FRANCHISE DISCLOSURE DOCUMENT

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Grease Monkey businesses provide oil changes and preventive maintenance services for cars and trucks to the general public ("Grease Monkey Centers"). Grease Monkey franchisees may also operate a Monkey Shine car wash facility ("Monkey Shine Facility") which provide car wash services to the general public.

The estimated total investment necessary to begin operation of a Grease Monkey franchise ranges from $197,579 to $585,938, including between $20,000 and $54,900 which must be paid to the franchisor or its affiliates. If you elect to include a Monkey Shine Facility providing car wash services in conjunction with the Grease Monkey Center, the total investment increases between $203,150 and $989,800 depending on the configuration and size of your Monkey Shine Facility, none of which added costs is paid to the franchisor or its affiliates. Grease Monkey franchisees have the option to choose to operate a Monkey Shine Facility.

Grease Monkey multi-unit franchisees acquire the right to open multiple franchises at reduced franchise fees, with a minimum of three Grease Monkey Centers. If you sign a Multi-Unit Agreement for a three 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. In addition, there may be laws on franchising in your state. Ask your state agencies about them.

Issuance Date: June 7, 2021, as amended on October 6, 2021

How to Use This Franchise Disclosure Document

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

QUESTION	WHERE TO FIND INFORMATION
How much can I earn?	Item 19 may give you information about outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 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 Grease Monkey 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 Grease Monkey 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 mediation, arbitration and/or litigation only in Colorado. Out-of-state mediation, arbitration, or litigation may force you to accept a less favorable settlement for disputes. It may also cost more to mediate, arbitrate, or litigate with the franchisor in Colorado than in your own state.

2. **Spouse 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.

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, "GMF" and "we," "us," and "our" means Grease Monkey Franchising, 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 GMF.

The Franchisor and any Parents, Predecessors and Affiliates

GMF is a Colorado limited liability company formed on January 3, 2006. We operate under the name Grease Monkey Franchising, LLC, Grease Monkey and FullSpeed Automotive and no other name. Our principal business address is 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111. We began offering franchises for Grease Monkey businesses ("Grease Monkey Centers") in 2006. Our agents for service of process are disclosed in Exhibit M to this Disclosure Document. While GMF does not currently operate any Grease Monkey Centers or Monkey Shine Facilities, our affiliates and franchisees do. We do not conduct any other business other than franchising Grease Monkey Centers.

Parent

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. As a result of the acquisition of us by GM Holding on November 1, 2017, we have a lengthy parent structure. 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

We acquired substantially all of our assets from Grease Monkey International, LLC ("GMI"), a Delaware limited liability company, in January 2006. GMI is an affiliate of ours and may also be deemed our predecessor. It converted from a Colorado corporation to a Delaware limited liability company in 2016. GMI's principal business address is 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111.

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. GMI remains the franchisor of all Grease Monkey franchises granted before April 2006 ("GMI Franchisees"). We may enter into franchise agreements with renewing GMI Franchisees and transferees of GMI Franchisees.

GMI owns the Grease Monkey and Monkey Shine trademarks and the intellectual property for the Grease Monkey system and licenses them to us.

We have entered into a development services and management agreement ("DSM Agreement") dated March 15, 2006 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. GMI will also provide franchise sale services to us. 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 owns 55 Grease Monkey Centers, 1 SpeeDee Shop, 29 Uncle Ed's Oil Shoppes, 50 American LubeFasts locations, 3 Economy Oil Change locations, 1 Mobil 1 Express location, 6 Herbert Automotive locations, 40 Havoline xpress locations and 7 Pit Stop Oil & Lubes locations, which are located in Alabama, Colorado, Connecticut, Florida, Georgia, Illinois, Indiana, Massachusetts, Michigan, Mississippi, North Carolina, Texas, Utah, and Wisconsin. Some are a non-Grease Monkey brand but may be substantially similar to the Grease Monkey Center franchised to you. GMI also owns the franchise-related assets of LubePro's International, Inc. ("LPI"), which include the intellectual property and the rights and obligations under the franchise agreement for one LubePro's oil change and lubrication center located in Illinois. LPI was dissolved in August 2016. LubePro's services may be substantially similar to the Grease Monkey 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 Calzada del Valle 255, Office 233, San Pedro Garza García, N.L., CP 66220, México.

SpeeDee Worldwide, LLC, a Delaware limited liability company ("SpeeDee"), is another affiliate of ours through common ownership. Its business address is 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111. SpeeDee franchises the SpeeDee system for automotive maintenance and repair services, which may be substantially similar to the Grease Monkey Center franchised to you, and has done so since 1986. SpeeDee has 74 SpeeDee franchises in the United States, 21 SpeeDee franchises in Mexico, and 81 SpeeDee/Midas co-branded franchises in the United States, which are co-branded with Midas International Corporation, who is not an affiliate.

Fast Lube Plus, Inc., a North Carolina limited liability company ("Fast Lube"), is a subsidiary of GMI and another affiliate of ours. Its business address is 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111. Fast Lube owns six locations in North Carolina.

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 owed by Lynx Acquisition, Inc., which is owned by Lynx Franchising 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 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, 2020, it had 93 franchises, all located in the United States. JPF has never operated a business similar to the type described

in this Disclosure Document and has not sold franchises in any other line of business other than Jan-Pro franchises.

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, 2020, JPE had nine operating country or international regional developer franchises. JPE has never operated a business similar to the type described in this Disclosure Document and has not sold franchises in any other line of business other than Jan-Pro franchises internationally.

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, 2020, there were 45 franchised Intelligent Office outlets in the United States. IOS has never operated a business similar to the type described in this Disclosure Document and has not sold any franchises other than Intelligent Office franchises.

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, 2020, there are 12 franchised Intelligent Office centers in Canada. IOC does not offer and sell, and has not offered or sold, franchises in any other line of business.

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 December 31, 2020, there are 37 franchised FRSTeam outlets. FRSTeam does not offer and sell, and has not offered or sold, franchises in any other line of business.

Except as noted above, neither we, our parent, predecessors or affiliates have offered franchises in any other lines of business.

The Franchise

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

Each Grease Monkey 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 Pit Crew Guarantee™. Customers are not required to schedule an appointment to receive services. Under the Grease Monkey Pit Crew Guarantee™, Grease Monkey 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. Grease Monkey Centers also sell select automotive products.

If you purchase a Grease Monkey Center, you may also choose to offer brake services and related products and services ("Brake Services Program"). If you choose to offer the Brake Services Program you will be required to comply with any modifications, improvements, or additions to the Brake Services Program implemented by us.

If you purchase a Grease Monkey Center, you may also choose to operate a Monkey Shine Facility. Monkey Shine Facilities offer automobile and light truck washing services and vacuum services to the general public. Monkey Shine Facilities may offer: (1) in-bay automatic car washes in single and multiple bay configurations which use touchless and friction washing technologies ("Automatic Car Wash" or "Automatic"); or (2) express tunnel car wash operations in single and multiple bay configurations in both touchless and friction washing technologies ("Express Tunnel Car Wash" or "Express Tunnel"). The Express Tunnel Car Wash format requires full-time attendants to manage the Facility, perform customer service and sales, and provide general maintenance and upkeep. The Express Tunnel Car Wash also has fixed hours of operation. Car wash equipment maintenance is generally provided by the manufacturer or other third parties for each of the two car wash formats. A Monkey Shine Facility may be configured to include one or any combination of the above car wash formats. Monkey Shine Facilities may also offer selected automotive products for sale through vending machines. The Monkey Shine Facility will operate from an approved retail location adjacent to your Grease Monkey Center. Any reference to a Facility will only apply to those franchisees that choose to operate a Monkey Shine Facility.

You must sign our standard franchise agreement attached to this Franchise Disclosure Document as Exhibit A ("Franchise Agreement"). You may operate one Grease Monkey Center for each Franchise Agreement you sign. Your right to use the Marks and System is granted solely for the operation of your Grease Monkey Center. If you are approved to operate the Brake Services Program in your Grease Monkey Center, you will sign our Brake Services Addendum to Franchise Agreement which is attached to this Franchise Disclosure Document in Exhibit G-1 ("Brake Services Addendum"). If you are approved to operate a Monkey Shine Facility along with your Grease Monkey Center, you will sign our Monkey Shine Addendum to Franchise Agreement which is attached to this Franchise Disclosure Document in Exhibit G-2 ("MS Addendum").

Grease Monkey Centers are generally built to our specifications as to interior and exterior style. Most Grease Monkey Centers are freestanding structures with drive-through capability. Centers can have three to six service bays to accommodate multiple vehicles at a time, and have an in-ground vehicle service area basement and a waiting area for customers. Grease Monkey 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 Grease Monkey 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) Grease Monkey Centers at a reduced franchise fee. If you enter into a Multi-Unit Agreement, you must also sign a Franchise

Agreement for your first Grease Monkey 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 Grease Monkey 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 Grease Monkey 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 Center locations. Unless otherwise stated, any reference in this Franchise Disclosure Document to "you" or "franchisee" includes you both as a Multi-Unit Franchisee under the Multi-Unit Agreement, and as a franchisee under a franchise agreement.

Market and Competition

The market for the goods and services offered by Grease Monkey 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 SpeeDee shops, co-branded SpeeDee Midas shops, Havoline xpress lube shops, LubePro's shops, Fast Lube Plus shops, Mobil 1 shops, Herbert Automotive shops, Handy Lube Express shops, Pit Stop shops and any other brands that we or any affiliated company of ours owns. 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.

If you operate a Monkey Shine Facility with your Grease Monkey Center, you will market your car wash services to automobile and light truck owners. Although the market for car wash services is highly fragmented, it is well-established and highly-competitive. Our services are not seasonal in nature. You will experience competition from regional car wash businesses and local independent car wash businesses. You will also experience competition from automobile dealers, fuel centers, big box centers, and other businesses which offer car wash services in addition to their principal business operations.

Industry-Specific Laws

You must investigate and comply with all local, state, and federal laws and regulations affecting your Center and Facility, as applicable. 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. Approximately 30 states also currently 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 Grease Monkey 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. Some of the states that have requirements under this law include Alaska, California, Colorado, Connecticut, Florida, Georgia, Hawaii, Illinois, Michigan, Nevada, New Jersey, New York, Rhode Island, Utah, Washington and Wisconsin.

If you operate a Monkey Shine Facility, these and other federal laws and regulations, as well as similar state laws and regulations, may apply to the discharge and disposal of wash wastewater, sludge, and hazardous materials generated by the operation of your car wash business, and the management of storm water.

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 or Facility.

You alone are responsible for investigating, understanding, and complying with all applicable laws, regulations, and requirements applicable to you and your Grease Monkey 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 Grease Monkey 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 Grease Monkey Center.

ITEM 2
BUSINESS EXPERIENCE

President and Chief Executive Officer: Kevin A. Kormondy

Mr. Kormondy has been our President and Chief Executive Officer since October 2019. Previously, Mr. Kormondy served as our Chief Operating Officer from July 2018 to September 2019. He

also serves as the Chief Executive Officer of GMI and SpeeDee since October 2019. He holds these positions in Greenwood Village, Colorado. Previously, Mr. Kormondy was also an Advisor to us providing franchise sales and operations advice and provided management supervision for our field team from February 2018 until July 2018. He was the President and Chief Operating Officer of GMI and SpeeDee from February 2018 to September 2019. He was the President and Owner of Kormondy Franchise Consultants, LLC, a franchise consulting firm in Highlands Ranch, Colorado from November 2016 until February 2018. He also served as the Chief Operating Officer and Executive Vice President of Big O Tires, LLC from April 2008 until October 2016 in Englewood, Colorado and Palm Beach Gardens, Florida.

Chief Operating Officer: Wesley E. Stephenson

Mr. Stephenson has been our Chief Operating Officer since October 2019. Mr. Stephenson also serves as President and Chief Operating Officer of GMI and SpeeDee since October 2019. He holds these positions in Greenwood Village, Colorado. Previously, Mr. Stephenson was an Advisor to GMF and its affiliates providing assistance in the expansion of products and services offered by GMF-affiliated retail locations from September 2018 to September 2019 in Greenwood Village, Colorado. He also served as Vice President, Operations for Tire Pros Francorp from August 2014 to November 2017 in Charlotte, North Carolina.

Chief Development Officer: Ronald Stilwell

Mr. Stilwell has been our Chief Development Officer since July 2021. He was the Chief Development Officer for Marco's Franchising, LLC from October 2018 to June 2021. From June 2014 to September 2016, Mr. Stilwell was the President of Fun Brands, Inc. in Tempe, Arizona. He was also the President of Franchise Executive Consultants in Phoenix, Arizona from September 2004 to September 2018.

Chief Financial Officer: Jeff Galgano

Mr. Galgano has been our Chief Financial Officer since October 2018. He also serves as the Chief Financial Officer of GMI and SpeeDee, and of our former affiliates Grease Monkey Midwest, LLC and Grease Monkey of Georgia, LLC which previously each operated various automotive services businesses now operated by GMI, since October 2018. He holds these positions in Greenwood Village, Colorado. Previously, Mr. Galgano served as the Chief Financial Officer of Tidel Engineering, L.P. from October 2006 through October 2018 in Carrollton, Texas.

Chief Marketing Officer: Tim Hartmann

Mr. Hartmann has been our Chief Marketing Officer since April 2021. He also serves as Chief Marketing Officer of GMI and SpeeDee since April 2021. He holds these positions in Greenwood Village, Colorado. Previously, Mr. Hartmann served as the Chief Marketing Officer of Steak 'n Shake Enterprises, Inc. from August 2020 to April 2021. Mr. Hartmann also previously served as Vice President/Head of marketing of Boston Market Corporation in Golden, Colorado from May 2016 to April 2020.

Vice President, General Counsel and Corporate Secretary: Coleman T. Lechner

Mr. Lechner has been our Vice President, General Counsel and Corporate Secretary since February 2021. He also serves as Vice President, General Counsel and Corporate Secretary of GMI and SpeeDee. He holds these positions in Greenwood Village, Colorado. Previously, Mr. Lechner served as Of Counsel of Foley & Lardner LLP, a national law firm, in Denver, Colorado from February 2019 to February 2021. He was Senior Counsel of Wyndham Hotels & Resorts, Inc. in Denver, Colorado from October 2018 to

February 2019, and as Vice President, Legal of Wyndham Worldwide Corporation in Parsippany, New Jersey from September 2013 to June 2018.

ITEM 3
LITIGATION

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 Grease Monkey Center is $39,900. Each Franchise Agreement will grant you the right to operate one (1) Grease Monkey 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, as described further in Items 7 and 11 - to allow you to open your Grease Monkey 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 Grease Monkey Center, and $10,000 for each additional location you convert to a Grease Monkey Center; provided that if you are an existing Franchisee converting another location or locations to a Grease Monkey Center, the Initial Franchisee 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 purchase an additional Grease Monkey Franchise for which you sign a then-current Franchise Agreement on or before April 30, 2022, the Initial Franchisee Fee will be $20,000 for your second Grease Monkey Franchise and each additional Grease Monkey Franchise thereafter ("Incentive Program"). You cannot purchase an additional Grease Monkey Franchise until all of your existing Grease Monkey 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 Franchises. The franchise(s) purchased under the Incentive Program may not be transferrable or offered for resale prior to opening your new Grease Monkey Center. The purchase of additional franchises under the Incentive Program will not be associated with a specific market, and we will 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 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 or their spouses will pay a reduced Initial Franchise Fee of $25,000 for a single Grease Monkey Center. 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, 2022, the Initial Franchisee Fee will be $10,000 for your second Grease Monkey Franchise and each additional Grease Monkey Franchise thereafter. You are required to provide us with a copy of your DD214 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 or first responder, we may permit you to pay your Initial Franchise Fee as follows: $10,000 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.

We do not currently charge an additional initial franchise fee for the operation of a Monkey Shine Facility.

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 Grease Monkey 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 Grease Monkey Centers. You will sign a Multi-Unit Agreement and the Franchise Agreement for your initial Grease Monkey Center at the same time. You will pay the applicable Initial Franchise Fee for the first Grease Monkey 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 Grease Monkey Center, and a reduced Initial Franchise Fee of $15,000 for each additional Grease Monkey Center you intend to open under the Multi-Unit Agreement.

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 Grease Monkey Centers. However, the applicable portion of the Multi-Unit Fee will applied to the Initial Franchise Fee for each Franchise Agreement signed under the Multi-Unit Agreement provided the applicable Grease Monkey 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 between $10,000 and $15,000 ("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.

ITEM 6
OTHER FEES

Type of Fee[(1)]	Amount	Due Date	Remarks
Royalty[(2)(3)(4)]	5.0% of Gross Revenues	Due on the 10th day of each month	The "Royalty" is based on "Gross Revenues" during the previous month. 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[(2)]	0.5% of Gross Revenues	Same as Royalty	This contribution is used for a system-wide "National Materials Fund" for our use in promoting and building the Grease Monkey brand. We reserve the right to increase the required contribution to 1% of Gross Revenues.
Local Advertising	4.0% of Gross Revenues	As incurred	You must spend a minimum of 4 percent of your total monthly Gross Revenues on local advertising that has been pre-approved by us.
Local and Regional Advertising Cooperatives	Established by cooperative members	Established by cooperative members	Payments to a Local or Regional Advertising Cooperative will be credited to your Local Advertising commitment. Item 11 contains more information about advertising cooperatives.
Point of Sale System (POS) Maintenance Fee	Ranges between $193 to $346 per month	As Agreed	This monthly fee is paid directly to the vendor. The cost may increase if you elect additional modules or services that the vendor offers.
Audit Expenses	Cost of audit and inspection, any understated amounts, 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.
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 Grease Monkey 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 ("CPI").

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.
Renewal Fee[5]	$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.
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.
Late Charges	$25	As incurred	Payable if any payment due to us or our affiliates is not made by the due date.
Additional Training or Assistance Fees	$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.
Professional Fees and Expenses	Will vary under circumstances	As incurred	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. You must reimburse us if we are required to incur any expenses in enforcing our rights against you under the Franchise Agreement.
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 Grease Monkey Center or Franchise.
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 for an administrative cost of obtaining the insurance. You must also list us, our affiliates and others as additional insured under your policy.

Type of Fee[(1)]	Amount	Due Date	Remarks
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.
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. Gross Revenues. 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 Grease Monkey Center or arising out of the operation or conduct of the Grease Monkey 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. Revenue from Monkey Shine Facilities will not be included in Gross Revenues for purposes of calculating Royalties and Advertising Contribution until there are 100 Monkey Shine Facilities open and operating. As of December 31, 2020, eight franchisee-owned Monkey Shine Facilities were open and operating. As described in further detail in Item 16 below, you are only permitted to sell or offer for sale the services and products specified by us. For example, you are not permitted to open a car wash service from your Grease Monkey Center, unless it is a Monkey Shine Facility.

3. Temporary Royalty Rebate Program. GMF currently offers a temporary Royalty rebate program. Under this program, if you are in compliance with your Franchise Agreement and meet all other eligibility requirements then in effect, we will before the expiration of the quarter which immediately follows the end of the quarter that you met all eligibility requirements, ACH a 10 percent rebate of the Royalty paid to us by you as a franchisee. If you are receiving royalty rebates

under any other program (including under a royalty rebate program for Conversion Franchises, Veteran or Incentive Program participants), you are not eligible to participate in the temporary Royalty rebate program described in this Note 3. The temporary Royalty rebate program expires as of April 30, 2022 unless we choose to continue it past this expiration period. This program has been in effect since April 1, 1992 through us and/or GMI.

4. Incentive Royalty Rebate Programs. If you are eligible for the Incentive Program or if you operate a Conversion Franchise or are a Veteran or first responder 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. At the end of your participation in the Incentive Royalty Rebate Program, you will be entitled to participate in our temporary Royalty rebate program described in footnote 3 to the chart above, if it is still in effect. See Addendum to Franchise Agreement (Incentive Program) attached to this Disclosure Document in Exhibit F-1, or Addendum to Franchise Agreement (Conversion) attached to this Disclosure Document in Exhibit F-2 for more information (the "Incentive Addendum").

5. 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.

ITEM 7
ESTIMATED INITIAL INVESTMENT
YOUR ESTIMATED INITIAL INVESTMENT
(FOR A SINGLE LOCATION)

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]	$28,000	$44,000	As Agreed	As Specified in Lease	Third Parties
Leasehold Improvements[3]	$0	$150,000	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			
Equipment, Furniture, Tools and Installation[4]	$69,000	$171,500	As Agreed	As Incurred	Third Parties
Grand Opening Costs[5]	$10,000	$15,000	As Agreed	As Incurred	Us or Third Parties
Initial Inventory[6]	$14,500	$25,000	As Agreed	As Incurred	Third Parties
Signs[7]	$10,000	$30,000	As Agreed	As Incurred	Third Parties
Supplies	$2,000	$2,000	As Agreed	As Incurred	Third Parties
Initial Training-Travel & Lodging Expenses[8]	$1,000	$5,000	As Agreed	As Incurred	Third Parties
Computer Hardware and Software[9]	$10,500	$19,500	As Agreed	As Agreed	Third Parties
Point of Sale Maintenance Fee[9]	$579	$1,038	As Agreed	As Agreed	Third Parties
Prepaid Expenses[10]	$2,000	$3,000	Cash	As Agreed	Third Parties
Additional Funds (3 months)[11]	$40,000	$80,000	As Agreed	As Incurred	Third Parties
TOTAL ESTIMATED INITIAL INVESTMENT[12]	$197,579	$585,938			

Notes:

These estimated initial expenses are our best estimate of the costs you may incur in establishing and operating your Grease Monkey Franchise. Except for certain Initial Franchise Fees, we do not offer direct or indirect financing for these items. Our estimates are based on our experience, the experience of our affiliates, and our current requirements for Grease Monkey Franchises. The factors underlying our estimates may vary depending on several variables, and the actual investment you make in developing and opening your Grease Monkey Franchise may be greater or less than the estimates given, depending upon the location of your Grease Monkey Center, and current relevant market conditions. Your costs will also depend on factors such as how well you follow our methods and procedures; your management skills; your business experience and capabilities; local economic conditions; the local market for our products and services; the prevailing wage rates; competition; and sales levels reached during your initial phase of business operations. All expenditures paid to us or our affiliates are uniform (except as we may agree to modify them in unique situations) and non-refundable under any circumstances once paid. 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 construction of a three-bay to a six-bay Center utilizing a build-to-suit developer. The low ranges in the chart assume you are purchasing a Conversion franchise, and may not need to incur all of these expenses.

2. Initial Franchise Fee. The Initial Franchise Fee for a single Grease Monkey Center is $39,900. If you are a Conversion Owner, the Initial Franchise Fee is $20,000. If you are a veteran or first responder, the Initial Franchise Fee is $25,000. We offer a reduced Initial Franchise Fee of $20,000 for existing franchisees (unless you are also a veteran, then the Initial Franchise Fee is further reduced to $10,000) who are eligible to participate in our Incentive Program. See Item 5 for more information on the Initial Franchise Fee.

3. Lease, Real Estate and Improvements. A common arrangement utilized by franchisees is to secure a build-to-suit lease. In this type of a lease, the landlord pays some or all of the lease improvement costs. Your rent rate is based in part on those costs. If property is owned by a third party and leased to you, we estimate the rent for the first month to be in a range of $7,000 to $11,000 for a three-bay to six-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. The estimated cost to purchase a site for a Grease Monkey Center ranges from approximately $250,000 to $750,000 for land and $650,000 to $1,450,000 for a three-bay, two deep 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 three-bay, two deep 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 zip 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 conversion of a building to a Grease Monkey Center designed to meet our specifications. If you purchase an existing Grease Monkey Center from an existing Grease Monkey franchisee and we are either the lessor or a sublessor, you will be required to sign a Deferred Maintenance Agreement which requires the buyer or seller of the Grease Monkey Center to repair conditions of the Center identified in our inspection of the Center within 90 days of the purchase (Exhibit D-3).

4. Equipment, Furniture, Tools and Installation. This amount includes storage tanks. Assuming you can establish a creditworthiness acceptable to third parties, financing through third parties may be available. Certain of these prices may vary due to fluctuations in the price of steel. A breakdown of these estimated costs is as follows:

	Low	High
Equipment	$23,000	$68,000
Storage Tanks	$10,200	$15,000
Installation	$12,500	$33,000
Filter Crusher	$1,300	$1,700
Tools	$2,500	$8,000

	Low	High
Vacuum	$400	$2,300
Radiator Flush	$1,400	$3,000
Furniture	$2,000	$4,000
Transmission Fluid Machine	$3,700	$8,500
Air Conditioning Equipment	$3,900	$4,500
Tire Rotation	$6,800	$20,400
Service Pit Covers	$1,300	$3,000
Subtotal	$69,000	$171,500

5. Grand Opening Costs. You must plan to spend a minimum of $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).

6. 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. The cost of the initial inventory will range from $14,500 to $25,000.

7. 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 channel letters on four sides of the building and one monument sign. The estimated cost in the chart may increase due to zoning or installation factors.

8. Initial Training – Travel & Lodging Expenses. 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 Grease Monkey 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 or subsequent Grease Monkey Center, or if you are acquiring a Grease Monkey 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.

9. Computer Hardware and Software; 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 Grease Monkey Centers.

10. Prepaid Expenses. This estimated amount includes utility deposits, fees for city, state and local business licenses, a 25 percent deposit of the first year's insurance premiums for liability, replacement property, garage-keepers liability and umbrella insurance, and other prepaid expenses. If you are approved to open and operate a Monkey Shine Facility as part of your Grease Monkey

Center, your estimated prepaid expenses may increase above the prepaid expense estimate in the chart.

11. 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.

12. 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.

MONKEY SHINE FACILITY

If you are approved to open and operate a Monkey Shine Facility as part of your Grease Monkey Center, your estimated initial investment to open and operate your Center will increase by the expenditures shown in the applicable chart below, depending on the type and configuration of the Facility you intend to develop. We currently do not provide active support for Monkey Shine Facilities, and do not currently collect royalties for Monkey Shine Facilities. Item 6 contains additional information on Monkey Shine Facilities. If you purchase the rights to open and operate a Monkey Shine Facility, you will sign the MS Addendum in Exhibit G-2.

ONE BAY AUTOMATIC CAR WASH FACILITY

Type of Expenditure[1]	Amount		Method of Payment	When Due	To Whom Payment is to be Paid
	Low	High			
Lease, Real Estate and Improvements[2]	$4,000	$10,000	As Agreed	As Specified in Lease	Third Parties
Automatic Car Wash Equipment and Installation[3]	$156,000	$325,000	As Agreed	As Incurred	Third Parties
Support Equipment and Tools[4]	$17,250	$72,250	As Agreed	As Incurred	Third Parties
Initial Inventory[5]	$2,400	$8,000	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			
Signs[6]	$5,000	$10,000	As Agreed	As Incurred	Third Parties
Supplies	$500	$1,500	As Agreed	As Incurred	Third Parties
Additional Funds (3 months) [7]	$18,000	$30,000	As Agreed	As Incurred	Third Parties
TOTAL ESTIMATED INITIAL INVESTMENT[8]	$203,150	$456,750			

100 FOOT EXPRESS TUNNEL CAR WASH FACILITY

Type of Expenditure[1]	Amount		Method of Payment	When Due	To Whom Payment is to be Paid
	Low	High			
Lease, Real Estate and Improvements[2]	$12,000	$24,000	As Agreed	As Specified In Lease	Third Parties
Express Tunnel Car Wash Equipment and Installation[3]	$245,950	$600,000	As Agreed	As Incurred	Third Parties
Support Equipment and Tools[4]	$86,400	$247,200	As Agreed	As Incurred	Third Parties
Initial Inventory[5]	$4,000	$8,600	As Agreed	As Incurred	Third Parties
Signs[6]	$5,000	$10,000	As Agreed	As Incurred	Third Parties
Supplies	$1,000	$2,000	As Agreed	As Incurred	Third Parties
Additional Funds (3 months)[7]	$51,000	$98,000	As Agreed	As Incurred	Third Parties
TOTAL ESTIMATED INITIAL INVESTMENT[8]	$405,350	$989,800			

Notes:

1. General. The low and high ranges in the table are based on the cost to construct a car wash facility utilizing a build-to-suit developer. Your initial investment will vary depending on whether you construct a one-bay automatic facility or a 100 foot Express Tunnel facility. The low ranges in the chart assume you are purchasing a Conversion franchise, and may not need to incur all of these expenses.

2. Lease, Real Estate and Improvements. A common arrangement utilized by franchisees is to secure a build-to-suit lease. In this type of a lease, the landlord pays some or all of the lease improvement costs. Your rent is based in part on those costs. If the property is owned by a third party and leased to you, we estimate the rent for the first month to be in a range of (1) $4,000 to $10,000 for a one-bay Automatic Car Wash Facility; or (2) $12,000 to $24,000 for a 100 foot Express Tunnel Car Wash facility. The security deposit for any type of facility is usually equal to one or two month's rent and the charts show one month's rent and a security deposit equal to one month's rent.

   The estimated costs to purchase a site for a single bay Automatic Car Wash Facility ranges from $100,000 to $200,000 for land and $100,000 to $250,000 for the building. You need a site of approximately 5,000 square feet, but smaller sites may be acceptable. The one bay Automatic Car Wash building is approximately 42 feet by 24 feet and contains approximately 1,010 square feet.

   The estimated costs to purchase a site for a 100 foot Express Tunnel Car Wash Facility ranges from $250,000 to $600,000 for land and $450,000 to $625,000 for a 100 foot building. You need a site of approximately 43,500 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 100 foot Express Tunnel Car Wash building is approximately 32 feet by 100 feet and contains approximately 3,200 square feet.

   The tables above do not include an estimate of any water or sewer tap fees you may be required to pay to connect to water and sewer services when you construct your improvements at the property. Tap fees can vary significantly from one jurisdiction to another and based on the size of your connection. You will need to research the amount of any tap fees that might apply to your Facility.

   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 conversion of a building to a Monkey Shine Facility designed to our specifications.

