law shall prevail), effective upon receipt of notice by Franchisee, addressed as provided in Section 22.6, upon the occurrence of any of the following events:

a. **Abandonment.** If Franchisee ceases to operate the Center or otherwise abandons the Center for a period of three consecutive days, or any shorter period that indicates an intent by Franchisee to discontinue operation of the Center, unless and only to the extent that full operation of the Center is suspended or terminated due to fire, flood, earthquake or other similar causes beyond Franchisee's control and not related to the availability of funds to Franchisee;

b. **Insolvency; Assignments.** If Franchisee becomes insolvent or is adjudicated a bankrupt; or any action is taken by Franchisee, or by others against Franchisee under any insolvency, bankruptcy or reorganization act, (this provision may not be enforceable under federal bankruptcy law, 11 U.S.C. §§ 101 et seq.), or if Franchisee makes an assignment for the benefit of creditors, or a receiver is appointed by Franchisee;

c. **Unsatisfied Judgments; Levy; Foreclosure.** If any material judgment (or several judgments which in the aggregate are material) is obtained against Franchisee and remains unsatisfied or of record for 30 days or longer (unless a supersedeas or other appeal bond has been filed); or if execution is levied against Franchisee's business or any of the property used in the operation of the Center and is not discharged within five days; or if the real or personal property of Franchisee's business shall be sold after levy thereupon by any sheriff, marshal or constable;

d. **Criminal Conviction.** If Franchisee is convicted of a felony, a crime involving moral turpitude, or any crime or offense that is reasonably likely, in the sole opinion of SpeedDee, to materially and unfavorably affect the System, Marks and goodwill and reputation thereof;



e. **Failure to Make Payments.** If Franchisee fails to pay any amounts due SpeedDee or its affiliates, including the second installment of the initial franchise fee and any amounts which may be due as a result of any subleases or lease assignments between Franchisee and SpeedDee and its affiliates, within 10 days after notice that such fees or amounts are overdue;

f. **Misuse of Marks.** If Franchisee misuses or fails to follow SpeedDee's directions and guidelines concerning use of SpeedDee's Marks and fails to correct the misuse or failure within 10 days after notification from SpeedDee;

g. **Unauthorized Disclosure.** If Franchisee intentionally or negligently discloses to any unauthorized person the contents of or any part of SpeedDee's Operations Manual or any other trade secrets or confidential information of SpeedDee;

h. **Repeated Noncompliance.** If Franchisee has received two previous notices of default from SpeedDee and is again in default of this Agreement within a 12 month period, regardless of whether the previous defaults were cured by Franchisee;

i. **Unauthorized Transfer.** If Franchisee sells, transfers or otherwise assigns the Franchise, an interest in the Franchise or Franchisee entity, this Agreement, the Center or a substantial portion of the assets of the Center owned by Franchisee without complying with the provisions of Section 15 above;

j. **Filing Non-Compliant Legal Action.** If Franchisee or any of the Franchisee Affiliates (as defined in Section 21.3) files or otherwise commences litigation, arbitration, or any other legal action against SpeedDee or any of the SpeedDee Affiliates (as defined in Section 21.3), that is not in compliance with the dispute resolution terms agreed upon in Article 21 as may be modified by any applicable rider in Attachment IV, and fails to dismiss such action within seven days after notification from SpeedDee; or

k. **Other Material Breaches.** If Franchisee (i) fails to complete any required training to SpeedDee's satisfaction, (ii) fails to comply with non-competition obligations; (ii) misuses any Marks, or discloses the Operations Manual or other Confidential Information; (iii) submits false reports to SpeedDee; (iv) fails to find a location for the SpeedDee Center and submit such location to SpeedDee for approval within 270 days following the effective date of this Agreement, or fails to obtain SpeedDee's approval of such location within 270 days of the effective date of this Agreement; (v) fails to open the SpeedDee Center within 270 days following SpeedDee's approval of the Franchised Location; (vi) fails to commence operations of the Center within the Development Period or (vii) fails to comply with any audit.

17.2 Termination by SpeedDee - Thirty Days' Notice. SpeedDee shall have the right to terminate this Agreement (subject to any state laws to the contrary, where state law shall prevail), effective upon 30 days written notice to Franchisee, if Franchisee breaches any other provision of this Agreement and fails to cure the default during such 30 day period. In that event, this Agreement will terminate without further notice to Franchisee, effective upon expiration of the 30 day period. Defaults shall include, but not be limited to, the following:

a. **Failure to Maintain Standards.** Franchisee fails to maintain the then current operating procedures and adhere to the specifications and standards established by SpeedDee as set forth herein or in the Operations Manual or otherwise communicated to Franchisee;



- b. **Deceptive Practices.** Franchisee engages in any unauthorized business or practice or sells any unauthorized product or service under SpeedDee's Marks or under a name or mark which is confusingly similar to SpeedDee's Marks;
- c. **Failure to Obtain Consent.** Franchisee fails, refuses or neglects to obtain SpeedDee's prior written approval or consent as required by this Agreement;
- d. **Failure to Comply with Manual.** Franchisee fails or refuses to comply with the then-current requirements of the Operations Manual; or
- e. **Breach of Related Agreement.** Franchisee defaults under any term of the sublease or lease assignment for the Franchised Location, any other agreement material to the Center or any other Franchise Agreement between SpeedDee and Franchisee and such default is not cured within the time specified in such sublease, other agreement or other Franchise Agreement.

Notwithstanding the foregoing, if the breach is curable, but is of a nature which cannot be reasonably cured within such 30 day period and Franchisee has commenced and is continuing to make good faith efforts to cure the breach during such 30 day period and has provided SpeedDee written notice of the same prior to the expiration of the 30 day period, Franchisee shall be given an additional reasonable period of time, but not more than 90 days, to cure the same, and this Agreement shall not automatically terminate. In the event of a default by Franchisee, all of SpeedDee's costs and expenses arising from such default, including reasonable legal fees and reasonable hourly charges of SpeedDee's administrative employees shall be paid to SpeedDee within five days after cure or upon demand by SpeedDee if such default is not cured.

17.3 Cross Default and Cross Termination.

- a. Any default by Franchisee under this Agreement will be deemed a default of all agreements between Franchisee, an Owner, and/or any Franchisee Affiliates (as defined in Section 21.3 below), on the one hand, and SpeedDee and/or any SpeedDee Affiliate (as defined in Section 21.3 below), on the other hand (the "**Other Agreements**"). A default by Franchisee, an Owner, and/or any Franchisee Affiliate under any of the Other Agreements will be deemed a default under this Agreement. A default by any guarantor(s) of this Agreement or of any of the Other Agreements will be deemed a default of this Agreement.
- b. If this Agreement is terminated as a result of a default hereunder, SpeedDee may, at its option, elect to terminate any or all of the Other Agreements. If any of the Other Agreements is terminated as a result of a default by Franchisee, an Owner, and/or any Franchisee Affiliate, SpeedDee may, at its option, elect to terminate this Agreement. It is agreed that an incurable or uncured default under this Agreement or any of the Other Agreements will be grounds for termination of this Agreement and/or any and all of the Other Agreements without additional notice or opportunity to cure.

17.4 Rights and Obligations Upon Termination or Expiration. Upon termination or expiration of this Agreement, Franchisee shall immediately take the following actions and provide written assurances to SpeedDee, including any additional evidence that SpeedDee requests, that such actions have been completed:

- a. Pay Royalties, Advertising Contributions and other amounts owed to SpeedDee or its affiliates within 10 days of the effective date of termination or expiration;
- b. Cease, directly or indirectly, to represent to the public that the former SpeedDee Center is or was operated or in any way connected with the SpeedDee system or hold itself out as a



present or former franchisee of SpeedDee and cease use of the Marks, processes, materials, methods or promotional materials provided by SpeedDee and take all necessary steps to disassociate itself from SpeedDee, including without limitation, the removal of signs, destroying letterhead, advertising materials, invoices or other items containing the Marks;

c. Immediately deliver to SpeedDee the Operations Manual and all other information, software, documents and copies thereof which are proprietary to SpeedDee or its affiliates, including, without limitation, all client lists and related client information contained in computer databases or otherwise;

d. Relinquish all interest of any kind in the franchise and, in the event SpeedDee or its designee does not exercise its right to acquire Franchisee's interest in the SpeedDee Center and the Franchised Location described in Section 17.5 below, immediately take steps to de-identify the Franchised Location so as to distinguish it from a SpeedDee Center, including removal of signage, alteration of distinctive coloring, interior and exterior design and modification of other aspects of the premises closely identified with the SpeedDee name and Marks;

e. Promptly take such action as may be required to cancel all assumed or trade names or equivalent registrations relating to the use of the SpeedDee name or, at the option of SpeedDee, assign the same to SpeedDee or its affiliates;

f. Notify the telephone company, all telephone directory publishers, Internet service providers, and social media website operators of the termination or expiration of Franchisee's right to use any telephone number and any regular, classified or other telephone directory listings, domain names, or social media websites or accounts associated with the Marks and to authorize transfer thereof to SpeedDee or its designee. Franchisee acknowledges that SpeedDee or its affiliates have the right to take assignment of all telephone, telecopy and facsimile machine numbers, directory listings, web addresses, domain names, and social media websites and accounts associated with any Mark. Franchisee authorizes SpeedDee, and hereby appoints SpeedDee and its officers as Franchisee's attorney-in-fact, to direct the telephone company, all telephone directory publishers, Internet service providers, and social media website operators to transfer any telephone, telecopy and facsimile machine numbers, directory listings, web addresses, domain names, and social media websites and accounts relating to the SpeedDee Center to SpeedDee or its designee. If Franchisee fails or refuses to do so, the telephone company, telephone directory publishers, Internet service providers, and social media website operators may accept this directive, as stated, as conclusive evidence of SpeedDee's rights to such telephone numbers, directory listings, web addresses, domain names, and social media websites and accounts and, in the alternative, SpeedDee's authority to direct their transfer;

g. If applicable, take such action as may be required to remove from the Internet all sites referring to Franchisee's former SpeedDee Center or any of the Marks and to cancel or assign to SpeedDee, in SpeedDee's sole discretion, all rights to any domain names for any sites on the Internet that refer to Franchisee's former SpeedDee Center or any of the Marks;

h. Comply with all applicable provisions of any conditional or collateral assignment of the lease for the Franchised Location premises, or Option and Center Lease, as may be in effect;

i. Abide by the covenants not to compete and confidentiality provisions set forth in Section 18 of this Agreement; and



j. Follow any procedures established by SpeedDee to ensure the expiration of this Agreement creates the least disruption possible to the SpeedDee system, including those procedures set forth in the Operations Manual.

17.5 Option to Purchase. Upon termination or expiration of this Agreement for any reason, SpeedDee or its designee shall have the option to purchase the Center or a portion of the assets of the Center (including Franchisee's leasehold or ownership interest, as applicable, in and to the real estate upon which the Center is located, unless otherwise agreed upon) at fair market value, less any amount apportioned to the goodwill of the Center which is attributable to the Marks and System, and less any amounts owed to SpeedDee by Franchisee. The following additional terms shall apply to SpeedDee's exercise of this option:

a. SpeedDee's option hereunder shall be exercisable by providing Franchisee with written notice of its intention to exercise the option given to Franchisee no later than the effective date of termination, in the case of termination, or at least 90 days prior to the expiration of the term of the franchise, in the case of non-renewal.

b. The terms and conditions of this right and option to purchase may be recorded, if deemed appropriate by SpeedDee, in the real property records and SpeedDee or its designee and Franchisee shall execute such additional documentation as may be necessary and appropriate to effectuate such recording.

c. SpeedDee or its designee shall set the closing for the purchase to take place no later than 60 days after the termination or nonrenewal date. At SpeedDee's option Franchisee shall continue the Center operations by extension of this Agreement, through the closing date. SpeedDee shall pay the purchase price in full at the closing, in a manner as otherwise agreed upon by SpeedDee and Franchisee or, at SpeedDee's option, in twenty-four (24) equal monthly installments, with interest at a rate equal to the prime rate published by the Wall Street Journal on the date of closing. Franchisee shall sign all documents of assignment and transfer as are reasonably necessary for purchase of the Center or its assets by SpeedDee or its designee.

d. If SpeedDee and Franchisee cannot agree on the fair market value of the Center or the assets being purchased by SpeedDee, then the fair market value shall be determined by an independent third party appraisal. SpeedDee and Franchisee shall each select one independent appraiser, and the two so selected shall select a third appraiser, all three to determine fair market value. The fair market value shall be the arithmetic mean of the values determined by the three appraisers and such determination will be binding upon the parties. SpeedDee and Franchisee will each bear the expenses of their chosen appraiser. All expenses of the third appraiser shall be paid for equally between SpeedDee and Franchisee. In the event that SpeedDee does not exercise SpeedDee's right to purchase Franchisee's Center as set forth above, Franchisee will be free to keep or to sell, after such termination or expiration, to any third party, all of the physical assets of its Center; provided, however, that all appearances of the Marks are first removed in a manner approved in writing by SpeedDee.

17.6 Continuing Obligations. The foregoing rights of SpeedDee upon termination for any reason shall not be exclusive, but shall be in addition to and not in lieu of any other rights available to SpeedDee under the terms hereof or at law or in equity. Termination of this Agreement under any circumstances shall not abrogate, impair, release, or extinguish the debt, obligation or liability of Franchisee that may have accrued hereunder, including without limitation, any debt, obligation or liability which was the cause of termination. All covenants and agreements of Franchisee that by their terms or by reasonable implication are to be performed, in whole or in part, after the termination of this Agreement, including without limitation,



Franchisee's obligations of nondisclosure and confidentiality, shall survive any termination of this Agreement.

17.7 Acknowledgement. In the event this Agreement is terminated by SpeedDee prior to its expiration as set forth in Sections 17.1, 17.2 and 17.3 above, Franchisee acknowledges that, in addition to all available remedies, SpeedDee shall have the right to recover lost future royalties during any period in which Franchisee fails to pay such royalties through and including the remainder of the then current term of this Agreement.

17.8 State and Federal Law. THE PARTIES ACKNOWLEDGE THAT IN THE EVENT THAT THE TERMS OF THIS AGREEMENT REGARDING TERMINATION OR EXPIRATION ARE INCONSISTENT WITH APPLICABLE STATE OR FEDERAL LAW, SUCH LAW SHALL GOVERN THE FRANCHISEE'S RIGHTS REGARDING TERMINATION OR EXPIRATION OF THIS AGREEMENT.

18. RESTRICTIVE COVENANTS

18.1 Noncompetition During Term. Franchisee acknowledges that, in addition to the license of the Marks hereunder, SpeedDee has also licensed commercially valuable information which comprises and is a part of the System, including without limitation, operations, marketing, advertising and related information and materials and that the value of this information derives not only from the time, effort and money which went into its compilation, but from the usage of the same by all franchisees of SpeedDee using the Marks and System. Therefore, other than the SpeedDee Center licensed herein, any other SpeedDee Centers licensed under other franchise agreements with SpeedDee or its affiliates, and any Grease Monkey oil and lubrication services businesses that are operated pursuant to a franchise agreement with SpeedDee's affiliate, Grease Monkey Franchising, LLC, neither Franchisee nor any of Franchisee's officers, directors and Owners of five percent or more of the equity securities of a corporate franchisee, nor any member of his or their immediate families, shall during the term of this Agreement:

- a. Have any direct or indirect controlling interest as a disclosed or beneficial owner in a Competitive Business; or
- b. Perform services as a director, officer, manager, employee, consultant, representative, agent or otherwise for a Competitive Business; or
- c. Own any assets used to operate a Competitive Business; or
- d. Receive any portion of the sales proceeds or net income or any other benefit from a Competitive Business.

The term "**Competitive Business**" as used in this Agreement shall mean any business operating, or any business granting franchises or licenses to others to operate, a business providing automotive lubrication, maintenance or repair services. Notwithstanding the foregoing, Franchisee shall not be prohibited from owning securities in a Competitive Business if such securities are listed on a stock exchange or traded on the over-the-counter market and represent five percent or less of that class of securities issued and outstanding.

18.2 Post-Termination Covenant Not to Compete. Franchisee acknowledges that, pursuant to the franchise relationship established in this Agreement, Franchisee has acquired from SpeedDee confidential information regarding SpeedDee's Marks and System and that, in the event this Agreement is terminated, Franchisee could injure SpeedDee or its affiliates, not only because it is no longer a Franchisee but, in addition, because Franchisee would be able to take those customers it has acquired over a period of time in



the event Franchisee were to start another automotive lubrication, maintenance and repair business. Therefore, in the event the franchise rights granted pursuant to this Agreement are ever terminated, expire or Franchisee otherwise relinquishes all rights to the franchise through assignment or otherwise, for whatever reason, neither Franchisee nor its officers, directors and owners of five percent or more of the equity securities of a corporate franchisee, for a period of three years, commencing on the effective date of termination or expiration of this Agreement, or the date on which Franchisee ceases to conduct business, whichever is later, unless authorized under another franchise agreement with SpeedDee or its affiliates, shall (a) have any direct or indirect interest (through a member of any immediate family of Franchisee, its officers, directors and Owners of five percent or more of the stock of a corporate franchisee or otherwise) as a disclosed or beneficial owner, investor, partner, director, officer, member, manager, employee, consultant, representative or agent in, or (b) in any other capacity (i) engage in, (ii) own any assets used in, or (iii) receive any portion of the sales proceeds or net income or any other benefit from, a Competitive Business within a radius of 25 miles of the location of Franchisee's former SpeedDee Center, or within a radius of 5 miles of any other SpeedDee Center operating as of the date of termination or expiration of this Agreement or assignment by Franchisee. This covenant not to compete is intended to be a reasonable restriction on Franchisee. For purposes of interpreting this covenant not to compete, every month of time and mile of distance shall be considered severable. In the event a court of competent jurisdiction interprets either the spatial or temporal limitations of this Agreement to be overly broad, then the court shall adjust the offending limitation, either by months of time or miles of distance, so as to fashion a reasonably enforceable covenant.

18.3 No Interference With Business. During the term of this Agreement and for three years thereafter, Franchisee and its officers, directors and owners of 5% or more of the equity securities of a corporate franchisee, and his, her or their immediate families, shall not divert or attempt to divert any business related to, or any customer or prospective customer of the SpeedDee Center, by direct inducement or otherwise, or diverting or attempting to divert the employment of any employee or independent contractor of SpeedDee or another franchisee licensed by SpeedDee to use the Marks, to any Competitive Business by any direct inducement or otherwise.

18.4 Confidentiality of Proprietary Information. Franchisee acknowledges that after execution of this Agreement, Franchisee will have access to confidential information and trade secrets which are proprietary to SpeedDee and its affiliates, through participation in SpeedDee's training programs, receipt of the Operations Manual and otherwise. Franchisee acknowledges that the unauthorized use of such information (including, without limitation, failing to promptly return the Operations Manual and other proprietary information, as required under Section 17.4, upon the expiration or termination of this Agreement) or the disclosure of such information, or any part thereof, to unauthorized third parties will be injurious to SpeedDee. Franchisee, and all of Franchisee's employees who have attended SpeedDee's training programs or had access to the Operations Manual or are otherwise privy to such information, shall not make unauthorized use of, or disclose to any unauthorized third party, the systems, techniques, operating procedures, marketing systems or other trade secrets or confidential information relating to the establishment and operation of a SpeedDee franchise.

18.5 Confidentiality Agreements. SpeedDee reserves the right to require that Franchisee have its officers, directors, managers, owners of 5% or more of a Franchisee which is an entity, or members of Franchisee's or Principal Owner's immediate family, and its Manager or any other person who has attended SpeedDee's training programs execute a nondisclosure and noncompetition agreement containing the provisions set forth in this Section 18, and further, Franchisee shall notify SpeedDee of the identity of each and every above-described person and provide SpeedDee with an originally executed copy of each such nondisclosure and noncompetition agreement.



18.6 Beginning of Three Year Period. If Franchisee commits a breach of Section 18.2 or Section 18.3 above, the three year period shall start on the date Franchisee is enjoined from competing or interfering, or stops competing or interfering with the business of SpeedDee, whichever is later.

18.7 Additional Remedies for Breach. Franchisee acknowledges that, if there is any act in violation of Sections 18.1, 18.2, 18.3 or 18.4 of this Agreement, it will be impossible to determine with specificity the damage to SpeedDee. Therefore, in addition to any other remedies or damages, within 30 days of any act in violation of Sections 18.1, 18.2, 18.3 or 18.4 of this Agreement, Franchisee shall pay to SpeedDee the sum of \$20,000 plus 5% of the average of Franchisee's monthly Gross Revenues over the three years prior to the violation, or such shorter period if the violation occurred prior to the third anniversary of this Agreement, multiplied by the number of full months from the date of the violation until the end of the term of this Agreement or, if the violation is subsequent to the expiration or termination of this Agreement, multiplied by the number of months until expiration of the noncompetition or no interference period.

18.8 Interpretation. All parties to this Agreement acknowledge that this Section has been fully negotiated and has been entered into freely. This Section shall not be interpreted against either party as drafter.

19. INSURANCE

19.1 Insurance Coverage. Franchisee shall procure and maintain during the term of this Agreement, with an insurer or insurers rated "A" or better by A.M. Best & Company, Inc. and reasonably acceptable to SpeedDee, a policy or policies of the following insurance: (a) commercial general liability insurance with a limit of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate, including, without limitation, blanket business interruption coverage; (b) replacement cost property insurance in an amount equal to at least 80% of the highest coverage permitted by law or the replacement cost of the building and contents comprising the SpeedDee Center as provided in a lease; (c) garage-keepers liability insurance for damage to vehicles that are in Franchisee's care, custody and control with a limit of not less than \$30,000 for the SpeedDee Center; (d) unemployment and workmen's compensation insurance with a broad form all-states endorsement coverage sufficient to meet the requirements of applicable state law and employer's liability insurance with a limit of not less than \$100,000 for each accident for bodily injury by accident; and (e) automobile liability coverage with a limit not less than \$1,000,000 per accident for bodily injury and property damage, such coverage shall include all owned, non-owned and hired autos. All policies of insurance shall contain endorsements requiring at least 30 days advance written notice to SpeedDee of any cancellation, termination or reduction of coverage therein. Notice of the renewal of any policy shall be made at least 10 days prior to the scheduled date of such renewal, and shall be in the form of endorsement to the policy. Notice to SpeedDee of any replacement of any policy shall be made at least 10 days prior to such replacement, and shall be in the form of a copy of the replacement policy, or by certificate of insurance detailing the policy terms and conditions noted above.

19.2 Proof of Insurance. Prior to commencement of operations at its SpeedDee Center, Franchisee shall provide SpeedDee with proof of insurance that includes endorsements adding SpeedDee, its subsidiaries and affiliates, including, without limitation, SWRC, and their respective stockholders, officers, directors, employees, agents and assignees as additional insureds under the commercial general liability insurance and garage-keepers liability insurance. This proof will show that the insurer has been authorized to inform SpeedDee in the event any policies lapse or are cancelled. Franchisee's insurance shall be primary and noncontributory for the additional insureds and shall include a blanket waiver of subrogation. SpeedDee has the right to change the type of insurance Franchisee is required to maintain and the coverage limits of the required insurance by giving Franchisee 60 days prior notice. Noncompliance with the insurance provisions set forth herein shall be deemed a material breach of this Agreement; in the event of any lapse in insurance coverage, in addition to all other remedies, SpeedDee shall have the right to demand that Franchisee cease



operations of the Speedee Center until coverage is reinstated, or, in the alternative, Speedee may purchase insurance for Franchisee and pay any delinquencies in premium payments and charge the same back to Franchisee, plus 20% of the premium for Speedee's costs and expenses in obtaining the insurance.

20. BUSINESS RELATIONSHIP

20.1 Independent Businesspersons. During the term of this Agreement, Franchisee shall be an independent contractor and shall in no way be considered as an agent, servant or employee of Speedee. It is understood and agreed that no agency, partnership or fiduciary relationship is created by this Agreement. As such, Franchisee has no authority of any nature whatsoever to bind Speedee or incur any liability for or on behalf of Speedee or to represent itself as anything other than an independent contractor. Franchisee shall exercise full and complete control over and have full responsibility for any and all labor relations, including the hiring, firing, disciplining, compensation and work schedule of their employees. In all public records, and on letterhead and business forms, Franchisee shall indicate its independent ownership of the Speedee Center and that it is a franchisee of Speedee. Franchisee acknowledges that Speedee has no responsibility to ensure that the Speedee Center is developed and operated in compliance with all applicable laws, ordinances and regulations and that Speedee shall have no liability in the event the development or operation of the Speedee Center violates any law, ordinance or regulation.

20.2 Payment of Third Party Obligations. Speedee shall have no liability for Franchisee's obligations to pay any third parties, including without limitation, any sales, use, service, occupation, excise, gross receipts, income, property or other tax levied upon Franchisee, Franchisee's Speedee Center, Franchisee's property or upon Speedee in connection with the sales made or business conducted by Franchisee (except any taxes Speedee is required by law to collect from Franchisee with respect to purchases from Speedee).

20.3 Indemnification. Franchisee shall indemnify, defend and hold harmless Speedee, its subsidiaries and affiliates, and their shareholders, directors, officers, members, managers, employees, agents, successors and assignees, (the "**Indemnified Parties**") against, and to reimburse them for all claims, obligations and damages described in this Section 20.3, any and all third party obligations described in Section 20.2 and any and all claims and liabilities directly or indirectly arising out of: the operation of the Speedee Center; Franchisee's employment or other contractual relationship with its employees or independent contractors, including any claim or allegation that Speedee is an employer or joint employer of the employee; any loss of data, including but not limited to customer information, resulting from a breach of such data caused, in whole or in part, by Franchisee; the relationship of the parties under this Agreement; or the use of the Marks and System in any manner not in accordance with this Agreement. For purposes of this indemnification, claims shall mean and include all obligations, actual and consequential damages and costs reasonably incurred in the defense of any claim against the Indemnified Parties, including, without limitation, reasonable accountants', attorneys' and expert witness fees, costs of investigation and proof of facts, court costs, other litigation expenses and travel and living expenses. Speedee shall have the right to defend any such claim against it. This indemnity shall continue in full force and effect subsequent to and notwithstanding the expiration or termination of this Agreement.

21. ARBITRATION

21.1 Arbitration. All controversies, disputes or claims between Speedee, its subsidiaries and affiliated companies and their shareholders, officers, directors, members, managers, agents, employees and attorneys (in their representative capacity) and Franchisee (and its employees, officers, directors, managers, owners and guarantors, if applicable) arising out of or related to: (1) this Agreement or any other agreement between the parties or any provision of such agreements; (2) the relationship of the parties hereto; (3) the validity of this Agreement or any other agreement between the parties or any provision of such agreements; or (4) any system standard shall be submitted for binding arbitration to a Colorado Office of the American Arbitration



Association on demand of either party; except for controversies, disputes or claims related to enforcement by Speedee or its affiliates of their rights in the Marks, the enforcement of the covenants not to compete and not to solicit, or any lease of real estate, which actions Speedee, at its option, may bring either in a court of competent jurisdiction or in arbitration. Such arbitration proceedings shall be conducted in Greenwood Village, Colorado and shall be heard by one arbitrator in accordance with the then current Commercial Arbitration Rules of the American Arbitration Association, except as such rules are modified by this Agreement. The arbitrator shall be a resident of the State of Colorado, knowledgeable of Colorado law. If the American Arbitration Association or any successor is no longer in existence at the time arbitration is commenced, Speedee and Franchisee will agree on another arbitration organization to conduct the arbitration proceeding. The decision as to whether a claim is subject to mandatory arbitration shall be made by an arbitrator, not a court, except that the decision whether the arbitration may proceed as a class action shall be made by a court.

Each party shall bear its own costs in arbitration prior to a ruling. However, the arbitrator shall have the right to award or include in the award any relief available and appropriate under the applicable law (as set forth in Section 21.3) and this Agreement, provided that the arbitrator shall not award exemplary or punitive damages. The award and decision of the arbitrator shall be conclusive and binding upon all parties hereto and judgment upon the award may be entered in any court of competent jurisdiction. The parties shall be bound by the provisions of any applicable limitation on the period of time by which claims must be brought under applicable law or this Agreement, whichever is less. In connection with any such arbitration proceeding, each party shall file any compulsory counterclaim (as defined by Rule 13 of the Federal Rules of Civil Procedure) within 30 days after the date of the filing of the claim to which it relates. This provision shall continue in full force and effect subsequent to and notwithstanding the expiration or termination of this Agreement. Franchisee and Speedee agree that arbitration shall be conducted on an individual, not a class-wide, basis, that Franchisee and the Franchisee Affiliates shall not institute a proceeding with other Franchisees or their officers, directors, managers, partners or owners, and that an arbitration proceeding between Speedee and Franchisee shall not be consolidated with any other arbitration proceeding involving Speedee and any other person, corporation, limited liability company or partnership.

21.2 Injunctive Relief. Notwithstanding anything to the contrary contained in Section 21.1 of this Agreement, Speedee and Franchisee shall each have the right in a proper case to obtain temporary or preliminary injunctive relief from a court of competent jurisdiction. Speedee shall have the right to obtain such temporary or preliminary injunctive relief, without posting a bond or bonds totaling more than \$1,000, but upon due notice, and Franchisee's sole remedy in the event of the entry of such injunctive relief shall be the dissolution of such injunctive relief, if warranted, upon hearing duly held (all claims for damages by reason of the wrongful issuance of such injunction being expressly waived hereby). Any such action shall be brought as provided in Section 21.3 below.

21.3 Governing Law/Consent to Jurisdiction/Waiver of Jury Trial. All disputes to be arbitrated by Speedee, its affiliates and Franchisee shall be governed by the Federal Arbitration Act and no procedural arbitration issues are to be resolved pursuant to any state statutes, regulations or common 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 shall be interpreted under the laws of the state of Colorado and any dispute between the parties shall be governed by and determined in accordance with the substantive laws of the state of Colorado, which laws shall prevail in the event of any conflict of law. Notwithstanding the foregoing, the parties agree that the Colorado Consumer Protection Act (COLO. REV. STAT. ANN. Section 6-1-101, et seq.) shall not apply to this Agreement or any disputes between the parties. Franchisee and Speedee have negotiated regarding a forum in which to resolve any disputes which may arise between them and have agreed to select a forum in order to promote stability in their relationship. Therefore, if a claim is asserted in any arbitration or legal proceeding involving Franchisee, its owners, guarantors, employees, officers, directors or managers (collectively, "**Franchisee Affiliates**") and Speedee and its



affiliates and their respective employees, officers, directors or managers (collectively, “**SpeeDee Affiliates**”) the exclusive venue for disputes between them shall be in Arapahoe County, Colorado if in state court, and in the City and County of Denver, Colorado if in federal court, or in Greenwood Village, Colorado for arbitration and each party shall waive any objection either may have to the personal jurisdiction of or venue in such state and federal courts of Colorado or arbitration in Greenwood Village, Colorado. Notwithstanding the foregoing, any legal proceeding by SpeeDee or any SpeeDee Affiliate not subject to mandatory arbitration may be brought in any court of competent jurisdiction in the country, state, province, or other geographic area in which the Center is located or in which Franchisee or any Franchisee Affiliate resides or owns assets. **SPEEDEE, SPEEDEE AFFILIATES, FRANCHISEE AND FRANCHISEE AFFILIATES EACH WAIVE THEIR RIGHTS TO A TRIAL BY JURY.**

21.4 Covenant of Good Faith. If applicable law implies a covenant of good faith and fair dealing in this Agreement, the parties agree that the covenant shall not imply any rights or obligations that are inconsistent with a fair construction of the terms of this Agreement. Additionally, if applicable law shall imply the covenant, Franchisee agrees that: (i) this Agreement (and the relationship of the parties that is inherent in this Agreement) grants SpeeDee the discretion to make decisions, take actions and/or refrain from taking actions not inconsistent with SpeeDee’s explicit rights and obligations under this Agreement that may affect favorably or adversely Franchisee’s interests; (ii) we will use SpeeDee’s judgment in exercising the discretion based on SpeeDee’s assessment of SpeeDee’s own interests and balancing those interests against the interests of SpeeDee’s franchisees generally (including SpeeDee and its affiliates if applicable), and specifically without considering Franchisee’s individual interests or the individual interests of any other particular franchisee; (iii) we will have no liability to Franchisee for the exercise of SpeeDee’s discretion in this manner, so long as the discretion is not exercised in bad faith; and (iv) in the absence of bad faith, no trier of fact in any arbitration or litigation shall substitute its judgment for SpeeDee’s judgment so exercised.

22. SECURITY INTEREST

22.1 Security Interest. To secure payment and performance of the Obligations, Franchisee grants to SpeeDee a continuing security interest in the following “**Collateral**” which shall consist of all of the following properties, assets and rights of Franchisee: all goods (including inventory, equipment, vehicles and signs), accounts, fixtures and contract rights (including leases) of or relating to the Center, wherever located, now owned or hereafter acquired, and in all improvements, attachments, additions, accessions, replacements and substitutions thereto and proceeds and products therefrom.

22.2 Obligations. “**Obligations**” shall mean:

a. All obligations, including payments for equipment and supplies, obligations and payments under this Agreement and other agreements between SpeeDee and its affiliates and Franchisee and its affiliates, including any Multi-Unit Agreement, and other amounts and obligations owed to SpeeDee and its affiliates.

b. All expenditures of any kind or nature made by SpeeDee or its affiliates to preserve the Collateral, including, but not limited to, all amounts paid to discharge taxes, liens, security interests, leases, and any other encumbrances against the Collateral, and to repair any damage to the Collateral or otherwise preserve or maintain the Collateral and all insurance thereon.

c. All expenditures, including reasonable attorneys’ fees, which SpeeDee or its affiliates make or incur in connection with collecting any and all obligations secured hereby or in enforcing or protecting its rights under this Agreement.



d. All other indebtedness, obligations and liabilities of Franchisee to Speedee, its affiliates or other third parties, direct or indirect, absolute or contingent, due or to become due, whether now existing or hereafter arising.

22.3 Authorization to File Financing Statements. Franchisee hereby irrevocably authorizes Speedee and its affiliates at any time and from time to time to file in any filing office in any Uniform Commercial Code jurisdiction any initial financing statements and amendments thereto and to furnish any information relating to such filings to Speedee promptly upon Speedee's request. Franchisee further agrees, at the request and option of Speedee, to take any and all other actions Speedee may determine to be necessary or useful for the attachment, perfection and first priority of, and the ability of Speedee to enforce, Speedee's security interest in any and all of the Collateral.

22.4 Possession of Collateral. Upon default and termination of Franchisee's rights under this Agreement, Speedee shall have the immediate right to possession and use of the Collateral.

22.5 Remedies. Upon the occurrence of any event of default set forth above or upon the occurrence of any other default in payment or performance of any Obligations for which this security interest is granted, Speedee shall have, in addition to all other rights and remedies, the remedies of a secured party under the Uniform Commercial Code as then in effect in the state in which the Center is located ("UCC"), regardless of whether the UCC applies to the security transactions covered by this Agreement, including without limitation the right to accelerate the maturity of the obligations, without notice or demand, and to take possession of the Collateral and any proceeds thereof wherever located. Franchisee shall assemble the Collateral and make the Collateral and all records relating thereto available to Speedee at a place to be designated by Speedee that is reasonably convenient for both parties. If notice is required, Speedee shall give to Franchisee at least five business days prior written notice of the time and place of any public sale of the Collateral or of the time after which any private sale or any other intended disposition is to be made. Franchisee hereby acknowledges that five business days' prior written notice of such sale or sales shall be reasonable notice. During the time that Speedee is in possession of the Collateral, and to the extent permitted by law, Speedee shall have the right to hold, use, operate, manage and control all or any part of the Collateral; to make all such repairs, replacements, alterations, additions and improvements to the Collateral as it may deem proper; and to demand, collect and retain all earnings, proceeds from such use and all other costs, expenses, charges, damages or losses by reason of such use.

23. MISCELLANEOUS PROVISIONS

23.1 Entire Agreement. This Agreement (which includes the attachments and attachments expressly incorporated herein) contains the entire agreement between the parties and supersedes any and all prior agreements concerning the subject matter hereof. Speedee will not be liable or obligated for any oral representations or commitments made prior to the execution hereof or for claims of negligent or fraudulent misrepresentation based on any such oral representations or commitments and that no modifications of this Agreement will be effective except those in writing and signed by both parties. Speedee does not authorize and will not be bound by any representation of any nature other than those expressed in this Agreement or in any related agreement, but nothing in this Agreement or in any related agreement is intended to disclaim the representations made by Speedee in the franchise disclosure document provided to the Franchisee by Speedee in connection herewith. Franchisee acknowledges that no representations have been made to it by Speedee or its affiliates regarding projected sales volumes, market potential, revenues, profits of Franchisee's Speedee Center, or operational assistance other than as stated in this Agreement or in any franchise disclosure document provided by Speedee in connection herewith.

23.2 Effective Date. This Agreement shall not be effective until accepted by Speedee as evidenced by dating and signing by an officer or other duly authorized representative of Speedee.



23.3 Review of Agreement. Franchisee acknowledges that it had a copy of this Agreement in its possession for a period of time not less than 14 days or 10 business days, whichever is applicable, during which Franchisee has had the opportunity to submit same to an attorney or other advisor of Franchisee's choosing for professional review and advice prior to freely executing this Agreement.

23.4 Invalidity. In the event that any arbitrator or court of competent jurisdiction determines that any provision of this Agreement, including but not limited to any of the restrictive covenants contained in Section 18 hereof, are unenforceable as written for any reason, including for purposes of the restrictive covenants, reasons that the areas of restriction exceed the reasonable maximum time period, geographic area or scope, then the parties hereby request and authorize the arbitrator or court to "blue pencil" such provision so as to make it enforceable and to best carry out the intent of the parties, or to deem such provision severed from this Agreement if it cannot be so modified. The holding, declaration or pronouncement shall not adversely affect any other provisions of this Agreement, which shall otherwise remain in full force and effect.

23.5 Waiver. No waiver of any condition or covenant contained in this Agreement or failure to exercise a right or remedy by SpeedDee or Franchisee shall be considered to imply or constitute a further waiver by SpeedDee or Franchisee of the same or any other condition, covenant, right or remedy.

23.6 Notice. All notices or demands required hereunder shall be made in writing and shall be deemed to be fully given when deposited in the U.S. certified mail, postage prepaid, return receipt requested or when sent Federal Express or similar overnight courier to SpeedDee Worldwide, LLC, 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111, or to its then current address, and to Franchisee to the address given in this Agreement. Mailing any notice hereunder sent by U.S. certified mail, postage prepaid or when sent Federal Express or similar overnight courier shall be presumptive evidence of delivery of the notice. Either party may change its address hereunder by notice to the other party, sent by U.S. certified mail postage prepaid, return receipt requested or when sent Federal Express or similar overnight courier.

23.7 Attorneys' Fees. In the event of any dispute between the parties to this Agreement, in addition to all other remedies, the non-prevailing party will pay the prevailing party all amounts due and all damages, costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in any legal action, arbitration or other proceeding as a result of such dispute.

23.8 Modification. SpeedDee and Franchisee may modify this Agreement only upon execution of a written agreement between the parties. Franchisee acknowledges that SpeedDee may modify its standards and specifications set forth in the Operations Manual unilaterally under any conditions and to the extent in which SpeedDee, in its sole discretion, deems necessary to protect, promote, or improve the Marks and the quality of the System, but under no circumstances will such modifications be made without good cause therefor. Franchisee shall, at Franchisee's expense, accept and utilize any such changes or modifications which are reasonably requested as if they were a part of this Agreement.

23.9 Set Off. Franchisee shall not be allowed to set off amounts owed to SpeedDee for Royalties, Advertising Contributions, fees or other amounts due hereunder, against any monies owed to Franchisee, nor shall Franchisee in any event withhold such amounts due to any alleged nonperformance by SpeedDee hereunder, which right of set off is hereby expressly waived by Franchisee. SpeedDee shall be allowed to set off amounts owed to Franchisee against monies owed to SpeedDee by Franchisee.

23.10 Delegation by SpeedDee. From time to time, SpeedDee shall have the right to delegate the performance of any portion or all of its obligations and duties hereunder to third parties, whether the same are agents or affiliates of SpeedDee or independent contractors which SpeedDee has contracted with to



provide such services. Franchisee agrees in advance to any such delegation by SpeedDee of any portion or all of its obligations and duties hereunder.

23.11 Payment of Taxes. Franchisee shall reimburse SpeedDee, or its affiliates and designees, promptly and when due, the amount of all sales taxes, use taxes, personal property taxes and similar taxes imposed upon, required to be collected or paid by SpeedDee, or its affiliates or designees, on account of services or goods furnished by SpeedDee, its affiliates or designees, to Franchisee through sale, lease or otherwise (except for any taxes SpeedDee or its affiliates are required by law to collect from Franchisee with respect to the sale of products to Franchisee by SpeedDee and its affiliates), or on account of collection by SpeedDee of the initial franchise fee, Royalties, Advertising Contributions or any other payments made by Franchisee to SpeedDee required under the terms of this Agreement.

23.12 Cumulative Rights. The rights and remedies of SpeedDee and Franchisee hereunder are cumulative and no exercise or enforcement by SpeedDee or Franchisee of any right or remedy hereunder shall preclude the exercise or enforcement by SpeedDee or Franchisee of any other right or remedy hereunder which SpeedDee or Franchisee is entitled by law to enforce.

23.13 Survival of Provisions. Any provisions that by their terms extend beyond termination or expiration of this Agreement shall continue in full force and effect subsequent to and notwithstanding the termination or expiration of this Agreement.

23.14 Incorporation of Riders. To the extent that any of the Riders to Franchise Agreement for Specific States attached as Attachment IV is applicable, such rider is incorporated herein and this Agreement is modified accordingly. The provisions in any applicable rider are included as a condition to registration or use in certain jurisdictions, and SpeedDee is not precluded from contesting the validity, enforceability, or applicability of such provisions in any action relating to this Agreement or its rescission or termination.

23.15 Acknowledgement. BEFORE SIGNING THIS AGREEMENT, FRANCHISEE SHOULD READ IT CAREFULLY WITH THE ASSISTANCE OF LEGAL COUNSEL. FRANCHISEE ACKNOWLEDGES THAT:

A. THE SUCCESS OF THE BUSINESS VENTURE CONTEMPLATED HEREIN INVOLVES SUBSTANTIAL RISKS AND DEPENDS UPON FRANCHISEE'S ABILITY AS AN INDEPENDENT BUSINESSPERSON AND ITS ACTIVE PARTICIPATION IN THE DAILY AFFAIRS OF THE BUSINESS, AND

B. NO ASSURANCE OR WARRANTY, EXPRESSED OR IMPLIED, HAS BEEN GIVEN AS TO THE POTENTIAL SUCCESS OF SUCH BUSINESS VENTURE OR THE EARNINGS LIKELY TO BE ACHIEVED, AND

C. NO STATEMENT, REPRESENTATION OR OTHER ACT, EVENT OR COMMUNICATION, EXCEPT AS SET FORTH IN THIS DOCUMENT, AND IN ANY DISCLOSURE DOCUMENT SUPPLIED TO FRANCHISEE IS BINDING ON SPEEDEE IN CONNECTION WITH THE SUBJECT MATTER OF THIS AGREEMENT.

23.16 Financial Statements. Franchisee understands that the audited financial statements ("Financial Statements") attached to the Franchise Disclosure Document have been prepared by a licensed certified public accountant in accordance with Generally Accepted Accounting Principles ("GAAP") in the United States governing the preparation of Financial Statements as of the effective date of the Franchise Disclosure Document. Franchisee further acknowledges that GAAP accounting rules and standards may change over time, and that Financial Statements prepared under different new GAAP accounting rules or standards could



result in Financial Statements that report results that appear different in the future or change the Financial Statements previously used in a Franchise Disclosure Document. Franchisee represents and warrants to SpeedDee that Franchisee reviewed the Financial Statements attached the Franchise Disclosure Document and that to the extent that Franchisee is relying on the Financial Statements as they are currently prepared as the basis for making Franchisee's decision to purchase the Franchised Business, future changes in those Financial Statements due to changes in GAAP will not affect the Franchisee's decision.



(Signature page to Franchise Agreement)

IN WITNESS WHEREOF, the parties hereto set their hands and seals the day and year as set forth above.

SPEEDEE:

SPEEDEE WORLDWIDE, LLC

By: _____
Ronald Stilwell, Chief Development Officer

FRANCHISEE:

By: _____



**ATTACHMENT I TO
FRANCHISE AGREEMENT**

FRANCHISE DATA SHEET

1. **Initial Franchise Fee.** The initial franchise fee, referenced in Section 2.2 of the Agreement, shall be \$_____.

(check as applicable) The initial franchise fee shall be payable in full concurrently with the execution of this Agreement.

(check as applicable) If Franchisee is a qualifying veteran of the United States military, a first responder, or a spouse of a veteran or first responder, and otherwise qualifies for payment of the initial franchise fee described below, as determined by SpeedDee, the initial franchise fee shall be payable as follows: (a) \$15,000 concurrently with the execution of the Agreement, and (b) the remainder upon the earlier of (i) twelve months from the effective date of the Agreement, or (ii) upon execution by Franchisee or the landlord of a letter of intent, lease or sublease or purchase agreement for the site for the Center. **[DELETE IF NOT APPLICABLE]**

2. **Franchised Location or Geographic Area.** The Franchised Location, referenced in Section 3.1 of the Agreement shall be _____.

If the Franchised Location has not yet been approved by SpeedDee, the Franchised Location and Designated Area (below) shall be inserted upon approval. In such case, the Franchisee shall be permitted to find a Franchised Location within the following geographic area (**This is not Franchisee's protected or designated territory.**) _____

3. **Designated Area.** The "**Designated Area**" referenced in Section 3.1 of the Agreement shall be: _____.

4. **Notices.** The business address for any notices mailed pursuant to Section 23.6 of the Agreement shall be as follows: _____.

5. **Acknowledgement.** By execution hereof or Attachment I-1, SpeedDee hereby accepts the above-stated Franchised Location and Franchisee acknowledges that (1) SpeedDee's acceptance of the Franchised Location does not constitute a guarantee, recommendation or endorsement of the Franchised Location and the success of the SpeedDee Center to be operated at such Franchised Location is dependent upon Franchisee's abilities as an independent business person; and (2) that SpeedDee has complied with its obligations under the Agreement to assist Franchisee by provision of criteria for the Franchised Location and determination of fulfillment of the requisite criteria for the Franchised Location.

