

FRANCHISE DISCLOSURE DOCUMENT

OH DEER DEVELOPMENT CORPORATION

A Massachusetts corporation
260 Boston Post Road
Wayland, Massachusetts 01778
(888)643-3378
info@oh-DEER.com
www.oh-DEER.com



As an **ohDEER** franchisee you will operate a business which provides deer, tick and mosquito control services and products (“Franchised Business”). The total investment necessary to begin the operation of an “ohDEER” Franchised Business is \$115,750 to \$239,150. This includes \$54,500 that must be paid to the franchisor or its affiliate(s).

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 government agency has verified the information contained in the 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 Colleen Upham, oh DEER Development Corporation, 260 Boston Post Road, Wayland, Massachusetts 01778, Telephone (888) 643-3378, colleen@oh-deer.com.

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

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

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

Date of Issue of this Franchise Disclosure Document: May 4, 2026

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.
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 D 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 ohDeer 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 an ohDeer franchisee?	Item 20 lists 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 A.

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 requires you to resolve disputes with the franchisor by mediation, arbitration and/or litigation only in Massachusetts. 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 Massachusetts than in your own state.
2. **Mandatory Minimum Payments.** You must make minimum royalty or advertising fund payments, regardless of your sales levels. Your inability to make the payments may result in termination of your franchise and loss of your investment.
3. **Supplier control.** You must purchase all or nearly all of the inventory or supplies that are necessary to operate your business from the franchisor, its affiliates, or suppliers that the franchisor designates, at prices the franchisor or they set. These prices may be higher than prices you could obtain elsewhere for the same or similar goods. This may reduce the anticipated profit of your franchise business. You must make inventory and supply purchases, even if you do not need that much. Your inability to make these purchases or to maintain inventory levels at all times may result in termination of your franchise and loss of your investment.
4. **Inventory Control.** You must make inventory and supply purchases, even if you do not need that much. Your inability to make these purchases or to maintain inventory levels at all times may result in termination of your franchise and loss of your investment.

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

**NOTICE REQUIRED
BY
STATE OF MICHIGAN**

THE STATE OF MICHIGAN PROHIBITS CERTAIN UNFAIR PROVISIONS THAT ARE SOMETIMES IN FRANCHISE DOCUMENTS. IF ANY OF THE FOLLOWING PROVISIONS ARE IN THESE FRANCHISE DOCUMENTS, ACCORDING TO THE MICHIGAN DEPARTMENT OF ATTORNEY GENERAL, CONSUMER PROTECTION DIVISION (THE “DIVISION”), THE PROVISIONS ARE VOID AND CANNOT BE ENFORCED AGAINST YOU:

- (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 by the Michigan Franchise Investment Law. 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 provision of the franchise agreement and to cure such failure after being given written notice thereof and a reasonable opportunity, which in no event need be more than 30 days, to cure such failure.
- (d) A provision that permits 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 5 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 6 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 subsection does not require a renewal provision.
- (f) A provision requiring that arbitration or litigation be conducted outside the State of Michigan. 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.
- (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 transferee to meet the franchisor's then current reasonable qualifications or standards.

(ii) The fact that the proposed transferee is a competitor of the franchisor 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 value 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) above.

(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 OF MICHIGAN DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION, OR ENDORSEMENT BY THE ATTORNEY GENERAL.

Any questions regarding this notice should be directed to:

Michigan Department of Attorney General
Consumer Protection Division
Attn: Franchise Registration/Section
525 W. Ottawa Street
G. Mennen Williams Bldg, 1st Floor
Lansing, Michigan 48913
(517) 335-7567

**FRANCHISE DISCLOSURE DOCUMENT
TABLE OF CONTENTS**

ITEMS	PAGE
Item 1 THE FRANCHISOR, AND ANY PARENT, PREDECESSORS AND AFFILIATES	9
Item 2 BUSINESS EXPERIENCE.....	11
Item 3 LITIGATION	12
Item 4 BANKRUPTCY	13
Item 5 INITIAL FEES	13
Item 6 OTHER FEES.....	13
Item 7 ESTIMATED INITIAL INVESTMENT.....	18
Item 8 RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES	20
Item 9 FRANCHISEE'S OBLIGATIONS	23
Item 10 FINANCING	24
Item 11 FRANCHISOR'S ASSISTANCE, ADVERTISING, COMPUTER SYSTEMS AND TRAINING..	24
Item 12 TERRITORY	32
Item 13 TRADEMARKS	33
Item 14 PATENTS, COPYRIGHTS AND PROPRIETARY INFORMATION	35
Item 15 OBLIGATION TO PARTICIPATE IN THE ACTUAL OPERATION OF THE FRANCHISE BUSINESS	37
Item 16 RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL	37

Item 17	
RENEWAL, TERMINATION, TRANSFER AND DISPUTE RESOLUTION	37
Item 18	
PUBLIC FIGURES	42
Item 19	
FINANCIAL PERFORMANCE REPRESENTATIONS.....	42
Item 20	
OUTLETS AND FRANCHISEE INFORMATION.....	45
Item 21	
FINANCIAL STATEMENTS	50
Item 22	
CONTRACTS.....	50
Item 23	
RECEIPT	50

EXHIBITS

<u>Exhibit A</u>	Agents for Service of Process/State Franchise Administrators
<u>Exhibit B</u>	Form of Franchise Agreement/Various Addenda or Amendment/Riders
<u>Exhibit C</u>	Table of Contents of Operations Manual
<u>Exhibit D</u>	Financial Statements
<u>Exhibit E</u>	State Specific Addenda to the Disclosure Document
<u>Exhibit F</u>	State Specific Riders to the Franchise Agreement
<u>Exhibit G</u>	Form of Non-Disclosure, Non-Solicitation and Non-Competition Agreement
<u>Exhibit H</u>	Form of Spousal Non-Disclosure and Non-Competition Agreement
<u>Exhibit I</u>	Form of Employee Confidentiality Agreement
<u>Exhibit J</u>	Form of Reservation of Territory Agreement
Exhibit K	Form of General Release

OH DEER DEVELOPMENT CORPORATION

FRANCHISE DISCLOSURE DOCUMENT

Item 1

THE FRANCHISOR, AND ANY PARENT, PREDECESSORS AND AFFILIATES

The Franchisor

To simplify the language in this Disclosure Document “we” “us” or “our” means oh DEER Development Corporation, the franchisor. “You” means the person who buys the franchise. If a corporation, partnership, limited liability company or other business entity buys the franchise, “you” also means each of the individual owners of the corporation, partnership, limited liability company or other business entity.

We are a Massachusetts corporation. Our principal business address is 260 Boston Post Road, Wayland, Massachusetts 01778. We conduct business under our corporate name, under the trade name and service mark “**ohDEER**”, URLs, domain names, Website addresses, email addresses, digital cellular addresses, wireless web addresses and the like (“e-names”) and associated logos, designs, symbols and trade dress (collectively, the “Marks”). Our franchised business provides deer control, rabbit control, and tick and mosquito control services and products (“Franchised Business”).

We are owned by our principal officers. We have never operated a business similar to the type to be operated by the franchisee. We have offered **ohDEER** franchises since June 2012. We have never offered franchises in any other line of business.

Agents for Service of Process

Our agent for service is disclosed in Exhibit A.

Parent

We do not have a parent.

Predecessor

We do not have a predecessor.

Affiliates

Our affiliate, oh DEER, was formed as a sole proprietorship in 2007, incorporating in Massachusetts on May 6, 2009. Its principal place of business is 260 Boston Post Road, Wayland, Massachusetts 01778. oh DEER, Inc. and we have common owners. Since its formation, our affiliate has operated a business similar to the franchised business being offered. oh DEER, Inc. provides training assistance and optional call center services for **ohDEER** franchisees.

Our affiliate, oh DEER Nashoba Valley, LLC formally known as UPHY, LLC, was formed in Massachusetts on November 10, 2022. Its principal place of business is 260 Boston Post Road, Wayland, Massachusetts 01778. oh DEER Nashoba Valley, LLC and we have common owners. Since its formation, our affiliate has operated a business similar to the franchised business being offered but does not provide products or services directly to franchisees.

Neither of our affiliates have offered franchises in this or any other line of business.

Except as provided above, we have no other affiliates required to be disclosed in this Item 1.

The ohDEER System

ohDEER is known for its effective products and services, customer orientation and efficient operating system. We franchise the right to operate an **ohDEER** franchised business in accordance with the **ohDEER** System (“System”) characterized by unique procedures and techniques for deer control, rabbit control, and tick and mosquito control; for marketing and customer development; **ohDEER** Confidential Operations Manual (“Operations Manual”); the Marks; uniform operating methods, procedures and techniques; and methods and techniques for product usage, inventory control, record keeping and reporting, sales promotion, marketing and advertising. All **ohDEER** Franchised Businesses will be required by us to be uniform in style and method of operation. We may change, improve and develop the System periodically. You may be allowed to offer some optional items or services, or use different vendors from our specifications, but you will need our prior written approval.

We offer a Referral Program to compensate current franchisees by spending \$5,000 in local advertising in the referring franchisee’s designated territory for each candidate referred to us who meets our qualifications and signs an **ohDEER** franchise agreement. We reserve the right to change, modify or discontinue this program at any time.

Market Competition

The target market for services and products provided by **ohDEER** are home and business property owners who are beset by property damage from deer and/or rabbit defoliation and destruction, and/or tick and/or mosquito infestation (the “ohDEER Services”). Your competitors will include landscapers and pest control businesses on a local, regional and national level.

ohDEER is a year round business with peak seasons in spring, summer and fall. We consider the market for **ohDEER** to be an established market.

Regulations

You must comply with all local, state and federal laws and regulations that apply to all businesses in general. You must investigate the zoning laws for your prospective premises, since they may include zoning restrictions or special requirements.

You will also be required to conduct criminal background checks of all employees before employment, and on an annual basis during employment, in a manner as we specify in our Operations Manual and in compliance with local and federal laws.

The industry of pest control is governed by federal and state laws regulating the distribution, purchase, storage, use and disposal of pesticides. The applicable federal law is The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) and the related federal regulations. FIFRA allows states to have primary enforcement responsibility and a state may have more restrictive laws.

Each state has its own licensing/certification requirements for people using pesticides. Prior to offering services, you must obtain all required licenses and permits, and ensure that your employees and others providing the ohDEER Services to customers on behalf of your **ohDEER** Franchised Business have all required licenses and permits, relating to the operation of your business. The failure to maintain the proper licensing and permits is a material breach of the Franchise Agreement. In certain jurisdictions you must have varying years of experience to qualify for an individual pesticide license. If you are located in any of those jurisdictions and do not have the required experience, you must hire at least one individual with the necessary license or partner with an individual with the necessary license. Additionally, various jurisdictions require every employee involved in the application of pesticides to be trained and tested and you must ensure compliance with all such requirements.

We recommend you inquire with your attorney about these laws and regulations.

Item 2 BUSINESS EXPERIENCE

President – Colleen Upham

Since December 16, 2021 Colleen Upham has been our President. Since January 31, 2012, Colleen has also been our Treasurer, Secretary and a Director. Since May 6, 2009, Colleen has been a Director of our affiliate oh DEER, Inc. Since November 10, 2022, Colleen has been a member of oh DEER Nashoba Valley, LLC, which operates an **ohDEER** business in Nashoba Valley, Massachusetts.

Director – Kurt Upham

Since January 31, 2012, Kurt Upham has been a Director. From January 31, 2012 to December 16, 2021 Kurt was our President. In 2007, Kurt established and operated our affiliate oh DEER as a sole proprietorship. Since May 6, 2009, Kurt has been President of oh DEER, Inc. Since November 10, 2022, Kurt has been a managing member of oh DEER Nashoba Valley, LLC, which operates an **ohDEER** business in Nashoba Valley, Massachusetts. Kurt has his Associates in Science degree in Horticulture from Massachusetts Bay Community College.

Director of Marketing- Bryan Vohsing

Since May 2024 Bryan Vohsing has been our Director of Marketing. Prior from May 2022 to May 2024, Bryan was our Franchise Marketing Manager. Bryan joined **ohDEER** on May 3, 2021 as a Franchise Marketing Coordinator. Bryan oversees all marketing initiatives.

Vice President of Franchise Development – Jereme Shelton

Since May 2024, Mr. Shelton has been our Vice President of Franchise Development. Prior to joining **ohDEER** Jereme was the Vice President of Franchise Development for Hammer & Nails Salon Group from March of 2022 until May of 2024. Previously Mr. Shelton was the Founder of That One Company, LLC, a franchise development consulting company, from August 2018 to June 2021. Jereme was the Director of Franchise Strategy for SL&A, LLC, a franchise development law firm from September 2016 to March 2021.

Senior Director of Operations – Todd Lamson

Since December 2024, Todd Lamson has been our Senior Director of Operations. From November 2020 to November 2024 Todd was Director of Franchise Operations of Authority Brands/The Junkluggers located in Seymour, Connecticut and Columbia, Maryland.

Franchise Marketing Coordinator – Leah Pinkes

Since June 2023, Ms. Pinkes has worked full-time with **ohDEER** as the Franchise Marketing Coordinator, the primary contact for franchisee's requesting marketing materials. From June 2022 to June 2023, Leah worked as the Marketing Intern for **ohDEER**, with a focus on social media. From 2019 to 2023 Leah attended Roger Williams University, located in Bristol, Rhode Island, graduating with a Bachelor of Science in Marketing.

Operations Services Manager - Sarah West

Since August 2025, Sarah West has been our part-time Operations Services Manager. From December 2020 to July 2024, Sarah was a Franchise Support Specialist at The Junkluggers/Authority Brands located in Seymour, Connecticut and Columbia, Maryland, respectively.

Franchisee Liaison– David Mulcahy

Since February 2023, David Mulcahy has been a Franchisee Liaison. Prior from May 2020 to February 2023, David Mulcahy was our Chief Operating Officer. Since 2016, David has operated the **ohDEER** franchised businesses on Cape Cod, Massachusetts, with Jason Harris. Since 2014, David has also operated the South Shore **ohDEER** franchised business in Carver, Massachusetts. From November 2022 to December 2023 David was a managing member of oh DEER Nashoba Valley, LLC, located in Nashoba Valley, Massachusetts.

Franchisee Liaison– Jason Harris

Since January 2019, Jason Harris has been our Franchisee Liaison. Since 2014, Jason has operated the **ohDEER** franchised businesses on Cape Cod, Massachusetts. Since 2001, Jason has been the principal of Gregory Lombardi Design located in Cambridge, Massachusetts. Since 2000, Jason has been the owner of Parterre Garden Services located in Cambridge, Massachusetts.

Item 3 LITIGATION

No litigation is required to be disclosed in this Item.

Item 4
BANKRUPTCY

No bankruptcy is required to be disclosed in this Item.