3. Car Wash Equipment and Installation. Assuming you can establish creditworthiness acceptable to third parties, financing through third parties may be available. In most cases, financing will be secured through a traditional financing source. Terms of payment are generally 25 to 50 percent deposit due when the sales contract is signed, with the remaining funds due 10 days prior to shipment of the equipment. In some cases, there may be a 10 percent holdback until the car wash equipment is started up. These terms may vary based on the distributor and the manufacturer. It is important for you to research and compare distributors and manufacturers for the car wash equipment you choose. Certain of these costs may vary due to fluctuations in the price of steel or the type of car wash equipment you choose for your facility. The estimated equipment range will be affected based on numerous factors, including:

   a. The region of the country in which the Facility is located will affect the support equipment that must be purchased for each car wash Facility. In cold weather climates, additional floor heat systems, heat and weep freeze protection and bay doors will be needed to keep applicable equipment, depending on the type of Facility you develop, from freezing. In warm weather climates, the additional equipment will not likely be needed.

   b. Water quality and laws and regulations will affect the equipment needed to support the car wash Facility. For example, the water quality will change the sizing of the water softener or in some cases eliminate the need for the water softener. Municipalities may require the use of water reclamation or water recycling systems, which will increase your cost.

c. The size of the car wash Facility will affect the overall cost of the equipment. For example: if you choose to build a larger Monkey Shine Facility, you will incur additional costs for upgrading the hot water heater, floor heat boiler, water softener and spot-free systems, as applicable, depending on the type of Facility you develop.

d. Depending on the type of Facility you develop, the car wash equipment includes: (1) For a one-bay automatic car wash facility: automatic car wash equipment, bay doors, bay coating/water proofing, heat & weep freeze protection, coin box/entry system, dryer system and related installation costs; and (2) For an express tunnel car wash facility: 100' express tunnel car wash equipment with dryer, bay doors, bay wall coating/water proofing, tunnel controller/coin box/entry system, prep station and related installation costs, all related support equipment, (i.e., water softener, spot-free system, water heater, floor heat boiler, air compressor, bay doors, heat & weep freeze protection and water reclamation), vacuums, vending and credit card systems. The high and low ranges vary based on upgrades and features for the car wash equipment.

4. Support Equipment and Tools. Support equipment and tools will vary depending on the type of Facility you develop and the type of car wash equipment you choose for your Facility. For a one-bay automatic or an express tunnel car wash Facility, support equipment and tools include: water softener, RO system, hot water heater, floor heat system, water reclaim system, window washing system, vacuums, bill changers, vending machines, air compressor, tools and related installation costs. For an express tunnel car wash Facility, your support equipment would also include a radiant bay tube heater and a credit card system.

5. Initial Inventory. The range of inventory for each car wash facility size includes: car wash chemicals, vending supplies, vacuum supplies and uniforms. These ranges reflect the size and type of the car wash facility.

6. Signs. All Monkey Shine signs must meet our graphic standards and be approved in writing by us in advance of production. The estimated cost in the table may increase due to zoning or installation factors.

7. Additional Funds. This amount includes estimated operating expenses you should expect to incur during the first three months of operations in addition to the expenses listed in the Additional Funds chart for a Grease Monkey Center, as shown in the first chart in this Item 7. 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 skills, experience and business acumen, local economic conditions, the local market for our services, the prevailing wage rate, competition and the sales level reached during the initial period. This is only an estimate and 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 the three months and you may need additional capital.

8. Total Estimated Initial Investment. The Total Estimated Initial Investment shown in each of the three Monkey Shine Facility charts above is the estimated initial investment you would incur in addition to the Total Estimated Initial Investment for a Grease Monkey Center, as shown in the first chart in this Item 7. We have compiled these estimates based on our and our predecessor's

experience and information gathered from third parties. Because the ranges in the charts 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 before making any decision to purchase a franchise. The availability and terms of financing from third parties depend on several factors, including the availability of financing generally, your creditworthiness, collateral you may have and lending policies of financial institutions. None of the fees and costs estimated in the chart above are refundable, except deposits paid to third parties may be refundable.

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 Grease Monkey Centers. You will sign a Franchise Agreement for your initial Grease Monkey 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 Grease Monkey Center, and $15,000 for each additional Grease Monkey Center you intend to open under the Multi-Unit Agreement. The chart shows the Multi-Unit Fee for the minimum two additional Grease Monkey 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 Grease Monkey Centers. See Item 5 for more information about your Multi-Unit Fee.

2. 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 Grease Monkey 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 and Facility in compliance with your Franchise Agreement and the standards and specifications contained in the manual we loan to you for your Grease Monkey Center (the "Standards Manual," which was formerly referred to as the "Operations Manual"). The Standards Manual is now available online and requires you to enter into a confidentiality agreement. The Standards 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. We may in the future develop standards and specifications which are specific to the operation of a Monkey Shine Facility.

Through the Standards 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 Grease Monkey Center and Monkey Shine Facility.

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 and Facility in accordance with our standards and specifications only from sources approved by us. After you sign the Franchise Agreement and successfully complete our Initial Training Program, we will make available to you our standards and specifications and a list of our approved suppliers as part of our Standards Manual. We have the right to change these standards and specifications on 30 days' prior written notice to you.

If you are approved to offer Alternative Automotive Services through your Grease Monkey Center, we may make available additional standards and specifications for those automotive services under a separate agreement. "Alternative Automotive Services" are services we identify or designate and are typically services that are not performed in at least 85 percent of Grease Monkey Centers. You must state in your work orders and invoices that your customer can only return to your Grease Monkey Center to exercise the warranty for any Alternative Automotive Services you performed.

Center and Facility Lease and Build-Out

You must, at your expense, construct, convert, design, furnish, and decorate the Center and Facility 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. You also have the option to lease and develop the Center at your franchised location through our Development Program.

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 and Facility, 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.

Purchases from Designated or Approved Sources

We, or our affiliate, GMI, or our approved vendor or designee are approved suppliers of 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; and (f) advertising materials in electronic format or otherwise. If you open a Facility with your Center, we may make available for your purchase, co-branded Monkey Shine soaps, other chemicals, products, equipment, and services from our designated supplier. We and our affiliates reserve the right to designate additional suppliers for such soaps, other chemicals, other products, equipment, and services. If you acquire rights to operate the Brake Services Program in your Center, we will designate approved suppliers, which may be us, GMI, or other vendors, for additional equipment and inventory related to that program.

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.

You will purchase or lease the rest of your product needs, equipment, supplies, and services used, sold, or leased through your Center and Facility only from suppliers designated or approved by us in advance. 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. 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 Grease Monkey Center and Monkey Shine Facility, as well as our criteria for approving a supplier, if any.

Our affiliates sell and lease products, equipment, supplies, and services to franchisees and derive revenue from such sales. We reserve the right to sell or lease, and our affiliates reserve the right to sell or lease, other products, equipment, supplies, and services to franchisees and to derive revenue from such sales. During the fiscal year ended December 31, 2020, and with the exception of occasional subleases to franchisees (with little to no mark-up on the lease amount), we had no revenues from franchisee purchases or leases. During the fiscal year ended December 31, 2020, our affiliate, GMI, had revenues from items sold to Grease Monkey Center franchisees and real estate leases of $647,811 and had no revenues from items sold to Monkey Shine Facility franchisees.

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 Facility and 20 percent to 30 percent to operate your Center and Facility.

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. 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 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 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 polices would be stated in our Standards 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 Grease Monkey Franchise (this does not currently apply to Monkey Shine). 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 Grease Monkey Center is located, and must be approved by us. It must also be rated "A" or better by A.M. Best & Company, Inc. 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 and 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. As of the date of this Franchise Disclosure Document, we have purchase agreements with suppliers of equipment and chemicals for Facilities. 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, 2020, our affiliate, GMI, received payments from suppliers as a result of Grease Monkey Center franchisee purchases of between 1 percent and 10 percent of the cost of the items. During the fiscal year ended December 31, 2020, we and our affiliates received no payments from suppliers as a result of Monkey Shine Facility franchisee purchases, but reserve the right to do so in the future. Except in certain situations where you negotiate a credit with a supplier, GMI 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 and 4.2 of Franchise Agreement; Section 3 of Amendment to Franchise Agreement (Conversion); Sections 3.4 and 3.6 of Multi-Unit Agreement; Section 4 of MS Addendum	Items 7 and 11
(b) Pre-opening purchases/leases	Sections 4.3 through 4.7 of Franchise Agreement; Section 5 of Amendment to Franchise Agreement (Conversion); Section 3.4 of Multi-Unit Agreement; Sections 4 and 5 of MS Addendum	Items 5, 7 and 8
(c) Site development and other pre-opening requirements	Sections 4.3 through 4.7 of Franchise Agreement; Sections 5 and 7 of Amendment to Franchise Agreement (Conversion); Sections 4 and 5 of MS Addendum; Section 2 of Incentive Addendum	Items 6, 7 and 11
(d) Initial and ongoing training	Section 6 of Franchise Agreement; Section 6 of MS Addendum	Items 7 and 11
(e) Opening	Section 4.8 of Franchise Agreement; Section 4 of Amendment to Franchise Agreement (Conversion); Section 13 of MS Addendum	Item 11

Obligation	Section in Agreements	Item in Disclosure Document
(f) Fees	Sections 2.2, 10.5, 12.2 through 12.5, 14.3, 14.4, 15.2, 16.3, 18.7, 19.2, 21.1, 23.7, 23.11 and Sections 6, 11 and 12 of Franchise Agreement; Sections 2 and 8 of Amendment to Franchise Agreement (Conversion); Section 7 of Amendment to Franchise Agreement (Renewal); Section 2 and Section 5.3 of Multi-Unit Agreement; Section 7 of MS Addendum; Section 1 of Conversion Addendum	Items 5, 6 and 7
(g) Compliance with standards and policies/ Standards 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; Sections 2 and 3 of MS Addendum	Items 13 and 14
(i) Restrictions on products/services offered	Sections 10.3, 10.4 and 10.5 of Franchise Agreement; Section 12 of MS Addendum	Item 16
(j) Warranty and customer service requirements	Section 9.1 of Franchise Agreement; Standards 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 of Franchise Agreement	Item 8
(m) Maintenance, appearance and remodeling requirements	Sections 9.1.a and 16.3.e of Franchise Agreement	Item 17
(n) Insurance	Section 19 of Franchise Agreement; Section 11 of MS Addendum	Item 7
(o) Advertising	Section 12 of Franchise Agreement; Section 14 of MS Addendum	Items 6, 7 and 11
(p) Indemnification	Section 20.3 of Franchise Agreement	Item 6
(q) Owner's participation/ management/staffing	Sections 9.1.h and 9.1.i of Franchise Agreement	Item 15
(r) Records/reports	Section 14 of Franchise Agreement; Section 8 of MS Addendum	Item 6
(s) Inspections/audits	Sections 10.2 and 14.4 of Franchise Agreement; Section 8 of MS Addendum	Items 6 and 11
(t) Transfer	Section 15 of Franchise Agreement; Section 5 of Multi-Unit Agreement; Section 2 of Incentive Addendum	Item 17
(u) Renewal	Section 16 of Franchise Agreement; Amendment to Franchise Agreement (Renewal)	Item 17
(v) Post-termination obligations	Sections 17.4 and 17.6 of Franchise Agreement; Section 4.4 of Multi-Unit Agreement	Item 17
(w) Noncompetition covenants	Section 18 of Franchise Agreement; Section 6.1 of Multi-Unit Agreement; Section 15 of MS Addendum	Item 17
(x) Dispute resolution	Section 21 of Franchise Agreement; Section 7.3 of Multi-Unit Agreement	Item 17
(y) Guaranty	Attachment III to Franchise Agreement; Attachment 2 to Multi-Unit Agreement	Item 15

ITEM 10
FINANCING

We do not offer direct or indirect financing. We do not guarantee your note, lease or obligation.

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

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

Pre-opening Obligations

Before the opening of your Center and Facility, 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 Grease Monkey 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 Center 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, one copy of our confidential and proprietary Standards Manual for your Grease Monkey Center. The Standards Manual contains approximately 286 pages. The table of contents for the Standards Manual is attached to this Franchise Disclosure Document as Exhibit J (Sections 5.1.f and 7.1 of the Franchise Agreement).

4. Between your actual opening and your grand opening promotion, one of our representatives will be on site to assist you in operating the Grease Monkey Center. The time for the on-site opening assistance is established by mutual agreement (Section 5.1.c of the Franchise Agreement).

5. 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 and Facility (Section 5.1.d of the Franchise Agreement; Section 6.a of the MS Addendum). We do not deliver or install any of these items.

6. Provide an initial training program in Greenwood Village, Colorado, or another location designated by us ("Initial Training Program") for you or your principal owner (Sections 5.1.e and 6.1 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 and Facility, if you request assistance. Although we will consult with you on your site and require your site be subject to our final authorization, you have the ultimate responsibility in choosing, obtaining and

developing the site for your Center and Facility. We must approve the site before you sign the Lease. In evaluating a proposed site, we consider such factors as zoning considerations, appropriate size and dimensions, visibility factors, traffic flow and patterns, access and exits, area population, and a consideration of market conditions. Before leasing or purchasing the site for your Center and Facility, you must submit to us, in the form we specify, a description of the site, with other information and materials we may reasonably require. 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 and Facility within 270 days after signing the Franchise Agreement. 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 and Facility. 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.

You may not relocate your Center and Facility without our prior written consent.

We generally do not own the premises for the Center or Facility and lease it 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 that could be exercised at our option in the event of a default by you or any other termination of the Franchise Agreement that would allow us or an 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 to purchase the site for the Center. A Memorandum of Lease Option may be recorded or filed by us in the event a Lease Option is required.

If you sign a Multi-Unit Agreement with us to open multiple 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 and Facility to be opened under the Multi-Unit Agreement.

Schedule for Opening

The typical length of time between signing the Franchise Agreement or the payment of any fees and the opening of the Center and Facility can vary from nine 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; and the time to convert, renovate, or build the premises. The conversion of an existing lubrication center to a Grease Monkey Center usually takes two to six months, depending on the extent conversion of the premises, equipment, and operational systems is necessary.

Your Center and Facility 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 Grease Monkey 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 of the Franchise Agreement).

2. Upon reasonable request, provide advice regarding your Grease Monkey Center and Monkey Shine Facility 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.a 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.b of the Franchise Agreement).

4. Provide you with access to our advertising and promotional programs and materials for your Center (Section 8.1.c of the Franchise Agreement).

5. A representative of ours will visit your Center approximately three or four times per year, but at least twice a year, and provide consulting assistance (we do not provide consulting assistance on employment-related matters) (Section 8.1.d of the Franchise Agreement).

If you execute a Multi-Unit Agreement, we (or our designee(s), which may be an affiliate of ours) will provide the following assistance to you: assist you in your site selection process for your second and subsequent Grease Monkey Centers by reviewing and accepting a site for the Center, and approving and accepting a final lease or purchase contract for the second and subsequent Centers (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)) 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 Grease Monkey Franchise, prepare written reports concerning these visits outlining any suggested changes or improvements in the operation of the Grease Monkey 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. Maintain and administer a national materials fund. We may dissolve the national materials fund upon written notice.

4. Hold periodic national or regional conferences to discuss business and operational issues affecting Grease Monkey franchisees.

Advertising

National Materials Fund

We have established a National Materials Fund for marketing the System, the Marks, and Grease Monkey Centers. You must pay up to 1 percent (currently .5 percent) of your Gross Revenues ("Advertising Contribution"). Your contribution to the National Materials 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 Materials Fund, but certain franchisees may contribute on a different basis depending on when they signed their Franchise Agreement. Grease Monkey Centers owned by us will contribute to the National Materials Fund on the same basis as franchisees.

The National Materials 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 Materials Fund will be in a separate bank account, commercial account or savings account.

We have complete discretion on how the National Materials Fund will be utilized. We may use the National Materials 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, and any other purpose to promote the Marks. We may use any media for disseminating National Materials 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 Materials 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 Materials Fund. 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 Contributions 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 Materials Fund or to maintain, direct or administer the National Materials 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 Materials Fund on any terms we deem reasonable.

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

During our most recent fiscal year ended December 31, 2020, we collected $845,325 in Advertising Contributions to the National Materials Fund. Approximately 7.5 percent of the funds in the National Materials Fund were spent on administrative costs, approximately 3.4 percent were spent on research,

approximately 56.5 percent were spent on creative production and printing of advertising materials, and approximately 32.6 percent were spent on franchisee support system tools.

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 for as long as four to six months. See Items 5 and 7 for costs of 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

In addition to the National Materials Fund and Initial Advertising, you must spend a minimum of 4 percent of your total amount of monthly Gross Revenues related to the operation of your Center on local advertising that has been pre-approved by us ("Local Advertising Requirement"). Certain franchisees may be required to spend up to 5 percent of their total Gross Revenue related to the operation of their Center on Local advertising depending on when they signed their Franchise Agreement, and whether they signed a global amendment to their franchise agreement. A separate accounting of your local advertising expenditures must be submitted to us within 30 days after the end of each calendar year, showing how you spent the 4 percent of your Gross Revenues related to the operation of your Center, averaged over a year, for local advertising expenditures. In addition to the franchise advisory council described below, we and our affiliate may, in our sole discretion, solicit input on advertising from all or a group of franchisees. 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 Grease Monkey Center and Monkey Shine Facility, 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 and Facility must participate in promotions we institute from time to time for all Centers and Facilities, or for all Centers and Facilities within a particular area. If you wish to advertise online, you must follow our online policy which is contained in our Standards 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.

Regional Advertising

We and our affiliate, GMI, may, upon 30 days' written notice to you, create a regional advertising association ("Co-op") in the market area where you are located, at which time you must become a member of the Co-op. Company and affiliate-owned Centers in the particular market area will also become members of the Co-op and contribute to it on the same basis as other members. We and our affiliate may contribute back to the Co-op all or a portion of the National Materials Fund payments received by us from franchisees in the Co-op from your market area for marketing and advertising programs. We and our affiliate may make these funds available on a regular basis or intermittently for specific programs selected by the majority of the Co-op members and approved in advance by us or our affiliate(s). If we or our affiliate(s) form a Co-

op, you will be bound by the decisions of the majority of the members of the Co-op regarding expenditures, assessments, and dues, to the extent we or our affiliate(s) approve them. If you fail to participate in the Co-op or pay any Co-op contributions or dues, this constitutes a material breach under the Franchise Agreement.

Each Co-op will have the right, by majority vote, to require its members to make contributions to the Co-op on a regular or intermittent basis of up to 4 percent of the Gross Revenues of the member's Center. You receive credit for all contributions and dues paid to a Co-op toward your Local Advertising Requirement. See Item 6. We or our affiliate, GMI, must approve all advertising materials before they are used by a Co-op or furnished to its members. Each Co-op must prepare unaudited annual financial statements and send them to you if you request them. We and our affiliate have the right to determine the scope of the geographical areas included in each Co-op. We and our affiliate also have the right to seek reimbursement from the Co-op for reasonable administrative costs, salaries, and overhead that we and our affiliate(s) may incur in implementing and administering the Co-op and its marketing programs. We and our affiliate(s) can change and dissolve the Co-op. The Co-op must operate under a written document which franchisees can view. Either we, our affiliate(s), or the Co-op may create the Co-op's advertising, but advertising created by the Co-op must have our or our affiliate's written approval before use. We and our affiliate may establish an advertising cooperative for a particular region to enable the cooperative to self-administer the local or regional advertising program.

A Co-op has been created in the Denver front range area. If your Center is located in this area, you must participate in the Co-op. The members of the Co-op elect a governing board. The board, subject to our rights, determines and administers the advertising and marketing programs of the Co-op.

Advisory Council

A Grease Monkey international franchise advisory council ("IFAC") has been established consisting of 11 franchisees, elected by franchisees. We currently have nine franchisees serving on the IFAC with two vacancies. The IFAC has no authority to make decisions, but does provide input and feedback in an advisory capacity regarding use of the funds in the National Materials Fund. We have the power to form, change, or dissolve the IFAC.

As of the date of this Franchise Disclosure Document, there is no advisory council composed of Monkey Shine Facility franchisees that advises us on advertising policies for Facilities. We reserve the right to create a Monkey Shine franchise advisory council.

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 systems currently approved by us are the Sage Microsystems and Integrated Services, Inc. POS systems. The Computer System permits us or our affiliate, GMI, to receive information on a timely basis concerning sales and inventory of the Center and Facility 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 Grease Monkey 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. 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 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.

The cost to purchase and license the hardware and software ranges from $10,500 to $19,500.

We (or our designee(s)) have the right to independently access the electronic information and data regarding your Center and Facility, 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 Grease Monkey 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 Grease Monkey Center, or from other locations. You must join an approved electronic network connection service and maintain an e-mail address to facilitate communication between you, us, and GMI.

We and our affiliate, GMI, reserve the right to require that you sublicense from us or GMI 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 Grease Monkey Center, you or your principal owner 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 three to four days of classroom training and approximately five days of hands-on training. We reserve the right to increase the length of our Initial Training Program by up to five additional days. The additional initial training may be conducted in Greenwood Village, Colorado or 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 Grease Monkey 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. If you are acquiring a second or subsequent Grease Monkey Center, or if you are acquiring a Grease Monkey Center 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 Training	Location
General Center Operations	10	Greenwood Village, Colorado
Vendor Training	1	Greenwood Village, Colorado
Sales/Presentation Techniques	3	Greenwood Village, Colorado
Lubricants and Fluids	2	Greenwood Village, Colorado
Certification Programs	1	Greenwood Village, Colorado
Fleet Accounts Sales and Processing	1	Greenwood Village, Colorado
Key Performance Indicators/Financial	2	Greenwood Village, Colorado
Management/Leadership Skills	2	Greenwood Village, Colorado
Customer Interactions and Role Play	5	Greenwood Village, Colorado
Marketing	2	Greenwood Village, Colorado
TOTAL	29	

General Center Operations Subjects	Hours of On-The-Job Training	Location
Process Training	8	Franchised Location
Lubricants and Fluids	1	Franchised Location
Certification Programs	1	Franchised Location
Fleet Accounts Sales and Processing	1	Franchised Location
Key Performance Indicators/Financial	1	Franchised Location
Management/Leadership Skills	1	Franchised Location
Point-of-Sale System	24	Franchised Location
Customer Interactions and Role Play	6	Franchised Location
TOTAL	43	

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 Standards Manual, handouts, and media presentations as the primary instruction materials during the Initial Training Program.

2. Tom Staker, our Director of Training and New Services since October 2013, oversees our training program. Mr. Staker has over forty-five years of automotive experience.

As of the date of this Franchise Disclosure Document, we do not offer any initial or additional training programs that specifically relate to the operation of Monkey Shine Facilities. The training related to the installation, maintenance, and operation of the car wash equipment will be provided on site by the vendors, installers, and manufacturers of the car wash equipment. We may provide training programs in the future that focus on Monkey Shine Facilities which is consistent with the training programs described in this Item for Grease Monkey Centers.

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 Certified Pit Crew certification which is discussed further in our Standards Manual. Certification Programs may be conducted online, at our training facility in Greenwood Village, Colorado, or at a Grease Monkey 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 may require that you or your 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 manager, or principal owner to attend the training program in person ("Remote Training"), but that are mandatory, more often than once per year. Currently we do not designate any seminar, convention, program, FullSpeed University, online training, or training in other formats as mandatory. If we designate any training program as mandatory in the future, 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 currently do not have any published fee for mandatory training 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 Grease Monkey Center. You may elect to have your new manager attend our Initial Training Program, at your expense. If we conduct an inspection of your Grease

Monkey 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

We designate a geographic area (Designated Area") in which a site will be located for your Grease Monkey Center and Monkey Shine Facility. The Designated Area is designated solely to select a proposed suitable location for your Center and Facility, and does not give you any exclusive rights to the Designated Area, nor imply any other territorial rights either before or after execution of the Franchise Agreement. The Designated Area is customarily designated by city, county, or other physical boundaries. You must operate your Center and Facility at a specific location designated in the Franchise Agreement ("Franchised Location"). Once you have designated your Franchised Location, you cannot move it without our or our affiliate's prior written approval, which approval will not be unreasonably withheld. Approval is based on a variety of factors, including the viability of the then-current location and demographics of the proposed new location. You have no option, right of first refusal, or similar contractual right to acquire additional Grease Monkey Centers, Monkey Shine Facilities, or Franchises in areas contiguous to your Franchised Location.

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 parents own, including the American LubeFast brand, Economy Oil Change brand, SpeeDee brand, the SpeeDee-Midas co-brand, the LubePro's brand, the Havoline xpress lube brand, the Fast Lube Plus brand, the Mobil 1 Express brand, the Herbert Automotive brand, the Handy Lube Express brand, Uncle Ed's Oil Shoppe brand, the Pit Stop brand and any other brand that we or our affiliates may acquire, franchise and operate. Conflicts between these other brands and Grease Monkey franchisees will be resolved by us, in consultation with our affiliated companies (as the case may be) in our sole discretion.

The placement of Centers and Facilities 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 Grease Monkey Center and Monkey Shine Facility 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 Grease Monkey Center and Monkey Shine Facility 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 Grease Monkey 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.

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 Grease Monkey Centers and Monkey Shine Facilities at any location, other than the Franchised Location; (2) to use the Marks and System to identify services and products that you sell and other than

those which you sell 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 Grease Monkey Centers and Monkey Shine Facilities; and (4) to engage in any other activities not expressly prohibited in the Franchise 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.

The continuation of your exclusive right to operate your Center or Facility is not dependent on the achievement of a certain sales volume, market penetration, or other similar contingency.

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 the Proprietary Marks in your Center and Facility. You may also use other future trademarks, service marks, and logos we approve to identify your Grease Monkey Center(s) and Monkey Shine Facility(ies).

Under the Trademark and System License Agreement dated March 15, 2006 ("License Agreement"), and under the Trademark and System License Agreement dated December 31, 2009 ("MS License Agreement"), GMI licenses to us the right to use and sublicense the Marks and System in granting Franchises for Grease Monkey Centers and Monkey Shine Facilities. Both the License Agreement and the MS License Agreement continue for a term of 15 years from their date of execution, and both automatically renew for additional terms of 15 years each unless either party terminates the agreement prior to the end of each term. On March 15, 2021, the License Agreement automatically renewed for any additional 15-year term.

We must use, display, and sub-license the Marks only in strict compliance with mandated quality standards. If we fail to comply with the terms and conditions of the License Agreement and MS License Agreement and do not cure the default within 30 days after receipt of written notice, or an extended period if we are diligently pursuing a cure to completion, GMI shall have the right to terminate the License Agreement and MS License Agreement. GMI also has the right to terminate the License Agreement and MS License Agreement if we are insolvent, make an assignment for the right of our creditors, or other unapproved assignment or transfer of our rights under the License Agreement and MS License Agreement, or our assets are placed in the hands of a trustee or receiver. Upon termination of the License Agreement and MS License Agreement as a result of a default, our rights under any Franchise Agreement or other license shall be deemed to be automatically assigned at GMI's option, to GMI or its designee.

GMI has registrations with the United States Patent and Trademark Office ("USPTO") for the following Marks:

Registered Mark	Registration Number	Registration Date	Register
	1,178,487	November 17, 1981	Registered on the Principal Register
	1,385,455	March 4, 1986	Registered on the Principal Register
SEYMORE MILES	1,700,848	July 14, 1992	Registered on the Principal Register
GREASE MONKEY	1,945,774	January 2, 1996	Registered on the Principal Register
GREASE MONKEY 10 MINUTE LUBE & OIL PROS	1,954,724	February 6, 1996	Registered on the Principal Register
	1,954,725	February 6, 1996	Registered on the Principal Register
	2,642,604	October 29, 2002	Registered on the Principal Register
GREASE MONKEY PREVENTIVE MAINTENANCE PROS	2,662,189	December 17, 2002	Registered on the Principal Register

Registered Mark	Registration Number	Registration Date	Register
MONKEY SHINE	3,028,166	December 13, 2005	Registered on the Principal Register
	3,116,868	July 18, 2006	Registered on the Principal Register
	3,145,105	September 19, 2006	Registered on the Principal Register
GREASE MONKEY	3,767,061	March 30, 2010	Registered on the Principal Register
	4,136,956	May 1, 2012	Registered on the Principal Register
FULLSPEED AUTOMOTIVE	5662344	January 22, 2019	Registered on the Principal Register
	5662426	January 22, 2019	Registered on the Principal Register
SERVICE DONE RIGHT. ON TIME…GUARANTEED.	5595255	October 30, 2018	Registered on the Principal Register
	6,058,911	May 19, 2020	Registered on the Principal Register

GMI has also applied to register the following trademarks on the Principal Register at the USPTO:

Mark	Serial Number	Filing Date	Status
	86/668,866 86/668,870 86/668,874 86/668,877 86/668,880 86/668,882 86/668,885	June 19, 2015	Pending

We do not have a federal registration for the Marks above (serial numbers 86/668,866, 86/668,870, 86/668,874, 86/668,877, 86/668,880, 86/668,882 and 86/668,885. These Marks do not have the same legal benefits and rights as federally registered trademarks. If our right to use these Marks is challenged, you may have to change to an alternative trademark, which may increase your expenses.

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

The Marks are used as the sole identification of the Grease Monkey Center and Monkey Shine Facility. 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 and Facility, however, in the manner we require. You cannot, without our prior written consent or as may be permitted in the Standards 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.

On February 24, 2020, we entered into an agreement with Big Time Products, LLC ("BTP") located in Rome, Georgia to settle a series of opposition actions filed by BTP against the registration of our stylized GREASE MONKEY mark under Serial Numbers 86/668,866, 86/668,870, 86/668,874, 86/668,877, 86/668,880, 86/668,882, and 86/668,885. Pursuant to the terms of the agreement, and as between BTP and us, we own the rights to the mark GREASE MONKEY for (i) automotive or other vehicle lubrication, repair and maintenance services; (ii) franchising services; (iii) automotive parts, accessories and tools; and (iv) flashlights, and BTP owns the rights to the mark GREASE MONKEY for (i) gloves, including protective gloves for industrial and workplace uses; gloves for gardening and working; household gloves for cleaning; and disposable latex, nitrile, and vinyl gloves suitable for general use; (ii) knee pads suitable for industrial, workplace or household use; (iii) safety goggles and glasses suitable for industrial, workplace or household use; (iv) dust masks and protective face masks suitable for industrial, workplace or household use; (v) ear plugs intended suitable for industrial, workplace or household use; (vi) other protective workplace products, including protective sleeves, vests, aprons, suspenders, hoods, chaps and belts; (vii) sponges and brushes suitable for industrial, workplace or household use (excluding goods marketed specifically for automotive maintenance); (viii) snow and ice scrapers suitable for industrial, workplace or household use (excluding goods marketed specifically for automotive maintenance); (ix) ropes and bungee cords suitable for general use (excluding goods marketed specifically for automotive maintenance); and (x) soft-sided tool bags, tool belts and tool pouches sold empty suitable for industrial, workplace or household use. BTP further agreed not to place any advertising of its products with any automotive trade magazines or automotive industry

focused websites. Each party further agreed not to use any of their GREASE MONKEY marks in a form that is more similar to the other party's marks, including using any representation of a monkey that is similar to those of the other party. The agreement shall remain in place for so long as either party retains rights to the marks that are the subject of the agreement. While it is believed that this agreement will have minimal impact on franchisees, franchisees are required to abide by the terms of the agreement.