(Signatures on Following Page)



(Signature page to Franchise Data Sheet)

Fully executed this _____ day of _____, 202__.

SPEEDEE:

SPEEDEE WORLDWIDE, LLC

By: _____
Ronald Stilwell, Chief Development Officer

FRANCHISEE:

By: _____



**ATTACHMENT I-1
TO FRANCHISE AGREEMENT**

FRANCHISED LOCATION RIDER

1. **Franchised Location.** The Franchised Location, set forth in Section 3.1 of the Agreement shall be _____. The Designated Area shall be _____.

2. **Legal Address.** The business address for any notices mailed pursuant to Section 23.6 of the Agreement shall be changed to read as follows: _____.

3. **Acknowledgement.** By execution hereof, Speedee hereby accepts the above-stated Franchised Location and Franchisee acknowledges that (1) Speedee's acceptance of the Franchised Location does not constitute a guarantee, recommendation or endorsement of the Franchised Location and the success of the Speedee Center to be operated at such Franchised Location is dependent upon Franchisee's abilities as an independent business person; and (2) that Speedee has complied with its obligations under the Agreement to assist Franchisee by provision of criteria for the Franchised Location and determination of fulfillment of the requisite criteria for the Franchised Location.

Fully executed this _____ day of _____, 202__.

SPEEDEE:

SPEEDEE WORLDWIDE, LLC

By: _____
Ronald Stilwell, Chief Development Officer

FRANCHISEE:

By: _____



**ATTACHMENT I-2
TO FRANCHISE AGREEMENT**

OPENING DATE RIDER

1. **Opening Date.** It is agreed that the date of the opening of Franchisee's SpeedDee Center is _____.

2. **Acknowledgement.** By execution hereof, the parties hereby accept the above-stated opening date and Franchisee acknowledges that SpeedDee has complied with its obligations under the Agreement to provide opening assistance to Franchisee.

Fully executed this _____ day of _____, 202__.

SPEEDEE:

SPEEDEE WORLDWIDE, LLC

By: _____
Ronald Stilwell, Chief Development Officer

FRANCHISEE:

By: _____



**ATTACHMENT II
TO FRANCHISE AGREEMENT**

STATEMENT OF OWNERSHIP

Franchisee: _____

**Form of Ownership
(Check One)**

Individual Partnership Corporation Limited Liability Co. Other

If a Partnership, provide name and address of each partner showing percentage owned, whether active in management, and indicate the state in which the partnership was formed.

If a Corporation, give the state and date of incorporation, the names and addresses of each officer and director, and list the names and addresses of every shareholder showing what percentage of stock is owned by each.

If a Limited Liability Company, give the state and date of formation, the name and address of the manager, list the names and addresses of every member and the percentage of membership interest held by each member.

State and Date of Formation: _____

Management (managers, officers, board of directors, etc.):

Name	Title

Members, Stockholders, Partners:

Name	Address	Percentage of Stock

(Signature Page Follows)



(Signature page to Statement of Ownership)

FRANCHISEE:

By: _____



**ATTACHMENT III
TO FRANCHISE AGREEMENT**

OWNERS' AGREEMENT

As a condition to the granting by SpeedDee Worldwide, LLC (“we” or “us”), of a Franchise Agreement with _____ (“Franchisee”), each of the undersigned individuals (“Owners”), who constitute all of the owners of a beneficial interest in Franchisee, as well as their respective spouses (“Spouses”), covenant and agree to be bound by this Owners’ Agreement (“Owners’ Agreement”).

1. Acknowledgments.

1.1 Franchise Agreement. Franchisee entered into a franchise agreement with us effective as of this _____ day of _____, 202__ (“Franchise Agreement”). Capitalized words not defined in this Owners’ Agreement will have the same meanings ascribed to them in the Franchise Agreement.

1.2 Owners’ Role. Owners are the beneficial owners of all of the equity interest in Franchisee and acknowledge there are benefits received and to be received by each Owner, jointly and severally, and for themselves, their heirs, legal representatives and assigns. Franchisee’s obligations under the Franchise Agreement, including the confidentiality and non-compete and non-solicitation obligations, would be of little value to us if Franchisee’s owners were not bound by the same requirements. Under the provisions of the Franchise Agreement, Owners are required to enter into this Owners’ Agreement as a condition to our entering into the Franchise Agreement with Franchisee. Owners will be jointly and severally liable for any breach of this Owners’ Agreement.

2. Non-Disclosure and Protection of Confidential Information.

Under the Franchise Agreement, we will provide Franchisee with specialized training, proprietary trade secrets, and other Confidential Information relating to the establishment and operation of a franchised business. The provisions of the Franchise Agreement governing Franchisee’s non-disclosure obligations relating to our Confidential Information are hereby incorporated into this Owners’ Agreement by reference, and Owners agree to comply with each obligation as though fully set forth in this Owners’ Agreement as a direct and primary obligation of Owners. Further, we may seek the same remedies against Owners under this Owners’ Agreement as we may seek against Franchisee under the Franchise Agreement. Any and all information, knowledge, know-how, techniques, and other data, which we designate as confidential, will also be deemed Confidential Information for purposes of this Owners’ Agreement.

3. Covenant Not To Compete and Not to Solicit.

3.1 Non-Competition and Non-Solicitation During and After the Term of the Franchise Agreement. Owners acknowledge that as a participant in our system, they will receive proprietary and confidential information and materials, trade secrets, and the unique methods, procedures and techniques which we have developed. The provisions of the Franchise Agreement governing Franchisee’s restrictions on competition and solicitation both during the term of the Franchise Agreement and following the expiration or termination of the Franchise Agreement are hereby incorporated into this Owners’ Agreement by reference, and Owners agree to comply with and perform each such covenants as though fully set forth in this Owners’



Agreement as a direct and primary obligation of Owners. Further, we may seek the same remedies against Owners under this Owners' Agreement as we may seek against Franchisee under the Franchise Agreement.

3.2 Construction of Covenants. The parties agree that each such covenant related to non-competition and non-solicitation will be construed as independent of any other covenant or provision of this Owners' Agreement. If all or any portion of a covenant referenced in this Section 3 is held unreasonable or unenforceable by a court or agency having valid jurisdiction in a final decision to which we are a party, Owners agree to be bound by any lesser covenant subsumed within the terms of such covenant that imposes the maximum duty permitted by law, as if the resulting covenant were separately stated in and made a part of this Section 3.

3.3 Our Right to Reduce Scope of Covenants. Additionally, we have the right, in our sole discretion, to unilaterally reduce the scope of all or part of any covenant referenced in this Section 3 of this Owners' Agreement, without Owners' consent (before or after any dispute arises), effective when we give Owners written notice of this reduction. Owners agree to comply with any covenant as so modified.

4. Guarantee.

4.1 Payment. Owners will pay us (or cause us to be paid) all monies payable by Franchisee under the Franchise Agreement on the dates and in the manner required for payment in the relevant agreement.

4.2 Performance. Owners unconditionally guarantee full performance and discharge by Franchisee of all of Franchisee's obligations under the Franchise Agreement on the date and times and in the manner required in the relevant agreement.

4.3 Indemnification. Owners will indemnify, defend and hold harmless us, all of our affiliates, and the respective shareholders, directors, partners, employees, and agents of such entities, against and from all losses, damages, costs, and expenses which we or they may sustain, incur, or become liable for by reason of: (a) Franchisee's failure to pay the monies payable (to us or any of our affiliates) pursuant to the Franchise Agreement, or to do and perform any other act, matter, or thing required by the Franchise Agreement; or (b) any action by us to obtain performance by Franchisee of any act, matter, or thing required by the Franchise Agreement.

4.4 No Exhaustion of Remedies. Owners acknowledge and agree that we will not be obligated to proceed against Franchisee or exhaust any security from Franchisee or pursue or exhaust any remedy, including any legal or equitable relief against Franchisee, before proceeding to enforce the obligations of the Owners as guarantors under this Owners' Agreement, and the enforcement of such obligations can take place before, after, or contemporaneously with, enforcement of any of Franchisee's debts or obligations under the Franchise Agreement.

4.5 Waiver of Notice. Without affecting Owners' obligations under this Section 4, we can extend, modify, or release any of Franchisee's indebtedness or obligation, or settle, adjust, or compromise any claims against Franchisee, all without notice to the Owners. Owners waive notice of amendment of the Franchise Agreement and notice of demand for payment or performance by Franchisee.

4.6 Effect of Owner's Death. Upon the death of an Owner, the estate of such Owner will be bound by the obligations in this Section 4, but only for defaults and obligations hereunder existing at the time of death; and the obligations of any other Owners will continue in full force and effect.



5. Audit.

Owners acknowledge and agree that they are individually bound to the audit provisions in the Franchise Agreement.

6. Transfers.

Owners acknowledge and agree that we have granted the Franchise Agreement to Franchisee in reliance on Owners' business experience, skill, financial resources and personal character. Accordingly, Owners agree not to sell, encumber, assign, transfer, convey, pledge, merge or give away any direct or indirect interest in this Franchisee, unless Owners first comply with the sections in the Franchise Agreement regarding Transfers. Owners acknowledge and agree that any attempted Transfer of an interest in Franchisee requiring our consent under the Franchise Agreement for which our express written consent is not first obtained will be a material breach of this Owners' Agreement and the Franchise Agreement.

7. Notices.

7.1 Method of Notice. Any notices given under this Owners' Agreement shall be in writing and delivered in accordance with the provisions of the Franchise Agreement.

7.2 Notice Addresses. Our current address for all communications under this Owners' Agreement is:

SpeedDee Worldwide, LLC
5575 DTC Parkway, Suite 100
Greenwood Village, Colorado 80111

The current address of each Owner for all communications under this Owners' Agreement is designated on the signature page of this Owners' Agreement. Any party may designate a new address for notices by giving written notice to the other parties of the new address according to the method set forth in the Franchise Agreement.

8. Enforcement of This Owners' Agreement.

8.1 Dispute Resolution. Any claim or dispute arising out of or relating to this Owners' Agreement shall be subject to the dispute resolution provisions of the Franchise Agreement. This agreement to engage in such dispute resolution process shall survive the termination or expiration of this Owners' Agreement.

8.2 Choice of Law; Jurisdiction and Venue. This Owners' Agreement and any claim or controversy arising out of, or relating to, any of the rights or obligations under this Owners' Agreement, and any other claim or controversy between the parties, will be governed by the choice of law and jurisdiction and venue provisions of the Franchise Agreement.

8.3 Provisional Remedies. We have the right to seek from an appropriate court any provisional remedies, including temporary restraining orders or preliminary injunctions to enforce Owners' obligations under this Owners' Agreement. Owners acknowledge and agree that there is no adequate remedy at law for Owners' failure to fully comply with the requirements of this Owners' Agreement. Owners further acknowledge and agree that, in the event of any noncompliance, we will be entitled to temporary, preliminary, and permanent injunctions and all other equitable relief that any court with jurisdiction may deem just and proper. If injunctive relief is granted, Owners' only remedy will be the court's dissolution of the injunctive relief. If the injunctive relief was wrongfully issued, Owners expressly waive all claims for damages they incurred as a result of the wrongful issuance.



9. Miscellaneous.

9.1 No Other Agreements. This Owners' Agreement constitutes the entire, full and complete agreement between the parties, and supersedes any earlier or contemporaneous negotiations, discussions, understandings or agreements. There are no representations, inducements, promises, agreements, arrangements, or undertakings, oral or written, between the parties relating to the matters covered by this Owners' Agreement, other than those in this Owners' Agreement. No other obligations, restrictions or duties that contradict or are inconsistent with the express terms of this Owners' Agreement may be implied into this Owners' Agreement. Except for unilateral reduction of the scope of the covenants permitted in Section 3.3 (or as otherwise expressly provided in this Owners' Agreement), no amendment, change or variance from this Owners' Agreement will be binding on either party unless it is mutually agreed to by the parties and executed in writing. Time is of the essence.

9.2 Severability. Each provision of this Owners' Agreement, and any portions thereof, will be considered severable. If any provision of this Owners' Agreement or the application of any provision to any person, property or circumstances is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Owners' Agreement will be unaffected and will still remain in full force and effect. The parties agree that the provision found to be invalid or unenforceable will be modified to the extent necessary to make it valid and enforceable, consistent as much as possible with the original intent of the parties (i.e. to provide maximum protection for us and to effectuate the Owners' obligations under the Franchise Agreement), and the parties agree to be bound by the modified provisions.

9.3 No Third-Party Beneficiaries. Nothing in this Owners' Agreement is intended to confer upon any person or entity (other than the parties and their heirs, successors and assigns) any rights or remedies under or by reason of this Owners' Agreement.

9.4 Construction. Any term defined in the Franchise Agreement which is not defined in this Owners' Agreement will be ascribed the meaning given to it in the Franchise Agreement. The language of this Owners' Agreement will be construed according to its fair meaning, and not strictly for or against either party. All words in this Owners' Agreement refer to whatever number or gender the context requires. If more than one party or person is referred to as you, their obligations and liabilities must be joint and several. Headings are for reference purposes and do not control interpretation

9.5 Binding Effect. This Owners' Agreement may be executed in counterparts, and each copy so executed and delivered will be deemed an original. This Owners' Agreement is binding on the parties and their respective heirs, executors, administrators, personal representatives, successors and (permitted) assigns.

9.6 Successors. References to "we," "us," "the undersigned," or "you" include the respective parties' heirs, successors, assigns or transferees.

9.7 Nonwaiver. Our failure to insist upon strict compliance with any provision of this Owners' Agreement shall not be a waiver of our right to do so. Delay or omission by us respecting any breach or default shall not affect our rights respecting any subsequent breaches or defaults. All rights and remedies granted in this Owners' Agreement shall be cumulative.

9.8 No Personal Liability. You agree that fulfillment of any and all of our obligations written in the Franchise Agreement or this Owners' Agreement, or based on any oral communications which may be ruled to be binding in a court of law, shall be our sole responsibility and none of our owners, officers,



agents, representatives, nor any individuals associated with us shall be personally liable to you for any reason.

9.9 Owners' Agreement Controls. In the event of any discrepancy between this Owners' Agreement and the Franchise Agreement, this Owners' Agreement shall control.

IN WITNESS WHEREOF, the parties have entered into this Owners' Agreement as of the effective date of the Franchise Agreement.

OWNERS:

Speedee hereby accepts the Owner(s)' agreements hereunder.

Dated this _____ day of _____, 202__.

SPEEDEE:

SPEEDEE WORLDWIDE, LLC

By: _____
Ronald Stilwell, Chief Development Officer

FRANCHISEE:

By: _____

OWNERS:



**ATTACHMENT IV TO
FRANCHISE AGREEMENT**

RIDERS TO FRANCHISE AGREEMENT FOR SPECIFIC STATES

If any one of the following Riders to the Franchise Agreement for Specific States (“Riders”) is checked below or if such Rider otherwise applies based on state law, then that Rider shall be incorporated into the Franchise Agreement entered into by Speedee Worldwide, LLC and the undersigned Franchisee as an “Applicable Rider.” To the extent any terms of an Applicable Rider conflict with the terms of the Franchise Agreement, the terms of the Applicable Rider shall supersede the terms of the Franchise Agreement.

Applicable Rider:

- California
- Hawaii
- Illinois
- Indiana
- Maryland
- Minnesota
- New York
- North Dakota
- Rhode Island
- Virginia
- Washington
- Wisconsin

SPEEDEE WORLDWIDE, LLC

FRANCHISEE (Print Name)

By: _____

By: _____

Title: _____

Title: _____



CALIFORNIA RIDER TO THE FRANCHISE AGREEMENT

1. Section 21.3 is deleted and replaced with the following language:

All disputes to be arbitrated by SpeeDee, its affiliates and Franchisee shall be governed by the Federal Arbitration Act and no procedural arbitration issues are to be resolved pursuant to any state statutes, regulations or common 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 shall be interpreted under the laws of the state of Colorado and any dispute between the parties shall be governed by and determined in accordance with the substantive laws of the state of Colorado, which laws shall prevail in the event of any conflict of law. Notwithstanding the foregoing, the parties agree that the Colorado Consumer Protection Act (COLO. REV. STAT. ANN. Section 6-1-101, et seq.) shall not apply to this Agreement or any disputes between the parties. Franchisee and SpeeDee have negotiated regarding a forum in which to resolve any disputes which may arise between them and have agreed to select a forum in order to promote stability in their relationship. Therefore, if a claim is asserted in any arbitration or legal proceeding involving Franchisee, its owners, guarantors, employees, officers, directors or managers (collectively, “**Franchisee Affiliates**”) and SpeeDee and its affiliates and their respective employees, officers, directors or managers (collectively, “**SpeeDee Affiliates**”) consent to jurisdiction and venue for disputes between them in Arapahoe County, Colorado if in state court, and in the City and County of Denver, Colorado if in federal court, or in Greenwood Village, Colorado for arbitration, and each party shall waive any objection either may have to the personal jurisdiction of or venue in such state and federal courts of Colorado or arbitration in Greenwood Village, Colorado. Notwithstanding the foregoing, any legal proceeding by SpeeDee or any SpeeDee Affiliate not subject to mandatory arbitration may be brought in any court of competent jurisdiction in the country, state, province, or other geographic area in which the Center is located or in which Franchisee or any Franchisee Affiliate resides or owns assets. **SPEEDEE, SPEEDEE AFFILIATES, FRANCHISEE AND FRANCHISEE AFFILIATES EACH WAIVE THEIR RIGHTS TO A TRIAL BY JURY.**

2. No statement, questionnaire, or acknowledgment 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 any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise. Section 23.15 of the Agreement is deemed modified accordingly.

HAWAII RIDER TO THE FRANCHISE AGREEMENT

1. The following language is added at the end of Section 15.2.h and 16.3.f:

Any release executed herewith will not apply to any claims that Franchisee may have that have arisen under the Hawaii Franchise Investment Law.

2. The following paragraph is added to Article 17:

Section 482E-6(3) of the Hawaii Revised Statutes provides that upon termination or refusal to renew the Franchise, SpeeDee is obligated to compensate Franchisee for the fair market value, at the time of the termination or expiration of Franchise, of Franchisee’s inventory, supplies,



equipment and furnishings purchased from SpeedDee or a supplier designated by SpeedDee; provided that personalized materials which have no value to SpeedDee need not be compensated for. If SpeedDee refuses to renew a Franchise for the purpose of converting Franchisee's business to one owned and operated by SpeedDee, SpeedDee, in addition to the remedies provided above, shall compensate Franchisee for the loss of goodwill. SpeedDee may deduct from such compensation reasonable costs incurred in removing, transporting and disposing of Franchisee's inventory, supplies, equipment and furnishings pursuant to this requirement, and may offset from such compensation any monies due SpeedDee.

ILLINOIS RIDER TO THE FRANCHISE AGREEMENT

1. Illinois law governs this Agreement.
2. In conformance with Section 4 of the Illinois Franchise Disclosure Act, any provision in a franchise agreement that designates jurisdiction and venue in a forum outside of the State of Illinois is void. However, a franchise agreement may provide for arbitration to take place outside of Illinois.
3. Franchisee's rights upon termination and non-renewal are set forth in Sections 19 and 20 of the Illinois Franchise Disclosure Act.
4. In conformance with Section 41 of the Illinois Franchise Disclosure Act, any condition, stipulation or provision purporting to bind any person acquiring any franchise to waive compliance with the Illinois Franchise Disclosure Act or any other law of Illinois is void.
5. See the first page of this Attachment IV for your signature.

INDIANA RIDER TO THE FRANCHISE AGREEMENT

The following modifications are made to the Franchise Agreement only to the extent required by the Indiana Franchises Act, IND. CODE § 23-2-2.5, and the Indiana Deceptive Franchise Practices Act, IND. CODE § 23-2-2.7:

1. The laws of the State of Indiana supersede any provisions of the Franchise Agreement or Colorado state law, if such provisions are in conflict with Indiana law.
2. The prohibition by Indiana Code 23-2-2.7-1(7) against unilateral termination of the Franchise without good cause or in bad faith, good cause being defined under law as including any material breach of the Franchise Agreement, will supersede the provisions of the Franchise Agreement relating to termination for cause, to the extent those provisions may be inconsistent with such prohibition.
3. Any provision in the Franchise Agreement that would require Franchisee to prospectively assent to a release, assignment, novation, waiver or estoppel which purports to relieve any person from liability imposed by the Indiana Deceptive Franchise Practices Law is void to the extent that such provision violates such law.
4. The covenant not to compete that applies after the expiration or termination of the Franchise Agreement for any reason is modified to the geographic area of the Designated Area.



5. The following provision is hereby added to the Franchise Agreement:

No Limitation on Litigation. Despite the foregoing provisions of this Agreement, any provision in this Agreement which limits in any manner whatsoever litigation brought for breach of this Agreement will be void to the extent that any such contractual provision violates the Indiana Deceptive Franchise Practices Law.

MARYLAND RIDER TO THE FRANCHISE AGREEMENT

1. The following language is added at the end of Section 5.1:

Speedee has posted a surety bond with the Maryland Securities Division to assure the performance of its initial obligations to Franchisee.

2. The following language is added at the end of Sections 15.2.h and 16.3.f:

Any 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 language is added at the end of Article 21:

Franchisee may commence any cause of action arising under the Maryland Franchise Registration and Disclosure Law against Speedee in any court of competent jurisdiction, including the state or federal courts of Maryland, unless otherwise governed by the arbitration provisions of this Agreement. Any claims arising under the Maryland Franchise Registration and Disclosure Law must be brought within three years after the grant of the franchise.

This Agreement provides that disputes are resolved through arbitration. A Maryland franchise regulation states that it is an unfair or deceptive practice to require a franchisee to waive its right to file a lawsuit in Maryland claiming a violation of the Maryland Franchise Law. In light of the Federal Arbitration Act, there is some dispute as to whether this forum selection requirement is legally enforceable.

4. The following sentence is added to the end of Sections 23.1 and 23.15:

Provided, however, that this provision is not limited to, nor shall it act as a release, estoppel or waiver of any liability incurred under the Maryland Franchise Registration and Disclosure Laws.

5. 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. This Agreement is amended accordingly.

6. No statement, questionnaire, or acknowledgment 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 any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.



MINNESOTA RIDER TO THE FRANCHISE AGREEMENT

1. Any provision in the Franchise Agreement which would require Franchisee to assent to a release, assignment, novation or waiver that would relieve any person from liability imposed by Minnesota Statutes, Sections 80C.01 to 80C.22 will be void to the extent that such contractual provision violates such law.
2. Minnesota Statute Section 80C.21 and Minnesota Rule 2860.4400J prohibit the franchisor from requiring litigation to be conducted outside of Minnesota. In addition, nothing in the Franchise Agreement can abrogate or reduce any of 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 Minnesota.
3. Minn. Rule Part 2860.4400J prohibits a franchisee from waiving his rights to a jury trial or waiving its rights to any procedure, forum, or remedies provided for by the laws of the jurisdiction, or consenting to liquidated damages, termination penalties or judgment notes. Any provision in the Franchise Agreement which would require Franchisee to waive its rights to any procedure, forum or remedies provided for by the laws of the State of Minnesota is deleted from any agreement relating to franchises offered and sold in the State of Minnesota; provided, however, that this paragraph will not affect the obligation in the Franchise Agreement relating to arbitration.
4. With respect to franchises governed by Minnesota law, SpeedDee will comply with Minnesota Statute Section 80C.14, Subds. 3, 4 and 5, which require, except in certain specified cases, that 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 that consent to the transfer of the Franchise will not be unreasonably withheld.
5. SpeedDee will protect Franchisee's rights under the Franchise Agreement to use the Marks, or indemnify Franchisee from any loss, costs, or expenses arising out of any third-party claim, suit or demand regarding Franchisee's use of the Marks, if Franchisee's use of the Marks is in compliance with the provisions of the Franchise Agreement and SpeedDee's System standards.
6. Minnesota Rule 2860.4400(D) prohibits a franchisor from requiring a franchisee to assent to a general release. As a result, the terms of the Franchise Agreement which require Franchisee to sign a general release prior to renewing or transferring Franchisee's franchise, are hereby deleted from the Franchise Agreement, to the extent required by Minnesota law.
7. The following language will appear as a new paragraph of the Franchise Agreement:

No Abrogation. Pursuant to Minnesota Statutes, Section 80C.21, nothing in the dispute resolution section of this Agreement will in any way abrogate or reduce any of Franchisee's rights as provided for in Minnesota Statutes, Chapter 80.C.
8. Minnesota Statute Section 80C.17 states that no action for a violation of Minnesota Statutes, Sections 80C.01 to 80C.22 may be commenced more than three years after the cause of action accrues. To the extent that the Franchise Agreement conflicts with Minnesota law, Minnesota law will prevail.



NEW YORK RIDER TO THE FRANCHISE AGREEMENT

1. The following is added at the end of Sections 15.2.h and 16.3.f:

Provided however, that all rights enjoyed by Franchisee and any causes of action arising in its 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, Section 687.4 and 687.5 be satisfied.

2. The following sentence is added to Section 7.2:

Any new or different requirements set forth in the Operations Manual shall not unreasonably increase Franchisee's obligations or place an excessive burden on Franchisee's operation of its SpeedDee Center.

3. The following sentence is added to Section 15.6:

However, no assignment shall be made except to an assignee who, in the good faith judgment of SpeedDee, is willing and able to assume SpeedDee's obligations under this Agreement.

4. The following is added to Article 16:

Franchisee may terminate this Agreement upon any grounds available by law.

5. The following is added to Section 20.3:

However, Franchisee shall not be required to indemnify SpeedDee for any liabilities which arose as a result of SpeedDee's breach of this Agreement or other civil wrongs committed by SpeedDee.

6. The following sentence is added to Section 21.3:

The foregoing choice of law should not be considered a waiver of any right conferred upon either SpeedDee or Franchisee by the General Business Law of the State of New York, Article 33. This language has been included in this Agreement as a condition to registration. SpeedDee and Franchisee do not agree with the above language and believe that each of the provisions of this Agreement, including all choice-of-law provisions, are fully enforceable. SpeedDee and Franchisee intend to fully enforce all of the provisions of this Agreement and all other documents signed by them, including but not limited to, all venue, choice-of-law, arbitration provisions and other dispute avoidance and resolution provisions and to rely on federal pre-emption under the Federal Arbitration Act.



NORTH DAKOTA RIDER TO THE FRANCHISE AGREEMENT

1. The North Dakota Securities Commissioner has held the following to be unfair, unjust or inequitable to North Dakota franchisees:

A. Restrictive Covenants: Franchise Disclosure Documents which disclose the existence of covenants restricting competition contrary to Section 9-08-06, N.D.C.C., without further disclosing that such covenants will be subject to this statute.

B. Situs of Arbitration Proceedings: Franchise agreements providing that the parties must agree to the arbitration of disputes at a location that is remote from the site of the franchisee's business.

C. Restrictions on Forum: Requiring North Dakota franchisees to consent to the jurisdiction of courts outside of North Dakota.

D. Liquidated Damages and Termination Penalties: Requiring North Dakota franchisees to consent to liquidated damages or termination penalties.

E. Applicable Laws: Franchise agreements which specify that they are to be governed by the laws of a state other than North Dakota.

F. Waiver of Trial by Jury: Requiring North Dakota franchisees to consent to the waiver of a trial by jury.

G. Waiver of Exemplary & Punitive Damages: Requiring North Dakota franchisees to consent to a waiver of exemplary and punitive damages.

H. General Release: Franchise agreements that require the franchisee to sign a general release upon renewal of the franchise agreement.

I. Limitation of Claims: Franchise agreements that require the franchisee to consent to a limitation of claims. The statute of limitations under North Dakota law applies.

RHODE ISLAND RIDER TO THE FRANCHISE AGREEMENT

1. The following paragraph is added at the end of Section 21.1:

Section 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."

The above language has been included in this Agreement as a condition to registration. Speedee and Franchisee do not agree with the above language and believe that each of the provisions of this Agreement, including all choice of law provisions, are fully enforceable. Speedee and Franchisee intend to fully enforce all of the provisions of this Agreement and all other documents signed by them, including but not limited to, all venue, choice-of-law, arbitration



provisions and other dispute avoidance and resolution provisions and to rely on federal pre-emption under the Federal Arbitration Act.

VIRGINIA RIDER TO THE FRANCHISE AGREEMENT

1. The following is added to the end of Section 17.2.e:

Pursuant to 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 this Agreement does not constitute “reasonable cause,” as that term is defined in the Virginia Retail Franchising Act or the laws of Virginia, that provision may not be enforceable.

WASHINGTON RIDER TO THE FRANCHISE AGREEMENT

1. In the event of a conflict of laws, the provisions of the Washington Franchise Investment Protection Act, Chapter 19.100 RCW will prevail.

2. 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.

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, 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.

4. A release or 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.

5. Transfer fees are collectable to the extent that they reflect the franchisor’s reasonable estimated or actual costs in effecting a transfer.

6. Pursuant to RCW 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.



7. 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.

8. No statement, questionnaire, or acknowledgment 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 any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

9. The header paragraph in Section 16.3 is deleted in its entirety and replaced with the following:

Franchisee shall have the option to renew the Franchise for an additional 15 year term, by acquiring successor franchise rights, if SpeeDee does not exercise its right not to offer a successor franchise in accordance with Section 16.5 below and if Franchisee fulfills the following conditions precedent:

10. Section 16.3.d is deleted in its entirety and replaced with the following:

d. Franchisee pays a Renewal Fee (as defined below) to SpeeDee concurrently with the execution of the successor franchise agreement (for purposes of this Agreement, the “**Renewal Fee**” shall mean (i) \$0 if Franchisee provides at least six months’ notice, chooses to enter into the then-current franchise agreement that provides for a term of 15 years, and the renewal franchise agreement is signed at least six months in advance of the expiration of this Agreement; and (ii) \$5,000 in all other circumstances.

11. Section 20.3 is hereby amended to include the following at the end thereof:

Franchisee’s indemnification obligation set forth in this Section does not extend to liabilities caused by SpeeDee’s acts or omissions amounting to gross negligence, willful misconduct, strict liability, or fraud.

12. Section 21.2 is deleted in its entirety and replaced with the following:

21.2 Injunctive Relief. Notwithstanding anything to the contrary contained in Section 21.1 of this Agreement, SpeeDee and Franchisee shall each have the right in a proper case to obtain temporary or preliminary injunctive relief from a court of competent jurisdiction. SpeeDee shall have the right to obtain such temporary or preliminary injunctive relief, without posting a bond or bonds totaling more than \$1,000, but upon due notice. Any such action shall be brought as provided in Section 21.3 below.

13. Section 21.4 of the Franchise Agreement is deleted in its entirety.

14. The second sentence of Section 23.1 of the Franchise Agreement is deleted in its entirety with the following sentence substituted in its place:

No modifications of this Agreement will be effective except those in writing and signed by both parties.



15. The second sentence of Section 23.14 of the Franchise Agreement is deleted in its entirety with the following sentence substituted in its place:

The provisions in any applicable rider are included as a condition to registration or use in certain jurisdictions.

16. Section 23.16 of the Franchise Agreement is deleted in its entirety.

WISCONSIN RIDER TO THE FRANCHISE AGREEMENT

1. The following paragraph is added to the end of Article 17:

The conditions under which this Agreement can be terminated or not renewed may be effected by the Wisconsin Fair Dealership Law, Wisconsin Statutes 1981-82, Title XIV-A, Chapter 135.



EXHIBIT B

MULTI-UNIT AGREEMENT



SPEEDEE WORLDWIDE, LLC
MULTI-UNIT AGREEMENT

Multi-Unit Franchisee: _____
Date: _____

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ATTACHMENTS:

- 1 Multi-Unit Franchisee Data Sheet
- 2 Guaranty and Assumption of Multi-Unit Franchisee’s Obligations
- 3 Riders to Multi-Unit Agreement for Specific States

MULTI-UNIT AGREEMENT

THIS MULTI-UNIT AGREEMENT (the “**MU Agreement**”) is made this ____ day of _____, 20____, by and between **SPEEDEE WORLDWIDE, LLC**, a Delaware limited liability company, located at 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111 (“**SpeedDee**”) and _____, located at _____ (the “**Multi-Unit Franchisee**”).

RECITALS

A. SpeedDee and its affiliates have developed a system for establishing and operating SpeedDee oil change and auto service businesses that provide oil changes and preventive maintenance services for cars and trucks to the general public, associated with the service mark “**SpeedDee**” and other trademarks, service marks, logos and identifying features (“**Marks**”) and SpeedDee’s and its affiliates’ proprietary and distinctive business plans and methods (the “**System**”) for establishing and operating SpeedDee businesses from approved retail locations (“**SpeedDee Centers**”).

B. SpeedDee grants the right to others to develop and operate SpeedDee Centers under the Marks and pursuant to the System.

C. In addition to this MU Agreement, SpeedDee and Multi-Unit Franchisee have entered into a SpeedDee franchise agreement (the “**Initial Franchise Agreement**”) for the right to establish and operate a single SpeedDee franchised business (the “**Initial Business**”). Multi-Unit Franchisee would like to use the Marks and System in connection with opening multiple Centers.

D. SpeedDee desires to license Multi-Unit Franchisee to establish and operate such Centers under the SpeedDee name and Marks, and under the terms and conditions which are contained in this MU Agreement and in the then-current SpeedDee franchise agreements which will be executed between SpeedDee and Multi-Unit Franchisee for each of such Centers (“**Franchise Agreements**”).

NOW, THEREFORE, in consideration of the fees and other sums payable hereunder by Multi-Unit Franchisee to SpeedDee and the mutual covenants herein, the parties agree as follows:

1. GRANT OF DEVELOPMENT RIGHTS

1.1. In reliance on the application and information furnished by Multi-Unit Franchisee, and subject to the terms, provisions and conditions contained herein, SpeedDee grants to Multi-Unit Franchisee the right to develop and establish the number of SpeedDee Centers set forth in Attachment 1, attached hereto and incorporated herein by this reference.

1.2. Notwithstanding the above, SpeedDee and its affiliates and successors, reserve the right, for themselves and their franchisees, without compensation to Multi-Unit Franchisee: (1) to use, and to license others to use, the Marks and System for the operation of other franchised, SpeedDee, and affiliate-owned SpeedDee Centers at any location; (2) to use the Marks and System to identify services and products which Multi-Unit Franchisee sells and other than those which Multi-Unit Franchisee sells, through promotional and marketing efforts or related items, and to identify products and services the same as or similar to those which Multi-Unit Franchisee will sell, which are made available through alternative channels of distribution including, without limitation, the Internet, social media marketing, catalog sales, telemarketing, or other direct marketing sales, at any location; (3) to use and license the use of other proprietary marks or methods

in connection with the sale of products and services similar to or the same as those which Multi-Unit Franchisee will sell, whether in alternative channels of distribution including, without limitation, the Internet, social media marketing, catalog sales, telemarketing, or other direct marketing sales, or in connection with the operation of businesses, at any location, which businesses are the same as, or similar to, or different from SpeedDee Centers, on any terms and conditions as SpeedDee deems advisable; (4) to purchase or be purchased by, or merge or combine with, any business, including a business that competes directly with Multi-Unit Franchisee's SpeedDee Center in any location; (5) to acquire and convert to the System, any businesses offering a business that competes directly with Multi-Unit Franchisee's SpeedDee Center or not, including businesses operated by competitors or otherwise operated independently in any location; (6) to implement multi-area marketing programs that may allow SpeedDee or others to solicit or sell to customers anywhere and to issue mandatory policies to coordinate such multi-area marketing programs; (7) to solicit, sell, to and service local, regional or national accounts wherever located; and (8) to engage in any other activities not expressly prohibited in this MU Agreement.

1.3. Multi-Unit Franchisee acknowledges and agrees that it shall not establish any SpeedDee Centers without the prior approval and consent of SpeedDee and only in accordance and in conformity with the approved Development Plan set forth in Attachment 1 hereto.

1.4. Multi-Unit Franchisee agrees that if Multi-Unit Franchisee is an entity, all of the owners of Multi-Unit Franchisee shall sign the Guaranty and Assumption of Multi-Unit Franchisee's Obligations attached hereto as Attachment 2 and incorporated herein by reference.

2. INITIAL FRANCHISE FEES

2.1. Concurrently with the execution of this MU Agreement, SpeedDee acknowledges that the Multi-Unit Franchisee has paid the applicable initial franchise fee for the Initial Business to be developed hereunder, as set forth in the Initial Franchise Agreement. In addition, Multi-Unit Franchisee shall pay a \$20,000 initial franchise fee for the second Center to be developed hereunder and a \$15,000 initial franchise fee for every additional Center to be developed hereunder (collectively, the "**Multi-Unit Fee**"), which fee is set forth in Attachment 1 herein. The fees described in this Section 2.1 represent payment in full of the initial franchise fees for the Centers to be developed under this MU Agreement. All fees, or any part thereof, are nonrefundable under all circumstances once paid, even if Multi-Unit Franchisee fails to meet the Development Schedule.

3. DEVELOPMENT OBLIGATIONS

3.1. Multi-Unit Franchisee agrees to develop the number of SpeedDee Centers in accordance with the schedule set forth in Attachment 1 hereto.

3.2. The parties agree that a separate Franchise Agreement shall be executed by SpeedDee and Multi-Unit Franchisee for each SpeedDee Center to be developed under this MU Agreement. The Franchise Agreements for the second and subsequent SpeedDee Centers to be developed hereunder will be executed within 10 days after SpeedDee's approval of a location for the SpeedDee Center to be operated thereunder, but in no event later than the date for executing the Franchise Agreement for each such Center set forth in Attachment 1 hereto. Notwithstanding the foregoing, the second and subsequent Franchise Agreements may be executed by an Authorized Entity, as that term is defined below, of Multi-Unit Franchisee provided that at all times Multi-Unit Franchisee must own and operate at least one Center. Multi-Unit Franchisee's, or an Authorized Entity's, failure to execute any additional Franchise Agreements or the default in any term of such Franchise Agreements may, at the option of SpeedDee, be deemed a default under this MU Agreement and shall entitle SpeedDee to terminate this MU Agreement as further provided in Section 4 below.

3.3. “**Authorized Entity**” shall mean a legal entity that is controlled by Multi-Unit Franchisee and meets SpeedDee’s then current standards and requirements for franchise owners, including without limitation financial requirements and limits on the total number of holders of equity interests and requirements for owners of non-controlling ownership interest. For the purposes of this definition, an entity shall be deemed to be controlled by Multi-Unit Franchisee if and only during such times as:

(a) Multi-Unit Franchisee owns not less than 51% of all the ownership interests in such entity;

(b) Multi-Unit Franchisee has at least the percentage of voting power required under applicable law to authorize a merger, liquidation or transfer of substantially all of the assets of the entity;

(c) If the entity is a partnership, Multi-Unit Franchisee is the sole general partner of a limited partnership or managing partner of a general partnership; and

(d) Multi-Unit Franchisee establishes to the satisfaction of SpeedDee that Multi-Unit Franchisee has, and, during the term of the Franchise Agreement for the SpeedDee Center to be owned and operated by such entity, will have, the right and power to direct the management policies and operation of such entity and the sale or other disposition of such Center.

3.4. Multi-Unit Franchisee shall not, without the prior written approval of SpeedDee, enter into any contract for the purchase or lease of any premises for use as a SpeedDee Center. SpeedDee’s approval of a location for a SpeedDee Center shall be evidenced by execution of the Franchise Agreement governing the location or by execution of an Addendum to Franchise Agreement identifying a location which is attached to the Franchise Agreement. SpeedDee will provide written specifications for the location of each SpeedDee Center, although Multi-Unit Franchisee acknowledges that SpeedDee has no obligation to select or acquire a location on behalf of Multi-Unit Franchisee. Assistance by SpeedDee will consist of the provision of criteria for a satisfactory location and, subsequently, a determination whether the location fulfills the requisite criteria for a SpeedDee Center, based upon information submitted to SpeedDee by Multi-Unit Franchisee in a form sufficient to assess the location.

3.5. All subsequent SpeedDee Centers developed under this MU Agreement shall be established and operated pursuant to the form of Franchise Agreement, and related documents, then being used by SpeedDee for a SpeedDee Center. Multi-Unit Franchisee acknowledges that the then current form of Franchise Agreement and related documents may differ substantially from the Initial Franchise Agreement.

3.6. In addition to the assistance provided by SpeedDee as set forth in Section 3.4 above, Multi-Unit Franchisee may request additional assistance from SpeedDee in connection with site selection, site feasibility studies, lease negotiations and other issues related to development of its SpeedDee Centers in connection with this MU Agreement. If SpeedDee agrees to provide such assistance, Multi-Unit Franchisee agrees to pay all travel, lodging, living expenses and other identifiable expenses incurred in connection with such assistance.

3.7. Multi-Unit Franchisee shall not offer for sale, negotiate the sale of or sell any SpeedDee Centers to be developed hereunder or any Franchise Agreement to be executed between Multi-Unit Franchisee and SpeedDee for a SpeedDee Center to be developed hereunder, to any third party, either in Multi-Unit Franchisee’s own name or in the name and on behalf of SpeedDee. Nothing herein constitutes Multi-Unit Franchisee as a subfranchisor, master franchisee or franchise broker of SpeedDee and Multi-Unit Franchisee shall not in any manner subfranchise, share, divide or partition this MU Agreement or any rights granted hereunder, notwithstanding any other section or portion of this MU Agreement.

4. TERM AND TERMINATION

4.1. This MU Agreement shall commence as of the date of execution hereof and shall end on the date set forth on Attachment 1 hereto for the last SpeedDee Center to be developed hereunder.

4.2. This MU Agreement may be terminated by SpeedDee on 30 days prior written notice, such notice containing a right to cure such default, in the event of any of the following:

(a) If Multi-Unit Franchisee defaults on any term or condition of this MU Agreement; including without limitation, failure to develop in accordance with the schedule set forth in Section 3.1 above; or

(b) In the event of any occurrence which would entitled SpeedDee to terminate any individual Franchise Agreement executed in furtherance of this MU Agreement.

This MU Agreement shall automatically terminate at the end of such 30-day notice period, unless Multi-Unit Franchisee cures the default set forth in such notice within said 30 day period.

4.3. In the event of termination of this MU Agreement for any reason, Multi-Unit Franchisee shall remain subject to the provisions of Section 6 of this MU Agreement regarding non-disclosure and covenants not to compete and not to solicit, in addition to the terms and conditions of any and all Franchise Agreements executed in furtherance of this MU Agreement which have not also been terminated.

5. ASSIGNMENT

5.1. SpeedDee may transfer or assign its rights under this MU Agreement at any time upon notice to Multi-Unit Franchisee, provided that SpeedDee has fulfilled its obligations hereunder or has made adequate provisions therefor.

5.2. Multi-Unit Franchisee understands and agrees that the rights granted to Multi-Unit Franchisee hereunder are personal to Multi-Unit Franchisee. As such, Multi-Unit Franchisee may not, for any reason or under any circumstances, sell, transfer or assign its rights under this MU Agreement, any interest in it, or the assets of any Center, and the owners of the Multi-Unit Franchisee entity may not sell, transfer or assign all or any part of the Multi-Unit Franchisee entity, without obtaining SpeedDee's prior written consent, which consent may be conditioned on Multi-Unit Franchisee also transferring some or all of its operating Centers or the Franchise Agreements associated with such operating Centers. Multi-Unit Franchisee is prohibited from granting a sub-franchise hereunder. As used in this MU Agreement, the term "transfer" shall mean and include the voluntary, involuntary, direct or indirect assignment, sale, gift or other disposition by Multi-Unit Franchisee (or any of its owners) of any interest in: (1) this MU Agreement; (2) the ownership of Multi-Unit Franchisee; or (3) all or any part of the franchise development rights, or assets directly or indirectly related to the franchise development rights, described herein. An assignment, sale, gift or other disposition shall include a transfer resulting from a divorce, insolvency, corporate or partnership dissolution proceeding or otherwise by operation of law or, in the event of the death of Multi-Unit Franchisee or an owner of Multi-Unit Franchisee, by will, declaration or transfer in trust or under the laws of intestate succession. Any transfer approved by SpeedDee shall be effective only upon express written assumption by the transferee of the interest, rights and obligations being transferred. In addition to any conditions contained in this MU Agreement and except as may be modified by this MU Agreement, the conditions for SpeedDee's approval of any transfer shall be the same as the conditions contained in the Franchise Agreement most recently executed by SpeedDee and Multi-Unit Franchisee, which provisions shall be deemed to be incorporated herein by reference.

5.3. In the event of any proposed sale, transfer or assignment by Multi-Unit Franchisee as described herein, Multi-Unit Franchisee and/or the proposed transferee shall pay to Speedee the standard transfer fee for each Franchise Agreement to be transferred, as governed by such Franchise Agreement executed pursuant to this MU Agreement, plus \$2,000 for every undeveloped franchise right for which no Franchise Agreement has been executed. This sum shall be payable in a lump sum to Speedee as one of the pre-conditions to obtaining Speedee's written consent to any proposed transfer. The amount of the transfer fee described in this Section 5.3 for undeveloped franchise rights is subject to increase based on changes in the "Price Index," defined below, for the year in which Multi-Unit Franchisee closes on the sale, transfer or assignment described in this Section as compared to the Price Index for the year this MU Agreement was fully executed. The adjustment will be the difference between the Price Index for the month which immediately precedes the date Multi-Unit Franchisee closes on the sale, transfer or assignment pursuant to this Section and the average monthly Price Index during the calendar year when this MU Agreement was fully executed. "**Price Index**" means the Consumer Price Index published by the Bureau of Labor Statistics of the United States Department of Labor, U.S. City Average, All Items, and Major Group Figures for all Urban Consumers (CPI-U 1982 - 84 = 100). Notwithstanding any statement herein to the contrary, the transfer fee for every undeveloped franchise right that is transferred shall not decrease below \$2,000.

5.4. In the event of any proposed sale, transfer or assignment of its rights under this MU Agreement or any interest in it or all or any part of the franchise development rights, or assets directly or indirectly related to the franchise development rights, Multi-Unit Franchisee agrees to grant Speedee a 30-day right of first refusal to purchase such rights or assets on the same terms and conditions as are contained in the Franchise Agreement executed concurrently with this MU Agreement.