Item 5
INITIAL FEES

Franchise Fee: The initial franchise fee is \$49,500 (the “Initial Franchise Fee”). You must pay the Initial Franchise Fee in a lump sum when you sign the Franchise Agreement. In consideration for the Initial Franchise Fee, we grant you the right to operate an **ohDEER** franchised business and provide you and certain of your personnel with initial training. The Initial Franchise Fee is fully earned and non-refundable when paid.

If you provide a written request, in circumstances where pest control licensing is a lengthy process, we may at our sole discretion, permit you to secure the accepted territory under a Reservation of Territory Agreement, (Exhibit J to this Disclosure Document), prior to executing the Franchise Agreement. You must pay a non-refundable Deposit of \$10,000 of your Initial Franchise Fee, commonly referred to as a “binder”, to reserve the territory while you seek to obtain the state pest control licenses required under the Franchise Agreement. If you do not sign the Franchise Agreement within 12 months of the date the Deposit is paid, the Reservation of Territory Agreement will terminate and you will have no further rights to become an **ohDEER** franchisee.

The non-refundable Deposit is deemed fully earned when you sign the Reservation of Territory Agreement in consideration of the administrative and other expenses incurred by us and for the opportunities lost or deferred as a result of the territory development rights granted to you. When you enter into your Franchise Agreement the Initial Franchise Fee (less the binder, if paid) is due.

We offer a veteran initiative program. Under this program, honorably discharged veterans of the United States armed forces receive a 15% discount on the Franchise Fee for each franchise.

In-Territory Marketing Management Fee: The in-territory marketing management fee is \$5,000 (the “In-Territory Marketing Management Fee”). You must pay the In-Territory Marketing Management Fee in a lump sum when you sign the Franchise Agreement. The In-Territory Marketing Management Fee will be paid to us for the development of franchise website, marketing materials and assistance with preparation of your **ohDEER** in-territory marketing plan. We will also provide you with a start-up package which includes 5 trademarked uniform shirts, 2 trademarked sweatshirts; and the following marketing materials: 500 Service door hangers; 100 Referral door hangers; and 100 yard signs. The In-Territory Marketing Management Fee is non-refundable when paid.

Item 6
OTHER FEES

TYPE OF FEE ¹	AMOUNT	DUE DATE	REMARKS
Royalty ³	6% of total Gross Sales ² for Year One; 6% of total Gross Sales or an annual minimum	Payable monthly on the 7 th day of each month or other date we designate periodically,	Annual minimum is only waived for the first year after signing the Franchise

TYPE OF FEE ¹	AMOUNT	DUE DATE	REMARKS
	royalty of \$10,000 Year Two and each year for the remainder of the term.	by automatic debit / electronic fund transfer (EFT). The annual minimum Royalty Fee will be due and payable in equal monthly increments until satisfied for each calendar year.	Agreement and will apply to renewal franchise agreements. Royalty based on Gross Sales from, at or through operation of the franchised location. Interest is charged on late payments. ⁴
Brand Development Fund Fee	Up to 2% of total Gross Sales ²	Same as Royalty Fee	You must pay to the System's Brand Development Fund a monthly fee based on your Gross Sales.
Tech Fee	\$500 monthly	Payable monthly on the 7 th day of each month or other date we designate periodically, by EFT.	Includes access to required routing software, Google Workspace, phone, phone number and call forwarding software. We reserve the right to adjust this Fee annually, upon written notice based on an increased costs from the 3 rd party vendor.
Additional Initial Training Attendees	\$3,425 plus travel expenses	Paid in advance	Initial training is free for two people. Charge is for any additional people trained by us.
Ongoing On-Site Training	\$1,500 per day, per person plus our travel expenses to your territory	Paid in advance	If requested by you and we approve.
Call Center	\$100 per day plus \$20 commission for each new customer sale	Monthly, upon billing	Optional. Payable to our affiliate only if you request to use our Call Center Services. We reserve the right to adjust these fees annually upon 90 days' written notice based on our actual direct increased costs or from the 3 rd party vendor.
Audits	Cost of audit plus interest on underpayment of 1.5%	Upon billing	Payable only if audit shows understatement is willful or if you have

TYPE OF FEE ¹	AMOUNT	DUE DATE	REMARKS
	per month or the maximum interest rate permitted by state law if less ⁴		under paid us by 5% or more of Gross Sales for any month.
Interest	1.5% per month interest on overdue payment ⁴	As incurred	Interest rate will be 1.5% per month or if the maximum interest rate permitted by state law is less, then interest will be charged at the lesser allowed rate. Interest will be charged if you are more than 5 days late in paying any fees due under the Franchise Agreement.
Late Fee	\$20 per day	On demand, but only if you are delinquent in your payments to us or otherwise violate an obligation under the Franchise Agreement	Payable the day after payment or other event (Ex: a required report) is due, plus interest disclosed below. ⁴
Transfer, Assignment Fee	20% of the then-current Franchise Fee	Before consummation of assignment/transfer	Payable if you sell your franchise. No fee charged if you transfer franchise to a corporation or other entity you control.
Renewal Fee	10% of the then-current Franchise Fee	Upon renewal	New Franchise Agreement, which may have different terms or conditions, must be signed by you and us.
Failure to Maintain Insurance	Actual cost and reimbursement of our time and expenses	In full upon receipt of invoice	If you fail to maintain required insurance coverage, we may obtain this coverage at your expense.
Annual Conference Registration Fee and Non-attendance Fee	Currently not assessed, but we may institute a fee with 90 days' written notice; \$2,500 Non-attendance fee.	On demand	Once instituted you must pay us a registration fee, which we expect will not be more than \$500 per person, for attending our annual conference. We may require you (or your managing owner), and/or your manager to attend each

TYPE OF FEE ¹	AMOUNT	DUE DATE	REMARKS
			conference. You will be responsible for all travel and living expenses incurred by you and your personnel for attendance at the annual conference. You must attend the conference and if you choose not to attend the conference you must pay \$2,500 for not attending.
Product/Supplier/Services Approval Costs	The actual cost of inspection or testing plus actual cost of laboratory fees, professional fees and travel and living expenses of our personnel.	In full upon receipt of invoice	We may require you to pay us or an independent laboratory for the cost of inspection or testing if you desire to purchase or lease items to be used in the Franchised Business from sources we have not previously approved.
Costs and Attorneys' Fees	Actual costs and reimbursement of our time and expenses	As incurred	Payable upon your failure to comply with the Franchise Agreement.
Liquidated Damages	Will vary under the Calculated based on your average monthly Gross Sales ² for the 12 months preceding the termination date.	If Franchise Agreement is terminated as a result of your default	A lump sum amount equal to the value of the Royalty and Brand Development Fees that you would have paid for the remainder of the term ⁵
Indemnification	Actual costs and reimbursement of our time and expenses	As incurred	You will have to reimburse us if we are held liable for claims arising from your Franchised Business's operation.
Customer Complaints	100% of customer payment	Upon receipt of invoice	Applies if we intervene on your behalf. ⁶

NOTES:

(1) All fees are uniformly imposed by and payable only to us. Fees are payable through Electronic Funds Transfer or other means we direct. You must authorize your bank to accept automatic withdrawals through EFT of this amount from your bank into our bank account on a

monthly basis. You must provide us with all documents necessary to direct your bank to honor these pre-authorized bank debits. All fees are non-refundable.

(2) The term “Gross Sales” will mean and include the total of all revenue and income from the sale of services and products to customers of the Franchised Business or any other source, whether or not sold or performed at or from the Franchised Business and whether received in cash, in services in kind, from barter and/or exchange, on credit (whether or not payment is received), or otherwise. You will deduct from your Gross Sales (but only if they have been included) the amount of all sales tax receipts or similar tax receipts which, by law, are chargeable to customers, if the taxes are separately stated when the customer is charged and if the taxes are paid to the appropriate taxing authority. You will also deduct from your Gross Sales the amount of any documented refunds, charge backs, credits and allowances that have been approved by us and that you give in good faith to customers. All barter and/or exchange transactions to which Franchised Business furnishes services and/or products in exchange for goods or services to be provided to Franchised Business by a vendor, supplier or customer will, for the purpose of determining Gross Sales, be valued at the full value of the goods and/or services so provided to Franchised Business.

(3) Royalty Fees will begin from the date the Franchised Business is opened and continue through the term of the Franchise Agreement, and must be submitted with a monthly report provided by us. This report must be delivered to us by the fifth day of the following month for the preceding month’s sales. Additional reports may be required.

(4) Interest rate will be 1.5% per month or if the maximum interest rate permitted by state law is less, then interest will be charged at the lesser allowed rate. Maximum interest permitted in California is 10% annually. Interest begins from the date payment was due.

(5) Royalty and Brand Development Fees for purposes of calculating Liquidated Damages will be calculated based on the Franchised Business’ average monthly Gross Sales for the 12 months preceding the termination date. If you have not operated your Franchised Business for at least 12 months preceding the termination date, Royalty Fees and Brand Development Fund Fees will be calculated based on the average monthly Gross Sales of franchised businesses operating under the same trademark during our last fiscal year. We do not have advertising cooperatives.

(6) You must maintain high standards of quality and service. You will cooperate with us by maintaining high standards in the operation of the Franchised Business and you must, at all times, give prompt, courteous and efficient service to your customers. All Franchised Business work must be performed competently and in a workmanlike manner. The Franchised Business must, in all of its dealings, adhere to the highest standards of honesty, fair dealing and ethical conduct. If we feel that you did not fairly handle a customer complaint, we may intervene and satisfy the customer. You must reimburse us for all our costs associated with satisfying your customer.

No fees are refundable. Except as disclosed above there are no provisions for any of these fees to increase during the term of your Franchise Agreement. We do not finance any fee.

Item 7
ESTIMATED INITIAL INVESTMENT

YOUR ESTIMATED INITIAL INVESTMENT

TYPE OF EXPENDITURE	AMOUNT^{1,9}	METHOD OF PAYMENT	WHEN DUE	TO WHOM PAYMENT IS TO BE MADE
Initial Franchise Fee(9)	\$49,500	Lump sum	At signing of Franchise Agreement	Us
In-Territory Marketing Management Fee (9)	\$5,000	Lump sum	At signing of Franchise Agreement	Us
In-Territory Marketing Program (3 months)	\$10,000 - \$15,000	As incurred	Before and after opening	Various vendors
Tech Fee (9)	\$1,500	Monthly	Upon and after opening	Us
Travel and Living Expenses while Training	\$1,500 to \$3,000	As incurred	During training	Airlines, hotels, restaurants & car rental
Real Estate and Improvements	\$450 to \$750	As arranged	Before and after opening	Storage Facility
ohDEER work truck	\$5,000 to \$95,000 ³	Leased, Financed or Purchased	Before opening	Required vendor
Equipment and Tools	\$3,800 to \$8,800	As incurred	Before opening	Various vendors
Computer System and End-User Software Licenses	\$2,000 to \$3,000	As incurred	Before opening	Various vendors
Vehicle Safety Equipment	\$600 ⁴	As incurred	Before opening	Preferred vendors
Initial Inventory of Control Products	\$4,000 to \$8,000	As incurred	Before opening	Various vendors
Licenses/Certifications/Permits/Deposits	\$600 to \$1,200	As incurred	As incurred	State/local agencies, utilities, required vendor
Legal and Professional Fees	\$1,800 to \$2,800 ⁵	As incurred	As incurred	Various vendors
Insurance	\$5,000 ^{5,6}	As arranged	Before opening	Various vendors
Additional Funds	\$25,000 to \$40,000 ⁷	As incurred	Before and after opening	Employees, various vendors

TYPE OF EXPENDITURE	AMOUNT ^{1, 9}	METHOD OF PAYMENT	WHEN DUE	TO WHOM PAYMENT IS TO BE MADE
TOTAL:	\$115,750 to \$239,150 ⁸ (Excludes Real Estate Costs)			

NOTES:

- (1) We do not finance any fee.
- (2) We presume you will operate the business office of your **ohDEER** Franchised Business from your home and use either your garage or rent a storage facility as your operating facility to store the equipment and operate the service provider part of your **ohDEER** Franchised Business. provided is rent for first 3 months.
- (3) The lower number is for the deposit, the monthly cost of leasing or purchasing for the first 3 months for one vehicle to our specifications to transport the equipment and products. The ohDEER work truck is built on a wrapped and branded Isuzu NPR 14,500 GVW chassis and includes an 11 foot steel body that houses a tool box, 2 service tanks, hose and reel, pumps, and storage locations for all necessary equipment to provide the ohDEER Services. Exceptions may be made on a case by case basis. If purchasing the ohDeer work truck outright, or including the cost in other forms of financing, the total cost may be as high as \$95,000 depending on options you request from the Truck Vendor.
These costs are non-refundable, but the vehicles may be resold on the secondary market, depending on your method of purchase or third party financing terms.. Based on your credit worthiness, your costs may increase. Requirements may be modified due to availability. If you have more than one Franchised Business, you must purchase separate ohDEER work truck(s) for each territory.
- (4) Vehicle Safety Equipment may include cameras, GPS monitoring system or other items as further described in the Operations manual as well as standard safety equipment to current truck standards as may be further described in the Operations Manual. This line item is for one vehicle. You must purchase, install and maintain Vehicle Safety Equipment for each vehicle used by the Franchised Business.
- (5) Includes business entity formation, accounting or other legal fees.
- (6) Estimated cost to activate policy coverage, which you may be able to pay in monthly installments. Costs vary widely from location to location and from state to state. Required coverages include, without limitation, casualty, liability and Workers' Compensation. See Item 8 for additional information on insurance requirements.
- (7) Estimate of labor needed to get your **ohDEER** Franchised Business ready to open for business, and extra labor expense you will incur while training your staff both before and after opening. Based on past experience of our affiliate, the typical start up period during which labor costs can be expected to run higher than normal is 30 days before opening and 60 to 90 days after opening.
- (8) We relied on our affiliate's eighteen years of experience operating a similar pest control business to compile these estimates, as well as information compiled from franchisees who have opened within the last 12 months. The figures above are estimates. These estimates are for an owner-

operator model, should you seek to hire employees to help you run the business from day one these estimates may be higher.

(9) All payments to us are non-refundable. Any refund of payments made to various vendors will depend on the terms you arrange with those vendors. We do not offer direct or indirect financing to franchisees for any item.

Item 8

RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES

Business Location

You may operate your **ohDEER** business as a home based business. We do not provide specifications for leased space nor restrict the location of your office, as long as it is within your Territory and complies with local zoning requirements.

Specifications/Standards

A substantial part of the goodwill associated with **ohDEER** comes from the quality and effectiveness of the products which are used by franchisees. You will use only those products which are deemed to be appropriate for use under, and identified with, the Trademarks.