Other than the License Agreement, MS License Agreement and the agreement with BTP described above, there are no agreements in effect which significantly limit our rights to use or license the use of the Marks in any manner.

To our knowledge, there are no currently effective 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.

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. 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 Standards 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 Standards 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 Grease Monkey Franchise, but such copyrights remain our sole property. The Standards Manual, FullSpeed University training programs and content, associated prototypical blueprints, and related materials are proprietary and confidential. They are our or our affiliate's property to be used by you only as described in the Franchise Agreement. You may not use our or our affiliate's 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. Item 13 describes the terms of the license agreement between GMI and GMF relating to the license of the Marks and System by GMI to us. We and our affiliate have no obligations to protect or defend the use of any material by you in which we or our affiliate 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 affiliate have or may claim a copyright.

Our Standards 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 Grease Monkey Franchises, our training materials and techniques, information concerning product and service sales, operating results, financial performance and other financial data of Grease

Monkey 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 Standards 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 Grease Monkey 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 Grease Monkey 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 Grease Monkey Center ("Principal Owner") are not obligated to participate personally in the direct operation of your Center and Facility, 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 and Facility, you must designate a manager ("Manager") who has been approved by us to be responsible for the direct on-premises supervision of your Center and Facility. 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 and Facility. 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 and Facility. 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 Grease Monkey 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 Grease Monkey Center and Monkey Shine Facility, as applicable. 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 and Facility 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 cannot, without our prior written consent or as may be permitted in the Standards 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. You must operate your Center and Facility, in conformity with the methods, standards, and specifications in the Standards Manual, or otherwise in writing. The Standards Manual is described in Item 11 of this Franchise Disclosure Document.

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 services and products specified by us. We may change or add to our required services and products at our discretion with prior notice to you. If we change or add to our required services and products, 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 services or products 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. Other than the above, you are not restricted by the Franchise Agreement or any other practice or custom concerning the goods or services which you may offer or sell to the customers or clients with whom you may deal.

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; Amendment 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 an automatic extension for five additional years. Under option (b), you must provide notice at least six months before the expiration of the initial five-year renewal term that you do not want the term to automatically extend for another five years.
(c) Requirements for franchisee to renew or extend	Sections 16.3 and 16.4; Amendment to Franchise Agreement (Renewal)	Notice; renovation of premises; compliance with 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 contributions) from the original Franchise Agreement that covered your initial term.
(d) Termination by franchisee	Not Applicable	Not Applicable (subject to state law).
(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 17.2 and 17.3	30 days' notice of breach of Franchise Agreement, except 10 days' notice for monetary defaults and misuse of Marks and 7 days to cure the filing of a legal action in violation of the dispute resolution terms in the Franchise Agreement (subject to state law); breach of any other agreement with us, including the Multi-Unit Agreement.

Provision	Section in Agreement	Summary
(h) "Cause" defined – non-curable defaults	Section 17.1	Abandonment; conviction of a crime; unauthorized transfers; insolvency; bankruptcy*; appointment of receiver; assignment for benefit of creditors; unsatisfied judgments; levy; foreclosure; unauthorized disclosure; repeated violations.
(i) Franchisee's obligations on termination / non-renewal	Section 17.4	Pay outstanding amounts due; de-identification; return of confidential information and telephone numbers; covenant not to compete; others (see also r).
(j) Assignment of contract by franchisor	Section 15.6	No restriction on our right to assign.
(k) "Transfer" by franchisee – definition	Section 15.1	Includes transfer of interest in Franchise Agreement, Franchise, the Center, or any assets of the Center
(l) Franchisor approval of transfer by franchisee	Sections 15.1 and 15.2	We have the right to approve all transfers.
(m) Conditions for franchisor approval of transfer	Sections 15.2 and 15.3	Notice; transferee qualifies; all amounts due are paid in full; transferee completes training; transfer fee and transferee training fee paid; assignment agreement or then-current contract 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.
(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 Grease Monkey Franchise for three years (subject to state law).
(s) Modification of the agreement	Section 23.8	Must be in writing signed by both parties, but Standards Manual subject to change.

Provision	Section in Agreement	Summary
(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.
(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).
(v) Choice of forum	Section 21.3	All disputes must be arbitrated, and if applicable, litigated in Greenwood Village, Colorado, except as provided in the State-Specific Addendum to this Franchise Disclosure Document, subject to applicable state law.
(w) Choice of law	Section 21.3	Colorado law applies, subject to any contrary provision contained in the State-Specific Addendum (See Exhibit N), subject to applicable state law. The Colorado Consumer Protection Act does not apply.
(x) Security Interest	Section 22	You grant us a security interest in your Grease Monkey Center and its assets to secure your obligations under the Franchise Agreement and other agreements with us and our affiliates.

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

THE MULTI-UNIT DEVELOPER 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	Section 4.2	You can terminate on 60 days' notice for any reason.
(e) Termination by franchisor without cause	Not applicable	Not applicable.

Provision	Section in Multi-Unit Agreement	Summary
(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 executed in furtherance of the Multi-Unit Agreement.
(g) "Cause" defined - curable defaults	Section 4.2	60 days' notice of breach of Multi-Unit Agreement or any Franchise Agreement executed in furtherance of the Multi-Unit Agreement (subject to 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.
(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. 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. above).
(m) Conditions for franchisor approval of transfer	Sections 5.2 and 5.3	Notice; transferee qualifies; pay fee (see also m. 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 Grease Monkey 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. 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 8.6	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); no disclaimer of representations in the Multi-Unit Agreement or in this Franchise Disclosure Document. Any representations or promises made outside the Franchise Disclosure Document and Multi-Unit Agreement may not be enforceable.

Provision	Section in Multi-Unit Agreement	Summary
(u) Dispute resolution by arbitration or mediation	Sections 8.1 and 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.
(v) Choice of forum	Section 8.7	All disputes must be arbitrated, and if applicable, litigated in Greenwood Village, Colorado, except as provided in the State-Specific Addendum to this Franchise Disclosure Document, subject to applicable state law.
(w) Choice of law	Section 8.7	Colorado law applies, subject to any contrary provision contained in the State-Specific Addendum (See Exhibit N), 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.

CHARTS I
OPERATIONAL RESULTS OF GREASE MONKEY CENTERS
BASED ON GROSS REVENUES RANGES

CHART I-A: FRANCHISEE-OWNED CENTERS

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	12		22		37		24		31	
Daily Vehicle Count Range	6 - 15		11 - 30		13 - 35		19 - 53		27 - 66	
Ticket Range	$57.10 - $147.75		$57.70 - $126.06		$64.94 - $180.62		$60.76 - $166.93		$58.97 - $125.13	
Average Daily Vehicle Count	10		17		24		30		39	

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	
Average Ticket	$95.67		$93.72		$96.71		$100.78		$96.69	
Median Daily Vehicle Count	10.53		16.07		22.27		28.25		35.59	
Median Ticket	$87.63		$90.51		$93.58		$100.59		$97.67	
Operating Statement										
Average Gross Revenues	**$301,357**	**100%**	**$492,686**	**100%**	**$702,242**	**100%**	**$900,395**	**100%**	**$1,244,395**	**100%**
Cost of Goods Sold	$91,814	30.5%	$127,064	25.8%	$193,390	27.5%	$224,662	25.0%	$323,113	26.0%
Gross Profit	**$209,543**	**69.5%**	**$365,622**	**74.2%**	**$508,852**	**72.5%**	**$675,732**	**75.0%**	**$921,282**	**74.0%**
Retail Operating Expenses	$32,975	10.9%	$54,479	11.1%	$66,342	9.4%	$86,080	9.6%	$106,462	8.6%
Salaries, Wages and Benefits	$132,823	44.1%	$187,528	38.1%	$243,061	34.6%	$291,415	32.4%	$396,069	31.8%
Office and G&A Expenses	$36,365	12.1%	$53,646	10.9%	$60,174	8.6%	$74,945	8.3%	$99,306	8.0%
EBITDAR	**$7,380**	**2.4%**	**$69,969**	**14.2%**	**$139,275**	**19.8%**	**$223,292**	**24.8%**	**$319,445**	**25.7%**
Gross Revenues Range	$173,704 - $376,247		$409,537 - $596,281		$617,271 - $798,468		$820,920 - $987,429		$1,014,445 - $1,929,171	
Median Gross Revenues	$306,747		$490,658		$710,675		$903,126		$1,183,540	
#/% of Centers Exceeding Avg Gross Revenues	7/58.33%		11/50.00%		20/54.05%		13/54.17%		11/35.48%	
#/% of Centers Exceeding Avg Gross Profit	7/58.33%		10/45.45%		21/56.76%		12/50.00%		13/41.94%	
# of Centers Exceeding Avg EBITDAR	5/41.67%		14/63.64%		18/48.65%		12/50.00%		15/48.39%	

CHART I-B: AFFILIATE-OWNED CENTERS

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	8		19		9		9		7	
Daily Vehicle Count Range	13 - 17		12 - 28		21 - 33		23 - 41		27 - 68	
Ticket Range	$60.38 - $98.64		$66.58 - $98.88		$69.55 - $104.01		$76.26 - $106.44		$64.88 - $121.62	
Average Daily Vehicle Count	14		18		25		31		50	
Average Ticket	$77.45		$84.58		$86.77		$90.26		$84.28	
Median Daily Vehicle Count	13.99		17.61		22.03		30.36		54.84	
Median Ticket	$77.69		$86.95		$86.89		$88.42		$71.20	
Operating Statement										
Average Gross Revenues	**$357,683**	**100%**	**$509,848**	**100%**	**$704,417**	**100%**	**$899,642**	**100%**	**$1,230,205**	**100%**
Cost of Goods Sold	$91,126	25.5%	$129,055	25.3%	$164,119	23.3%	$219,828	24.4%	$296,379	24.1%
Gross Profit	**$266,557**	**74.5%**	**$380,793**	**74.7%**	**$540,298**	**76.7%**	**$679,813**	**75.6%**	**$933,826**	**75.9%**
Retail Operating Expenses	$39,408	11.0%	$60,696	11.9%	$69,474	9.9%	$91,789	10.2%	$148,728	12.1%
Salaries, Wages and Benefits	$128,194	35.8%	$172,259	33.8%	$210,175	29.8%	$238,794	26.5%	$348,302	28.3%
Office and G&A Expenses	$35,421	9.9%	$30,706	6.0%	$62,467	8.9%	$78,281	8.7%	$108,880	8.9%
EBITDAR	**$63,533**	**17.8%**	**$117,133**	**23.0%**	**$198,182**	**28.1%**	**$270,949**	**30.1%**	**$327,917**	**26.7%**
Gross Revenues Range	$289,277 - $399,019		$439,744 - $595,429		$630,626 - $792,945		$806,255 - $985,829		$1,022,097 - $1,407,895	
Median Gross Revenues	$362,786		$522,093		$700,486		$896,596		$1,168,314	
#/% of Centers Exceeding Avg Gross Revenues	5/62.50%		10/52.63%		4/44.44%		4/44.44%		3/42.86%	
#/% of Centers Exceeding Avg Gross Profit	5/62.50%		11/57.89%		4/44.44%		5/55.56%		3/42.86%	

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	
# of Centers Exceeding Avg EBITDAR	4/50.00%		6/31.58%		5/55.56%		5/55.56%		2/28.57%	

CHART II
OPERATIONAL RESULTS BASED ON TOP/BOTTOM 50% OF AVERAGE SALES
FRANCHISEE-OWNED GREASE MONKEY CENTERS
(126 CENTERS)

Operating Statement										
TOP 50% OF SALES AVERAGES										
	Average Sales			**Top Performer**		**Median Performer**		**Low Performer**		**#/% of Centers Exceeding Average**
Average Gross Revenues	**$1,053,386**	**100.0%**		**$1,929,171**		**$987,429**		**$749,628**		**26/41.27%**
Gross Profit	**$781,111**	**74.2%**		**$1,508,490**		**$752,112**		**$567,329**		**30/47.62%**
EBITDAR	**$262,416**	**24.9%**		**$696,483**		**$306,990**		**$134,881**		**32/50.79%**
BOTTOM 50% OF SALES AVERAGES										
	Average Sales			**Top Performer**		**Median Performer**		**Low Performer**		**#/% of Centers Exceeding Average**
Average Gross Revenues	**$543,821**	**100.0%**		**$743,184**		**$577,368**		**$173,704**		**33/52.38%**
Gross Profit	**$396,080**	**72.8%**		**$538,743**		**$472,913**		**$136,100**		**33/52.38%**
EBITDAR	**$87,471**	**16.1%**		**$202,250**		**$117,858**		**$(4,145)**		**33/52.38%**

Notes to Chart I:

1. The Chart I and Chart II charts include a historic financial performance representation for the calendar year 2020 from franchisee-owned Centers located in the United States (Chart I-A and Chart II) and from our affiliate-owned Centers (Chart I-B) that, in each case, were in operation for more than one year as of December 31, 2020, operated the entire calendar year 2020, and who provided complete Profit and Loss Statements to us ("Subset"). Only those Centers that fall within the Subset are included in the Chart I and Chart II charts.

2. Chart I-A and Chart II include a historic financial performance representation from 126 franchisee-owned Centers. The total number of franchisee-owned Centers located in the United States as of December 31, 2020 was 186. Centers that are not shown in Chart I-A and Chart II include Centers that commenced operations during calendar year 2020 or otherwise did not operate for the entire calendar year 2020, Centers that were involved in transfers during calendar year 2020 and thus the current owners did not operate for the entire calendar year 2020, and Centers for which complete Profit and Loss Statements were not provided

to us. Seven franchisee-owned Center closed during the year 2020, none of which were open for less than 12 months.

3. Chart I-B includes financial information from all 52 affiliate-owned outlets that where in operation for the full year of 2020. Two affiliate-owned outlets closed during 2020, none of which were open for less than 12 months. The affiliate-owned Centers are those Centers owned and operated by our affiliate GMI.

4. The Centers included in the Chart I charts were classified into five separate categories based on Gross Revenues during calendar year 2020 with Category A being Centers with annual Gross Revenues of up to $400,000, Category B being Centers with annual Sales between $400,001 and $600,000; Category C being Centers with annual Sales between $600,001 and $800,000; Category D being Centers with annual Sales between $800,001 and $1,000,000; and Category E being Centers with annual Sales in excess of $1,000,000. The statistical and financial averages and median ranges shown in the Chart I charts were then compiled within each category for each chart.

5. The Centers in Chart II are the same Centers shown in Chart I-A, but classified into two categories, those franchisee-owned Centers that were in the Top 50 percent of Gross Revenues and those franchisee-owned Centers that were in the Bottom 50% of Gross Revenues. Of the 126 Centers shown in Chart II, the results of 63 Centers are shown in the Top 50% category and the results of the other 63 Centers are shown in the Bottom 50% category.

6. The charts do not include financial information for Monkey Shine Facilities.

7. The operating statement figures are actual averages of Gross Revenues, 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.

8. The charts also include the median Gross Revenues for all the Centers in each category, the Center with the lowest Gross Revenues and the Center with the highest Gross Revenues 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. The Chart I charts also show the average, median, and range of daily vehicle counts and tickets sales range in each category.

9. 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.

10. Gross Revenues 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. Revenue from Monkey Shine Facilities are not included in Gross Revenues.

11. 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.

12. 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.

13. Gross Profit is Gross Revenues minus Cost of Goods.

14. Retail Operating Expenses include the following items: advertising, sales promotions, National Materials Fund fee, Royalty fee (affiliate-owned Centers pay the National Materials Fund Fee and Royalty Fee, and such expenses are included in these expense items), 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, and other miscellaneous operating expenses.

15. 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, bank charges, late charges, merchant card fees, general insurance, and other miscellaneous overhead expenses.

16. 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

The compiled statistical and financial information in Charts I-A and B and Chart II (collectively referred to as the "Statement") are based on the Profit and Loss Statements provided to us by the franchisee-owned Centers and those Profit and Loss Statements maintained by our affiliate GMI, and have 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 the financial performance representation will be made available to the prospective franchisee at our company headquarters in Greenwood Village, Colorado upon your reasonable request.

Other than the financial performance representation set forth above, GMF does 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 Center or Facility, however, we may provide you with the actual records of that Center or Facility. 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
Grease Monkey Branded Franchised and Company-Owned Outlets
For Years 2018-2020

Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of the Year	Net Change
Franchised*	2018	169	164	-5
	2019	164	181	+17
	2020	181	186	+5
Company Owned**	2018	48	61	+13
	2019	61	54	-7
	2020	54	55	+1
Total Outlets	**2018**	**217**	**225**	**+8**
	2019	**225**	**235**	**+10**
	2020	**235**	**241**	**+6**

*The Centers included in this Item 20 include Franchisees that signed Franchise Agreements with us as well as those Franchisees that signed Franchise Agreements with our affiliate GMI (See Item 1). Upon renewal, these franchisees will sign renewal franchise agreements with us. All Franchisees identified in Item 20 operate under the Grease Monkey brand.
** Company Owned Grease Monkey Brand Centers are operated by GMI, our affiliate (See Item 1).

TABLE NO. 2
Transfers of Franchised Outlets to New Owners
(other than the Franchisor)
For Years 2018-2020

State	Year	Number of Transfers
Arizona	2018	0
	2019	0
	2020	1
California	2018	0
	2019	1
	2020	0
Colorado	2018	2
	2019	2
	2020	1
Georgia	2018	1
	2019	0
	2020	0

State	Year	Number of Transfers
North Carolina	2018	0
	2019	0
	2020	2
South Carolina	2018	0
	2019	0
	2020	2
Tennessee	2018	2
	2019	0
	2020	0
Virginia	2018	0
	2019	2
	2020	0
Washington	2018	0
	2019	1
	2020	0
West Virginia	2018	0
	2019	0
	2020	2
Totals	**2018**	**5**
	2019	**6**
	2020	**8**

TABLE NO. 3
Status of Franchised Outlets
For Years 2018-2020

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
Alabama	2018	1	0	0	0	0	0	1
	2019	1	0	0	0	0	0	1
	2020	1	0	0	0	0	0	1
Arizona	2018	7	0	0	0	0	0	7
	2019	7	0	0	0	0	0	7
	2020	7	0	1	0	0	0	6
Arkansas	2018	1	0	0	0	0	0	1
	2019	1	0	0	0	0	0	1
	2020	1	1	0	0	0	0	2
California	2018	2	0	0	0	0	0	2
	2019	2	2	0	0	0	0	4
	2020	4	0	1	0	0	0	3
Colorado	2018	57	2	0	0	1	2	56
	2019	56	0	0	0	0	0	56
	2020	56	2	0	1	0	0	57
Florida	2018	4	0	0	0	0	0	4
	2019	4	2	0	0	0	0	6
	2020	6	0	0	0	0	0	6
Georgia	2018	6	0	0	0	0	0	6
	2019	6	1	0	0	0	0	7
	2020	7	0	0	0	0	0	7

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
Idaho	2018	6	0	0	0	0	0	6
	2019	6	0	1	0	0	0	5
	2020	5	1	0	0	0	0	6
Illinois	2018	4	0	0	0	0	0	4
	2019	4	5	0	0	0	0	9
	2020	9	1	0	0	3	0	7
Indiana	2018	1	0	0	0	0	0	1
	2019	1	0	0	0	0	0	1
	2020	1	0	0	0	0	0	1
Iowa	2018	1	0	0	0	0	0	1
	2019	1	0	0	0	0	0	1
	2020	1	0	0	0	0	0	1
Kansas	2018	2	0	0	0	0	0	2
	2019	2	1	1	0	0	0	2
	2020	2	0	0	0	0	0	2
Kentucky	2018	2	0	0	0	0	0	2
	2019	2	0	0	0	0	0	2
	2020	2	1	0	0	0	0	3
Louisiana	2018	0	0	0	0	0	0	0
	2019	0	1	0	0	0	0	1
	2020	1	1	0	0	0	0	2
Maryland	2018	2	0	0	0	0	0	2
	2019	2	0	0	0	0	0	2
	2020	2	0	0	0	0	0	2
Minnesota	2018	0	1	0	0	0	0	1
	2019	1	1	0	0	0	0	2
	2020	2	0	0	0	0	0	2
Montana	2018	1	0	0	0	0	0	1
	2019	1	1	0	0	0	0	2
	2020	2	0	0	0	0	0	2
Nebraska	2018	2	0	0	0	0	0	2
	2019	2	0	0	0	0	0	2
	2020	2	0	0	0	0	0	2
Nevada	2018	1	0	0	0	0	0	1
	2019	1	0	0	0	0	0	1
	2020	1	0	0	0	0	0	1
New Jersey	2018	3	0	0	0	0	0	3
	2019	3	0	1	0	0	0	2
	2020	2	0	0	0	0	0	2
New Mexico	2018	2	0	0	0	0	0	2
	2019	2	0	0	0	0	0	2
	2020	2	0	0	0	0	0	2
New York	2018	0	0	0	0	0	0	0
	2019	0	0	0	0	0	0	0
	2020	0	1	0	0	0	0	1
North Carolina	2018	6	0	0	0	0	0	6
	2019	6	0	0	0	0	0	6
	2020	6	0	0	0	0	0	6

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
North Dakota	2018	1	0	0	0	0	0	1
	2019	1	0	0	0	0	0	1
	2020	1	0	0	0	0	0	1
Ohio	2018	0	0	0	0	0	0	0
	2019	0	0	0	0	0	0	0
	2020	0	1	0	0	0	0	1
Oklahoma	2018	1	1	0	0	0	0	2
	2019	2	0	0	0	0	0	2
	2020	2	1	0	0	0	0	3
Pennsylvania	2018	3	0	0	0	0	0	3
	2019	3	0	0	0	0	0	3
	2020	3	0	0	0	0	0	3
South Carolina	2018	2	0	0	0	0	0	2
	2019	2	0	0	0	0	0	2
	2020	2	0	0	0	0	0	2
Tennessee	2018	2	0	0	0	0	0	2
	2019	2	0	0	0	0	0	2
	2020	2	0	0	0	0	0	2
Texas	2018	8	0	0	0	0	0	8
	2019	8	3	0	0	0	0	11
	2020	11	2	0	0	0	0	13
Utah	2018	13	0	0	0	6	0	7
	2019	7	2	0	0	0	0	9
	2020	9	0	0	0	1	0	8
Virginia	2018	5	0	0	0	0	0	5
	2019	5	0	0	0	0	0	5
	2020	5	0	0	0	0	0	5
Washington	2018	17	0	0	0	0	0	17
	2019	17	1	0	0	0	0	18
	2020	18	0	0	0	0	0	18
West Virginia	2018	2	0	0	0	0	0	2
	2019	2	0	0	0	0	0	2
	2020	2	0	0	0	0	0	2
Wyoming	2018	4	0	0	0	0	0	4
	2019	4	0	0	0	0	0	4
	2020	4	0	0	0	0	0	4
U.S. Totals	**2018**	**169**	**4**	**0**	**0**	**7**	**2**	**164**
	2019	**164**	**20**	**3**	**0**	**0**	**0**	**181**
	2020	**181**	**12**	**2**	**1**	**4**	**0**	**186**

TABLE NO. 4
Status of Company-Owned US Outlets
For Years 2018-2020

State	Year	Outlets at Start of Year	Outlets Opened	Outlets Reacquired from Franchisee	Outlets Closed	Outlets Sold to Franchisee	Outlets at End of Year
Colorado	2018	22	0	1	0	0	23
	2019	23	0	0	0	0	23
	2020	23	0	0	0	0	23
Illinois	2018	15	1	0	1	0	15
	2019	15	0	0	1	2	12
	2020	12	0	3	1	1	13
Indiana	2018	1	0	0	0	0	1
	2019	1	0	0	0	0	1
	2020	1	0	0	0	0	1
North Carolina	2018	4	0	0	0	0	4
	2019	4	0	0	4	0	0
	2020	0	0	0	0	0	0
South Carolina	2018	4	0	0	4	0	0
	2019	0	0	0	0	0	0
	2020	0	0	0	0	0	0
Texas	2018	0	11	0	1	0	10
	2019	10	0	0	0	0	10
	2020	10	0	0	0	0	10
Utah	2018	0	0	6	0	0	6
	2019	6	0	0	0	0	6
	2020	6	0	1	0	0	7
Wisconsin	2018	2	0	0	0	0	2
	2019	2	0	0	0	0	2
	2020	2	0	0	1	0	1
Total Outlets	**2018**	**48**	**12**	**7**	**6**	**0**	**61**
	2019	**61**	**0**	**0**	**5**	**2**	**54**
	2020	**54**	**0**	**4**	**2**	**1**	**55**

TABLE NO. 5
Projected Openings as of
December 31, 2020 for 2021

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
Arkansas	1	1	0
California	2	1	0
Colorado	8	1	0
Florida	2	2	0
Idaho	1	1	0
Kansas	1	0	0
Kentucky	1	0	0

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
Maryland	1	0	0
Missouri	1	0	0
Nevada	1	1	0
North Carolina	1	1	0
Oklahoma	3	1	0
Tennessee	1	1	0
Texas	10	2	0
Utah	6	1	0
Washington	5	0	0
Wyoming	2	1	0
Total	**47**	**14**	**0**

A list of the names of all franchisees and the addresses and telephone numbers of their Centers are listed as Exhibit K-1 to this Franchise Disclosure Document. A list of the name, current business address, and telephone number (or, if unknown, the last known home telephone number) of every franchisee who has had a store terminated, cancelled, not renewed, or otherwise voluntarily or involuntarily ceased to do business under the Franchise Agreement during the one-year period ending December 31, 2020, or who has not communicated with us within ten weeks of the Issuance Date of this Franchise Disclosure Document, is listed in Exhibit K-2 to this Franchise Disclosure Document. In some instances, current and former franchisees sign provisions restricting their ability to speak openly about their experience with us or the Grease Monkey Franchise System. You may wish to speak with current and former franchisees, but be aware that not all such franchisees may be able to communicate with you. If you buy a Grease Monkey 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 our audited financial statements as of December 31, 2020, December 31, 2019, and December 31, 2018, and our unaudited interim financial statements as of March 31, 2021. 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 Royalty Rebate Program Addendum

Exhibit F-2	Conversion Addendum
Exhibit G-1	Brake Services Addendum
Exhibit G-2	Monkey Shine Addendum
Exhibit H	Renewal Addendum

ITEM 23
RECEIPTS

The last pages of this Franchise Disclosure Document, Exhibit O, 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

GREASE MONKEY FRANCHISING, LLC

FRANCHISE AGREEMENT

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

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ATTACHMENTS:

I	Addendum to Franchise Agreement
II	Statement of Ownership
III	Owners' Agreement
IV	Riders to Franchise Agreement for Specific States

GREASE MONKEY
FRANCHISE AGREEMENT

THIS AGREEMENT is entered into on this _____ day of _____, 202___, by and between Grease Monkey Franchising, LLC, ("**GMF**"), 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 GMF and its affiliates have developed a system for establishing and operating businesses that provide quick service automotive oil and lubrication and other approved automotive maintenance and repair services ("**GREASE MONKEY Centers**" or "**Centers**"), associated with the service marks "**Grease Monkey**," "**Grease Monkey LUBE & OIL PROS**," "**Grease Monkey PREVENTIVE MAINTENANCE PROS**" and other trademarks, service marks, logos and identifying features ("**Marks**") and GMF's and its affiliates' proprietary and distinctive business plans and methods ("**Licensed Methods**") for establishing and operating Grease Monkey Centers.

1.2 GMF grants the right to others to develop and operate Grease Monkey Centers under the Marks and pursuant to the Licensed Methods.

1.3 Franchisee desires to establish a Grease Monkey Center at a location approved by GMF and GMF desires to grant Franchisee the right to operate a Grease Monkey 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**. GMF grants to Franchisee, and Franchisee accepts from GMF, the right and license to operate a Grease Monkey Center using the Marks and the Licensed Methods, at the location described in Section 3 below. Franchisee shall use the Marks and Licensed Methods, as they may be changed, improved and further developed from time to time, in accordance with the terms and conditions of this Agreement. GMF 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 Grease Monkey Center.

2.2 **Initial Franchise Fee**. Franchisee shall pay to GMF 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 Licensed Methods, that GMF 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 Grease Monkey Center, all of the pre-opening assistance GMF provides to Franchisee, GMF's lost or deferred opportunity to enter into this Franchise Agreement with others, and offsets some of GMF's expenses for franchisee recruitment.

3. FRANCHISED LOCATION RIGHTS

3.1 **Franchised Location**. Franchisee shall have the right to operate the Grease Monkey Center at the address and location which shall be set forth in Attachment I, attached hereto and incorporated by this reference ("**Franchised Location**"). If, at the time of execution of this Agreement, the Franchised

Location cannot be designated as a specific address because a location has not been selected and approved, then Franchisee shall promptly take steps to choose and acquire a location for its Grease Monkey Center within the "**Designated Area**," set forth in Attachment I. In such circumstances, Franchisee shall select and propose to GMF for GMF's prior approval a specific location for the Franchised Location which, once approved by GMF, shall then be described in that Franchised Location Rider attached as Attachment I-1.

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 GMF, 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 GMF's written approval, which approval can be withheld for any reason, in GMF's sole discretion, and which approved products and services may be changed, added to or removed from time to time by GMF.

3.3 Reservation of Rights. Franchisee acknowledges that its franchise rights as granted are non-exclusive and that GMF, for itself and its affiliated companies and successors, retains the rights, among others, without compensation to Franchisee: (1) to use, and to license others to use, the Marks and Licensed Methods for the operation of Grease Monkey Centers at any location other than at the Franchised Location; (2) to use the Marks and Licensed Methods to identify services and products including those which Franchisee sells, promotional and marketing efforts or related items, and to identify products and services similar to those which 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 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 Grease Monkey Centers, on any terms and conditions as GMF deems advisable; and (4) to engage in any other activities not expressly prohibited in this Agreement.