5.5. Upon the death or permanent disability of Multi-Unit Franchisee (or a guarantor of Multi-Unit Franchisee's obligations under this MU Agreement ("Guarantor") or an owner of 40% or more of the equity securities of a corporate Multi-Unit Franchisee), the executor, administrator, conservator, guardian or other personal representative of such person shall transfer his or her interest in this MU Agreement or such interest in Multi-Unit Franchisee to an approved third party. Such disposition of this MU Agreement or such interest (including, without limitation, transfer by bequest or inheritance) shall be completed within a reasonable time, not to exceed 180 days from the date of death or permanent disability, and shall be subject to all the terms and conditions applicable to transfers contained in the Franchise Agreement executed concurrently herewith. Failure to transfer the interest in this MU Agreement or such interest in Multi-Unit Franchisee within said period of time shall constitute a breach of this MU Agreement. For purposes hereof, the term "permanent disability" shall mean a mental or physical disability, impairment or condition that is reasonably expected to prevent or actually does prevent Multi-Unit Franchisee, Guarantor or an owner of 40% or more of the equity securities of a corporate Multi-Unit Franchisee from performing the services hereunder for a period of six months from the onset of such disability, impairment or condition.

6. RESTRICTIVE COVENANTS

6.1. During the term and after the termination of this MU Agreement or any Franchise Agreement signed in furtherance of this MU Agreement, Multi-Unit Franchisee and its officers, partners, directors, managers, agents and employees who have completed Speedee's training programs or had access to Speedee's Operations Manual, as described in the Franchise Agreement executed concurrently herewith, and/or the beneficial owners of a five percent (5%) or greater interest in Multi-Unit Franchisee, shall be subject to all restrictive covenants as set forth in Section 18 of the Franchise Agreement executed concurrently herewith, which covenants by this reference are incorporated herein.

6.2. Multi-Unit Franchisee covenants and agrees that the Marks will be displayed only in the manner and at such locations as are authorized by Speedee. Multi-Unit Franchisee further covenants that

at no time shall it maintain on display signs or posters in any manner or in any place not conforming to the then current image of Speedee and the Speedee Center concept, as determined by Speedee in its sole discretion.

7. BUSINESS RELATIONSHIPS

7.1. During the term of this MU Agreement, Multi-Unit Franchisee shall be an independent contractor and shall in no way be considered as an agent, partner or employee of Speedee. It is understood and agreed that no agency or partnership is created by this MU Agreement. As such, Multi-Unit Franchisee has no authority of any nature whatsoever to bind Speedee or incur any liability for or on behalf of Speedee or to represent itself as anything other than an independent contractor.

7.2. Multi-Unit Franchisee shall indemnify and hold harmless Speedee and its officers, directors, members, managers, agents and representatives (“**Indemnified Parties**”) from all fines, suits, proceedings, claims, demands or actions of any kind or nature, including reasonable attorneys’ fees, from anyone whomsoever, directly or indirectly arising or growing out of, or otherwise connected with Multi-Unit Franchisee’s activities, actions or failure to act, under this MU Agreement, or Multi-Unit Franchisee’s operation of its Center(s) developed under this MU Agreement. For purposes of this indemnification, claims shall mean and include all obligations, actual and consequential damages and costs reasonably incurred in the defense of any claim against the Indemnified Parties, including, without limitation, reasonable accountants’, attorneys’ and expert witness fees, costs of investigation and proof of facts, court costs, other litigation expenses and travel and living expenses. Speedee shall have the right to defend any such claim against it. This indemnity shall continue in full force and effect subsequent to and notwithstanding the expiration or termination of this MU Agreement.

8. MISCELLANEOUS

8.1. This MU Agreement shall be binding upon and inure to the benefit of each of the parties’ respective heirs, successors, assigns and personal representatives.

8.2. Speedee and Multi-Unit Franchisee agree that any dispute between the parties arising out of the terms of this MU Agreement, except those based on the Marks or enforcement of the covenants not to compete or solicit, shall be settled by arbitration, governed in accordance with the terms and conditions set forth in Section 21 of the Initial Franchise Agreement, which terms and conditions are by this reference incorporated herein.

8.3. Multi-Unit Franchisee acknowledges that it has had a copy of this MU Agreement in its possession for a period of time not less than fourteen (14) days or ten (10) business days, if applicable, during which time Multi-Unit Franchisee has had the opportunities to submit the same for professional review and advice of Multi-Unit Franchisee’s choosing prior to freely executing this MU Agreement.

8.4. No waiver of any condition or covenant contained in this MU Agreement or failure to exercise a right or remedy by either party shall be considered to imply or constitute a further waiver of the same or any other condition, covenant, right or remedy.

8.5. In the event that any arbitrator or court of competent jurisdiction determines that any provision of this MU Agreement is unenforceable as written for any reason, then the parties hereby request and authorize the arbitrator or court to “blue pencil” such provision so as to make it enforceable and to best carry out the intent of the parties, or to deem such provision severed from this MU Agreement if it cannot be so modified. The holding, declaration or pronouncement shall not adversely affect any other provisions of this MU Agreement, which shall otherwise remain in full force and effect.

8.6. All notices required to be given under this MU Agreement shall be given in writing, by certified mail, return receipt request, or by an overnight delivery service providing documentation of receipt, at the addresses first set forth above, or at such other address as either party may designate from time to time by written notice as set forth herein. Notice shall be deemed effective when deposited in the United States Mail postage prepaid or when received by overnight delivery, as may be applicable.

8.7. All disputes to be arbitrated by SpeeDee and Multi-Unit Franchisee shall be governed by the Federal Arbitration Act (the "FAA"). Except to the extent governed by the FAA and the United States Trademark Act of 1946 (Lanham Act, 15 U.S.C. Sections 1051 et seq.) or other federal law, this MU Agreement, the franchise and the relationship between SpeeDee and Multi-Unit Franchisee shall be governed by the laws of the state of Colorado. Multi-Unit Franchisee agrees that SpeeDee may institute any action against Multi-Unit Franchisee (which is not required to be arbitrated hereunder) in the Arapahoe County District Court or the federal court of general jurisdiction in the City & County of Denver, state of Colorado and Multi-Unit Franchisee irrevocably submits to the jurisdiction of such courts and waives any objection it may have to either the jurisdiction of or venue in such courts.

8.8. This MU Agreement, and to the extent not inconsistent, the terms of the Franchise Agreements entered into in furtherance of this MU Agreement, contain the entire agreement between the parties and supersedes any and all prior agreements concerning the subject matter hereof. SpeeDee does not authorize and will not be bound by any representation of any nature other than those expressed in this MU Agreement or in any related agreement, but nothing in this MU Agreement or in any related agreement is intended to disclaim the representations made by SpeeDee in the franchise disclosure document provided to the Franchisee by SpeeDee in connection herewith. Multi-Unit Franchisee agrees and understands that SpeeDee shall not be liable or obligated for any oral commitments made and that no modifications of this MU Agreement shall be effective except those in writing and signed by both parties. SpeeDee does not authorize and will not be bound by any representation of any nature other than those expressed in this MU Agreement and the franchise disclosure document provided by SpeeDee in connection herewith.

8.9. From time to time, SpeeDee shall have the right to delegate the performance of any portion or all of its obligations and duties hereunder to third parties, whether the same are agents or affiliates of SpeeDee or independent contractors which SpeeDee has contracted with to provide such services. Multi-Unit Franchisee agrees in advance to any such delegation by SpeeDee of any portion or all of its obligations and duties hereunder.

8.10. In the event of any conflict between the terms of this MU Agreement and the terms of the Franchise Agreement, the terms of this MU Agreement shall control.

8.11. In the event of any dispute between the parties the losing party in any legal action, arbitration or other proceeding will pay the prevailing party all amounts due and all damages, costs and expenses, including costs and reasonable attorneys' fees, plus interest at the highest rate allowable by law.

8.12. Nothing herein shall prevent SpeeDee or Multi-Unit Franchisee from seeking injunctive relief to prevent irreparable harm, in addition to all other remedies.

8.13. To the extent that any of the Riders to Multi-Unit Agreement for Specific States attached as Attachment 3 are applicable, such rider is incorporated herein and this MU Agreement is modified accordingly. The provisions in any applicable rider are included as a condition to registration or use in certain jurisdictions, and SpeeDee is not precluded from contesting the validity, enforceability, or applicability of such provisions in any action relating to this MU Agreement or its rescission or termination.

8.14. This MU Agreement and any riders and addenda hereto may be executed in any number of identical counterparts and via electronic signatures, and each such counterpart shall be deemed a duplicate original hereof.

IN WITNESS WHEREOF, the parties hereto have caused this MU Agreement to be executed effective as of the date first above written.

SPEEDEE:

SPEEDEE WORLDWIDE, LLC

ATTEST:

Ronald Stilwell, Chief Development Officer

MULTI-UNIT FRANCHISEE:

ATTEST:

**ATTACHMENT 1 TO
MULTI-UNIT AGREEMENT**

1. **Number of Centers.** The number of SpeedDee Centers Multi-Unit Franchisee has the right to develop and establish in accordance with Section 1.1 of the Agreement shall be: _____ (_____).

2. **Multi-Unit Fee.** In addition to the applicable initial franchise fee for the first SpeedDee Center to be opened by Multi-Unit Franchisee, upon execution of this MU Agreement, Multi-Unit Franchisee shall pay to SpeedDee a Multi-Unit Fee in the amount of \$_____, representing a \$20,000 initial franchise fee for the second SpeedDee Center and a \$15,000 initial franchise fee for every additional SpeedDee Center to be developed hereunder. The Multi-Unit Fee represents the payment in full of the initial franchise fees for the Centers to be developed under this MU Agreement.

3. **Center Development and Opening Schedule.** Multi-Unit Franchisee agrees to develop and open the number of SpeedDee Centers set forth in Section 1 above in the Number of Centers, in accordance with the following schedule:

Number of Months After Date of this MU Agreement to Open Center	Minimum Number of SpeedDee Centers to be Opened for Business	Franchise Agreement Execution Schedule
18	1 of ____	Upon Execution of MU Agreement
36	2 of ____	
54	3 of ____	

Fully executed this ___ day of _____, 20____.

SPEEDEE:

SPEEDEE WORLDWIDE, LLC

MULTI-UNIT FRANCHISEE:

Ronald Stilwell, Chief Development Officer

**ATTACHMENT 2 TO
MULTI-UNIT AGREEMENT**

GUARANTY AND ASSUMPTION OF MULTI-UNIT FRANCHISEE'S OBLIGATIONS

In consideration of, and as an inducement to, the execution of the above Multi-Unit Agreement (the "**Agreement**") by SpeeDee Worldwide, LLC ("**SpeeDee**"), each of the undersigned hereby personally and unconditionally:

1. Guarantees to SpeeDee and its successors and assigns that the Multi-Unit Franchisee as that term is defined in the Agreement ("**Multi-Unit Franchisee**") shall punctually pay and perform each and every undertaking, agreement and covenant set forth in the Agreement.

2. Agrees to be personally bound by, and personally liable for the breach of, each and every provision in the Agreement.

3. Waives the following: (a) acceptance and notice of acceptance by SpeeDee of the foregoing undertaking; (b) notice of demand for payment of any indebtedness or nonperformance of any obligations hereby guaranteed; (c) protest and notice of default to any party with respect to the indebtedness or nonperformance of any obligations hereby guaranteed; (d) any right he or she may have to require that any action be brought against Multi-Unit Franchisee or any other person as a condition of liability; and (e) any and all other notices and legal or equitable defenses to which he or she may be entitled.

4. Consents and agrees that: (a) his or her direct and immediate liability under this guaranty shall be joint and several; (b) he or she shall render any payment or performance required under the Agreement upon demand if Multi-Unit Franchisee fails or refuses punctually to do so; (c) such liability shall not be contingent or conditioned upon pursuit by SpeeDee of any remedies against Multi-Unit Franchisee or any other person; and (d) such liability shall not be diminished, relieved or otherwise affected by any extension of time, credit or other indulgence which SpeeDee may from time to time grant to Multi-Unit Franchisee or to any other person, including without limitation the acceptance of any partial payment or performance, or the compromise or release of any claims, none of which shall in any way modify or amend this guaranty, which shall be continuing and irrevocable during the term of the Agreement, including renewals thereof.

5. Agrees to be bound by the restrictive covenants and confidentiality provisions contained in Section 6.1 of the Agreement and the indemnification provision contained in Section 7.2 of the Agreement.

6. Agrees that the governing law, consent to jurisdiction, arbitration, injunctive relief and related provisions and the costs and attorneys' fees provisions contained in Sections 8.2, 8.7, 8.11 and 8.12 of the Agreement shall govern this Guaranty and such provisions are incorporated into this Guaranty by this reference.

7. **EACH OF THE UNDERSIGNED WAIVES THEIR RIGHT TO TRIAL BY JURY.**

(Signature page follows)

IN WITNESS WHEREOF, each of the undersigned has affixed his or her signature effective on the same day and year as the Agreement was executed.

Dated this ____ day of _____, 20 ____.

WITNESSES:

GUARANTOR(S):

**ATTACHMENT 3 TO
MULTI-UNIT AGREEMENT**

RIDERS TO MULTI-UNIT AGREEMENT FOR SPECIFIC STATES

If any one or more of the following Riders to the Multi-Unit Agreement for Specific States (“**Riders**”) is checked below or if such Rider otherwise applies based on state law, then that Rider shall be incorporated into the Multi-Unit Agreement entered into by Speedee Worldwide, LLC and the undersigned Multi-Unit Franchisee as an “Applicable Rider.” To the extent any terms of an Applicable Rider conflict with the terms of the Multi-Unit Agreement, the terms of the Rider shall supersede the terms of the Multi-Unit Agreement.

APPLICABLE RIDER:

- Illinois
- Maryland
- North Dakota
- Washington

Fully executed on _____.

SPEEDEE:

MULTI-UNIT FRANCHISEE:

SPEEDEE WORLDWIDE, LLC

By: _____
Title: _____
Date: _____

By: _____
Title: _____
Date: _____

ILLINOIS RIDER TO THE MULTI-UNIT AGREEMENT

1. Illinois law governs this MU Agreement.
2. In conformance with Section 4 of the Illinois Franchise Disclosure Act, any provision in a franchise agreement that designates jurisdiction and venue in a forum outside of the State of Illinois is void. However, a franchise agreement may provide for arbitration to take place outside of Illinois.
3. Franchisee's rights upon termination and non-renewal are set forth in Sections 19 and 20 of the Illinois Franchise Disclosure Act.
4. In conformance with Section 41 of the Illinois Franchise Disclosure Act, any condition, stipulation or provision purporting to bind any person acquiring any franchise to waive compliance with the Illinois Franchise Disclosure Act or any other law of Illinois is void.
5. See the first page of this Attachment 3 for your signature.

MARYLAND RIDER TO THE MULTI-UNIT AGREEMENT

1. 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.
2. This MU Agreement provides that disputes are resolved through arbitration. A Maryland franchise regulation states that it is an unfair or deceptive practice to require a franchisee to waive its right to file a lawsuit in Maryland claiming a violation of the Maryland Franchise Law. In light of the Federal Arbitration Act, there is some dispute as to whether this forum selection requirement is legally enforceable.
3. The following language is added at the end of Section 2.1:

Speedee has posted a surety bond with the Maryland Securities Division to assure the performance of its initial obligations to Multi-Unit Franchisee.

NORTH DAKOTA RIDER TO THE MULTI-UNIT AGREEMENT

1. The North Dakota Securities Commissioner has held the following to be unfair, unjust or inequitable to North Dakota franchisees:
 - A. Restrictive Covenants: Franchise Disclosure Documents which disclose the existence of covenants restricting competition contrary to Section 9-08-06, N.D.C.C., without further disclosing that such covenants will be subject to this statute.
 - B. Situs of Arbitration Proceedings: Franchise agreements providing that the parties must agree to the arbitration of disputes at a location that is remote from the site of the franchisee's business.
 - C. Restrictions on Forum: Requiring North Dakota franchisees to consent to the jurisdiction of courts outside of North Dakota.
 - D. Liquidated Damages and Termination Penalties: Requiring North Dakota franchisees to consent to liquidated damages or termination penalties.

E. Applicable Laws: Franchise agreements which specify that they are to be governed by the laws of a state other than North Dakota.

F. Waiver of Trial by Jury: Requiring North Dakota franchisees to consent to the waiver of a trial by jury.

G. Waiver of Exemplary & Punitive Damages: Requiring North Dakota franchisees to consent to a waiver of exemplary and punitive damages.

H. General Release: Franchise agreements that require the franchisee to sign a general release upon renewal of the franchise agreement.

I. Limitation of Claims: Franchise agreements that require the franchisee to consent to a limitation of claims. The statute of limitations under North Dakota law applies.

WASHINGTON RIDER TO MULTI-UNIT AGREEMENT

1. In the event of a conflict of laws, the provisions of the Washington Franchise Investment Protection Act, Chapter 19.100 RCW will prevail.

2. 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.

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, 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.

4. A release or 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.

5. Transfer fees are collectable to the extent that they reflect the franchisor's reasonable estimated or actual costs in effecting a transfer.

6. Pursuant to RCW 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.

7. 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.

8. The third sentence of Section 8.8 is hereby deleted in its entirety with the following sentence substituted in its place:

Multi-Unit Franchisee agrees and understands that no modifications of this MU Agreement shall be effective except those in writing and signed by both parties.

9. The second sentence of Section 8.13 is hereby deleted in its entirety with the following sentence substituted in its place:

The provisions in any applicable rider are included as a condition to registration or use in certain jurisdictions.

EXHIBIT C-1

SYSTEM PROTECTION AGREEMENT

SYSTEM PROTECTION AGREEMENT

This System Protection Agreement (“Agreement”) is entered into by the undersigned (“you” or “your”) in favor of Speedee Worldwide, LLC, a Delaware limited liability company, and its successors and assigns (“us”, “we” or “our”), upon the terms and conditions set forth in this Agreement.

1. Definitions. For purposes of this Agreement, the following terms have the meanings given to them below:

“*Competitive Business*” means any business operating, or any business granting franchises or licenses to others to operate, a business providing automotive lubrication, maintenance or repair services in the Franchisee Territory, but excludes a Speedee business operating pursuant to a franchise agreement with us and a Grease Monkey oil and lubrication services business that is operated pursuant to a franchise agreement with our affiliate, Grease Monkey Franchising, LLC.

“*Copyrights*” means all works and materials for which we or our affiliate have secured common law or registered copyright protection and that we allow franchisees to use, sell, or display in connection with the marketing and/or operation of a Speedee business or the solicitation or offer of a Speedee franchise, whether now in existence or created in the future.

“*Franchisee*” means the Speedee franchisee for which you are a manager or officer.

“*Franchisee Territory*” means the territory granted to you pursuant to a franchise agreement with us.

“*Intellectual Property*” means, collectively or individually, our Marks, Copyrights, Know-how, and System.

“*Know-how*” means all of our trade secrets and other proprietary information relating to the development, construction, marketing, and/or operation of a Speedee business, including, but not limited to, methods, techniques, specifications, proprietary practices and procedures, policies, marketing strategies, and information comprising the System and the Manual.

“*Manual*” means our confidential operations manual for the operation of a Speedee business, which may be periodically modified by us.

“*Marks*” means the logotypes, service marks, and trademarks now or hereafter involved in the operation of a Speedee business, including “SPEEDEE,” and any other trademarks, service marks, or trade names that we designate for use by a Speedee business. The term “Marks” also includes any distinctive trade dress used to identify a Speedee business, whether now in existence or hereafter created.

“*Prohibited Activities*” means any or all of the following: (i) owning, operating, or having any other interest (as an owner, partner, director, officer, employee, manager, consultant, shareholder, creditor, representative, agent, or in any similar capacity) in a Competitive Business (other than owning an interest of five percent (5%) or less in a publicly-traded company that is a Competitive Business); (ii) diverting or attempting to divert any business from us (or one of our affiliates or franchisees); and/or (iii) inducing or attempting to induce: (a) any of our employees or managers (or those of our affiliates or franchisees) to leave their position; or (b) any customer of ours (or of one of our affiliates or franchisees) to transfer their business to you or to any other person that is not then a franchisee of ours.

“*Restricted Period*” means the two (2)-year period after you cease to be a manager or officer of Franchisee’s Speedee business; provided, however, that if a court of competent jurisdiction determines that this period of time is too long to be enforceable, then the “Restricted Period” means the nine (9) month period after you cease to be a manager or officer of Franchisee’s Speedee business.

“*Restricted Territory*” means the geographic area within: (i) a 25-mile radius from Franchisee’s Speedee business (and including the premises of the approved location of Franchisee); and (ii) a 25-mile



radius from all other SpeedDee businesses that are operating or under construction as of the beginning of the Restricted Period; provided, however, that if a court of competent jurisdiction determines that the foregoing Restricted Territory is too broad to be enforceable, then the “Restricted Territory” means the geographic area within a 12-mile radius from Franchisee’s SpeedDee business (and including the premises of the approved location of Franchisee).

“System” means our system for the establishment, development, operation, and management of a SpeedDee business, including Know-how, proprietary programs and products, operations manual, and operating system.

2. Background. You are a manager or officer of Franchisee. As a result of this relationship, you may gain knowledge of our System. You understand that protecting the Intellectual Property and our System are vital to our success and that of our franchisees and that you could seriously jeopardize our entire System if you were to unfairly compete with us. In order to avoid such damage, you agree to comply with the terms of this Agreement.

3. Know-How and Intellectual Property. You agree: (i) you will not use the Know-how in any business or capacity other than the SpeedDee business operated by Franchisee; (ii) you will maintain the confidentiality of the Know-how at all times; (iii) you will not make unauthorized copies of documents containing any Know-how; (iv) you will take such reasonable steps as we may ask of you from time to time to prevent unauthorized use or disclosure of the Know-how; and (v) you will stop using the Know-how immediately if you are no longer a manager or officer of Franchisee’s SpeedDee business. You further agree that you will not use all or part of the Intellectual Property or all or part of the System for any purpose other than the performance of your duties for Franchisee and within the scope of your employment or other engagement with Franchisee. These restrictions on Know-how, Intellectual Property and the System shall not apply to any information which is information publicly known or becomes lawfully known in the public domain other than through a breach of this Agreement or is required or compelled by law to be disclosed, provided that you will give reasonable notice to us to allow us to seek protective or other court orders.

4. Unfair Competition During Relationship. You agree not to unfairly compete with us at any time while you are a manager or officer of Franchisee’s SpeedDee business by engaging in any Prohibited Activities.

5. Unfair Competition After Relationship. You agree not to unfairly compete with us during the Restricted Period by engaging in any Prohibited Activities; provided, however, that the Prohibited Activity relating to having an interest in a Competitive Business will only apply with respect to a Competitive Business that is located within or provides competitive goods or services to customers who are located within the Restricted Territory. If you engage in any Prohibited Activities during the Restricted Period, then you agree that your Restricted Period will be extended by the period of time during which you were engaging in the Prohibited Activity.

6. Immediate Family Members. You acknowledge that you could circumvent the purpose of this Agreement by disclosing Know-how to an immediate family member (i.e., spouse, parent, sibling, child, grandparent or grandchild). You also acknowledge that it would be difficult for us to prove whether you disclosed the Know-how to family members. Therefore, you agree that you will be presumed to have violated the terms of this Agreement if any member of your immediate family: (i) engages in any Prohibited Activities during any period of time during which you are prohibited from engaging in the Prohibited Activities; or (ii) uses or discloses the Know-how. However, you may rebut this presumption by furnishing evidence conclusively showing that you did not disclose the Know-how to the family member.

7. Covenants Reasonable. You acknowledge and agree that: (i) the terms of this Agreement are reasonable both in time and in scope of geographic area; and (ii) you have sufficient resources and



business experience and opportunities to earn an adequate living while complying with the terms of this Agreement. **YOU HEREBY WAIVE ANY RIGHT TO CHALLENGE THE TERMS OF THIS AGREEMENT AS BEING OVERLY BROAD, UNREASONABLE, OR OTHERWISE UNENFORCEABLE.**

8. Audit of Business Records. We or our authorized agents may request, receive, inspect, and audit any business records, financial or otherwise, of you, your immediate family members, or any party affiliated with you or your immediate family members, including any companies or entities associated with you or your immediate family members, that we in our sole discretion determine may be relevant in determining your compliance with the terms of this Agreement or Franchisee's business results in its SpeedDee center. The records subject to this audit include (i) any books and records of the SpeedDee center; (ii) point-of-sale and cash register tapes; (iii) sales slips; (iv) computer hard drives (v) tax returns; (vi) quarterly and/or annual financial statements, including profit and loss statements and balance sheets; (vii) copies of checks, check ledgers and bank statements for checking and savings accounts; (viii) all contracts or agreements entered into related to the SpeedDee center, including but not limited to contracts with customers; and (ix) any other documents we request. Any such inspection or audit shall be conducted in accordance with the audit provisions set forth in Franchisee's franchise agreement, which are deemed incorporated herein. Inspections and audits conducted at your business location or other location where the records are held may take place without prior notice. We may also require at any time the records from you or your affiliated parties be sent to our offices or another location to permit the inspection or audit of such records to be conducted at our place of business or the other location. If we notify you that documents are to be sent to a location other than your business location for the purpose of conducting an inspection or audit at that location, you must provide the requested documents to us within the time period set forth in our notice. We may audit and inspect documents covering a period beginning with the date on which your affiliation with the SpeedDee center commenced and ending on the date such audit is concluded. All documents provided for our inspection or audit must be certified by you or the appropriate affiliated party, if applicable, as true, complete and correct. Inspections and audits may be conducted following the expiration or termination of your affiliation with the SpeedDee center for any reason.

9. Breach. You agree that failure to comply with the terms of this Agreement will cause substantial and irreparable damage to us and/or other SpeedDee franchisees for which there is no adequate remedy at law. Therefore, you agree that any violation of the terms of this Agreement will entitle us to injunctive relief. You agree that we may apply for such injunctive relief without bond, but upon due notice, in addition to such further and other relief as may be available at equity or law, and the sole remedy of yours in the event of the entry of such injunction will be the dissolution of such injunction, if warranted, upon hearing duly held (all claims for damages by reason of the wrongful issuance of any such injunction being expressly waived hereby). If a court requires the filing of a bond notwithstanding the preceding sentence, the parties agree that the amount of the bond shall not exceed \$1,000. None of the remedies available to us under this Agreement are exclusive of any other, but may be combined with others under this Agreement, or at law or in equity, including injunctive relief, specific performance, and recovery of monetary damages. Any claim, defense, or cause of action that you may have against us, our owners or our affiliates, or against Franchisee, regardless of cause or origin, cannot be used as a defense against our enforcement of this Agreement.

10. Miscellaneous.

a. If we pursue legal remedies against you because you have breached this Agreement and prevail against you, you agree to pay our reasonable attorneys' fees and costs in doing so.

b. This Agreement will be governed by, construed, and enforced under the laws of Colorado, and the courts in that state shall have jurisdiction over any legal proceedings arising out of this Agreement.



c. Each section of this Agreement, including each subsection and portion thereof, is severable. If any section, subsection, or portion of this Agreement is unenforceable, it shall not affect the enforceability of any other section, subsection, or portion; and each party to this Agreement agrees that the court may impose such limitations on the terms of this Agreement as it deems in its discretion necessary to make such terms reasonable in scope, duration, and geographic area.

d. You and we both believe that the covenants in this Agreement are reasonable in terms of scope, duration, and geographic area. However, we may at any time unilaterally modify the terms of this Agreement upon written notice to you by limiting the scope of the Prohibited Activities, narrowing the definition of a Competitive Business, shortening the duration of the Restricted Period, reducing the geographic scope of the Restricted Territory, and/or reducing the scope of any other covenant imposed upon you under this Agreement to ensure that the terms and covenants in this Agreement are enforceable under applicable law.

EXECUTED on the date stated below.

Date _____ Signature _____

Typed or Printed Name



EXHIBIT C-2

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement (“Agreement”) is entered into by the undersigned (“you”) in favor of SpeedDee Worldwide, LLC, a Delaware limited liability company, and its successors and assigns (“us”), upon the terms and conditions set forth in this Agreement.

1. Definitions. For purposes of this Agreement, the following terms have the meanings given to them below:

“*Copyrights*” means all works and materials for which we or our affiliate(s) have secured common law or registered copyright protection and that we allow SpeedDee franchisees to use, sell, or display in connection with the marketing and/or operation of a SpeedDee Center, whether now in existence or created in the future.

“*Franchisee*” means the SpeedDee franchisee for which you are an employee, independent contractor, agent, representative, or supplier.

“*Intellectual Property*” means, collectively or individually, our Marks, Copyrights, Know-how, Manual, and System.

“*Know-how*” means all of our trade secrets and other proprietary information relating to the development, construction, marketing, and/or operation of a SpeedDee Center, including, but not limited to, methods, techniques, specifications, proprietary practices and procedures, policies, marketing strategies, and information comprising the System and the Manual.

“*Manual*” means our confidential operations manual for the operation of a SpeedDee Center.

“*Marks*” means the logotypes, service marks, and trademarks now or hereafter involved in the operation of a SpeedDee Center, including “SPEEDEE” and any other trademarks, service marks, or trade names that we designate for use by a SpeedDee Center. The term “Marks” also includes any distinctive trade dress used to identify a SpeedDee Center, whether now in existence or hereafter created.

“*SpeedDee Center*” means a business that provides oil changes and preventive maintenance services for cars and trucks and other related products and services using our Intellectual Property.

“*System*” means our system for the establishment, development, operation, and management of a SpeedDee Center, including Know-how, proprietary programs and products, confidential operations manuals, and operating system.

2. Background. You are an employee, independent contractor, agent, representative, or supplier of Franchisee. Because of this relationship, you may gain knowledge of our Intellectual Property. You understand that protecting the Intellectual Property is vital to our success and that of our franchisees, and that you could seriously jeopardize our entire Franchise System if you were to use such Intellectual Property in any way other than as described in this Agreement. In order to avoid such damage, you agree to comply with this Agreement.

3. Know-How and Intellectual Property: Nondisclosure and Ownership. You agree: (i) you will not use the Intellectual Property in any business or capacity other than for the benefit of the SpeedDee Center operated by Franchisee or in any way detrimental to us or to the Franchisee; (ii) you will maintain the confidentiality of the Intellectual Property at all times; (iii) you will not make unauthorized copies of documents containing any Intellectual Property; (iv) you will take such reasonable steps as we may ask of you from time to time to prevent unauthorized use or disclosure of the Intellectual Property; and (v) you will stop using the Intellectual Property immediately if you are no longer an employee, independent contractor, agent, representative, or supplier of Franchisee. You further agree that you will not use the Intellectual Property for any purpose other than the performing your duties for Franchisee and within the scope of your employment or other engagement with Franchisee.



The Intellectual Property is and shall continue to be the sole property of SpeedDee Worldwide, LLC. You hereby assign and agree to assign to us any rights you may have or may acquire in such Intellectual Property. Upon the termination of your employment or engagement with Franchisee, or at any time upon our or Franchisee's request, you will deliver to us or to Franchisee all documents and data of any nature pertaining to the Intellectual Property, and you will not take with you any documents or data or copies containing or pertaining to any Intellectual Property.

4. Immediate Family Members. You acknowledge you could circumvent the purpose of this Agreement by disclosing Intellectual Property to an immediate family member (i.e., spouse, parent, sibling, child, or grandchild). You also acknowledge that it would be difficult for us to prove whether you disclosed the Intellectual Property to family members. Therefore, you agree you will be presumed to have violated the terms of this Agreement if any member of your immediate family uses or discloses the Intellectual Property. However, you may rebut this presumption by furnishing evidence conclusively showing you did not disclose the Intellectual Property to the family member.

5. Covenants Reasonable. You acknowledge and agree that: (i) the terms of this Agreement are reasonable both in time and in scope of geographic area; and (ii) you have sufficient resources and business experience and opportunities to earn an adequate living while complying with the terms of this Agreement. **YOU HEREBY WAIVE ANY RIGHT TO CHALLENGE THE TERMS OF THIS AGREEMENT AS BEING OVERLY BROAD, UNREASONABLE, OR OTHERWISE UNENFORCEABLE.**

6. Breach. You agree that failure to comply with this Agreement will cause substantial and irreparable damage to us and/or other SpeedDee franchisees for which there is no adequate remedy at law. Therefore, you agree that any violation of this Agreement will entitle us to injunctive relief. You agree that we may apply for such injunctive relief, without bond, but upon due notice, in addition to such further and other relief as may be available at equity or law, and the sole remedy of yours, in the event of the entry of such injunction, will be the dissolution of such injunction, if warranted, upon hearing duly held (all claims for damages by reason of the wrongful issuance of any such injunction being expressly waived hereby). If a court requires the filing of a bond notwithstanding the preceding sentence, the parties agree that the amount of the bond shall not exceed \$1,000. None of the remedies available to us under this Agreement are exclusive of any other, but may be combined with others under this Agreement, or at law or in equity, including injunctive relief, specific performance, and recovery of monetary damages. Any claim, defense, or cause of action you may have against us or against Franchisee, regardless of cause or origin, cannot be used as a defense against our enforcement of this Agreement.

7. Miscellaneous.

a. Although this Agreement is entered into in favor of SpeedDee Worldwide, LLC, you understand and acknowledge that your employer/employee, independent contractor, agent, representative, or supplier relationship is with Franchisee and not with us, and for all purposes in connection with such relationship, you will look to Franchisee and not to us.

b. If we pursue legal remedies against you because you have breached this Agreement and prevail against you, you agree to pay our reasonable attorney fees and costs in doing so.

c. This Agreement will be governed by, construed, and enforced under the laws of Colorado, and the courts in that state shall have jurisdiction over any legal proceedings arising out of this Agreement.

d. Each section of this Agreement, including each subsection and portion, is severable. If any section, subsection, or portion of this Agreement is unenforceable, it shall not affect the enforceability of any other section, subsection, or portion; and each party to this Agreement agrees that the court may impose such limitations on the terms of this Agreement as it deems in its discretion necessary to make such terms enforceable.



EXECUTED on the date stated below.

Date _____

Signature _____

Typed or Printed Name _____



EXHIBIT D-1

COLLATERAL ASSIGNMENT OF LEASE

COLLATERAL ASSIGNMENT OF LEASE

THIS COLLATERAL ASSIGNMENT OF LEASE (“Agreement”) is made as of this ____ day of _____, 202____ by _____ and _____ between _____, a _____ (“Assignor”), **SPEEDEE WORLDWIDE, LLC**, a Delaware limited liability company (“Assignee”) and _____ (“Landlord”).

WHEREAS, Assignor is a tenant (“Tenant”) of certain property generally known as _____, located in the City of _____, State of _____ (“Property”), pursuant to a lease by and between Landlord and Assignor, dated _____, 20__ (the “Lease”);

WHEREAS, Assignor desires to construct, or have constructed by Landlord (whichever is applicable), and thereafter operate a SPEEDEE Center under a certain franchise agreement(s) between Assignor and Assignee (collectively, the “Franchise Agreement”); and

WHEREAS, as a condition to the grant of rights under the Franchise Agreement to Assignor, Assignee requires that Assignor enter into this Agreement.

NOW, THEREFORE, for and in consideration of the sum of Five Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Assignor hereby assigns all of its right, title, and interest in and to the Lease and the SPEEDEE Center to Assignee, as security for the stated obligations of the Assignee pursuant to the Lease and Franchise Agreement.

2. The Collateral Assignment of Lease contemplated hereunder is expressly conditioned upon, and shall not be effective, and Assignee shall have no right to pursue any remedy hereunder unless and until:

(a) Default by Assignor under the terms of the Lease, which default: (i) is not cured by Assignor within the time limits provided therein; or (ii) results in a demand for performance by Assignee under any guaranty of the Lease; or

(b) Default by Assignor under the terms of the Franchise Agreement or under any document or instrument securing the Franchise Agreement, which default is not cured by Assignor within the time limits provided therein; or

(c) Voluntary institution of any insolvency or bankruptcy proceedings as a debtor or insolvent on the part of Assignor, or involuntary insolvency or bankruptcy proceedings brought against Assignor which are not dismissed within 60 days of the filing thereof;

(d) Discontinuation by the Assignor of operation of a SPEEDEE Center on the Property, whether voluntarily or involuntarily; or

(e) Nonrenewal by Assignor of the Franchise Agreement.

3. During the term of the Lease, Landlord agrees to give Assignee written notice of all defaults of Assignor concurrently with the giving of such notice to Assignor. Landlord further agrees to give



Assignee a 20-day period to cure any default, or the period provided to the Assignor in the Lease, whichever period shall be longer.

4. If Assignee expends sums to cure a default, Assignor shall promptly reimburse Assignee for the cost incurred by Assignee in connection with such performance, together with interest thereon at the rate of two percent (2%) per month, or the highest rate allowed by law. Nothing herein shall obligate Assignee to cure any such default, unless Assignee elects to assume the Lease pursuant to Section 5 below.

5. The date upon which the assignment shall be effective (the “**Effective Date**”), is the date that Landlord and Assignor receive written notice from Assignee that:

(a) Assignee will cure all prior defaults of Assignor in the Lease in which Landlord has given notice to Assignee pursuant to the provisions of Section 3 above, and that Assignee will assume the Lease; or

(b) The events described in either subsections 2(b), 2(c), 2(d), or 2(e) above have occurred and that Assignee will assume the Lease.

6. As of the Effective Date, Assignee will assume all rights, duties, responsibilities, and obligations of Assignor arising on or after the Effective Date pursuant to the terms and provisions of the Lease.

7. Landlord hereby consents to the terms and provisions of this Agreement, and to the assignment of the Lease to Assignee. Landlord agrees that after the Effective Date, Assignee may: (i) enter into a sublease or assignment with any franchisee of Assignee without Landlord’s further consent; or (ii) further assign the Lease to a person, firm, or corporation who shall agree to assume the Tenant’s obligations under the Lease and who is reasonably acceptable to Landlord. Landlord further agrees that upon the happening of any such assignment, Assignee shall have no further liability or obligation under the Lease as Assignee, Tenant, or otherwise, and that concurrent with such assignment, Landlord will enter into a replacement Collateral Assignment of Lease Agreement by and between Assignee and the new tenant.

8. Assignor agrees to indemnify and hold harmless Assignee from any loss, liability, cost, or expense incurred or suffered by Assignee under this Agreement.

9. Assignor and Landlord agree not to allow any surrender, amendment, modification, or termination of the Lease without the prior written consent of Assignee. Throughout the term of the Lease, Assignor agrees that it shall elect and exercise all options to extend the term of or renew the Lease not less than 30 days prior to the last day said option must be exercised, unless Assignee otherwise agrees in writing. Assignor hereby grants to Assignee a power-of-attorney to exercise an extension or renewal option for the Lease if Assignor fails to elect to extend or renew as required under this Section, and Landlord agrees to accept Assignee’s exercise of such option by Assignee. The foregoing power-of-attorney is irrevocable and coupled with an interest.

10. Assignor represents and warrants to Assignee that it has the full power and authority to assign the Lease and its interests therein, and that Assignor has not previously assigned, transferred, or pledged, and is not otherwise obligated to assign, transfer, or pledge, any of its interests in the Lease or the leasehold estate created thereby.



11. All notices or demands required hereunder shall be made in writing and shall be deemed to be fully given when deposited in the U.S. certified mail, postage prepaid, return receipt requested, or when sent via Federal Express or similar overnight courier to:

Assignee:

SPEEDEE WORDWIDE, LLC
5575 DTC Parkway, Suite 100
Greenwood Village, Colorado 80111

Assignor:

Landlord:

12. Should any one or more of the provisions hereof be determined to be illegal or unenforceable, all other provisions hereof shall be given effect separately therefrom and shall not be affected thereby.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

WITNESS/ATTEST:

ASSIGNOR: _____

By: _____
Title: _____
Date: _____

WITNESS/ATTEST:

ASSIGNEE:

SPEEDEE WORDWIDE, LLC

By: _____
Title: _____
Date: _____

WITNESS/ATTEST:

LANDLORD: _____

By: _____
Title: _____
Date: _____



EXHIBIT D-2

OPTION AND CENTER LEASE

OPTION AND CENTER LEASE

This Option and Center Lease, dated _____, 202__, is by and between _____, with an office at _____ (“**Landlord**”), and SpeeDee Worldwide Realty Corporation, with an office at 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111 (“**Tenant**”).

WHEREAS, Landlord (or its owner(s)) is, owns or controls, in whole or in part, or is otherwise affiliated with or related to, the “Franchisee” under the Franchise Agreement (“**Franchise Agreement**”) with Tenant’s parent company, SpeeDee Worldwide, LLC (“**SpeeDee**”), for the SpeeDee Center at _____ (“**Center**”); and

WHEREAS, SpeeDee requires as a condition for the grant of the Franchise Agreement, that SpeeDee (through Tenant) have the right to maintain control of the Center real estate in the event of the termination or expiration of the Franchise Agreement in order to ensure the continued presence of the Center; and

WHEREAS, Landlord and Tenant intend for this Option and Center Lease to establish the right and option of Tenant to lease the Center real estate in the event of the termination or expiration of the Franchise Agreement and to establish the terms and provisions of such lease.

NOW, THEREFORE, in consideration of the mutual promises and undertakings hereinafter set forth, the sufficiency of which are hereby acknowledged, the parties, intending to be fully and completely bound, hereby agree as follows:

A. **RIGHT TO LEASE.** Landlord hereby grants to Tenant the right and option to lease (“**Option**”), on the terms and conditions hereinafter set forth, the real estate commonly known as _____, including the automotive service center thereat and the easements, appurtenances, hereditaments, rights and privileges appurtenant thereto, which real estate is legally described on Exhibit A hereto (“**Premises**”). Tenant may exercise the Option by giving written exercise notice to Landlord (“**Exercise Notice**”) within 30 days following the termination or expiration of the Franchise Agreement. If Tenant does not give Landlord an Exercise Notice within such 30-day period, this Option and Center Lease shall automatically terminate. For purposes of this Option and Center Lease, (i) the termination of the Franchise Agreement shall include a termination for any reason or due to any cause or circumstance and shall mean the date the termination is effective as opposed to the date of the termination notice, and (ii) the expiration of the Franchise Agreement shall mean the expiration date of the term of the Franchise Agreement. In this Option and Center Lease, the term “**Franchise Agreement**” shall from time to time include, in Tenant’s sole discretion, an operating agreement or license under which the Center continues in operation following the termination or expiration of the Franchise Agreement. Notwithstanding anything to the contrary contained herein, the Option shall not apply when the Franchise Agreement is terminated in association with a transfer approved by SpeeDee and the transferee executes a new Franchise Agreement with SpeeDee.

B. **LEASE TERMS.** If Tenant exercises the Option, the terms and provisions of the lease (“**Lease**”) shall be those set forth in Sections 1 through 33 of this Option and Center Lease.

C. **LIMITATION OF LIABILITY.** Tenant shall have no obligations or liabilities with respect to the Premises until the Commencement Date (as hereinafter defined). Landlord shall defend, indemnify and hold Tenant harmless from and against all claims, demands, causes of action and liabilities arising out of or resulting from the ownership, occupancy, use or maintenance of the Premises prior to the Commencement Date.

D. **SUBORDINATION AND NON-DISTURBANCE.** Any mortgage or trust deed encumbering title to the Premises at the time of execution of this Option and Center Lease at any time while this Option and Center Lease is in effect or during the Term (as hereinafter defined) of the Lease, herein called a “**Mortgage**” and the holder of, or the beneficiary under, the Mortgage is herein called a “**Mortgagee**”. Landlord shall use commercially reasonable efforts to cause each Mortgagee to execute and deliver to Tenant an agreement on a form provided by Tenant setting forth the following (“**Non-disturbance Agreement**”): (i) Mortgagee consents to this Option and Center Lease and the Lease and covenants and agrees that the exercise of any of the rights, options and remedies herein shall not constitute a default under the Mortgage; and (ii) Mortgagee agrees that so long as Tenant has not received written notice of a default in the performance of its obligations under the Lease: (1) Tenant shall not be named or joined as a party to an action to enforce or foreclose the Mortgage unless applicable law requires Tenant to be made a party thereto as a condition to proceeding against Landlord or prosecuting such rights and remedies, in which case Mortgagee may join Tenant as a defendant in such action only for such purpose and not to terminate the Lease or otherwise adversely affect Tenant's rights under such Lease; (2) Tenant's rights under this Option and Center Lease and the Lease, including the right to possession of the Premises if Tenant exercises the Option, shall not be disturbed, affected or impaired, nor will this Option and Center Lease or the Lease be terminated or otherwise affected by any default under the Mortgage or note secured thereby, any suit or action to enforce or foreclose the Mortgage or the note secured thereby, or any judicial sale or execution of the Premises; and (3) all condemnation awards and insurance proceeds paid or payable with respect to the Premises and received by Mortgagee shall be applied and paid for the restoration and/or repair of the Premises except in the case of a condemnation or casualty which results in a termination of the Lease; (iii) Tenant's rights under this Option and Center Lease and the Lease shall be subject and subordinate to the Mortgage without regard to the priority of recording, subject to the other provisions of the Non-disturbance Agreement; (iv) if Mortgagee or its successor becomes owner of the Premises by reason of foreclosure or otherwise, this Option and Center Lease and the Lease shall continue in full force and effect; and (v) Mortgagee or such new owner shall assume the terms, conditions, covenants, obligations and undertakings of the Landlord under this Option and Center Lease and (if applicable) the Lease. Provided Mortgagee executes and delivers a Non-disturbance Agreement to Tenant, Tenant agrees that if requested by Mortgagee or such new owner, Tenant will subordinate its interest under this Option and Center Lease and the Lease to the Mortgage and will attorn to Mortgagee or such new owner. If Mortgagee requires, as a condition of executing a Non-disturbance Agreement with respect to a Mortgage which encumbers title to the Premises at the time of execution of this Option and Center Lease, that a memorandum of this Option and Center Lease or the Lease be recorded, Tenant shall pay the recording fee. Notwithstanding the foregoing, the failure of Mortgagee to execute a Non-disturbance Agreement shall not constitute a default by Landlord hereunder provided that Landlord has used commercially reasonable efforts to get the Non-disturbance Agreement executed.

E. **MEMORANDUM OF OPTION AND CENTER LEASE.** The parties shall execute a recording memorandum contemporaneously with execution of this Option and Center Lease.

Tenant may, at its sole option and cost, record such memorandum. Upon expiration of Tenant's rights under this Option and Center Lease or the expiration or termination of the Lease, Tenant shall provide Landlord with a release, in recordable form, of such memorandum.