You must purchase and use approved repellant(s), vehicle(s), equipment, products, bookkeeping and other services, and operating supplies under specifications in the **ohDEER** Operations Manual from suppliers approved by us. We do not make our criteria for vendor/supplier approval available to you. We will inspect your Franchised Business as often as we deem necessary to ensure that our standards and specifications are maintained. If we find anything that does not meet our standards, you will be required to correct them within a reasonable period of time. If you fail to take corrective action we may close the Franchised Business until the corrective action is taken or otherwise terminate your franchise.

Our specifications for repellant(s), vehicle(s), equipment, products, services and operating supplies have been designed to minimize costs and to create consistency between locations. Those specifications include standards for performance, competitive cost, ease of use, quality, availability, compatibility, and the supplier or manufacturer's service and credit history. If we designate vendors/suppliers and you wish to purchase equipment, products or supplies from a vendor/supplier not on our approved list, or you suggest a new or change of service you or the supplier must request our approval in writing. We will then examine the vendor or supplier, which examination may include a review of service, equipment or product specifications, inspection of the vendor/supplier's facilities, actual testing (or demo) of their product, inquiries as to general reputation and reliability, and all other factors as we deem important. You or the supplier must pay the reasonable costs of our examination plus the actual cost of lab fees or other direct costs incurred, and the travel and living expenses of our personnel. We must respond to the request in writing within 30 days. The response may indicate that we need additional time to complete our review. If we do not approve your request, we must tell you why. If we give approval, our specifications and standards will be given to the vendor/supplier and they will be added to our approved list for you and all other franchisees.

We continually monitor and evaluate all approved suppliers and vendors based on our experience and that of our franchisees. We will discontinue the use of any vendor or supplier that fails to

consistently meet quality control standards, conform to our specifications or meet the needs of our franchisees.

You must secure and maintain in force in your name all required licenses, permits, and certificates relating to the operation of your **ohDEER** Franchised Business. You also agree to open and operate the Franchised Business in compliance with all applicable laws, ordinances, and regulations.

You must meet and maintain the highest standards and safety measures applicable to the operation of your **ohDEER** Franchised Business and in your performance of services to customers, as we reasonably require. You must maintain your **ohDEER** Franchised Business equipment and vehicles in the highest degree of repair, sanitation and security as stated in the Operations Manual. You must make additions, upgrades and replacements to your **ohDEER** Franchised Business as required in the Operations Manual. You must maintain the Franchised Business in accordance with standards stated in the Operations Manual and other agreements you will sign.

Purchases

We estimate that approximately 95% to 100% of your expenditures for leases and purchases in establishing your **ohDEER** Franchised Business will be for goods and services that must be purchased either from us, our affiliate or a designated supplier, or in accordance with our standards and specifications. We estimate that approximately 95% to 100% of your expenditures on an ongoing basis will be for goods and services that must be purchased from either us, our affiliate, a designated supplier or in accordance with our standards and specifications.

We reserve the right to negotiate purchase arrangements with suppliers for the benefit of franchisees; and while we have not, we may derive revenue or other material consideration as a result of required purchases or leases. Other than our affiliate, none of our officers own an interest in any supplier.

There is no practice in effect by which we provide material benefits to you, such as a right of renewal or the awarding of additional franchises, based upon your use of approved suppliers.

There are currently no purchasing or distribution cooperatives in which you will be required or expected to participate.

Purchases from Us

You are required to purchase from us In-Territory Marketing Management services for the preparation of targeted marketing programs. You must also purchase from us routing software, two Google Workspace account access points, your phone and phone number, and call-forwarding services through our monthly Tech Fee. You may, at your option, purchase the services of the **ohDEER** Call Center or additional email access accounts.

Proprietary and trademarked products, if any, will be provided by us, our affiliate or by manufacturers and/or distributors that we have approved. We currently do not, but we reserve the right to make a profit or receive a rebate from your purchase of proprietary products and trademarked materials. We and/or our affiliate will receive revenue that is based on the amount of sales of these items to you.

For the period ending December 31, 2025, collected on behalf of a third-party vendor, we realized

\$78,133.41 in revenues from franchisees' purchases, which accounted for .06% of its total revenues of \$1,182,722.24. For the period ending December 31, 2025, our affiliate, ohDEER, Inc, did not collect any revenue.

Neither we nor our affiliates received any revenue or rebates from approved or designated suppliers in the fiscal year ending December 31, 2025 as a franchisees' purchases.

You are not permitted to sell any of our trademarked materials or proprietary products on a wholesale or retail basis without our permission. You are not permitted to purchase the merchandise from anyone other than a supplier that has been approved by us in writing.

Vehicle

Currently, you are required to purchase or lease the truck described in detail in Item 7 through a required vendor that we designate, described in greater detail in our Operations Manual.

Computers

You will be required to purchase computer hardware and software for use in the operation of your **ohDEER** Franchised Business. You should consult Item 11 of this Disclosure Document under the heading "Technology" for further information. We restrict you from all e-commerce activities including advertising, marketing, social networking on any non-sanctioned web page, e-mail marketing correspondence, digital content, electronic communications, or other internet available media without our prior written consent.

Insurance

You must obtain and maintain insurance, at your expense, as we require, in addition to any other insurance required by law or otherwise, described in greater detail in our Operations Manual.

Currently, required coverages include, without limitation with respect to all insurable properties, all-risk property insurance against loss or damage to business and personal property of the Franchised Business in amounts not less than the replacement cost of such property; general liability insurance, including premises liability, products/completed-operations and contractual liability, covering claims for bodily injury or property damage caused as a result of the operation of the Franchised Business of not less than \$1,000,000 for each occurrence, \$2,000,000 general aggregate; automobile liability insurance \$1,000,000; and Workers' Compensation, as required by applicable law.

We may periodically change the types and amounts of coverage required under the insurance policies, based on changes in circumstances, if the changes apply to all **ohDEER** Franchised Businesses. If you fail to purchase the mandatory insurance, we may obtain insurance for you, and you must reimburse us for its cost, which might be higher than the cost of insurance you could obtain for yourself. Except for Workers' Compensation and Employer's Liability insurance, all insurance policies must name us and any affiliates that we designate as additional insureds and give us at least 30 days' prior written notice of termination, amendment, or cancellation. You must provide us with certificates of insurance evidencing your insurance coverage no later than 10 days before your Franchised Business opens and annually as prescribed in our Operations Manual.

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 agreement	Disclosure document item
a. Site selection and acquisition/lease	Not Applicable	Items 7, 8 and 11
b. Pre-opening purchases/ leases	Sections 8 and 13	Items 7 and 8
c. Site development and other pre-opening requirements	Sections 8 and 13	Items 7 and 11
d. Initial and ongoing training	Sections 8 and 12	Items 6, 7 and 11
e. Opening	Sections 8 and 13	Item 11
f. Fees	Section 6	Items 5 and 6
g. Compliance with standards and policies/ operating manual	Sections 10 and 16	Items 8 and 11
h. Trademarks and proprietary information	Sections 2, 9, 17 and 18	Items 13 and 14
i. Restrictions on products/ services offered	Sections 9 and 16	Items 8 and 16
j. Warranty and customer service requirements	Section 16	Item 6
k. Territorial development and sales quotas	Not Applicable	Item 12
l. Ongoing product/service purchases	Sections 9 and 16	Items 8 and 16
m. Maintenance, appearance and remodeling requirements	Section 14	Item 8
n. Insurance	Section 22	Items 7 and 8
o. Advertising	Section 20	Items 6, 11 and 12

Obligation	Section in agreement	Disclosure document item
p. Indemnification	Section 22	Item 13
q. Owner's participation/ management/staffing	Sections 16 and 23	Item 15
r. Records and reports	Sections 6 and 21	Item 6
s. Inspections and audits	Sections 13 and 21	Items 6 and 8
t. Transfer	Sections 27 and 28	Items 6 and 17
u. Renewal	Section 5	Items 6 and 17
v. Post-termination obligations	Section 34	Item 17
w. Non-competition covenants	Section 24	Items 14, 15 and 17
x. Dispute resolution	Section 36	Item 17
y. Other: Guaranty of franchisee obligations	Addendum C	Item 15
z. Other: Spousal Non- Disclosure and Non- Competition Agreement	Not Applicable	Item 15 and Exhibit H

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, we are not required to provide you with any assistance.

Before you open your business, we will:

- a) Designate your territory. (Franchise Agreement - Section 3)
- b) Provide guidance on the selection of vehicle(s), equipment, operating supplies and signs needed to open your business and furnish you with names of approved suppliers/vendors. We do not provide delivery or installation of vehicle(s), equipment or operating supplies. (Franchise Agreement – Section 8)
- c) Provide to you an initial start-up package which includes 5 trademarked uniform shirts, 2 trademarked sweatshirts and the following marketing materials: 500 Service door hangers; 100

Referral door hangers; and 100 yard signs. (Franchise Agreement – Section 8)

d) Loan you a copy of our Operations Manual, consisting of a series of manuals referred to as the Operations Manual, which contains mandatory and suggested specifications, standards, methods, and procedures. The Operations Manual will be provided to you prior to training through electronic media; online postings; e-mail and/or electronic communications intranet; or any other medium capable of conveying the Operations Manual's contents. The Operations Manual is confidential and remains our property. We may modify the Operations Manual in the future, but the modifications will not alter your status and rights under the Franchise Agreement. (Franchise Agreement - Section 16 and Section 19) The Table of Contents of the Operations Manual appears as Exhibit C to this Disclosure Document. As of April 2026 the total number of pages in our Operations Manual is 469 pages.

e) Assist you with an In-Territory Marketing plan for you to execute. You must execute your initial In-Territory Marketing Program within 30 days after signing your Franchise Agreement. (Franchise Agreement – Sections 8)

f) Give you general assistance in the opening of your business. We will also make our personnel available to help you plan pre-opening promotional programs. You will need to give us at least 30 days' notice of the planned opening date of your business if you wish us to provide you with pre-opening assistance. (Franchise Agreement – Section 8)

g) Train you and your key management people in our system. (Franchise Agreement - Sections 8 and 12) Anyone who attends the training program must complete the program to our satisfaction. We may extend the training program for anyone who fails to successfully complete it. There is no charge for initial training for up to two people, but you must pay the travel and living expenses for you and your people during in-person On-the-Job Field Training. For additional people at training, you must pay our then-current training fee. Training programs are scheduled and run as needed. Yours will be scheduled so that you complete it two to four weeks before opening your business. Training will last for approximately 29 hours: 8 hours of virtual classroom training; and 18 hours of On-the-Job Field training that will be conducted at an ohDEER location of our choosing in Massachusetts or a location closer to your Franchise Business. You must complete the training program to our satisfaction prior to offering services. (Franchise Agreement - Sections 12 and 16)

An outline of the initial training program is as follows:

TRAINING PROGRAM

Subject	Hours of Classroom Training	Hours of On-The-Job Training	Location
Week 1:			
ohDEER Overview	1		Virtual
ohDEER Services	2		Virtual
Sales & Customer Service	2		Virtual

Week 2:			
Sales & Customer Service	1		Virtual
CRM Training	3		Virtual
Business Planning	1		Virtual
Week 3:			
Operations & Capacity	2		Virtual
Marketing Overview	2		Virtual
Homework and E-learning During Onboarding	15		Virtual
Week 4:			
3-Day In-Field Training		18	Massachusetts
Total	29	18	

NOTES:

(1.) It is the nature of the business that all aspects of On-the-Job training are integrated, that is, there are no definitive starting and stopping times.

(2.)The primary instructors conducting training programs are our corporate staff members identified in Item 2. The training program is supervised by Todd Lamson and Sarah West. Mr. Lamson has 1.5 years' experience with us and 20 years' experience in franchise operations management. Ms. West has 8 months experience with us and 8 years' experience in the franchise operation. Occasionally, the individuals instructing the training may vary, but all of our instructors must have at least 1 to 3 years of relevant work experience.

During the operation of your business, we will:

- a) Continue to loan you the Operations Manual, and furnish you with any and all updates and other Manuals and training aids that are developed in the future. Any training materials and aids we make will be made available to you at our cost. (Franchise Agreement - Section 8)
- b) Provide you with an on-site field visit to provide guidance for three days during your initial period of operation at a mutually agreed upon time. (Franchise Agreement - Section 8)
- c) Provide to you, if we deem it necessary or advisable, individual or group guidance and assistance, by personal visit or telephone, or by newsletters, brochures, reports or bulletins or electronically. This help may include advice on maximizing sales and profits, suggested minimum and maximum prices for services, marketing, employee hiring and training, customer service, vendor relations, equipment maintenance, or any operating problems you may be experiencing. (Franchise Agreement - Section 8)
- d) Allow you to participate in programs that may be developed and offered by us on a system-wide basis to our franchisees. (Franchise Agreement - Section 8)

- e) Continue to provide you with assistance with your In-Territory Marketing plans for you to execute. (Franchise Agreement – Section 20)
- f) Provide you with digital specimens of our available advertising and marketing materials, if you desire, at our cost. You may also develop and use your own advertising and marketing materials, but samples of all advertising, promotional and marketing material that we have not prepared or previously approved must be submitted for our approval at least 30 days before you use them. Any plans or materials submitted by you to us that have not been approved or disapproved, in writing, within 15 days of receipt by us, will be deemed disapproved. You may not use any advertising, marketing or promotional materials that we have disapproved. (Franchise Agreement - Section 20)
- g) Provide you with additional training programs that we may develop in the future. Currently, we do not require you to attend additional or refresher training but may do so in the future. Excluding the Annual Conference, there is no charge for programs you must attend, but you must pay the costs and expenses for you and anyone attending with you. If you request, and if personnel are available and we deem it appropriate, we may provide additional on-the-job training at the Franchised Business. We charge for on-the-job training as described in Item 6. (Franchise Agreement - Section 12)
- h) As we deem appropriate, test new products, services, equipment or technologies, and if they meet our standards and specifications, we will make them available to you. (Franchise Agreement - Section 8)
- i) We will host a minimum of one page on the **ohDEER** Internet Website with contact and other information specific to your Franchised Business, provide you with one e-mail address, which you must use as the Franchised Business' e-mail address, and provide you with access to Google Workspace and its associated applications. (Franchise Agreement - Section 8)
- j) Through the Tech Fee, provide you with access to the required software program for routing, invoicing, scheduling and communicating with clients. You will be billed additional charges incurred for using the texting, voice messaging and snail mail capabilities via the routing software platform. Additional email accounts for your Franchised Business may also incur an additional fee. The additional charges vary from month to month depending upon usage. (Franchise Agreement - Section 8)
- k) Through the Tech Fee, provide one phone number for your Franchised Business, and an IP phone application that rings directly to a device you indicate. (Franchise Agreement - Section 8)
- l) We will provide you with a bookkeeping service of our choosing and at our cost during your first year of operation along with the required standard chart of accounts for the Franchise Business. Thereafter, you may continue to use the same bookkeeping service, at your cost, or select a different bookkeeping service; however you are required to use a professional bookkeeping services during the term of your Franchise Agreement.