4. DEVELOPMENT OF CENTER

4.1 Selection and Approval of Franchised Location. Franchisee shall obtain the written approval of GMF or its affiliates of a site suitable for the operation of its Grease Monkey Center, within the Designated Area described in Attachment I, within 270 days from the effective date of this Agreement. Franchisee shall propose sites for review by GMF on forms and in the manner designated from time to time by GMF. Franchisee shall be responsible for obtaining GMF's then current site criteria prior to submitting a site approval application. If Franchisee desires assistance in finding a location and developing the site for its Grease Monkey Center, it can participate in GMF's optional development program ("**Development Program**"). Under the Development Program, GMF's designated supplier will assist Franchisee in locating and developing the site. Franchisee shall be responsible for all costs and expenses associated with the Development Program. A proposed site shall be submitted to GMF for review after Franchisee has evaluated the site and determined that it meets GMF's then current criteria for sites which GMF has communicated to Franchisee. GMF shall review the site approval application and, within 30 days of GMF's receipt thereof, shall approve or reject the proposed site. If GMF must disapprove of any site proposed by Franchisee, GMF will grant Franchisee an additional, reasonable period of time to obtain approval of an alternative site for the Franchised Location, the duration of which

may be determined in GMF's sole but reasonable business judgment. Unless otherwise agreed to in writing by GMF, final site approval will be conditioned upon GMF's receipt of evidence of Franchisee's ownership, lease or control of the property in accordance with Section 4.2 of this Agreement. GMF will not unreasonably withhold approval of a proposed site that meets all of GMF's site selection criteria. Franchisee acknowledges that GMF's or its affiliates' approval of a site or provision of criteria regarding the site are for GMF's sole benefit and do not constitute a representation or warranty of any kind, express or implied, as to the suitability of the site for a Grease Monkey Center or for any other purpose. GMF's or its affiliates' approval of the site indicates only that GMF believes that a site falls within the acceptable criteria established by GMF as of that time.

4.2 Lease or Purchase of Franchised Location. Franchisee shall provide GMF or its designated affiliates prior to execution, the lease or sublease, including all amendments ("**Lease**"), for the Franchised Location for GMF'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 Grease Monkey Center, Franchisee shall provide to GMF or its designated affiliates prior to execution, any purchase agreement or other acquisition document proposed to be executed by Franchisee for GMF's review and approval. All documents submitted to GMF hereunder shall be delivered at least 10 days prior to the proposed date of their execution. After execution, Franchisee shall provide GMF 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 Grease Monkey 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 GMF.

b. If a Lease is to be signed, the Lease shall contain provisions allowing for the assignment of the Lease to GMF, at the option of GMF, in the event that this Agreement is for any reason terminated or not renewed due to a default in Franchisee's obligations hereunder, and for providing GMF 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 GMF's sole discretion. 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 GMF providing GMF with the option to lease the Franchised Location upon a termination or non-renewal of this Agreement.

c. Franchisee shall at all times keep GMF 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 Grease Monkey Center. Franchisee shall provide GMF 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 GMF'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 GMF 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. Franchisee acknowledges that the Lease for the Franchised Location shall be collaterally assigned to GMF as security for performance of its obligations under this Agreement and the Lease, and Franchisee shall obtain the landlord's consent to such collateral assignment.

4.3 **Design and Decor**. Franchisee shall submit to GMF or its designated affiliate for approval, plans for the interior and exterior design of the building, layout, floor plan, parking and driveway facilities, all of which shall be in compliance with local and state building codes and with GMF's standards and specifications, and which shall include specifications for color, decor, equipment and machines for the Franchised Location. Franchisee shall construct, convert, design and decorate and furnish the Franchised Location in accordance with GMF's plans and specifications, as may be provided in accordance with Section 5.1.b below, and with assistance of contractors, architects and suppliers designated by or otherwise approved by GMF. 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 GMF. Following completion of the initial improvements to the Grease Monkey Center, Franchisee must obtain GMF's prior written consent for any improvements or alterations which are not in accordance with the plans and specifications previously approved in writing by GMF.

4.4 **Signage**. Franchisee shall only use that signage at the Franchised Location which is consistent with the drawings and specifications provided by GMF. If such signage cannot be used because of local ordinances or applicable building codes, then Franchisee must submit to GMF detailed drawings and specifications of the proposed signage to be used, in sufficient detail acceptable to GMF, which signage can only be used upon receiving the prior written approval of GMF. 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. Franchisee shall obtain GMF's prior written consent as to the manner of the use of the trademark of the approved oil supplier and configuration of the signage in each instance.

4.5 **Equipment and Inventory**. Franchisee shall purchase or otherwise obtain for use or sale at the Franchised Location and in connection with the Grease Monkey Center equipment and inventory of a type and in an amount which complies with the standards and specifications of GMF. Franchisee acknowledges that the type, quality, configuration, capability and performance of the equipment, inventory and other products and services used or offered through the Grease Monkey Center are all standards and specifications which are a part of the Licensed Methods and therefore such equipment, inventory, products and other items must be purchased, leased or otherwise obtained in accordance with GMF's standards and specifications and only from GMF, its affiliates or suppliers or other sources approved by GMF.

4.6 **Point-of-Sale System and Computers**. Franchisee shall equip the Center with a point-of-sale system and computer hardware, software and other designated equipment as is consistent with the standards and specifications of GMF. GMF reserves the right to require on 30 days' notice that Franchisee purchase or license, proprietary computer software ("**Program**") which must be obtained from GMF's designated suppliers or GMF. Franchisee shall either own or obtain compatible computer hardware for operating the Program. Franchisee shall be responsible for all maintenance and upgrade costs associated with the computer hardware, software and point-of-sale system. Franchisee, at Franchisee's sole cost, shall join a high-speed electronic network connection service which meets the standards and specifications of GMF and maintain an email address to facilitate communication between GMF and Franchisee. GMF reserves the right to require on 30 days' notice that Franchisee, at its sole cost, purchase, install and implement software, computer hardware and software updates, upgrades and revisions for use in the operation of the Grease Monkey Center. Franchisee acknowledges and agrees that changes to technology are dynamic and not predictable within the term of this Agreement, and that GMF will have the right to establish, in writing, reasonable new standards for the implementation of technology. GMF also reserves the right to require that GMF and its affiliates shall be given reasonable access to information and data regarding the Grease Monkey Center by Internet connection or by other means designated by GMF. Franchisee shall participate, at its sole cost, in all credit card, debit card, gift

card, loyalty card, electronic payment services, electronic data capture or other similar programs, and use all credit card vendors, that GMF deems mandatory. 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 Grease Monkey 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 the applicable provisions of the Americans with Disabilities Act, regarding the construction, design and operation of the Grease Monkey 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 Grease Monkey 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 GMF within five days of Franchisee's receipt thereof.

4.8 **Commencement of Operations**. Unless otherwise agreed in writing by GMF 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 GMF'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 Grease Monkey Center. GMF 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 Grease Monkey Center open and operating before the Development Period lapses. 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**. GMF or its designated representative shall provide Franchisee with assistance in the initial establishment of the Grease Monkey Center as follows:

a. Provision of written specifications for a Franchised Location which shall include, without limitation, specifications for space requirements, build-out, and the demographics and character of the surrounding market area. Franchisee acknowledges that GMF 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 GMF in a form sufficient to assess the proposed location as may be reasonably required by GMF.

b. Standards and specifications for the Franchised Location, which may include, but not be limited to, interior and exterior design of the building, layout, floor plan, parking and

driveway facilities, signs, color, decor, equipment and machines. GMF shall provide Franchisee with a standard set of blueprints for the building for the Grease Monkey Center and Franchisee shall be responsible for assuring that any necessary alterations are made to the same in order to fit the needs of Franchisee, the Franchised Location and local zoning and other local, state and federal laws and regulations including, without limitation, the federal Americans with Disabilities Act.

c. Between Franchisee's actual opening of the Center and its grand opening advertising promotion described in Section 12.2 below, GMF shall have one of its representatives on site to assist Franchisee in determining that the Grease Monkey Center is properly established. A GMF representative shall normally spend three to four days at Franchisee's Franchised Location to provide opening assistance; Franchisee acknowledges, however, that this may be subject to variation based on the experience and capabilities of Franchisee, as assessed by GMF in its sole discretion. The time for the on-site opening assistance shall be established by mutual agreement of the parties.

d. Names of suppliers, which may include GMF or its parent company, and other information, including specifications, to assist Franchisee in acquiring its equipment, items and materials used, and inventory offered for sale at the Grease Monkey Center. After execution of this Agreement, upon request by Franchisee, GMF 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 Grease Monkey Center franchisees.

e. An initial training program for Franchisee or, if Franchisee is not an individual, the managing shareholder or partner of Franchisee designated by Franchisee to assume primary responsibility for the management of the Center ("**Principal Owner**"), as more fully described in Section 6 below.

f. A Standards Manual, as defined and described in Section 7 below.

6. TRAINING

6.1 **Initial Training**. Franchisee or its Principal Owner shall be required to attend and successfully complete the initial training program offered by GMF, at a location designated by GMF. The initial training program shall be successfully completed as close to the opening date of Franchisee's Grease Monkey Center as possible and shall be evidenced by Franchisee or its Principal Owner receiving a certificate of training completion GMF's initial training program consists of approximately three to four days of classroom training and approximately five days of hands-on training. GMF 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 Grease Monkey Center, GMF agrees to reimburse Franchisee for the reasonable transportation and lodging expenses for Franchisee or 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 the transportation costs and lodging expenses for these individuals while attending the initial training program. At least one individual must successfully complete the initial training program prior to Franchisee's commencement of operation of its Grease Monkey Center. GMF reserves the right to waive a portion of the initial training program or alter the training schedule, if in GMF's sole discretion, Franchisee or Principal Owner has sufficient prior experience or training.

6.2 **Additional Training**. The Grease Monkey Center shall only be managed and operated by individuals (each, a "**Manager**") who have been trained by Franchisee or Principal Owner; 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 of the operation of the Grease Monkey Center, then Franchisee shall notify GMF 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 that will operate and directly supervise the Center. Franchisee shall pay to GMF 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.

6.3 **Additional Seminars**. GMF 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 GMF. GMF may also present additional training programs and certification programs through Grease Monkey University ("**Grease Monkey 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**"). GMF shall give Franchisee at least 30 days prior written notice of any seminar, convention or program which is considered by GMF 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 GMF. Franchisee is responsible for all costs and expenses associated with attending any training program, seminar or convention. Franchisee shall pay to GMF the then current published fee for attendance and participation at any of these programs. GMF 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. GMF may preclude Franchisee from attending any seminar, convention or program if Franchisee is in default of this Agreement or if Franchisee has had two notices of default within 12 months prior to the seminar, convention, or program. If Franchisee requests or if GMF determines Franchisee requires additional on-site training, Franchisee shall pay GMF an additional training fee of $500.00 per trainer per day.

7. STANDARDS MANUAL

7.1 **Standards Manual**. GMF 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 "**Standards Manual**") concerning the standards and specifications for the development, operation and marketing of the Grease Monkey Center, which standards and specifications may include, but not be limited to, directives for authorized automotive repair and maintenance products; the Pit Crew Guarantee ("**Pit Crew Guarantee**") which requires Franchisee to provide automotive oil and lubrication services to customers within a specified period of time, depending on the type of vehicle and other factors, and in accordance with GMF's standards and specifications which include, without limitation, 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, fixtures, inventory and related policies; employee attire and training; safety and data security standards; insurance; signs; computer hardware and software; brand identity use and standards; supplies, forms, and advertising offered through the Center; and any other Licensed Methods associated with GMF and the Grease Monkey Marks. Franchisee shall comply with the Standards Manual as an essential aspect of its obligations under this Agreement and failure to substantially comply

with the Standards Manual may be considered a breach of this Agreement. Franchisee acknowledges that compliance with the Standards Manual is vitally important to GMF and other franchisees and is necessary to protect Grease Monkey's reputation and the goodwill of the Marks and to maintain the uniform quality of operation through the system; however, the Standards Manual is not designed to control the day-to-day operation of the Grease Monkey Center.

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

7.3 **Confidentiality of Standards Manual**. Franchisee shall use the Marks and Licensed Methods only as specified in the Grease Monkey Standards Manual. The Grease Monkey Standards Manual is the sole property of GMF 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 Standards Manual and its contents as confidential and as a trade secret of GMF and shall not duplicate the Standards Manual nor disclose its contents to persons other than employees of its Grease Monkey Center.

8. OPERATING ASSISTANCE

8.1 **Operating Assistance**. During the operation of Franchisee's Grease Monkey Center, GMF or its designated representative shall provide:

a. Upon the request of Franchisee, advice and consultation by telephone, facsimile or electronic mail, regarding the continuing operation and management of a Grease Monkey Center.

b. Information regarding any new product, service or supplier or any updated methods of doing business as may be available to Grease Monkey Centers. GMF will use national, regional or local seminars, conventions or continuing development programs, Standards Manual updates, bulletins, newsletters or regional representatives to introduce Franchisee to new products, services, supplies and new techniques and methods of doing business.

c. Access to advertising and promotional programs and materials, in a manner deemed appropriate by GMF, in its sole discretion, as may be funded through Advertising Contributions (defined in Section 12.4 below).

d. Approximately three or four times per year, but not less than twice per year, a GMF representative will visit the Franchised Location and provide consulting assistance.

8.2 **Additional Assistance**. Although not obligated to do so, GMF may make its employees or designated agents available to Franchisee for on-site advice and assistance in connection with the on-going operation of the Grease Monkey Center governed by this Agreement. In the event that Franchisee requests such additional assistance and GMF agrees to provide the same, GMF reserves the right to charge Franchisee for all travel, lodging, living expenses, telephone charges and other identifiable expenses associated with such assistance, plus a fee based on the time spent by each employee on behalf of Franchisee, which fee will be charged in accordance with the then current daily or hourly rates being charged by GMF for assistance.

9. FRANCHISEE'S OPERATIONAL COVENANTS

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

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

b. Compliance with Laws. Franchisee shall conduct itself and operate its Grease Monkey Center in compliance with all applicable laws and ordinances. Franchisee shall at all times be fully responsible for obtaining and maintaining all licenses to carry on the business at the Grease Monkey Center. Franchisee shall, at GMF's request, promptly forward to GMF 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 GMF 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 Grease Monkey 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 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 GMF written notice of said conflict; and (c) promptly and fully cooperate with GMF 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 GMF's prior written consent as to said policy. Franchisee shall be solely responsible for any penalties or fines assessed for failure to abide by such laws, regulations and ordinances.

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 GMF and shall maintain sufficient supplies of products and shall 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 GMF is not. Franchisee is responsible for complying with all applicable employment laws. Upon GMF's request, Franchisee and each employee of Franchisee will sign an employment relationship acknowledgement form within seven (7) days acknowledging that franchisee alone is the employer and operates the Grease Monkey Center. GMF will have no obligation to direct Franchisee's employees or to operate the Grease Monkey Center. Franchisee will post a conspicuous back of house notice informing employees that employees are employed by the Franchisee and not GMF. 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 Standards 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 Standards Manual from suppliers approved by GMF. All Managers, employees of Franchisee, Franchisee and its owner, shall wear the specified wearing apparel at all times while working at the Grease Monkey Center. Nothing in this Agreement shall be deemed to make Franchisee's employees, representatives or agents (i) subject to the control of GMF or (ii) employees of GMF.

e. Approved Services and Products. Franchisee shall offer only those products and services at the Grease Monkey Center which meet or exceed the standards and specifications established by GMF and shall offer all products and services which are a part of GMF's Licensed Methods. Standards and specifications may be given to Franchisee in writing and may be changed by GMF at any time. Franchisee shall offer for sale at the Center only those products and services now or hereafter designated by GMF and shall at all times refrain from offering any other products or services from or through the Center, without GMF's prior written consent.

f. Payment of Obligations. Franchisee will pay on a timely basis all amounts due and owing to GMF and its affiliates pursuant to any separate agreements between Franchisee and GMF 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 GMF, Franchisee acknowledges that a default by Franchisee with respect to such indebtedness may be considered a default hereunder and GMF 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 Grease Monkey Center is critical to the successful operations of a Grease Monkey Center and shall ensure that Franchisee, individually, or if applicable, the Principal Owner who has completed the Grease Monkey initial training program, will be responsible for the management of the Grease Monkey Center.

i. Ownership of Center. Franchisee shall at all times during the term of this Agreement own and control the Grease Monkey Center. Upon request by GMF, Franchisee shall promptly provide satisfactory proof of such ownership to GMF. 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 Grease Monkey 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 GMF 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 GMF'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 Licensed Methods 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 GMF prescribes through Grease Monkey University.

l. 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 Grease Monkey Center, when reasonably required by GMF in order to comply with the image, standards of operation and performance capability established by GMF from time to time. If GMF changes its image or standards of operation, it shall give Franchisee a reasonable period of time within which to comply with such changes. GMF agrees that it will not require Franchisee to complete a remodel or upgrade, as described in this subsection, which affects the overall Center and costs in excess of $10,000 ("**Remodel/Upgrade Limit**") during the first five years of the term of this Agreement or more than one time in each five year period thereafter. The amount of the Remodel/Upgrade Limit is subject to increase based on changes in the "Price Index," defined below, for the year in which Franchisee is required to remodel or upgrade the Center pursuant to this Section 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 is required to remodel or upgrade the Center pursuant to this Section and the average monthly Price Index during the calendar year when this 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 Remodel/Upgrade Limit shall not decrease below $10,000.

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 Standards Manual or otherwise established by GMF, GMF 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 GMF for the administrative costs that it incurs in monitoring, notifying, and following up with Franchisee in the event of noncompliance, including the costs of GMF's in-house counsel. The imposition of the Noncompliance Service Charge is in addition to any other rights or remedies that GMF 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. GMF will make available to Franchisee, through the Standards 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. GMF 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 GMF's current standards and specifications for the Center as prescribed from time to time.

10.2 **Inspections**. GMF 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 GMF. GMF shall conduct such inspections during regular business hours and Franchisee may be present at such inspections. GMF, however, reserves the right to conduct the inspections without prior notice to Franchisee. Franchisee shall furnish promptly, upon GMF's request, information regarding its supplies, equipment, services and methods used in conducting business at the Center. During the inspections conducted by GMF, GMF 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. GMF 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 GMF as being a part of the Licensed Methods. 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 GMF as meeting its specifications, Franchisee shall first notify GMF in writing requesting approval. GMF may, in its sole discretion, for any reason whatsoever, elect to withhold such approval; however, in order to make such determination, GMF may require submission of specifications, information or samples of such products, services, materials, forms, items or supplies. GMF will advise Franchisee within a reasonable time whether such products, services, materials, forms, items or supplies meet its specifications. GMF 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 it is a Monkey Shine Facility, and has been approved by GMF.

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 GMF, from GMF's affiliates, from suppliers designated or approved by GMF or, if there is no designated or approved supplier for particular services, products or Items, from suppliers approved in advance by GMF who meet all of GMF'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. GMF 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 GMF or its affiliates. GMF 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 GMF and its affiliates deem appropriate (unless GMF and its affiliates agree otherwise with the supplier).

10.5 **Request to Approve Supplier**. In the event Franchisee desires to offer a service or product or use an Item in connection with a Center obtained from suppliers other than those previously approved by GMF, Franchisee shall, prior to purchasing from or otherwise utilizing any supplier, give GMF a written request to approve the supplier. GMF and its designees may continue from time to time to inspect any suppliers' facilities and products to assure compliance with GMF's standards and specifications. Permission for such inspection shall be a condition of the continued approval of such supplier. GMF may at its sole discretion, for any reason whatsoever, elect to withhold approval of the supplier; however, in order to make such determination, GMF may require that samples from a proposed new supplier be delivered to GMF for testing prior to approval and use. A charge not to exceed the actual cost of the test may be made by GMF and shall be paid by Franchisee.

11. ROYALTIES

11.1 **Royalty**. Franchisee shall pay to GMF on a monthly basis a nonrefundable fee ("**Royalty**") of 5% of Franchisee's total monthly "Gross Revenues," defined below. The Royalty is an ongoing payment that allows Franchisee to use the Marks and the other intellectual property of the Grease Monkey system and that pays for GMF'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 GMF), performed or sold from, at or in connection with the operation of the Grease Monkey Center or arising out of the operation or conduct of the Grease Monkey 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. 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 Grease Monkey Center shall also be excluded from Gross Revenues.

11.3 **Payment Schedule**. All Royalties, Advertising Contributions (defined in Section 12.4 below) and any other fees to be paid to GMF by Franchisee pursuant to this Agreement shall be made by the 10th day of each month, based on the amount of Gross Revenues of the previous month, 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 GMF, who may also request certain additional information it determines useful in the overall management and marketing of GMF's franchise system. In the event that Franchisee fails to provide GMF with the reports referenced in the previous sentence by the 10th day of each month 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. GMF shall have the right to verify such Royalty payments from time to time as it deems necessary, in any reasonable manner. In the event that Franchisee fails to have sufficient funds in the account or otherwise fails to pay any Royalties by the 10th day of each month, Franchisee shall, in addition to such Royalties, owe a $25 late fee to be automatically assessed and debited or paid along with the late debit or payment of Royalties. Franchisee acknowledges that this Section 11.3 shall not constitute GMF'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. In no event shall Franchisee be required to pay a late payment at a rate greater than the maximum interest rate permitted by applicable law. In addition, if Franchisee fails to pay any Royalties by the 10th day of the month, GMF reserves the right to require Royalty payments on a weekly basis.

11.4 **Late Charges**. Delinquent Royalties, Advertising Contributions and other amounts as may be due from Franchisee to GMF 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 begin to accrue the day after payments are due.

11.5 **Electronic Funds Transfer**. Franchisee shall execute an authorization agreement for preauthorized payment of Royalties, Advertising Contributions and any other amounts owed pursuant to this Agreement by electronic transfer of funds from Franchisee's bank account to GMF's bank account, in the form attached to the Franchise Disclosure Document. Franchisee authorizes GMF 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, 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 GMF, Franchisee shall execute and return to GMF an additional authorization agreement for prearranged payments form with new account and other information to ensure the authorization form is current and valid. GMF may require Franchisee to pay Royalties, Advertising Contributions 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 GMF's payment instructions.

12. ADVERTISING

12.1 **Approval of Advertising**. Franchisee shall obtain GMF's or its designee's prior written approval of all written advertising or other marketing or promotional programs regarding the Center, 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 and other Electronic Advertising. Franchisee shall also obtain GMF's prior written approval before using any promotional materials as may be provided by vendors. The proposed written advertising or a description of the marketing or promotional program shall be submitted to GMF at least 30 days prior to publication, broadcast or use. Franchisee acknowledges that advertising and promoting the Center in accordance with GMF's standards and specifications is an essential aspect of the Licensed Methods, and Franchisee must comply with all advertising standards and specifications. 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 GMF.

12.2 **Initial Advertising and Promotion**. Franchisee and GMF 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. GMF may, but is not required, to provide certain grand opening services to Franchisee. If GMF provides such grand opening services to Franchisee, Franchisee will pay GMF or a third-party designated by GMF the costs of the grand opening, which is typically between $10,000 and $15,000 ("**Grand Opening Costs**") to cover the cost. Franchisee shall pay the Grand Opening Costs at the time it secures the Franchised Location and is non-refundable once paid. Within 30 days of completion of the initial advertising and promotion campaign, Franchisee shall submit to GMF a written summary of campaign expenditures.

12.3 **Local Advertising**. Franchisee shall spend a minimum average of 4% of the total amount of monthly Gross Revenues on local advertising, in such manner and form and with such content that has been approved by GMF, to create and promote public awareness of Franchisee's Center. Franchisee shall submit to GMF an accounting of Franchisee's local advertising expenditures within 30 days after the end of each calendar year, which accounting shall show that Franchisee spent a minimum average of 4% of the total amount of its Gross Revenues for that year on local advertising expenditures; provided that GMF

reserves the right, on 60 days' written notice to Franchisee, to require Franchisee to submit an accounting of local advertising expenditures on a more frequent basis, as determined by GMF.

12.4 **Advertising Contribution**. Franchisee shall contribute to an advertising fund established by GMF ("**National Materials Fund**") up to 1% of the total amount of Franchisee's Monthly Gross Revenues ("**Advertising Contribution**"). GMF has the right to change the amount of Advertising Contribution actually collected from time to time (not to exceed 1% of Monthly Gross Revenues), upon 30 days prior written notice to Franchisee. The Advertising Contribution shall be paid in addition to the amount which Franchisee shall expend for local advertising, as described in Section 12.3 above. The Advertising Contribution shall be paid to GMF 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 to GMF by electronic transfer of funds, no later than the 10th day of each month, for the Advertising Contribution based on the Gross Revenues of the immediately preceding month.

b. GMF 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. 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.

d. Upon the request of Franchisee, GMF will make available to Franchisee, no later than 120 days after the end of a calendar year, an unaudited financial statement which indicates how the National Materials Fund has been spent.

e. GMF and its designees shall direct all advertising and marketing programs financed by the National Materials Fund, with sole discretion over the creative concepts, materials and endorsements used therein, geographic, market and media placement and allocation, and the administration thereof. The National Materials Fund may be used to pay the costs of preparing and producing video, audio and written advertising materials, and Electronic Advertising (as defined in Section 12.6), as such advertising materials, methods and mediums evolve and develop in the future, including website design and maintenance (including linked webpages or microsites) and communication by social media and electronic mail; other commercial advertising; agency costs and commissions; training programs, including Grease Monkey University; customer satisfaction programs and initiatives (including, without limitation, programs and initiatives in connection with the Pit Crew Guarantee); resolving customer satisfaction issues; resolving warranty issues and concerns; administering multi-regional advertising programs, including, without limitation, purchasing direct mail and other media advertising; implementing and administering gift card and other customer loyalty programs; employing advertising agencies and in-house staff assistance utilizing representatives, including affiliates, to support advertising and marketing programs; local promotions; and supporting public relations, market research, brand recognition and other advertising and marketing activities.

f. The National Materials Fund shall be accounted for separately from GMF's other funds and shall not be used to defray any of GMF's general operating expenses, except for such reasonable administrative costs, salaries and overhead as GMF and its designees, including its affiliates, may incur in activities related to the implementation and administration of the National Materials 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 Materials Fund contributions. GMF may spend in any fiscal year an amount greater or less than the aggregate contribution of all Grease Monkey Centers to the National Materials Fund in that year and the National Materials Fund may borrow from GMF or other lenders to cover deficits or cause the National Materials Fund to invest any surplus for future use. All interest earned on monies contributed to the National Materials Fund will be first used to pay costs. The National Materials Fund may be incorporated or operated through an entity separate from GMF at such time as GMF deems appropriate, and such successor entity shall have all rights and duties of GMF pursuant to this Section 12.4.

g. Franchisee acknowledges that the National Materials Fund is intended to maximize recognition of the Marks and patronage of Grease Monkey Centers. Although GMF will endeavor to utilize the National Materials Fund to develop advertising and marketing materials and programs and to place advertising that will benefit all Grease Monkey Centers, GMF and its designees, undertakes no obligation to ensure that expenditures by the National Materials Fund in or affecting any geographic area are proportionate or equivalent to the contributions by Grease Monkey Centers operating in that geographic area or that any Grease Monkey Centers will benefit directly or in proportion to its contribution from the development of advertising and marketing materials or the placement of advertising. The National Materials Fund is not treated as a trust fund, and GMF and its designees, including its affiliates, do not owe Franchisee a fiduciary duty with respect to the maintenance, direction or administration of the National Materials Fund. Except as expressly provided in this Section 12.4, GMF 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 Materials Fund.

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

12.5 Local or Regional Advertising Programs. GMF reserves the right, upon 30 days prior written notice to Franchisee, to create a local or regional advertising association ("**Co-op**") for the benefit of Grease Monkey franchisees located within a particular geographic area. If a Co-op is established for the area where Franchisee is located, Franchisee will be required to participate in the Co-op for the purpose of selecting and participating in regional marketing and promotion programs for Grease Monkey Centers. GMF, in its sole discretion, may contribute back to the Co-op all or a portion of the National Materials Fund payments received by GMF from franchisees in the Co-op for such marketing and advertising programs. Franchisee will be required to remain a member of and be bound by the decisions of the majority of the members of the Co-op regarding expenditures, assessments and dues of the Co-op, to the extent that they are approved by GMF. The Co-op, if established, will have the right, by majority vote, to require its members to pay contributions to the Co-op, on a regular or intermittent basis, up to 5% of the monthly Gross Revenues of the Co-op Member's Center. Monies paid into the Co-op by Franchisee shall be credited towards Franchisee's local advertising commitment described in Section 12.3 above. The failure of Franchisee to participate in the Co-op or pay any dues or contributions required by the Co-op, may, at the option of GMF, be deemed to be a breach of this Agreement. GMF has the right, in its sole discretion, to determine the composition of all geographic territories and market areas for the implementation of such local or regional advertising and promotion campaigns and to require that Franchisee participate in such local or regional advertising programs as and when they may be established by GMF. If a local or regional advertising program is implemented on behalf of a particular region by GMF, GMF, to the extent reasonably calculable, will only use contributions from Grease Monkey

franchisees and company-owned Centers within such region for the particular local or regional advertising program. GMF reserves the right to seek reimbursement from the Co-op for reasonable administrative costs, salaries and overhead as GMF or its designees, including its affiliates, may incur in activities related to the implementation and administration of the Co-op and its marketing programs. GMF also reserves the right to establish an advertising cooperative for a particular region to enable the cooperative to self-administer the local or regional advertising program.