F. EFFECTIVE PERIOD. This Option and Center Lease and the rights conferred hereunder shall remain valid and enforceable: (i) during the term of the Franchise Agreement, including any extensions thereof, and including any assignments thereof to successor franchisees; (ii) for the 30 days following the termination or expiration of the Franchise Agreement; (iii) for any extensions of the franchise relationship under the Franchise Agreement, i.e., during any renewal or successor Speedee Franchise Agreement as referenced in Article 15 of the Franchise Agreement; and (iv) for the Term (as hereinafter defined).

G. CENTER SALE - LEASE TO BUYER. Subject to Tenant's continuing right and option to lease the Premises under this Option and Center Lease in the event of the termination or expiration of the Franchise Agreement (i.e., the Option), Landlord may lease the Premises directly to a buyer of the Center, provided Landlord has complied with all the following conditions: (i) the sale of the Center must be in conjunction with a transfer of the Franchise Agreement to which Speedee consents in writing; (ii) Landlord must provide Tenant with a copy of the fully-executed lease at the time of the closing; and (iii) Landlord and the transferee must execute a collateral assignment of lease with Tenant giving Tenant certain rights under that lease, in the form then in use by Tenant.

H. TENANT'S RIGHT OF FIRST REFUSAL. (a) Landlord hereby grants Tenant a right of first refusal to purchase the Premises upon the same terms, provisions and conditions as may be contained in any offer for the purchase thereof which Landlord shall be ready and willing to accept at any time prior to Tenant giving its Exercise Notice. Landlord shall give Tenant a full and complete copy of said offer including all terms, provisions and conditions, and Tenant shall have 30 days from and after the receipt of such offer to exercise this right of first refusal by giving written notice to Landlord of its intent to purchase. If Tenant does not so notify Landlord within said 30-day period, the sale of the Premises may be consummated but only on substantially the same terms, provisions and conditions of said offer and to the same party. A reduction of the actual selling price by up to 7.5% of the offer price submitted to Tenant shall be deemed substantially the same terms. If the sale is not so consummated within 120 days after receipt by Tenant of the terms of the offer, the proposed sale shall not thereafter be consummated without Landlord again submitting to Tenant the proposed sale as herein provided, as if such proposed sale had not been previously submitted. This Option and Center Lease shall continue in full force and effect following the consummation of such sale, unless agreed otherwise by Tenant.

(b) Tenant's right of first refusal shall not apply to sales or transfers to members of the immediate family of Landlord or Landlord's shareholders, to a different corporation owned or controlled by Landlord or Landlord's shareholders or members of their immediate family, to a partnership comprised of Landlord, Landlord's shareholders or members of their immediate family, or to a trust established by Landlord or Landlord's shareholders and under which members of their immediate family constitute a majority of the beneficiaries; provided that this right of first refusal shall remain in effect for any subsequent transfer by such parties.

I. NOTICES. All notices or demands required hereunder shall be made in writing and shall be deemed to be fully given when deposited in the U.S. certified mail, postage prepaid, return

receipt requested or when sent Federal Express or similar overnight courier to Tenant at SpeeDee Worldwide Realty Corporation, 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111, or to its then current address, and to Landlord to the address given in the header paragraph of this Option and Center Lease. Mailing any notice hereunder sent by U.S. certified mail, postage prepaid or when sent Federal Express or similar overnight courier shall be presumptive evidence of delivery of the notice. Either party may change its address hereunder by notice to the other party, sent by U.S. certified mail postage prepaid, return receipt requested or when sent Federal Express or similar overnight courier.

J. SUCCESSOR AND ASSIGNS. The covenants and conditions hereof shall be binding upon and/or inure to the benefit of the heirs, executors, administrators, successors, sublessees and assigns of the parties hereto, including but not limited to subsequent owners of fee title to the Premises, whether by purchase or otherwise, and shall be and remain covenants running with the land during the term of this Option and Center Lease and the Term which may result from the exercise of the rights herein granted to Tenant. Upon a conveyance of the Premises, Landlord shall be relieved of all further obligations under this Option and Center Lease except as to the obligations set forth in Section C hereof for the period prior to such conveyance by Landlord. Landlord agrees that Tenant may assign this Option and Center Lease to SpeeDee or any of its affiliates or subsidiaries without restriction.

K. ENTIRE AGREEMENT. This Option and Center Lease constitutes the entire agreement between the parties regarding Tenant's right to lease the Premises (when triggered by the termination or expiration of the Franchise Agreement) and, excepting any obligations or liabilities that survived the termination or expiration of any prior lease, sublease, option or lease assignment (which obligations/liabilities shall continue to survive), supersedes any prior agreements or understandings relating thereto. Notwithstanding the foregoing, in the event that Landlord was disclosed with a Franchise Disclosure Document by SpeeDee in conjunction with executing this Option and Center Lease ("**FDD**"), then nothing in this Option and Center Lease is intended to disclaim any representations by SpeeDee in such FDD. This Option and Center Lease may be modified or amended by, and only by, a written instrument executed by Landlord and Tenant.

L. ENFORCEMENT. Landlord and Tenant agree that they shall pay the reasonable costs and expenses incurred by the prevailing party in any action or proceeding (not including any rent arbitration pursuant to Section 3 hereof) to enforce the provisions of this Option and Center Lease, including reasonable attorneys' fees.

M. TERMS OF LEASE. Upon Tenant's exercise of the Option, the following shall be the terms and provisions of the Lease:

1. DEMISE OF PREMISES. Landlord, in consideration of the rents and covenants contained herein, hereby leases to Tenant, on the following terms and conditions, the real estate commonly known as _____, including the automotive service center thereon and the easements, appurtenances, hereditaments, rights and privileges appurtenant thereto, which real estate is legally described on Exhibit A hereto ("**Premises**").

2. TERM. (a) The preliminary term of this Lease ("**Preliminary Term**") shall be 120 days and shall commence when Tenant gives the Exercise Notice ("**Commencement Date**").

Tenant shall have the right to terminate this Lease effective immediately upon notice of termination to Landlord at any time during the Preliminary Term.

(b) During the Preliminary Term, Tenant, its contractors and invitees, shall have the right of access to the Premises, upon reasonable advance notice to Landlord, for the purpose of evaluating the Premises and conducting appraisals, inspections, surveys, engineering tests, environmental assessments and tests and for other reasonable purposes and activities (“**Tests**”). Tenant shall repair any damage to the Premises caused by carrying out the Tests. Upon the Commencement Date, Landlord shall provide Tenant with keys to the Premises. During the Preliminary Term, Landlord shall maintain in full force and effect, and pay for, all Utilities (as hereinafter defined).

(c) In the event Tenant exercises the Option and unless Tenant has terminated this Lease pursuant to Subsection 2(a) hereof during the Preliminary Term: (i) the primary term of this Lease (“**Primary Term**”) shall be five years and shall commence on the day following expiration of the Preliminary Term; and (ii) provided no default by Tenant remains uncured beyond any applicable cure period, Tenant is granted three options to renew this Lease for successive five-year terms upon the same terms and conditions herein, except as to rent, to be exercised by Tenant giving notice to Landlord not later than 90 days prior to expiration of the current term (said notice, hereinafter “**Renewal Notice**”).

(d) The Primary Term shall include any renewal terms or extensions of the Primary Term that are exercised. The Preliminary Term together with the Primary Term shall constitute the “**Term**”.

(e) Notwithstanding the foregoing, Tenant shall not be obligated to pay rent, nor shall it have any other obligations or liabilities (except as provided in Subsection 2(b) hereof) under this Lease, for the Primary Term until Landlord delivers (or causes to be delivered) to Tenant possession of the Premises unencumbered by any possessory rights of Landlord or other parties, without any of Landlord’s and any occupant’s personal property (unless otherwise directed by Tenant). If, upon commencement of the Primary Term, possession is not delivered to Tenant as required by this subsection, Tenant shall have the right to enter into, and take possession of, the Premises without process of law or to commence an action for entry on account of such wrongful withholding of possession or to pursue any other available legal or equitable remedies.

3. RENT. (a) During the Preliminary Term (and continuing until the rent for the Primary Term has been established), Tenant shall pay Landlord rent in the amount of the larger of: (i) \$3,500/month; or (ii) one-twelfth of 7% of the Center’s Gross Revenues (as hereinafter defined) for the previous 12 calendar months. The term “**Gross Revenues**” shall mean all sales of merchandise or products of any kind and all charges for service or labor done in, on and from the Premises for cash or credit regardless of the collection thereof, but excluding sales taxes, bona fide refunds, and discounts.

(b) Rent during the Primary Term and each renewal term shall be 100% of “**Fair Market Rent**”, which term shall be defined as the then-current fair market rent for the Premises. Fair Market Rent shall be determined as follows:

(i) upon serving an Exercise Notice or Renewal Notice, as the case may be, Tenant shall make, and submit to Landlord, a written Fair Market Rent proposal for the upcoming applicable term (“**Tenant’s Proposal**”);

(ii) Landlord and Tenant shall thereupon conduct good-faith negotiations to mutually agree on the Fair Market Rent. Landlord shall make, and submit to Tenant, a written Fair Market Rent proposal for the upcoming term (“**Landlord’s Proposal**”) (i) for the initial Primary Term, within 15 days of receipt of the Exercise Notice, or (ii) for any renewal term, not later than 210 days prior to expiration of the current term. If Landlord and Tenant mutually agree on the Fair Market Rent, this Lease shall be renewed for the upcoming renewal term at the agreed Fair Market Rent. If Landlord and Tenant have not mutually agreed on the Fair Market Rent, Tenant shall have the right, to be exercised not later than 30 days after receipt of Landlord’s Proposal, to submit the determination of Fair Market Rent to arbitration to be conducted by the American Arbitration Association (“**AAA**”) in accordance with the process set forth in Subsection 3(b)(iii) hereof (“**Submission**”). If, in the case of a renewal, at the time that is 180 days prior to expiration of the current term, Landlord and Tenant have not agreed on the Fair Market Rent and Tenant has not made a Submission, this Lease shall not be renewed for the upcoming renewal term and shall terminate upon expiration of the current term;

(iii) if the Fair Market Rent is to be determined by arbitration, the arbitration shall be conducted:

(1) pursuant to the AAA’s “Arbitration Rules for the Real Estate Industry”, except as otherwise stated herein;

(2) by a single arbitrator appointed by the AAA; provided, however, either party shall have the right to require that the arbitration be conducted by three arbitrators provided that such right is exercised by Tenant together with the Submission or by Landlord no later than 15 days after the Submission, in which event each party shall select an arbitrator within 15 days following the exercise of such right and the two arbitrators shall appoint a third arbitrator;

(3) in the city of the AAA’s local or regional office nearest the Premises;

(4) under the AAA’s “Expedited Procedures” process;

(5) without depositions, but with document discovery;

(6) on documents submitted by each party and without a hearing;

(7) in the “baseball arbitration” style with the arbitrator(s) being limited to choosing either Tenant’s Proposal or Landlord’s Proposal;

(8) without a reasoned opinion;

(9) with the arbitrator(s) being required to issue his/her/their award within 45 days after Submission (or, in the case of a three arbitrator proceeding, within 45 days after Tenant and Landlord select their arbitrators), and, to that end, the arbitrator(s) shall have the right to schedule the arbitration process accordingly;

(10) with each party paying its own costs and expenses (including, but not limited to, appraiser and attorney fees). In a single arbitrator proceeding, Tenant shall pay the arbitrator's fee, the AAA's fee and the administrative costs of the arbitration. In a three arbitrator proceeding, each party shall pay its arbitrator's fee, one-half of the AAA's fee for a single arbitrator proceeding and one-half of the administrative costs of a single arbitrator proceeding, and the party requesting the three arbitrator proceeding shall pay the third arbitrator's fee, any additional fee charged by the AAA for a three arbitrator proceeding and the administrative costs in excess of those for a single arbitrator proceeding; and

(11) with the award of the arbitrator(s) being binding on Landlord and Tenant.

(c) Commencing on the first day of the month following delivery of possession of the Premises to Tenant as required by Subsection 2(e) hereof, Tenant shall pay Landlord, without deduction or offset, monthly rent for the Leased Premises, as provided in Sections 3(a) and (b) herein. If any month during the Preliminary Term or Primary Term shall be less than a complete month, such rent shall be prorated on a 30-day month basis.

(d) Notwithstanding anything herein to the contrary, Tenant shall not be obligated to pay rent under this Lease until delivery of possession of the Premises to Tenant in the condition required by Subsection 2(e) hereof.

(e) In the event Landlord, any legal or beneficial owner, shareholder, member, partner or trustee of Landlord or any entity of which any of the foregoing is an owner, shareholder, member, partner or trustee (Landlord and any of the foregoing, individually and collectively, "**Landlord Party**") is in default (as determined by Tenant in its sole discretion) of a monetary obligation under the Franchise Agreement or under any other Speedee Franchise Agreement or under any lease, sublease, promissory note or guaranty with Speedee or any of its subsidiaries or affiliates, Tenant (so long as Tenant is Speedee Worldwide, LLC, Speedee Worldwide Realty Corporation, or any of their parents or one of their subsidiaries or affiliates (each, a "**Speedee Affiliated Tenant**")) shall have the right to deduct from the rent and Tenant's other monetary obligations under this Lease the amount of such monetary default (including interest).

4. USE. (a) The Premises may be used by Tenant, its assignees and sublessees for the operation of a business that provides oil changes and preventive maintenance services for cars and trucks, any other automotive maintenance or repair services, and/or sale of automotive products, operating under the Speedee name ("**Automotive Use**").

(b) Landlord covenants that during the Preliminary Term and the first year of the Primary Term, Landlord shall not, directly or indirectly, individually or as a member of any business organization, engage, or have an interest as an employee, owner, operator, investor, partner (inactive or otherwise), agent, stockholder, member, manager, director or officer, or otherwise, in, any business, located within a one-mile radius of the Premises, engaged in the Automotive Use or any part thereof.

(c) Landlord agrees that it will not erect, or permit to remain, on any property owned or controlled by Landlord adjacent to the Premises any structure or improvements which would

materially interfere with access to the Premises or obstruct the visibility of the Center or signs identifying the business at the Premises. Further, Landlord will not post, use or display, or permit the posting, use or display of, any signs, advertising or other material on or in the building or the area of which the Premises are a part which are the same or confusingly similar to any names, marks or designs used by Speedee or its franchisees.

(d) Notwithstanding the provisions of Subsection 4(a) hereof, Tenant may use or permit the Premises to be used for any lawful purpose, provided that in the event Tenant intends to use or permit the use of the Premises for other than Automotive Use, it shall first notify Landlord in writing. Landlord shall have the right, to be exercised within 30 days after receipt of Tenant's notice, to terminate this Lease by giving Tenant written notice. If Landlord does not terminate this Lease within said 30 days, Landlord shall have no further right to terminate this Lease pursuant to this Subsection 4(d).

5. MAINTENANCE. Except as provided in Sections 11 and 12 hereof, Tenant shall at all times during the Primary Term keep the Premises in a condition substantially equivalent to their condition on the Commencement Date, reasonable wear and use excepted.

6. TAXES AND UTILITIES. (a) Tenant shall pay prior to delinquency all real estate taxes and assessments which may be levied or assessed upon the Premises ("**Tax(es)**") during the Term to the end that Landlord shall not be required to pay any Taxes during the Term. Upon request, Tenant will exhibit receipts for Tax payments to Landlord promptly upon payment thereof. Tenant may at its expense contest all Taxes in the name of Landlord if necessary. In the event Landlord is joined in such a proceeding by Tenant, Tenant shall hold Landlord harmless from all costs, expenses and liabilities, including reasonable attorneys' fees associated with such a proceeding.

(b) During the Preliminary Term, Landlord shall maintain in full force and effect, and pay for, the water, gas, electricity, telephone and other utilities services for the Premises ("**Utilities**"). Tenant shall pay for the Utilities during the Primary Term.

7. LICENSES AND COMPLIANCE WITH LAWS. Tenant shall: (i) maintain and procure at Tenant's own expense and responsibility all licenses, permits, inspection certificates or change of occupancy certificates required by any governmental authority with respect to Tenant's use of the Premises; and (ii) comply with all applicable laws, ordinances and regulations and will not use or permit any use of the Premises in violation thereof (such items in (i) and (ii), collectively, "**Laws**"). Tenant may contest any Laws and may join Landlord in any such contest, provided that Tenant shall indemnify and hold Landlord harmless from all damages, costs (including reasonable attorney fees), expenses, liabilities, fines, penalties, liens or criminal sanctions against Landlord or the Premises resulting from Tenant's breach of Laws or actions or proceedings to contest them.

8. PUBLIC LIABILITY INSURANCE AND INDEMNITY. (a) Tenant shall during the Primary Term at its expense keep in force, or cause to be kept in force by its sublessee, public liability insurance on the Premises in an amount of not less than \$1,000,000 per occurrence, not less than \$2,000,000 in the aggregate. Said insurance coverage shall insure Tenant and Landlord, and (if requested by Landlord) Mortgagee, as additional insureds against any liability that may accrue against any of them on account of any occurrences in or about the Premises resulting in personal injury, death or property damage. Tenant or its sublessee shall furnish to Landlord

certificates for all such insurance in a form commonly in use in the insurance industry within 30 days following the commencement of the Primary Term and not later than the expiration date of any policy period.

(b) Tenant agrees to indemnify and save Landlord, its subtenants and assignees, and its members, managers, officers, agents, employees, representatives, affiliates, subsidiaries, parents and any and all persons acting by, through, under or in concert with them, or any of them, harmless from and against all claims of whatever nature arising from: (i) any act or omission of Tenant or its contractors, invitees or employees during the Term; or (ii) any accident, injury or damage whatsoever caused to any person, or to the property of any person occurring during the Term in or about the Premises, where such accident, damage or injury results or is claimed to have resulted from an act or omission on the part of Tenant or its contractors, invitees or employees; except to the extent such claim is caused in whole or in part (but subject to any comparative or contributory negligence claims proven in accordance with applicable law) by the negligent acts or omissions of the indemnified parties or their employees or contractors. Landlord agrees to indemnify and save Tenant, its subtenants and assignees, and its members, managers, officers, agents, employees, representatives, affiliates, subsidiaries, parents and any and all persons acting by, through, under or in concert with them, or any of them, harmless from and against all claims of whatever nature arising from the negligent acts or omissions of Landlord, or its contractors, invitees or employees. This indemnity and hold harmless agreement shall include indemnity against all costs, expenses and liabilities, including reasonable attorneys' fees, incurred in connection with any such claim or proceeding brought thereon and the defense thereof.

(c) Tenant or its sublessee may provide the aforesaid insurance under a "blanket" policy covering other locations.

9. FIRE AND EXTENDED COVERAGE INSURANCE. (a) During the Primary Term, Tenant shall keep, or cause to be kept by its sublessee, the building improvements on the Premises insured at full replacement cost against all damages caused by fire and against other risks covered by standard extended coverage endorsements. Such insurance coverage shall insure Tenant and Landlord, and (if requested by Landlord) Mortgagee, as additional insureds as their interests may appear. Tenant or its sublessees shall furnish to Landlord a certificate of insurance within 30 days following the Commencement Date and not later than the expiration date of any insurance policy.

(b) The proceeds of insurance shall be payable to Tenant and used to restore and/or repair in accordance with commercially reasonable procedures designed to ensure that the work is completed timely and without mechanic's liens for unpaid work or materials following final disbursement.

(c) Tenant or its sublessee may provide the aforesaid insurance under a "blanket" policy covering other locations.

10. WAIVER OF SUBROGATION RIGHTS. Neither Landlord nor Tenant shall be liable to the other for any loss or damage to the Premises from risks insured against under fire insurance policies with extended coverage endorsements irrespective of whether such loss or damage results from their negligence or that of any of their agents, employees, licensees, invitees or contractors.

11. **DESTRUCTION OF PREMISES.** In the event of damage to, or total destruction of, the Premises by fire, act of God or any other cause, this Lease shall remain in effect, and Tenant shall forthwith apply for all necessary permits, licenses and approvals and shall repair or restore same to substantially the same condition as they were in immediately prior to the casualty within 180 days following receipt of all necessary permits, licenses and approvals. Notwithstanding the foregoing, Tenant shall have the option to terminate the lease upon such damage or destruction by giving notice to Landlord within 180 days after such damage or destruction, provided that Tenant shall assign to Landlord any insurance proceeds received for the damage or destruction of the Premises (but not any proceeds received related to Tenant's own personal property or Tenant's business interruption or losses) upon such termination, to the extent such proceeds have not yet been used to repair or restore the Premises.

12. **CONDEMNATION.** If all of the Premises shall be taken by public authorities by condemnation or otherwise for public or quasi-public purposes, or if such taking is of such part of the Premises that it is, in Tenant's reasonable judgment, impossible or impractical for Tenant to use the Premises efficiently and economically for the conduct of its business, this Lease shall terminate effective at such time as Tenant can no longer continue operations upon the Premises. However, if only a part of the Premises is taken so that the remaining portion does not materially affect the conduct of Tenant's business in Tenant's reasonable judgment, Landlord will, to the extent the taking authority provides or allocates funds or an award for restoration, on receipt of such award proceed promptly to restore the building to a complete architectural unit and this Lease shall cease only as to the part so taken and shall continue as to the part not taken. In that event, the rent shall be adjusted in the proportion that the value of the area taken bears to the value of the Premises. Landlord shall be entitled to the entire condemnation award, except that Tenant shall be entitled to any amounts specifically allocated, or awarded to Tenant, for the taking of Tenant's trade fixtures, business value or relocation.

13. **ASSIGNMENT AND SUBLETTING.** (a) A SpeeDee Affiliated Tenant shall have the right, without the consent of Landlord, to assign this Lease, or to sublet all or any part of the Premises, to a SpeeDee franchisee ("**New Franchisee**"). If this Lease is assigned to New Franchisee, the SpeeDee Affiliated Tenant shall give Landlord: (i) notice of the assignment; (ii) the name of New Franchisee; (iii) if New Franchisee is not a person(s), the name of the person(s) holding the controlling interest in New Franchisee; (iv) the contact information of New Franchisee; and (v) a copy of a written agreement executed by the SpeeDee Affiliated Tenant and New Franchisee in which New Franchisee assumes all of Tenant's obligations under this Lease from and after the date of the assignment for the express benefit of Landlord. Thereupon, the SpeeDee Affiliated Tenant shall have no obligation or liability with respect to Tenant's obligations and liability under this Lease occurring from and after the date of the assignment.

(b) Landlord hereby consents to the assignment (following the assignment described in Section 13(a) above) by New Franchisee to a SpeeDee Affiliated Tenant of all New Franchisee's right, title and interest, as Tenant, in and to this Lease via an outright assignment of this Lease or via a conditional assignment of this Lease (triggered by, among other things, the termination, expiration or assignment of the SpeeDee franchise agreement for the Premises, New Franchisee's default or claimed default under this Lease or New Franchisee's failure to exercise an option to renew this Lease), the exercise of which may be at the SpeeDee Affiliated Tenant's option ("**Reassignment**"). The Reassignment shall automatically apply to any extensions or renewals of the Term and any new lease for the Premises entered into by Landlord and New Franchisee (or by

any person or entity owning an interest in, or affiliated with, New Franchisee). Any assignment of this Lease, or sublease of the Premises, by New Franchisee to a party other than a SpeedDee Affiliated Tenant shall be subject and subordinate to the SpeedDee Affiliated Tenants' rights under the Reassignment. Landlord agrees to give SpeedDee written notice of a default by New Franchisee under this Lease at the same time it gives such notice to New Franchisee and agrees that any SpeedDee Affiliated Tenant shall have the same right and opportunity to cure such default as New Franchisee is given under this Lease. No modification or amendment of this Lease by Landlord and New Franchisee shall be binding on any SpeedDee Affiliated Tenant unless approved in writing by the SpeedDee Affiliated Tenant.

(c) In the event: (i) the Reassignment is, in fact, triggered by New Franchisee's default or claimed default in the payment of rent under this Lease; and (ii) the SpeedDee Affiliated Tenant, in fact, exercises its Reassignment under such circumstances; and (iii) Landlord had given the SpeedDee Affiliated Tenant written notice of New Franchisee's default(s), together with the same right and opportunity to cure such default(s) as New Franchisee was entitled to under this Lease; then the SpeedDee Affiliated Tenant shall be obligated to cure any rent payment default by New Franchisee after possession of the Premises is delivered to the SpeedDee Affiliated Tenant, provided that the maximum amount which the SpeedDee Affiliated Tenant shall be obligated to pay shall be six months' rent.

(d) In the event a SpeedDee Affiliated Tenant exercises its Reassignment, Landlord shall cooperate with, and give reasonable assistance (by joinder in legal proceedings if necessary) to, the SpeedDee Affiliated Tenant in obtaining possession of the Premises from New Franchisee; provided, that the SpeedDee Affiliated Tenant shall be responsible for Landlord's reasonable attorney fees in any such legal proceedings.

(e) The SpeedDee Affiliated Tenant shall have the right, without Landlord's consent but subject to the provisions of Subsection 4(d) hereof, to assign this Lease, or to sublease all or a portion of the Premises, to any person, firm or corporation other than New Franchisee for any use permitted pursuant to the terms of this Lease provided that the SpeedDee Affiliated Tenant shall not be thereby released of its duties, obligations or liabilities hereunder.

14. TENANT'S RIGHT OF FIRST REFUSAL. (a) Landlord hereby grants the SpeedDee Affiliated Tenant a right of first refusal to purchase the Premises upon the same terms, provisions and conditions as may be contained in any offer for the purchase thereof which Landlord shall be ready and willing to accept at any time during the Term. Landlord shall give the SpeedDee Affiliated Tenant a full and complete copy of said offer, including all terms, provisions and conditions, and the SpeedDee Affiliated Tenant shall have 30 days from and after the receipt of such offer to exercise this right of first refusal by giving Landlord written notice of its intent to purchase. If the SpeedDee Affiliated Tenant does not so notify Landlord within said 30-day period, the sale of the Premises may be consummated, but only on substantially the same terms, provisions and conditions of said offer and to the same party, and subject to the continuation of this Lease. A reduction of the actual selling price by up to 7.5% of the offer price submitted to Tenant shall be deemed substantially the same terms. If such sale is not so consummated within 120 days after receipt by the SpeedDee Affiliated Tenant of the terms of the offer, the proposed sale shall not be thereafter be consummated without Landlord again submitting to the SpeedDee Affiliated Tenant the proposed sale as herein provided, as if the proposed sale had not been previously submitted.

(b) This Lease, and the SpeeDee Affiliated Tenant's rights under this Lease, shall continue in full force and effect for the balance of the Term following the consummation of any such sale.

(c) The SpeeDee Affiliated Tenant's right of first refusal shall survive, and continue in full force and effect following, an assignment of this Lease to New Franchisee. The SpeeDee Affiliated Tenant shall have the right to assign its right of first refusal, before or after the SpeeDee Affiliated Tenant's exercise thereof, to New Franchisee.

(d) The SpeeDee Affiliated Tenant's right of first refusal shall not apply to sales or transfers to members of the immediate family of Landlord or Landlord's shareholders, to a different corporation owned or controlled by Landlord or Landlord's shareholders or members of their immediate family, to a partnership comprised of Landlord, Landlord's shareholders or members of their immediate family, or to a trust established by Landlord or Landlord's shareholders and under which members of their immediate family constitute a majority of the beneficiaries; provided that this right of first refusal shall remain in effect for any subsequent transfer by such parties.

15. SIGNS AND FIXTURES. (a) Subject to compliance with applicable laws and ordinances, Tenant shall have the right to erect, maintain and operate any type or size of sign or signs on the Premises.

(b) Tenant shall have the right to install any equipment or fixtures required or desirable in the operation of its business, including roof top antennas and other electronic transmittal and receiving devices, which shall always be deemed personal property subject to repossession for protection of the interests of any conditional sales vendor or equipment lessor or similar lien seller thereof.

(c) Upon the expiration of this Lease, Tenant shall have the right to remove from the Premises any and all signs, equipment, trade fixtures and other personal property which may have been installed or placed thereon, provided that any damage to the Premises caused by such removal will be repaired by Tenant.

16. LIENS. If any act or omission of Tenant or claim against Tenant results in a lien or claim of lien against Landlord's title, Tenant, within 30 days of receipt of notice thereof, shall arrange for removal of, or a bond over, such lien and shall indemnify and hold Landlord harmless with respect to any such claim. Tenant may contest any such lien at its sole cost and expense.

17. LANDLORD'S EXPENDITURES. Upon 15 days prior written notice to Tenant, Landlord may (but need not) in the event of Tenant's failure, omission or inadequate compliance with any of Tenant's undertakings hereunder, make all expenditures or do such acts and things necessary to fulfill and satisfy any such undertakings. Such expenditures and Landlord's costs in connection therewith shall be at Tenant's expense and shall be payable as additional rent upon the first of the month next following.

18. WAIVER AND CUMULATIVE RIGHTS. No waiver of any breach of this Lease by Landlord or Tenant shall be considered to be a waiver of any other or subsequent breach. All rights and remedies of Landlord and Tenant herein provided or allowed by law shall be cumulative.

19. QUIET ENJOYMENT. Landlord represents and warrants that it is the legal owner of the Premises, that it is legally empowered to execute this Lease, and that: (i) under the zoning laws and all other laws, covenants, restrictions, regulations, ordinances and environmental regulations pertaining to the Premises and the improvements thereon, Tenant may, upon the effective date of this Lease, conduct the Automotive Use on the Premises; and (ii) Tenant, on payment of the rent provided for herein and performance of the undertakings aforesaid, shall and may peacefully and quietly have, hold and enjoy the Premises for the Term with all the rights, privileges and for the uses herein provided.

20. REMEDIES OF LANDLORD. (a) If Tenant defaults in the payment of rent or any other financial obligation hereunder and such default continues for 20 days after Landlord's written notice thereto to Tenant, or if Tenant defaults in the prompt and full performance of any other provision of this Lease and such default by reason of Tenant's neglect or omission continues for 45 days after Landlord's written notice thereto to Tenant, Landlord may forthwith terminate this Lease and Tenant's right to possession of the Premises and pursue all remedies available pursuant to applicable law; provided, however, that if the default is of such a nature that it is not capable of being totally cured within 45 days, Tenant shall not be deemed to be in default if Tenant has commenced to exercise reasonable diligence to cure the default within 45 days, continues to pursue curing of the default and cures the default as soon thereafter as is reasonably practicable.

(b) If Tenant fails to pay rent or any other financial obligation within 10 days after it is due, Landlord may assess a late charge equal to 5 percent of the overdue amount.

21. MITIGATION OF DAMAGES. Landlord shall have the duty to mitigate damages in the event of Tenant's default by using reasonable efforts to relet the Premises. Subject to this standard, Landlord may relet the Premises for a term greater or less than the balance of the Term, for other uses, and for rentals greater or less than provided for herein, and may grant concessions. Rentals received by Landlord upon reletting shall first be applied to reasonable brokerage, advertising and legal fees, reasonable expenses incurred by Landlord for repairs and alterations, and other reasonable expenses of reletting incurred by Landlord, and then applied to the rent and other obligations under this Lease.

22. ALTERATIONS. Tenant shall have the right, at its sole cost and expense, to replace or rebuild the improvements on the Premises or to make any alterations, additions and modifications to the Premises (collectively "**Alterations**"), whether structural and non-structural; provided, however, that any Alterations: shall conform to applicable laws and codes; shall not reduce the size or cubic content of the building; shall comply with all restrictive covenants and other recorded documents; and shall be equivalent in quality to the existing Premises. Prior to commencement of any Alterations, Tenant shall, upon request, provide Landlord copies of all required permits and plans and specifications for the Alterations. The Alterations shall, upon installation, become Landlord's property and shall remain upon and be surrendered with the Premises. Nothing contained herein, however, shall be construed to give Landlord title to, or prevent the removal of, Tenant's signs, equipment, trade fixtures and other personal property (including hoists and racking).

23. CONSENT. Where consent is required hereunder, such consent shall not be unreasonably withheld or delayed.

24. MEMORANDUM OF LEASE. Upon the expiration or termination of this Lease, Tenant shall provide Landlord with a release, in recordable form, of any recorded memorandum of this Lease.

25. HAZARDOUS MATERIALS AND SUBSTANCES. (a) Landlord agrees to indemnify, defend and hold harmless Tenant, its subtenants and assignees, and its members, managers, officers, agents, employees, representatives, affiliates, subsidiaries, parents and any and all persons acting by, through, under or in concert with them, or any of them, from and against any and all debts, liens, claims, causes of action, administrative orders and notices, costs (including, without limitation, response and/or remedial costs), personal injuries, losses, damages, liabilities, demands, interest, fines, penalties and expenses, including reasonable attorneys' fees and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by Tenant or the other indemnified parties as a result of any occurrence, matter, condition, presence, discharge, disposal, act or omission involving Environmental Laws (as hereinafter defined) or Hazardous Materials (as hereinafter defined) which arose, originated or occurred during the period Landlord (or any entity owned or controlled by Landlord or its owners) owned fee title to the Premises (up to the Commencement Date) or the period any Landlord Party operated a SpeeDee Center on the Premises and which failed to comply with Environmental Laws or any common law theory.

(b) Tenant agrees to indemnify, defend and hold harmless Landlord, its shareholders, directors, officers, agents, employees, representatives, affiliates, subsidiaries, parents and any and all persons acting by, through, under or in concert with them, or any of them, from and against any and all debts, liens, claims, causes of action, administrative orders and notices, costs (including, without limitation, response and/or remedial costs), personal injuries, losses, damages, liabilities, demands, interest, fines, penalties and expenses, including reasonable attorneys' fees and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by Landlord or the other indemnified parties as a result of any occurrence, matter, condition, act or omission involving Environmental Laws or Hazardous Materials which are caused by Tenant, subsequent to the Commencement Date and which failed to comply with Environmental Laws or any common law theory.

(c) "**Hazardous Materials**" shall mean any "substance, material, waste, gas or particulate matter which at the time of the execution of the Option and Center Lease or at any time thereafter is regulated by any local governmental authority, the State in which the Premises is located, or the United States Government, including but not limited to, any material or substance which is: (i) defined as a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," or "restricted hazardous waste" under any provision of State law; (ii) petroleum; (iii) asbestos; (iv) polychlorinated biphenyl; (v) radioactive material; (vi) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C. Sec. 1251 et seq. (33 U.S.C. Sec. 1317); (vii) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. Sec. 6901 et seq. (42 U.S.C. Sec. 6903); or (viii) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Sec. 9601 et seq. (42 U.S.C. Sec. 9601).

(d) "**Environmental Laws**" shall mean all statutes specifically described in the foregoing Subsection 25(c) and all federal, state and local environmental health and safety statutes,

ordinances, codes, rules, regulations, orders and decrees regulating, relating to or imposing liability or standards concerning or in connection with Hazardous Materials.

(e) This Section 25, including both parties' indemnification obligations hereunder, shall survive the termination of this Lease, including any termination of this Lease pursuant to Section 20(a).

26. NOTICES: All notices or demands required hereunder shall be made in writing and shall be deemed to be fully given when deposited in the U.S. certified mail, postage prepaid, return receipt requested or when sent Federal Express or similar overnight courier to Tenant at SpeeDee Worldwide Realty Corporation, 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111, or to its then current address, and to Landlord to the address given in the header paragraph of this Option and Center Lease. Mailing any notice hereunder sent by U.S. certified mail, postage prepaid or when sent Federal Express or similar overnight courier shall be presumptive evidence of delivery of the notice. Either party may change its address hereunder by notice to the other party, sent by U.S. certified mail postage prepaid, return receipt requested or when sent Federal Express or similar overnight courier.

27. SURRENDER OF PREMISES. Except as provided in Section 22 hereof, upon the expiration or termination of this Lease, Tenant shall peaceably quit and surrender the Premises to Landlord in a condition substantially equivalent to their condition at the Commencement Date, reasonable wear and use excepted.

28. SUCCESSOR AND ASSIGNS. The rights, obligations, covenants and conditions of and for Landlord and Tenant shall be binding upon and inure to the benefit of their heirs, executors, administrators, successors, sublessees and assigns, including but not limited to subsequent holder of fee title to the Premises. Upon a conveyance of the Premises by Landlord, Landlord shall be relieved of all further obligations under this Lease except with respect to the obligations set forth in Section 25 hereof for the period prior to such conveyance by Landlord.

29. ENTIRE AGREEMENT. This Lease constitutes the entire agreement between the parties regarding the leasing of the Premises and, excepting any obligations or liabilities that survived the termination or expiration of any prior lease, sublease, option or lease assignment (which obligations/liabilities shall continue to survive), supersedes any prior agreements or understandings relating thereto. Notwithstanding the foregoing, in the event that Landlord was disclosed with a Franchise Disclosure Document by SpeeDee in conjunction with executing the Option and Center Lease out of which this Lease arose ("**FDD**"), then nothing in this Lease is intended to disclaim any representations by SpeeDee in such FDD. This Lease may be modified or amended by, and only by, a written instrument executed by Landlord and Tenant.

30. FORCE MAJEURE. The period of time during which Landlord or Tenant is prevented from performing any act required to be performed under this Lease (other than all of Tenant's monetary obligations) or by reason of fire, catastrophe, strikes, lockouts, civil commotion, acts of God, the public enemy, governmental prohibitions or preemptions, embargoes, inability to obtain material or labor by reason of governmental regulations or prohibitions, the act or default of the other party, delays occasioned by the adjustment of any casualty loss, or other events beyond the reasonable control of Landlord or Tenant, as the case may be, shall be added to the time for performance of such act. Further, any party asserting any event of force majeure shall deliver to

the other party a written notice of force majeure stating the reasons thereof within 30 calendar days of the first occurrence of force majeure or such party shall be deemed to have unconditionally waived and released any ability to assert a force majeure event in any manner.

31. ESTOPPEL CERTIFICATE. Upon request of either party, the other party shall, within 15 business days, deliver to the requesting party a written estoppel statement certifying and stating: that this Lease is in full force and effect; any amendments or modifications; the dates to which the rent and other payments due have been paid; whether or not either party is, to the knowledge of the certifying party, in default, or whether there have occurred events which with the passage of time will constitute a default, and, if so, specifying such defaults and events. Each estoppel statement shall be directed to and state that it may be relied upon by whatever addressee the requesting party may designate.

32. ENFORCEMENT. Landlord and Tenant agree that they shall pay the reasonable costs and expenses, including reasonable attorneys' fees incurred by the prevailing party in any action or proceeding to enforce the provisions of this Lease.

33. SURVIVAL. The rights, remedies and obligations of Landlord and Tenant (including a Speedee Affiliated Tenant, unless otherwise specifically excepted herein) in this Lease shall survive the termination and expiration of this Lease or a Speedee Affiliated Tenant's assignment of this Lease (pursuant to Subsection 13(a)), except that the foregoing shall not be construed to have the effect of preventing Landlord from exercising, after the term of this Lease shall have terminated or expired, all rights available to Landlord as the fee simple titleholder of the Premises prior to execution of this Lease. Notwithstanding the above, Tenant's right of first refusal shall not survive the termination or expiration of this Lease.

IN WITNESS WHEREOF, the parties hereto have executed this instrument.

Landlord:

Tenant:

Speedee Worldwide Realty Corporation

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

The undersigned Franchisee under the Franchisee Agreement hereby agrees to observe, perform, and be bound by Landlord's covenants, obligations and undertakings under the foregoing Option and Center Lease.

Franchisee:

By: _____

Name: _____

Title: _____

Exhibit A

Legal Description of Premises

EXHIBIT D-3

DEFERRED MAINTENANCE AGREEMENT

DEFERRED MAINTENANCE AGREEMENT

In conjunction with the proposed sale of the SpeeDee Center at _____ (“Center”), from the undersigned Seller to the undersigned Buyer, Seller and Buyer acknowledge and hereby agree and confirm the following to SpeeDee Worldwide, LLC and SpeeDee Worldwide Realty Corporation (jointly, “SpeeDee”):

- SpeeDee (or its contractor) inspected the Center on _____, 20____, to ascertain obvious deferred maintenance items under the Center lease or sublease and/or SpeeDee Franchise Agreement;
- SpeeDee requires, as a condition of consenting to the sale of the Center, that the items listed on Exhibit A hereto be completed and repaired by Seller or Buyer within 90 days after the closing of the sale of the Center. If the items listed on Exhibit A are not completed within 90 days after the closing of the sale of the Center, SpeeDee has the right to perform the work and charge the cost to Buyer in the form of additional rent due for the Center;
- SpeeDee’s inspection was limited in scope and was undertaken solely to ascertain obvious deferred maintenance items and SpeeDee makes no representation of any kind as to the condition of the Center property;
- SpeeDee’s inspection did not include (among other things) the roof, heating and air conditioning system, plumbing fixtures and lines, the Center equipment including the hoists, underground installations or the environmental condition of the property;
- The fact that something is not listed on Exhibit A does not mean that it is in good or acceptable condition for purposes of the tenant’s/subtenant’s obligations under the lease/sublease and/or SpeeDee Franchise Agreement;
- This Deferred Maintenance Agreement does not limit or replace the Seller’s or Buyer’s obligations under the lease or sublease or the SpeeDee Franchise Agreement; and
- Seller and Buyer are responsible for conducting (and advised to conduct) its/their own thorough inspection of the Center property.

ACKNOWLEDGED AND AGREED:

Seller:

Buyer:

By: _____

By: _____

Title: _____

Title: _____

Printed Name: _____

Printed Name: _____

Date: _____, 20____

Date: _____, 20____

EXHIBIT A

EXHIBIT E

AUTOMATED CLEARING HOUSE PAYMENT AUTHORIZATION FORM

AUTOMATED CLEARING HOUSE PAYMENT AUTHORIZATION FORM



AUTOMATED CLEARING HOUSE PAYMENT AUTHORIZATION FORM

Franchisee Information:

Franchisee Name	Business No.
Franchisee Mailing Address (street)	Franchisee Phone No.
Franchisee Mailing Address (city, state, zip)	
Contact Name, Address and Phone number (if different from above)	
Franchisee Fax No.	Franchisee E-mail Address

Bank Account Information:

Bank Name		
Bank Mailing Address (street, city, state, zip)		
Bank Account No.	<input type="checkbox"/> Checking <input type="checkbox"/> Savings (check one)	Bank Routing No. (9 digits)
Bank Mailing Address (city, state, zip)		Bank Phone No.

Authorization:

Franchisee hereby authorizes SpeedDee Worldwide, LLC ("Franchisor") to initiate debit entries to Franchisee's account with the Bank listed above, and Franchisee authorizes the Bank to accept and to debit the amount of such entries to Franchisee's account. Each debit shall be made from time to time in an amount sufficient to cover any fees payable to Franchisor pursuant to any agreement between Franchisor and Franchisee as well as to cover any purchases of goods or services from Franchisor or any affiliate of Franchisor. Franchisee agrees to be bound by the National Automated Clearing House Association (NACHA) rules in the administration of these debit entries. Debit entries will be initiated only as authorized above. This authorization is to remain in full force and effect until Franchisor has received written notification from Franchisee of its termination in such time and in such manner as to afford Franchisor and the Bank a reasonable opportunity to act on it. Franchisee shall notify Franchisor of any changes to any of the information contained in this authorization form at least 30 days before such change becomes effective.

Signature: _____ Date: _____
Name: _____
Its: _____
Federal Tax ID Number: _____

NOTE: FRANCHISEE MUST ATTACH A VOIDED CHECK RELATING TO THE BANK ACCOUNT.



EXHIBIT F-1

ADDENDUM TO SPEEDEE FRANCHISE AGREEMENT
(INCENTIVE PROGRAM)

ADDENDUM TO SPEEDEE FRANCHISE AGREEMENT
(INCENTIVE ROYALTY REBATE PROGRAM)

SPEEDEE WORLDWIDE, LLC (“SpeeDee”) and _____ (“Franchisee”) entered into a certain SpeeDee Franchise Agreement (“Agreement”) on this ____ day of _____, 202__, and desire to supplement and amend certain terms and conditions of such Agreement with this addendum (“Addendum”) in consideration of SpeeDee’s royalty incentive program (the “**Incentive Royalty Program**”). The parties therefore agree as follows:

1. **Royalty Rebate.** The following language is added to Section 11.1 of the Agreement:

Franchisee shall be eligible for the following “**Royalty Rebate**” so long as Franchisee secures a location on or before April 30, 2023 and meets SpeeDee’s other Incentive Program requirements. To “secure a location,” Franchisee must be acquiring a new location (versus acquiring an existing location), and have its location approved by SpeeDee and either own the location or have an executed finalized lease for the location.

During the first year of operation, provided Franchisee is not in default of the Agreement or this Addendum, SpeeDee will rebate 50% of the Royalty paid by Franchisee on a quarterly basis. Each rebate payment will be made on or before the expiration of the quarter immediately following the quarter for which the Royalty was paid.

During the second year of operation, provided Franchisee is not in default of the Agreement or this Addendum, SpeeDee will rebate 25% of the Royalty paid by Franchisee on a quarterly basis. Each rebate payment will be made on or before the expiration of the quarter immediately following the quarter for which the Royalty was paid.

2. **Eligibility for Incentive Program.** Franchisee shall be eligible to participate in the Incentive Program if it meets SpeeDee’s then-current qualification standards. This Incentive Royalty Rebate Program shall be personal to Franchisee and may not be transferrable upon the transfer of the Agreement, the Center, or the assets of the Center.
3. **Effectiveness of Agreement.** The terms and conditions of this Addendum are in addition to or in explanation of the existing terms and conditions of the Agreement and shall prevail over and supersede any inconsistent terms and conditions thereof.

(Signatures on following page)



SPEEDEE WORLDWIDE, LLC

By: _____
Ron Stilwell, Chief Development Officer

FRANCHISEE:

By: _____

Printed Name: _____

Title: _____

OR

Individually



EXHIBIT F-2

ADDENDUM TO SPEEDEE FRANCHISE AGREEMENT
(CONVERSION)

ADDENDUM TO SPEEDEE FRANCHISE AGREEMENT
(CONVERSION)

SPEEDEE WORLDWIDE, LLC (“SpeeDee”) and _____ (“**Franchisee**”) entered into a certain SpeeDee Franchise Agreement (“**Agreement**”) on _____, 202__, and desire to supplement and amend certain terms and conditions of such Agreement with this addendum (“**Conversion Addendum**”) in consideration of Franchisee’s [conversion of a currently operating automotive lubrication, maintenance and repair center to a SPEEDEE Center] [purchase of a currently operating, automotive lubrication, maintenance and repair center and conversion of the same to a SPEEDEE Center]. The parties therefore agree as follows:

1. **Conversion Franchise.** The following language is hereby added to Section 2.1 of the Agreement:

Franchisee acknowledges that the franchise is granted for the conversion of Franchisee’s existing automotive lubrication, maintenance and repair business or the purchase and conversion of a competing automotive lubrication, maintenance and repair business located at the location described in Section 3.1 of the Agreement (“**Conversion Franchise**”) in accordance with the terms and conditions of the Agreement and this Amendment.