Brand Development Fund

We provide a local, regional or national Brand marketing and advertising program. We charge you up to an additional 2% brand development royalty fee to fund it ("Brand Development Fund"). The

Brand Development Fund Fee is non-refundable. We established the Brand Development Fund in 2025. In 2025 we collected \$9,482.78 that will be expended in 2026.

The Brand Development Fund is administered by and under the direction of our leadership team. We and our designees will have the sole authority to direct all advertising, marketing, and promotional programs of the Brand Development Fund and will have sole discretion over all aspects of those programs, including the concepts, materials, and media used and the placement and allocation of them.

We have not, but reserve the right to establish an advertising council composed of franchisees to advise us on our advertising programs and methods. The advertising council will serve in an advisory capacity only; its decisions will not be binding on us. If formed, it will consist of three franchisees of our choosing who wish to serve, and one member of our leadership team. We may change or dissolve the advertising council at any time.

We will maintain separate bookkeeping for the Brand Development Fund and Brand Development Fund contributions will be deposited into one or more separate bank accounts. The Brand Development Fund will prepare income and expense statements at least once each calendar quarter, and will be available to you upon your written request. When practical, the entire Fund will be audited annually. An accounting of the Brand Development Fund, which will include income and expense statements, and if prepared, audit results, will be available to you annually upon your written request. Excess funds not spent in any given fiscal year will be carried forward to the next fiscal year. Although the Brand Development Fund is intended to remain in existence, we reserve the right to terminate the Brand Development Fund only after all monies have been spent for advertising and promotion.

The Brand Development Fund will develop and place advertising for our System; and decide which media to use. The Brand Development Fund may be used to pay for market research, media space, branding, public relations, sponsorships, partnerships, and other activities designed to promote the organization, the trade name and the Marks, as well as to pay for administrative time and expenses; travel and related miscellaneous expenses; print, radio, television, direct mail, or local promotions; conducting Internet-based advertising campaigns; utilizing social and business networking media sites and other emerging media or promotional tactics; developing, maintaining, and updating our Website on the Internet; hiring public relations, advertising and/or marketing agencies; providing promotional and other marketing materials and services to the businesses operating under the **ohDEER** System, or any combination of these. We will direct all programs financed by the Brand Development Fund, with sole discretion over the creative concepts and materials.

All franchised **ohDEER** businesses will contribute to the Brand Development Fund on the terms in their franchise agreement, and the expenditure of funds will be limited to advertising, promoting and marketing the goods and services offered by our System. Affiliates will contribute to the Brand Development Fund based on the then-current rate offered to new franchisees. If you are not yet contributing to the Brand Development Fund you may be excluded from receiving benefits from the activities of the Brand Development Fund.

Although the Brand Development Fund will not be used principally to sell additional franchises, as a result of such advertising and promotion for the franchised businesses, people may become interested in owning franchises. However, the development of marketing campaigns and Websites

may detail available franchises within the System, and this is not considered to constitute direct franchise marketing efforts.

We will receive reimbursement from the Brand Development Fund for our Fund-related administrative costs, indirect expenses and subsidizing costs.

The purpose of the Brand Development Fund is to pool advertising and marketing money from franchised businesses and **ohDEER** affiliates so as to achieve greater benefits for all in promoting the trade name and Marks.

We will spend funds to benefit the **ohDEER** Franchise System. For this reason, the Brand Development Fund is not obligated to make expenditures for you or any other franchisee which are equivalent or proportionate to your or another franchisee's contribution, or to ensure that any particular franchisee benefits directly or *pro rata* from the marketing or promotion conducted by the Brand Development Fund. The Brand Development Fund may elect to assist in the marketing of franchises in otherwise weak markets, and to assist franchises that are slow to ramp up by providing additional marketing dollars.

The Brand Development Fund is not a trust, and we are not a fiduciary or trustee of the Brand Development Fund or the monies in the Brand Development Fund. However, we may, in our discretion, separately incorporate the Brand Development Fund or create a Brand Development Fund trust, over which we may be the trustee, into which Brand Development Fund contributions may be deposited. We may place additional regional or national advertising at our own expense, but are not obligated to do so. (Franchise Agreement - Section 20)

In-Territory Marketing Program

You must spend a minimum of \$30,000 annually for In-Territory Marketing Program within your Territory. Within 30 days of signing your Franchise Agreement you must provide us with your In-Territory Marketing plan outlining how you intend to spend the required amount of In-Territory Marketing Program that includes, at minimum, the method of advertising and the date that the marketing spend shall begin. As specified in our Operations Manual you must provide to us verification on a monthly basis that you have complied with this required expenditure in accordance with the In-Territory Marketing plan we approved.

Once you attain annual Gross Sales of \$500,000, you are no longer required to spend the In-Territory Marketing minimum, however, you will be required to spend 5% of your annual Gross Sales on marketing in your Territory. Once you attain annual Gross Sales of \$1,000,000, you will be required to spend 3% of your annual Gross Sales on marketing in your Territory. You must provide proof to us on a semi-annual basis that you have complied with this requirement. (Franchise Agreement – Sections 6 and 20)

You may develop your own advertising and marketing materials provided they are submitted to us in advance for review and approval. You agree that upon termination, transfer, or expiration of this Agreement, you will immediately remove all advertising that you control and notify all advertising sources that your advertising must be removed and/or canceled immediately. For advertising that cannot be immediately canceled, you are responsible for any and all costs related to such advertising until such time as it can be canceled or it expires. (Franchise Agreement - Section 20)

We do not have advertising cooperatives. We do not have the power to require advertising cooperatives to be formed, changed, dissolved or merged.

Annual Conference

We may periodically but not more than once every year conduct an Annual Conference. You are required to attend the Annual Conference, and to pay all expenses incurred in connection with attending the event including transportation cost, meals, lodging and living expenses. The duration, curriculum and location of the Annual Conference will be determined by us. Because the planning and funding of the Annual Conference must be done well in advance and requires a substantial financial commitment, we have the right upon 90 days prior written notice to charge you up to \$500 Annual Conference Registration Fee for you to attend this event. We may charge this registration fee up 90 days in advance of the Conference, invoiced and paid via EFT. You must attend the conference and if you choose not to attend the conference you must pay a \$2,500 non-attendance fee. If you do not attend the Annual Conference, we will do our best to make available to you through our Intranet all of the substantive training materials that were presented at the Conference.

Technology

You are required to have a computer, either a notebook or desktop personal computer, with virtual conferencing capabilities such as Zoom, and a color printer. You must purchase or lease a computer if you do not have a computer which meets the following specifications. Currently we do not require our franchisees to use any specific brand of computer hardware as long as it uses an operating system that is up to date and meets our vendor's technology requirements. . The cost of a computer system varies widely but we estimate you may purchase a computer system for between \$1,000 and \$1,500. . You may purchase the hardware and software from any source. . You must purchase end-user licenses for QuickBooks on-line accounting software, and the field service quoting software we specify in our Operations Manual. You must also subscribe to our current program for credit card processing. There is no limit on our ability to require you to upgrade the system, add, change or replace components and software to the system.

You are responsible for purchasing and arranging delivery of this equipment with the vendor. The computer system manages your sales activities and general business operations.

You must maintain your computer system and keep it in good repair. We estimate the costs of maintaining, updating or upgrading your computer system or its components, which will vary based on your repair and replacement history, local costs of computer maintenance services in your area and technological advances, at approximately \$2,400 to \$2,800 annually.

You must subscribe to high-speed Internet access through cable or DSL that we designate in our Operations Manual. The cost varies geographically from \$100 to \$200 to set-up and \$50 to \$150 per month. Your subscription to the on-line computer network will permit you connect with our corporate office to share information, exchange ideas and transfer data. We have the right to independently and remotely access your records and information generated and stored in the system to monitor your productivity and we have no limitations on our ability to do so. (Franchise Agreement- Section 9)

Site Selection

The ohDEER opportunity is designed to allow you to start the business from your home or, at your option you may lease a commercial storage facility as your operating facility to store the equipment and operate your Franchised Business. If you choose to operate your Franchised Business from a location other than your home, we do not provide you with site selection criteria and you are not required to obtain our approval. Whether at home or at a commercial facility you will be required to have a publicly listed address.

Opening

The length of time between signing your Franchise Agreement and opening for business is four to eight weeks. This time period is generally determined by how long it takes you to order and receive required vehicle(s) and equipment, and to complete training. The factors that affect this timetable are unforeseeable delays in the delivery of vehicle(s) and equipment. You must open your **ohDEER** Franchised Business within four months of signing your Franchise Agreement. If you fail to open your **ohDEER** Franchised Business within four months signing the Franchise Agreement, we have the right to (a) terminate the Franchise Agreement; or (b) operate or permit others to operate within your territory.

Internet/e-commerce

We restrict, designate, and have the right to approve, or control all of your electronic media, including Internet activities, and e-mail marketing correspondence, digital content, and electronic communications if any. This includes any Websites and all Social Networking and Marketing activities, including TikTok, X, Facebook, Instagram, Foursquare, LinkedIn, Groupon or any other social media outlets. This also includes any group or social buying platforms, promotions or campaigns. You must follow the most recent rules and regulations published in our Operations Manual or other manuals we have created regarding the upkeep and communications sent out via these channels. If you have more than one Franchised Business, you must set up separate and distinct Social Media accounts for each Franchised Business (i.e., Facebook, Instagram, X, etc.).

You are not permitted to establish a Website on the Internet using any domain name containing the words **ohDEER** .com, .net, .biz, .org or any variation thereof. We maintain the **ohDEER** Internet Website and provide you with access to our Website and a page contained within our Website for your Franchise. We may require that you utilize e-commerce products or services designated by us. We have the final decision concerning all information and functionality that appears on the **ohDEER** Internet Website and will update or modify the **ohDEER** Internet Website according to a schedule that we determine. By posting or submitting to us information or materials for the **ohDEER** Internet Website, you are representing to us that the information and materials are accurate and not misleading and do not infringe any third party's rights. You must notify us whenever any information about you or the Franchise Business on the **ohDEER** Internet Website changes or is not accurate.

Any digital or electronic content published must be within brand communication standards and is subject to our approval. All digital imagery bearing our Marks are subject to our approval.

Due to the speed of electronic communication, all instructions by us which are deemed to restrict, designate or control e-commerce activities must be responded to within 24 hours.

We also reserve the right to restrict, designate and have the right to approve or control any existing or future (not yet developed) Fan Page or other advertising or social networking services of the Franchised Business, including the sending of bulk e-mail, other than in accordance with the guidelines in the Confidential Operations Manual or otherwise as we specify in writing. We have administrator privileges, at all times, to all your software, electronic mail, social media, marketing platforms, digital marketing and all e-commerce activities.

You may have as many local telephone numbers and telephone directory listings for your Franchised Business as you choose, as approved by us. However, you must transfer them to us on the expiration, termination, repurchase or transfer of your Franchised Business, at your expense. You must sign an authorization that grants us the right to change, transfer, or terminate your telephone listings, your e-mail addresses, social media accounts, domain names and comparable electronic identities, on your behalf upon expiration, termination, repurchase or transfer of your Franchised Business. The Telephone Listing Agreement and the Digital Media Listing Agreement appear in Addenda E and F to the Franchise Agreement.

Item 12 TERRITORY

You will receive a designated Territory with a minimum population of 75,000 serviceable households as identified by data from the U.S. Department of Commerce, Bureau of Census' then most current year available or other verifiable resource. "Serviceable" defined as single family households. Occasionally, upon request, we may consider granting a franchise which has a smaller population (such as an island) or larger population (such as a densely populated non-serviceable inner city area).

You must operate your business office, and operating facility if separate, for the Franchised Business within your Territory. You may operate from any location within your Territory including your home as long as it is in compliance with local laws and zoning regulations. You do not need our permission before relocating your business office or operating facility within your Territory.

You may not perform services for customers geographically located within another **ohDEER** franchised business' territory. With our permission, which we may withdraw at any time, you may perform services for customers geographically located outside of your Territory so long as the customer is not geographically located within a territory assigned to another franchisee or affiliate of ours.

You will receive an exclusive Territory. We will not establish or license another person or entity to establish any other **ohDEER** businesses within your Territory while your Franchise Agreement is in effect, however we can develop, use and franchise other trade names and trademarks for other similar businesses. We and our affiliates also have the right to acquire, be acquired by, or merge with other companies which provide deer control, rabbit control, and tick and mosquito control services and related businesses, and other related services anywhere (including inside or outside of the Territory) and, even if such businesses are located in the Territory, provided the other businesses continue to operate under another name. We will not compensate you for any of our activities including soliciting or accepting business in your Territory, even if they have an impact on your **ohDEER** Franchised Business.

Presently, there are no active plans to do so, but we also have the right to develop and use alternative distribution channels for the sale of any trademarked merchandise both within and outside of your designated Territory and you will receive no compensation for our sales through alternative distribution channels. We also have the right to use other channels of distribution, such as the Internet, retail stores, or other direct marketing, for the sale of products and services within and outside your Territory under trademarks which are different from those you will use under your Franchise Agreement.

You may not use alternative distribution channels, such as the Internet, catalogs, telemarketing or other direct marketing to make sales outside or inside your Territory. If your Territory lies within the reach of media sources that serve other franchise, affiliate or company-owned businesses, we can require you to advertise cooperatively with those businesses. The terms of the cooperative advertising will be established by us at that time.

Except when advertising cooperatively, or through media that, in addition to your Territory also includes the territory of another franchisee, you cannot advertise or solicit business outside your designated territory. We can advertise, but cannot otherwise solicit business within your Territory.

You do not receive the right to acquire additional franchises. You have no right to acquire additional territory within your Market or contiguous territories; however, additional territories may be purchased only with the approval of our Executive Committee. The Executive Committee requires your first franchised business to generate a minimum of \$500,000 annual gross sales as a key initial qualifier for consideration.

There is no minimum sales quota required to maintain your Franchised Business. You must promote actively and aggressively the products and services of your **ohDEER** Franchised Business within your designated Territory. As long as you abide by your Franchise Agreement you maintain your rights to your designated Territory. We will not alter your Territory without your consent.

Item 13 TRADEMARKS

We grant you the non-exclusive right and obligation to operate a business under the “**ohDEER**” mark and trade name “**ohDEER**”. You may also use other current or future Marks that we develop to identify the goods and services associated with the **ohDEER** System.

By Mark, we mean trade names, trademarks, service marks, logos, designs or other commercial symbols, URLs, domain names, Website addresses, email addresses, digital cellular addresses, wireless web addresses and trade dress used to identify your **ohDEER** Franchised Business.