12.6 **Electronic Advertising**. Franchisee shall not develop, create, contribute to, distribute, disseminate or use any electronic or Internet communication including, without limitation, any website, blog, instant messaging services such as Twitter, social media sites (such as Facebook) or networking account or other electronic or other communication method now in existence or to be created, or any multimedia, telecommunication, mass electronic mail or audio/visual advertising or messaging, promotional or marketing materials (collectively "**Electronic Advertising**") as described herein and in the Standards Manual, directly or indirectly related to the Grease Monkey Centers, any other franchised Grease Monkey Centers, the Marks, the Licensed Methods and GMF and its affiliates, without GMF's prior written consent, which consent may be withheld in GMF's sole discretion. Franchisee acknowledges and agrees that it will not post a blog, create or contribute to a website, engage in any type of social networking or conduct any type of Internet communication that refers to the Marks, the Licensed Methods, GMF, its affiliates and employees, any Grease Monkey Centers, any other franchised Grease Monkey Centers or other franchisees without GMF's prior written permission. GMF shall retain the exclusive right to develop, publish and control the content of all Electronic Advertising for the Grease Monkey Centers. Franchisee acknowledges that GMF shall own all Electronic Advertising related to or associated with the Marks and Licensed Methods including, without limitation, databases of customer contact information and other customer information. GMF hereby licenses use of such data back to Franchisee solely for the term of this Agreement and solely for Franchisee's use in connection with the Grease Monkey Center. Upon request by GMF, Franchisee agrees to promptly provide the customer contact information and other customer information related to the Center to GMF. GMF reserves the right, upon 30 days' prior written notice, to require Franchisee to: (a) participate in any Electronic Advertising of Grease Monkey Centers sponsored by GMF; and/or (b) create, customize, change, delete or provide access to any websites, any social media or networking account, telecommunications or audio/visual advertising, promotional or marketing material as part of the Electronic Advertising. Franchisee acknowledges that GMF shall own all Electronic Advertising related directly or indirectly to the Marks and Licensed Methods and the Grease Monkey Centers. GMF reserves the right to require Franchisee, to change, delete or provide access to GMF to any Electronic Advertising. If GMF permits or requires Franchisee to develop any Electronic Advertising, Franchisee shall do so in compliance with GMF's policies and rules regarding the creation, maintenance, use, publication and content of such Electronic Advertising as set forth in this Agreement, the Standards Manual or Electronic Advertising code of conduct, and any other policies or standards that GMF may develop, disseminate and modify from time to time, including but not limited to any social media policies. Franchisee shall not publish any of GMF's confidential information on the Internet, and Franchisee shall not publish any of GMF's copyrighted material or information containing the Marks or any of the Licensed Methods on the Internet without GMF's prior written permission; nor shall the Franchisee assist any other party in doing so. Any amounts that Franchisee spends to participate in Electronic Advertising shall be credited toward Franchisee's local advertising obligations.

13. PROPRIETARY MARKS AND INTERESTS

13.1 **Marks**. Franchisee acknowledges that GMF or its affiliates are the sole owner of the Marks and Licensed Methods and the Marks and Licensed Methods shall remain the sole and exclusive property of GMF 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 GMF shall reasonably prescribe. Franchisee acknowledges that it has not acquired any right, title or interest in the Marks and Licensed Methods except for the non-exclusive right to use the proprietary Marks and Licensed Methods in the operation of its Grease Monkey 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 Grease Monkey Center nor shall any other name, symbols, logo or other identifying marks be used in connection with the Grease Monkey Center without the prior written approval of GMF. Except as permitted in the Standards Manual, Franchisee shall not use any of the Marks as part of an electronic mail address, or on any sites on the Internet and Franchisee shall not use or register any of the Marks as a domain name on the Internet.

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

13.3 **Licensed Methods**. Franchisee acknowledges that GMF owns and controls the proprietary and distinctive plans and method for the establishment, operation and promotion of the Grease Monkey Center and all related licensed methods of doing business, previously defined as the "Licensed Methods," which include, but are not limited to, GMF'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 GMF and all of which may be included in the Standards Manual described in Section 7 above, in the sole discretion of GMF. Franchisee acknowledges that GMF has valuable rights in and to such trade secrets. Franchisee further acknowledges that it has not acquired any right, title or interest in the Licensed Methods except for the right to use the Licensed Methods in the operation of the Grease Monkey Center as it is governed by this Agreement and that it is obligated to maintain the confidentiality of the Licensed Methods in accordance with Section 18.4 below.

13.4 **Change of Proprietary Marks**. In the event that GMF 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 GMF, take such action, at Franchisee's sole expense, as may be necessary to comply with such modification, discontinuation, addition or substitution. GMF 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 Licensed Methods, Franchisee's usage of the Marks and Licensed Methods and any goodwill established thereby will inure to GMF's exclusive benefit.

13.5 **Trademark Infringement**. Franchisee will notify GMF 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 GMF or its affiliates shall have the right to determine whether action will be taken on account of any possible infringement or illegal use. GMF or its affiliates shall commence or prosecute such action in GMF's or its affiliates' own name and may join Franchisee as a party to the action if GMF or its affiliates determine it to be reasonably necessary for the continued protection and quality control of the Marks and Licensed Methods. GMF 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 GMF's prior written consent.

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

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 GMF. Franchisee assigns all proprietary rights, including copyrights, in these works to GMF 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 GMF 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 GMF all right, title, and interest in said intellectual property. Franchisee shall promptly disclose to GMF 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 Licensed Methods and shall inure to the benefit of GMF.

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 GMF's form of System Protection Agreement. All of Franchisee's employees, independent contractors, agents, and representatives that may have access to GMF's confidential information must sign GMF'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 GMF may prescribe from time to time (including, without limitation, requirements for timely entry of information into databases as may be prescribed by GMF, periodic printouts of reports generated and GMF's access to the data input by modem or other electronic means). GMF and its affiliates shall have the right of access to all data processed with respect to the Center. Franchisee shall provide access to GMF and its affiliates at any time by installing a modem or subscribing to a high speed electronic network connection service, as GMF shall designate, which meets GMF's standards and specifications. Franchisee shall supply GMF or its designee with reports in such manner and form as GMF may from time to time reasonably require, including:

a. Within 10 days after the end of each calendar month, a report on the Center's Gross Revenues, car counts, average ticket and other information designated by GMF (if Franchisee is an entity, a report on such entity's Gross Revenues, car counts, average ticket, and other information designated by GMF) for such calendar month, in a form as may be reasonably prescribed by GMF;

b. Within 30 days after the end of each calendar year, a report on Franchisee's local advertising expenditures, as further described in Section 12.3 of this Agreement and in GMF's recommended format; provided, however, that GMF has the right, upon 60 days' written notice to

Franchisee, to require Franchisee to provide reports on local advertising expenditures on a more frequent basis, as determined by GMF in its sole discretion;

c. 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 GMF's recommended format, including utilizing the chart of accounts prescribed by GMF, and in accordance with generally accepted accounting principles ("**GAAP**"). If requested by GMF, Franchisee shall have the profit and loss statement and the balance sheet shall be certified by a certified public accountant;

d. Copies of Franchisee's federal income tax reports relating to the Grease Monkey Center for the preceding year shall be submitted to GMF by May 1st of each year; and

e. Any other data, information and supporting records reasonably requested by GMF 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.

GMF reserves the right to disclose data derived from such reports, without identifying Franchisee, except to the extent identification of Franchisee is required by law. GMF 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 GMF 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 GMF.

14.2 **Books and Records**. Franchisee shall maintain all books and records for the Grease Monkey Center in accordance with: (i) generally accepted accounting principles, consistently applied, (ii) the chart of accounts designated by GMF, and (iii) the standards and specifications of GMF as set forth in the Standards 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 GMF, at its option, has the right to audit the books and records of the Grease Monkey Center, at Franchisee's expense. If such audit discloses an understatement of Franchisee's Gross Revenues of the Grease Monkey Center, Franchisee shall immediately pay all deficiencies which may be due and owing to GMF, including interest at 18% per annum. The failure of Franchisee to timely submit the required reports and financial statements may be considered by GMF to be a material default under this Agreement.

14.4 **Audit**. From the date Franchisee and GMF sign this Agreement until three years after the expiration or termination of this Agreement, including any renewal period, GMF or GMF'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 GMF in its sole discretion determines may be relevant in determining the business results of Franchisee's Grease Monkey Center; such as verifying that Franchisee has paid all fees and other amounts owed to GMF based on the revenues of Franchisee or otherwise. Inspections and audits conducted at the Grease Monkey Center may take place without prior

notice. GMF may also require at any time the records from Franchisee or its affiliated parties be sent to GMF's offices or another location to permit the inspection or audit of such records to be conducted at GMF's place of business or the other location. If GMF notifies Franchisee that documents are to be sent to a location other than the Grease Monkey Center for the purpose of conducting an inspection or audit at that location, Franchisee shall provide the requested documents to GMF within the time period set forth in GMF's notice. Franchisee will be responsible for any expenses associated with collecting and delivering any documents requested by GMF for its inspection or audit. Franchisee agrees that GMF will have the right to inspect and audit any records of Franchisee or any affiliated party that GMF 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 Grease Monkey 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 Grease Monkey Center, including but not limited to contracts with customers; and (ix) any other documents requested by GMF. GMF may inspect and audit documents covering a period beginning with the date on which Franchisee first acquired its Grease Monkey Center and ending on the date such audit is concluded. All documents provided for GMF'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 GMF immediately, without prejudice to any other remedy of GMF 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 GMF, (iii) Franchisee fails to have the books, records and other requested items available for an audit after receiving reasonable, advance notice from GMF; or (iv) Franchisee otherwise fails to cooperate with GMF's request related to an audit; and GMF conducts an audit of Franchisee's books and records, then in any such case Franchisee will also pay to GMF 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. GMF reserves the right to disclose data derived from all financial and accounting reports received from Franchisee to other franchisees and affiliates in the Grease Monkey system with information identifying Franchisee. GMF also reserves the right to disclose data derived from all financial and accounting reports received from Franchisee to parties outside the Grease Monkey system, without identifying Franchisee, except to the extent identification of Franchisee is required by law. Franchisee consents to GMF 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 GMF.

14.6 Business Records. Franchisee acknowledges and agrees that GMF owns all records ("**Business Records**") with respect to customers of, and/or related to, Franchisee's Grease Monkey 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, GMF may access such Business Records, and may utilize, transfer, or analyze such Business Records as GMF determines to be in the best interest of the Grease Monkey system, in GMF's sole discretion.

15. TRANSFER

15.1 **Transfer by Franchisee**. The franchise rights granted herein are personal to Franchisee and, except as stated below, GMF 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, GMF 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 Grease Monkey 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 GMF's prior written consent and comply with the following:

a. Franchises purchased under GMF's Incentive Program (as described in GMF's FDD) may not be transferred or offered for resale by Franchisee prior to Franchisee opening such Grease Monkey Center.

b. Franchisee shall pay all amounts due and owing to GMF or its affiliates.

c. The proposed transferee must be qualified to become a franchisee and shall be evaluated for approval by GMF, based on the same criteria as is currently being used to assess new franchisees of GMF.

d. 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 GMF, 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.

e. 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 GMF 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. GMF 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.

f. If required by GMF, the Grease Monkey 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 GMF. The limitation on upgrades and remodeling in Section 9.1.1 above does not apply to this subsection.

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

h. Franchisee, the proposed transferee or both parties together shall pay to GMF 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.

i. Franchisee shall give written notice to GMF 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 GMF to assess the qualifications of the proposed transferee to become a Grease Monkey franchisee. Any purchase agreement or other agreement entered into by Franchisee for the sale or transfer of the Grease Monkey Center or other interest in the Franchise shall include in its terms that the sale or transfer is conditional upon and subject to GMF's right of first refusal, described in Section 15.4 below, and GMF's right to approve the sale or transfer in accordance with this Agreement.

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

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

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

15.3 GMF's Approval of Transfer. GMF 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 GMF based on the same criteria as is currently being used to assess new franchisees of GMF and that such proposed transferee shall be provided with such disclosures as may be required by state or federal law. GMF will not unreasonably withhold its consent to any proposed transfer. Franchisee acknowledges that GMF 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 GMF, 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 GMF and its affiliates and to otherwise comply with this Agreement or the then current

form of franchise agreement. Additionally, GMF shall have the right to interview the proposed transferee as part of GMF's approval process and Franchisee agrees that GMF shall have the right to discuss matters related to the performance of the Franchised Location with such proposed transferee. If Franchisee so requests, GMF may, but is not obligated to, assist Franchisee in the resale of the Center to another party, in which case Franchisee must pay GMF 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 GMF 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 Grease Monkey Center to a third party, Franchisee shall grant to GMF 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 GMF or its designee may exercise its right of first refusal shall run concurrently with the period within which GMF has to approve or disapprove of Franchisee's proposed transfer or sale. The time within which GMF or its designee may exercise its right of first refusal shall commence as of the date of the notice provided by Franchisee to GMF containing all information described in Section 15.2.h above and receipt by GMF of the written agreement of transfer signed by Franchisee and the proposed transferee containing all of the terms and conditions of the transfer.

b. GMF'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 GMF.

c. If the consideration or the manner of payment offered by a third party is such that GMF may not reasonably be required to furnish the same, then GMF 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 GMF, whose determination will be binding upon the parties. All expenses of the appraiser shall be paid for equally between GMF 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 GMF.

d. The closing between GMF 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 GMF's notice of exercise of its right of first refusal.

e. If GMF 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. GMF's right of first refusal shall be waived by GMF 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. GMF 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 GMF.

15.5 Specific Types of Transfers. Franchisee acknowledges that GMF'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, GMF'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 GMF's prior written approval; (iii) a limitation on the corporation's or company's business activity to that of owning the Grease Monkey 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, GMF shall waive any transfer fee chargeable to Franchisee for a transfer.

15.6 Assignment by GMF. This Agreement is fully assignable by GMF and shall inure to the benefit of any assignee or other legal successor in interest, and GMF 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 GMF. 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 Grease Monkey 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 Grease Monkey 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 GMF or as required by law. If said hold-over period exceeds 90 days, this Agreement is subject to immediate termination by

GMF 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 GMF at least six months before the expiration of the first additional five year term), by acquiring successor franchise rights, if GMF 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 Grease Monkey 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. GMF 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 GMF 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 Grease Monkey 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 GMF; and

f. Franchisee executes a general release, in form satisfactory to GMF, of any and all claims against GMF 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 GMF not earlier than 12 months nor 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 GMF and by paying the Renewal Fee.

16.5 Conditions of Refusal. GMF 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), GMF 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 GMF'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 GMF - Effective Upon Notice. GMF 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 GMF, to materially and unfavorably affect the Licensed Methods, Marks and goodwill and reputation thereof;

e. **Failure to Make Payments**. If Franchisee fails to pay any amounts due GMF 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 GMF 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 GMF's directions and guidelines concerning use of GMF's Marks and fails to correct the misuse or failure within ten days after notification from GMF;

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

h. **Repeated Noncompliance**. If Franchisee has received two previous notices of default from GMF 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; or

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 GMF or any of the GMF 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 GMF.

17.2 Termination by GMF - Thirty Days' Notice. GMF 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 GMF as set forth herein or in the Standards 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 GMF's Marks or under a name or mark which is confusingly similar to GMF's Marks;

c. **Failure to Obtain Consent**. Franchisee fails, refuses or neglects to obtain GMF'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 Standards 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 GMF 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 GMF 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 GMF's costs and expenses arising from such default, including reasonable legal fees and reasonable hourly charges of GMF's administrative employees shall be paid to GMF within five days after cure or upon demand by GMF if such default is not cured.

17.3 **Cross Default**. Any default or breach by Franchisee of any other agreement with GMF, Grease Monkey International, Inc., or their respective affiliates or subsidiaries may, at the option of GMF, constitute a breach or default under this Agreement. Franchisee will be given the same rights to cure defaults under any other agreement with GMF, Grease Monkey International, Inc., or their respective affiliates or subsidiaries, as Franchisee has under this Agreement.

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 GMF, including any additional evidence that GMF requests, that such actions have been completed:

a. Pay Royalties, Advertising Contributions and other amounts owed to GMF or its affiliates within 10 days of the effective date of termination or expiration;

b. Not hold itself out as a Grease Monkey franchisee and cease use of the Marks, processes, materials, methods or promotional materials provided by GMF and take all necessary steps to disassociate itself from GMF, including without limitation, the removal of signs, destroying letterhead, advertising materials, invoices or other items containing the Marks;

c. Immediately deliver to GMF the Standards Manual and all other information, software, documents and copies thereof which are proprietary to GMF 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 GMF or its designee does not exercise its right to acquire Franchisee's interest in the Grease Monkey 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 Grease Monkey 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 Grease Monkey 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 Grease Monkey name or, at the option of GMF, assign the same to GMF 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, 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 GMF or its designee. Franchisee acknowledges that GMF 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 GMF, and hereby appoints GMF 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 Grease Monkey Center to GMF 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 GMF's rights to such telephone numbers, directory listings, web addresses, domain names, and social media websites and accounts and, in the alternative, GMF'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 Grease Monkey Center or any of the Marks and to cancel or assign to GMF, in GMF's sole discretion, all rights to any domain names for any sites on the Internet that refer to Franchisee's former Grease Monkey 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 GMF to ensure the expiration of this Agreement creates the least disruption possible to the Grease Monkey system, including those procedures set forth in the Standards Manual.

17.5 Option to Purchase. Upon termination or expiration of this Agreement for any reason, GMF 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 Licensed Methods, and less any amounts owed to GMF by Franchisee. The following additional terms shall apply to GMF's exercise of this option:

a. GMF'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 GMF, in the real property records and GMF or its designee and Franchisee shall execute such additional documentation as may be necessary and appropriate to effectuate such recording.

c. GMF 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 GMF's option Franchisee shall continue the Center operations by extension of this Agreement, through the closing date. GMF shall pay the purchase price in full at the closing, in a manner as otherwise agreed upon by GMF and Franchisee or, at GMF'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 GMF or its designee.

d. If GMF and Franchisee cannot agree on the fair market value of the Center or the assets being purchased by GMF, then the fair market value shall be determined by an independent third party appraisal. GMF 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. GMF and Franchisee will each bear the expenses of their chosen appraiser. All expenses of the third appraiser shall be paid for equally between GMF and Franchisee. In the event that GMF does not exercise GMF'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 GMF.

17.6 Continuing Obligations. The foregoing rights of GMF 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 GMF 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 GMF 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, GMF 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, GMF has also licensed commercially valuable information which comprises and is a part of the Licensed Methods, 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 Grease Monkey using the Marks and Licensed Methods. Therefore, other than the Grease Monkey Center licensed herein, any other Grease Monkey Centers licensed under other franchise agreements with GMF or its affiliates, and any SpeeDee oil change and auto service businesses licensed under a franchise agreement with GMF's affiliate SpeeDee Worldwide, 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 GMF confidential information regarding Grease Monkey's Marks and Licensed Methods and that, in the event this Agreement is terminated, Franchisee could injure GMF 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 GMF 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 Grease Monkey Center, or within a radius of 5 miles of any other Grease Monkey 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 Grease Monkey Center, by direct inducement or otherwise, or diverting or attempting to divert the employment of any employee or independent contractor of Grease Monkey or another franchisee licensed by Grease Monkey 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 GMF and its affiliates, through participation in GMF's training programs, receipt of the Standards Manual and otherwise. Franchisee acknowledges that the unauthorized use of such information (including, without limitation, failing to promptly return the Standards 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 GMF. Franchisee, and all of Franchisee's employees who have attended GMF's training programs or had access to the Standards 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 Grease Monkey franchise.

18.5 Confidentiality Agreements. GMF 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 GMF's training programs execute a nondisclosure and noncompetition agreement containing the provisions set forth in this Section 18, and further, Franchisee shall notify GMF of the identity of each and every above-described person and provide GMF 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 Grease Monkey, 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 GMF. 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 GMF 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 reasonably acceptable to GMF, 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 Grease Monkey 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 Grease Monkey 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 GMF 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 GMF 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 Grease Monkey Center, Franchisee shall provide GMF with proof of insurance that includes endorsements adding GMF, its subsidiaries and affiliates, including, without limitation, Grease Monkey International, Inc., 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 GMF 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. GMF 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, GMF shall have the right to demand that Franchisee cease operations of the Grease Monkey Center until coverage is reinstated, or, in the alternative, GMF 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 GMF'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 GMF. 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 GMF or incur any liability for or on behalf of GMF 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 Grease Monkey Center and that it is a franchisee of GMF. Franchisee acknowledges that GMF has no responsibility to ensure that the Grease Monkey Center is developed and operated in compliance with all applicable laws, ordinances and regulations and that GMF shall have no liability in the event the development or operation of the Grease Monkey Center violates any law, ordinance or regulation.

20.2 Payment of Third Party Obligations. GMF 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 Grease Monkey Center, Franchisee's property or upon GMF in connection with the sales made or business conducted by Franchisee (except any taxes GMF is required by law to collect from Franchisee with respect to purchases from GMF).

20.3 Indemnification. Franchisee shall indemnify, defend and hold harmless GMF, 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 Grease Monkey Center; Franchisee's employment or other contractual relationship with its employees or independent contractors, including any claim or allegation that GMF 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 you; the relationship of the parties under this Agreement; or the use of the Marks and Licensed Methods 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. GMF 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 GMF, 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 GMF 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 GMF, 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, GMF 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 which he deems proper in the circumstances, including, without limitation, money damages (with interest on unpaid amounts from the date due), specific performance, and attorneys' fees and costs, in accordance with Section 23.7 of 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 GMF 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 GMF and Franchisee shall not be consolidated with any other arbitration proceeding involving GMF 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, GMF and Franchisee shall each have the right in a proper case to obtain temporary or preliminary injunctive relief from a court of competent jurisdiction. GMF 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 GMF, 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 GMF 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 GMF and its affiliates and their respective employees, officers, directors or managers (collectively, "**GMF 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 GMF or any GMF 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. **GMF, GMF 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, you agree that: (i) this Agreement (and the relationship of the parties that is inherent in this Agreement) grants us the discretion to make decisions, take actions and/or refrain from taking actions not inconsistent with our explicit rights and obligations under this Agreement that may affect favorably or adversely your interests; (ii) we will use our judgment in exercising the discretion based on our assessment of our own interests and balancing those interests against the interests of our franchisees generally (including ourselves and our affiliates if applicable), and specifically without considering your individual interests or the individual interests of any other particular franchisee; (iii) we will have no liability to you for the exercise of our 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 our judgment so exercised.

22. SECURITY INTEREST

22.1 **Security Interest**. To secure payment and performance of the Obligations, Franchisee grants to GMF 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 GMF and its affiliates and Franchisee and its affiliates, including any Multi-Unit Agreement, and other amounts and obligations owed to GMF and its affiliates.

b. All expenditures of any kind or nature made by GMF 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 GMF 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 GMF, 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 GMF 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 GMF promptly upon GMF's request. Franchisee further agrees, at the request and option of GMF, to take any and all other actions GMF may determine to be necessary or useful for the attachment, perfection and first priority of, and the ability of GMF to enforce, GMF'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, GMF 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, GMF 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 GMF at a place to be designated by GMF that is reasonably convenient for both parties. If notice is required, GMF 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 GMF is in possession of the Collateral, and to the extent permitted by law, GMF 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. GMF 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. GMF 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 GMF in the franchise disclosure document provided to the Franchisee by GMF in connection herewith. Franchisee acknowledges that no representations have been made to it by GMF or its affiliates regarding projected sales volumes, market potential, revenues, profits of Franchisee's Grease Monkey Center, or operational assistance other than as stated in this Agreement or in any franchise disclosure document provided by GMF in connection herewith.

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

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 GMF or Franchisee shall be considered to imply or constitute a further waiver by GMF 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 Grease Monkey Franchising, 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. GMF and Franchisee may modify this Agreement only upon execution of a written agreement between the parties. Franchisee acknowledges that GMF may modify its standards and specifications set forth in the Standards Manual unilaterally under any conditions and to the extent in which GMF, in its sole discretion, deems necessary to protect, promote, or improve the Marks and the quality of the Licensed Methods, 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 GMF 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 GMF hereunder, which right of set off is hereby expressly waived by Franchisee. GMF shall be allowed to set off amounts owed to Franchisee against monies owed to GMF by Franchisee.

23.10 Delegation by GMF. From time to time, GMF 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 GMF or independent contractors which GMF has contracted with to provide such services. Franchisee agrees in advance to any such delegation by GMF of any portion or all of its obligations and duties hereunder.

23.11 Payment of Taxes. Franchisee shall reimburse GMF, 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 GMF, or its affiliates or designees, on account of services or goods furnished by GMF, its affiliates or designees, to Franchisee through sale, lease or otherwise (except for any taxes GMF or its affiliates are required by law to collect from Franchisee with respect to the sale of products to Franchisee by GMF and its affiliates), or on account of collection by GMF of the initial franchise fee, Royalties, Advertising Contributions or any other payments made by Franchisee to GMF required under the terms of this Agreement.

23.12 Cumulative Rights. The rights and remedies of GMF and Franchisee hereunder are cumulative and no exercise or enforcement by GMF or Franchisee of any right or remedy hereunder shall preclude the exercise or enforcement by GMF or Franchisee of any other right or remedy hereunder which GMF 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 GMF 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 GMF IN CONNECTION WITH THE SUBJECT MATTER OF THIS AGREEMENT.

23.16 Financial Statements. Franchisee understands that the audited financial statements ("Financial Statements") of GMF 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 GMF that Franchisee reviewed the Financial Statements of GMF 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.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

GMF:

GREASE MONKEY FRANCHISING, LLC

By: _____
Ronald Stilwell, Chief Development Officer

FRANCHISEE:

By: _____

ATTACHMENT I TO
FRANCHISE AGREEMENT

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 and otherwise qualifies for payment of the initial franchise fee described below, as determined by GMF, the initial franchise fee shall be payable as follows: (a) $10,000 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**. The Franchised Location, referenced in Section 3.1 of the Agreement shall be _____.

OR

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

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

4. **Acknowledgement**. By execution hereof or Attachment I-1, GMF hereby accepts the above-stated Franchised Location and Franchisee acknowledges that (1) GMF's acceptance of the Franchised Location does not constitute a guarantee, recommendation or endorsement of the Franchised Location and the success of the Grease Monkey Center to be operated at such Franchised Location is dependent upon Franchisee's abilities as an independent business person; and (2) that GMF 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 Attachment I to Franchise Agreement*)

Fully executed this _____ day of _____, 202___.

GMF:

GREASE MONKEY FRANCHISING, 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 _____.

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, GMF hereby accepts the above-stated Franchised Location and Franchisee acknowledges that (1) GMF's acceptance of the Franchised Location does not constitute a guarantee, recommendation or endorsement of the Franchised Location and the success of the Grease Monkey Center to be operated at such Franchised Location is dependent upon Franchisee's abilities as an independent business person; and (2) GMF 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__.

GMF:

GREASE MONKEY FRANCHISING, 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 Grease Monkey Center is _____.

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

Fully executed this _____ day of _____, 202__.

GMF:

GREASE MONKEY FRANCHISING, LLC

By: _____
Ronald Stilwell, Chief Development Officer

FRANCHISEE:

By: _____

ATTACHMENT II
TO FRANCHISE AGREEMENT

STATEMENT OF OWNERSHIP

Franchisee: _____

Trade name (if different from above): _____

Form of Ownership
(Check One)

_____ Individual _____ Partnership _____ Corporation _____ Limited Liability Co.

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(s) and list the names and addresses of each member and the percentage of membership interest held by each member.

_____

_____

_____

_____

_____

Franchisee acknowledges that this Statement of Ownership applies to the Grease Monkey Center authorized under the Franchise Agreement.

Use additional sheets if necessary. Any and all changes to the above information must be reported to GMF in writing.

FRANCHISEE:

By: _____

ATTACHMENT III
TO FRANCHISE AGREEMENT

OWNERS' AGREEMENT

As a condition to the granting by Grease Monkey Franchising, 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:

Grease Monkey Franchising, 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:

Fully executed this _____ day of _____, 202__.

GMF:

GREASE MONKEY FRANCHISING, 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 as an "Applicable Rider" below, then that Rider shall be incorporated into the Franchise Agreement entered into by Grease Monkey Franchising, LLC and the undersigned Franchisee. 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

GREASE MONKEY FRANCHISING, LLC

_____
FRANCHISEE (Print Name)

By: _____

Title: _____

By: _____

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 GMF, 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 GMF 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 GMF and its affiliates and their respective employees, officers, directors or managers (collectively, "**GMF 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 GMF or any GMF 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. **GMF, GMF AFFILIATES, FRANCHISEE AND FRANCHISEE AFFILIATES EACH WAIVE THEIR RIGHTS TO A TRIAL BY JURY**.

HAWAII RIDER TO THE FRANCHISE AGREEMENT

1. The following language is added at the end of Section 15.2.g 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, GMF 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 GMF or a supplier designated by GMF; provided that personalized materials which have no value to GMF need not be compensated for. If GMF refuses to renew a Franchise for the purpose of converting Franchisee's business to one owned and operated by GMF, GMF, in addition to the remedies provided above, shall compensate Franchisee for the loss of goodwill. GMF 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 GMF.

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.

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 FDD, 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 (if one is designated) or a reasonable area surrounding the Franchised Location (if no Designated Area is designated).

5. The following provision will be 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 Sections 15.2.g and 16.3.f:

Any release executed in connection herewith will not apply to any claims that may arise under the Maryland Franchise Registration and Disclosure Law.

2. 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 GMF 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.

3. 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.

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, GMF 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. GMF 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 GMF'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.g 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 Standards Manual shall not unreasonably increase Franchisee's obligations or place an excessive burden on Franchisee's operation of its Grease Monkey 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 GMF, is willing and able to assume GMF'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 GMF for any liabilities which arose as a result of GMF's breach of this Agreement or other civil wrongs committed by GMF.

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 GMF 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. GMF 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. GMF 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. GMF 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. GMF 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.

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

GREASE MONKEY FRANCHISING, LLC

MULTI-UNIT AGREEMENT

Multi-Unit Franchisee: _____

Date: _____

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ATTACHMENTS:

1 Addendum to Franchise Agreement
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 _____, 202__, by and between **GREASE MONKEY FRANCHISING, LLC**, a Colorado limited liability company, located at 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111 ("**GMF**") and _____, located at _____ (the "**Multi-Unit Franchisee**").

RECITALS

A. GMF and its affiliates have developed a system for establishing and operating businesses that provide automotive lubrication and other approved automotive maintenance and repair services ("**Grease Monkey Centers**" or "**Centers**"), associated with the service mark "GREASE MONKEY" and design, and other trademarks, service marks, logos and identifying features ("**Marks**") and GMF's distinctive methods ("**Licensed Methods**") for establishing and operating Grease Monkey Centers.

B. GMF grants the right to others to develop and operate Grease Monkey Centers under the Marks and pursuant to the Licensed Methods.