2. **Conditional Assignment of Lease.** Section 4.2 of the Agreement is hereby deleted in its entirety and the following is inserted in its place:

4.2. If Franchisee leases the premises from which the SPEEDEE Center is to be operated, Franchisee shall use its best efforts to negotiate with its landlord for execution of a conditional assignment of lease which provides in part for assignment to SpeeDee. If Franchisee or an affiliate of Franchisee owns the Franchised Location, Franchisee or the affiliate of Franchisee shall enter into an Option and Center Lease with SpeeDee or SpeeDee’s affiliate SpeeDee Worldwide Realty Corporation (“**SWRC**”), providing SpeeDee or SWRC with the option to lease the Franchised Location upon a termination or non-renewal of this Agreement.

3. **Conversion of Premises, Signs, Equipment, Inventory and Program.** The following language is hereby added to Sections 4.3, 4.4, 4.5 and 4.6 of the Agreement:

Notwithstanding any provision in the Agreement to the contrary, Franchisee’s obligation to comply with SpeeDee’s standards and specifications as are set forth in the Operations Manual shall be phased in for a period of six months from execution of the Agreement in accordance with Schedule A, attached hereto and by this reference incorporated herein. Franchisee will be permitted to use SpeeDee’s service mark, logos and other identifying symbols or names, in its signage, advertising and otherwise, in conjunction with any other previous signage or identifying symbols or names for 60 days from execution of the Agreement, in a manner which shall be approved by SpeeDee, which approval shall not be unreasonably withheld. Upon expiration of such 60-day period, Franchisee must use SpeeDee’s signage exclusively and remove all other previous signage.



4. **Commencement of Business.** The following language is hereby added to Section 4.8 of the Agreement:

The business at the Center shall be considered to have commenced as a SPEEDEE Center as of the date of full execution of the Agreement. All modifications required to bring the Center and its operations into compliance with the standards and specifications set forth in the Operations Manual must be completed within six months of the date of full execution of the Agreement.

5. **Specifications for Franchised Location.** Section 5.1.a. of the Agreement is hereby deleted in its entirety, and the following sentence is added to Section 5.1:

Franchisee acknowledges that Speedee is under no obligation to provide additional site specifications or other assistance for development of the Franchised Location and that Speedee's acceptance of Franchisee's existing site for the Conversion Franchise does not infer or guarantee the success or profitability of the accepted site in any manner whatsoever.

6. **Conversion of Center.** The following language shall be added to Section 5.1.b. of the Agreement:

Speedee shall provide Franchisee with sample blueprints for modification of the interior and exterior of Franchisee's premises, if applicable, but shall make no representation or guarantee regarding the suitability of such blueprints for required modification of Franchisee's premises.

7. **Royalty Incentive Rebate.** The following language is added to Section 11.1 of the Agreement:

During the first year of operation as a Conversion Franchise, provided Franchisee is not in default of the Agreement or this Conversion Addendum, Speedee will rebate 50% of the Royalty paid by Franchisee on a quarterly basis. Each rebate payment will be made on or before the expiration of the quarter immediately following the quarter for which the Royalty was paid.

During the second year of operation as a Conversion Franchise, provided Franchisee is not in default of the Agreement or this Conversion Addendum, Speedee will rebate 25% of the Royalty paid by Franchisee on a quarterly basis. Each rebate payment will be made on or before the expiration of the quarter immediately following the quarter for which the Royalty was paid.

8. **Effectiveness of Agreement.** The terms and conditions of this Conversion Addendum are in addition to or in explanation of the existing terms and conditions of the Agreement and shall prevail over and supersede any inconsistent terms and conditions thereof.



SPEEDEE WORLDWIDE, LLC

By: _____

Printed Name: _____

Title: _____

FRANCHISEE:

By: _____

Printed Name: _____

Title: _____



EXHIBIT G

SPEEDEE CENTER SUBLEASE

SPEEDEE CENTER SUBLEASE

Street _____
City _____

This Speedee Center Sublease (“Sublease”), dated _____, 202___, is by and between Speedee Worldwide Realty Corporation, of 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 801110 (“Sublessor”), and _____, a _____, of _____ (“Sublessee”).

1. SUBLEASE.

(a) This is a Sublease and is subject to and subordinate in all respects to a certain lease dated _____ (“Head Lease”), between Sublessor as the lessee and _____, as the lessor (“Landlord”). A copy of the Head Lease is attached hereto as Exhibit A and by reference is incorporated herein. Sublessee hereby acknowledges and agrees that this Sublease is a triple net lease.

(b) Sublessee expressly assumes and agrees to perform under this Sublease all of the covenants made by, and obligations imposed on, Sublessor as the lessee under the Head Lease. Sublessee agrees that nothing herein contained shall be deemed to grant Sublessee any rights which would conflict with any of the covenants and conditions of the Head Lease, and Sublessee agrees that it will do nothing in, on or about the Premises (as hereinafter defined) or fail to do anything which would result in the breach by Sublessor of its covenants and obligations under the Head Lease.

(c) Further, nothing contained herein shall be construed as a guarantee by Sublessor of any of the obligations, covenants, warranties, agreements or undertakings of the Landlord or as an absolute or unconditional undertaking by Sublessor on the same terms as are contained in the Head Lease. Notwithstanding anything herein to the contrary, in the event Sublessor becomes entitled as the lessee under the Head Lease, to make or forbear making any election, give or receive any notice, grant or withhold any approval, do any act, or otherwise enforce any right or exercise any remedy under any of the provisions of the Head Lease, Sublessor, in its sole and absolute discretion, may either take or forbear taking such action as it deems appropriate for the protection of its interests as the lessee, or may assign to Sublessee, without recourse upon or liability of any kind to Sublessor, such rights as Sublessor may have in the matter under the Head Lease. Without limiting the generality of the foregoing, Sublessee shall in no event have the right to exercise any right, privilege, or prerogative conferred upon the lessee in the Head Lease which relates in any way to construction, alteration, remodeling, reconstruction, restoration, or rebuilding of any improvements on the Premises, but Sublessor alone, as the lessee in the Head Lease, shall exercise all such rights, privileges, and prerogatives and shall enforce all such provisions so as to bring about, to the best of its ability, the construction, alteration, remodeling, reconstruction, restoration or rebuilding of improvements of substantially the character provided for in the Head Lease. Sublessee hereby expressly acknowledges that Sublessor has made no representations or warranties, express or implied, as to the adequacy, condition or usefulness of the building on the premises and any such representation or warranty, statutory or otherwise is hereby waived by Sublessee.



(d) This Sublease is and shall be subject and subordinate to any existing mortgage, deed of trust or other encumbrance now or hereafter placed against title to the Premises or the property of which the Premises are a part.

2. **PREMISES.** Sublessor hereby subleases to Sublessee and Sublessee hires from Sublessor the premises together with the SpeeDee Center building thereon at _____ (“Premises”) as described in the Head Lease.

3. **TERM.** The term of this Sublease shall commence on _____ (“Commencement Date”), and expire on _____. The initial term including any extensions or renewals shall be defined as the “Term”. If the Commencement Date is a day other than the first day of the calendar month, then the initial term shall include that period of time from the Commencement Date up to the first day of the next calendar month and any subsequent lease year shall be the twelve (12) month period beginning on the first day of such month.

4. **RENT.**

(a) The rent payable by Sublessee to Sublessor during each year of the Term shall be: (i) the fixed minimum rent specified below (“Fixed Minimum Rent”); or (ii) 5 percent of “Gross Sales” (as hereinafter defined) during such year (“Percentage Rent”); **WHICHEVER SHALL BE THE LARGER AMOUNT.** “Rent” shall mean Fixed Minimum Rent and Percentage Rent collectively. “Additional Rent” shall mean all other monetary obligations of Sublessee under this Sublease including, but not limited to, common area charges, Taxes (as hereinafter defined).

Fixed Minimum Rent: _____.

(b) Rent and Additional Rent shall be absolutely net to Sublessor without any right of offset, deduction, claim or withholding by Sublessee, so that this Sublease shall yield to Sublessor the Rent and Additional Rent specified during the Term. All costs, expenses and obligations of every kind and nature whatsoever relating to the Premises shall be paid and performed by Sublessee.

(c) Fixed Minimum Rent installments shall be paid on the first day of each month in advance. All payments of Fixed Minimum Rent, Percentage Rent, Taxes and other Additional Rent due under this Sublease shall be made by electronic payment transactions through automated clearing house debits. Sublessee hereby authorizes Sublessor to debit from its bank account the amount of such payments on the first day of each month or on such other applicable due date or any time thereafter. The foregoing authorization shall be self-operative and need no further written agreement; provided, however, Sublessee shall, upon request, sign Sublessor’s standard “ACH Agreement”. If Sublessor directs Sublessee in writing to do so, the foregoing payments shall be made to Sublessor at _____, or at such other place, or in such other manner, as designated in writing by Sublessor.

(d) With respect to Percentage Rent and Gross Sales:

(i) “Gross Sales” shall mean and include all sales of merchandise or products of any kind and all charges for service or labor done in, on and from the Premises for cash or credit regardless of the collection thereof, but excluding sales taxes and bona fide refunds.



(ii) Sublessee shall deliver to Sublessor, on or before March 1st of each year of the Term (or within 60 days after the termination or expiration of the Term, if the Term does not end on December 31st), a statement of Gross Sales for the previous year, which statement shall be certified by Sublessee and signed by Sublessee's accountant.

(iii) Concurrently with the delivery of said statement, Sublessee shall pay as Percentage Rent owing for the previous year, the total Percentage Rent payable for the year (or partial year) less the total Fixed Minimum Rent paid for the previous year.

(iv) Sublessee shall keep and preserve for at least three (3) years after delivery of the annual statement under the above (ii) full, complete and true records of all sales and business transactions, including bank statements, in manner and form satisfactory to Sublessor. Sublessor's representatives shall have access to said records at any and all reasonable times for the purposes of examination or audit thereof to verify said annual statements.

(v) For purposes of Paragraph 4, "year" shall mean calendar year ending December 31st.

(e) In the event the Head Lease contains a provision which results in the rent payable by Sublessor under the Head Lease being adjusted on the basis of the cost of constructing, altering or remodeling improvements on the Premises, or being adjusted because of cost of living index changes or other cause, or being increased based on percentage rent, and in the event such an adjustment or increase is made under the Head Lease, the Fixed Minimum Rent payable hereunder shall be adjusted by the same percentage.

(f) In the event this Sublease is assigned under the provisions of Paragraph 16 hereof or if the ownership of Sublessee is transferred, at the election of Sublessor, Rent shall be the larger of the following:

(i) the annual rental then provided for in the Head Lease plus that percentage mark-up then currently charged by Sublessor; or

(ii) the percentage of Sublessee's Gross Sales during such year as is then charged by Sublessor.

5. **CONDITION OF PREMISES; MAINTENANCE.**

(a) Sublessee acknowledges and agrees that it has inspected, or has had a sufficient opportunity to inspect, the Premises and hereby accepts the Premises "AS-IS" and "WHERE-IS" with no representation or warranty by Sublessor as to the condition of the Premises or the fitness of the Premises for any particular purpose or use.

(b) Except to the extent that Landlord is clearly and expressly obligated under the Head Lease to do so, Sublessee shall, at its expense, at all times during the Term keep the entire Premises including, but not limited to, the interior and exterior, structural and non-structural elements, foundation, floor, roof and roof system, utility systems and installations, parking area and driveways, sidewalks, landscaping, immediately surrounding areas, appurtenances, fixtures and equipment in good, safe, clean, sanitary, debris-free and well-maintained condition and shall do and make, on a timely and diligent basis, all maintenance, repairs and replacements as are necessary and appropriate to keep the Premises in the condition required by this Sublease,



regardless whether the benefit of such maintenance, repairs and replacements may extend beyond the Term. Without limiting the foregoing, Sublessee shall keep and maintain the Speedee Center at the Premises in accordance with the requirements of the Franchise Agreement relating to interior and exterior design and appearance, Speedee indicia, painting and décor, floor layout, character of interior furnishings, signs, emblems, logos, lettering, pictorial materials and condition of the Speedee Center premises. With respect to any maintenance, repair and replacement obligations of Landlord, Sublessor's sole obligation shall be to make reasonable efforts to require Landlord to perform such obligations; provided, however, in no event shall Sublessor be required to institute or maintain legal or arbitration proceedings. In no event shall Sublessor have any obligation to do or make any maintain, repair or replacements to or of the Premises.

(c) Upon expiration or termination of this Sublease, Sublessee shall deliver the Premises to Sublessor in the condition required by Paragraph 5(b), reasonable wear and use excepted.

6. USE.

(a) Sublessee shall use the Premises solely for the activities authorized by the Franchise Agreement and none other.

(b) Sublessee shall, during the Term, occupy the Premises and diligently operate its business at the Premises and keep the business open to the public during the business days and hours as Speedee may from time-to-time prescribe.

(c) Sublessee, in its use, occupancy, maintenance and repair of the Premises, shall comply with all the terms and conditions of the Franchise Agreement.

7. **SUBLESSEE'S FRANCHISE AGREEMENT.** In conjunction with the execution of this Sublease, Sublessee is entering into a franchise agreement with Speedee Worldwide, LLC (Sublessor's affiliate, "Speedee") ("Franchise Agreement"). The term Franchise Agreement shall include any extension of the franchise agreement or franchise relationship, any renewal Speedee franchise agreement and, in Sublessor's sole discretion, any operating agreement or license under which the business continues to operate following the termination or expiration of the formal Franchise Agreement. Sublessee agrees that if the Franchise Agreement shall expire or be terminated for any reason by Sublessee or by Speedee or in any manner, Sublessor shall have the unqualified and absolute right to terminate this Sublease upon written notice to Sublessee. Upon giving said notice, Sublessor shall have the right to immediately re-enter and take possession of the Premises or it may institute summary or holdover proceedings to evict Sublessee and all those in possession of the Premises by reason of the termination of this Sublease as herein provided. Sublessee agrees that the notice provided for herein shall be the only notice required and expressly waives all other notices provided for by statute or law. Sublessee acknowledges and agrees that the foregoing termination provision is a material business term of this Sublease (and is in addition to, and separate and distinct from, the termination of this Sublease as a Sublessor remedy upon an Event of Default, as hereinafter defined).

8. **SECURITY DEPOSIT.** Upon execution of this Sublease, Sublessee shall deposit with Sublessor an amount equal to one month's Fixed Minimum Rent and Taxes as a security deposit ("Security Deposit"). Sublessor shall have the right from time-to-time during the Term to increase the required Security Deposit to an amount equal to the one-twelfth of the total of the then-current annual Fixed Minimum Rent and Taxes. The Security Deposit shall be held by Sublessor, without any obligation to pay interest thereon, as security for the performance by Sublessee of its covenants and obligations under this Sublease, it being expressly agreed that the Security Deposit is not an advance payment of Rent or a measure



of Sublessor's damages in the event of any breach or default by Sublessee. If at any time during the Term any Rent or Additional Rent is overdue or if Sublessee fails to perform and keep any of its covenants or obligations under this Sublease, Sublessor may, at its option, apply any portion of the Security Deposit to the payment of such overdue Rent or Additional Rent or to compensate Sublessor for loss, cost or damage sustained, incurred or suffered by it due to such breach by Sublessee. If the Security Deposit or any portion thereof is applied by Sublessor, Sublessee shall, upon written demand of Sublessor, remit to Sublessor a sufficient amount to restore the Security Deposit to the amount required to be on deposit at that time. Any portion of the Security Deposit on deposit at the expiration or termination of this Sublease shall be returned Sublessee at such time (if any) as Sublessor determines that Sublessee had fulfilled its obligations under this Sublease; provided, however, Sublessee expressly acknowledges and agrees that the return of any portion of the Security Deposit by Sublessor shall not be deemed to be an admission by Sublessor that Sublessee has fulfilled any of its obligations under this Sublease. If Sublessor applies the Security Deposit in accordance with the terms of this paragraph, such application shall not constitute a waiver of any of Sublessor's rights or remedies under this Sublease, nor shall such application constitute an accord and satisfaction. Sublessor shall have the right to commingle the Security Deposit with Sublessor's other funds, and Sublessee hereby consents thereto.

9. **LICENSES AND COMPLIANCE WITH LAWS.** Sublessee shall comply with, and shall not use or permit the use of the Premises in violation of, all Laws (as hereinafter defined). "Laws" shall be defined as all applicable governmental and quasi-governmental laws, statutes, ordinances, regulations and orders including, but not limited to Environmental Laws and the ADA (as hereafter defined). Sublessee agrees that it shall be responsible for complying in all respects with the Americans with Disabilities Act of 1990, as such act may be amended from time to time, and all regulations promulgated thereunder, and all state and local Laws relating to disabled or handicapped persons (collectively, "ADA"), affecting the Premises including, but not limited to, making required so-called readily achievable or reasonable changes to remove any architectural or communications barriers and providing auxiliary aides and services at the Premises. Sublessee shall maintain and procure at its own expense and responsibility all licenses, permits or inspection certificates required by any governmental authority respecting Sublessee's use of, or business at, the Premises. Sublessee may contest the Laws and, if required, may join Sublessor's name as a nominal party in any such contest. In such event Sublessee shall indemnify Sublessor against any costs, penalties or attorney's fees incurred by or asserted against Sublessor by virtue thereof.

10. **HEAD LEASE INCLUSIONS AND EXCLUSIONS.** The parties hereby agree that all of the provisions (including addenda and exhibits) of the Head Lease are by reference hereby adopted and included in this Sublease as if fully written herein and as if the word "Sublessor" was written wherever the word "Lessor" or "Landlord" appears in the Head Lease and the word "Sublessee" was written wherever the word "Lessee" or "Tenant" appears in the Head Lease. The provisions or portions thereof of the Head Lease which are amended by this Sublease and/or in conflict with this Sublease shall not apply and in the event of any conflict between the Head Lease and this Sublease, the Sublease shall control. In the event a provision appearing in this Sublease covers the same (or equivalent) subject matter as an adopted and included provision of the Head Lease, both provisions (to the extent possible) and the stricter obligations or requirements shall apply. For avoidance of doubt, any right of first refusal, rental rates, term, or renewal options in the Head Lease are hereby excluded from this Sublease.



11. **INSURANCE.**

(a) With respect to the adopted and included provisions of the Head Lease pertaining to insurance obligations, which are assumed by Sublessee, it is agreed as follows:

(i) The insured parties under all of said policies shall be as their interests may appear and shall include Sublessee, Sublessor, the lessor under the Head Lease, and the mortgagee of the lessor under the Head Lease.

(ii) In the event Sublessee fails to provide, or maintain in effect at all times during the term of this Sublease including any extensions or renewals thereof, the requisite fire and extended coverage insurance specified in the Head Lease, Sublessor shall have the right to obtain such insurance on Sublessee's behalf. The insurance obtained by Sublessor shall be subject to certain loss deductible amounts depending upon the nature of the casualty, and Sublessee shall be responsible for such loss deductible amounts. Such loss deductible amounts shall be subject to change from time to time. The insurance obtained by Sublessor may be via Sublessor's blanket policies. The cost of the insurance obtained by Sublessor shall be owed by Sublessee as Additional Rent payable by Sublessee to Sublessor on the first day of the next month.

(iii) The public liability insurance required pursuant to the Head Lease shall be promptly obtained and maintained by Sublessee at his own cost and responsibility, with certificates thereof to be supplied to Sublessor.

(b) Neither Sublessor nor Sublessee shall be liable to the other for any loss or damage from risks ordinarily insured against under fire insurance policies with extended coverage endorsements, regardless whether such loss or damage results from their negligence or that of any of their agents, servants, employees, licensees or contractors.

(c) Sublessee acknowledges that the Franchise Agreement may obligate it (as the Franchisee) to provide separate and additional insurance coverage and may impose separate and additional insurance requirements than are contained in this Sublease (including any from the Head Lease).

(d) The insurance required under this Sublease (including any requirements from the Head Lease) or the Franchise Agreement shall in no way limit or cap Sublessee's indemnification and hold harmless obligations under this Sublease.

12. **INDEMNITY.** Sublessee agrees to indemnify, save harmless and defend (with counsel acceptable to Sublessor) Sublessor from and against all claims of whatever nature arising from all of the following: (i) any act, omission or negligence of Sublessee or its contractors, agents, servants or employees; (ii) any accident, injury or damage whatsoever caused to any person, or to the property of any person, occurring during the Term in or on or about the Premises, where such accident, damage or injury results or is claimed to have resulted from an act or omission on the part of Sublessee or its contractors, agents, servants or employees; (iii) any act, omission or default under any of Sublessee's obligations or undertakings in this Sublease; and (iv) any alleged violation of Laws including, without limitation, Environmental Laws and the ADA. This indemnity and hold harmless agreement shall include indemnity against all costs, expenses and liabilities in or in connection with any such claim, governmental investigation, administrative proceeding or civil or criminal litigation arising therefrom, and the defense thereof, including reasonable attorney's fees and costs.



13. **TAXES; RENT TAX.**

(a) Sublessee shall pay prior to delinquency pursuant to bills procured and timely submitted to Sublessee by Sublessor all taxes and assessments levied, imposed or assessed on the Premises including, but not limited to, any such taxes, assessments or other governmental charges payable by Sublessee pursuant to the incorporated provisions of the Head Lease ("Tax(es)") subsequent to the Commencement Date, and Sublessor shall be required to pay no Taxes during the Term. Sublessee will exhibit receipts for Tax payments to Sublessor promptly upon payment thereof. Sublessee may, at its expense, contest Taxes in the name of Sublessor if necessary, at all times indemnifying and holding Sublessor harmless from liability for all Taxes. Taxes accrued but not yet paid as of the date of this Sublease shall be paid by Sublessee notwithstanding that such Taxes relate to periods prior to the Commencement Date. All Taxes for the year in which this Sublease terminates or expires shall be prorated so that Sublessee shall only pay the Taxes for any year falling partially within the existing Term, said pro rata share to be based upon the number of days of the then current tax fiscal year, falling within the existing Term.

(b) Sublessee shall also pay promptly when due any tax levied, imposed or assessed on or against any Rent or Additional Rent paid or collected under this Sublease, whether the same be called a rent tax, sales tax, excise tax, gross receipts tax, general services tax, or otherwise, irrespective of whether such tax is in lieu of or in addition to taxes and assessments levied, imposed or assessed on the Premises ("Rent Tax"). Sublessee shall reimburse Sublessor any Rent Tax which Sublessor is required to pay or, in fact, pays.

(c) At Sublessor's option, Sublessee shall deposit with Sublessor (in addition to paying Fixed Minimum Rent) on the first day of each month a sum equal to one-twelfth (1/12th) of the annual Taxes and (if applicable) Rent Tax so that as each installment becomes due and payable, Sublessee shall have on deposit with Sublessor a sum sufficient to pay it. If the actual Taxes have not been ascertained at the time a monthly deposit is due under this Sublease, Sublessee shall deposit such amount as is reasonably determined by Sublessor. Sublessor shall have the right, to be exercised in its reasonable discretion, to determine and set the amount of the monthly deposit from time to time. Sublessor shall also have the right to require Sublessee to deposit a lump sum sufficient to pay each Tax installment and to also pay the Taxes for the current period. When a Tax bill is received, if the amount thereof is in excess of the amount deposited by Sublessee for the period covered by the Tax bill, Sublessee shall pay such amount to Sublessor forthwith upon demand. If the amount thereof is less than the amount deposited by Sublessee for the period covered by the Tax bill, the excess on deposit may be retained by Sublessor to be used for the payment of future Taxes. Sublessor shall not be responsible for the validity, accuracy or reasonableness of Taxes and shall not be required to pay any interest on Sublessee's deposits of Taxes and Rent Tax. Sublessor shall have no obligation to pay interest on Sublessee's deposits, and Sublessee hereby expressly waives any right, statutory or otherwise, to have Sublessor pay interest. If applicable, upon expiration or termination of this Sublease, when the actual Taxes for the last year(s) of the Term are determined, Sublessee shall pay Sublessor, upon demand, the difference between the actual Taxes and the amount of Taxes previously deposited for such year(s), or portion thereof, by Sublessee.

14. **UTILITIES.** Sublessee shall pay for all water, gas, electricity, phone, data transmission, wireless services and other utilities serving the Premises.

15. **ALTERATIONS.** Sublessee shall not make any alterations, improvements or additions to the Premises without first obtaining the written consent of Sublessor.



16. ASSIGNMENT AND SUBLETTING.

(a) Without first obtaining the written consent of Sublessor, which Sublessor may grant or withhold in its sole discretion, Sublessee shall not: (i) assign this Sublease or any interest herein; (ii) sublet the Premises or any part thereof; (iii) permit any other party to occupy or use the Premises or any part thereof. Notwithstanding the foregoing, if SpeedDee consents to the assignment of the Franchise Agreement, Sublessor shall not unreasonably withhold its consent to the assignment of this Sublease; provided, however, in such event the assignee shall be required, as a condition of Sublessor's consent, to amend this Sublease to delete any rent concessions or other concessions or exceptions to Sublessor's standard policies that were applicable to Sublessee.

(b) If the Franchise Agreement is terminated or expires and this Sublease has not been terminated by Sublessor in connection therewith, this Sublease and all of Sublessee's obligations hereunder shall remain in effect and Sublessee shall have the right to sublease the Premises but only upon receiving the advance written consent of Sublessor, which shall not be unreasonably withheld. If Sublessee proposes to sublease the Premises, Sublessee shall submit to Sublessor all the material terms of the proposed sublease (together with a copy of the proposed sublease), the identity of the proposed subtenant and any guarantors, the proposed use of the Premises, and the business background and experience of the proposed subtenant. Upon receipt of all the foregoing information, Sublessor shall within 30 days notify Sublessee whether Sublessor consents to the proposed sublease, consents to the sublease subject to conditions being met, refuses to consent to the proposed sublease or exercises its right to terminate this Sublease. Failure of Sublessor to respond within 30 days shall be deemed to be Sublessor's refusal to consent to the proposed sublease. If Sublessor consents to a sublease, Sublessee shall remain liable for all obligations under this Sublease.

17. HAZARDOUS MATERIALS AND SUBSTANCES.

(a) To induce Sublessor to enter into this Sublease, Sublessee represents and warrants to Sublessor that: (i) no Hazardous Materials (as defined below) will be located on the Premises (except the proper and lawful storage and use of petroleum products, used oil and other chemicals and substances incident to use of the Premises in accordance with the terms of this Sublease) or will be released into the environment, or discharged, placed or disposed of at, on or under the Premises; (ii) no underground storage tanks will be placed on the Premises by Sublessee; (iii) the Premises will not be used as a dump for any Hazardous Materials; and (iv) the Premises and its use will at all times comply with Environmental Laws (as defined below).

(b) Sublessee agrees to indemnify, defend and hold harmless Sublessor and its assignees, from and against any and all debts, liens, claims, causes of action, administrative orders and notices, costs (including without limitation response and/or remedial costs), personal injuries, losses, damages, liabilities, demands, interest, fines, penalties and expenses, including reasonable attorneys' fees and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by Sublessor or its subtenants and assignees as a result of: (i) the breach of any of the representations and warranties set forth herein; and (ii) any occurrence, matter, condition, act or omission involving Environmental Laws or Hazardous Materials which arises on or subsequent to the Commencement Date and which fails to comply with the Environmental Laws in effect on such date or any existing common law theory based on nuisance or strict liability in existence as of such, regardless of whether or not Sublessee had knowledge thereof.

(c) "Hazardous Materials" means any substance, material, waste, gas or particulate matter which now or at any time during the term hereof is regulated by any local governmental



authority, the State in which the Premises is located, or the United States Government, including, but not limited to, any material or substance which is: (i) defined as a “hazardous waste,” “hazardous material,” “hazardous substance,” “extremely hazardous waste,” or “restricted hazardous waste” under any provision of State law; (ii) petroleum; (iii) asbestos; (iv) polychlorinated biphenyl; (v) radioactive material; (vi) designated as a “hazardous substance” pursuant to Section 311 of the Clean Water Act, 33 U.S.C. Sec. 1251 et seq. (33 U.S.C. Sec. 1317); (vii) defined as a “hazardous waste” pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. Sec. 6901 et seq. (42 U.S.C. Sec. 6903); or (viii) defined as a “hazardous substance” pursuant to Section 101 of the Comprehensive Environmental Response Compensation and Liability Act, 42 U.S.C. Sec. 9601 et seq. (42 U.S.C. Sec. 9601).

(d) “Environmental Laws” means all statutes specifically described in the foregoing paragraphs and all federal, state and local environmental health and safety statutes, ordinances, codes, rules, regulations, orders and decrees regulations, relating to or imposing liability or standards concerning or in connection with Hazardous Materials.

18. **SUBLESSOR RIGHTS.** Sublessor and its agents shall have right to enter any portion of the Premises at all reasonable times for the purpose of inspecting, testing (including doing environmental tests and interior and exterior borings), maintaining or repairing the Premises (without having any obligation to do so) or showing the Premises to prospective buyers, tenants or lenders. During the 120 days prior to the expiration or termination of this Sublease, Sublessor may display the usual and ordinary “for rent” signs on the Premises. Sublessor shall have the right to display “property for sale” signs at any time. Sublessor shall have the right to display “franchise available” signs on the Premises and to show the Premises to prospective franchisees any time Sublessee has indicated to SpeedDee that it intends to terminate, or not renew, the Franchise Agreement or any time the Franchise Agreement is subject to termination for any reason.

19. **ABANDONED PROPERTY.**

(a) Any signs, equipment, trade fixtures or other personal property (collectively, “Personalty”) that Sublessee has a right to remove from the Premises shall be removed by Sublessee within 14 days (or such shorter period as is allowed under the Head Lease) after the earliest to occur of expiration of this Sublease, termination of this Sublease, termination of Sublessee’s right to possession of the Premises, or the vacating or abandonment of the Premises by Sublessee. Any Personalty remaining at the Premises after such removal period shall, at Sublessor’s election which may be made at any time following expiration of such removal period, be deemed abandoned in which event Sublessor shall have all right, title and interest in and to the remaining Personalty available to landlords under law in such circumstances and also including, without limitation, the right (but not the obligation), at Sublessee’s expense, to remove and store and/or dispose of such remaining Personalty. Sublessee shall be liable for any damage to the Premises caused by the removal of Personalty by, or on behalf of, Sublessee or its lienholders or their agents, contractors or employees. Sublessee shall promptly pay Sublessor 115% of the cost and related expenses of any repairs or replacements incurred by Sublessor as a result of such damage (Sublessor and Sublessee hereby expressly agreeing that 15% is a reasonable amount to compensate Sublessor for its administrative expenses) plus attorneys’ fees incurred and court costs incurred by Sublessor.

(b) Sublessor hereby expressly claims, and reserves, the benefit of any and all landlord lien rights available to landlords under applicable law.

20. **INTEREST.** Any Rent or Additional Rent which is not paid when due shall bear interest from the due date at a rate per annum of three (3) percentage points above the prime lending rate of JP



Morgan Chase Bank (or its successor) in effect on the first day of each month for the period during which any such amount is outstanding. This provision does not limit any other remedies as provided hereunder.

21. DEFAULT AND REMEDIES.

(a) The occurrence of any one or more of the following events shall constitute an event of default by Sublessee (“Event of Default”) and shall trigger Sublessor’s rights and remedies listed and referenced below:

(i) failure by Sublessee to pay when due any Rent or Additional Rent (“Monetary Breach”), unless such failure is cured within 15 days after notice from Sublessor;

(ii) failure by Sublessee to observe or perform any term or condition of, or obligation under, this Sublease other than an Event of Default described in items (i) or (iii) of this subparagraph, unless such failure is cured within 30 days after notice from Sublessor; or

(iii) (1) making by Sublessee or any Guarantor of a general assignment for the benefit of creditors, (2) filing by or against Sublessee or any Guarantor of a petition to have Sublessee or such Guarantor adjudged a bankrupt or of a petition for reorganization or arrangement under any Laws (as hereinafter defined) relating to bankruptcy, insolvency or inability to pay debts (unless, in the case of a petition filed against Sublessee or such Guarantor, the petition is dismissed within 30 days), (3) appointment of a trustee or receiver to take possession of substantially all of Sublessee’s assets at the Premises or of Sublessee’s interest in this Sublease, where such possession or interest is not restored to Sublessee within 30 days, (4) attachment, execution or other judicial seizure of substantially all of Sublessee’s assets at the Premises or of Sublessee’s interest in this Sublease, (5) Sublessee’s or any Guarantor’s insolvency or admission of the inability to pay its debts as they mature, (6) Sublessee vacating or abandoning the Premises (this Event of Default being separate and distinct from a breach of Paragraph 6(b) of this Sublease); (7) falsification by Sublessee of any statement or report required to be submitted to Sublessor under this Sublease; (8) any Monetary Breach or any Event of Default or any combination of any Monetary Breach and/or any Event of Default in three consecutive months or in any four months during any twelve consecutive months regardless of whether Sublessee has cured any or all of such previous Monetary Breach(es) or Event(s) of Default; or (9) default by the Franchisee under the Franchise Agreement or any event which constitutes immediate and automatic termination of the Franchise Agreement.

(b) Sublessee hereby agrees that the only notices necessary to notify it of a breach or Event of Default or to terminate this Sublease are those enumerated herein and that any and all other notices and demands required by Laws are hereby expressly waived by Sublessee (to the fullest extent legally permissible). The notice and cure periods provided herein are in lieu of, and not in addition to, any notice and cure periods provided by Laws, but Sublessor may at any time elect to comply with such notice and cure periods provided by Laws in lieu of the notice and cure periods provided herein.

(c) If an Event of Default occurs, Sublessor shall have the following rights and remedies to the fullest extent permitted by Laws, which shall be distinct, separate and cumulative with, and in addition to, any other right or remedy allowed under Laws or this Sublease:



(i) With or without terminating this Sublease, Sublessor may terminate Sublessee's right of possession, reenter and repossess the Premises by detainer suit, summary proceedings or other lawful means (and if Laws permit and Sublessor shall not have expressly terminated this Sublease by written notice, any such action shall be deemed a termination of Sublessee's right of possession only). In such event, Sublessor shall be entitled to recover from Sublessee: (1) any unpaid Rent and Additional Rent as of the date possession is terminated; (2) the amount by which (A) any unpaid Rent and Additional Rent which would have accrued after the termination date during the balance of the existing Term exceeds (B) the rent (less any and all costs and expenses Sublessor would reasonable incur in re-letting the Premises) Sublessee proves that Sublessor should receive for the Premises under a sublease substantially similar to this Sublease for the balance of the existing Term (considering, among other things, the condition of the Premises, market conditions, the period of time the Premises may remain vacant before Sublessor is able to re-lease the Premises to a suitable replacement tenant); and (3) all other damages incurred by Sublessor proximately caused by Sublessee's failure to perform its obligations under this Sublease. The amounts computed in accordance with foregoing subpart (2) (not including Sublessor's costs and expenses of re-letting) shall be discounted to present value in accordance with accepted financial practice at the rate of three percent (3%) per year.

(ii) With or without terminating this Sublease, Sublessor may terminate Sublessee's right of possession, reenter and repossess the Premises by detainer suit, summary proceedings or other lawful means (and if Laws permit and Sublessor shall not have expressly terminated this Sublease by written notice, any such action shall be deemed a termination of Sublessee's right of possession only). In such event, Sublessor shall be entitled to recover from Sublessee: (1) any unpaid Rent and Additional Rent as of the date possession is terminated; (2) any unpaid Rent and Additional Rent which accrues during the existing Term from the date possession is terminated through the time of judgment (or which may have accrued from the time of any earlier judgment obtained by Sublessor), less any consideration received from replacement tenants as further described below; and (3) all other damages incurred by Sublessor proximately caused by Sublessee's failure to perform its obligations under this Sublease including, without limitation, all costs of re-letting the Premises. Sublessee shall pay all such amounts to Sublessor as the same accrue or after the same have accrued from time-to-time upon demand. At any time after terminating Sublessee's right to possession as provided herein, Sublessor may terminate this Sublease as provided in this Sublease, and Sublessor may pursue such other remedies as may be available to Sublessor under this Sublease or Laws.

(iii) If this Sublease or Sublessee's right to possession is terminated, Sublessor may, at Sublessee's cost and expense: (1) enter and secure the Premises, change the locks, install barricades, remove any improvements, fixtures or personal property of Sublessee, perform any decorating, remodeling, repairs, alterations, improvements or additions and take such other actions as Sublessor shall determine in Sublessor's sole discretion to prevent damage or deterioration to the Premises or prepare the same for reletting, and (2) relet all or any portion of the Premises for any rent, use or period of time, and upon any other terms as Sublessor shall determine in Sublessor's sole discretion, directly or as Sublessee's agent (if permitted or required by Laws). The consideration received from such reletting shall be applied pursuant to the terms of Paragraph 21(c)(v) hereof, and if such consideration, as so applied, is not sufficient to cover all Rent, Additional Rent and damages to which Sublessor may be entitled hereunder, Sublessee shall pay any deficiency to Sublessor as the same accrues or after the same has accrued from time to time upon demand, subject to Sublessor's right to accelerate such payments as provided herein.



(iv) Sublessor shall at all times have the right without prior demand or notice (except as required by Laws) to: (1) seek any declaratory, injunctive or other equitable relief, and specifically enforce this Sublease or restrain or enjoin a violation of any provision hereof, and Sublessee hereby waives any right to require that Sublessor post a bond in connection therewith; and (2) sue for and collect any unpaid Rent or Additional Rent which has accrued.

(v) No re-entry or repossession, repairs, changes, alterations and additions, reletting, acceptance of keys from Sublessee, or any other action or omission by Sublessor shall be construed as an election by Sublessor to terminate this Sublease or Sublessee's right to possession, or accept a surrender of the Premises, nor shall the same operate to release Sublessee in whole or in part from any of Sublessee's obligations hereunder, unless express written notice of such intention is sent by Sublessor to Sublessee. Sublessor may bring suits for amounts owed by Sublessee hereunder or any portions thereof, as the same accrue or after the same have accrued, and no suit or recovery of any portion due hereunder shall be deemed a waiver of Sublessor's right to collect all amounts to which Sublessor is entitled hereunder, nor shall the same serve as any defense to any subsequent suit brought for any amount not theretofore reduced to judgment. Sublessor may pursue one or more remedies against Sublessee and need not make an election of remedies until findings of fact are made by an arbitrator or a court of competent jurisdiction. All rent and other consideration paid by any replacement tenants shall be applied, at Sublessor's option: first, to the costs of reletting, second, to the payment of all costs of enforcing this Sublease against Sublessee or any Guarantor, third, to the payment of all interest and service charges accruing hereunder, fourth, to the payment of Rent and Additional Rent previously accrued, and the residue, if any, shall be held by Sublessor and applied to the payment of other obligations of Sublessee to Sublessor as the same become due (with any remaining residue to be retained by Sublessor). Sublessor shall be under no obligation to observe or perform any provision of this Sublease on its part to be observed or performed which accrues after the date of an Event of Default. Sublessee hereby irrevocably waives any right otherwise available under Laws to redeem or reinstate this Sublease or Sublessee's right to possession after this Sublease or Sublessee's right to possession is terminated based on an Event of Default.

22. **GUARANTY FOR CORPORATE SUBLESSEE.** In consideration of the making of this Sublease by Sublessor at the request of the undersigned guarantor, Guarantor hereby guarantees to Sublessor the payment of the Rent and Additional Rent to be paid by Sublessee and the performance by Sublessee of all of the terms and conditions of, and Sublessee's obligations under, this Sublease. Guarantor hereby waives any notices hereunder or acceptance hereof, waives the requirement, if any, that Sublessor exhaust all remedies against Sublessee prior to enforcement of this guaranty, and consents to any extension of time, indulgence or waivers granted by Sublessor to Sublessee, or any other action or modification of the Sublease terms whereby the liability of Guarantor but for this provision would be released. Guarantor agrees to pay all of Sublessor's expenses, including attorneys' fees, incurred by Sublessor in enforcing this guaranty and Sublessee's obligations. If there is more than one Guarantor, they shall be jointly and severally obligated under this guaranty.

23. **NOTICES.** All notices required or permitted under this Sublease shall be in writing, and either (i) personally delivered, (ii) sent by certified mail, return receipt requested, or (iii) sent by reputable, recognized overnight courier service regularly providing proof of delivery to Sublessor at 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111, Attention: Vice President, with a copy to the General Counsel, and to Sublessee at the Premises or at its home or business address, or at such other place as either party may hereafter designate.



24. **HOLDING OVER.** If Sublessee remains in possession of the Premises after the termination or expiration of the existing Term, Sublessor may (in Sublessor's sole discretion), upon notice to Sublessee, deem Sublessee a tenant on a month-to-month basis with all Sublessee's obligations, liabilities, covenants, representations and warranties in this Sublease, except that Fixed Minimum Rent shall be automatically increased by 50% and the Percentage Rent rate increased by 3%. In the absence of such month-to-month notice being given by Sublessor, Sublessee shall be deemed a holdover tenant and nothing herein or the acceptance or retention of Rent by Sublessor shall be deemed a consent to holding over by Sublessee.

25. **MISCELLANEOUS.**

(a) The words "Sublessor" and "Sublessee" shall mean respectively all parties Sublessor or Sublessee, regardless of number, and the word "he" shall be synonymous with "she," "it" and "they," and the word "his" shall be synonymous with "her," "its" and "their."

(b) No waiver by Sublessor of any provision or undertaking hereunder shall be valid unless in writing signed by an officer of Sublessor. No waiver by either party hereto of any provision or default hereunder, whether in a single instance or repeatedly, shall be deemed a future waiver of such provision or default.

(c) The covenants and conditions hereof shall be binding upon and for the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.

(d) This instrument constitutes the entire agreement between the parties and supersedes any prior agreements or understandings, and may be modified or amended by, and only by, a written instrument executed by Sublessor and Sublessee.

(e) Any rights, obligations and liabilities under this Sublease which shall have previously accrued shall expressly survive the expiration or termination of this Sublease.

(Signature Page Follows)



IN WITNESS WHEREOF, the parties have executed this instrument the day and year first above written.

SPEEDEE WORLDWIDE REALTY CORPORATION:

SUBLESSEE:

Entity name (if any)

By: _____

By: _____

Title: _____

Title: _____

WITNESS:

GUARANTOR(S):



**ATTACHMENT I TO
SUBLEASE**

WASHINGTON RIDER TO SUBLEASE

The following Rider shall apply to all Subleases entered into for property located in the State of Washington. To the extent any terms of this Rider conflicts with the terms of the Sublease, the terms of the this Rider shall supersede the terms of the Sublease.

1. Section 4(a) of the Sublease is hereby deleted in its entirety with the following substituted in its place:

(a) The rent payable by Sublessee to Sublessor during each year of the Term shall be an amount equal to the minimum rent paid by Sublessor under the Head Lease marked up by 5 percent for Sublessor's administrative costs, plus the amount of any construction, renovation or other costs owed under the Head Lease multiplied by Sublessor's then-current rental constant for the length of the applicable sublease term ("Fixed Minimum Rent"). This Fixed Minimum Rent shall initially be in the amount of: _____. "Rent" shall mean Fixed Minimum Rent. "Additional Rent" shall mean all other monetary obligations of Sublessee under this Sublease including, but not limited to, common area charges, Taxes (as hereinafter defined).

2. Section 4(d) is deleted in its entirety.

3. The references to "Percentage Rent" in Sections 4(c) and 24 of the Sublease are hereby deleted.

SPEEDEE WORLDWIDE
REALTY CORPORATION

SUBLESSEE (Print Name)

By: _____

By: _____

Title: _____

Title: _____



EXHIBIT H

ADDENDUM TO SPEEDEE FRANCHISE AGREEMENT
(RENEWAL)

ADDENDUM TO SPEEDEE FRANCHISE AGREEMENT
(RENEWAL)

SPEEDEE WORLDWIDE, LLC (“**SpeeDee**”) and _____ (“**Franchisee**”) entered into a certain SpeeDee Franchise Agreement (“**Agreement**”) on this ____ day of _____, 202__, and desire to supplement and amend certain terms and conditions of such Agreement by this Addendum to SPEEDEE Franchise Agreement (“**Addendum**”). The parties therefore agree as follows:

1. INITIAL FRANCHISE FEE. Section 2.2 is deleted in its entirety.
2. FRANCHISED LOCATION. Sections 4.1 and 4.2 are deleted in their entirety. Notwithstanding the foregoing, the definition of “**SWRC**,” as provided in Section 4.2, shall remain effective and have the meaning set forth therein.
3. CENTER UPGRADES. Sections 4.3, 4.4, 4.5 and 4.6 are amended to include the following:

Within _____ () days of the date of this Agreement, Franchisee agrees to upgrade the SPEEDEE Center as follows: _____

4. COMMENCEMENT OF OPERATIONS. Section 4.8 is deleted in its entirety. Notwithstanding the foregoing, the definition of “**Development Period**,” as provided in Section 4.8, shall remain effective and have the meaning set forth therein.
5. OPENING ASSISTANCE. Section 5.1 is deleted in its entirety.
6. INITIAL TRAINING. Section 6.1 is deleted in its entirety. Notwithstanding the foregoing, the definition of “**Principal Owner**,” as provided in Section 6.1, shall remain effective and have the meaning set forth therein.
7. INITIAL ADVERTISING AND PROMOTION. Section 12.1 is deleted in its entirety.
8. TERM. The language in Section 16.1 is deleted in its entirety and, depending on the renewal option chosen by Franchisee, the following is inserted in its place:

(**check as applicable**) The term of this Agreement is for a period of 15 years from the date of expiration of the former SPEEDEE franchise agreement, unless sooner terminated as provided herein.