The style and design of the **ohDEER** logo, and other relevant Marks have been registered with the United States Patent and Trademark Office (“USPTO”), in Washington D.C, by our affiliate oh DEER, Inc. Specifically, the following service marks are registered on the Principal Register:

The following is a description of the principal Marks we will license to you:

Mark	Registration No.	Registration Date	Principal or Supplemental Register
	6,912,196	November 29, 2022	Principal
Got Deer?®	4,132,097	April 24, 2012	Principal
Deer Clear®	4,362,088	July 2, 2013	Principal
Take Initiative Check Kids®	5,560,192	September 11, 2018	Principal
Oh Deer®	5,688,865	March 5, 2019	Principal
	6,912,150	November 29, 2022	Principal
	6,913,070	November 29, 2022	Principal

Our affiliate oh DEER, Inc. owns the Proprietary Marks, including the marks listed in the table above, and grants to us the exclusive licensed right to use the intellectual property and Marks for the purpose of operating and franchising businesses. The term of the license agreement is indefinite but oh DEER, Inc. may terminate the license agreement with or without cause on 180 days' written notice. In the event of termination, oh DEER, Inc will assume all of our rights and obligations regarding the Marks under any franchise agreements then in effect.

All required affidavits and renewals have been filled with the USPTO.

There are presently no effective determinations by the USPTO, Trademark Trial and Appeal Board, the trademark administrator of any state or any court, of any pending infringement, opposition, or cancellation proceedings, or any pending material litigation involving the Marks. There are no agreements currently in effect which significantly limit our rights to use or license the use of the Marks in any manner material to the franchise, nor are there any superior rights or infringing uses actually known to us which would materially affect your use of the Marks.

We cannot prevent anyone who began using the name “**ohDEER**” before our use of it from continuing their use of that name in the area of prior use. The name “**ohDEER**” may be in use by other businesses in the United States who are not our franchisees or in any way affiliated with us. You are responsible for finding out whether the name “**ohDEER**” is already being used in your Territory.

We will take all steps that we deem reasonably appropriate to preserve and protect the ownership and validity of the Marks. Any decision to protect your right to use these Marks or to protect you against claims of infringement will be made by us. We are under no obligation to protect franchisees' rights to use the trademarks, against claims of infringement or unfair competition arising out of the franchisees' use of the trademarks. Should we elect to protect the Marks or protect you against claims of infringement, we will have the right to control any administrative proceeding or litigation. If litigation involving the Marks is filed or threatened against you, or you become aware of any infringement by a third party, you must tell us promptly and cooperate with us fully in pursuing,

defending or settling the litigation.

You must sign all documents requested by us or our counsel that are necessary to protect the Marks or to maintain their validity and enforceability. We may substitute different Marks to identify the business conducted under the **ohDEER** System if we can no longer use or license the Marks, or if we decide that substitution of different Marks is good for the business.

If that happens, you will be responsible for your tangible costs of complying (for example, changing signs or advertising materials). You must not directly or indirectly contest our right to the Marks, trade secrets or business techniques that are part of our business.

Your Franchise Agreement provides that any use of the Marks that is not authorized is an infringement. You may not use the Marks as part of your corporate or other legal name, Website address, e-mail address, domain name or other identification in any print, electronic or other medium, or with any prefix, suffix or other modifying word, term, symbol or design without our consent. All rights in and goodwill from the use of the Marks accrue solely to us and our affiliate.

You must display in a manner that we specify a sign containing the following notice or an alternative notice that we specify: "This business is owned and operated independently by [name of franchisee] who is an authorized licensed user of the trademark "**ohDEER**", which is a registered trademark owned by oh Deer, Inc." You must include this notice or other similar language that we specify on all forms, advertising, promotional materials, business cards, receipts, letterhead, contracts, stationery, and other written materials we designate.

Because your telephone listings will be associated with our Marks, we will own all rights to the telephone listings, and all goodwill generated from the use of the telephone listing will inure to our benefit.

Item 14

PATENTS, COPYRIGHTS AND PROPRIETARY INFORMATION

There are no patents or patent applications material to the franchise.

We claim copyright protection in some of the information contained in the Operations Manual and related materials, and advertisements and promotional materials, although these materials have not been registered with the United States Registrar of Copyrights. The information in the Operations Manual (described in Item 11) is proprietary, and we claim trade secret as well as copyright protection for its contents.

There currently are no effective determinations of the Copyright Office (Library of Congress) or any court regarding any of the copyrighted materials. Nor are there any agreements currently in effect which significantly limit our right to use or authorize franchisees to use the copyrighted materials. Furthermore, there are no infringing uses actually known to us which could materially affect a franchisee's use of the copyrighted materials in any state. We are not required by any agreement to protect or defend copyrights or confidential information, although we intend to do so when this action is in the best interests of the **ohDEER** System.

In order to protect our reputation and goodwill and to maintain high standards of operation under the System, you must operate the Franchised Business in accordance with the standards, methods,

policies, and procedures in our confidential Operations Manual or otherwise in writing. The Operations Manual is our property and is being loaned to you during the term of your Franchise Agreement. You must not copy, duplicate, record, or otherwise reproduce these materials, or make them available to any unauthorized person. The Operations Manual includes methods, formats, specifications, standards, systems, procedures, sales and marketing techniques used, and knowledge of and experience in developing and operating **ohDEER** businesses; marketing and advertising programs for **ohDEER** businesses; knowledge of specifications for and suppliers of certain equipment, products, materials and supplies; and knowledge of the operating results and financial performance of **ohDEER** businesses other than your **ohDEER** Business.

We may revise the contents of the Operations Manual, and you must comply with each new or changed standard. In the event of any disputes as to the contents of the Operations Manual, the terms of the master copy maintained by us at our home office will be controlling. The Operations Manual was most recently updated in August 2021.

You must not, during the term of the Franchise Agreement or after its term, communicate, divulge, or use for the benefit of any other person, partnership, association, or business entity any confidential information, knowledge, or know-how concerning the methods of operation of the business franchised under the Franchise Agreement, including the Operations Manual, and other proprietary information which may be communicated to you or of which you may be apprised by virtue of your operation under the terms of the Franchise Agreement. You must take reasonable steps to prevent its disclosure to others. You must keep the information current at all times, keep it in a secure place and not disclose it or its contents to anyone else without authorization. Except to the extent prohibited by the laws of the state where the Franchised Business is located or where the employee lives or works, we require your managers to sign our then-current form of Non-Disclosure, Non-Solicitation and Non-Competition Agreement, attached as Exhibit G to this Disclosure Document. We require your employees to sign our then-current form of Employee Confidentiality Agreement, attached as Exhibit I to this Disclosure Document. We must receive a copy of this signed written Agreement within 48 hours of hire. You must immediately inform us of any changes in the management or operation of your Franchise.

You must also promptly tell us when you learn about an unauthorized use of our proprietary information. We are not obligated to take any action, but will respond as we deem appropriate. We will indemnify you for any losses you incur as the result of the actions of a third party concerning your use of any of this information.

You may compile and maintain customer lists for your Franchised Business, however, all customer lists are our proprietary information and may only be used for the normal conduct of the Franchised Business during the term of the Franchise Agreement. You must transfer them to us on the expiration, termination, repurchase or transfer of your Franchised Business, at your expense. You must sign an authorization that grants us the right to acquire all customer lists upon expiration, termination, repurchase or transfer of your Franchised Business.

Item 15

OBLIGATION TO PARTICIPATE IN THE ACTUAL OPERATION OF THE FRANCHISE BUSINESS

You must maintain business times and hours as we may specify in the Operations Manual. You must successfully complete our training program and, after completion of training, must devote energy and best efforts to the operation of the Franchised Business.

If you purchase the Franchised Business as an individual you must directly supervise your **ohDEER** Franchised Business at all times. The Franchise Agreement may be assigned to a business entity that only operates the **ohDEER** Franchised Business and only if the business entity is newly organized by you and you own all of the equity and control the voting power of the stock of the corporation or business entity. An assignment is made by executing an assignment agreement in a form approved by us in which you, individually, and the business entity must be bound jointly and severally by all the provisions of the Franchise Agreement and must provide information and documentation concerning the formation of the business entity, its articles, bylaws, resolutions, stockholders, members, directors and officers to us. Further, all issued and outstanding share certificates of this corporation must bear a legend stating that the shares are bound by the terms of the Franchise Agreement. Even if the Franchised Business is assigned to a business entity, you must continue to participate in the day-to-day operation of the Franchised Business.

All owners of the Franchisee must personally guaranty the franchisee's obligations to us (see Guaranty Addendum C to the Franchise Agreement). If you are owned by a trust, or if your owners are owned by one or more trusts, the trusts and the beneficiaries of the trusts must sign the Guaranty. We do not require your spouse or domestic partner to sign the Franchise Agreement or Personal Guaranty but we do require that your spouse or domestic partner sign a Spousal Non-Disclosure and Non-Competition Agreement; our current form is attached as Exhibit H to this Disclosure Document.

We require you to complete a Principal Owners' Statement, attached as Addendum D to the Franchise Agreement. The Principal Owners' Statement describes all of your owners and their interests in you. Under the Owners' Statement, we require you to identify one owner/person who has full authority to enter into agreements with us on your behalf and with whom we may direct our efforts to communicate.

If you as the franchisee are a corporation, limited liability company, or other business entity instead of an individual, or if you own more than one **ohDEER** franchise, we must approve anyone you hire as a general manager of your Franchised Business. Our approval will require that they have 2 years of relevant experience. The general manager and anyone else actively involved in the management or operation, or who owns more than 20% of the business, must attend our training program. The general manager is not required to have an equity interest in the Franchised Business. You must inform us of any changes in the management or operation of your Franchised Business.

Item 16

RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL

We require you to offer and sell only those products and services that are specifically approved by us. You must offer all products and services that we designate as required for all franchisees. You must obtain permission from us to offer any products and services that we have not approved. You

may not engage in any business activities that compete with the services offered by us.

We have the right to add, delete or change the authorized services and products that you will offer and sell. There are no limits on our right to do so except that we cannot make any changes that will unreasonably increase your obligations, or place an excessive economic burden on your operation. You will be notified of changes in approved services, suppliers and products through electronic mail or the Operations Manual.

There are limitations on advertising, soliciting and accepting customers outside of your designated Territory.

Item 17

RENEWAL, TERMINATION, TRANSFER AND DISPUTE RESOLUTION

THE FRANCHISE RELATIONSHIP

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

Provision	Section in franchise or other agreement	Summary
a. Length of the franchise term	Section 4	Term is ten years.
b. Renewal or extension of the term	Section 5	If you are in good standing, you can renew for two successive five year terms.
c. Requirements for franchisee to renew or extend	Section 5	Six months' notice, not in default, has not received three or more default notices in prior term, sign the then-current franchise agreement which may have materially different terms and conditions, including territory and royalty, sign release, refresher training if required by us, renewal fee equal to 10% of the then-current franchise fee.
d. Termination by franchisee	Section 31(a)	We haven't cured breach within 30 days after notice (subject to local state law).
e. Termination by franchisor without cause	Not Applicable	Not Applicable

Provision	Section in franchise or other agreement	Summary
f. Termination by franchisor with cause	Section 31	Failure to cure material breach within 30 days (subject to local state law).
g. "Cause" defined-curable defaults	Section 31(b)	Failure to make payments, failure to maintain Franchised Business according to standards, failure to submit reports, failure to follow Operations Manual, failure to get permission when needed, default in other terms and covenants not separately identified.
h. "Cause" defined-non-curable defaults	Sections 31 (c), 31 (d) and 31 (e)	Cessation of business for five consecutive business days, misuse of trademark or licensed rights, having interest in a competitor, repeated defaults even if cured, abandonment, deliberate understating of sales, bankruptcy, creditors attach or foreclose business property, conviction or "no contest" plea to a felony, false statements on franchise application, unauthorized transfer, failure to maintain independent contractor status with us.
i. Franchisee's obligations on termination/non-renewal	Section 34	Payment of all amounts due, complete de-identification, cease using Marks and proprietary information, return of Operations Manual, assignment of telephone numbers, e-mail address, etc. to us. (See also Item "r" below)
j. Assignment of contract by	Section 27 (f)	We may assign to anyone

Provision	Section in franchise or other agreement	Summary
franchisor		we believe is able to carry out terms of the contract and change our ownership or form without restriction.
k. "Transfer" by franchisee - defined	Section 27	Includes transfer of contract or assets or ownership change.
l. Franchisor approval of transfer by franchisee	Section 27	We must approve all transfers, but will not unreasonably withhold approval.
m. Conditions for franchisor approval of transfer	Section 27(d)	You must not be in default at time of transfer, you must sign a release, the proposed transferee must meet new franchisee qualifications, sign the then-current franchise agreement and complete training, and pay the transfer fee.
n. Franchisor's right of first refusal to acquire franchisee's business	Section 30	We have 60 days to match bona fide offers for your business.
o. Franchisor's option to purchase franchisee's business	Section 34(b)	If your Franchise Agreement is terminated, we may, but are not obligated to, buy your inventory, supplies and equipment.
p. Death or disability of franchisee	Section 28	May transfer franchise to spouse, heirs or relatives if they are qualified. Otherwise, your estate has six months to transfer to a qualified buyer.
q. Non-competition covenants during the term of the franchise	Sections 24 and 26	No involvement with competing business is allowed anywhere in the United States (subject to state law).

Provision	Section in franchise or other agreement	Summary
r. Non-competition covenants after the franchise is terminated or expires	Sections 24 and 26	Two year restriction, 50 mile radius on competing business. Permanent restriction on using licensed rights (subject to state law).
s. Modification of the Agreement	Section 48	No modification generally unless agreed to in writing by both parties, but we may modify the System.
t. Integration/merger clause	Section 48	Only the terms of the Franchise Agreement and other related written agreements are binding (subject to applicable state law). No other representations or promises will be binding. Nothing in the Franchise Agreement or in any other related written agreements is intended to disclaim representations made in the franchise disclosure document.
u. Dispute resolution by arbitration or mediation	Section 36	The parties must first submit the dispute to non-binding mediation (except for injunctive relief). Except for certain claims, all disputes must be settled by arbitration under the rules of the American Arbitration Association (subject to state law).
v. Choice of forum	Section 36	Arbitration must be in the county nearest our principal place of business at the time (subject to state law). Currently, our business is based in Wayland, Massachusetts.
w. Choice of law	Section 47	Federal Arbitration Act, Lanham Act and

Provision	Section in franchise or other agreement	Summary
		Massachusetts law applies (subject to state law).

Item 18
PUBLIC FIGURES

We do not use any public figures to promote our franchises.

Item 19
FINANCIAL PERFORMANCE REPRESENTATIONS

The FTC 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.