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

D. GMF desires to license Multi-Unit Franchisee to establish and operate such Centers under the Grease Monkey name and Marks, and under the terms and conditions which are contained in this MU Agreement and in the then-current Grease Monkey franchise agreements which will be executed between GMF 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 GMF 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, GMF grants to Multi-Unit Franchisee the right to develop and establish the number of Grease Monkey Centers set forth in Attachment 1, attached hereto and incorporated herein by this reference.

1.2. Notwithstanding the above, GMF 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 Licensed Methods for the operation of Grease Monkey Centers at any location; (2) to use the Marks and Licensed Methods to identify services and products which Multi-Unit Franchisee sells and other than those which Multi-Unit Franchisee sells, 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 Grease Monkey Centers, on any terms and conditions as GMF deems advisable; and (4) 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 Grease Monkey Centers without the prior approval and consent of GMF.

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, GMF acknowledges that the Multi-Unit Franchisee has paid the applicable initial franchise fee for the Initial Business to be developed hereunder. In additional, 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 I 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.

3. DEVELOPMENT OBLIGATIONS

3.1. Multi-Unit Franchisee agrees to develop the number of Grease Monkey 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 GMF and Multi-Unit Franchisee for each Grease Monkey Center to be developed under this MU Agreement. The Franchise Agreements for the second and subsequent Grease Monkey Centers to be developed hereunder will be executed within 10 days after GMF's approval of a location for the Grease Monkey 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 I 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 GMF, be deemed a default under this MU Agreement and shall entitle GMF 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 GMF'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 GMF that Multi-Unit Franchisee has, and, during the term of the Franchise Agreement for the Grease Monkey 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 GMF, enter into any contract for the purchase or lease of any premises for use as a Grease Monkey Center. GMF's approval of a location for a Grease Monkey 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. GMF will provide written specifications for the location of each Grease Monkey Center, although Multi-Unit Franchisee acknowledges that GMF has no obligation to select or acquire a location on behalf of Multi-Unit Franchisee. Assistance by GMF will consist of the provision of criteria for a satisfactory location and, subsequently, a determination whether the location fulfills the requisite criteria for a Grease Monkey Center, based upon information submitted to GMF by Multi-Unit Franchisee in a form sufficient to assess the location.

3.5. All subsequent Grease Monkey 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 GMF for a Grease Monkey 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 GMF as set forth in Section 3.4 above, Multi-Unit Franchisee may request additional assistance from GMF in connection with site selection, site feasibility studies, lease negotiations and other issues related to development of its Grease Monkey Centers in connection with this MU Agreement. If GMF 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 Grease Monkey Centers to be developed hereunder or any Franchise Agreement to be executed between Multi-Unit Franchisee and GMF for a Grease Monkey 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 GMF. Nothing herein constitutes Multi-Unit Franchisee as a subfranchisor, master franchisee or franchise broker of GMF 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 Grease Monkey Center to be developed hereunder. After expiration of the term, or earlier termination of this MU Agreement as provided below (including Section 4.4 below), GMF shall have the right to establish, or license any other party to establish Grease Monkey Centers anywhere; provided, however, that Multi-Unit Franchisee's Franchised Location as

defined in the Franchise Agreement(s) will remain in effect for the term of the Franchise Agreement(s), unless sooner terminated.

4.2. This MU Agreement may be terminated by Multi-Unit Franchisee upon 60 days prior written notice for any reason.

4.3. This MU Agreement may be terminated by GMF on 60 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 entitle GMF to terminate any individual Franchise Agreement executed in furtherance of this MU Agreement.

This MU Agreement shall automatically terminate at the end of such 60 day notice period, unless Multi-Unit Franchisee cures the default set forth in such notice within said 60 day period.

4.4. 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. GMF may transfer or assign its rights under this MU Agreement at any time upon notice to Multi-Unit Franchisee, provided that GMF 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 or any interest in it 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 GMF's prior written consent, which consent may be condition 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 and GMF. 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 GMF 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 GMF's approval of any transfer shall be the same as the conditions contained in the Franchise Agreement most recently executed by GMF 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 GMF 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 GMF as one of the pre-conditions to obtaining GMF'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 GMF 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 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 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 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 or employees who have completed GMF's training programs or had access to GMF's standards 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 GMF. 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 GMF and the Grease Monkey Center concept, as determined by GMF 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 GMF. 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 GMF or incur any liability for or on behalf of GMF or to represent itself as anything other than an independent contractor.

7.2. Multi-Unit Franchisee shall indemnify and hold harmless GMF 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. GMF 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. GMF and Multi-Unit Franchisee agree that any dispute between the parties arising out of the terms of this MU Agreement 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 relating to Section 8.2 of this MU Agreement and all issues relating to arbitration by GMF 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 GMF and Multi-Unit Franchisee shall be governed by the laws of the state of Colorado. Multi-Unit Franchisee agrees that GMF 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 he may have to either the jurisdiction of or venue in such courts.

8.8. This MU Agreement contains the entire agreement between the parties and supersedes any and all prior agreements concerning the subject matter hereof. GMF 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 GMF in the franchise disclosure document provided to the Franchisee by GMF in connection herewith. Multi-Unit Franchisee agrees and understands that GMF 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. GMF 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 GMF in connection herewith.

8.9. From time to time, GMF 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 GMF or independent contractors which GMF has contracted with to provide such services. Multi-Unit Franchisee agrees in advance to any such delegation by GMF 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 GMF 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 GMF 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.

GMF:

GREASE MONKEY FRANCHISING, LLC

By: _____
Ronald Stilwell,
Chief Development Officer

MULTI-UNIT FRANCHISEE:

By: _____

Name: _____

Title: _____

ATTACHMENT 1 TO
MULTI-UNIT AGREEMENT

1. **Number of Centers**. The number of Grease Monkey 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 Grease Monkey Center to be opened by Multi-Unit Franchisee, upon execution of this MU Agreement, Multi-Unit Franchisee shall pay to GMF a Multi-Unit Fee in the amount of $_____, representing a $20,000 initial franchise fee for the second Grease Monkey Center and a $15,000 initial franchise fee for every additional Grease Monkey 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 Grease Monkey 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 Grease Monkey 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 _____, 202___.

GMF:

GREASE MONKEY FRANCHISING, LLC

By:_____
Ronald Stilwell,
Chief Development Officer

MULTI-UNIT FRANCHISEE:

By:_____

Name: _____

Title: _____

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 Grease Monkey Franchising, LLC ("**GMF**"), each of the undersigned hereby personally and unconditionally:

1. Guarantees to GMF and its successors and assigns, for the term of the Agreement, including renewals thereof, 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 GMF 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 GMF 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 GMF 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 WAIVE THEIR RIGHT TO TRIAL BY JURY**.

(Signatures on following page)

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.

WITNESS(ES):	**GUARANTOR(S):**
_____	_____
Signature	Signature
Print Name: _____	Print Name: _____
_____	_____
Signature	Signature
Print Name: _____	Print Name: _____

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 as an "Applicable Rider" below, then that Rider shall be incorporated into the Multi-Unit Agreement entered into by Grease Monkey Franchising, LLC and the undersigned Multi-Unit Franchisee. 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

☐ Washington

Fully executed on _____.

GMF:

GREASE MONKEY FRANCHISING, LLC

By: _____
Title: _____
Date: _____

MULTI-UNIT FRANCHISEE:

_____

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.

MARYLAND RIDER TO THE MULTI-UNIT AGREEMENT

1. A 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.

2. This MU Agreement provides for disputes to be 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. 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.

4. Any claims arising under the Maryland Franchise Registration and Disclosure Law must be brought within three years after the grant of the franchise.

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.

EXHIBIT C-1

SYSTEM PROTECTION AGREEMENT

SYSTEM PROTECTION AGREEMENT

This System Protection Agreement (this "Agreement") is entered into by the undersigned ("you" or "your") in favor of Grease Monkey Franchising, LLC, a Colorado 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 that: (i) sells or offers to sell products the same as or similar to the type of products sold by you in and/or from the Franchisee Territory (including, but not limited to, the products we authorize); or (ii) provides or offers to provide services the same as or similar to the type of services sold by you in and/or from the Franchisee Territory (including, but not limited to, the services we authorize), but excludes a Grease Monkey center operating pursuant to a franchise agreement with us and a SpeeDee oil change and auto service business that is operated pursuant to a franchise agreement with our affiliate, SpeeDee Worldwide, 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 Grease Monkey center or the solicitation or offer of a Grease Monkey franchise, whether now in existence or created in the future.

"Franchisee" means the Grease Monkey franchisee for which you are a manager or officer.

"Intellectual Property" means, collectively or individually, the 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 Grease Monkey 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 standards manual for the operation of a Grease Monkey center, which may be periodically modified by us.

"Marks" means the logotypes, service marks, and trademarks now or hereafter involved in the operation of a Grease Monkey center, including "GREASE MONKEY," and any other trademarks, service marks, or trade names that we designate for use by a Grease Monkey center. The term "Marks" also includes any distinctive trade dress used to identify a Grease Monkey center, 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: (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 three (3)-year period after you cease to be a manager or officer or officer of Franchisee's Grease Monkey center; 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 Grease Monkey center.

"Restricted Territory" means the geographic area within: (i) a 25-mile radius from Franchisee's Grease Monkey center (and including the premises of the Center); and (ii) a 25-mile radius from all other Grease Monkey centers 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 20-mile radius from Franchisee's Grease Monkey center (and including the premises of the Center).

"System" means our system for the establishment, development, operation, and management of a Grease Monkey center, including Know-how, proprietary programs and products, confidential standards manuals, and operating system.

2. Background. You are an officer, director, or manager of Franchisee. As a result of this relationship, you may gain knowledge of our System and Know-how. 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 unfairly compete with us. In order to avoid such damage, you agree to comply with the terms of this Agreement.

3. Intellectual Property. You agree: (i) you will not use the Know-how in any business or capacity other than the Grease Monkey center 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 of Franchisee's Grease Monkey center. You further agree that you will not use the Intellectual Property for any purpose other than the performance of your duties for Franchisee and within the scope of your employment or other engagement with Franchisee.

4. Unfair Competition During Relationship. You agree not to unfairly compete with us at any time while you are a manager of Franchisee's Grease Monkey center 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, 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 Grease Monkey center. The records subject to this audit include (i) any books and records of the Grease Monkey 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 Grease Monkey 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 Grease Monkey 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 Grease Monkey 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 Grease Monkey 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 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 as of this ___ day of _____, 202__.

_____
Signature

_____
Typed or Printed Name

EXHIBIT C-2

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement (this "Agreement") is entered into by the undersigned ("you") in favor of Grease Monkey Franchising, LLC, a Colorado 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 have secured common law or registered copyright protection and that we allow Grease Monkey franchisees to use, sell, or display in connection with the marketing and/or operation of a Grease Monkey center, whether now in existence or created in the future.

"Franchisee" means the Grease Monkey franchisee for whom you are an officer, director, employee, or independent contractor.

"Grease Monkey Center" means a business that provides automotive lubrication and other approved automotive maintenance and repair services to the general public and other related products and services using our Intellectual Property.

"Intellectual Property" means, collectively or individually, the 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 Grease Monkey 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 standards manual for the operation of a Grease Monkey Center.

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

"System" means our system for the establishment, development, operation, and management of a Grease Monkey Center, including Know-how, proprietary programs and products, confidential standards manuals, and operating system.

2. Background. You are an employee, independent contractor, or supplier of Franchisee. Because of this relationship, you may gain knowledge of our System and Know-how. 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 unfairly compete with us. In order to avoid such damage, you agree to comply with 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 Grease Monkey Center 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 an officer, director, employee, or independent contractor 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.

4. Immediate Family Members. You acknowledge you could circumvent the purpose of this Agreement by disclosing Know-how 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 Know-how 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 Know-how. However, you may rebut this presumption by furnishing evidence conclusively showing you did not disclose the Know-how 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 Grease Monkey 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. 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.

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, 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.

(Signatures on following page)

EXECUTED this ___ day of _____, 202__.

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**"), **GREASE MONKEY FRANCHISING, LLC**, a Colorado 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 _____, (the "**Lease**");

WHEREAS, Assignor desires to construct, or have constructed by Landlord (whichever is applicable), and thereafter operate a GREASE MONKEY 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 GREASE MONKEY 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 GREASE MONKEY 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 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 Federal Express or similar overnight courier to:

Assignee:

GREASE MONKEY FRANCHISING, 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:

GREASE MONKEY FRANCHISING, 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 Grease Monkey Franchising, LLC, 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 for the Grease Monkey Center at _____ ("**Center**"); and

WHEREAS, Tenant requires as a condition for the grant of the Franchise Agreement, that 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 Tenant and the transferee executes a new Franchise Agreement with Tenant.

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 Grease Monkey Franchise Agreement as referenced in Article 16 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 Tenant 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 Grease Monkey Franchising, LLC, 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.

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 Tenant 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 Tenant 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 Grease Monkey Franchise Agreement or under any lease, sublease, promissory note or guaranty with Tenant or any of its subsidiaries or affiliates, Tenant (so long as Tenant is Grease Monkey Franchising, LLC or its parent or one of its subsidiaries or affiliates (each, a "**GMF 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 quick service automotive oil and lubrication, car wash services, any other automotive maintenance or repair services, and/or sale of automotive products, operating under the Grease Monkey and/or Monkey Shine 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 Tenant 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 GMF 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 Grease Monkey franchisee ("**New Franchisee**"). If this Lease is assigned to New Franchisee, the GMF 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 GMF 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 GMF 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 GMF 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 Grease Monkey 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 GMF 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 GMF Affiliated Tenant shall be subject and subordinate to the GMF Affiliated Tenants' rights under the Reassignment. Landlord agrees to give GMF 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 GMF 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 GMF Affiliated Tenant unless approved in writing by the GMF 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 GMF Affiliated Tenant, in fact, exercises its Reassignment under such circumstances; and (iii) Landlord had given the GMF 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 GMF Affiliated Tenant shall be obligated to cure any rent payment default by New Franchisee after possession of the Premises is delivered to the GMF Affiliated Tenant, provided that the maximum amount which the GMF Affiliated Tenant shall be obligated to pay shall be six months' rent.

(d) In the event a GMF Affiliated Tenant exercises its Reassignment, Landlord shall cooperate with, and give reasonable assistance (by joinder in legal proceedings if necessary) to, the GMF Affiliated Tenant in obtaining possession of the Premises from New Franchisee; provided, that the GMF Affiliated Tenant shall be responsible for Landlord's reasonable attorney fees in any such legal proceedings.

(e) The GMF 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 GMF 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 GMF 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 GMF Affiliated Tenant a full and complete copy of said offer, including all terms, provisions and conditions, and the GMF 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 GMF 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 GMF Affiliated Tenant of the terms of the offer, the proposed sale shall not be thereafter be consummated without Landlord again submitting to the GMF Affiliated Tenant the proposed sale as herein provided, as if the proposed sale had not been previously submitted.

(b) This Lease, and the GMF 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 GMF 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 GMF Affiliated Tenant shall have the right to assign its right of first refusal, before or after the GMF Affiliated Tenant's exercise thereof, to New Franchisee.

(d) The GMF 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 Grease Monkey 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 Grease Monkey Franchising, LLC, 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 Tenant 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 Tenant 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 GMF Affiliated Tenant, unless otherwise specifically excepted herein) in this Lease shall survive the termination and expiration of this Lease or a GMF 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:

_____

By: _____
Name: _____
Title: _____

Tenant:

Grease Monkey Franchising, LLC

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 Grease Monkey Center at _____ _____ ("Center"), from the undersigned Seller to the undersigned Buyer, Seller and Buyer acknowledge and hereby agree and confirm the following to Grease Monkey Franchising, LLC ("GMF"):

- GMF (or its contractor) inspected the Center on _____, 20___, to ascertain obvious deferred maintenance items under the Center lease or sublease;

- GMF 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, GMF has the right to perform the work and charge the cost to Buyer in the form of additional rent due for the Center;

- GMF's inspection was limited in scope and was undertaken solely to ascertain obvious deferred maintenance items and GMF makes no representation of any kind as to the condition of the Center property;

- GMF'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;

- This Deferred Maintenance Agreement does not limit or replace the Seller's or Buyer's obligations under the lease or sublease or the Grease Monkey 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.	☐ Checking ☐ Savings (check one)	Bank Routing No. (9 digits)
Bank Mailing Address (city, state, zip)		Bank Phone No.

Authorization:

Franchisee hereby authorizes Grease Monkey Franchising, 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 GREASE MONKEY FRANCHISE AGREEMENT (INCENTIVE PROGRAM)

ADDENDUM TO GREASE MONKEY FRANCHISE AGREEMENT
(INCENTIVE ROYALTY REBATE PROGRAM)

GREASE MONKEY FRANCHISING, LLC ("**GMF**") and _____ _____ ("**Franchisee**") entered into a certain Grease Monkey 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 GMF's royalty incentive program (the "**Incentive Royalty Rebate 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, 2022 and meets GMF'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 GMF 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, GMF 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, GMF 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 GMF'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)

GREASE MONKEY FRANCHISING, LLC

By: _____
Ron Stilwell, Chief Development Officer

FRANCHISEE:

By: _____
Printed Name: _____
Title: _____

EXHIBIT F-2

ADDENDUM TO GREASE MONKEY FRANCHISE AGREEMENT (CONVERSION)

ADDENDUM TO GREASE MONKEY FRANCHISE AGREEMENT
(CONVERSION)

GREASE MONKEY FRANCHISING, LLC ("**GMF**") and _____ _____ ("**Franchisee**") entered into a certain Grease Monkey 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 GREASE MONKEY Center] [purchase of a currently operating, automotive lubrication, maintenance and repair center and conversion of the same to a GREASE MONKEY 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 GREASE MONKEY 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 GMF. 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 GMF providing GMF 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 GMF's standards and specifications as are set forth in the Standards 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 GMF'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 GMF, which approval shall not be unreasonably withheld. Upon expiration of such 60 day period, Franchisee must use GMF'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 GREASE MONKEY 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 Standards 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 GMF is under no obligation to provide additional site specifications or other assistance for development of the Franchised Location and that GMF'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:

> GMF 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, GMF 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, GMF 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.

GREASE MONKEY FRANCHISING, LLC

By: _____
Printed Name: _____
Title: _____

FRANCHISEE:

By: _____
Printed Name: _____
Title: _____

EXHIBIT G-1

ADDENDUM TO GREASE MONKEY FRANCHISE AGREEMENT (BRAKE SERVICES)

ADDENDUM TO GREASE MONKEY FRANCHISE AGREEMENT
(BRAKE SERVICES)

THIS ADDENDUM to the Franchise Agreement ("**Agreement**") this _____ day of _____, 202____, is made effective as of the same date, by and between Grease Monkey Franchising, LLC ("**GMF**") and _____ ("**Franchisee**"), to amend and supplement the terms and conditions contained in the Agreement. By execution and compliance with this Addendum and the Agreement, Franchisee shall be authorized to offer brake services and related products and services as authorized by GMF ("**Brake Program**"), at its Grease Monkey Center ("**Center**"). Capitalized terms not defined herein shall be as defined in the Agreement.

The parties therefore agree as follows:

1. Licensed Methods. The "**Licensed Methods**" shall be deemed to include the Brake Program and all products and services offered pursuant to the Brake Program. Except as otherwise noted herein, the terms of the Agreement, including any and all attachments and addenda to the Agreement, shall apply to the Brake Program and all products and services offered pursuant to the Brake Program by Franchisee. Franchisee shall provide the Brake Program at and through the Center in accordance with the standards and specifications of GMF, which standards and specifications are a part of the Licensed Methods and may be published in the Standards Manual; may be modified, improved, added to and otherwise authorized from time to time by GMF; and may include requirements for warranties extended to customers under the Brake Program.

2. Equipment and Inventory. Franchisee shall purchase or otherwise obtain for use and sale at the Center such additional equipment and inventory relating to the Brake Program of a type and in an amount which complies with the standards and specifications of GMF and which may be described in the Standards Manual.

3. Training. Franchisee acknowledges and agrees that Franchisee, Principal Owner, its Managers and technicians providing the Brake Program shall be required to attend and successfully complete, prior to offering the Brake Program, all training and certification programs required by GMF, whether offered by GMF or third parties. Franchisee shall be responsible for the training fees and third party charges associated with these training programs. Franchisee shall also be responsible for all travel and living expenses incurred in connection with attendance at required training and certification programs. All technicians performing the Brake Program services shall first obtain a written certification from GMF before commencing services associated with the Brake Program and must maintain their certifications and attend such other ongoing training as GMF may require.

4. Royalty and Fees. Any revenues derived by Franchisee from the Brake Program, and all related products and services shall be included in the Gross Revenue of the Center for purposes of determining the Royalty, Local Advertising Fee, Advertising Contribution and other applicable fees which are paid to GMF by Franchisee pursuant to the Agreement.

5. Reporting of Brake Program. The Gross Revenue of the Center attributable to the Brake Program, and related products and services offered thereunder, shall be accounted for and reported to GMF separate and apart from Gross Revenue attributable to the remainder of the products and services offered by and through the Center, and Franchisee shall maintain and submit to GMF separate accounting records with regard to the income, expenses and costs which are incurred in connection with the sale of the brake services and related products. Franchisee shall prepare and submit certain reports regarding the sale of the Brake Program products and services in a form and frequency which will be designated by GMF. Franchisee shall provide GMF with full access to the results of its operations in connection with the

sale of the Brake Program products and services and shall allow GMF's designated representatives to inspect its Franchised Location and operations to observe and assess the sale of the brake services and related products at any time during regular business hours. GMF or its representative shall be permitted to copy and retain copies of all relevant invoices, records, customer lists and other documents related to the sale of the brake services and related products.

6. **Term**. Unless terminated early pursuant to Section 7, this Addendum shall be effective on the date listed above and shall remain in effect until termination (for any reason) or expiration of the Agreement.

7. **Early Termination.** This Addendum may be terminated by GMF, with or without a termination of the Agreement: (a) if Franchisee breaches any provision of this Addendum, including without limitation the obligation to comply with GMF's standards and specifications for the Brake Program which comprise part of the Licensed Methods and which may be described in the Standards Manual; (b) if Franchisee is in default of the Agreement and fails to cure such default pursuant to the terms of the Agreement; or (c) if GMF determines it to be in the best interests of GMF and its franchise system to discontinue the sale of the products and services offered under the Brake Program through the Center, in which case termination shall be effective 90 days after notice from GMF; provided, however, state law may apply which may supersede this provision or provide for a longer notification and/or a right to cure on the part of a defaulting party preceding termination of this Addendum.

8. **Conditional Basis of Brake Program.** Franchisee acknowledges and understands that the Brake Program is under development and that GMF may still be in the development stage of creating, testing, implementing or improving manuals, including Standards Manual provisions, programs, and related policies and procedures, if any, with regard to Brake Program products and services and, consequently, the Franchisee shall freely share with GMF operational results, information, technology and ideas regarding the sale of the brake services and related products and services during the term of this Addendum; and Franchisee shall within a reasonable time after notice from GMF, implement any modifications, improvements or additions to the Brake Program.

9. **Competitive Business**. Franchisee acknowledges that the brake services and related products and services offered under the Brake Program is a "**Competitive Business**" for purposes of the restrictive covenants set forth in the Agreement.

10. **Compliance with Laws; Insurance.** Franchisee shall comply with any applicable federal, state and local laws, rules and regulations and shall obtain any and all permits, certificates, licenses or insurance riders or coverage which may be required in order to offer and sell the brake services and related products at and through the Center.

11. **Landlord Approval**. If Franchisee leases the premises of its Franchised Location, Franchisee represents and warrants that it has reviewed the applicable lease to ensure that operation of the Brake Program at the Franchised Location does not violate the terms and conditions of Franchisee's lease and that Franchisee has obtained any requisite landlord permission to provide the Brake Program at and through the Franchised Location.

12. **Inconsistent Terms.** To the extent that the terms of this Addendum are inconsistent with the Agreement, the terms of this Addendum shall prevail in connection with the implementation of the Brake Program and the sale of the brake services and related products and shall supersede any inconsistent terms in the Agreement. Except as modified herein, the other terms and conditions of the Agreement shall govern and remain in full force and effect between GMF and Franchisee and shall apply to the Brake Program and the brake services.

IN WITNESS WHEREOF, the parties have executed this Addendum to Franchise Agreement to be effective as of the date first set forth above.

GREASE MONKEY FRANCHISING, LLC

By: _____
Name: _____
Title: _____

FRANCHISEE:

By: _____
Name: _____
Title: _____

EXHIBIT G-2

ADDENDUM TO GREASE MONKEY FRANCHISE AGREEMENT (MONKEY SHINE)

ADDENDUM TO GREASE MONKEY FRANCHISE AGREEMENT
(MONKEY SHINE)

THIS ADDENDUM to the Franchise Agreement ("**Agreement**") dated this _____ day of _____, 202_____, is made effective as of this _____ day of _____, 202_____ ("**Effective Date**"), by and between Grease Monkey Franchising, LLC ("**GMF**") and _____ ("**Franchisee**"), to amend and supplement the terms and conditions contained in the Agreement. By execution and compliance with this Addendum and the Agreement, Franchisee shall be authorized to operate a car wash facility ("**Monkey Shine Facility**") under the service mark "Monkey Shine" at the Franchised Location where its Grease Monkey Center ("**Center**") is located. Capitalized terms not defined herein shall be as defined in the Agreement.

The parties therefore agree as follows:

1. **Grant**. Franchisee's "**Grease Monkey Center**," as defined in the Agreement, shall be deemed to include the Monkey Shine Facility and all services and products offered at the Monkey Shine Facility. The "**Marks**" shall be deemed to include the service mark "Monkey Shine." Except as otherwise noted herein, the terms of the Agreement, including any and all exhibits and addendums to the Agreement, shall apply to the Monkey Shine Facility.

2. **Marks**. Franchisee acknowledges that Section 13 of the Agreement also governs the Monkey Shine service mark, which during the term of this Addendum shall be considered a Mark under the Agreement. Franchisee also acknowledges and agrees that the Monkey Shine Mark or such other trademarks as may be specified by GMF shall be the Mark used primarily in the marketing, promotion, identification or operation of the Monkey Shine Facility and services, but it shall be used in conjunction with the other Marks at all times in the circumstances described above.

3. **Licensed Methods.** The "**Licensed Methods**" shall be deemed to include GMF's distinctive business plans, systems and methods related to establishing and operating a Monkey Shine Facility, as such plans, systems and methods are developed. Franchisee shall operate the Monkey Shine Facility at the Franchised Location in accordance with the standards and specifications of GMF, which standards and specifications are part of the Licensed Methods and may be modified, improved, added to and otherwise authorized from time to time by GMF.

4. **Development of Monkey Shine Facility.** Franchisee shall comply with the provisions of Section 4 of the Agreement, including, without limitation, obtaining GMF's prior written approval of plans for the interior and exterior design of the building, in connection with the development and construction of the Monkey Shine Facility. Following completion of the initial improvements to the Monkey Shine Facility, Franchisee must obtain GMF's prior written consent for any improvements or alterations which are not in accordance with the plans and specifications previously approved in writing by GMF.

5. **Equipment, Supplies and Products.** Franchisee shall purchase or otherwise obtain for use and sale at the Monkey Shine Facility such additional equipment, supplies and products relating to the operation of the Monkey Shine Facility of a type and in an amount which complies with the standards and specifications of GMF. GMF reserves the right, either itself, through its affiliates or through designated suppliers, to make available for Franchisee's purchase, co-branded Monkey Shine soaps and other chemicals. Franchisee understands and acknowledges that GMF is in the process of developing standards and specifications which are specific to the operation of a Monkey Shine Facility, and that standards and specifications may not exist for all equipment, supplies and products as of the date of this Addendum.

6. Opening Assistance and Training.

a. Franchisee understands and acknowledges that the opening assistance described in Section 5.1 of the Agreement relates to the initial establishment of a Grease Monkey Center and that such opening assistance will not be provided for the initial establishment of the Monkey Shine Facility. GMF will provide to Franchisee, upon request and to the extent available: (i) information regarding the selection of suppliers of equipment, items and materials used and inventory offered for sale at the Monkey Shine Facility; and (ii) any existing standards and specifications related to the Monkey Shine Facility.

b. Franchisee further understands and acknowledges that the training programs described in Section 6 of the Agreement relate to Grease Monkey Centers only and that GMF does not currently provide any initial or additional training programs that specifically relate to or focus on the operation of a Monkey Shine Facility. Training related to the installation, maintenance and operation of the car wash equipment for the Facility will be provided on site by the vendors, installers and manufacturers of the car wash equipment. GMF may provide training programs in the future that focus on Monkey Shine Facilities which is consistent with the training programs described in the Agreement for Grease Monkey Centers.

7. Royalty and Fees. Until such time that GMF notifies Franchisee in writing that a total of at least one hundred (100) Monkey Shine Facilities are open and operating, Franchisee is not required to: (a) pay GMF a monthly Royalty on the Gross Revenue from Franchisee's Monkey Shine Facility; (b) contribute a monthly Advertising Contribution on the Gross Revenue from Franchisee's Monkey Shine Facility; or (c) spend any percentage of the Gross Revenue related to Franchisee's Monkey Shine Facility on local advertising for Franchisee's Monkey Shine Facility. Franchisee shall be required to commence paying Royalties, contributing Advertising Contributions and spending funds on local advertising for the Facility, all at the same rates required for the Grease Monkey Center, effective 30 days following the date that GMF delivers written notice to Franchisee that 100 Monkey Shine Facilities are open and operating.

8. Reports, Books and Records. The Gross Revenue attributable to the Monkey Shine Facility, and related services and products offered and sold at the Facility, shall be accounted for and reported to GMF separate and apart from Gross Revenue attributable to the products and services offered by and through the Center, and Franchisee shall maintain and submit to GMF separate accounting records with regard to the income, expenses and costs which are incurred in connection with the operation of the Monkey Shine Facility and the sale of services and related products. Franchisee shall prepare and submit certain reports regarding the operation of the Monkey Shine Facility and the sale of products and services in a form and frequency which will be designated by GMF. Franchisee shall provide GMF with full access to the results of its operations in connection with the operation of the Monkey Shine Facility and the sale of services and products and shall allow GMF's designated representatives to inspect its Franchised Location and operations to observe and assess the operation of the Monkey Shine Facility and the sale of the services and related products at any time during regular business hours. GMF or its representative shall be permitted to copy and retain copies of all relevant invoices, records, customer lists and other documents related to the operation of the Monkey Shine Facility and the sale of services and related products.