(**check as applicable**) The term of this Agreement is for a period of five years from the date of expiration of the former SPEEDEE franchise agreement (“**Initial Renewal Term**”), unless sooner terminated as provided herein. The Initial Renewal Term shall automatically extend for a subsequent five year term (“**Automatic Extension Term**”) which will commence immediately following the expiration of the Initial Renewal Term, unless Franchisee delivers written notice to SpeeDee at least six months prior to the end of the Initial Renewal Term stating that Franchisee desires to void the Automatic Extension Term.



9. RENEWAL FEE.

1. SpeeDee will not charge Franchisee the renewal fee described in Section 16.3.d of the Franchise Agreement if Franchisee signs this Addendum on or before the date that is at least six months before the expiration date of the Agreement and elects to extend the term of the Agreement for another 15 years.

2. SpeeDee agrees to reduce the renewal fee described in Section 16.3.d of the Franchise Agreement to \$2,500 if Franchisee signs this Addendum on or before the date that is at least six months before the expiration date of the Agreement and elects to extend the term of the Agreement for the Initial Renewal Term followed by the Automatic Extension term.

3. Otherwise, SpeeDee shall charge Franchisee the full renewal fee of \$5,000.

10. **RELEASE.** Franchisee, for itself and its affiliates, and their respective current and former successors, assigns, officers, shareholders, directors, members, managers, agents, heirs, and personal representatives (“**Franchisee Affiliates**”), hereby fully and forever unconditionally release and discharge SpeeDee and its affiliates, and their respective successors, assigns, agents, representatives, employees, officers, shareholders, directors, members, managers, and insurers (collectively referred to as “**SpeeDee Affiliates**”) from any and all claims, demands, obligations, actions, liabilities, and damages of every kind and nature whatsoever (“**Released Claims**”), in law or in equity, whether known or unknown, which Franchisee or Franchisee Affiliates may now have against SpeeDee or SpeeDee Affiliates or which may hereafter be discovered. Without limiting the foregoing, Released Claims includes, but is not limited to, all claims, demands, obligations, actions, liabilities, and damages, known or unknown, in any way arising from or relating to: (i) any relationship or transaction with SpeeDee or SpeeDee Affiliates; (ii) the Franchise Agreement or any related agreements; and (iii) the franchise relationship, from the beginning of time until the date of this addendum. In addition, to the extent California, Montana, North Dakota, or South Dakota law applies to this release, the Franchisee, on behalf of itself and Franchisee Affiliates, agrees as follows:

10(a) Release of Unknown Claims and Waiver of California Law. Franchisee and Franchisee Affiliates acknowledge that they are aware and informed that the laws of California may purport to limit or reduce the effect of a general release with respect to claims not known or suspected by them at the time of execution of the release, such as Section 1542 of the Civil Code of the State of California, which provides as follows:

“A general release does not extend to claims which the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.”

Franchisee and Franchisee Affiliates waive and relinquish every right or benefit which they have, or may have, under Section 1542 of the Civil Code of the State of California, and under any similar provisions of any other law (as may be applicable to this Addendum), to the fullest extent that Franchisee and Franchisee Affiliates may lawfully waive such right or benefit pertaining to the subject matter of this Addendum. In connection with such waiver and relinquishment, with respect to the Released Claims, Franchisee and Franchisee Affiliates acknowledge that they are aware and informed that they may hereafter discover facts in addition to or different from those that they now know or believe to be true with respect to the subject matter of this Addendum, but that it is Franchisee’s and Franchisee Affiliates’ intention to settle and release fully, and finally and forever, all Released Claims,



disputes, and differences, known or unknown, suspected or unsuspected, which now exist, may exist, or heretofore existed, and in furtherance of such intention, the release given herein shall be and remain in effect as a full and complete release, notwithstanding the discovery or existence of any such additional or different facts that would have affected the release of all Released Claims. Franchisee and Franchisee Affiliates agree to defend, indemnify, and hold harmless SpeedDee and SpeedDee Affiliates from any and all Released Claims arising out of, directly or indirectly, the assertion by Franchisee and Franchisee Affiliates (or any person or entity by, through, or on their behalf) of any Released Claims, positions, defenses, or arguments contrary to this Section 10(a) of this Addendum.

10(b) Release of Unknown Claims and Waiver of Montana Law. Franchisee and the Franchisee Affiliates acknowledge that they are aware and informed that the laws of Montana may purport to limit or reduce the effect of a general release with respect to claims not known or suspected by them at the time of execution of the release, such as Montana Code Annotated, § 28-1-1602, which provides as follows:

“A general release does not extend to claims that the creditor does not know or suspect to exist in the creditor’s favor at the time of executing the release, which, if known by the creditor, must have materially affected the creditor’s settlement with the debtor.”

Franchisee and Franchisee Affiliates waive and relinquish every right or benefit which they have, or may have, under Montana Code Annotated, § 28-1-1602, and under any similar provisions of any other law (as may be applicable to this Addendum), to the fullest extent that they may lawfully waive such right or benefit pertaining to the subject matter of this Addendum. In connection with such waiver and relinquishment, with respect to the Released Claims, Franchisee and Franchisee Affiliates acknowledge that they are aware and informed that they may hereafter discover facts in addition to or different from those that Franchisee and Franchisee Affiliates now know or believe to be true with respect to the subject matter of this Addendum, but that it is their intention to settle and release fully, and finally and forever, all Released Claims, disputes, and differences, known or unknown, suspected or unsuspected, which now exist, may exist, or heretofore existed, and in furtherance of such intention, the release given herein shall be and remain in effect as a full and complete release, notwithstanding the discovery or existence of any such additional or different facts that would have affected the release of all Released Claims. Franchisee and Franchisee Affiliates agree to defend, indemnify, and hold harmless SpeedDee and SpeedDee Affiliates from any and all Released Claims arising out of, directly or indirectly, the assertion by Franchisee and Franchisee Affiliates (or any person or entity by, through, or on behalf of Releasor) of any Released Claims, positions, defenses, or arguments contrary to this Section 10(b) of this Addendum.

10(c) Release of Unknown Claims and Waiver of North Dakota Law. Franchisee and the Franchisee Affiliates acknowledge that they are aware and informed that the laws of North Dakota may purport to limit or reduce the effect of a general release with respect to claims not known or suspected by them at the time of execution of the release, such as North Dakota Century Code § 9-13-02, which provides as follows:

“A general release does not extend to claims which the creditor does not know or suspect to exist in the creditor’s favor at the time of executing the release, which if known by the creditor, must have materially affected the creditor’s settlement with the debtor.”



Franchisee and Franchisee Affiliates waive and relinquish every right or benefit which they have, or may have, under § 9-13-02 of the North Dakota Century Code, and under any similar provisions of any other law (as may be applicable to this Addendum), to the fullest extent that they may lawfully waive such right or benefit pertaining to the subject matter of this Addendum. In connection with such waiver and relinquishment, with respect to the Released Claims, Franchisee and Franchisee Affiliates acknowledge that they are aware and informed that they may hereafter discover facts in addition to or different from those that Franchisee and Franchisee Affiliates now know or believe to be true with respect to the subject matter of this Addendum, but that it is their intention to settle and release fully, and finally and forever, all Released Claims, disputes, and differences, known or unknown, suspected or unsuspected, which now exist, may exist, or heretofore existed, and in furtherance of such intention, the release given herein shall be and remain in effect as a full and complete release, notwithstanding the discovery or existence of any such additional or different facts that would have affected the release of all Released Claims. Franchisee and Franchisee Affiliates agree to defend, indemnify, and hold harmless SpeeDee and SpeeDee Affiliates from any and all Released Claims arising out of, directly or indirectly, the assertion by Franchisee and Franchisee Affiliates (or any person or entity by, through, or on behalf of Releasor) of any Released Claims, positions, defenses, or arguments contrary to this Section 10(c) of this Addendum.

10(d) Release of Unknown Claims and Waiver of South Dakota Law. Franchisee and the Franchisee Affiliates acknowledge that they are aware and informed that the laws of South Dakota may purport to limit or reduce the effect of a general release with respect to claims not known or suspected by them at the time of execution of the release, such as South Dakota Codified Laws § 20-7-11, which provides as follows:

“A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor.”

Franchisee and Franchisee Affiliates waive and relinquish every right or benefit which they have, or may have, under § 20-7-11 of the South Dakota Codified Laws, and under any similar provisions of any other law (as may be applicable to this Addendum), to the fullest extent that they may lawfully waive such right or benefit pertaining to the subject matter of this Addendum. In connection with such waiver and relinquishment, with respect to the Released Claims, Franchisee and Franchisee Affiliates acknowledge that they are aware and informed that they may hereafter discover facts in addition to or different from those that Franchisee and Franchisee Affiliates now know or believe to be true with respect to the subject matter of this Addendum, but that it is their intention to settle and release fully, and finally and forever, all Released Claims, disputes, and differences, known or unknown, suspected or unsuspected, which now exist, may exist, or heretofore existed, and in furtherance of such intention, the release given herein shall be and remain in effect as a full and complete release, notwithstanding the discovery or existence of any such additional or different facts that would have affected the release of all Released Claims. Franchisee and Franchisee Affiliates agree to defend, indemnify, and hold harmless SpeeDee and SpeeDee Affiliates from any and all Released Claims arising out of, directly or indirectly, the assertion by Franchisee and Franchisee Affiliates (or any person or entity by, through, or on behalf of Releasor) of any Released Claims, positions, defenses, or arguments contrary to this Section 10(d) of this Addendum.



11. EFFECTIVENESS OF AGREEMENT. The terms and conditions of this Addendum are in addition to or in explanation of the existing terms and conditions of the Agreement and shall prevail over and supersede any inconsistent terms and conditions thereof.

(Signatures on following page)



Fully executed this to be effective as of the date described above.

SPEEDEE WORLDWIDE, LLC

By: _____

Printed Name: _____

Title: _____

FRANCHISEE:

By: _____

Printed Name: _____

Title: _____

OR

Individually



EXHIBIT I

FORM OF GENERAL RELEASE AGREEMENT

THE FOLLOWING FORM OF GENERAL RELEASE AGREEMENT IS A SAMPLE OF OUR CURRENT FORM OF GENERAL RELEASE AGREEMENT. THIS AGREEMENT IS OFTEN MODIFIED TO CONFORM TO THE FACTS SURROUNDING THE EVENT OR INCORPORATED INTO A LARGER AGREEMENT WHICH MORE PRECISELY ADDRESSES THE EVENT. WE MAKE NO REPRESENTATION OR GUARANTY THAT THE GENERAL RELEASE AGREEMENT YOU MAY BE REQUIRED TO SIGN WILL BE IDENTICAL TO THE GENERAL RELEASE AGREEMENT SET FORTH BELOW.

GENERAL RELEASE AGREEMENT

THIS GENERAL RELEASE AGREEMENT (this "Agreement") is made as of _____, 202__ by and between SpeedDee Worldwide, LLC, a Delaware limited liability company ("SpeedDee"), and _____, a(n) _____ ("Franchisee").

RECITALS

- A. SpeedDee and Franchisee entered into that certain Franchise Agreement dated _____, 202__, (the "Franchise Agreement").
- B. Franchisee desires to _____ its rights and obligations under Franchise Agreement.
- C. As a condition to the _____ of Franchisee's rights and obligations under the Franchise Agreement, SpeedDee requires Franchisee to execute this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the terms and conditions set forth below, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. Release. Franchisee for itself, its employees, officers, directors, shareholders, members, managers, partners, agents, representatives, successors and assigns, hereby fully and forever unconditionally releases and discharges SpeedDee, its affiliated companies and their employees, officers, directors, shareholders, members, managers, partners, agents, representatives, successors and assigns (collectively referred to as the "**SpeedDee Parties**") from any and all claims, demands, obligations, actions, liabilities and damages of every kind and nature whatsoever, in law or in equity, whether known or unknown to it, which it may now have against SpeedDee or the SpeedDee Parties, or which may hereafter be discovered, in connection with, as a result of, or in any way arising from, any relationship or transaction with SpeedDee or the SpeedDee Parties, however characterized or described, from the beginning of time until the date of this Agreement.

2. Notice. Any notice, request, demand, statement or consent made under this Agreement shall be in writing and shall be personally delivered or sent by registered or certified mail, return receipt requested, and shall be deemed given when personally delivered or three days after deposit in the United States Mail, postage prepaid, and properly addressed to the other party at its address as set forth below. Each party may designate a change of address by notice to the other party in accordance with this Section.

If to Franchisee:



If to SpeedDee:

SpeedDee Worldwide, LLC
5575 DTC Parkway, Suite 100
Greenwood Village, Colorado 80111

3. Colorado Laws. This Agreement shall be interpreted by the laws of the State of Colorado. Should any provision of this Agreement be found to violate the statutes or court decisions of the State of Colorado or of the United States, that provision shall be deemed to be amended to comply with and conform to such statutes or court decisions to affect the intent of the parties hereto.

4. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, assigns, trustees, receivers, personal representatives, legatees and devisees of the parties.

5. Attorneys' Fees. Each party shall be responsible for paying its and his or her own costs and expenses incurred in the preparation of this Agreement. However, in the event of any litigation between the parties based upon an alleged breach or default in their respective obligations to be fulfilled pursuant to this Agreement, the prevailing party in the action shall be entitled to recover attorney's fees and court costs from the non-prevailing party(ies).

6. Entirety. This Agreement embodies the entire agreement and understanding between the parties and supersedes all prior agreements and understandings related to the subject matter hereof.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

SPEEDEE:

FRANCHISEE:

SPEEDEE WORLDWIDE, LLC

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



EXHIBIT J
DAILY OPERATIONS MANUAL
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EXHIBIT K-1

LIST OF CURRENT FRANCHISEES AND MULTI-UNIT OWNERS

Franchisee Name	Shop	Address	City	State	Zip	Phone
Auburn Oil Change and Auto Service Inc.	#7013	12021 Summer Ridge Dr	Auburn	CA	95603	(530) 389-8847
Valley Auto Maintenance Inc.	#7014	736 Clovis Ave	Clovis	CA	93612	(559) 323-8398
Marok Auto Services Inc.	#7034	1600 Sullivan Ave	Daly City	CA	94015	(650) 755-8777
Texas Tea Ltd.	#7041	5490 Dewey Dr	Fair Oaks	CA	95628	(916) 965-8017
D&D Automotive Group, LLC	#7067	6604 Folsom-Auburn Rd	Folsom	CA	95630	(916) 988-0531
Savendra Dutt	#7043	15643 Los Gatos Blvd	Los Gatos	CA	95032	(408) 356-9301
Got Lube Enterprises	#7085	245 W Louise	Manteca	CA	95336	(209) 825-5823
Pro-Motion Auto, Inc.	#7021	390 El Camino Real	Millbrae	CA	94030	(650) 692-6740
Marlong, Inc.	#7087	635 Trade Zone Blvd	Milpitas	CA	95035	(408) 262-8081
ANA Investments & Auto Service	#7101	1760 E Hatch Rd	Modesto	CA	95351	(209) 538-3999
XYA Automotive, Inc.	#7065	1343 Coffee Rd	Modesto	CA	95355	(209) 521-1929
Marlong, Inc.	#7019	44 Mission Dr	Pleasanton	CA	94566	(925) 426-9669
Bellatrac Inc.	#7001	550 Veterans Blvd	Redwood City	CA	94063	(650) 365-6090
Top Shop, Inc.	#7048	5490 Pacific St	Rocklin	CA	95677	(916) 632-8495
Ben Rootring	#7011	660 Sunrise Ave	Roseville	CA	95661	(916) 781-6665
Valiant Mak, Inc.	#7020	801 El Camino Real	San Bruno	CA	94066	(650) 952-5178
Mike Tarabini	#7084	471 San Carlos Way	Stockton	CA	95207	(209) 472-9272
TEAHUPO'O Dreams Inc.	#7049	695 W Homestead Rd	Sunnyvale	CA	94087	(408) 730-1118
Ballard Brothers Enterprises	#7064	711 W Grant Line Rd	Tracy	CA	95376	(209) 836-1557
Millsaps Enterprises, Inc.	#7093	2707 W Monte Vista Ave	Turlock	CA	95380	(209) 664-1996
Golden Owls Enterprises, Inc.	#7099	221 Peabody Rd	Vacaville	CA	95687	(707) 455-8518
Hanna Azzam, LLC	#1302	7005 E Colfax Ave	Denver	CO	80220	(720) 707-9993
Jenkins Auto Repair LLC	#1081	1830 Mars Hill Rd NW	Acworth	GA	30101	(770) 218-3497
Jenkins Auto Repair LLC	#1086	4434 Cobb Pkwy North NW	Acworth	GA	30101	(770) 529-9993

Franchisee Name	Shop	Address	City	State	Zip	Phone
Jenkins Auto Repair LLC	#1080	4810 Peachtree Industrial Blvd	Berkeley Lake	GA	30071	(770) 326-9883
Jenkins Auto Repair LLC	#1083	3610 Marietta Hwy	Canton	GA	30114	(678) 880-3134
Jenkins Auto Repair LLC	#1079	999 Duluth Hwy	Lawrenceville	GA	30043	(770) 237-3441
Grease Monkey International, LLC*	#8047	461 Stanley K Tanger Dr	Locust Grove	GA	30248	(770) 288-2990
Grease Monkey International, LLC*	#1072	5279 Stone Mountain Hwy	Stone Mountain	GA	30087	(470) 321-3995
Jenkins Auto Repair LLC	#1082	3058 Eagle Dr	Woodstock	GA	30189	(770) 591-1999
LDPK Enterprises, LLC	#2031	616 Terry Pkwy	Grenta	LA	70056	(504) 366-0400
Borra Bora Enterprises II, LLC	#2007	3211 Williams Blvd	Kenner	LA	70065	(504) 712-0590
DTP Kelley, LLC	#2009	4001 Veterans Blvd	Metairie	LA	70002	(504) 366-0400
AMW Enterprises, LLC	#2301	1714 Veterans Memorial Blvd	Metairie	LA	70002	(504) 828-1714
G & M Holding, Inc.	#2008	3333 S Carrollton Ave	New Orleans	LA	70118	(504) 482-7002
KV & DJ Enterprises, LLC	#2048	2601 Esplanade Ave	New Orleans	LA	70119	(504) 948-1971
L & V Automotive, LLC	#2083	315 N Service Rd E	Ruston	LA	71270	(318) 242-0034
Jerry Toppa	#9014	740 Brockton Ave	Abington	MA	02351	(781) 857-2446
Sarnos, Inc.	#7075	1587 S Main St	Athol	MA	01331	(978) 575-0000
JAB Auto, Inc.	#7070	30 N Main St	Attleboro	MA	02703	(508) 226-1465
Merrimack Valley Automotive Inc	#7200	485 Merrimack Ave	Dracut	MA	01826	(978) 970-2800
Sarnosix Inc.	#9013	370 John Fitch Hwy	Fitchburg	MA	01420	(978) 343-0223
Verne Hillman	#7046	15 Donlan St	Gardner	MA	01440	(978) 630-1511
LCL Companies, Inc.	#7003	500 Kings Hwy	New Bedford	MA	02745	(508) 998-7530
ZJM Auto Services, LLC	#7025	547 Kelley Blvd	North Attleboro	MA	02760	(508) 699-8983
SIVS Oil, Inc.	#7073	197 State Rd	North Dartmouth	MA	02747	(508) 996-2300
Maddalena Automotive, Inc.	#7071	1470 New State Hwy, 44	Raynham	MA	02767	(508) 880-0477
JAB Industries, Inc.	#7035	185 Washington St	South Attleboro	MA	02703	(508) 761-7200

Franchisee Name	Shop	Address	City	State	Zip	Phone
JMADD Automotive, Inc.	#7066	612 County St	Taunton	MA	02780	(508) 828-9200
Grease Monkey International, LLC*	#8048	3730 Cornhusker Hwy	Lincoln	NE	68504	(402) 467-1233
SpeeDeeLV1, LLC	#2400	5610 W Charleston Blvd	Las Vegas	NV	89146	(702) 819-0625
Hudson Automotive, Inc.	#3030	1883 Hendersonville Rd	Asheville	NC	28803	(828) 654-7835
A Plus Automotive LLC	#3003	4752 South Blvd	Charlotte	NC	28217	(704) 527-0953
Carolina Auto Care LLC	#3015	8226 Pineville-Matthews Rd	Charlotte	NC	28226	(704) 544-4665
Carolina Auto Care LLC	#3033	1001 N Concord Pkwy	Concord	NC	28027	(704) 795-6335
Tus Nua, LLC	#3027	2040 E Fire Tower Rd	Greenville	NC	27858	(252) 756-6214
Nuovo Inizio, LLC	#9311	126 SE Greenville Blvd	Greenville	NC	27858	(252) 751-6463
A Plus Automotive LLC	#3042	112 & 124 University Center Dr	Winston-Salem	NC	27105	(743) 219-3444
Grease Monkey International, LLC*	#8051	8613 N Council Rd	Oklahoma City	OK	73132	(405) 384-5823
JAB Automotive, Inc.	#7054	1704 Mendon Rd	Cumberland	RI	02864	(401) 333-6660
JAB Automotive, Inc.	#9031	985 N Main St	Providence	RI	02903	(401) 333-6660
Chucktown Auto, LLC	#3019	924 Savannah Hwy	Charleston	SC	29407	(843) 769-6800
S&L Management Corporation	#3025	683 Folly Rd	Charleston	SC	29412	(843) 795-4600
KuiRa, LLC	#9310	3215 Hwy 21	Ft. Mill	SC	29715	(803) 548-5265
Chucktown Auto, LLC	#3026	1498-A Hwy 17 N	Mt. Pleasant	SC	29464	(843) 849-2221
Palmetto Garage Works, LLC	#3029	7395 Northwoods Blvd	North Charleston	SC	29406	(843) 764-2764
A Plus Automotive, LLC	#3041	1484 W.O. Ezell Blvd	Spartanburg	SC	29301	(864) 574-0899
Palmetto Garage Works, LLC	#3009	825 N Main St	Summerville	SC	29483	(843) 821-1162
DM Kirby LLC	#2079	5335 S Cooper St	Arlington	TX	76017	(817) 466-8963
DM Kirby LLC	#2085	2249 Central Dr	Bedford	TX	76021	(817) 864-9000
DM Kirby LLC	#2074	321 E FM 1382	Cedar Hill	TX	75104	(972) 291-5413
Grease Monkey International, LLC*	#8092	1411 Harvey Rd	College Station	TX	77840	(979) 314-9165

Franchisee Name	Shop	Address	City	State	Zip	Phone
BGK Operating, Inc.	#4003	14014 Montfort Dr	Dallas	TX	75240	(972) 701-9151
Irvin Group Investments LLC	#2084	359 Grapevine Hwy	Hurst	TX	76054	(817) 406-9295
Grease Monkey International, LLC*	#8093	3015 U.S. 281	Marble Falls	TX	78654	(830) 220-5252
Grease Monkey International, LLC*	#2082	2412 N Galloway Dr	Mesquite	TX	75150	(972) 682-9884
Field Enterprises Inc.	#4101	6708 Mid Cities Blvd	North Richland Hills	TX	76180	(817) 788-8832
Grease Monkey International, LLC*	#8079	2712 K Ave	Plano	TX	75074	(469) 331-8393
Grease Monkey International, LLC*	#8091	240 E Ovilla Rd	Red Oak	TX	75154	(972) 617-2014
Aylesbury Automotive, Inc.	#2070	7038 Snider Plaza	University Park	TX	75205	(214) 696-5836
BMP, LLC	#3040	1019 W Main St	Salem	VA	24153	(540) 387-4120

* Owned by our affiliate, Grease Monkey International, LLC

Franchisees with Unopened Outlets as of December 31, 2021:

Franchisee Name	Shop	City	State	Phone
Mehnaz Khan	#2350	Tampa	FL	(516) 754-2336
Quest Management Holdings LLC	#7300	Atco	NJ	(908) 400-9990
SNR Enterprises, LLC	#3100	Rock Hill	SC	(803) 524-5979

EXHIBIT K-2

LIST OF FORMER FRANCHISEES AND MULTI-UNIT OWNERS

Former Franchisees:

The name, city and state, and last known phone number of every franchisee who had a SpeeDee Franchise transferred, terminated, cancelled, not renewed, or otherwise voluntarily or involuntarily ceased to do business under our Franchise Agreement during the period January 1, 2021 to December 31, 2021, or who has not communicated with us within ten (10) weeks of the Issuance Date of this Franchise Disclosure Document are listed below. If you buy this Franchise, your contact information may be disclosed to other buyers when you leave the Franchise System.

Top Shop, Inc.*
Granite Bay, CA
(916) 774-0716

Jenkins Auto Repair LLC
Land O'Lakes, FL
(813) 727-0312
(formerly operated in Georgia)

Ashmar Enterprises, L.L.C.*
New Orleans, LA
(504) 948-1971

V & J Services, LLC*
New Orleans, LA
(504) 948-1971

R&B Automotive, L.L.C.*
Rustin, LA
(318) 614-4590

Fuller Automotive Group, Inc.
Auburn, MA
(508) 373-4959

JAB Auto, Inc*
Lincoln, RI
(401) 447-9668
(formerly operated in Massachusetts)

JAB Industries, Inc.*
Lincoln, RI
(401) 447-9668
(formerly operated in Massachusetts)

JAB Automotive, Inc.*(2 Units)
Lincoln, RI
(401) 447-9668

S & L Management Corporation*
Charleston, SC
(843) 834-8836

J and H Investments Group, LLC
Addison, TX
(214) 802-0211

James L. Field
North Richland Hills, TX
(817) 788-8832

Blank Mechanic, LLC
Plano, TX
(903) 272-6212

* Transfers

EXHIBIT L
FINANCIAL STATEMENT

**MOP GM Holding, LLC
and Subsidiaries**

Consolidated Financial Statements

As of January 1, 2022 and December 31, 2020 and for the fiscal year
ended January 1, 2022

MOP GM Holding, LLC and Subsidiaries

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KPMG LLP
Suite 800
1225 17th Street
Denver, CO 80202-5598

Independent Auditors' Report

The Board of Managers of MOP GM Parent, LLC, parent company of MOP GM Holding, LLC.:

Opinion

We have audited the consolidated financial statements of MOP GM Holding, LLC. and its subsidiaries (the Company), which comprise the consolidated balance sheets as of January 1, 2022 and December 31, 2020, and the related consolidated statements of operations, member's equity, and cash flows for the fiscal year ended January 1, 2022, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Company as of January 1, 2022 and December 31, 2020, and the results of its operations and its cash flows for the fiscal year ended January 1, 2022 in accordance with U.S. generally accepted accounting principles.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of the Company 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.

Other Matter

The accompanying supplemental schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information was not audited, reviewed, or compiled by us and, accordingly, we do not express an opinion or any other form of assurance on them.

Responsibilities of Management for the Consolidated Financial Statements

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

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for one year after the date that the consolidated financial statements are issued.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 GAAS 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 consolidated financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated 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 consolidated 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 the Company'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 consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company'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.

KPMG LLP

Denver, Colorado
April 29, 2022

MOP GM Holding, LLC and Subsidiaries

Consolidated Balance Sheets

	1/1/2022	12/31/2020
Assets		
Current assets:		
Cash and cash equivalents	\$ 3,219,086	\$ 4,634,545
Restricted cash	3,334,996	1,134,004
Accounts and royalties receivable, net	3,687,137	4,345,730
Prepaid expenses and other current assets	4,535,264	4,308,497
Inventories, net	6,803,355	3,063,484
Notes receivable- current, net	27,605	21,000
Total current assets	21,607,443	17,507,260
Property and equipment, net	16,640,667	14,076,336
Other long-term assets:		
Notes receivable- noncurrent, net	40,571	70,646
Deferred franchising costs	1,642,036	-
Goodwill, net	306,178,977	274,628,619
Intangible assets, net	140,749,446	142,156,965
Other assets	646,146	537,398
Total other long-term assets	449,257,176	417,393,628
Total assets	\$ 487,505,286	\$ 448,977,224

Continued.

MOP GM Holding, LLC and Subsidiaries

Consolidated Balance Sheets

	1/1/2022	12/31/2020
Liabilities and member's equity		
Current liabilities:		
Accounts payable	\$ 6,071,366	\$ 7,036,227
Accrued expenses and other liabilities	13,061,378	9,993,991
Notes payable - current portion	2,800,000	2,150,000
Total current liabilities	21,932,744	19,180,218
Long-term liabilities:		
Deferred franchise sales revenue	1,851,196	95,000
Vendor rebate liabilities	800,000	339,757
Notes payable- noncurrent, net of loan fees	281,294,149	219,474,285
Other liabilities	5,644,824	4,842,644
Total long-term liabilities	289,590,169	224,751,686
Total liabilities	311,522,913	243,931,904
Commitments and contingencies		
Member's equity		
Member's equity	210,543,485	209,995,427
Accumulated deficit	(34,561,112)	(4,950,107)
Total member's equity	175,982,373	205,045,320
Total liabilities and member's equity	\$ 487,505,286	\$ 448,977,224

See accompanying notes to the consolidated financial statements.

MOP GM Holding, LLC and Subsidiaries

Consolidated Statement of Operations

<i>Period Ended</i>	1/1/2022
Revenues:	
Retail store sales, net of discounts	\$ 171,840,747
Franchise revenues	23,330,144
Other revenues	2,313,976
Total revenues	197,484,867
Operating expenses:	
Cost of store sales	34,000,639
Personnel expenses	67,251,245
Retail store operating expenses	11,006,761
Sales and promotional expenses	14,422,212
Rent expense	25,861,256
Legal expense	580,965
General and administration expenses	19,118,875
Bad debt expense (recoveries)	(99,374)
Depreciation and amortization	33,474,211
Transaction costs	2,643,272
Total operating expenses	208,260,062
Operating income (loss)	(10,775,195)
Other income (expense):	
Interest expense	(18,848,061)
Interest income	12,267
Other, net	(16)
Total other expense	(18,835,810)
Net loss	\$ (29,611,005)

See accompanying notes to the consolidated financial statements.

MOP GM Holding, LLC and Subsidiaries

Consolidated Statement of Member's Equity

	Capital Amount	Accumulated Deficit	Total Member's Equity
Balance, December 31, 2020	209,995,427	(4,950,107)	205,045,320
Member contributions	-	-	-
Unit repurchases	-	-	-
Unit-based compensation	548,058		548,058
Net loss		(29,611,005)	(29,611,005)
Balance, January 1, 2022	\$ 210,543,485	\$ (34,561,112)	\$ 175,982,373

See accompanying notes to the consolidated financial statements.

MOP GM Holding, LLC and Subsidiaries

Consolidated Statement of Cash Flows

	1/1/2022
Cash flows from operating activities:	
Net loss	\$ (29,611,005)
Adjustments to reconcile net loss to net cash provided by / (used in) operating activities:	
Depreciation expense	3,177,326
Amortization of goodwill and intangible assets	30,296,885
Amortization of deferred loan fees	1,282,364
Bad debt expense, net of recoveries	(99,374)
Unit-based compensation	548,058
Changes in operating assets and liabilities:	
Accounts and royalties receivable	638,825
Prepaid expenses and other current assets	476,833
Inventories	(2,450,213)
Deferred franchising costs and other assets	(1,689,784)
Accounts payable	(1,145,317)
Accrued expenses and other liabilities	3,660,891
Deferred franchise sales revenue	1,756,196
Vendor rebate liabilities	460,243
Other liabilities	801,781
Net cash provided by/(used in) operating activities	8,103,709
Cash flows from investing activities:	
Acquisition of businesses	(65,789,451)
Cash paid to sellers for prior year acquisitions	(1,266,400)
Decrease in notes receivable, net	143,011
Purchase of property and equipment	(2,851,634)
Proceeds from adjustments in provisional acquisition of business	1,258,798
Net cash used in investing activities	(68,505,676)
Cash flows from financing activities:	
Proceeds from issuance of notes payable, net of fees	76,495,000
Principal payments on notes payable	(15,307,500)
Net cash provided by financing activities	61,187,500
Net increase in cash, cash equivalents and restricted cash	785,533
Cash, cash equivalents and restricted cash, beginning of period	5,768,549
Cash, cash equivalents and restricted cash, end of period	\$ 6,554,082

See accompanying notes to the consolidated financial statements.

MOP GM Holding, LLC and Subsidiaries

Notes to Consolidated Financial Statements

1. Summary of Significant Accounting Policies

Organization

On November 24, 2020, MidOcean FSA Blocker, Inc., a Delaware limited liability company acquired 100% of MOP GM Blocker, Inc. which, through its wholly-owned subsidiary MOP GM Parent, LLC (“Parent”), acquired 100% of MOP GM Holding, LLC.

MOP GM Holding, LLC (“MOP GM Holding”), a Delaware limited liability company, owns the entire membership interests of Grease Monkey International, LLC (“GMI”), its subsidiaries and Grease Monkey Franchising, LLC (“GMF”). GMI and GMF own, operate and franchise a variety of automotive quick-service preventive maintenance retail locations and stores.

GMI was the franchisor of the Grease Monkey franchise system from approximately September 1978 through March 2006, when GMF became the franchisor. GMI remains the franchisor of all Grease Monkey franchises granted before April 2006, except that GMF may execute franchise agreements with renewing franchisees and franchisees that are transferees. GMF formed in 2006 with identical ownership to GMI resulting in common control of the entities. GMI owns the marks and licensed methods and licenses the marks and licensed methods to GMF. Under the Development Services and Management Agreements dated March 15, 2006 between GMF and GMI, GMI will, on behalf of GMF, provide development and ongoing assistance to the franchisees and otherwise fulfill certain duties under the franchise agreements. GMF pays GMI a fee for the services provided.

The following is an overview of the wholly-owned subsidiaries of GMI:

Grease Monkey de Mexico S.A. de C.V. (“GMX”), a Corporation formed under laws of the Mexican Republic, was established September 25, 1996. GMX provides franchise sales and franchise support services for all regions located within Mexico.

SpeedDee Worldwide, LLC (“SPE”), a Delaware limited liability company formed in February 2008, has wholly-owned subsidiaries SpeedDee Worldwide Realty, Inc. (“SPR”). SPE franchises retail aftermarket automotive maintenance services under the SpeedDee brand name.

Description of Business

The Company is the franchisor and owns retail locations that provide the automobile user with convenient preventive maintenance, car wash and full-service automotive services throughout the United States and Mexico.

MOP GM Holding, LLC and Subsidiaries

Notes to Consolidated Financial Statements

Principles of Consolidation, Basis of Presentation and Fiscal Year

The accompanying consolidated financial statements include the accounts of MOP GM Holding and its subsidiaries GMI, GMF, GMX, and SPE as of and for the year ended January 1, 2022. The entities are collectively referred to as the “Company.” All intercompany accounts and transactions have been eliminated in consolidation. The consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (“GAAP”). All amounts are presented in US Dollars, the functional currency of the Company and all subsidiaries.

The Company follows the National Retail Federation fiscal calendar and utilizes a 52-53 week fiscal year whereby the fiscal year ends on the Saturday nearest to December 31. The Company adopted this calendar on January 1, 2021 and the period ended January 1, 2022.

Liquidity and Capital Resources

At January 1, 2022, the Company had cash and cash equivalents of approximately \$3,200,000. During the period, the Company incurred a net loss of approximately \$30,000,000, which included charges for depreciation and amortization and interest expense of approximately \$52,000,000. The Company continues to grow through acquisitions and make improvements to profitability. The Company’s debt facility provides for a delayed draw term loan (DDTL) of approximately \$35,000,000 available on a \$100,000,000 facility and revolving line of credit (RLOC) of \$7,000,000 available on a \$20,000,000 facility. See Note 6.

COVID-19

On January 30, 2020, the World Health Organization (“WHO”) announced a global health emergency because of a new strain of coronavirus (the “COVID-19 outbreak”). In March 2020, the WHO classified the COVID-19 outbreak as a pandemic.

The full impact of the COVID-19 outbreak continues to evolve as of the date of this report. As such, it is uncertain as to the full magnitude that the pandemic will have on the Company’s financial condition, liquidity, and future results of operations. Management is actively monitoring the situation on its financial condition, liquidity, operations, suppliers, industry, and workforce.

Use of Estimates

The preparation of consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosures of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenues and expenses during the reporting period.

The most significant estimates relate to restricted cash, allowance for doubtful accounts, amortization periods of long-lived assets and intangible assets, accruals, estimates used to derive the fair value of

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assets acquired and liabilities assumed in connection with business combinations, and fair value of unit-based compensation.

Cash and Cash Equivalents

The Company considers all highly liquid instruments with a remaining maturity when purchased of three months or less to be cash equivalents. The Company continually monitors its positions with, and the credit quality of, the financial institutions with which it invests. Cash and cash equivalents are maintained at financial institutions and, at times, balances may exceed federally insured limits. The Company has never experienced a loss related to such excess balances.

Restricted Cash

As of January 1, 2022, the restricted cash balance is primarily related to amounts received from franchisees restricted for use to satisfy advertising fund obligations. See Note 5 for the balance of the advertising fund obligations for period ending January 1, 2022.

Accounts and Royalties Receivable

Receivables consist of amounts due from the sale of products, royalties due from franchisees, amounts due from suppliers, rents and other amounts. The Company records receivables from third parties at the time a transaction is completed, which is recorded at the invoiced amount.

The Company considers an allowance for doubtful accounts based on the creditworthiness and payment history of the franchisee and other customers. When circumstances suggest that collectability may not be reasonably assured, which is generally determined by nonpayment and age of outstanding receivables due from a franchisee or other customer, the Company will discontinue recognizing revenue until other information or changes in circumstances indicate that collectability has become reasonably assured. The provision for uncollectible accounts is continually reviewed and adjusted to maintain the allowance at a level considered adequate to cover future losses with an expense to bad debt. The allowance is management's best estimate of uncollectible amounts. The losses ultimately incurred could differ materially in the near term from the amounts estimated in determining the allowance. The allowance for doubtful accounts was approximately \$315,000 and \$15,000 as of January 1, 2022 and December 31, 2020, respectively.

Notes Receivable

From time to time, the Company provides financing of past due royalties to its franchisees or loans to its franchise owners to fund operations, capital expenditures, or other short-term cash needs. Additionally, on occasion, sales of units to third parties are completed under terms of a note receivable agreement. Past due notes receivable are considered during the Company's valuation of receivables. The allowance for notes receivable accounts was approximately \$150,000 and \$10,000 as of January 1, 2022 and December 31, 2020, respectively.

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Concentrations of Credit Risk

The Company grants credit in the normal course of business to franchisees in the United States. The Company periodically performs credit analysis and monitors the financial condition of its franchisees to reduce credit risk. At January 1, 2022, no single customer accounted for more than 10% of total accounts receivable balance.

Inventories

Inventories consist primarily of automotive service products and are stated at the lower of cost or net realizable value, determined using the first in, first out method (“FIFO”).

Property and Equipment

Property and equipment are stated at cost less accumulated depreciation. When property and equipment is sold or retired, the cost and accumulated depreciation are eliminated from the accounts and gains or losses are recorded in the statements of operations. Expenditures for maintenance and repairs are expensed as incurred.

Depreciation and amortization are provided utilizing the straight-line method over the following estimated useful lives:

Furniture and fixtures	7 years
Machinery and store equipment	5 years
Computer equipment and software	3 years
Automobiles	5 years
Building	39.5 years
Leasehold improvements	Shorter of term of the lease or useful life not to exceed 15 years

Property and equipment acquired in a business combination are depreciated over the remaining useful life of the asset. Land is not depreciated.

Construction-in-process is stated at cost, which includes the cost of construction and other direct costs attributable to the construction. No provision for depreciation is made on construction-in-process until the relevant assets are completed and ready for their intended use.

Goodwill

Goodwill represents the excess purchase price over the estimated fair value of net assets acquired in a business combination. The Company amortizes goodwill on a straight-line basis over ten years, or less than 10 years if another useful life is more appropriate. The Company tests goodwill for impairment when there is a triggering event (e.g. a deterioration in general economic conditions or in the environment in which the Company operates).

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When impairment indicators are identified, the Company compares the reporting unit's fair value to its carrying amount, including goodwill. An impairment loss is recognized as the difference, if any, between the reporting unit's carrying amount and its fair value, to the extent the difference does not exceed the total amount of goodwill allocated to the reporting unit.

Indefinite-lived intangible assets are tested for impairment annually, and more frequently when there is a triggering event. Annually, or when there is a triggering event, the Company first performs a qualitative assessment by evaluating all relevant events and circumstances to determine if it is more likely than not that the indefinite-lived intangible assets are impaired; this includes considering any potential effect on significant inputs to determining the fair value of the indefinite-lived intangible assets. When it is more likely than not that an indefinite-lived intangible asset is impaired, then the Company calculates the fair value of the intangible asset and performs a quantitative impairment test.

In December 2014, the Financial Accounting Standards Board ("FASB") issued Accounting Standard Update ("ASU") 2014-18 *Identifiable Intangible Assets in a Business Combination* ("ASU 2014-18") which provides an alternative for an entity that does not meet the definition of a public business entity to not recognize separately from goodwill customer related intangible assets unless they are capable of being licensed independently from the other assets of the business and noncompetition agreements. In connection with the acquisitions described in Note 2 and from inception, the Company has included the fair value of customer relationships and noncompetition agreements as a component of goodwill, which is amortized on a straight-line basis over a period of ten years.

Intangible Assets

The Company's intangible assets consist of tradenames and franchise agreements acquired in a business combination. Tradenames are not amortized. Franchise agreements are amortized over the future period of benefit, which is approximately 15 years.

Impairment of Long-Lived Assets

Long-lived assets, such as property and equipment and intangible assets subject to amortization are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recoverability of the asset is measured by comparison of its carrying amount to undiscounted future net cash flows the asset is expected to generate. Specifically, management projects undiscounted cash flows expected over the period to be benefited. If such assets are considered to be impaired, the impairment recognized is measured as the amount by which the carrying amount of the asset exceeds its fair value. Estimates of expected future cash flows represent management's best estimate based on currently available information and reasonable and supportable assumptions. Any impairment recognized is permanent and may not be restored. As of January 1, 2022, the Company determined that an impairment had not occurred.

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Accounting for Acquisitions

The Company accounts for acquisitions under ASC 805, *Business Combinations* (“ASC 805”). Under ASC 805, an acquiring entity is required to recognize the assets acquired, the liabilities assumed, and any noncontrolling interest in the acquiree at their fair values as of the acquisition date.

The determination of fair value involves the use of estimates and assumptions, along with the application of various valuation techniques. These estimates include projections of future cash flows related to specific assets and the assessment of future lives based on the expected future period of benefit of the asset. The value assigned to goodwill is the residual of the purchase price of the fair value of all identifiable assets acquired, excluding assembled workforce (which cannot be accounted for separately from goodwill), less all liabilities assumed and noncontrolling interest. Related acquisition costs are expensed as incurred.

In accordance with Topic 805, the financial statements were not retrospectively adjusted for any measurement-period adjustments that occurred in subsequent periods. Rather, any adjustments to provisional amounts that were identified during the measurement period were recorded in the reporting period in which the adjustment was determined.

During the year ended January 1, 2022, adjustments were recorded in the amount of approximately \$1,250,000 which has been received in cash with a corresponding decrease to goodwill. The Company is also required to record, in the same period’s financial statements in which adjustments are recorded, the effect on earnings of changes in depreciation, amortization, or other income effects, if any, as a result of any changes to the provisional amounts, calculated as if the accounting adjustment had been completed at the acquisition date. A decrease in amortization that would have been recognized in 2020 post acquisition period was recorded during the year ended January 1, 2022 in the amount of approximately \$15,000 related to the provisional values of goodwill made during the current period.

Deferred Loan Fees

Costs related to obtaining and the modification of debt are included in the carrying amount of debt amortized over the term of the related debt using the effective interest method.

Revenue Recognition

Franchise revenues consist primarily of royalties, advertising fund contributions, initial and renewal franchise fees and upfront fees from development agreements and master franchise agreements. Under franchise agreements, the Company generally provides franchisees with (a) a franchise license, which includes a license to use the Company’s intellectual property and advertising and promotion management, (b) pre-opening services, including training and market research and site selection, and (c) ongoing services. The Company has determined that the pre-opening services, including training, market research and site selection are standalone performance obligations and the revenue for these services are recognized immediately. The Company has determined that the remaining services provided are highly interrelated and dependent upon the franchise license right and do not represent

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separate distinct performance obligations. Consequently, the Company bundles the franchise license performance obligation and the services into a single performance obligation. Franchise fees are recognized into revenue on a straight-line basis over the term of the franchise agreement.

Royalties, including franchisee contributions to advertising funds, represent sales-based royalties and are calculated as a percentage of net sales reported by franchisees and recognized as franchise sales occur. Regarding advertising funds, under the new revenue standard, the Company has determined it acts as a principal of the franchisee advertising transactions, thus, revenue and expense are presented gross. These revenues are presented within “franchise revenues” and the expenses incurred to provide these services are included within “sales and promotional expenses.” When revenues of an advertising program exceed the related advertising expenses, an accrual of additional advertising costs is made as this will be spent on marketing costs in a future period.

Costs to obtain or fulfill a contract that are incremental and recoverable are capitalized and amortized ratably over the term of the franchise agreement. The Company classifies these contract assets as “deferred franchising costs” on the accompanying consolidated balance sheets.

Franchisees are eligible to participate in various royalty rebate programs. The rebate programs operate on a quarterly basis and each rebate is distributed to franchisees within 45 days following each quarter’s end if the franchisee has met all eligibility requirements, as defined. Requirements include timely payment of royalties and submission of all reporting requirements as outlined in the underlying franchise agreement.

Contract liabilities consist of deferred revenue resulting from initial and renewal franchise fees paid by franchisees, as well as upfront fees paid by master franchisees, which are generally recognized on a straight-line basis over the term of the underlying agreement. The Company classifies these contract liabilities as “deferred franchise sales revenue” and “other assets”.

Income Taxes

The Company and its subsidiaries have elected to be taxed as pass-through entities for income tax purposes. Accordingly, taxable income and losses of the Company are reported on the income tax return of the Company's member and no provision for income taxes has been recorded on the accompanying consolidated financial statements other than various state taxes as applicable.

The Company follows the guidance of ASC 740, *Accounting for Uncertainty in Income Taxes* (“ASC 740”). ASC 740 prescribes a more-likely-than-not measurement methodology to reflect the financial statement impact of uncertain tax positions taken or expected to be taken in a tax return. If taxing authorities were to disallow any tax positions taken by the Company, the additional income taxes, if any, would be imposed on the members rather than the Company.