Franchised Businesses

The information provided is an historic financial performance representation about a subset of our franchise system's existing units. Due to the seasonality of the **ohDEER** franchise model, the franchised businesses presented have been operating for a minimum of 12 months. Accordingly we are reporting only on those units open 12 months or more. Out of the 16 units that were in operation in 2025, we are reporting on 12 units. Out of the 13 units that were in operation in 2024, we are reporting on 11 units. Out of the 12 units that were in operation in 2023, we are reporting on 11 units. The franchised businesses presented below do not differ materially from the franchises now being offered.

Based upon the performance of the franchised businesses which were in operation for the time period described above, we are providing the following disclosure based on actual Gross Sales:

Franchised Businesses					
Unit #	Date Signed	2023 Revenue	2024 Revenue	2025 Revenue	Trucks Servicing Territory
1	3/2/2014	\$1,855,724.75	\$2,065,668.00	\$2,342,947.90	5
2	6/4/2014	\$3,813,221.58	\$4,633,999.20	\$5,391,070.36	25
3	12/22/2015	\$423,370.45	\$565,927.75	\$726,706.00	2
4	4/29/2016	\$381,678.99	\$464,822.17	\$572,111.08	4
5	11/12/2017	\$390,502.00	\$516,457.50	\$592,277.50	5
6	3/10/2018	\$1,315,278.73	\$1,667,543.36	\$2,065,099.61	15
7	10/27/2020	\$176,941.90	\$299,083.75	\$412,867.56	3
8	12/31/2020	\$224,542.55	\$299,761.72	\$433,202.20	5

9	12/21/2021	\$174,517.69	\$240,413.00	\$231,925.85	2
10	12/21/2021	\$294,997.64	\$399,763.93	\$546,804.79	2
11	1/13/2023	\$125,859.56	\$233,759.90	\$299,227.55	2
12	02/05/2024	N/A	N/A	\$229,265.08	2

Franchised Businesses					
		2023	2024	2025	
Total Revenue		\$9,176,635.84	\$11,387,200.28	\$13,843,505.48	
Average		\$764,719.65	\$948,933.36	\$1,153,625.46	
AVG		3 or 25% attained or surpassed this average	3 or 25% attained or surpassed this average		
Median		\$381,678.99	\$464,822.17	\$559,457.94	
Median		6 or 50% attained or surpassed this median	6 or 50% attained or surpassed this median		
Lowest Gross Sales		\$36,294.44	\$74,686.00	\$229,265.08	
Highest Gross Sales		\$3,813,221.58	\$4,633,999.20	\$5,391,070.36	

The term “Gross Sales” means the total of all revenue and income less sales tax, documented refunds, charge backs, credits and allowances.

The term “Median Gross Sales” means the annual gross revenue figure, for which one-half of the sample had Gross Revenue greater than this figure, and one-half of the sample had less than the figure.

The above figures (reflecting Gross Sales, not profits) were calculated based upon information reported to us by our franchisees in their royalty reports. We have not audited nor in any other manner substantiated the truthfulness, accuracy or completeness of any information supplied by our franchisees.

Affiliate Businesses

We are reporting certain sales information for our two **ohDEER** affiliate-owned business operating under the Mark “**ohDEER**”. The **ohDEER** affiliate-owned business #1 has been operating since 2007. The **ohDEER** affiliate-owned business #2 has been operational since 2021 and neither business materially differs, either financially or operationally, from the franchise offered in this Disclosure Document.

We provide the following disclosure based on actual Gross Sales for 2023, 2024 and 2025:

Affiliates					
		2023 Revenue	2024 Revenue	2025 Revenue	Trucks Servicing Territory
1	3/1/2008	\$1,640,253.03	\$1,963,826.89	\$2,066,429.97	13
2	4/9/2021	\$95,348.84	\$145,111.28	\$153,336.53	1

The above figures (reflecting Gross Sales, not profits) were calculated based upon information reported to us by our affiliate. The affiliate-owned location does not pay us royalty fees.

2025 Location Breakdown					
Franchisee Locations					
Unit #	Gross Revenue	Total Operating Expense	Expense Ratio %	Net Income/ (Loss)	Net Margin %
1	\$2,381,437	\$1,018,855	42.80%	\$347,793	14.60%
2	\$5,332,496	\$2,322,107	43.50%	\$1,262,701	23.70%
3	\$743,607	\$219,979	29.60%	\$533,001	71.70%
4	\$583,682	\$365,897	62.70%	\$148,783	25.50%
5	\$591,667	\$313,246	52.90%	\$57,120	9.70%
6 & 8	\$2,496,928	\$2,000,793	80.10%	\$339,225	13.60%
7	\$407,071	\$310,274	76.20%	\$97,381	23.90%
9	\$231,926	\$94,286	40.70%	\$55,873	24.10%
10	\$546,805	\$193,297	35.40%	\$189,816	34.70%
11	\$291,675	\$117,524	40.30%	\$156,293	53.60%
12	\$224,100	\$175,142	78.20%	\$21,106	9.40%
Affiliate Locations					
1	\$2,022,461	\$888,406	43.90%	\$288,157	14.20%
2	\$153,336	\$74,858	48.80%	\$22,409	14.60%

Notes to the table above

1. Data sourced from franchisee provided statements for the fiscal year January 1, 2025 - December 31, 2025
2. 14 locations reported. Results include all reporting franchisees operating for the full 12-month period.
3. The combined Units 6&8 are required as they operate on a combined Profit and Loss statement.
4. Total Operating Expenses reflect operating, G&A, marketing, royalty, occupancy, insurance, and financing expenses as reported.
5. Net Income figures are as reported by each location and have not been independently audited or verified by the franchisor.
6. Some franchisees categorize expenses differently; franchisor has standardized categories to the extent possible for comparability.

You should conduct an independent investigation of the costs and expenses you will incur in operating your **ohDEER** Franchised Business. Franchisees or former franchisees, listed in the Disclosure Document, may be one source of this information.

Some businesses have earned this amount. Your individual results may differ. There is no assurance that you will earn as much.

Written substantiation of the data used in preparing the financial representation will be made available to you upon reasonable request.

Other than the preceding financial performance representation, oh Deer Development Corporation 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 outlet, however, we may provide you with the actual records of that outlet. If you receive any other financial performance information or projections of your future income, you should report it to the franchisor's management by contacting our President, Colleen Upham, 260 Boston Post Road, Wayland, Massachusetts 01778, the Federal Trade Commission, and the appropriate state regulatory agencies.

Item 20 OUTLETS AND FRANCHISEE INFORMATION

**Table No. 1
Systemwide Outlet Summary
Fiscal Years 2023 to 2025**

Column 1 Outlet Type	Column 2 Year	Column 3 Outlets at Start of Year	Column 4 Outlets at End of Year	Column 5 Net change
Franchised (1)	2023	14	12	-2
	2024	12	13	+1
	2025	13	16	+3
Company- Owned (1)(2)*	2023	1	2	+1
	2024	2	2	0
	2025	2	2	0
Total Outlets (1)	2023	15	14	-1
	2024	14	15	+1
	2025	15	18	+3

NOTES

- (1) All numbers are as of our December 31st fiscal year end.
(2)* We do not operate any company-owned outlets. The Outlet in the above chart is owned and operated in Massachusetts by our affiliate.

**Table No. 2
Transfers of Outlets From Franchisees to New Owners
(other than Franchisor)
For Years 2023 to 2025 (1)**

Column 1 State	Column 2 Year	Column 3 Number of Transfers
Massachusetts	2023	0
	2024	0
	2025	0

Total	2023	0
	2024	0
	2025	0

NOTES

(1) All numbers are as of our December 31st fiscal year end.

Table No. 3
Status of Franchised Outlets
For Years 2023 to 2025(1)

Col. 1 State	Col. 2 Year	Col. 3 Outlets at Start of Year	Col. 4 Outlets Opened	Col. 5 Terminations	Col. 6 Non- Renewals	Col. 7 Reacquired by Franchisor	Col. 8 Ceased Operations – Other Reasons	Col. 9 Outlets at End of the Year
MA	2023	9	1	0	0	1	0	9
	2024	9	0	0	0	0	0	9
	2025	9	1	0	0	0	0	10
MD	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
MO	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	2	0	0	0	0	2
OH	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	1	0	0	0	0	1
NJ	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	0	0	0	0	0	0
NY	2023	2	0	1	1	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	0	0	0	0	0	0
RI	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
VA	2023	1	0	0	0	0	0	1
	2024	1	1	0	0	0	0	2

Col. 1 State	Col. 2 Year	Col. 3 Outlets at Start of Year	Col. 4 Outlets Opened	Col. 5 Terminations	Col. 6 Non- Renewals	Col. 7 Reacquired by Franchisor	Col. 8 Ceased Operations – Other Reasons	Col. 9 Outlets at End of the Year
	2025	2	0	1	0	0	0	1
Total								
	2023	14	1	1	1	1	0	12
	2024	12	1	0	0	0	0	13
	2025	13	4	1	0	0	0	16

NOTES

- (1) All numbers are as of our December 31st fiscal year end.
- (2) Four outlets in the above table is owned and operated by our principals and operate under a franchise agreement.

Table No. 4
Status of Company-Owned Outlets
For Years 2023 to 2025 (1)(2)*

Col. 1 State	Col. 2 Year	Col. 3 Outlets at Start of Year	Col. 4 Outlets Opened	Col. 5 Outlets Reacquired from Franchisees	Col. 6 Outlets Closed	Col. 7 Outlets Sold to Franchisees	Col. 8 Outlets at End of Year
MA	2023	1	0	1	0	0	2
	2024	2	0	0	0	0	2
	2025	2	0	0	0	0	2
Total	2023	1	0	1	0	0	2
	2024	2	0	0	0	0	2
	2025	2	0	0	0	0	2

NOTES

- (1) All numbers are as of our December 31st fiscal year end.
- (2)* We do not operate any company-owned outlets. The outlets in the above table is owned and operated in Massachusetts by our affiliates.

Table No. 5
Projected Openings as of December 31, 2025

Column 1 State	Column 2 Franchise Agreements Signed but Outlet Not Opened	Column 3 Projected New Franchised Outlets in the Next Fiscal Year	Column 4 Projected New Company-Owned Outlets in the Next Fiscal Year
CT	0	0	0
ID	1	0	0

ME	0	0	0
MO	0	0	0
NJ	0	0	0
NC	0	0	0
OH	0	0	0
PA	0	0	0
SC	0	0	0
TX	1	0	0
Total	2	0	0

List of Current Franchisees:

State/Territory	Franchisee and Owner	Address	Telephone
Maryland			
Montgomery County	Clearpath Inc. Richard Harris	14856 Poplar Hill Road Darnestown, MD 20874	(833) 643-3376
Massachusetts			
Outer Cape Cod ¹	Cottage City T's LLC Jason Harris and David Mulcahy	157 North Main St. Carver, MA 02330	(508) 957-3048
Upper Cape Cod ¹	Cottage City T's LLC Jason Harris and David Mulcahy	157 North Main St. Carver, MA 02330	(508) 957-3048
Central Mass	Chief Solutions, Inc. Jeffrey Plant	20 Union Lane Whitinsville, MA 01588	(508) 581-7501
Martha's Vineyard	Green Leaf Enterprises, Inc. Mario Spindola	2 Upper Douglas Lane, Oak Bluffs MA 02557	(508) 627-2928
Nantucket	Coskata Green, LLC Mike Sullivan	4 Reacher Lane Nantucket, MA 02554	(508) 387-1354
North Middlesex	RPG3, LLC Roger Gaska	22 Vincent Street Billerica, MA 01821	(353) 322-1921
Northwest Middlesex & New Hampshire	SWC Ventures, LLC Steve Casello	346 Astle St. Tewksbury, MA 01876	(603) 699-9944
North Shore	Christopher Murphy	42 Westside Drive, Atkinson, NH 03811	(978) 478-0661
South Shore ¹	South Shore Deer, Tick & Mosquito, Inc. David W. Mulcahy	157 North Main St. Carver, MA 02330	(781) 264-2277
Southeastern Massachusetts	Lodi Enterprises, LLC Derek & Jay Lodi	136 Kelley Blvd. North Attleboro, MA 02760	(774) 266-7995
Missouri			
St. Charles	Orange Dog STC LLC Rob Jenkins	2155 Riding Trail Dr. Chesterfield, MO 63005	(636) 681-3337

St. Louis	Orange Dog STC LLC Rob Jenkins	2155 Riding Trail Dr. Chesterfield, MO 63005	(636) 681-3337
Ohio			
Northwest Columbus	Adventure Era LLC Sarah & Jeri Lucco	2593 Snouffer Pl. Columbus, OH 43235	(614) 697-2270
Rhode Island			
Northern Rhode Island	Lodi Enterprises, LLC Jay & Derek Lodi	136 Kelley Boulevard North Attleboro, MA 02760	(774) 266-7995
Virginia			
Central	Scott & Paul LLC Josh Harner Wes Davis	1197 Autumn Run Drive Forest, VA 24551	(434) 818-1750

Note 1: Franchisee entities owned and operated by principals.

List of Franchisees signed not opened:

Idaho

PNW Natural Yard Defense LLC
Karen Woodard
1361 Bristol Rd.
Moscow, ID 83843
208-330-3337

Texas

Origin Spring Inc
Jeff Fair
11600 Hardster Bend
Austin, TX 78717
512-647-1556

Below is the name, city and state, and business (or if unknown, home) telephone numbers, of every franchisee who ceased to do business under the franchise agreement or had an outlet terminated, canceled, not renewed, transferred or otherwise vountarily or involuntarily ceased to do business with us during the most recently completed fiscal year, or who has not communicated with us within 10 weeks of the issuance date of this disclosure document.

As of December 31, 2025:

List of Former Franchisees:

Virginia

Fredericksburg	Shady Creek, LLC Chase Michael Vess	32613 Shady Creek Lane Locust Grove, VA 22508	(540) 308-9250
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Our franchise agreements have confidentiality clauses which prevent current and former franchisees from disclosing proprietary, confidential and trade secret information about our system. During the last three years no confidentiality clauses were signed with any franchisees that would restrict them from speaking openly about their experiences with us.

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

We have not created, sponsored or endorsed any trademark-specific franchisee organization nor have any independent franchisee organizations asked to be included in this disclosure document.

Item 21

FINANCIAL STATEMENTS

Our audited financial statements for the periods ending December 31, 2025, December 31, 2024 and December 31, 2023 are attached as Exhibit D. Our fiscal year ends December 31st.

Also attached is our unaudited financial statement for the interim period ending March 31, 2026.