9. Term. Unless terminated early pursuant to Section 10, this Addendum shall be effective on the date listed above and shall remain in effect until termination (for any reason) or expiration of the Agreement. Upon the termination or the expiration of the term of this Addendum, or any extension hereof, Franchisee must cease operating the Monkey Shine Facility at the Franchised Location in accordance with the post-termination obligations of Franchisee under the Agreement.

10. **Early Termination.** This Addendum may be terminated by GMF, with or without a termination of the Agreement: (a) if Franchisee breaches any provision of this Addendum; or (b) if Franchisee is in default of the Agreement and fails to cure such default pursuant to the terms of the Agreement, in which case termination shall be effective 90 days after notice from GMF; provided, however, state laws may apply which may supersede this provision or provide for a longer notification and/or a right to cure on the part of a defaulting party preceding termination of this Addendum.

11. **Insurance**. Franchisee shall be required to procure, maintain and provide evidence of additional insurance coverage related to the Monkey Shine Facility, before the Monkey Shine Facility is opened, in accordance with GMF's standards and specifications.

12. **Authorized Monkey Shine Facility Services**. For the term of this Addendum, Franchisee shall continuously use best efforts to offer, promote, market and sell the services and products offered and available at the Monkey Shine Facility. The services and products of the Monkey Shine Facility shall be offered for retail sale at the Franchised Location in accordance with the written standards and specifications of GMF, as such standards and specifications may be developed, changed or supplemented by GMF from time to time (new standards and specifications and modifications to existing standards and specifications shall be effective upon 30 days prior written notice to Franchisee).

13. **Commencement of Operations.** Franchisee shall commence operation of the Monkey Shine Facility on:

☐ The same day that Franchisee commences operation of its Center, or

☐ The date that is ____ days after the Effective Date of this Addendum, or

☐ _____, 202__.

14. **Marketing and Advertising for Monkey Shine Facility.**

a. Franchisee will not produce or use any marketing materials unless given written approval to do so by GMF with respect to marketing the Monkey Shine Facility.

b. Subject to GMF's prior approval, Franchisee may display or use the Marks which have been designated for use in selling Monkey Shine services in the offer or sale of any other products or services offered at or through the Center.

15. **Competitive Business**. Franchisee acknowledges that the Monkey Shine Facility and related products and services offered through the Monkey Shine Facility is a "Competitive Business" for purposes of the restrictive covenants set forth in the Agreement. The last paragraph of Section 18.1 of the Agreement shall be deleted in its entirety and replaced with the following:

> 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, repair or car wash 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.

16. Compliance with Laws. Franchisee shall comply with any applicable federal, state and local laws, rules and regulations and shall obtain any and all permits, certificates, licenses or insurance riders or coverage which may be required in order to operate the Monkey Shine Facility at the Franchised Location.

17. Landlord Approval. If Franchisee leases the premises of its Franchised Location, Franchisee represents and warrants that it has reviewed the applicable lease to ensure that operation of the Monkey Shine Facility at the Franchised Location does not violate the terms and conditions of Franchisee's lease and that Franchisee has obtained any requisite landlord permission to operate the Monkey Shine Facility at the Franchised Location.

18. Ownership of Program. GMF and Franchisee agree that GMF shall have the right to offer other franchisees of the Grease Monkey System the right to operate Monkey Shine Facilities without compensation to Franchisee. Franchisee shall have no right, title or interest in or to any proprietary methods, service marks, trademarks, confidential systems or information arising out of or developed in connection with the operation of the Monkey Shine Facilities and Franchisee's implementation and use of the same shall inure to the benefit of GMF.

19. Franchised Location and Reservation of Rights. Franchisee understands and acknowledges that Franchisee is not granted any exclusive rights or protected territory under this Addendum and, as set forth in Section 3.3 of the Agreement (GMF's Reservation of Rights), GMF may use, and license others to use, the Marks and Licensed Methods in connection with the operation of a Monkey Shine Facility, at any location other than the Franchised Location.

20. Inconsistent Terms. To the extent that the terms of this Addendum are inconsistent with the Agreement, the terms of this Addendum shall prevail in connection with the operation of the Monkey Shine Facility at the Franchised Location and the sale of services and related products and shall supersede any inconsistent terms in the Agreement. Except as modified herein, the other terms and conditions of the Agreement shall govern and remain in full force and effect between GMF and Franchisee and shall apply to the Monkey Shine Facility.

(Signatures on following page)

IN WITNESS WHEREOF, the parties have executed this Addendum to Franchise Agreement to be effective as of the Effective Date.

GREASE MONKEY FRANCHISING, LLC

By: _____
Name: _____
Title: _____

FRANCHISEE:

By: _____
Name: _____
Title: _____

EXHIBIT H

ADDENDUM TO GREASE MONKEY FRANCHISE AGREEMENT (RENEWAL)

ADDENDUM TO
GREASE MONKEY FRANCHISE AGREEMENT
(RENEWAL)

GREASE MONKEY FRANCHISING, LLC ("**GMF**") and _____ _____ ("**Franchisee**") entered into a certain Grease Monkey 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 GREASE MONKEY Franchise Agreement ("**Addendum**"). The parties therefore agree as follows:

INITIAL FRANCHISE FEE. Section 2.2 is deleted in its entirety.

FRANCHISED LOCATION. Sections 4.1 and 4.2 are deleted in their entirety.

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 GREASE MONKEY Center as follows _____ _____

COMMENCEMENT OF OPERATIONS. Section 4.8 is deleted in its entirety.

OPENING ASSISTANCE. Section 5.1 is deleted in its entirety.

INITIAL TRAINING. Section 6.1 is deleted in its entirety.

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 _____, unless sooner terminated as provided herein.

☐ (**check as applicable**) The term of this Agreement is for a period of five years from _____ ("**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 GMF at least six months prior to the end of the Initial Renewal Term stating that Franchisee desires to void the Automatic Extension Term.

RENEWAL FEE.

1. GMF 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. GMF 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, Franchise shall charge Franchisee the full renewal fee of $5,000.

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 GMF and its affiliates, and their respective successors, assigns, agents, representatives, employees, officers, shareholders, directors, members, managers and insurers (collectively referred to as "GMF 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 GMF or GMF 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 GMF or GMF 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 or South Dakota law applies to this release, the franchisee, on behalf of itself and franchisee affiliates, agrees as follows:

9(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 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 or her settlement with the debtor."

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 GMF and GMF 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 11(a) of this Addendum.

9(b) 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 GMF and GMF 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 11(b) of this Addendum.

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.

GREASE MONKEY FRANCHISING, LLC

By: _____
Name/Title: _____

FRANCHISEE: _____

By: _____
Name: _____
Title: _____

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 GREASE MONKEY FRANCHISING, LLC, a Colorado limited liability company ("GMF"), and _____, a(n) _____ ("Franchisee").

RECITALS

A. GMF 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, GMF 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 GMF, its affiliated companies and their employees, officers, directors, shareholders, members, managers, partners, agents, representatives, successors and assigns (collectively referred to as the "**GMF 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 GMF or the GMF 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 GMF or the GMF 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 GMF: Grease Monkey Franchising, 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.

GMF:

GREASE MONKEY FRANCHISING, LLC

By: _____
Name: _____
Title: _____

Date: _____

FRANCHISEE:

_____

By: _____
Name: _____
Title: _____

Date: _____

EXHIBIT J

STANDARDS MANUAL TABLE OF CONTENTS

STANDARDS MANUAL

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EXHIBIT K-1

LIST OF CURRENT FRANCHISEES AND MULTI-UNIT OWNERS

List of Franchisees as of December 31, 2020 (Domestic Locations)

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
GML of Columbus, L.L.C.	Chuck Davis	716	1304 US 280 Bypass	Phenix City	AL	36867	334-297-2111
Hulsey Lube, Inc.	Paul Hulsey	1007	1783 N Crossover Rd	Fayetteville	AR	72701	479-582-1783
NWA Automotive LLC	Bill Lindsey	1326	875 S Dogwood St	Siloam Springs	AR	72761	479-373-2386
Paradise Oil LLC**	John Cloward	1106	20467 N Lake Pleasant Rd	Peoria	AZ	85382	623-376-6000
GMI Montana, LLC	Laurence Stinson	1006	1730 W Bell Rd	Phoenix	AZ	85023	602-548-1194
GMI Montana, LLC	Laurence Stinson	1055	3838 E Thunderbird Rd	Phoenix	AZ	85032	602-482-3525
GM610, Inc.	Randy Haifley	610	630 N Montezuma St	Prescott	AZ	86301	928-771-0595
GM89, Inc.	Randy Haifley	89	7110 E Golf Links Rd	Tucson	AZ	85730	520-571-0650
Shakespeare Enterprises, Inc.	Robert Nicewicz	626	3355 E Speedway Blvd	Tucson	AZ	85716	520-323-0779
Royal Brian, Inc.	Brian Li	994	1701 Auto Center Dr	Antioch	CA	94509	925-470-3579
Monkey Biz Inc	Robert Davis	1066	41948 50th Street W	Quartz Hill	CA	93536	661-722-0000
Camden & Ford Enterprises L.L.C.	SK Tavakoli	1141	5500 Van Buren Blvd	Riverside	CA	92503	951-359-1015
D & A, Inc.	Randy Haifley	675	6510 Indiana St	Arvada	CO	80007	303-996-0007
D & A, Inc.	Randy Haifley	5	11802 Ralston Rd	Arvada	CO	80004	303-424-9619
Cranesmart, Inc.	Donald Crane	48	1790 S Buckley Rd	Aurora	CO	80017	303-369-582
Grease Monkey International, LLC*	Jeff Christensen	981	1527 Peoria St	Aurora	CO	80010	303-360-9989

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
Grease Monkey International, LLC*	Jeff Christensen	42	15321 E Quincy Ave	Aurora	CO	80015	303-690-3612
Lube & Tune Operations Group, LLC	Butch Hammett	878	22515 E Aurora Pkwy	Aurora	CO	80016	720-870-6616
Oilex, Inc.	Wayne Glasser	740	18401 E Hampden Ave	Aurora	CO	80013	303-680-4965
K-Dee Investments, Inc.	Tim Reeves	148	2710 Baseline Rd	Boulder	CO	80305	303-499-9844
K-Dee Investments, Inc.	Tim Reeves	53	2405 28th St	Boulder	CO	80301	303-444-9303
Grease Monkey International, LLC*	Jason Whitehurst	936	4114 E Bromley Ln	Brighton	CO	80601	720-685-8292
Grease Monkey International, LLC*	Jason Whitehurst	560	404 W Bromley Ln	Brighton	CO	80601	303-654-0399
Draconis Enterprises, LLC	Jason Utsler	73	7400 Highway 287	Broomfield	CO	80020	303-465-0300
Grease Monkey International, LLC*	Jeff Christensen	649	5450 Front St	Castle Rock	CO	80104	303-663-4270
Grease Monkey International, LLC*	Jeff Christensen	733	6722 S Potomac St	Centennial	CO	80112	303-799-8136
Utsler Investments, LLC	Drew Utsler	134	7665 E Arapahoe Rd	Centennial	CO	80112	303-721-1900
Utsler Investments, LLC	Drew Utsler	44	8260 S Holly St	Centennial	CO	80122	303-220-1551
GSR Labs, Inc.	James Gardner	685	1702 Dublin Blvd	Colorado Springs	CO	80918	719-599-4368
Oilex, Inc.	Wayne Glasser	514	350 S 8th St	Colorado Springs	CO	80905	719-520-0064
Oilex, Inc.	Wayne Glasser	539	3795 Airport Rd	Colorado Springs	CO	80910	719-570-6112
Utsler Investments, LLC	Drew Utsler	788	7005 Austin Bluffs Pkwy	Colorado Springs	CO	80923	719-535-2700
D & A, Inc.	Randy Haifley	77	6000 Parkway Dr	Commerce City	CO	80022	303-288-5823

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
McHoern, LLC	Kevin McLean	1064	15410 E 104th Ave	Commerce City	CO	80022	303-993-7762
Aceves Oil & Lube, Inc.	Oscar Aceves	9	515 S Federal Blvd	Denver	CO	80219	303-934-1254
Draconis Enterprises, LLC	Jason Utsler	76	1010 E Colfax Ave	Denver	CO	80218	303-860-7000
Carter Lubrication, Inc.	Brett Carter	91	901 W 8th Ave	Denver	CO	80204	303-825-5915
Grease Monkey International, LLC*	Jeff Christensen	38	2890 N Colorado Blvd.	Denver	CO	80207	303-320-6810
Carter Lubrication, Inc.**	Brett Carter	1078	9640 E Alameda Ave	Denver	CO	80247	303-343-8200
Oilex, Inc.	Wayne Glasser	26	2495 S University Blvd	Denver	CO	80210	303-744-9245
Oilex, Inc.	Wayne Glasser	392	1295 S Colorado Blvd	Denver	CO	80246	303-757-0530
Oilex, Inc.	Wayne Glasser	1130	2900 South Wadsworth Blvd	Denver	CO	80227	303-984-2900
Oilex, Inc.	Wayne Glasser	446	7225 E Hampden Ave	Denver	CO	80224	303-692-9115
Parish Auto, LLC	Joshua Parish	14	8080 E Mississippi Ave	Denver	CO	80247	303-696-1417
Buckley Square Grease Monkey, LLC	Stephen Smith	792	18609 Green Valley Ranch Blvd	Denver	CO	80249	303-371-7272
Zamora Quick Lube #92, Inc.	Roman Zamora	92	7181 N Pecos St	Denver	CO	80221	303-427-8939
Lube & Tune Operations Group, LLC	Butch Hammett	843	10 River Rd	Durango	CO	81303	970-247-4422
Oilex, Inc.	Wayne Glasser	1330	4480 S Broadway	Englewood	CO	80113	303-806-9336
Grease Monkey International, LLC*	Jason Whitehurst	812	6140 Firestone Blvd	Firestone	CO	80504	303-678-1616
College Oil & Lube, Inc.	Ronald Lautzenheiser	730	1500 N College Ave	Ft. Collins	CO	80524	970-493-4525

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
Grease Monkey International, LLC*	Jason Whitehurst	888	2626 S Timberline Rd	Ft. Collins	CO	80525	970-225-1416
John E. White	Marcus White	591	1036 Oakridge Dr	Ft. Collins	CO	80525	970-223-1185
Piper's Grease Monkey, Inc.	Richard Piper	136	1100 Richmond Dr	Ft. Collins	CO	80526	970-223-4096
Grease Monkey International, LLC*	Jason Whitehurst	937	1160 Dexter St	Ft. Lupton	CO	80621	303-857-2902
Grease Monkey International, LLC*	Jason Whitehurst	34	2520 8th Ave	Garden City	CO	80631	970-353-3376
Iron Mountain, Inc.	Loren Fletcher	895	3106 S Glen Ave	Glenwood Springs	CO	81601	970-945-5015
Lube & Tune Operations Group, LLC	Butch Hammett	899	17218 S Golden Rd	Golden	CO	80401	303-216-9600
Lube & Tune Operations Group, LLC	Butch Hammett	948	687 Horizon Dr, Unit A	Grand Junction	CO	81506	970-242-5500
Oilex, Inc.	Wayne Glasser	30	2857 North Ave	Grand Junction	CO	81501	970-241-1895
Grease Monkey International, LLC*	Jason Whitehurst	743	2470 35th Ave Ct	Greeley	CO	80634	970-330-5823
Grease Monkey International, LLC*	Jason Whitehurst	636	5520 W 10th St	Greeley	CO	80634	970-304-9850
Grease Monkey International, LLC*	Jeff Christensen	710	8665 S Quebec St	Highlands Ranch	CO	80130	303-683-8303
Utsler Investments, LLC	Drew Utsler	702	9293 S Broadway	Highlands Ranch	CO	80129	303-683-5566
Shaw, Inc.	Doug Shaw	618	375 Waneka Pkwy	Lafayette	CO	80026	303-604-2159
Brown Family Enterprises, LLC	Clinton Brown	32	10880 W Alameda Ave	Lakewood	CO	80226	303-986-0110
Oilex, Inc.	Wayne Glasser	35	1098 S Wadsworth Blvd	Lakewood	CO	80226	303-934-1098
RPW Industries, LLC	Paul Rivera	57	8801 W Colfax Ave	Lakewood	CO	80215	303-234-9588

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
Brown Family Enterprises, LLC	Clint Brown	734	395 Wadsworth Blvd	Lakewood	CO	80226	303-232-2455
Don Crane and Mike Walker	Donald Crane	82	6549 S Broadway	Littleton	CO	80121	303-794-1321
Oilex, Inc.	Wayne Glasser	95	9902 W Belleview Ave	Littleton	CO	80123	303-933-9900
Oilex, Inc.	Wayne Glasser	701	9875 W Remington Pl	Littleton	CO	80128	303-347-8801
Oilex, Inc.	Wayne Glasser	85	3693 W Bowles Ave.	Littleton	CO	80123	303-797-3693
Grease Monkey International, LLC*	Jason Whitehurst	69	1230 Ken Pratt Blvd	Longmont	CO	80501	303-772-8865
Grease Monkey International, LLC*	Jason Whitehurst	660	2334 Main St	Longmont	CO	80501	303-485-9206
Lube & Tune Operations Group, LLC	Butch Hammett	941	1100 Eagle Dr	Loveland	CO	80537	970-669-2200
Caddis Investments, LLC	Doug Shaw	93	11460 Huron St	Northglenn	CO	80234	303-451-7946
Grease Monkey International, LLC*	Jeff Christensen	315	11071 S Parker Rd	Parker	CO	80134	303-841-1330
Grease Monkey International, LLC*	Jeff Christensen	687	10001 Jordan Rd	Parker	CO	80134	720-851-3012
Sapphire Oil, LLC	Dan Farmer	657	12908 Stroh Ranch Ct	Parker	CO	80134	720-842-5211
Oilex, Inc.	Wayne Glasser	50	421 W 29th St	Pueblo	CO	81008	719-545-3389
Lube & Tune Operations Group, LLC	Butch Hammett	932	1020 Market Plaza	Pueblo West	CO	81007	719-647-6333
Lube & Tune Operations Group, LLC	Butch Hammett	879	615 Wapiti Ct	Rifle	CO	81650	970-625-0211
Christopher and Karen Peterson	Karen Peterson	663	123 W 10th St	Silverthorne	CO	80498	970-513-1020
Grease Monkey International, LLC*	Jason Whitehurst	606	1107 W Main St	Sterling	CO	80751	970-522-2441

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
Grease Monkey International, LLC*	Jeff Christensen	708	3590 E 104th Ave	Thornton	CO	80233	303-452-9401
Grease Monkey International, LLC*	Jeff Christensen	599	12060 Colorado Blvd	Thornton	CO	80241	303-280-0235
Grease Monkey International, LLC*	Jeff Christensen	868	13662 Colorado Blvd	Thornton	CO	80602	303-252-0468
Grease Monkey International, LLC*	Jeff Christensen	1	8885 N Washington St	Thornton	CO	80229	303-289-2458
3R1, LLC	Chris Clay	12	8450 Federal Blvd	Westminster	CO	80031	303-427-9635
D & A, Inc.	Randy Haifley	192	7810 Sheridan Blvd	Westminster	CO	80003	303-650-8141
D & A, Inc.	Randy Haifley	61	4620 Wadsworth Blvd	Wheat Ridge	CO	80033	303-424-8216
Lube & Tune Operations Group, LLC	Butch Hammett	935	1640 Main St	Windsor	CO	80550	970-686-9797
TNT of Lee County, Inc.	Tony Zimbicki, Jr.	29	4050 Fowler St	Fort Myers	FL	33901	239-936-8007
TNT of Lee County, Inc.	Tony Zimbicki, Jr.	786	3005 5th St W	Lehigh Acres	FL	33971	239-368-1810
TNT of Lee County, Inc.	Tony Zimbicki, Jr.	198	14950 N Cleveland Ave	North Ft. Myers	FL	33903	239-997-8007
Oil Pro, Inc.	Lance Petersen	493	2090 Tamiami Tr	Port Charlotte	FL	33948	941-766-1873
Edge River Incorporated	Steve Van Bergen	1069	243 Tamiami Tr	Port Charlotte	FL	33953	941-979-5290
Ronnie Edwards	Ronnie Edwards	1062	5841 Gall Blvd	Zephyrhills	FL	33542	813-715-2220
GML of Columbus, L.L.C.	Chuck Davis	719	1424 Veterans Pkwy	Columbus	GA	31901	706-321-0003
GML of Columbus, L.L.C.	Chuck Davis	718	3638 Gentian Blvd	Columbus	GA	31904	706-569-5050
GML of Columbus, L.L.C.	Chuck Davis	717	6028 Veterans Pkwy	Columbus	GA	31904	706-324-6400

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
GML of Columbus, L.L.C.	Chuck Davis	715	4012 Buena Vista Rd	Columbus	GA	31907	706-563-0342
Metrick Howard, LLC	Ray Howard	1181	514 GA-53	Dawsonville	GA	30534	706-265-1219
Randy L. Hargrove	Josh Hargrove	993	1775 Panola Rd	Ellenwood	GA	30294	678-518-1121
CSWS ENTERPRISE, LLC	Marlos Chenault	998	1305 W Taylor St	Griffin	GA	30223	770-233-0319
B-P Enterprises, Inc.	Brad Krause	43	2700 W Broadway	Council Bluffs	IA	51501	712-325-1440
Threshold Automotive Service, LLC	Tyson Daniels	1047	2100 Channing Wy	Idaho Falls	ID	83404	208-522-3131
Threshold Automotive Service LLC	Tyson Daniels	694	2010 1st St	Idaho Falls	ID	83401	208-932-8080
Threshold Automotive Service, LLC	Tyson Daniels	544	710 W Quinn Rd	Pocatello	ID	83201	208-237-8584
Threshold Automotive Service, LLC	Tyson Daniels	28	1055 Yellowstone	Pocatello	ID	83201	208-232-0787
Rolling Stock Inc.	Steve Sessums	996	3273 E Seltice Way	Post Falls	ID	83854	208-773-1340
Threshold Automotive Service, LLC	Tyson Daniels	658	582 N 2nd E	Rexburg	ID	83440	208-359-0559
Grease Monkey International, LLC*	Chuck Lafferty	179	420 W Chrysler Dr	Belvidere	IL	61008	815-547-5823
Grease Monkey International, LLC*	Chuck Lafferty	172	145 E Boughton Rd	Bolingbrook	IL	60440	630-739-0100
Grease Monkey International, LLC*	Chuck Lafferty	205	835 E Geneva Rd	Carol Stream	IL	60188	630-510-7080
F&M Oil Services LLC	Phil Scatena	140	3295 Ogden Ave	Lisle	IL	60532	630-857-3466
Grease Monkey International, LLC*	Chuck Lafferty	187	6302 E Riverside Blvd	Loves Park	IL	61111	815-636-4500
Grease Monkey International, LLC* **	Dennis Coggins	200	790 E Rand Rd	Mt. Prospect	IL	60056	847-394-5600

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
Grease Monkey International, LLC* **	Dennis Coggins	201	1079 W Maple Ave	Mundelein	IL	60060	847-837-9600
Grease Monkey International, LLC*	Chuck Lafferty	175	1503 N Main St	Normal	IL	61761	309-451-1002
F&M Oil Services LLC	Phil Scatena	170	204 Skokie Blvd	Northbrook	IL	60062	847-272-5890
Grease Monkey International, LLC*	Chuck Lafferty	177	4517 N Sheridan Rd	Peoria	IL	61614	309-688-9139
Grease Monkey International, LLC*	Chuck Lafferty	186	1701 E Riverside Blvd	Rockford	IL	61114	815-654-1002
Grease Monkey International, LLC*	Chuck Lafferty	183	1624 Sandy Hollow Rd	Rockford	IL	61109	815-229-7222
Grease Monkey International, LLC*	Chuck Lafferty	181	302 N Mulford Rd	Rockford	IL	61107	815-229-1890
Grease Monkey International, LLC*	Chuck Lafferty	180	375 Ware Ave	Rockford	IL	61107	815-391-6482
Whitherward Dream, Inc.	Bill Cox	1149	1255 W Normantown Rd	Romeoville	IL	60446	815-552-9067
F&M Oil Services LLC	Phil Scatena	166	172 W Rollins Rd	Round Lake Beach	IL	60073	847-740-2144
Handy Chimps Inc.	Phil Scatena	174	778 E Rollins Rd	Round Lake Beach	IL	60073	847-546-9943
Dan & Associates, LLC	Dan Williams	206	720 E 162nd St	South Holland	IL	60473	708-225-0123
GM Lube LLC**	Phil Scatena	178	1709 DeKalb Ave	Sycamore	IL	60178	815-899-2200
Grease Monkey International, LLC* **	Dennis Coggins	202	821 N Green Bay Rd	Waukegan	IL	60085	847-662-5900
Midwest Petro, LLC	Tim Tresslar	798	2610 S Walnut St	Bloomington	IN	47401	812-339-2078
Grease Monkey International, LLC*	Chuck Lafferty	526	2501 Wabash Ave	Terre Haute	IN	47803	812-234-5448
Sooner Oil, LLC	Scott Bowen	1150	335 Kansas Ave, Bldg 697	Ft Leavenworth	KS	66027	913-675-7177

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
Sooner Oil LLC	Scott Bowen	20	8200 Metcalf Ave	Overland Park	KS	66204	913-381-9074
Puja Mohan, Inc.	Satish Patel	1136	1200 Broadway Ave	Bowling Green	KY	42104	270-904-9122
Monkey Shines, Inc.	Mike Caldwell	656	1036 N Main St	Madisonville	KY	42431	270-825-4007
Randy L. Hargrove	Josh Hargrove	782	102 S 12th St	Murray	KY	42071	270-759-3278
Zimyon GM Drusilla, LLC	Sean Simon	1137	3311 Drusilla Ln	Baton Rouge	LA	70809	225-500-5823
Zimyon GM Sherwood, LLC	Sean Simon	1138	5744 S Sherwood Forest Blvd	Baton Rouge	LA	70816	225-434-5823
Patrick J. & Valinda A. Dattilio	Patrick Dattilio	382	13132 Pennsylvania Ave	Hagerstown	MD	21742	301-791-2791
ZMonkey, LLC	Kris Carpenter-Zyla	138	685 S Salisbury Blvd	Salisbury	MD	21801	443-944-8818
Auto Service Experts LLC	Curtis Romano	1132	8824 Aztec Dr	Eden Prairie	MN	55347	952-903-5092
Auto Service Experts, Inc.	Curtis Romano	1128	14310 Huntington Ave	Savage	MN	55378	952-808-0193
Rolling Stock Inc.	Steve Sessums	661	2038 US Highway 2 E	Kalispell	MT	59901	406-755-5795
Rolling Stock Inc.	Steve Sessums	1009	665 Treeline Rd	Kalispell	MT	59901	406-755-0082
GMGSO, Inc.	Jon Crum	133	2001 Pisgah Church Rd.	Greensboro	NC	27455	336-545-1720
Pate Industries, Inc.	Paul Anderson	958	14935 Brown Mill Rd	Huntersville	NC	28078	704-992-1490
A Plus Automotive LLC**	Brian Morrison	883	524 Nelson St	Kernersville	NC	27284	336-497-4540
Carl & Elaine Willeford	Carl Willeford	689	637 Brawley School Rd	Mooresville	NC	28117	704-664-1500
A Plus Automotive LLC**	Brian Morrison	997	9920 Pineville Matthews Rd	Pineville	NC	28134	704-889-3700

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
Turn 3 Enterprises, Inc.	Daniel Newell	375	1603 W Innes St	Salisbury	NC	28144	704-637-1447
R & K Jorgensen, Inc.	Ross Jorgensen	679	2351 32nd Ave S	Grand Forks	ND	58201	701-795-9005
Michael J. Krull	Mike Krull	8	321 S Jeffers St	North Platte	NE	69101	308-532-1805
Lube, Inc.	Marc Riewer	604	3820 N 90th St	Omaha	NE	68134	402-572-8626
Champagne & Sons, Inc.	Cathy Champagne	969	8 Fritz Pl	North Plainfield	NJ	07060	908-755-4666
Me-Dora Lube Inc.	Walter Roseboro	491	300 Black Horse Pike	West Collingswood Heights	NJ	08059	856-456-2243
Dynalube, Inc.	Eric Wuest	561	1401 N Prince St	Clovis	NM	88101	575-762-0200
4 Monkeys, LLC	Chris Beal	995	1600 E 20th St	Farmington	NM	87401	505-278-8462
Bomark Ventures, LLC	Curt Steinfeldt	1048	801 Florence Way	West Wendover	NV	89883	775-664-4229
Razhy, LLC	Muhammed Ali	1180	404 Old Neighborhood Rd	Kingston	NY	12401	845-481-5046
Magadom Auto, LLC	Mike Asomaning	1148	5656 Gender Rd	Canal Winchester	OH	43110	614-536-1380
GMT, LLC	James Stout	1108	6501 S Elm Pl	Broken Arrow	OK	74011	918-451-5666
K & P Ventures, LLC	Peter Lee	1327	1107 W Shawnee St	Muskogee	OK	74401	918-707-3086
Elite Oil & Lube, LLC	Brandon Kornele	1068	2718 Texas Ave	Woodward	OK	73801	580-254-3636
JMH Automotive, Inc.	James Holtschlag	723	620 W Pike St	Canonsburg	PA	15317	724-916-4612
Hnat, Inc.	Gerald Hnat	498	1343 Old Freedom Rd	Cranberry Township	PA	16066	724-772-1020
Barbara J. Zurosky	Barbara Zurosky	99	6006 Mountain View Dr	West Mifflin	PA	15122	412-655-0666