If incurred, interest and penalties associated with tax positions are recorded in the period assessed as operating expense. No interest or penalties have been assessed as of January 1, 2022.

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Financial Guarantees

GAAP requires the recognition of a liability by a guarantor of certain guarantees. GAAP requires the guarantor to recognize a liability for the non-contingent component of the guarantee, which is the obligation to stand ready to perform in the event that specified triggering events or conditions occur. The initial measurement of this liability is the fair value of the guarantee at inception. The recognition of the liability is required even if it is not probable that payment will be required under the guarantee or if the guarantee was issued with a premium payment or as part of a transaction with multiple elements. See Note 10.

Fair Value Measurements

The Company follows the accounting guidance prescribed in ASC 820, *Fair Value Measurements* ("ASC 820"). ASC 820 establishes a common definition of fair value to be applied with existing GAAP requiring the use of fair value, establishes a framework for measuring fair value, and expands disclosures about such fair value measurements. ASC 820 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants on a measurement date.

Fair value is a market-based measure considered from the perspective of a market participant that holds the asset or owes the liability, rather than an entity-specific measure; therefore, when market assumptions are not readily available, the Company's own assumptions are set to reflect those that market participants would use in pricing the asset or liability on a measurement date. ASC 820 establishes a hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the observable inputs be used when available. Observable inputs are inputs that market participants would use in pricing the asset or liability based on market data obtained from sources independent of the Company. Unobservable inputs are inputs that reflect the Company's assumptions about what market participants would use in pricing the asset or liability based on the best information available in the circumstances. The hierarchy is broken down into three levels based on the reliability of inputs as follows:

- Level 1: Observable inputs such as quoted prices in active markets for identical assets or liabilities to which the Company has access at a measurement date.
- Level 2: Observable inputs other than Level 1 quoted prices that are observable for the asset or liability, either directly or indirectly; these include quoted prices for similar assets or liabilities in an active market, quoted prices for identical assets and liabilities in markets that are not active, or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.
- Level 3: Unobservable inputs for which little or no market data exists, and for which the Company must develop its own assumptions regarding the assumptions that market

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participants would use in pricing the asset or liability, including assumptions regarding risk.

Because of inherent uncertainties in the valuation of assets or liabilities for which there are no observable inputs, estimated fair values may differ significantly from the values that may have been used had a ready market for the assets or liabilities existed.

Deferred Rent

For leases that contain rent escalations and rent abatement, the Company records the total rent payable over the initial lease term on a straight-line basis. Any difference between minimum rent and straight-line rent is recorded as an asset or liability. As of January 1, 2022 and December 31, 2020, a deferred rent liability of approximately \$1,800,000 and \$120,000, respectively, is included in other liabilities in the accompanying consolidated balance sheets.

Unit-Based Compensation/Profit Interests

The Company accounts for unit-based compensation in accordance with ASC 718, *Compensation – Stock Compensation*, which requires unit compensation awards to be accounted for using a fair value-based method. The Company amortizes the time-vesting, unit-based compensation awards on a straight-line basis over the requisite service (vesting) period of the award, and fair value is based on an Option Pricing Model. The exit-event, vesting unit-based compensation will be recognized when the exit event is probable at fair value. See Note 8 regarding awards of units in MidOcean FSA Holdings, L.P., issued by MidOcean FSA Holdings, L.P., to key employees of the Company and the effect on earnings in the accompanying consolidated financial statements.

Advertising

Advertising costs are expensed as incurred. Advertising expense for the year ended January 1, 2022 was approximately \$14,200,000.

Vendor Rebate and Incentive Agreements

The Company has various purchase agreements with vendors, whereby, the Company receives rebate payments from the vendor at the end of the quarter and in some cases is also required to purchase a minimum monthly or annual commitment through the contractual life. The Company amortizes the rebate payment to cost of store sales, either as minimum purchase thresholds are met, or ratably over the contractual life, depending on the terms of the contract.

Recently Issued Accounting Pronouncements - Adopted

In March 2020, the FASB issued ASU 2020-04, *Reference Rate Reform (Topic 848): Facilitation of the Effects of Reference Rate Reform on Financial Reporting*, which provides temporary optional guidance for a limited time to ease the potential accounting impacts associated with transitioning away from reference rates that are expected to be discontinued, such as the London Interbank Offered Rate (LIBOR). The ASU

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was effective upon issuance on March 12, 2020. As discussed in Note 6, interest payable under the Company's revolving line of credit and term loan bear interest at 5.75% plus LIBOR. These provisions specify how a replacement rate will be identified (and other terms, such as how the spread above the reference rate will be changed) once a trigger event (such as LIBOR no longer being quoted) occurs. It is anticipated that the terms related to the calculation of interest under the Company's revolving line of credit and term loan will be updated with the Company's creditors prior to such time as LIBOR is discontinued. Management is in the process of changing the benchmark from LIBOR to SOFR as we renew or amend our current agreements. Management is also currently assessing potential plans and evaluating the potential impact on the Company's consolidated financial statements.

In January 2021, the FASB also issued ASU 2021-01, *Reference Rate Reform (Topic 848): Scope*, which extends some of Topic 848's optional expedients to derivative contracts modified as a result of rate reform, including certain derivatives that do not reference LIBOR or other reference rates that are expected to be discontinued. The amendments in this ASU affect the guidance in ASU 2020-04 and are effective in the same timeframe as ASU 2020-04. Such adjustments are not expected to have a material effect on the Company's consolidated financial statements.

On January 28, 2021, the FASB issued Accounting Standards Update No. 2021-02, *Franchisors-Revenue from Contracts with Customers (Subtopic 952-606)*. The amendments in this Update introduced a new practical expedient that simplifies the application of the guidance on identifying performance obligations. The practical expedient permits franchisors that are not public business entities to account for pre-opening services provided to a franchisee as distinct from the franchise license if the services are consistent with those included in a predefined list within the guidance. The Company elected to apply the practical expedient which did not have a material impact to the financial statements.

On March 30, 2021, the FASB issued Accounting Standards Update No. 2021-03, *Intangibles-Goodwill and Other (Topic 350): Accounting Alternative for Evaluating Triggering Events*, in response to stakeholders' concerns about the cost and complexity of performing a goodwill impairment triggering event evaluation during the reporting period, rather than completing the analysis as of the end of the reporting period, and concerns about the relevance of the triggering event evaluation with the financial information reported to and used by stakeholders. The amendments in ASU No. 2021-03 provide private companies and not-for-profit entities with an accounting alternative to perform the goodwill impairment triggering event evaluation as of the end of the reporting period, whether the reporting period is an interim or annual period. An entity that does not elect the accounting alternative for amortizing goodwill and that performs its annual impairment test as of a date other than the annual reporting date should perform a triggering event evaluation only as of the end of the reporting period. The Company does not perform a goodwill impairment triggering event evaluation.

Recently Issued Accounting Pronouncements - Future Adoption

In February 2016, the FASB issued ASU 2016-02, *Leases (Topic 842)*, as amended, ("ASU 2016-02") which requires companies leasing assets to recognize on their balance sheet a liability to make lease payments (the lease liability) and a right-of-use asset representing its right to use the underlying asset

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for the lease term on contracts longer than one year. The lessee is permitted to make an accounting policy election to not recognize lease assets and lease liabilities for short-term leases. How leases are recorded on the balance sheet represents a significant change from previous GAAP guidance in Topic 840. ASU 2016-02 maintains a distinction between finance leases and operating leases similar to the distinction under previous lease guidance for capital leases and operating leases. ASU 2016-02 is effective for fiscal years beginning after December 15, 2021, and early adoption is permitted. Management is currently evaluating the potential impact of this new standard on the Company's consolidated financial statements.

In June 2016, the FASB issued ASU 2016-13, *Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments* (“ASU 2016-13”) which replaces the incurred loss impairment methodology with a methodology that reflects expected credit losses. For trade and other receivables, loans and other financial instruments, the Company will be required to use a forward-looking expected loss model rather than the incurred loss model for recognizing credit losses which reflects losses that are probable. ASU 2016-13 is effective for fiscal years beginning after December 15, 2022 and early adoption is permitted. Management is currently evaluating the potential impact of this new standard on the Company's consolidated financial statements.

In October 2021, the FASB issued ASU 2021-07, *Compensation – Stock Compensation (Topic 718): Determining the Current Price of an Underlying Share for Equity-Classified Share-Based Awards (a consensus of the Private Company Council)*, which provides private companies with a practical expedient to determine their restricted share price, or option-based award share price input, using a ‘reasonable application of a reasonable valuation method’. The practical expedient applies to both employee and nonemployee awards, is only applicable for equity-classified share-based payment awards and is applied on a measurement date-by-measurement date basis. ASU 2021-07 is effective for the Company's annual periods beginning after December 15, 2021, and interim periods in fiscal years beginning after December 15, 2022. The practical expedient will be applied prospectively. The Company will evaluate whether to apply the practical expedient in the future.

In October 2021, the FASB issued ASU 2021-08, *Business Combinations (Topic 805): Accounting for Contract Assets and Contract Liabilities from Contracts with Customers*, which provides an exception to fair value measurement for contract assets and contract liabilities related to revenue contracts acquired in a business combination. The ASU requires an entity (acquirer) to recognize and measure contract assets and contract liabilities acquired in a business combination in accordance with Topic 606. At the acquisition date, an acquirer should account for the related revenue contracts in accordance with Topic 606 as if it had originated the contracts. The ASU is effective for the Company for annual and interim periods in fiscal years beginning after December 15, 2023, and early adoption is permitted. Management is currently evaluating the potential impact of this new standard on the Company's consolidated financial statements.

Other accounting standards that have been issued or proposed by the FASB that do not require adoption until a future date are not expected to have a material impact on the financial statements upon adoption. The Company does not disclose recent pronouncements that are unrelated to its financial condition, results of operations, cash flows or disclosures.

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2. ACQUISITIONS

2021 Acquisitions

During the year ended January 1, 2022, the Company entered into twenty-four asset purchase agreements with third parties to acquire sixty-nine operating units and/or automotive repair and service facilities for approximately \$67 million. The acquisitions are accounted for as business combinations.

The acquisitions were funded with draws on the Company's existing senior loan facility (See Note 6). Additionally, the Company entered into various lease obligations for the operating units.

The preliminary allocation of the purchase price among the assets acquired and liabilities assumed for the acquisitions described above, based on fair value was as follows:

Cash and cash equivalents	\$	-
Prepaid and other current assets		703,600
Inventories		1,289,658
Property and equipment		2,890,023
Other assets		61,000
Total identifiable assets acquired		4,944,281
Total identifiable liabilities assumed		(63,568)
Goodwill		62,158,798
Total purchase price	\$	67,039,511

The purchase price on acquisitions for the year ended January 1, 2022 was paid or to be paid as follows:

Cash paid	65,672,563
Due to sellers	1,366,948
	\$ 67,039,511

Acquisition-related costs for 2021 acquisitions totaled approximately \$2,600,000 which was recorded as transaction costs in the accompanying consolidated statements of operations.

Goodwill recognized from the acquisitions consists largely of the assembled workforce, customer lists, synergies and economies of scale expected from operations.

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3. PROPERTY AND EQUIPMENT

Property and equipment consisted of the following:

	1/1/2022	12/31/2020
Machinery and equipment	\$ 13,302,209	\$ 9,461,971
Leasehold improvements	5,083,166	3,891,259
Real property	362,701	362,701
Furniture and fixtures	515,108	51,065
Software	801,777	556,307
	20,064,961	14,323,303
Accumulated depreciation	(3,424,294)	(246,968)
Property and equipment, net	\$ 16,640,667	\$ 14,076,336

Depreciation expense for the year ended January 1, 2022, was approximately \$3,200,000.

4. INTANGIBLE ASSETS AND GOODWILL

Intangible assets, excluding goodwill, consist of the following:

January 1, 2022				
	Weighted average amortization period	Intangible	Accumulated Amortization	Net
Franchise agreements acquired	12.12 years	\$ 29,100,000	\$ (2,401,697)	\$ 26,698,303
Favorable leases	7.84 years	1,961,226	(250,083)	1,711,143
Tradenames acquired		112,340,000	-	112,340,000
Intangible assets, net		\$ 143,401,226	\$ (2,651,780)	\$ 140,749,446
December 31, 2020				
	Weighted average amortization period	Intangible	Accumulated Amortization	Net
Franchise agreements acquired	14.7 years	\$ 29,100,000	\$ (1,205,021)	\$ 27,894,979
Favorable leases	10.7 years	1,961,226	(39,240)	1,921,986
Tradenames acquired		112,340,000	-	112,340,000
Intangible assets, net		\$ 143,401,226	\$ (1,244,261)	\$ 142,156,965

At January 1, 2022, an unfavorable leases liability of approximately \$3,800,000 is presented in "other liabilities".

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Goodwill consists of the following:

	Goodwill	Accumulated Amortization	Net
Balance, December, 31, 2020	277,668,997	(3,040,378)	274,628,619
Goodwill acquired	62,158,798		62,158,798
Adjustments to goodwill	(1,258,798)		(1,258,798)
Amortization		(29,349,642)	(29,349,642)
Balance, January 1, 2022	\$ 338,568,997	\$ (32,390,020)	\$ 306,178,977

Amortization expense for intangible assets and goodwill for the year ended January 1, 2022 was approximately \$30,700,000.

Future amortization of intangible assets and goodwill, assuming no future impairment charges, is as follows:

<i>January 1, 2022</i>	Intangibles	Goodwill	Total
2022	2,210,367	33,856,900	36,067,267
2023	2,210,367	33,856,900	36,067,267
2024	2,210,367	33,856,900	36,067,267
2025	2,210,367	33,856,900	36,067,267
Thereafter	19,567,978	170,751,377	190,319,355
	\$ 28,409,446	\$ 306,178,977	\$ 334,588,423

5. ACCRUED EXPENSES AND OTHER LIABILITIES

Accrued expenses and other liabilities were as follows:

	1/1/2022	12/31/2020
Accrued wages and bonus	\$ 4,199,000	\$ 1,811,641
Accrued property and sales taxes	2,793,449	2,011,741
Advertising fund liability pre acquisition	-	1,577,204
Advertising fund liability post acquisition	3,654,336	1,558,323
Due to sellers	1,250,060	1,266,400
Accrued royalty rebates	325,992	416,777
Accrued interest payable	636,099	-
Accrued other	202,442	1,351,905
Total accrued expenses and other liabilities	\$ 13,061,378	\$ 9,993,991

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In connection with the 2021 acquisitions described in Note 2, approximately \$1,250,00 of purchase price at January 1, 2022 represents deferred holdback payments for certain adjustments or claims that may arise subsequent to the acquisitions. The deferred holdback amount at December 31, 2020 was approximately \$1,260,000. The deferred holdback payments are payable to the sellers between 6 and 12 months subsequent to the execution date of the purchase and sale agreement, net of any claims, as defined.

6. LINE OF CREDIT AND LONG-TERM DEBT

On November 24, 2020, the Company entered into a loan agreement facility (“the Senior Facility”) with a lender, who is also a member of an affiliate, to initially borrow up to a total of \$275,000,000 under a revolving line of credit, a term loan and a delayed draw term loan (“DDTL”) commitment. As of January 1, 2022, an amendment was issued on the Senior Facility to increase the total borrowings up to a total of \$335,000,000. As of January 1, 2022, the revolving line of credit allows for borrowings up to \$20,000,000, with interest payable monthly, and the unpaid balance payable at maturity in November 2026. At January 1, 2022, \$12,900,000 was outstanding under the revolving line of credit. The outstanding amount at December 31, 2020 was \$13,000,000. The term loan advance of \$215,000,000 requires 23 quarterly principal payments of \$537,500 plus interest commencing on March 31, 2021, with a final balloon payment equal to the unpaid principal balance in November 2026. At January 1, 2022, \$212,850,000, was outstanding under the term loan. The DDTL commitment allows for additional advances up to \$100,000,000, subject to certain financial conditions, as defined, in multiples of at least \$1,000,000 thereafter. The DDTL will be made as initial term loans and increase the principal amount and follow the same quarterly payment schedule. At January 1, 2022, \$64,842,500 was outstanding under the DDTL. The Senior Facility also requires annual excess cash flow payment, if certain thresholds are met, as defined in the loan agreement and is collateralized by substantially all assets of the Company. At January 1, 2022, no additional payments are required under the excess cash flow.

Interest payable under both the revolving line of credit and term loan bear interest at LIBOR plus 5.75%. At January 1, 2022, the interest rate on the revolving line of credit and the term loan was 6.75%.

Long-term debt as of January 1, 2022 comprised the following:

	1/1/2022	12/31/2020
Senior loan facility	\$ 277,692,500	\$ 215,000,000
Subordinated loan facility	12,900,000	13,000,000
	290,592,500	228,000,000
Less: current portion	(2,800,000)	(2,150,000)
Less: deferred loan fees	(6,498,351)	(6,375,715)
Notes payable, non-current	\$ 281,294,149	\$ 219,474,285

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Future maturities of long-term debt outstanding as of January 1, 2022 are as follows:

<i>Period Ending</i>	1/1/2022	12/31/2020
2022		\$ 2,150,000
2022	\$ 2,800,000	2,150,000
2023	2,800,000	2,150,000
2024	2,800,000	2,150,000
2025	2,800,000	2,150,000
Thereafter	279,392,500	217,250,000
	\$ 290,592,500	\$ 228,000,000

7. MEMBER'S EQUITY

The Company is a wholly-owned indirect subsidiary of MidOcean FSA Holdings, L.P. MidOcean FSA Holdings, L.P., has authorized two classes of units, an unlimited number of Common Units (referred to as Class A units) and a number of Management incentive units (referred to as Class B units) as determined by the Board of Directors of MidOcean FSA Holdings, L.P. ("Board"). Class A units are voting units and have priority in any distribution to Class B unit members. Class B units of MidOcean FSA Holdings, L.P., are intended to attract, retain and compensate management of the Company and have no voting rights. At November 24, 2020, 18,600 Class B units were authorized.

Class B units are intended to constitute profits interests and are subject to a call provision at the option of MidOcean FSA Holdings, L.P., as defined in the agreement.

8. UNIT-BASED COMPENSATION/PROFIT INTERESTS

In accordance with the limited liability company agreement of MidOcean FSA Holdings, L.P., its Board may grant Class B units to employees of the Company or its Subsidiaries. The Board establishes a participation threshold for each unit award based on the fair market value of the Company on the grant date. Class B units have two components: 50% time vesting ratably over five years, with 20% vesting on each anniversary and 50% exit event vesting. Such units are fair valued at the date of grant and the time vesting units are recognized as compensation expense of the Company over the period of service. The Option Pricing Model using the Monte Carlo simulation values all classes of equity as a call option on the enterprise value of the Company, which is recorded as compensation expense on a straight-line basis over the period of service.

Significant inputs in the Option Pricing Model for expected volatility, expected holding period and risk-free rate used in estimating the fair value is noted below:

MOP GM Holding, LLC and Subsidiaries

Notes to Consolidated Financial Statements

	<u>1/2/2022</u>
Expected volatility	50%
Expected term in years	4.4
Risk-free rate	0.70%

Expected Volatility

The Company uses the volatility of peer group public companies to estimate the volatility assumptions used in the Option Pricing Model.

Expected Term of Option

The Company utilizes an expected holding period until a liquidity event, to estimate the expected term of Class B units.

Risk-Free Rate

The Company bases the risk-free interest rate used in the Option Pricing Model on the U.S. Treasury yield curve in effect at the time of the grant.

A summary of Class B time vesting units and changes during the period ended January 1, 2022 is presented below:

<u>Time vested units</u>	<u>B</u>
Outstanding December 31, 2020	6,906
Granted	2,875
Forfeited	(1,514)
Repurchased	-
Outstanding January 1, 2022	8,267
Vested January 1, 2022	1,653
Unvested January 1, 2022	6,614

A summary of Class B exit event vesting units and changes during the period ended January 1, 2022 is presented below:

MOP GM Holding, LLC and Subsidiaries

Notes to Consolidated Financial Statements

<u>Exit event unvested units</u>	<u>B</u>
Outstanding December 31, 2020	6,906
Granted	2,875
Forfeited	(1,514)
Repurchased	-
<u>Outstanding January 1, 2022</u>	<u>8,267</u>
Vested January 1, 2022	
<u>Unvested January 1, 2022</u>	<u>8,267</u>

The weighted average grant date fair value of Class B units granted during the year ended January 1, 2022 determined by the Company to be \$365 per share. Approximately \$550,000 has been recorded as unit- based compensation expense for the year ended January 1, 2022.

9. LEASES

GMI and its subsidiaries lease certain unit sites, office space, and training facilities under operating lease agreements. Lease terms range from one to 20 years. The Company generally pays the property taxes, insurance, and maintenance costs related to the leased property, where applicable.

Future minimum commitments under leasing arrangements for the units and operating lease commitments for the unit sites, office space, and training facilities at January 1, 2022, including renewal options expected to exercise, net of sublease minimum receipts, are as follows:

<i>Period Ended</i>	<i>1/1/2022</i>
2022	\$ 23,808,398
2023	23,865,042
2024	23,925,054
2025	23,927,563
2026	23,954,974
Thereafter	140,399,793
<u>Total</u>	<u>\$ 259,880,824</u>

SPR leases nine operating units which are subleased to SPE franchisees. Future minimum commitments under these leases, excluding renewal options, as well as contractual sublease minimum receipts, are as follows:

MOP GM Holding, LLC and Subsidiaries

Notes to Consolidated Financial Statements

	SPR Minimum Payments	SPR Sub-lease Minimum Receipts
2022	\$ 586,605	586,605
2023	247,310	247,310
2024	197,700	197,000
2025	54,000	54,000
2026	54,000	54,000
Thereafter	27,000	27,000
Total	\$ 1,166,615	\$ 1,165,915

GMI leases 11 operating units which are subleased to GMF franchisees. Future minimum commitments under these leases, excluding renewal options, as well as contractual sublease minimum receipts, are as follows:

	GMI Minimum Payments	GMI Sub-lease Minimum Receipts
2022	\$ 935,997	935,997
2023	965,648	965,648
2024	982,246	982,246
2025	612,437	612,437
2026	583,026	583,026
Thereafter	2,863,207	2,863,207
Total	\$ 6,942,561	\$ 6,942,561

For the period ended January 1, 2022, rent expense under operating leases described above, including property taxes, insurance and maintenance costs, was approximately \$25,800,000.

For the period ended January 1, 2022, rental income under subleases described above was approximately \$2,300,000, and is included in other revenues in the accompanying consolidated statements of operations.

10. COMMITMENTS AND CONTINGENCIES

Franchise Rebates and Incentives

The Company provides various royalty rebate programs for compliance with certain franchise agreements including: 1) 10% royalty rebate, payable quarterly, which expired January 1, 2022; or 2) 50% rebate for a conversion franchise or U.S. military veteran or first responders in the first year of operations, and 25% rebate in second year of operations, payable quarterly. Franchisees are generally allowed to participate in one rebate program, per operating unit, at a time, and must maintain compliance with the program to remain eligible to participate depending on the franchise

MOP GM Holding, LLC and Subsidiaries

Notes to Consolidated Financial Statements

system. As of January 1, 2022, accrued rebates under these programs were approximately \$78,000 and are included in accrued expenses and other liabilities in the accompanying consolidated financial statements.

Litigation

In the normal course of business, the Company is party to litigation from time to time. Liabilities for loss contingencies arising from claims, assessments, litigation, fines, and penalties and other sources are recorded when it is probable that a liability has been incurred and the amount can be reasonably estimated. Legal costs incurred in connection with loss contingencies are expensed as incurred.

GMF filed an arbitration demand against a former franchisee asserting claims for breach of contract and breach of guarantee to the American Arbitration Association in Denver, Colorado on November 4, 2021. On December 8, 2021, the defendants filed an Arbitration Counterclaim Demand alleging breach of express and implied contract, breach of the duty of good faith and fair dealing, negligent misrepresentation, and fraudulent concealment. GMF filed a Reply to Counterclaims, in which we deny all of the Defendants' claims. A final arbitration hearing is scheduled for December 12, 2022. The Company is unable to estimate the possible loss or range of loss at this early stage in the case.

Lease Guarantees and Other

GMI has guaranteed the leases of certain franchisees. Other than non-performing leases at acquisition, the Company has not recorded a liability related to these guarantees as it has determined the fair value of the guarantee is immaterial.

At January 1, 2022, SPR has recognized approximately \$57,000, associated with the estimated fair value of guarantees provided on behalf of franchisees in connection with certain lease agreements, which is included in accrued expenses and other liabilities in the accompanying consolidated balance sheets.

In the ordinary course of business, the Company may enter into arrangements with a franchisee's landlord to assume operations and accept terms of the existing lease upon the default of the franchisee, based on certain terms and conditions agreed upon between the parties. In the event the Company assumes operations and the terms of the existing lease, the Company would not be responsible for obligations under the existing lease prior to assuming operations. As of January 1, 2022, the Company had not assumed operations of any of the franchisee's locations.

MOP GM Holding, LLC and Subsidiaries

Notes to Consolidated Financial Statements

11. RELATED PARTY TRANSACTIONS

Management Fee

The Company pays an annual base management fee of \$2,150,000 to MidOcean Partners V, L.P. (indirect Parent company to MOP GM Holdings), subject to increase based on a percentage of annual revenues, as defined. The management fee commenced in January 2021 and will continue through termination of the agreement, as defined.

Notes Payable

The Company's senior loan facility discussed in Note 6 is provided by a lender who is members of an affiliate.

12. EMPLOYEE BENEFIT PLAN

The Company has an employee deferred compensation 401(k) plan and matches employee contributions to this plan in an amount equal to 50% of the employees' contribution, up to a maximum of 6% of employees' compensation. For the period ended January 1, 2022, the Company made approximately \$150,000 of matching contributions.

13. SUPPLEMENTAL DISCLOSURE TO CASH FLOWS

<i>Post Acquisition Period Ended December 31,</i>	1/1/2022	12/31/2020
Cash flow information:		
Cash paid for interest	\$ 16,929,598	\$ 1,519,421
Non-cash investing/financing activities:		
Due to sellers	\$ 1,366,948	\$ 1,266,400

14. SUBSEQUENT EVENTS

The Company has evaluated subsequent events through April 29 2022, which is the date the consolidated financial statements were available to be issued. There were no subsequent events that required recognition or additional disclosure in these consolidated financial statements, other than the matters described below.

MOP GM Holding, LLC and Subsidiaries

Notes to Consolidated Financial Statements

Acquisitions

The Company has entered into several acquisitions subsequent to year end detailed below. As part of each transaction, the Company acquired an immaterial amount of fixed assets and inventory per full-service facility. Therefore, the majority of the purchase price is allocated to goodwill. In each acquisition, the Company also enters into a new lease obligation per full-service facility. These acquisitions were funded with a combination of cash on hand and the increase in term debt described below.

- In March 2022, the company entered into four different APA's with unrelated third parties to acquire a total of five facilities. Details listed below.
 1. APA entered on March 1, 2022 to acquire two full-service facilities for \$1,400,000 in FL.
 2. APA entered on March 9, 2022 to acquire one full-service facility for \$13,000 in NM.
 3. APA entered on March 10, 2022 to acquire one full-service facility for \$1,400,000 in CT.
 4. APA entered on March 15, 2022 to acquire one full-service facility for \$650,000 in WI.
- In April 2022, the company entered into two different APA's with unrelated third parties to acquire a total of two facilities. Details listed below.
 1. APA entered on April 7, 2022 to acquire one full-service facility for \$7,583.30 in WI.
 2. APA entered on April 12, 2022 to acquire one full-service facility for \$225,000 in TX.

Line of credit and long-term debt

On January 14, 2022, the Company borrowed \$2,000,000 increasing the Revolving Line of Credit (See Note 7) to \$14,900,000. On January 24, 2022, the Company repaid \$14,900,000 plus interest outstanding under the Revolving Line of Credit (Revolver) by converting those funds to Delayed Draw Term Loan (DDTL) line. On February 25, 2022, the Company borrowed \$4,000,000 on the Revolver. On March 4, 2022, \$1,400,000 of the outstanding balance on the Revolver was converted to DDTL since it was used for an acquisition (See note 14). On the same date, the Company borrowed \$5,000,000 on the existing Delayed Draw Term Loan (DDTL) line. The funds borrowed under the DDTL were primarily used to repay the revolving line of credit and fund acquisitions for the Company.

MOP GM Holding, LLC and Subsidiaries

Unaudited Supplemental Schedule

	Successor Company	Predecessor Company
	Period from 11/24/2020 - 12/31/2020	Period from 1/1/2020 - 11/23/2020
Revenues:		
Retail store sales, net of discounts	\$ 12,346,104	\$ 98,906,892
Franchise revenues	1,720,185	10,130,358
Other revenues	178,620	1,545,578
Total revenues	14,244,909	110,582,828
Operating expenses:		
Cost of store sales	2,327,999	20,163,178
Payroll expenses	4,968,340	38,055,740
Retail store operating expenses	889,225	6,058,118
Sales and promotional expenses	975,954	2,524,199
Rent expense	2,045,161	15,551,123
Legal expense	62,258	106,351
General and administration expenses	1,196,607	13,839,325
Bad debt expense	25,413	123,761
Depreciation and amortization	4,355,112	13,486,621
Transaction costs	724,412	7,039,928
Total operating expenses	17,570,481	116,948,344
Operating income (loss)	(3,325,572)	(6,365,516)
Other income (expense):		
Interest expense	(1,627,484)	(11,379,010)
Interest income	2,949	20,765
Other, net		(159,185)
Total other expense	(1,624,535)	(11,517,430)
Net loss	\$ (4,950,107)	\$ (17,882,946)

Due to the acquisition described in Note 1, there is a change in the reporting entity. Therefore, the basis of accounting pre- and post-acquisition are not comparable.

MOP GM Holding, LLC and Subsidiaries

Unaudited Supplemental Schedule

Unaudited Consolidated Statement of Member's Equity for the Post-Acquisition period only

	Capital Amount	Accumulated Deficit	Total Member's Equity
Balance, November 24, 2020, net of fees	209,995,427	-	209,995,427
Member contributions	-	-	-
Unit repurchases	-	-	-
Unit-based compensation	-	-	-
Net loss	-	(4,950,107)	(4,950,107)
Balance, December 31, 2020	\$ 209,995,427	\$ (4,950,107)	\$ 205,045,320

MOP GM Holding, LLC and Subsidiaries

Unaudited Supplemental Schedule

Unaudited Consolidated Statement of Cash Flows for the Post-Acquisition period only

	12/31/2020
Cash flows from operating activities:	
Net loss	\$ (4,950,107)
Adjustments to reconcile net loss to net cash provided by / (used in) operating activities:	
Depreciation expense	246,978
Amortization of goodwill and intangible assets	4,108,134
Amortization of deferred loan fees	108,063
Accounts and royalties receivable	(558,389)
Prepaid expenses and other current assets	(2,602,943)
Inventories	143,072
Deferred franchising costs and other assets	(15,368)
Accounts payable	2,612,374
Accrued expenses and other liabilities	(1,530,950)
Deferred franchise sales revenue	95,000
Other liabilities	533,957
Net cash provided by/(used in) operating activities	(1,810,179)
Cash flows from investing activities:	
Acquisition of businesses	(10,732,950)
Decrease in notes receivable, net	9,274
Purchase of property and equipment	(128,578)
Net cash used in investing activities	(10,852,254)
Cash flows from financing activities:	
Proceeds from issuance of notes payable, net of fees	13,000,000
Net cash provided by financing activities	13,000,000
Net increase in cash, cash equivalents and restricted cash	337,566
Cash, cash equivalents and restricted cash, beginning of period	5,430,983
Cash, cash equivalents and restricted cash, end of period	\$ 5,768,549

**UNAUDITED FINANCIAL STATEMENTS OF
MOP GM HOLDING, LLC
AS OF APRIL 2, 2022**

THESE FINANCIAL STATEMENTS WERE PREPARED WITHOUT AN AUDIT. PROSPECTIVE FRANCHISEES OR SELLERS OF FRANCHISES SHOULD BE ADVISED THAT NO CERTIFIED PUBLIC ACCOUNTANT HAS AUDITED THESE FIGURES OR EXPRESSED AN OPINION WITH REGARD TO THEIR CONTENT OR FORM.

**MOP GM Holding, LLC
and Subsidiaries**

Internally Prepared Financial Statements

As of April 2, 2022 and for the fiscal year ended April 2, 2022

MOP GM Holding, LLC and Subsidiaries

Consolidated Balance Sheet

<i>April 2,</i>		2022
Assets		
Current assets:		
Cash and cash equivalents	\$	7,537,642
Restricted cash		-
Accounts and royalties receivable, net		5,156,006
Prepaid expenses and other current assets		1,599,704
Inventories, net		7,051,134
Notes receivable- current, net		27,605
Total current assets		21,372,091
Property and equipment, net		18,962,097
Other long-term assets:		
Notes receivable- noncurrent, net		15,001
Deferred franchising costs		2,094,996
Goodwill, net		301,120,391
Intangible assets, net		140,199,243
Other assets		649,486
Total other long-term assets		444,079,117
Total assets	\$	484,413,305

MOP GM Holding, LLC and Subsidiaries

Consolidated Balance Sheet

<i>April 2,</i>		2022
Liabilities and member's equity		
Current liabilities:		
Accounts payable	\$	7,750,589
Accrued expenses and other liabilities		10,064,928
Notes payable - current portion		2,800,000
Total current liabilities		20,615,517
Long-term liabilities:		
Deferred franchise sales revenue	\$	2,428,079
Vendor rebate liabilities		534,000
Notes payable- noncurrent, net of loan fees		291,929,153
Other liabilities		6,020,904
Total long-term liabilities		300,912,136
Total liabilities		321,527,653
Commitments and contingencies		
Member's equity		
Member's equity	\$	210,543,485
Accumulated deficit		(34,471,957)
Net income (loss)		(13,185,876)
Total member's equity		162,885,652
Total liabilities and member's equity	\$	484,413,305

MOP GM Holding, LLC and Subsidiaries

Consolidated Statement of Operations

<i>Period Ended April 2,</i>		2022
Revenues:		
Retail store sales, net of discounts	\$	51,537,583
Franchise revenues		3,689,003
Other revenues		579,220
Total revenues		55,805,806
Operating expenses:		
Cost of store sales		10,744,636
Payroll expenses		20,478,345
Retail store operating expenses		3,717,773
Sales and promotional expenses		1,646,234
Rent expense		7,809,633
Legal expense		346,199
General and administration expenses		8,280,648
Bad debt expense (recoveries)		366,991
Depreciation and amortization		9,811,300
Transaction costs		336,888
Total operating expenses		63,538,647
Operating income (loss)		(7,732,841)
Other income (expense):		
Interest expense		(5,454,515)
Interest income		1,480
Other, net		-
Total other expense		(5,453,035)
Net loss	\$	(13,185,876)

GUARANTEE OF MOP GM HOLDING, LLC

Guaranty of Performance

For value received, MOP GM Holding, LLC, a Delaware limited liability company (the "Guarantor"), located at 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111, absolutely and unconditionally guarantees to assume the duties and obligations of SpeeDee Worldwide, LLC, a Delaware limited liability company located at 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111 (the "Franchisor"), under its franchise registration in each state where the franchise is registered, and under its Franchise Agreement identified in its 2022 Franchise Disclosure Document, as it may be amended, and as that Franchise Agreement may be entered into with franchisees and amended, modified or extended from time to time. This guarantee continues until all such obligations of the Franchisor under its franchise registrations and the Franchise Agreement are satisfied or until the liability of Franchisor to its franchisees under the Franchise Agreement has been completely discharged, whichever first occurs. The Guarantor is not discharged from liability if a claim by a franchisee against the Franchisor remains outstanding. Notice of acceptance is waived. The Guarantor does not waive receipt of notice of default on the part of the Franchisor. This guarantee is binding on the Guarantor and its successors and assigns.

The Guarantor signs this guarantee through its duly authorized officer at Greenwood Village, Colorado on the 15 day of June, 2022.

MOP GM HOLDING, LLC

By:  _____
Name: Kevin A. Kormondy
Title: President and CEO



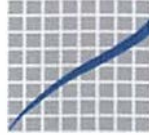
Oil Changes & More

FINANCIAL STATEMENTS

DECEMBER 31, 2020, 2019 AND 2018

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BiggsKofford

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

Member
Grease Monkey Franchising, LLC
Greenwood Village, Colorado

We have audited the accompanying financial statements of Grease Monkey Franchising, LLC, which comprise the balance sheet as of December 31, 2020, and the related statement of operations and member's equity, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Grease Monkey Franchising, LLC as of December 31, 2020, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

The Company is part of a group of companies affiliated by common ownership. A significant portion of its revenue-generating activities and substantially all of its non-revenue-generating activities are with entities under common control. The operating results of the Company would vary significantly from those that would have occurred had the Company operated independently. Our opinion is not modified with respect to this matter.

Prior Period Financial Statements

The financial statements of Grease Monkey Franchising, LLC as of December 31, 2019 and 2018 were audited by other auditors whose report dated May 27, 2020, expressed an unqualified opinion on those statements. The comparative information presented herein as of and for the years ended December 31, 2019 and 2018, is consistent, in all material respects, with the audited financial statements from which it has been derived.

BiggsKofford, P.C.

Denver, Colorado
April 29, 2021

GREASE MONKEY FRANCHISING, LLC
BALANCE SHEETS
DECEMBER 31, 2020, 2019 AND 2018

ASSETS	2020	2019	2018
Current assets:			
Cash and equivalents	\$ 70,708	\$ 45,877	\$ 91,732
Cash and equivalents - restricted	940,083	764,829	-
Accounts receivable, net	441,374	459,252	724,647
Due from affiliate	3,431,764	2,569,132	847,811
Deferred franchise costs, current	85,698	78,720	684,600
Deferred license costs, current	18,000	18,000	18,000
Deferred master franchise costs, current	18,000	18,000	-
Total current assets	5,005,627	3,953,810	2,366,790
Non-current assets:			
Intangible assets, net	-	205,240	235,869
Goodwill, net	-	62,383	79,397
Deferred franchise costs, non-current	1,585,355	1,288,781	-
Deferred license costs, non-current	132,000	150,000	168,000
Deferred master franchise costs, non-current	162,000	180,000	81,000
Investment in affiliate	-	588,000	588,000
Total assets	\$ 6,884,982	\$ 6,428,214	\$ 3,519,056
LIABILITIES AND MEMBER'S EQUITY			
Current liabilities:			
Accounts payable and accrued expenses	\$ 80,133	\$ 121,935	\$ 34,046
Accrued advertising liability	927,049	993,590	-
Deferred franchise revenues, current	95,219	87,467	748,166
Deferred license revenues, current	20,000	20,000	20,000
Deferred master franchise revenues, current	20,000	20,000	-
Total current liabilities	1,142,401	1,242,992	802,212
Non-current liabilities:			
Deferred franchise revenues, non-current	1,761,505	1,421,977	-
Deferred license revenues, non-current	146,645	166,649	186,653
Deferred master franchise revenues, non-current	180,000	200,000	90,000
Total non-current liabilities	2,088,150	1,788,626	276,653
Total liabilities	3,230,551	3,031,618	1,078,865
Member's equity	3,654,431	3,396,596	2,440,191
Total liabilities and member's equity	\$ 6,884,982	\$ 6,428,214	\$ 3,519,056

The accompanying notes and independent auditor's report
should be read with these financial statements.

GREASE MONKEY FRANCHISING, LLC
STATEMENTS OF OPERATIONS AND CHANGES IN MEMBER'S EQUITY
YEARS ENDED DECEMBER 31, 2020, 2019 AND 2018

	<u>2020</u>	<u>2019</u>	<u>2018</u>
Revenues:			
Royalties	\$ 7,402,208	\$ 8,127,457	\$ 7,155,553
Advertising fund contributions	2,553,722	2,554,136	-
Franchise fees and other	152,723	300,023	270,004
Total operating revenues	10,108,653	10,981,616	7,425,557
Operating expenses:			
Royalty fees	4,071,209	4,478,079	3,935,554
Management fees	2,590,942	2,843,868	2,504,444
Sales and promotional expenses	2,553,722	2,554,136	-
Franchise fee cost and amortization	121,698	99,017	234,250
Amortization of intangible assets and goodwill	36,727	47,643	56,713
Bad debt expense, net of recoveries	20,177	2,322	652
Impairment loss	-	-	28,383
Other operating expenses	36,798	65,747	81,573
Total operating expenses	9,431,273	10,090,812	6,841,569
Income from operations	677,380	890,804	583,988
Other income (expense):			
Interest income	168,205	161,797	27,229
Loss on sale of investment in affiliate	(587,750)	-	-
Total other income (expense)	(419,545)	161,797	27,229
Net income	257,835	1,052,601	611,217
Beginning member's equity	3,396,596	2,440,191	1,828,974
Cumulative effect of change in accounting principle	-	(96,196)	-
Ending member's equity	\$ 3,654,431	\$ 3,396,596	\$ 2,440,191

The accompanying notes and independent auditor's report
should be read with these financial statements.

GREASE MONKEY FRANCHISING, LLC
STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2020, 2019 AND 2018

	<u>2020</u>	<u>2019</u>	<u>2018</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Net income	\$ 257,835	\$ 1,052,601	\$ 611,217
Adjustments to reconcile net income to net cash flows from operating activities:			
Amortization of franchise revenues and costs, net	(9,521)	(7,002)	54,250
Amortization of license revenues and costs, net	(2,004)	(2,004)	(70,004)
Amortization of master franchise revenues and costs, net	(2,000)	(2,000)	-
Amortization of intangible assets and goodwill	36,727	47,643	56,713
Impairment loss	-	-	28,383
Loss on sale of investment in affiliate	587,750	-	-
Bad debt expense, net of recoveries	20,177	2,322	652
(Increase) decrease in operating assets:			
Accounts receivable	(2,299)	(14,427)	(137,153)
Due from affiliate	(631,486)	(1,421,636)	(584,358)
Deferred franchise costs	(389,250)	(380,455)	(273,600)
Decrease in operating liabilities:			
Accounts payable and accrued expenses	(41,802)	21,883	29,781
Accrued advertising liability	(66,541)	(35,556)	-
Deferred franchise liability	442,499	412,388	304,000
Net cash flows from operating activities	200,085	(326,243)	19,881
Effect on restricted cash due to adoption of ASC 606	-	1,045,217	-
Cash and equivalents, beginning of year	810,706	91,732	71,851
Cash and equivalents, end of year	<u>\$ 1,010,791</u>	<u>\$ 810,706</u>	<u>\$ 91,732</u>

The accompanying notes and independent auditor's report
should be read with these financial statements.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Grease Monkey Franchising, LLC ("Company") was organized in the State of Colorado on January 3, 2006, and franchises automotive quick-service, preventative and automotive maintenance centers ("Centers") in the United States and Mexico under the trade name Grease Monkey.

In October 2017, the Company, Grease Monkey International, LLC ("GMI"), and its subsidiaries were acquired by CenterOak Partners, LLC, an unrelated entity, through a newly formed entity COP GM Holding, LLC.

In November 2020, all membership interests of the Company and GMI were acquired by MidOcean Partners V, L.P, through a newly formed entity MidOcean FSA Blocker, Inc. which acquired all stock units of MOP GM Parent, LLC ("Parent") as part of a larger reorganization. The Company elected not to apply pushdown accounting related to this acquisition and, accordingly, fair value adjustments for assets acquired and liabilities assumed in this transaction have not been reflected in the accompanying financial statements.

Prior to the formation of the Company, GMI was the franchisor offering franchises for sale. As GMI franchise agreements come up for renewal, these franchises renew with the Company.

The Company owns a de minimis interest in Grease Monkey China, Ltd. ("GMC"), an entity formed under a master franchise license agreement for the purpose of operating automotive quick service businesses in China.

During 2018, an affiliate of the Company acquired six Centers, and executed a franchise agreement with the Company to operate under a trade name unrelated to Grease Monkey.

The Centers provide the automobile user with convenient preventative maintenance services. When the customer selects the basic oil change service, the Centers' service technicians change the oil, install new oil filters, lubricate the chassis, adjust tire pressure, wash windows, and vacuum the interiors of automobiles.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

**1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Organization (continued)

The Centers also offer additional services as described in the table below:

Additional services (all Centers)	
Air filter replacement	Manual transmission service
Automatic transmission fluid exchange	PCV valve replacement
Automatic transmission service	Serpentine drive belt replacement
Differential service	Transfer case services
Light bulb replacement	Wiper blade replacement

Approved optional services	
Air conditioning services	Headlight restoration
Battery guard service	Motorcycle oil change services
Battery service	Nitrogen tire services
Brake fluid flush	Power steering fluid flush
Brakes repair	Supreme service oil change
Cabin air filter replacement	Tire rotation, sales and install
Engine fuel injection	Various fuel and oil additives
System service	Wheel balancing
Fuel filter replacement	Windshield rock chip repair

Accounting pronouncements adopted

In May 2014, the FASB issued ASU No. 2014-09, *Revenue from Contracts with Customers* ("ASC 606"), which replaces numerous requirements in US GAAP, including industry-specific requirements, and provides companies with a single revenue recognition model for recognizing revenues from contracts with customers. On January 1, 2019, the Company adopted the requirements of ASC 606 and the amendments related thereto and applied the new requirements to all contracts using the modified retrospective method. See the revenue recognition policy below for more information.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

**1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Accounting pronouncements adopted (continued)

In November 2016, the FASB issued ASU No. 2016-18, *Statement of Cash Flows*, which requires that the statements of cash flows explain the change during the period in the total of cash and amounts generally described as restricted cash when reconciling the beginning of period and end of period total amounts shown on the statement of cash flows. On January 1, 2019, the Company adopted ASU 2016-18 using the retrospective method which has been applied to all periods presented herein.

Use of estimates

The preparation of financial statements in accordance with US GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

Cash and equivalents

For purposes of the statements of cash flows, management considers all highly liquid investments with original maturities of three months or less to be cash equivalents. The Company maintains its cash in bank deposit accounts that, at times, may exceed federally insured limits. The Company has not experienced any losses in such accounts.