Item 22

CONTRACTS

The following agreements are attached as exhibits to this Disclosure Document:

- Exhibit B - Franchise Agreement (with exhibits and addenda)
- Exhibit G - Form of Non-Disclosure, Non-Solicitation and Non-Competition Agreement
- Exhibit H - Form of Spousal Non-Disclosure and Non-Competition Agreement
- Exhibit I - Form of Employee Confidentiality Agreement
- Exhibit J- Form of Reservation of Territory Agreement
- Exhibit K- Form of General Release

Item 23

RECEIPT

Two copies of the Receipt acknowledging delivery of this Disclosure Document to the prospective franchisee are attached at the end of this Disclosure Document. You must date and sign one copy of the Receipt and deliver it to us.

EXHIBIT A TO THE DISCLOSURE DOCUMENT

AGENT FOR SERVICE OF PROCESS AND STATE FRANCHISE ADMINISTRATORS

Our registered agent in the State of Massachusetts:

Kurt Upham
oh DEER Development Corporation
260 Boston Post Road
Wayland, Massachusetts 01778

STATE	AGENCY	PROCESS, IF DIFFERENT
California Toll-free (866) 275-2677 Email: Ask.DFPI@dfpi.ca.gov www.dfpi.ca.gov	Department of Financial Protection and Innovation Los Angeles 320 West 4th Street, Suite 750 Los Angeles, CA 90013 Sacramento 651 Bannon Street Ste 300 Sacramento, CA 95811 San Diego 1455 Frazee Road, Suite 315 San Diego, CA 92108 San Francisco 1 Sansome Street, Suite 600 San Francisco, CA 94104	Commissioner of Financial Protection and Innovation Los Angeles 320 West 4th Street, Suite 750 Los Angeles, CA 90013 Sacramento 651 Bannon Street Ste 300 Sacramento, CA 95811 San Diego 1455 Frazee Road, Suite 315 San Diego, CA 92108 San Francisco 1 Sansome Street, Suite 600 San Francisco, CA 94104
Hawaii	Securities Examiner 335 Merchant Street, Room 203 Honolulu, HI 96813	Commissioner of Securities 335 Merchant Street, Room 203 Honolulu, HI 96813
Illinois	Franchise Division Office of Attorney General 500 South Second Street Springfield, IL 62706	
Indiana	Franchise Section Indiana Securities Division Secretary of State, Room E-111 302 W. Washington Street Indianapolis, IN 46204	Administrative Office of the Secretary of State 201 State House Indianapolis, Indiana 46204
Maryland	Office of Attorney General Securities Division 200 St. Paul Place	Maryland Securities Commissioner 200 St. Paul Place Baltimore Maryland 21202-2021

STATE	AGENCY	PROCESS, IF DIFFERENT
	Baltimore, MD 21202-2021	
Michigan	Consumer Protection Division Antitrust and Franchised Business Michigan Dept of Attorney General 670 G. Mennen Williams Building 525 West Ottawa Lansing, MI 48933	
Minnesota	Minnesota Department of Commerce 85 7 th Place East, Suite 280 St. Paul, MN 55101-2198	Commissioner of Commerce Minnesota Department of Commerce 85 7 th Place East, Suite 280 St. Paul, MN 55101-2198
New York	New York State Dept. of Law Investor Protection Bureau 28 Liberty Street, 21st Floor New York, NY 10005 212-416-8222	State of New York One Commerce Plaza 99 Washington Avenue Albany, New York 12231
North Dakota	North Dakota Insurance & Securities Department 600 East Boulevard Avenue Dept. 401 Bismarck, ND 58505 (701) 328-2910	North Dakota Insurance & Securities Department 600 East Boulevard Avenue Dept. 401 Bismarck, ND 58505 (701) 328-2910
Oregon	Department of Insurance and Finance Corporate Securities Section Labor and Industries Building Salem, OR 97310	
Rhode Island	Division of Securities Department of Business Regulations Bldg. 69, 1st Floor John O. Pastore Center 1511 Pontiac Avenue Cranston, RI 02920	
South Dakota	Department of Labor and Regulation Division of Securities 124 S Euclid, Suite 104 Pierre, SD 57501	
Virginia	State Corporation Commission Division of Securities and Retail Franchising 1300 East Main Street, 9th Floor Richmond, VA 23219	Clerk of the State Corporation Commission 1300 East Main Street, 1 st Floor Richmond, VA 23219
Washington	Washington State Department of Financial Institutions Securities Division P.O. Box 41200 Olympia, WA 98504-1200	Department of Financial Institutions Securities Division 150 Israel Road SW Tumwater, WA 98501 (360) 902-8760

STATE	AGENCY	PROCESS, IF DIFFERENT
	(360) 902-8760	
Wisconsin	Securities and Franchise Registration Division of Securities 4 th Floor 345 W. Washington Ave Madison, WI 53703	

EXHIBIT B TO THE DISCLOSURE DOCUMENT

OH DEER DEVELOPMENT CORPORATION

**FORM OF
FRANCHISE AGREEMENT**

OH DEER DEVELOPMENT CORPORATION
FRANCHISE AGREEMENT

**FRANCHISE AGREEMENT
TABLE OF CONTENTS**

	PAGE
1. GRANT OF FRANCHISE	6
2. GRANT OF LICENSED RIGHTS	6
3. TERRITORY	7
4. TERM	8
5. RENEWAL	8
6. FRANCHISEE'S PAYMENT	9
7. BUSINESS RELATIONSHIP	12
8. SERVICES TO BE PERFORMED BY FRANCHISOR	13
9. LIMITATIONS ON RIGHTS EXTENDED TO FRANCHISEE	17
10. VARIATIONS IN STANDARDS	20
11. KEY EMPLOYEES	20
12. FRANCHISOR TRAINING PROGRAM	21
13. NOTICES AND APPROVAL OF OPENING	23
14. EQUIPMENT, COMPUTERS, TECHNOLOGY AND SIGNS	23
15. LOCATION	23
16. OPERATION OF THE FRANCHISED BUSINESS	24
17. PROPRIETARY INFORMATION	27
18. MARKS	28
19. MODIFICATION OF THE SYSTEM	29
20. MARKETING AND PROMOTIONS	30
21. FINANCIAL INFORMATION, AUDITS	32
22. INDEMNIFICATION; INSURANCE	33

The provisions of this paragraph shall survive any termination or expiration of this Agreement

23. BUSINESS ORGANIZATION AND PERSONAL GUARANTY(S)	34
24. COVENANTS OF NON-SOLICITATION, NON-DISCLOSURE AND NON-COMPETITION	36
The provisions of this paragraph shall survive any termination or expiration of this Agreement	
25. CONFIDENTIALITY	38
The provisions of this paragraph shall survive any termination or expiration of this Agreement	
26. NON-DISCLOSURE AND NON-COMPETITION AGREEMENTS	39
The provisions of this paragraph shall survive any termination or expiration of this Agreement	
27. ASSIGNMENT; CONDITIONS AND LIMITATIONS	40
28. DEATH, DISABILITY OR PERMANENT INCAPACITY OF FRANCHISEE	43
29. OPERATION OF FRANCHISED BUSINESS IN THE EVENT OF ABSENCE, INCAPACITY OR DEATH	43
30. FRANCHISOR RIGHT OF FIRST REFUSAL	44
31. TERMINATION	45
32. STEP IN RIGHTS	49
33. CROSS-DEFAULT	50
34. OBLIGATIONS OF FRANCHISEE UPON TERMINATION OR EXPIRATION	50
35. NOTICES	51
36. DISPUTE RESOLUTION	52
37. REMEDIES	54
38. REMEDIES CUMULATIVE	54
39. LIMITATION OF CLAIMS	55
40. INJUNCTIVE RELIEF	55
41. DAMAGES AND WAIVER OF JURY TRIAL	56
42. AMOUNTS OWED FRANCHISOR; COSTS AND ATTORNEYS' FEES	56
43. NO RIGHT TO SET OFF	56

44. WAIVER	57
45. CONSENTS	57
46. JOINT AND SEVERAL OBLIGATION	57
47. GOVERNING LAW; CONSENT TO VENUE AND JURISDICTION	57
48. ENTIRE AGREEMENT; MODIFICATION	58
49. SEVERABILITY	58
50. CONSTRUCTION	58
51. HEADINGS	58
52. GENDER	58
53. COUNTERPARTS	59
54. SPECIAL REPRESENTATIONS	59
55. EFFECTIVE DATE	59

SIGNATURES

LIST OF ADDENDA

- A Franchisee's Designated Territory**
- B Key Employees**
- C Guaranty Agreement**
- D Principal Owner's Statement**
- E Telephone Listing Agreement**
- F Digital Media Agreement**
- G Electronic Funds Transfer Authorization**
- H Veteran's Amendment**

OTHER FORMS

Franchise Compliance Questionnaire

OH DEER DEVELOPMENT CORPORATION

FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT (the “Agreement”) is made at Wayland, Massachusetts, on _____, by and between oh DEER Development Corporation, Massachusetts corporation with its principal place of business at 260 Boston Post Road, Wayland, Massachusetts, 01778, (hereinafter referred to as “Franchisor”), and _____ a/an _____ company with its principal address at _____, (hereinafter referred to as “Franchisee”) and if the Franchisee is a partnership, corporation, trust, or limited liability company, also with each of its partners, shareholders, trustees, or members.

WITNESSETH:

WHEREAS, Franchisor and its affiliate have developed a system for deer control, rabbit control, and tick and mosquito control services and is engaged in the development and management of businesses which provide deer control, rabbit control and tick and mosquito control services and products to residents and businesses under the trade name “**ohDEER**” and is currently marketing and selling franchises under that name;

WHEREAS, as a result of the expenditure of time, effort and money, Franchisor has acquired unique experience, special skills, techniques and knowledge, marks, concepts, and proprietary information and has created and developed a unique business system for deer control, rabbit control, and tick and mosquito control (“Franchisor’s System” or “System”), which System includes standards, specifications, methods, procedures, techniques, know-how, management directives, identification schemes, and proprietary marks and information in connection with the operation of the **ohDEER** business (“System Standards” or “Standards”), which System Standards may be further developed by Franchisor;

WHEREAS, Franchisor, through uniformity and high standards of quality and service, has established and maintained an excellent reputation and significant goodwill with the public with respect to the products and services available through **ohDEER** businesses;

WHEREAS, the reputation and goodwill that have been established and maintained by Franchisor have been and continue to be a major benefit to Franchisor and those associated therewith;

WHEREAS, Franchisor is a licensee of the Marks from its affiliate, oh DEER, Inc. and is granted by Agreement to use and to sublicense the Marks to Franchisee;

WHEREAS, Franchisor’s System is used in connection with the name **ohDEER**, **ohDEER** design trademark, other trademarks, service marks, trade names and trade symbols, trade dress, signs, slogans, associated logos, designs, emblems, uniform resource locators (“URLs”), domain names, Website addresses, email addresses, digital cellular addresses, wireless web addresses and the like (“e-marks”) and copyrights (hereinafter referred to collectively as “Marks”) as Franchisor has

adopted and designated, or may hereafter acquire or develop and designate for use in connection with Franchisor's System. Hereinafter the System used in connection with the Marks shall be referred to as "Licensed Rights";

WHEREAS, Franchisor is the owner of the Licensed Rights, together with all the goodwill connected therewith;

WHEREAS, all of the foregoing have a distinctive and valuable significance to the public, and Franchisee recognizes the potential benefits to be derived from being associated with and licensed by Franchisor and from utilizing Franchisor's Licensed Rights that Franchisor makes available to its franchisees through franchise agreements;

WHEREAS, Franchisee desires to establish and operate an **ohDEER** franchised business in the territory described herein and upon the terms and conditions set forth herein;

WHEREAS, the terms and conditions of this Agreement are reasonably necessary to maintain Franchisor's uniform System Standards of quality and service and to protect the goodwill of Franchisor's Licensed Rights; and,

WHEREAS, the territory described in Addendum A to this Agreement hereof has been accepted by Franchisor as a territory for an **ohDEER** franchised business.

NOW, THEREFORE, in consideration of the foregoing and of the covenants herein contained, the parties hereby agree as follows:

The Recitals are incorporated herein by reference.

1. GRANT OF FRANCHISE

On the terms and conditions of this Agreement, Franchisor hereby grants to Franchisee the right to establish and operate an **ohDEER** franchise (hereinafter referred to as the "Franchise" or "Franchised Business") and to use the Licensed Rights associated with the Franchised Business and developed by Franchisor. The Franchise is granted for the area set out in Addendum A to this Agreement, entitled Franchisee's Designated Territory (hereinafter referred to as the "Designated Territory"), a copy of which will be attached hereto.

The Franchised Business described in this Section will service an area more particularly described in Section 3 hereof.

2. GRANT OF LICENSED RIGHTS

(a) Subject to the terms and conditions of this Agreement, Franchisor hereby grants to Franchisee the right to use the Licensed Rights in the establishment and operation of the Franchised Business. Franchisee acknowledges Franchisor's sole and exclusive right (except for certain rights granted under existing and future license agreements) to use **ohDEER** Marks in connection with

the products and services to which they are or may be applied by Franchisor, and represents, warrants and agrees that neither during the Term of this Agreement nor after the expiration or other termination hereof, shall Franchisee directly or indirectly contest or aid in contesting the validity or ownership of the Licensed Rights or take any action whatsoever in derogation of Franchisor's claimed rights therein.

(b) Nothing contained in this Agreement shall be construed to vest in Franchisee any right, title or interest in or to the Licensed Rights, the goodwill now or hereafter associated therewith, other than the rights and license expressly granted herein. Any and all goodwill associated with or identified by the Licensed Rights shall inure directly and exclusively to the benefit of, and is the property of, Franchisor.

(c) No advertising or other use of **ohDEER** Marks by Franchisee shall contain any statement or material which may, in the sole judgment of Franchisor, be in bad taste or inconsistent with **ohDEER**'s public image, or tend to bring disparagement, ridicule or scorn upon Franchisor or **ohDEER** Marks, or the goodwill associated therewith. Franchisee shall not make any use of **ohDEER** Marks or any advertising material that has been disapproved by Franchisor for the reasons set forth in this Section.

(d) Franchisee shall adopt and use **ohDEER** Licensed Rights only in the manner expressly approved by Franchisor.

3. TERRITORY

(a) Franchisee shall have the right to operate an **ohDEER** Franchised Business, and to use Franchisor's Licensed Rights in a Designated Territory that contains approximately seventy five thousand (75,000) serviceable households. "Serviceable" defined as single family households. The households in Franchisee's Designated Territory will be determined by a review of any combination of records of any local or state agency or commission or other verifiable resource charged with tracking household counts in Franchisee's Designated Territory. Franchisor will not grant to others (nor reserve unto itself except as specified in this Agreement) the right to operate an **ohDEER** business within the Franchisee's Designated Territory.

(b) Franchisor reserves the right to use and franchise within the Franchisee's Designated Territory any other trade names and trademarks that it might develop and not designate as Licensed Rights in the future, for use with similar or different franchise systems. Franchisee is granted no automatic rights to acquire additional franchises within the Franchisee's Designated Territory, or within any contiguous territories.