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
A Plus Automotive LLC**	Brian Morrison	241	1418 Augusta St	Greenville	SC	29605	864-235-2918
A Plus Automotive LLC**	Brian Morrison	41	2408 Laurens Rd	Greenville	SC	29607	864-297-6134
EXE Auto Care, Inc.	Justin Wagers	1049	2739 N Highland Ave	Jackson	TN	38305	731-660-6157
EXE Auto Care, Inc.	Justin Wagers	980	2127 N Highland Ave	Jackson	TN	38305	731-660-7399
Grease Monkey International, LLC*	Chuck Lafferty	3024	3610 W Lucas Dr	Beaumont	TX	77706	936-569-7393
Ana Saldivar	Ana Saldivar	552	2916 Boca Chica Blvd	Brownsville	TX	78521	956-548-1015
Power Monkey Motors, LLC	Ken Wilke	1120	3907 W FM 2147	Cottonwood Shores	TX	78657	830-693-0034
Team Wheat, LLC	Jim Wheat	983	19502 FM 529	Cypress	TX	77433	832-674-9480
Esky Corporation	Abe Eskandari	1184	421 Eagle Dr	Denton	TX	76201	940-514-1168
New Freedom Automotive, LLC	David Yoakley	1144	1160 W Hwy 290	Dripping Springs	TX	78620	512-858-1420
S&T Oil – Friendswood, LLC	Waylon Skrobarczyk	1186	2205 W Parkwood Ave	Friendswood	TX	77546	281-947-8101
Parsons Hospitality Advisors, LLC	Greg Parsons	1061	10527 Huffmeister Rd	Houston	TX	77065	281-807-5823
Grease Monkey International, LLC*	Chuck Lafferty	3004	115 E Gibson St	Jasper	TX	75951	409-383-1665
ARMAT Group, Inc.	Robert Rodriguez	1004	2518 NE Bob Bullock Loop	Laredo	TX	78045	956-319-9871
Triple Cord, LLC	Andy Schmidt	1057	960 Hwy 59 Loop N	Livingston	TX	77351	936-327-0280
FIC Enterprises, LLC	Kris Hefner	1050	10405 Slide Rd.	Lubbock	TX	79424	806-701-4390
Grease Monkey International, LLC*	Chuck Lafferty	3010	1112 W Frank Ave	Lufkin	TX	75904	936-632-0255

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
Grease Monkey International, LLC*	Chuck Lafferty	3022	1604 S 1st St	Lufkin	TX	75901	936-637-3699
Grease Monkey International, LLC*	Chuck Lafferty	3006	309 S Timberland Dr	Lufkin	TX	75901	936-632-1966
Autowash Corporation	Audrie Crane	751	4515 N 10th St	McAllen	TX	78504	956-664-9274
Team Wheat, LLC	Jim Wheat	922	18550 Highway 105 W	Montgomery	TX	77356	936-582-5030
Grease Monkey International, LLC*	Chuck Lafferty	3008	1620 South St	Nacogdoches	TX	75964	936-560-3457
Grease Monkey International, LLC*	Chuck Lafferty	3016	1213 N University Dr	Nacogdoches	TX	75965	936-569-7393
Grease Monkey International, LLC*	Chuck Lafferty	3007	2601 North St	Nacogdoches	TX	75965	936-552-7279
Grease Monkey International, LLC*	Chuck Lafferty	3021	6457 Old Jacksonville Hwy	Tyler	TX	75703	936-569-7393
Gazelle Motors, Inc.	Tory Greer	1188	630 W NASA Rd 1	Webster	TX	77598	832-905-3906
Grease Monkey International, LLC*	Chuck Lafferty	3014	801 W Bluff St	Woodville	TX	75979	409-283-5904
Grease Monkey International, LLC*	Ryan Slade	803	589 W 130 N	American Fork	UT	84003	801-763-7572
Grease Monkey International, LLC*	Ryan Slade	951	55 W Parrish Ln	Centerville	UT	84014	801-294-8701
Grease Monkey International, LLC*	Ryan Slade	796	2142 W 1800 N	Clinton	UT	84015	801-728-3456
Grease Monkey International, LLC*	Ryan Slade	805	214 E 13800 S	Draper	UT	84020	801-542-0366
CBC Oil and Wash, Inc.	Steve Cloward	157	588 W 13400 S	Herriman	UT	84096	801-849-8737
Grease Monkey International, LLC*	Ryan Slade	967	1362 Timpanogos Hwy	Lehi	UT	84043	801-766-6655
Keith Merrill Enterprises, Inc.	Keith Merrill	971	1175 S 100 W	Logan	UT	84321	435-213-9632

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
Keith Merrill Enterprises, Inc.	Keith Merrill	991	1525 N Main St	Logan	UT	84341	435-554-3194
Rocky Mountain Lube & Wash, Inc.	Rick Miller	790	919 W State St	Pleasant Grove	UT	84062	801-785-7272
CBC Oil and Wash, Inc.	Steve Cloward	987	3668 W 11400 S	South Jordan	UT	84095	801-662-0389
Grease Monkey International, LLC* **	Ryan Slade	826	10352 S Beckstead Ln	South Jordan	UT	84095	801-254-8882
Rocky Mountain Lube & Wash Inc.	Rick Miller	860	1986 W Sunset Blvd	St. George	UT	84770	435-628-7878
Rocky Mountain Lube & Wash, Inc.	Rick Miller	789	763 N 3050 E	St. George	UT	84790	435-627-8444
Jenny & Alfredo Gallegos	Jennie Gallegos	1008	6663 North Highway 36	Stansbury Park	UT	84074	435-255-1720
Grease Monkey International, LLC*	Ryan Slade	972	2928 S Glen Eagles Dr	West Valley City	UT	84128	801-969-0094
JJLK, Inc.	Jim Koval	406	5218 Jefferson Davis Hwy	Fredericksburg	VA	22408	540-898-5318
Koval Inc.	Jim Koval	785	8509 Staples Mill Rd	Richmond	VA	23228	804-264-8789
Ronald Johnson	Ron Johnson	334	8600 Midlothian Turnpike	Richmond	VA	23235	804-320-6977
Service First, Inc.	Ron Johnson	741	3591 Courthouse Rd	Richmond	VA	23236	804-674-8127
Draconis East Coast, LLC	Jason Utsler	333	5245 Indian River Rd	Virginia Beach	VA	23464	757-495-1177
Rolling Stock Inc.	Steve Sessums	992	13023 W 14th Ave	Airway Heights	WA	99001	509-244-3312
Dungeness Resources, LLC	Jeri Hankins	474	202 15th St NE	Auburn	WA	98002	253-735-3690
Apex Federal, LLC	Rod Compton	857	105 NW 12th Ave, Unit A	Battle Ground	WA	98604	360-666-1533
Al and Lisa Miller	Al Miller	479	23931 Bothell Everett Hwy	Bothell	WA	98021	425-487-3835

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
Hall's Auto Maintenance, Inc.	Doug Hall	482	21121 76th Ave W	Edmonds	WA	98026	425-776-0120
Buffalo Auto Maintenance, L.L.C.	Doug Hall	794	13024 39th Ave SE	Everett	WA	98208	425-379-5770
Dungeness Resources, LLC	Jeri Hankins	466	33505 21st Ave SW	Federal Way	WA	98023	253-874-6610
Millers4, LLC	Al Miller	1173	7204 NE Bothell Wy	Kenmore	WA	98028	425-487-3855
Green Coast, Inc.	Brian Westcott	475	15006 Highway 99	Lynnwood	WA	98087	425-745-9188
Green Coast, Inc.	Brian Westcott	960	17115 28th Drive NE	Marysville	WA	98271	360-654-0400
Dungeness Resources, LLC	Jeri Hankins	477	18004 1st Ave S	Burien	WA	98148	206-439-1966
Grease Dogs, Inc.	Michael Duckham	366	14239 SE Petrovitsky Rd	Renton	WA	98058	425-228-2096
Dungeness Resources, LLC	Jeri Hankins	481	2101 23rd Ave S	Seattle	WA	98144	206-325-5205
Dungeness Resources, LLC	Jeri Hankins	476	5611 15th Ave NW	Seattle	WA	98107	206-789-2749
"MO" Enterprises, Inc.	Michael Moore	984	2501 NE 55th St	Seattle	WA	98105	206-557-7479
Dungeness Resources, LLC	Jeri Hankins	499	17901 Pacific Ave S	Spanaway	WA	98387	253-846-2899
Rolling Stock Inc.	Steve Sessums	698	12710 N Highway 395	Spokane	WA	99218	509-464-2060
Rod Compton	Rod Compton	1115	12306 NE Fourth Plain Blvd	Vancouver	WA	98682	360-314-4972
Grease Monkey International, LLC*	Chuck Lafferty	208	2327 Milton Ave	Janesville	WI	53545	608-756-5818
D & U Automotive Services, LLC**	Bill Deatsch	646	612 Fairmont Ave	Fairmont	WV	26554	304-363-7444
D & U Automotive Services LLC**	Bill Deatsch	739	9852 Mall Loop Rd	White Hall	WV	26554	304-363-7442

FRANCHISEE	CONTACT	CTR#	CENTER ADDRESS	CENTER CITY	CENTER STATE	CENTER ZIP	CENTER PHONE NUMBER
GM of Cheyenne, Inc.	Nancy Bomberger	25	5400 Yellowstone Rd	Cheyenne	WY	82009	307-634-3484
GM of Cheyenne, Inc.	Nancy Bomberger	609	207 E Lincolnway	Cheyenne	WY	82001	307-634-2272
Eric Clarke and Nancy Clarke	Eric Clarke	791	225 Wister Dr	Laramie	WY	82070	307-745-8700
Steven B. & Gloria D. Sessums	Steve Sessums	854	1360 Coffeen Ave	Sheridan	WY	82801	307-674-5823

***Company Locations**
****Transfer Locations**

Current Multi-Unit Franchisees as of December 31, 2020:

Franchisee	Contact	City	State	Contact Information
Hammer Down Speed Shop LLC	Clayton Bearden	Springdale	AR	(479) 301-4531
Zim Yon Group, LLC	Sean Simon	Baton Rouge	LA	(832) 931-3270
Power Monkey Motors, LLC	Kenneth D. Wilke	Austin	TX	(214) 924-7145
FIC Enterprises LLC	Ken Harrison	Lubbock	TX	(806) 474-7192
Tobin Auto Services, LLC	Tom Tobin	San Antonio	TX	(210) 373-9700

Franchisees with Unopened Outlets as of December 31, 2020:

Franchisee	City	State	Contact Information
Hammer Down Speed Shop LLC	Springdale	AR	(479) 301-4531
RAS Autolube, Inc.	San Jose	CA	(510) 258-4495
Salem Somo	TBD	CA	(619) 247-9189
David Scott Conlon	TBD	CO	(720) 289-8017
Caryn & Joe Doyle	TBD	CO	(209) 483-7084
Draconis Enterprises LLC	TBD	CO	(303) 564-4792
Grease and Go, LLC	TBD	CO	(832) 818-3124
Joseph and Sandra Kwiatkowski	TBD	CO	(303) 478-7944
Martin Industries LLC	TBD	CO	(970) 590-0136
Nazar Musa	TBD	CO	(303) 548-4328
Jeromie Ritzman	TBD	CO	(970) 301-3721
H&A Oil Inc	TBD	FL	(863) 557-8649
Whitley Enterprises, Inc.	TBD	FL	(706) 464-4807
Watts Holdings Incorporated	Athol	ID	(208) 920-3111
William and Katherine Madzey	TBD	KS	(785) 221-7720
LeDonne Incorporated	TBD	KY	(859) 583-2197
Timothy A. Engle and Martin G. Engle	Baltimore	MD	(410) 382-9946
Jacobi Automotive Service LLC	TBD	MO	(636) 346-3584
Quantum Speed, LLC	Charlotte	NC	(704) 763-2051
Sean Phelan and Brady Phelan	TBD	NV	(505) 850-6191
GMT, LLC	TBD	OK	(918) 694-1852
KUR Industries, LLC	TBD	OK	(580) 821-1366
Vang Corporation, Inc.	TBD	OK	(918) 645-5556
Cuatro Nos, LLC	TBD	TN	(901) 212-5274
BKG Group, Inc.	TBD	TX	(832) 914-0285
Jose M. De Luna	TBD	TX	(830) 752-0522
GML 2.0, LLC	TBD	TX	(202) 468-4302
Manuel and Laura Gonzalez	San Antonio	TX	(254) 338-7731
Laraizo Industries, LLC	TBD	TX	(972) 215-9336

Franchisee	City	State	Contact Information
Radiant Auto Care, LLC	TBD	TX	(832) 392-6886
Praveen and Mayuri Sankuratri	TBD	TX	(214) 497-1895
Tobin Auto Services, LLC	TBD	TX	(210) 373-9700
Curtis Vickers	TBD	TX	(281) 731-5100
WDFix Services, LLC	TBD	TX	(214) 728-8217
J.R. and Jami Cazier	TBD	UT	(208) 709-8585
Alfredo and Jennie Gallegos x2	TBD	UT	(801) 558-6240
Rich and Lori Herrin	TBD	UT	(801) 618-6947
Randall R. Jones	TBD	UT	(801) 706-1464
Snow Network, Inc.	TBD	UT	(801) 652-6679
Rolling Stock Inc. x4	TBD	WA	(307) 763-1279
SimWood, Inc.	TBD	WA	(415) 602-0770
Olson Investments, Inc.	TBD	WY	(307) 266-4401
Rolling Stock, Inc.	TBD	WY	(307) 763-1279

EXHIBIT K-2

LIST OF FORMER FRANCHISEES AND AREA DEVELOPERS

Former Franchisees:

The name, city and state, and last known phone number of every franchisee who had a Grease Monkey Franchise transferred, terminated, cancelled, not renewed, or otherwise voluntarily or involuntarily ceased to do business under our Franchise Agreement during the period January 1, 2020 to December 31, 2020, 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.

Steve Warnecke*
Peoria, AZ
(303) 513-3510

GMI Montana, LLC**
Laurence Stinson
Phoenix, AZ
(602) 548-1194

Billy J. Benner
Highland, CA
(805) 415-9579

Lowry Car Care, LLC*
Prokopios Vogiatzis
Denver, CO
(281) 236-3842

Windsor Oil, LLLP**
James Lautzenheiser
Windsor, CO
(970) 493-4525

CEFCO, Inc.*
Jim Cook
Wadsworth, IL
(847) 542-6746

COFEN, Inc.*
Jim Cook
Wadsworth, IL
(847) 542-6746

ELED, Inc.*
Jim Cook
Wadsworth, IL
(847) 542-6746

Willard Oil, LLC*
Andrew S. Willard
Oak Ridge, NC
(336) 601-9991

Pate Industries, Inc.* **
Paul Anderson
Waxhaw, NC
(704) 578-7171

Seven Summits, LLC* ***
Jerry Lindeman
Greenville, SC
(864) 414-5493

Rocky Mountain Lube & Wash Inc.* **
Rick Miller
Pleasant Grove, UT
(801) 785-7272

Chatta Enterprises, Inc.* ***
Gary Kelley
Fairmont, WV
(303) 612-9933

*Transfers in ownership
**Franchisee still has other locations within the system
***Franchisee sold two franchised locations

EXHIBIT L

FINANCIAL STATEMENTS

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

	2020	2019	2018
ASSETS			
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

	2020	2019	2018
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

	2020	2019	2018
CASH FLOWS FROM OPERATING ACTIVITIES			
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	$ 1,010,791	$ 810,706	$ 91,732

The accompanying notes and independent auditor's report should be read with these financial statements.

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.

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.

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.

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.

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.

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.

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.

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:

	For the year ended December 31, 2019		
	As reported	Under legacy GAAP	Impact of ASC 606
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)

	As of December 31, 2019		
	As reported	Under legacy GAAP	Impact of ASC 606
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.

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:

	Franchises	Company-owned stores	Total
Total January 1, 2018	134	48	182
Sold / opened	4	14	18
Transfer from GMI	4	5	9
Closed	(1)	(6)	(7)
Total, December 31, 2018	141	61	202
Sold / opened	20	(4)	16
Transfer from GMI	1	-	1
Closed	(3)	(3)	(6)
Total, December 31, 2019	159	54	213
Sold / opened	12	-	12
Transfer from GMI	2	3	5
Closed	(3)	(2)	(5)
Total, December 31, 2020	170	55	225

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.

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.

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,:

	2020	2019	2018
Deferred license costs	$ 420,000	$ 420,000	$ 420,000
Legal costs	22,954	22,954	22,954
Total deferred license costs	442,954	442,954	442,954
Accumulated amortization	(292,954)	(274,954)	(256,954)
Deferred license costs, net	$ 150,000	$ 168,000	$ 186,000

Future amortization of deferred license costs is expected to be $18,000 per year until fully amortized.

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.

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.

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.

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.

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UNAUDITED FINANCIAL STATEMENTS OF
GREASE MONKEY FRANCHISING, LLC
FOR THE PERIOD ENDED MARCH 31, 2021

THESE FINANCIAL STATEMENTS ARE PREPARED WITHOUT AN AUDIT. PROSPECTIVE FRANCHISEES OR SELLERS OF FRANCHISES SHOULD BE ADVISED THAT NO CERTIFIED PUBLIC ACCOUNTANT HAD AUDITED THESE FIGURES OR EXPRESSED HIS/HER OPINION WITH REGARD TO THE CONTENT OR FORM.

GREASE MONKEY FRANCHISING, LLC

BALANCE SHEET
(Unaudited)

As of March 31, 2021		**2021**
Assets		
Current assets:		
Cash	**$**	**111,438**
Restricted cash		**1,020,757**
Accounts receivable, net		**610,238**
Due from affiliate		**3,517,360**
Deferred franchise costs, current		**85,698**
Deferred license costs, current		**18,000**
Deferred master franchise costs, current		**18,000**
Total current assets	**$**	**5,381,491**
Long-term assets:		
Deferred franchise costs, noncurrent	**$**	**1,585,355**
Deferred license costs, noncurrent		**112,500**
Deferred master franchise costs, noncurrent		**157,500**
Total other long-term assets	**$**	**1,855,355**
Total assets	**$**	**7,236,846**
Liabilities and member's equity		
Current liabilities:		
Accounts payable and accrued expenses	**$**	**44,553**
Accrued advertising liability		**1,063,631**
Deferred franchise revenue, current		**95,219**
Deferred license revenue, current		**20,000**
Deferred master franchise revenue, current		**5,000**
Total current liabilities	**$**	**1,228,403**
Long-term liabilities:		
Deferred franchise revenue, noncurrent	**$**	**1,761,505**
Deferred license revenue, noncurrent		**174,832**
Deferred master franchise revenue, noncurrent		**115,000**
Total long-term liabilities	**$**	**2,051,337**
Total liabilities	**$**	**3,279,740**
Commitments and contingencies		
Members' equity	**$**	**3,957,106**
Total member's equity		**3,957,106**
Total liabilities and member's equity	**$**	**7,236,846**

GREASE MONKEY FRANCHISING, LLC

STATEMENT OF OPERATIONS

(Unaudited)

Quarter Ended March 31, 2021		**2021**
Revenues:		
Royalty fees	**$**	**2,119,079**
Advertising fund contributions		**424,818**
Franchise fees and other		**43,473**
Total revenues	**$**	**2,587,370**
Operating expenses:		
Royalty fees	**$**	**1,146,260**
Management fees		**729,438**
Sales and promotional expenses		**424,818**
Franchise fee cost and amortization		**34,924**
Other operating expenses		**805**
Total operating expenses	**$**	**2,336,245**
Operating income	**$**	**251,125**
Other income (expense):		
Interest income		**51,550**
Total other expense	**$**	**51,550**
Net income	**$**	**302,674**

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
FLORIDA	Department of Agriculture & Consumer Services Division of Consumer Services Attn: Finance & Accounting 407 South Calhoun Street Tallahassee, FL 32399-0800 850-410-3800	Same
HAWAII	Department of Commerce and Consumer Affairs Business Registration Division Commissioner of Securities 335 Merchant Street, Room 203 Honolulu, HI 96813 808-586-2722	Commissioner of Securities of the State of Hawaii Dept. of Commerce and Consumer Affairs Securities Compliance Branch 335 Merchant Street, Room 203 Honolulu, HI 96813
ILLINOIS	Franchise Division Office of the Attorney General 500 South Second Street Springfield, IL 62706 217-782-4465	Illinois Attorney General Same Address
INDIANA	Securities Commissioner Indiana Securities Division 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 Securities Bureau Second Floor Lucas State Office Building Des Moines, IA 50319 515-281-5204	Same
MARYLAND	Office of the Attorney General Securities Division 200 St. Paul Place Baltimore, MD 21202 410-576-6360	Maryland Securities Commissioner Same Address

STATE	STATE ADMINISTRATOR	AGENT FOR SERVICE OF PROCESS
MICHIGAN	Michigan Department of Attorney General Consumer Protection Division Antitrust and Franchise Unit 525 W. Ottawa Street G. Mennen Williams Building, 1st Floor Lansing, MI 48913 517-373-7117	Michigan Department of Commerce Corporations and Securities Bureau Same Address
MINNESOTA	Minnesota Department of Commerce 85 7th Place East, Suite 500 St. Paul, MN 55101 651-539-1638	Minnesota Commissioner of Commerce Same Address
NEBRASKA	Department of Banking and Finance Bureau of Securities/Financial Institutions Division 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 Insurance and Finance Corporate Securities Section Labor and Industries Building Salem, OR 96310 503-378-4140	Director Department of Insurance and Finance Same Address
RHODE ISLAND	Rhode Island Department of Business Regulation Securities Division John O. Pastore Center – Building 69-1 1511 Pontiac Avenue Cranston, RI 02920 401-462-9500	Director, Rhode Island Department of Business Regulation Same address
SOUTH DAKOTA	South Dakota Department of Labor and Regulation Division of Insurance, Securities Regulation 124 S. Euclid Avenue, Suite 104 Pierre, SD 57501 605-773-3563	Director of the South Dakota Division of Insurance, Securities Regulation Same Address
TEXAS	Secretary of State Statutory Documents Section P.O. Box 12887 Austin, TX 78711-2887 512-463-5705	None

STATE	STATE ADMINISTRATOR	AGENT FOR SERVICE OF PROCESS
UTAH	Utah Department of Commerce Consumer Protection Division 160 East 300 South, 2nd Floor Salt Lake City, UT 84114 801-530-6601	Same
VIRGINIA	State Corporation Commission Division of Securities and Retail Franchising Tyler Building, 9th Floor 1300 E. Main Street Richmond, VA 23219 804-371-9733	Clerk of the State Corporation Commission Tyler Building, 1st Floor 1300 E. Main Street Richmond, VA 23219 804-371-9051
WASHINGTON	Department of Financial Institutions Securities Division P.O. Box 9033 Olympia, Washington 98507-8760 360-902-8760	Director, Dept. of Financial Institutions Securities Division 150 Israel Rd S.W. Tumwater, WA 98501
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 GREASE MONKEY FRANCHISING, LLC

The following modifications are to the Grease Monkey Franchising, LLC ("**GMF**," "**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 California 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 Multi-Unit Agreement require the application of the law of the State of Colorado. This provision may not be enforceable under California law.

Neither GMF 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 Multi-Unit Agreement contain a provision that is inconsistent with the California Franchise Investment Law, the California Franchise Investment Law will control.

The Franchise Agreement and Multi-Unit 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 Multi-Unit 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 Multi-Unit 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).

Franchisee, for itself and themselves, and on behalf of its constituents, acknowledges that it is familiar with Section 1542 of the California Civil Code, which reads as follows:

> A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

Our websites (www.greasemonkeyintl.com, www.greasemonkeyfranchise.com, and www.greasemonkeyauto.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."

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 GMF'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 Multi-Unit 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 Area (if one is designated) or a reasonable area surrounding the Franchise Location (if no Designated Area is designated).

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. GMF 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. GMF 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 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."

Representations in the Franchise Agreement and Multi-Unit Agreement 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.

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.

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.).

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.

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 SOURCES OF 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 THE FRANCHISE DISCLOSURE DOCUMENT IS UNTRUE, CONTACT THE FEDERAL TRADE COMMISSION AND NEW YORK STATE DEPARTMENT OF LAW, BUREAU OF INVESTOR PROTECTION AND SECURITIES, 28 LIBERTY STREET, 21ST FLOOR, NEW YORK, NEW YORK 10005. 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 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 injunctive or restrictive order relating to any other business activity as a result of an action brought by a public agency or department, including, without limitation, actions affecting a license as a real estate broker or sales agent.

3. The following is added to the end of Item 4:

Neither the franchisor, its affiliate, its predecessor, officers, or general partner during the 10-year period immediately before the date of the offering circular: (a) filed as debtor (or had filed against it) a petition to start an action under the U.S. Bankruptcy Code; (b) obtained a discharge of its debts under the bankruptcy code; or (c) was a principal officer of a company or a general partner in a partnership that either filed as a debtor (or had filed against it) a petition to start an action under the U.S. Bankruptcy Code or that obtained a discharge of its debts under the U.S. Bankruptcy Code during or within 1 year after that officer or general partner of the franchisor held this position in the company or partnership.

4. The following is added to the end of Item 5:

The initial franchise fee constitutes part of our general operating funds and will be used as such in our discretion.

5. 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.

6. 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.

7. The following is added to the end of the "Summary" section of Item 17(j), titled "Assignment of contract by franchisor":

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

8. 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. GMF and the Franchisee do not agree with the above language and believe that each of the provisions of the Franchise Agreement and Multi-Unit Agreement, including all choice of law provisions, are fully enforceable. GMF and the Franchisee intend to fully enforce all of the provisions of the Franchise Agreement, the Multi-Unit 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 Grease Monkey Franchising, 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.

WASHINGTON

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

RCW 19.100.180 may supersede the franchise agreement in your relationship with the franchisor including the areas of termination and renewal of your franchise. There may also be court decisions which may supersede the franchise agreement in your relationship with the franchisor including the areas of termination and renewal of your franchise.

In any arbitration or mediation involving a franchise purchased in Washington, the arbitration or mediation site will be either in the state of Washington, or in a place mutually agreed upon at the time of the arbitration or mediation, or as determined by the arbitrator or mediator at the time of arbitration or mediation. In addition, if litigation is not precluded by the franchise agreement, a franchisee may bring an action or proceeding arising out of or in connection with the sale of franchises, or a violation of the Washington Franchise Investment Protection Act, in Washington.

A release 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.

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

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.

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.

To resolve an investigation by the Washington Attorney General and without admitting any liability, we have entered into an Assurance of Discontinuance ("AOD") with the State of Washington, where we have agreed to remove from our form franchise agreement a provision which restricts a franchisee from soliciting and/or hiring the employees of our other franchisees, which the Attorney General alleges violates Washington state and federal antitrust and unfair practices laws. We have agreed, as part of the AOD, to not enforce any such provisions in any existing franchise agreement, to request that our Washington franchisees amend their existing franchise agreements to remove such provisions, and to notify our franchisees about the entry of the AOD. In addition, the State of Washington did not assess any fines or other monetary penalties against us.

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	PENDING
Hawaii	PENDING
Illinois	PENDING
Indiana	PENDING
Michigan	June 7, 2021
Minnesota	PENDING
New York	PENDING
North Dakota	PENDING
Rhode Island	PENDING
South Dakota	June 11, 2021
Virginia	PENDING
Washington	PENDING
Wisconsin	PENDING

Other states may require registration, filing, or exemption of a franchise under other laws, such as those that regulate the offer and sale of business opportunities or seller-assisted marketing plans.

EXHIBIT 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 Grease Monkey Franchising, LLC ("Grease Monkey") 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 Grease Monkey 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 Grease Monkey 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 Grease Monkey 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 Grease Monkey 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 Grease Monkey, having a principal business address and telephone number the same as Grease Monkey: Ronald Stilwell, Ronn Cordova, Jeff Powell, Sami Hage, Tom Staker, Tim Hartmann and _____.

The following independent sales agent (Grease Monkey requests that the prospective franchisee fill in the information if known): _____, having a principal business address at: _____, telephone number: _____.

Issuance Date: June 7, 2021, as amended October 6, 2021

I received a disclosure document issued June 7, 2021, as amended October 6, 2021, which included the following exhibits:

Exhibit A	Franchise Agreement	Exhibit G-1	Brake Services Addendum
Exhibit B	Multi-Unit Agreement	Exhibit G-2	Monkey Shine Addendum
Exhibit C-1	System Protection Agreement	Exhibit H	Renewal Addendum
Exhibit C-2	Confidentiality Agreement	Exhibit I	Form of General Release Agreement
Exhibit D-1	Collateral Assignment of Lease	Exhibit J	Standards Manual Table of Contents
Exhibit D-2	Option and Center Lease	Exhibit K-1	List of Current Franchisees and Multi-Unit Owners
Exhibit D-3	Deferred Maintenance Agreement	Exhibit K-2	List of Former Franchisees and Multi-Unit Owners
Exhibit E	Automated Clearing House Payment Authorization Form	Exhibit L	Financial Statements
Exhibit F-1	Incentive Royalty Rebate Program Addendum	Exhibit M	List of State Administrators and Agents for Service of Process
Exhibit F-2	Conversion Addendum	Exhibit N	State Addenda
		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 Grease Monkey Franchising, LLC ("Grease Monkey") 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 Grease Monkey 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 Grease Monkey 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 Grease Monkey 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 Grease Monkey 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 Grease Monkey, having a principal business address and telephone number the same as Grease Monkey: Ronald Stilwell, Ronn Cordova, Jeff Powell, Sami Hage, Tom Staker, Tim Hartmann and _____.

The following independent sales agent (Grease Monkey requests that the prospective franchisee fill in the information if known): _____, having a principal business address at: _____, telephone number: _____.

Issuance Date: June 7, 2021, as amended October 6, 2021

I received a disclosure document issued June 7, 2021, as amended October 6, 2021, which included the following exhibits:

Exhibit A	Franchise Agreement	Exhibit G-1	Brake Services Addendum
Exhibit B	Multi-Unit Agreement	Exhibit G-2	Monkey Shine Addendum
Exhibit C-1	System Protection Agreement	Exhibit H	Renewal Addendum
Exhibit C-2	Confidentiality Agreement	Exhibit I	Form of General Release Agreement
Exhibit D-1	Collateral Assignment of Lease	Exhibit J	Standards Manual Table of Contents
Exhibit D-2	Option and Center Lease	Exhibit K-1	List of Current Franchisees and Multi-Unit Owners
Exhibit D-3	Deferred Maintenance Agreement	Exhibit K-2	List of Former Franchisees and Multi-Unit Owners
Exhibit E	Automated Clearing House Payment Authorization Form	Exhibit L	Financial Statements
Exhibit F-1	Incentive Royalty Rebate Program Addendum	Exhibit M	List of State Administrators and Agents for Service of Process
Exhibit F-2	Conversion Addendum	Exhibit N	State Addenda
		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 Grease Monkey Franchising, LLC, 5575 DTC Parkway, Suite 100, Greenwood Village, Colorado 80111.