Restricted cash

The restricted cash balance is comprised of unspent funds received from franchisees relating to advertising fund obligations.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

**1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Accounts receivable and royalties receivable

Accounts receivable are unsecured, consist of amounts due from franchisees under franchise agreements and are stated at the amount management expects to collect. The Company considers a reserve for doubtful accounts based on the creditworthiness and payment history of the individual franchisees. When circumstances suggest that the collectability may not be reasonably assured, which is generally determined by nonpayment and age of outstanding receivables due from a franchisee, the Company will continue to invoice the franchisee, but will record a corresponding reversing entry to reduce royalties receivable and royalty revenues in the same month and for all future billings until other information or changes in circumstances indicate that collectability has become reasonably assured. The provision for uncollectible amounts is continually reviewed and adjusted to maintain the allowance at a level considered adequate to cover future losses. The allowance is management's best estimate of the uncollectible amounts and the losses ultimately incurred could differ materially in the near term from the amounts estimated in determining the allowance. As of December 31, 2020, 2019 and 2018, the allowance for doubtful accounts totaled \$20,129, \$0, and \$6,683, respectively.

Intangible assets

The Company records identifiable intangible assets acquired at fair value relating to business combinations. The intangible assets relate to acquired franchise agreements, which are amortized using the straight-line method over the term of the franchise agreements which range from approximately two to 17 years.

Impairment of long-lived assets

Management reviews long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recoverability of long-lived assets is measured by a comparison of their carrying amounts to future net cash flows expected to be generated from the operation and sale of the long-lived asset. If such assets are considered to be impaired, the impairment to be recognized is measured by the amount in which the carrying amount of the long-lived assets exceeds their fair value. The Company determined that no indicators of impairment existed during the years ended December 31, 2020 and 2019. During the year ended December 31, 2018, one franchisee began experiencing deteriorating operations and the Company recorded an impairment charge of approximately \$28,000 related to the carrying value of the franchise intangible asset.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

**1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Goodwill

The Company amortized goodwill on a straight-line basis over a period of ten years.

Accounting for business combinations

The Company accounts for franchises it acquires in accordance with ASC 805, *Business Combinations*, under which an acquiring entity recognizes the assets acquired, the liabilities assumed, and any noncontrolling interest in the acquiree at their estimated fair value as of the acquisition date.

Investment in affiliate

The investment in affiliate was accounted for under the cost method of accounting (see Note 6).

Member's equity

Income or losses of the Company are allocated to the members in accordance with their respective capital interests. During the years ended December 31, 2020, 2019 and 2018, no cash distributions were reported in accordance with the operating agreement.

Revenue recognition

On January 1, 2019, the Company adopted and applied ASC 606 to all contracts using the modified retrospective method. The results for periods before 2019 were not adjusted for ASC 606 and the cumulative effect of the change in accounting principle was recognized through member's equity at the date of adoption. The comparative financial information has not been restated and continues to be reported under the accounting standards in effect for those periods.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

**1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Revenue recognition (continued)

The cumulative effect of the changes made to the balance sheet for adoption of ASC 606 as of January 1, 2019 was as follows:

	Balance as of December 31, 2018	Adjustments due to ASC 606	Balance as of January 1, 2019
Restricted cash	\$ -	\$ 1,045,217	\$ 1,045,217
Accounts receivable	724,647	(277,500)	447,147
Due from affiliate	847,811	299,685	1,147,496
Deferred franchise costs	684,600	365,463	1,050,063
Deferred master franchise costs	81,000	135,000	216,000
Accounts payable and accrued expenses	34,046	66,005	100,051
Accrued advertising liability	-	1,029,146	1,029,146
Deferred franchise revenues	748,166	418,909	1,167,075
Deferred master franchise revenues	90,000	150,000	240,000
Members' equity	2,440,191	(96,196)	2,343,995

Revenues consist primarily of royalties, advertising fund contributions, and franchise fees which comprise initial and renewal franchisee fees and upfront fees from development agreements and master franchise agreements. Under franchise agreements, the Company generally provides franchisees with (a) a franchise license, which includes a license to use the Company's intellectual property and advertising and promotion management, (b) pre-opening services, and (c) ongoing services. The Company has determined that the services provided are highly interrelated and dependent upon the franchise license right and do not represent separate distinct performance obligations. Consequently, the Company bundles the franchise license performance obligation and the services into a single performance obligation.

Royalties, including franchisee contributions to advertising funds, represent sales-based royalties and are calculated as a percentage of net sales reported by franchisees and recognized as franchise sales occur. In instances when franchisees do not report sales, the Company estimates royalties based on prior history of the franchisee. Rebates to franchisees earned, if any, reduce royalty revenues. The timing and amount of revenues recognized related to royalties was not impacted upon adoption of ASC 606.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

**1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Revenue recognition (continued)

Under ASC 606, the Company determined it acts as a principal of the franchisee advertising transactions and, accordingly, revenues and expenses are presented on a gross basis. These revenues are presented as advertising fund contributions and expenses incurred to provide these services are presented as sales and promotional expenses in the accompanying statements of operations. When expenses of an advertising program exceed the related contributions, revenues are accrued up to the amount of advertising costs on an annual basis. Upon adoption of ASC 606, the Company reclassified assets and liabilities of advertising funds to the respective balance sheet caption to which the assets and liabilities relate.

Initial and renewal franchise fees paid by franchisees, as well as upfront fees from development agreements or master franchise agreements are recognized into revenues ratably over the term of the franchise agreement. Under the legacy revenue standard these items were recognized into revenues when the units opened or the right to open a unit had been terminated. These revenues are presented within franchise fees and other in the accompanying statements of operations.

Contract liabilities consist of deferred revenues resulting from initial and renewal franchise fees paid by franchisees, as well as upfront development agreements or master franchise agreements. The Company classifies these contract liabilities as deferred franchise revenues and deferred license revenues in the accompanying balance sheets.

Costs to obtain or fulfill a contract that are incremental and recoverable are capitalized and amortized ratably over the term of the franchise agreement. The Company classifies these contract assets as deferred franchise costs and deferred license costs in the accompanying balance sheets.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)

Revenue recognition (continued)

In accordance with the requirements under ASC 606, the disclosure of the impact of adoption on the accompanying statement of operations and balance sheet for the year ended December 31, 2019, as if the legacy revenue standard were in effect, was as follows:

	<u>For the year ended December 31, 2019</u>		
	<u>As reported</u>	<u>Under legacy GAAP</u>	<u>Impact of ASC 606</u>
Advertising fund contributions	\$ 2,554,136	\$ -	\$ 2,554,136
Franchise fees and other	300,023	622,626	(322,603)
Sales and promotional expenses	2,554,136	-	2,554,136
Franchise fee cost and amortization	99,017	389,360	(290,343)
Net income	1,052,601	1,084,861	(32,260)

	<u>As of December 31, 2019</u>		
	<u>As reported</u>	<u>Under legacy GAAP</u>	<u>Impact of ASC 606</u>
Restricted cash	\$ 764,829	\$ -	\$ 764,829
Accounts receivable	459,252	886,752	(427,500)
Due from affiliate	2,569,132	1,871,583	697,549
Deferred franchise costs	1,367,501	826,429	541,072
Deferred master franchise costs	198,000	81,000	117,000
Accounts payable and accrued expenses	121,935	37,897	84,038
Accrued advertising liability	993,590	-	993,590
Deferred franchise revenues	1,509,444	895,666	613,778
Deferred master franchise revenues	220,000	90,000	130,000
Members' equity	3,396,596	3,525,052	(128,456)

Income taxes

As a limited liability company, the Company's taxable income or loss is allocated to its members in accordance with their respective percentages of ownership. Therefore, no provision or liability for income taxes has been recorded in the accompanying financial statements.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

**1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Income taxes (continued)

Management evaluates the effect of uncertain income tax positions, if any, and provides for those positions in accordance with the provisions of US GAAP. There were no income tax examinations, adjustments, interest or penalties during the years ended December 31, 2020, 2019 or 2018.

Subsequent events

Management has evaluated subsequent events through the date of the attached independent auditor's report, the date on which the financial statements were available to be issued.

2. FRANCHISE OPERATIONS

The following table summarizes the number of Centers in operation, in the United States, using the Grease Monkey trade name:

	<u>Franchises</u>	<u>Company- owned stores</u>	<u>Total</u>
Total January 1, 2018	134	48	182
Sold / opened	4	14	18
Transfer from GMI	4	5	9
Closed	<u>(1)</u>	<u>(6)</u>	<u>(7)</u>
Total, December 31, 2018	141	61	202
Sold / opened	20	(4)	16
Transfer from GMI	1	-	1
Closed	<u>(3)</u>	<u>(3)</u>	<u>(6)</u>
Total, December 31, 2019	159	54	213
Sold / opened	12	-	12
Transfer from GMI	2	3	5
Closed	<u>(3)</u>	<u>(2)</u>	<u>(5)</u>
Total, December 31, 2020	<u>170</u>	<u>55</u>	<u>225</u>

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

2. FRANCHISE OPERATIONS (CONTINUED)

As of December 31, 2020, GMI had 16 franchises in operation in the United States. The total franchises and company owned stores in operation, in the United States, using the Grease Monkey trade name were 186 and 55, respectively.

3. JOINT AND SEVERAL LIABILITY ARRANGEMENT

On November 24, 2020, the Company entered into a joint and several loan agreement facility ("Senior Facility") with a lender, who is also a member of an affiliate, to initially borrow up to a total of \$275,000,000 under a term loan, a delayed draw term loan ("DDTL") and a revolving line of credit commitment.

The term loan advance of \$215,000,000 requires 23 quarterly principal payments of \$537,500 commencing on March 31, 2021 with a final payment equal to the unpaid principal and interest on in November 2026. Interest on the term loan is at the LIBOR rate plus 5.25% per annum. As of December 31, 2020, the balance outstanding on the term loan was \$215,000,000.

As of December 31, 2020, the revolving line of credit allows for borrowing up to \$20,000,000 with interest payable monthly, and the unpaid balance payable at maturity in November 2026. Interest on the revolving line of credit is at the LIBOR rate plus 5.25% per annum. As of December 31, 2020, the balance outstanding on the revolving line of credit was \$13,000,000.

The DDTL commitment allows for additional advances up to \$40,000,000, subject to certain financial conditions as defined, in multiples of at least \$1,000,000. The DDTL will be made as initial term loans and increase the principal amount and follow the same payments schedule. As of December 31, 2020 there was no balance outstanding under the DDTL.

The Senior Facility also requires an annual excess cash flow payment if certain thresholds are met, as defined, and is collateralized by substantially all assets of the Company.

The purpose of the Senior facility was to benefit GMI and, accordingly, all debt is recorded in the financial statements of GMI. In the event of default by GMI, the Company may be obligated to provide cash payments to service the debt, however management considers the risk that the Company has to perform under this agreement remote and, accordingly, no liability has been recorded in the accompanying financial statements.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

4. INTANGIBLE ASSETS AND GOODWILL

In connection with the acquisition of the Company by the Parent (see Note 1), the intangible assets and goodwill were conveyed to GMI.

Intangible assets

Intangible assets consist of the following as of December 31,:

	2020	2019	2018
Franchise agreements acquired	\$ -	\$ 497,580	\$ 497,580
Less accumulated amortization	-	(292,340)	(261,711)
	\$ -	\$ 205,240	\$ 235,869

Amortization expense on intangible assets for the years ended December 31, 2020, 2019, and 2018, totaled \$21,438, \$30,629, and \$39,699, respectively. The Company determined that no indicators of impairment existed during the years ended December 31, 2020 and 2019. During the year ended December 31, 2018, the Company recorded an impairment loss of \$28,383.

Goodwill

Goodwill consists of gross costs of \$170,137 as of December 31, 2019 and 2018. For the years ended December 31, 2019, and 2018, goodwill was recorded net of accumulated amortization of \$107,754 and \$90,740, respectively. Amortization expense related to goodwill for the years ended December 31, 2020, 2019 and 2018 totaled \$15,289, \$17,014, and \$17,014, respectively.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

5. MASTER LICENSE REVENUES AND COSTS

In June 2006, the Company granted a master license agreement to GMC, which provided GMC the exclusive rights to use the trademarks and licensed methods for a period of 15 years. The total amount of the license was \$250,000, which had been deferred and was recognized as revenues over the term of the agreement. In addition, the Company was to receive \$15,000 annually for each store open at least one year as of July 1 within GMC's territory. In conjunction with the license agreement, a development services fee of \$150,000 was paid to GMI, which had been included in deferred license costs and was expensed over the term of the agreement. The Company incurred \$22,954 in legal costs to obtain the trademark, which is being amortized over 15 years. In 2015, the Company and GMI filed a complaint against GMC for breach of the master license agreement, for failure to pay royalties due to the Company. All obligations related to the license agreement were satisfied as of December 31, 2018 and, accordingly, all remaining deferred revenues and costs were recognized in 2018.

In June 2014, the Company granted a master license agreement to a third party for the territory of Colombia. This agreement provides the third party with the exclusive rights to use the trademarks and licensed methods for a period of 15 years. The total amount of the license was \$300,000, which has been deferred and is recognized as revenues over the term of the agreement. In conjunction with the license agreement, a development services fee of \$270,000 was paid to GMI, which has been included in deferred license costs and is expensed over the term of the agreement.

Deferred license costs consist of the following as of December 31,:

	<u>2020</u>	<u>2019</u>	<u>2018</u>
Deferred license costs	\$ 420,000	\$ 420,000	\$ 420,000
Legal costs	<u>22,954</u>	<u>22,954</u>	<u>22,954</u>
Total deferred license costs	442,954	442,954	442,954
Accumulated amortization	<u>(292,954)</u>	<u>(274,954)</u>	<u>(256,954)</u>
Deferred license costs, net	<u>\$ 150,000</u>	<u>\$ 168,000</u>	<u>\$ 186,000</u>

Future amortization of deferred license costs is expected to be \$18,000 per year until fully amortized.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

5. MASTER LICENSE REVENUES AND COSTS (CONTINUED)

In December 2015, the Company granted a master franchise agreement to a third party for the Kingdom of Saudi Arabia. This agreement provides the third party with the exclusive right to enter into license agreements with franchisees and use certain trademarks and licensed methods for a period of 15 years. The total amount of the master franchise agreement was \$300,000, which was collected in 2016. In conjunction with this master franchise agreement, a development service fee of \$270,000 was payable to GMI. From inception of the master franchise agreement through December 31, 2018, \$210,000 of deliverables have been fulfilled and recognized as revenues, and \$189,000 of the development service fee was recognized to expense. The remaining revenues of \$90,000 and costs of \$81,000 had been deferred under the legacy revenue standard, and were to be recognized ratably as the remaining Centers opened in the territory. Under ASC 606, master franchisee fees and costs are now recognized on a straight-line basis over the term.

Future amortization of deferred master franchise costs is expected to be \$18,000 per year until fully amortized.

6. INTERCOMPANY AGREEMENTS

Trademark and system license agreement (royalty fees)

On March 15, 2006, the Company entered into a quick-lube Trademark and System License Agreement with GMI. Under this agreement, GMI granted the Company the right to use the quick-lube system, various trademarks, and other proprietary information used in operating Grease Monkey quick-lube franchises. The initial term of the agreement is 15 years. The agreement contains an automatic renewal provision for additional terms of 15 years each; however, it may be terminated by the Company at any time with 30 days notice. The agreement calls for a royalty fee for the right to use the system and trademarks during the term of this agreement. The royalty fee is equal to 55% of the Company's royalties (as defined in the franchise agreements). Total royalty fees for the Centers were \$4,071,209, \$4,478,079, and \$3,935,554 for the years ended December 31, 2020, 2019, and 2018, respectively.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

6. INTERCOMPANY AGREEMENTS (CONTINUED)

Development services agreement

The Company retained GMI to perform and provide all of the services that are required to be performed or provided by the Company to its quick-lube franchisees under the franchise agreements prior to and up to the opening of the franchisees stores. The agreement has a term of one year and automatically renews for one additional year, unless terminated by either party. The fee owed to GMI, unless otherwise agreed, is 90% of each initial franchise fee received and is owed upon receipt of the franchise fee from the franchisee. The Company incurred \$389,249, \$368,400, and \$521,100 for 23, 30, and 24 new franchise sales and/or renewals under this agreement for the years ending December 31, 2020, 2019, and 2018, respectively.

Amounts owed are deferred and recognized as franchise expenses ratably over the term of the franchise agreement under ASC 606, and were expensed upon the opening of the store under the legacy revenue standard. As of December 31, 2020, 2019, and 2018, deferred franchise costs were \$1,671,053, \$1,367,501, and \$684,600, respectively, and the Company recognized expenses of \$85,698, \$63,017, and \$162,000, respectively, which is included in franchise fee cost and amortization in the accompanying statements of operations.

Management agreement

Under the management agreement, the Company retained GMI to provide post-opening support services and assistance to franchisees. The agreement has a term of one year and automatically renews for one additional year, unless terminated by either party. The fee owed to GMI, unless otherwise agreed, is 35% of ongoing royalty revenues. Total management fees for the Centers were \$2,590,942, \$2,843,868, and \$2,504,444 for the years ended December 31, 2020, 2019, and 2018, respectively.

GMI offers certain rebate programs to the Company and GMI franchisees upon the achievement of certain defined objectives. Franchisees will be eligible for rebates, which are paid by GMI in cash, on a quarterly basis. The rebate programs offered by GMI have no effect on the Company's revenues.

Affiliated franchisees

The Company recorded approximately \$1,800,000, \$2,400,000, and \$1,900,000 of royalty fees related to Centers operated by affiliates of the Company for the year ended December 31, 2020, 2019 and 2018, respectively.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

6. INTERCOMPANY AGREEMENTS (CONTINUED)

Due from/to affiliate

As of December 31, 2020, and for all periods presented, the balance due from affiliate represents advances to GMI (net of royalties, management, and development fees), equity transactions and other payables to GMI.

Investment in affiliate

On October 31, 2017, the Company and GMI purchased an interest in an affiliate in exchange for an equity interest in the Company and GMI. On December 28, 2020, the Company sold its ownership in the affiliate to GMI for \$250 and recognized a loss on this transaction totaling \$587,750.

7. COMMITMENTS AND CONTINGENCIES

Guarantee

The Company has provided a guarantee for its affiliate, SpeeDee Worldwide, LLC ("SpeeDee") to assume its duties and obligations under SpeeDee's franchise agreements should it be unable to do so. As of December 31, 2020, no amounts have been accrued for the guarantees as the fair value of the guarantees was determined to be immaterial.

8. RISKS AND UNCERTAINTIES

On January 30, 2020, the World Health Organization ("WHO") announced a global health emergency because of a new strain of coronavirus ("COVID-19 Outbreak"). In March 2020, the WHO classified the COVID-19 Outbreak as a pandemic.

Based on management's current projections, the Company believes it currently has sufficient cash and financing commitments to meet its funding and financial covenant requirements over the next year. There can be no assurance that the Company will be successful with its plans or forecasts.

See independent auditor's report.

GREASE MONKEY FRANCHISING, LLC
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020, 2019 AND 2018

8. RISKS AND UNCERTAINTIES (CONTINUED)

The full impact of the COVID-19 Outbreak continues to evolve as of the date of this report. As such, the full magnitude that the pandemic will have on the Company's financial condition, liquidity, and future results of operations is uncertain. Management is actively monitoring the situation to mitigate any negative impacts.

* * * * *

See independent auditor's report.

EXHIBIT M

**STATE ADMINISTRATORS AND
AGENTS FOR SERVICE OF PROCESS**



**STATE ADMINISTRATORS AND
AGENTS FOR SERVICE OF PROCESS**

STATE	STATE ADMINISTRATOR	AGENT FOR SERVICE OF PROCESS
CALIFORNIA	Department of Financial Protection and Innovation 320 West 4th Street, Suite 750 Los Angeles, California 90013-2344 (213) 576-7500 One Sansome Street, Suite 600 San Francisco, California 94104-4448 (415) 972-8565 2101 Arena Boulevard Sacramento, California 95834 (916) 445-7205 (866) 275-2677 (toll free)	Commissioner Department of Financial Protection and Innovation 320 West 4th Street, Suite 750 Los Angeles, California 90013-2344 (213) 576-7500 (866) 275-2677 (toll free)
COLORADO	None	Cogency Global Inc. 7700 East Arapahoe Road, Suite 220 Centennial, Colorado 80112
DELAWARE	None	Paracorp Incorporated 2140 South Dupont Hwy Camden, Delaware 19934
FLORIDA	Florida Department of Agriculture and Consumer Services Division of Consumer Services Attn: Finance & Accounting 407 South Calhoun Street Tallahassee, FL 32399-0800 850-410-3800	None
HAWAII	Commissioner of Securities Department of Commerce & Consumer Affairs Business Registration Division Securities Compliance Branch 335 Merchant Street, Room 203 Honolulu, HI 96813 808-586-2722	Hawaii Commissioner of Securities Same Address
ILLINOIS	Franchise Division Office of the Attorney General 500 South Second Street Springfield, IL 62706 217-782-4465	Illinois Attorney General Same Address
INDIANA	Indiana Secretary of State Division of Securities 302 West Washington Street Room E-111 Indianapolis, IN 46204 317-232-6681	Indiana Secretary of State 201 State House 200 West Washington Street Indianapolis, IN 46204 317-232-6531
IOWA	Iowa Secretary of State 321 E. 12 th Street Des Moines, IA 50319 515-281-5204	Same



STATE	STATE ADMINISTRATOR	AGENT FOR SERVICE OF PROCESS
MARYLAND	Office of the Attorney General Maryland Division of Securities 200 St. Paul Place Baltimore, MD 21202 410-576-6360	Maryland Securities Commissioner Same Address
MICHIGAN	Michigan Attorney General Franchise Section - Consumer Protection Division G. Mennen Williams Building, 1st Floor 525 W. Ottawa Street Lansing, MI 48933 P.O. Box 30213 Lansing, MI 48909 517-373-7117	Michigan Department of Commerce Same Address
MINNESOTA	Minnesota Department of Commerce 85 7 th Place East, Suite 280 St. Paul, MN 55101 651-539-1600	Minnesota Commissioner of Commerce Same Address
NEBRASKA	Department of Banking and Finance 1526 K Street, Suite 300 Lincoln, NE 68508-2732 P.O. Box 95006 Lincoln, NE 68509-5006 402-471-3445	None
NEW YORK	New York State Department of Law Investor Protection Bureau 28 Liberty Street, 21st Floor New York, NY 10005 212-416-8222	Secretary of State of New York 99 Washington Avenue Albany, New York 12231 518-473-2492
NORTH DAKOTA	North Dakota Securities Department 600 East Boulevard Avenue State Capitol, Fifth Floor Bismarck, ND 58505-0510 701-328-4712	North Dakota Securities Commissioner Same Address
OREGON	Department of Consumer and Business Services Division of Finance and Corporate Securities Labor and Industries Building 350 Winter Street NE, Room 410 Salem, OR 97301-3881 503-378-4140	Director of Oregon Department of Consumer and Business Services Same Address
RHODE ISLAND	State of Rhode Island and Providence Plantations Department of Business Regulation Securities Division 1511 Pontiac Avenue John O. Pastore Center – Building 69-1 Cranston, RI 02920 401-462-9500	Director of Rhode Island Department of Business Regulation Same address
SOUTH DAKOTA	South Dakota Division of Insurance Securities Regulation 124 S Euclid, Suite 104 Pierre, SD 57501 605-773-3563	Director of South Dakota Division of Insurance Same Address



STATE	STATE ADMINISTRATOR	AGENT FOR SERVICE OF PROCESS
TEXAS	Secretary of State Statutory Documents Section James E. Rudder Building 1019 Brazos Street Austin, TX 78701 P.O. Box 13550 Austin, TX 78711 512-463-5705	None
UTAH	Utah Department of Commerce Consumer Protection Division 160 East 300 South, 2 nd Floor Salt Lake City, UT 84114 801-530-6601	Same
VIRGINIA	State Corporation Commission Division of Securities and Retail Franchising 1300 E. Main Street, 9 th Floor Richmond, VA 23219 804-371-9051	Clerk of the State Corporation Commission State Corporation Commission Same Address
WASHINGTON	Department of Financial Institutions Securities Division P.O. Box 9033 Olympia, WA 98507-8760 360-902-8760	Director of Financial Institutions 150 Israel Rd S.W. Tumwater, WA 98501 360-902-8760
WISCONSIN	Department of Financial Institutions Division of Securities 4822 Madison Yards Way, North Tower Madison, WI 53705 P.O. Box 1768 Madison, WI 53701-1768 608-266-8557	Administrator, Division of Securities Same Address

If a state is not listed, we have not appointed an agent for service of process in that state in connection with the requirements of franchise laws. There may be states in addition to those listed above in which we have appointed an agent for service of process.

There may also be additional agents appointed in some of the states listed.



EXHIBIT N
STATE ADDENDA

STATE ADDENDA

ADDENDA TO FRANCHISE DISCLOSURE DOCUMENT FOR CERTAIN STATES FOR SPEEDEE WORLDWIDE, LLC

The following modifications are to the Speedee Worldwide, LLC (“Speedee,” “us,” “we,” or “our”) Franchise Disclosure Document (“FDD”) for the states noted below.

CALIFORNIA

The California Franchise Investment Law requires a copy of all proposed agreements relating to the sale of the Franchise be delivered together with the FDD.

California Corporations Code Section 31125 requires us to give to you a FDD approved by the Department of Financial Protection and Innovation before we ask you to consider a material modification of your Franchise Agreement.

Item 6 is amended to state the highest interest rate allowed by law in California is 10% annually.

The Franchise Agreement contains, provisions requiring binding arbitration with the costs being awarded to the prevailing party. The arbitration will occur in Colorado. Prospective franchisees are encouraged to consult private legal counsel to determine the applicability of California and federal laws (such as Business and Professions Code Section 20040.5, Code of Civil Procedure Section 1281, and the Federal Arbitration Act) to any provisions of the Franchise Agreement restricting venue to a forum outside the State of California.

The Franchise Agreement and Area Development Agreement require the application of the law of the State of Colorado. This provision may not be enforceable under California law.

Neither Speedee nor any other person listed in Item 2 of the FDD is subject to any currently effective order of any national securities association or national securities exchange, as defined in the Securities Exchange Act of 1934, 15 U.S.C.A. 78a et seq., suspending or expelling such persons from membership in such association or exchange.

California Business and Professions Code Sections 20000 through 20043 provide rights to you concerning termination, transfer, or non-renewal of a franchise. If the Franchise Agreement or Area Development Agreement contain a provision that is inconsistent with the California Franchise Investment Law, the California Franchise Investment Law will control.

The Franchise Agreement and Area Development Agreement may provide for termination upon bankruptcy. Any such provision may not be enforceable under federal bankruptcy law (11 U.S.C.A. SEC. 101 et seq.).

The Franchise Agreement contains, and if applicable, the Area Development Agreement contains, a covenant not to compete provision which extends beyond the termination of the franchise. Such provisions may not be enforceable under California law.

Under California Civil Code Section 1671, certain liquidated damages clauses are unenforceable. Any such provisions contained in the Franchise Agreement or Area Development Agreement may not be enforceable.

You must sign a general release of claims if you renew or transfer your Franchise. California Corporations Code Section 31512 voids a waiver of your rights under the Franchise Investment Law (California Corporations Code Sections 31000 through 31516). Business and Professions Code Section 20010 voids a waiver of your rights under the Franchise Relations Act (Business and Professions Code Sections 20000 through 20043).

Our websites (www.speedecorp.com, www.speedeeoil.com, www.speedeeoilfranchise.com, and www.fullspeedautomotive.com) have not been reviewed or approved by the California Department of Financial Protection and Innovation. Any complaints concerning the content of these websites may be directed to the California Department of Financial Protection and Innovation at “www.dfpi.ca.gov.”

No statement, questionnaire, or acknowledgment 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 any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

HAWAII

The following is added to the Cover Page:

THIS FRANCHISE WILL BE/HAS 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 IN THIS FRANCHISE DISCLOSURE DOCUMENT 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 YOU OR SUBFRANCHISOR AT LEAST SEVEN DAYS PRIOR TO THE EXECUTION BY YOU OR SUBFRANCHISOR OF ANY BINDING FRANCHISE OR OTHER AGREEMENT, OR AT LEAST SEVEN DAYS PRIOR TO THE PAYMENT OF ANY CONSIDERATION BY YOU, WHICHEVER OCCURS FIRST, A COPY OF THE FRANCHISE DISCLOSURE DOCUMENT, TOGETHER WITH A COPY OF ALL PROPOSED AGREEMENTS RELATING TO THE SALE OF THE FRANCHISE.

THIS FRANCHISE 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, RESTRICTIONS AND OBLIGATIONS OF BOTH US AND YOU.

Registered agent in the state authorized to receive service of process:

Commissioner of Securities of the State of Hawaii
Department of Commerce and Consumer Affairs
Business Registration Division
335 Merchant Street, Room 203
Honolulu, Hawaii 96813

The status of Speedee's franchise registrations in the states which require registration is as follows:

1. States in which this proposed registration is effective are listed on the page of the FDD immediately preceding the receipt pages, entitled "State Effective Dates".
2. States which have refused, by order or otherwise, to register these Franchises are:

None
3. States which have revoked or suspended the right to offer the Franchises are:

None
4. States in which the proposed registration of these Franchises has been withdrawn are:

None

ILLINOIS

Sections 4 and 41 and Rule 608 of the Illinois Franchise Disclosure Act states that court litigation must take place before Illinois federal or state courts and all dispute resolution arising from the terms of this Agreement or the relationship of the parties and conducted through arbitration or litigation shall be subject to Illinois law. The FDD is amended accordingly.

The governing law or choice of law clause described in the FDD and contained in the Franchise Agreement and Area Development Agreement is not enforceable under Illinois law. This governing law clause shall not be construed to negate the application of Illinois law in all situations to which it is applicable.

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 this Act or any other law of this State is void." The Franchise Agreement is amended accordingly. To the extent that the Franchise Agreement would otherwise violate Illinois law, such Agreement is amended by providing that all litigation by or between you and us, arising directly or indirectly from the Franchise relationship, will be commenced and maintained in the state courts of Illinois or, at our election, the United States District Court for Illinois, with the specific venue in either court system determined by appropriate jurisdiction and venue requirements, and Illinois law will pertain to any claims arising under the Illinois Franchise Disclosure Act.

Item 17.v, Choice of Forum, of the FDD is revised to include the following: "provided, however, that the foregoing shall not be considered a waiver of any right granted upon you by Section 4 of the Illinois Franchise Disclosure Act."

Item 17.w, Choice of Law, of the FDD is revised to include the following: “provided, however, that the foregoing shall not be considered a waiver of any right granted upon you by Section 4 of the Illinois Franchise Disclosure Act.”

The termination and non-renewal provisions in the Franchise Agreement and the FDD may not be enforceable under Sections 19 and 20 of the Illinois Franchise Disclosure Act.

Under Section 705/27 of the Illinois Franchise Disclosure Act, no action for liability under the Illinois Franchise Disclosure Act can be maintained unless brought before the expiration of three years after the act or transaction constituting the violation upon which it is based, the expiration of one year after you become aware of facts or circumstances reasonably indicating that you may have a claim for relief in respect to conduct governed by the Act, or 90 days after delivery to you of a written notice disclosing the violation, whichever shall first expire. To the extent that the Franchise Agreement is inconsistent with the Illinois Franchise Disclosure Act, Illinois law will control and supersede any inconsistent provision(s).

INDIANA

The following modifications are made to the FDD only to the extent required by the Indiana Franchises Act, IND. CODE § 23-2-2.5, and the Indiana Deceptive Franchise Practices Act, IND. CODE § 23-2-2.7:

Item 13 of the FDD is amended to add the following:

Under Indiana Code Section 23-2-2.7-1(4), we will not accept any rebates from any person with whom you do business or associate in relation to transactions between you and the other person, other than for compensation for services rendered by us, unless the rebate is properly accounted for and submitted to you.

Item 17 of the FDD is amended to add the following:

Indiana Code 23-2-2.7-1(7) makes it unlawful for us to unilaterally terminate your Franchise Agreement unless there is a material violation of the Franchise Agreement and termination is not in bad faith.

Indiana Code 23-2-2.7-1(5) prohibits us to require you to agree to a prospective general release of claims subject to the Indiana Deceptive Franchise Practices Act.

The “Summary” column in Item 17.r. of the FDD is deleted and the following is inserted in its place:

No competing business for two years within the Designated Territory.

The “Summary” column in Item 17.t. of the FDD is deleted and the following is inserted in its place:

Notwithstanding anything to the contrary in this provision, you do not waive any right under the Indiana Statutes with regard to prior representations made by us.

The “Summary” column in Item 17.v. of the FDD is deleted and the following is inserted in its place:

Litigation regarding Franchise Agreement in Indiana; other litigation in the State of Colorado. This language has been included in this Franchise Disclosure Document as a condition to registration. SpeedDee and the Franchisee do not agree with the above language and believe that each of the provisions of the Franchise Agreement, including all venue provisions, is fully enforceable. SpeedDee and the Franchisee intend to fully enforce all of the provisions of the Franchise Agreement and all other documents signed by them, including but not limited to, all venue, choice-of-law, arbitration provisions and other dispute avoidance and resolution provisions and to rely on federal pre-emption under the Federal Arbitration Act.

The “Summary” column in Item 17.w. of the FDD is deleted and the following is inserted in its place:

Indiana law applies to disputes covered by Indiana franchise laws; otherwise Colorado law applies.

MARYLAND

Item 5 of the FDD is amended to state: “We have posted a surety bond with the Maryland Securities Division to assure the performance of our initial obligations to Franchisee.”

Item 17 of the FDD is amended to state: “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.”

Item 17 of the FDD is amended to state that you may bring a lawsuit in Maryland for claims arising under the Maryland Franchise Registration and Disclosure Law. Any claims arising under the Maryland Franchise Registration and Disclosure Law must be brought within three years after the grant of the Franchise.

Item 17 of the FDD is amended to state that the Franchise Agreement and Multi-Unit Agreement provide that disputes are resolved through arbitration. A Maryland franchise regulation states that it is an unfair or deceptive practice to require a franchisee to waive its right to file a lawsuit in Maryland claiming a violation of the Maryland Franchise Law. In light of the Federal Arbitration Act, there is some dispute as to whether this forum selection requirement is legally enforceable.

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.).

No statement, questionnaire, or acknowledgment 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 any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

MINNESOTA

Despite anything to the contrary in the Franchise Agreement, the following provisions will supersede and apply to all franchises offered and sold in the State of Minnesota:

1. Any provision in the Franchise Agreement which would require you to assent to a release, assignment, novation or waiver that would relieve any person from liability imposed by Minnesota

Statutes, Sections 80C.01 to 80C.22 will be void to the extent that such contractual provision violates such law.

2. Minnesota Statute Section 80C.21 and Minnesota Rule 2860.4400J prohibit the franchisor from requiring litigation to be conducted outside of Minnesota. In addition, nothing in the FDD or Franchise 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 Minnesota.
3. Minn. Rule Part 2860.4400J prohibits a franchisee from waiving his rights to a jury trial or waiving his rights to any procedure, forum, or remedies provided for by the laws of the jurisdiction, or consenting to liquidated damages, termination penalties or judgment notes. Any provision in the Franchise Agreement which would require you to waive your rights to any procedure, forum or remedies provided for by the laws of the State of Minnesota is deleted from any agreement relating to Franchises offered and sold in the State of Minnesota; provided, however, that this paragraph will not affect the obligation in the Franchise Agreement relating to arbitration.
4. With respect to franchises governed by Minnesota law, we will comply with Minnesota Statute Section 80C.14, Subds. 3, 4 and 5, which 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 Franchise Agreement; and that consent to the transfer of the Franchise will not be unreasonably withheld.
5. Item 13 of the FDD is hereby amended to state that we will protect your rights under the Franchise Agreement to use the Marks, or indemnify you from any loss, costs, or expenses arising out of any third-party claim, suit or demand regarding your use of the Marks, if your use of the Marks is in compliance with the provisions of the Franchise Agreement and our System standards.
6. Minnesota Rule 2860.4400(D) prohibits a franchisor from requiring a franchisee to assent to a general release. As a result, the terms in the FDD which require you to sign a general release prior to renewing or transferring your franchise, are hereby deleted from the Franchise Agreement, to the extent required by Minnesota law.
7. Minnesota Statute Section 80C.17 states that no action for a violation of Minnesota Statutes, Sections 80C.01 to 80C.22 may be commenced more than three years after the cause of action accrues. To the extent that the Franchise Agreement conflicts with Minnesota law, Minnesota law will prevail.
8. Item 6 of the FDD is hereby amended to limit the Insufficient Funds Charge to \$30 per occurrence pursuant to Minnesota Statute 604.113.

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 M 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 FRANCHISE DISCLOSURE DOCUMENT. IF YOU LEARN THAT

ANYTHING IN THIS FRANCHISE 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 WHICH ARE LESS FAVORABLE THAN THOSE SET FORTH IN THIS FRANCHISE DISCLOSURE DOCUMENT.

2. The following is to be added at the end of Item 3:

Except as provided above, with regard to the franchisor, its predecessor, a person identified in Item 2, or an affiliate offering franchises under the franchisor's principal trademark:

- A. No such party has an administrative, criminal or civil action pending against that person alleging: a felony, a violation of a franchise, antitrust, or securities law, fraud, embezzlement, fraudulent conversion, misappropriation of property, unfair or deceptive practices, or comparable civil or misdemeanor allegations.
- B. No such party has 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.
- C. No such party 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; or unfair or deceptive practices or comparable allegations.
- D. No such party is subject to a currently effective injunctive or restrictive order or decree relating to the franchise, or under a 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 injunction 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), entitled "Conditions for franchisor 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.

WE REPRESENT THAT THIS DISCLOSURE DOCUMENT DOES NOT KNOWINGLY OMIT ANY MATERIAL FACT OR CONTAIN ANY UNTRUE STATEMENT OF A MATERIAL FACT.

NORTH DAKOTA

The North Dakota Securities Commissioner has held the following to be unfair, unjust or inequitable to North Dakota franchisees:

A. Restrictive Covenants: Franchise Disclosure Documents which disclose the existence of covenants restricting competition contrary to Section 9-08-06, N.D.C.C., without further disclosing that such covenants will be subject to this statute.

B. Situs of Arbitration Proceedings: Franchise agreements providing that the parties must agree to the arbitration of disputes at a location that is remote from the site of the franchisee’s business.

C. Restrictions on Forum: Requiring North Dakota franchisees to consent to the jurisdiction of courts outside of North Dakota.

D. Liquidated Damages and Termination Penalties: Requiring North Dakota franchisees to consent to liquidated damages or termination penalties.

E. Applicable Laws: Franchise agreements which specify that they are to be governed by the laws of a state other than North Dakota.

F. Waiver of Trial by Jury: Requiring North Dakota franchisees to consent to the waiver of a trial by jury.

G. Waiver of Exemplary & Punitive Damages: Requiring North Dakota franchisees to consent to a waiver of exemplary and punitive damages.

H. General Release: Franchise agreements that require the franchisee to sign a general release upon renewal of the franchise agreement.

I. Limitation of Claims: Franchise agreements that require the franchisee to consent to a limitation of claims. The statute of limitations under North Dakota law applies.

RHODE ISLAND

§ 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.” The FDD is amended accordingly to the extent required by law.

The above language has been included in this FDD as a condition to registration. SpeeDee and the Franchisee do not agree with the above language and believe that each of the provisions of the Franchise Agreement and Area Development Agreement, including all choice of law provisions, are fully enforceable. SpeeDee and the Franchisee intend to fully enforce all of the provisions of the Franchise Agreement, the Area Development Agreement, and all other documents signed by them, including but not limited to, all venue, choice-of-law, arbitration provisions and other dispute avoidance and resolution provisions and to rely on federal pre-emption under the Federal Arbitration Act.

VIRGINIA

In recognition of the restrictions contained in Section 13.1-564 of the Virginia Retail Franchising Act, the FDD for SpeeDee Worldwide, LLC for use in the Commonwealth of Virginia shall be amended as follows:

Additional Disclosure. The following statements are added to Item 8 and Item 17.h:

Pursuant to 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 grounds 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.

WISCONSIN

REGISTRATION OF THIS FRANCHISE IN THE STATE OF WISCONSIN DOES NOT MEAN THAT THE STATE RECOMMENDS IT OR HAS VERIFIED THE INFORMATION IN THIS DISCLOSURE DOCUMENT.

The conditions under which the Franchise Agreement can be terminated or not renewed may be affected by the Wisconsin Fair Dealership Law, Wisconsin Statutes 1981-82, Title XIV-A, Chapter 135.

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	June 16, 2022, as amended September 8, 2022 and January 31, 2023
Hawaii	NOT EFFECTIVE
Illinois	June 15, 2022, as amended September 8, 2022 and January 31, 2023
Indiana	July 1, 2022, as amended September 9, 2022 and _____, 2023
Maryland	August 22, 2022 as amended _____, 2023
Michigan	June 15, 2022, as amended September 8, 2022 and January 31, 2023
Minnesota	July 27, 2022, as amended August 22, 2022 and _____, 2023
New York	PENDING
North Dakota	June 22, 2022, as amended September 9, 2022 and _____, 2023
Rhode Island	July 2, 2022, as amended September 13, 2022 and _____, 2023
South Dakota	June 21, 2022, as amended September 8, 2022 and January 31, 2023
Virginia	July 11, 2022, as amended September 21, 2022 and _____, 2023
Wisconsin	June 30, 2022, as amended September 9, 2022 and _____, 2023

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 O

RECEIPT

RECEIPT
(Retain This Copy)

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 Speedee Worldwide, LLC (“Speedee”) 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.

Iowa requires that Speedee give you this Disclosure Document at the earlier of the first personal meeting or 14 calendar days before the execution of the franchise or other agreement or the payment of any consideration, whichever occurs first. Michigan requires that Speedee give you this Disclosure Document at least 10 business days before the execution of any binding franchise or other agreement or the payment of any consideration, whichever occurs first. New York requires that Speedee give you this Disclosure Document at the earlier of the first personal meeting or 10 business days before the execution of the franchise or other agreement or the payment of any consideration that relates to the franchise relationship.

If Speedee does not deliver this disclosure document on time or if it contains a false or misleading statement or a material omission, a violation of federal law and state law may have occurred and should be reported to the Federal Trade Commission, Washington, DC 20580, and the appropriate state agency identified on Exhibit M.

The following Franchise Sellers were involved in the offering of this franchise:

The following employees of Speedee, having a principal business address and telephone number the same as Speedee: Ronald Stilwell, Ronn Cordova, Greg Roquet, Jeff Powell, Sami Hage, Tom Staker, Brian Michel, and _____.

The following independent sales agent (Speedee requests that the prospective franchisee fill in the information if known): _____, having a principal business address at: _____, telephone number: _____.

Issuance Date: June 15, 2022, as amended September 8, 2022 and January 31, 2023

I received a disclosure document issued June 15, 2022, as amended September 8, 2022 and January 31, 2023, which included the following exhibits:

Exhibit A	Franchise Agreement	Exhibit G	Sublease
Exhibit B	Multi-Unit Agreement	Exhibit H	Renewal Addendum
Exhibit C-1	System Protection Agreement	Exhibit I	Form of General Release Agreement
Exhibit C-2	Confidentiality Agreement	Exhibit J	Operations Manual Table of Contents
Exhibit D-1	Collateral Assignment of Lease	Exhibit K-1	List of Current Franchisees and Multi-Unit Owners
Exhibit D-2	Option and Center Lease	Exhibit K-2	List of Former Franchisees and Multi-Unit Owners
Exhibit D-3	Deferred Maintenance Agreement	Exhibit L	Financial Statements
Exhibit E	Automated Clearing House Payment Authorization Form	Exhibit M	List of State Administrators and Agents for Service of Process
Exhibit F-1	Incentive Program Addendum	Exhibit N	State Addenda
Exhibit F-2	Conversion Addendum	Exhibit O	Receipts

Date Signature Printed Name

Date Signature Printed Name

PLEASE RETAIN THIS COPY FOR YOUR RECORDS.

**RECEIPT
(Our Copy)**

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 SpeeDee Worldwide, LLC (“SpeeDee”) 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.

Iowa requires that SpeeDee give you this Disclosure Document at the earlier of the first personal meeting or 14 calendar days before the execution of the franchise or other agreement or the payment of any consideration, whichever occurs first. Michigan requires that SpeeDee give you this Disclosure Document at least 10 business days before the execution of any binding franchise or other agreement or the payment of any consideration, whichever occurs first. New York requires that SpeeDee give you this Disclosure Document at the earlier of the first personal meeting or 10 business days before the execution of the franchise or other agreement or the payment of any consideration that relates to the franchise relationship.

If SpeeDee does not deliver this disclosure document on time or if it contains a false or misleading statement or a material omission, a violation of federal law and state law may have occurred and should be reported to the Federal Trade Commission, Washington, DC 20580, and the appropriate state agency identified on Exhibit M.

The following Franchise Sellers were involved in the offering of this franchise:

The following employees of SpeeDee, having a principal business address and telephone number the same as SpeeDee: Ronald Stilwell, Ronn Cordova, Greg Roquet, Jeff Powell, Sami Hage, Tom Staker, Brian Michel, and _____.

The following independent sales agent (SpeeDee requests that the prospective franchisee fill in the information if known): _____, having a principal business address at: _____, telephone number: _____.

Issuance Date: June 15, 2022, as amended September 8, 2022 and January 31, 2023

I received a disclosure document issued June 15, 2022, as amended September 8, 2022 and January 31, 2023, which included the following exhibits:

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Exhibit B	Multi-Unit Agreement	Exhibit H	Renewal Addendum
Exhibit C-1	System Protection Agreement	Exhibit I	Form of General Release Agreement
Exhibit C-2	Confidentiality Agreement	Exhibit J	Operations Manual Table of Contents
Exhibit D-1	Collateral Assignment of Lease	Exhibit K-1	List of Current Franchisees and Multi-Unit Owners
Exhibit D-2	Option and Center Lease	Exhibit K-2	List of Former Franchisees and Multi-Unit Owners
Exhibit D-3	Deferred Maintenance Agreement	Exhibit L	Financial Statements
Exhibit E	Automated Clearing House Payment Authorization Form	Exhibit M	List of State Administrators and Agents for Service of Process
Exhibit F-1	Incentive Program Addendum	Exhibit N	State Addenda
Exhibit F-2	Conversion Addendum	Exhibit O	Receipts

Date Signature Printed Name

Date Signature Printed Name

Please sign this copy of the receipt, date your signature, and return it to SpeeDee Worldwide, LLC, 5575 DTC Parkway, Suite 100, Greenwood Village, CO 80111.