(c) Notwithstanding the provisions of the above Subsection 3(a), Franchisor specifically reserves the right to develop, grant, license or use additional distribution methods for the sale of its trademarked merchandise, including wholesalers and retailers within Franchisee's Designated Territory.

(d) As long as Franchisee is in compliance with this Agreement, Franchisor may not otherwise

alter the Franchisee's Designated Territory, as it is defined herein, and as it is more specifically identified in Addendum A to this Agreement.

(e) Franchisee agrees that it will not accept business nor perform services outside of Franchisee's Designated Territory without Franchisor granting written permission.

(f) For so long as Franchisee has Franchisor's permission, which may be withdrawn at any time, Franchisee may perform services for customers geographically located outside the Designated Territory so long as the customer is not geographically located within the territory assigned to another franchisee or an affiliate of Franchisor. If Franchisee is servicing a customer in an unassigned territory and Franchisor grants an **oh DEER** franchise to another franchisee or one of its affiliates for that territory, then Franchisee must cease servicing such customer and immediately provide all information to that franchisee or affiliate so it can properly and timely service such customer. Franchisee shall receive no compensation for such cessation of service or information delivery. Franchisee may not advertise or solicit sales or accept orders within the territory of another **ohDEER** franchised business or of an affiliate of the Franchisor. If Franchisee fails to observe these terms and conditions, Franchisor shall have the immediate right to further develop the **ohDEER** System within the Designated Territory by any means as Franchisor, in its sole discretion, may deem appropriate including, but not limited to, the granting of **ohDEER** franchises to other persons for such Designated Territory without any liability on the part of any such new franchisee or Franchisor to Franchisee.

4. TERM

The term of this Agreement shall commence on the date first set forth above and shall continue for a term expiring upon the date ten (10) years following ("Term"), unless earlier terminated pursuant to the terms of Section 31 hereof.

5. RENEWAL

Franchisee may renew the franchise to own and operate the Franchised Business and the right to use the Licensed Rights for two (2) additional successive five (5) year terms; provided that prior to the expiration of the initial or renewal Term, whichever applies:

(a) Franchisee gives Franchisor written notice of its election to exercise the renewal option not less than six (6) months, nor more than twelve (12) months, prior to the end of the then-current Term;

(b) When such notice is given, and thereafter up to and including the date of renewal, Franchisee is not in default of any provision of this Agreement, or any other agreement between Franchisee and Franchisor or any of Franchisor's subsidiaries or affiliates including any other franchise agreement, and has substantially complied with the terms and conditions of all such agreements during the Term of this Agreement;

(c) Franchisee has not received three (3) or more notices of default from Franchisor during the

then-current Term of this Agreement;

(d) All monetary obligations owed by Franchisee to Franchisor and any of its subsidiaries and affiliates have been satisfied and paid when due throughout the initial and all prior renewal terms of this Agreement;

(e) Franchisee executes Franchisor's then-current standard form of franchise agreement (with appropriate modifications to reflect that the said agreement relates to the grant of a renewal franchise) being executed by franchisees for new units, which agreement shall supersede in all respects this Agreement and which may contain terms and conditions substantially different from those set forth herein, including, without limitation, a different royalty fee, different advertising expenditure requirements, and a smaller territory, if any;

(f) Franchisee, except to the extent prohibited by state law, executes a general release, in a form prescribed by Franchisor, of any and all claims Franchisee may have against Franchisor and its subsidiaries and affiliates, and their respective officers, directors, shareholders, members, managers, agents and employees;

(g) Franchisee, or a representative approved by Franchisor or any other person who has an interest in Franchisee (if Franchisee is a group of individuals or a corporation, partnership, limited liability company, unincorporated association or similar entity) attends and satisfactorily completes such retraining or refresher training programs as Franchisor in its sole discretion may require;

(h) Franchisee performs such replacements and upgrading as Franchisor may require to cause the Franchised Business's equipment and computer system to conform to the specifications being used for new "**ohDEER**" franchised businesses on the renewal date; and,

(i) Franchisee pays to Franchisor a renewal fee equal to ten percent (10%) of the initial franchise fee then being paid by new franchisees.

If Franchisee continues to operate after the end of the Term or any Renewal Term without exercising an option to renew and signing Franchisor's then-current franchise agreement, Franchisee shall be deemed to be operating on a month-to-month basis under the terms and conditions of Franchisor's then-current form of franchise agreement. In such circumstances, and notwithstanding the foregoing, Franchisor may, on ten (10) days written notice, terminate Franchisee's Franchise Agreement.

6. FRANCHISEE'S PAYMENT

(a) Franchisee shall pay to Franchisor an Initial Franchise Fee of Forty Nine Thousand Five Hundred Dollars (\$49,500.00), less any Deposit paid. Such Initial Franchise Fee shall be due and payable in full upon the execution of this Agreement. The Initial Franchise Fee is non-refundable and is fully earned by Franchisor at the time Franchisor and Franchisee execute this Agreement.

(b) Franchisee shall pay to Franchisor a Royalty Fee equal to six percent (6%) of the Gross Sales (as defined in Section 6(h) below) of the Franchised Business during Year One (1); beginning in Year Two (2) and for the remainder of the Term, Franchisee shall pay to Franchisor the greater of six percent (6%) of the Gross Sales of the Franchised Business or the minimum Royalty Fee of Ten Thousand Dollars (\$10,000.00) per calendar year, whichever is greater. The Minimum Royalty Fee shall be due and payable in equal monthly increments until satisfied for each calendar year. Royalty Fees shall be payable from the date the Franchised Business is opened and are due to Franchisor on or before the day of the month Franchisor designates in the Confidential Operations Manual (hereinafter referred to as the "Operations Manual") for the prior month's Gross Sales.

(c) Franchisee shall pay to Franchisor a monthly fee in an amount up to two percent (2%) of the Gross Sales of the Franchised Business ("Brand Development Fund Fee"). Brand Development Fund Fees shall be payable from the date the Brand Development Fund is established and continue throughout the Term of the Franchise Agreement. Brand Development Fund Fees are due to Franchisor on or before the day of the month Franchisor designates in the Operations Manual.

(d) Franchisee shall pay to Franchisor an In-Territory Marketing Management Fee of Five Thousand Dollars (\$5,000.00). The In-Territory Marketing Management Fee payment shall be due and payable in full upon the execution of this Agreement and is non-refundable.

(e) Franchisee shall pay to Franchisor a monthly Tech Fee of Five Hundred Dollars (\$500.00) which will provide Franchisee access to the Franchisor's required software program for routing, invoicing, scheduling and communicating; communication hardware and software; and various Internet applications. The Tech Fee shall be payable from the date the Franchised Business is opened and is due to Franchisor on or before the day of the month Franchisor designates in the Operations Manual. Franchisor reserves the right to adjust this Fee annually, upon written notice based on a change in circumstance such as increased costs from the vendor or 3rd party.

(f) If Franchisee elects to utilize the services of the **ohDEER** Call Center, Franchisee shall pay to Franchisor a Call Center Fee of One Hundred Dollars (\$100.00) per week plus Twenty Dollars (\$20.00) for each new customer acquired through Call Center's efforts; these fees are due and payable monthly, upon billing. We reserve the right to increase these fees annually upon ninety (90) days' written notice.

(g) In addition to any other remedies Franchisor may have, if Franchisee is more than five (5) days late in paying any fees due under this Agreement, interest will be payable on such fees from the date such payment was due at the rate of one and one half percent (1.5%) each month or the maximum contract rate of interest permitted by governing law, whichever is less. In addition, Franchisee shall pay any and all of Franchisor's expenses in collecting overdue payments from Franchisee including attorneys' fees and the fees of any collection agencies hired by Franchisor. The foregoing shall be in addition to any other remedy the Franchisor may possess, as permitted by law. Franchisee acknowledges that this Subsection shall not constitute agreement by Franchisor to accept such payments after same are due or a commitment by Franchisor to extend credit to, or otherwise finance Franchisee's operation of the Franchised Business. Any acceptance of an

amount which is less than the full amount which is due shall not be deemed a waiver of Franchisor's right to (or the obligation of Franchisee for) the full amount due.

(h) As used in this Agreement, the term "Gross Sales" shall mean and include the total of all revenue and income which Franchisee is entitled to receive from the provision of services and products to customers of the Franchised Business or any other source, whether or not sold or performed at or from the Franchised Business and whether received in cash, in services in kind, from barter and/or exchange, on credit (whether or not payment is received), or otherwise. Franchisee will deduct from the Franchised Business's Gross Sales (but only to the extent they have been included) the amount of all sales tax receipts or similar tax receipts which, by law, are chargeable to customers, if such taxes are separately stated when the customer is charged and if such taxes are paid to the appropriate taxing authority. Franchisee will also deduct from the Franchised Business' Gross Sales the amount of any documented refunds, charge backs, credits and allowances approved by Franchisor which Franchisee gives in good faith to customers. All barter and/or exchange transactions pursuant to which the Franchised Business furnishes services and/or products in exchange for goods or services to be provided to Franchisee or the Franchised Business by a vendor, supplier or customer will, for the purpose of determining Gross Sales, be valued at the full value of the goods and/or services so provided to Franchisee or the Franchised Business. Gross Sales shall also include all insurance proceeds received by Franchisee for loss of business due to a casualty to or similar event affecting the operation of the Franchised Business.

(i) Franchisee is required to submit monthly reports, signed by Franchisee, in a form and frequency to be prescribed by Franchisor. Said reports shall reflect the Gross Sales as defined above during the preceding month, along with any additional information that Franchisor may deem necessary. The reports are to be mailed or electronically transmitted to Franchisor by Franchisee or by Franchisor's designated vendor so as to be received by Franchisor no later than the seventh (7th) day of the next succeeding month. Pursuant to Section 21 of this Agreement, Franchisee is also required to provide Franchisor with annual reports of Gross Sales of the Franchised Business's operation within thirty (30) days of the end of Franchisee's fiscal or other operating year. Franchisor reserves the right to require other additional reports, as are or may be more particularly outlined in Franchisor's Operations Manual.

(j) Franchisee must reimburse Franchisor for any taxes that Franchisor must pay to any state taxing authority on account of either Franchisee's operation of the Franchised Business or payments that Franchisee makes to Franchisor.

(k) Notwithstanding any designation by Franchisee, Franchisor shall have the sole discretion to apply any payments by Franchisee to any past due indebtedness of Franchisee for Royalty Fees, Brand Development Fund Fees, purchases from Franchisor and/or any of its subsidiaries or affiliates, interest or any other indebtedness.

(l) Franchisee shall not withhold payment of any Royalty Fees, Brand Development Fund Fees or any other amounts of money owed to Franchisor for any reason on grounds of alleged nonperformance by Franchisor of any obligation hereunder and any Royalty Fees or any other amounts of money owed to Franchisor that are withheld are deemed unpaid.

(m) Franchisee authorizes Franchisor to initiate debit entries and credit correction entries to Franchisee's checking, savings or other accounts for the payment of Royalty Fees, Brand Development Fund Fees, and any other amounts due from Franchisee under this Agreement or otherwise. Franchisee shall comply with Franchisor's procedures and instructions in connection with the direct debit process and shall sign any document or take any action that may be required to effect this authorization, the form of which is attached as Addendum H of this Agreement. Franchisor may require Franchisee to pay the Royalty Fees, Brand Development Fund Fees and other amounts due under this Agreement or otherwise by means other than automatic debit whenever Franchisor deems it appropriate and Franchisee agrees to comply with Franchisor's payment instructions.

(n) Franchisee shall, during the Term of this Agreement and thereafter, promptly pay all sums owing to Franchisor and its subsidiaries and affiliates.

7. BUSINESS RELATIONSHIP

(a) Franchisor and Franchisee agree that each of them is an independent business entity or person; that the only relationship is as franchisor and franchisee as specified in this Agreement; their only relationship is by virtue of this Agreement and no fiduciary relationship is created under this Agreement. Neither party is the employer, employee, agent, partner, fiduciary or co-venturer of or with the other, each being independent of the other. Neither party is liable or responsible for the other's debts or obligations, nor shall either party be obligated for any damages to any person or property directly or indirectly arising out of the operation of the other party's business. Franchisor and Franchisee agree that neither of them will hold themselves out to be the agent, employer, or partner of the other and that neither of them has the authority to create or assume in the other's name or on their behalf, any obligation, express or implied, or to act or purport to act as agent or representative for any purpose whatsoever and cannot bind or incur liability on behalf of the other.

(b) Franchisee must display in a manner that Franchisor specifies a sign containing the following notice or an alternative notice that Franchisor specifies: "This business is owned and operated independently by [name of Franchisee] who is an authorized licensed user of the trademark "**ohDEER**", which is a registered trademark owned by oh DEER, Inc." Franchisee must include this notice or other similar language that Franchisor specifies on all forms, advertising, promotional materials, business cards, receipts, letterhead, contracts, stationery, and other written materials Franchisor designates.

(c) Franchisee and Franchisor agree that any materials, guidance or assistance that Franchisor provides with respect to the terms and conditions of employment for Franchisee's employees, employee hiring, firing and discipline, and similar employment-related policies or procedures, whether in the Operations Manual or otherwise, are solely for Franchisee's optional consideration and use. Those materials, guidance and assistance do not form part of the mandatory System Standards. Franchisee will determine to what extent, if any, these materials, guidance or assistance should apply to Franchisee's employees. Franchisee acknowledges that Franchisor does not

dictate or control labor or employment matters for franchisees and their employees and will not be responsible for the safety and security of Franchisee's employees or patrons. Franchisee is solely responsible for determining the terms and conditions of employment for all Franchisee's employees, for all decisions concerning the hiring, firing and discipline of Franchisee's employees, and for all other aspects of labor relations and employment practices. It is the expressed intention of this Section 7 to establish that Franchisee is an independent contractor, and as such is solely responsible for the day-to-day affairs, management, operations and financial control of the Franchised Business. All employees or agents hired or engaged by or working for Franchisee will be only Franchisee's employees or agents and will not for any purpose be considered Franchisor's employees or agents or the owner of the Marks, nor subject to Franchisor's control, and in particular, Franchisor will have no authority to exercise control over the hiring or termination of employees, independent contractors, or others who work for Franchisee, their compensation, working hours or conditions, or the day-to-day activities of those people, except to the extent necessary to protect the Marks. It is understood that Franchisee will have sole responsibility for its employees and all acts of its employees, and all employment-related decisions including establishing wages, benefits, hours of work, scheduling, hiring, firing, discipline, supervision, record keeping, taxes and other withholdings, social security contributions, Medicare contributions, unemployment fund contributions and all other terms and conditions of employment. Franchisee must disclose to each of its employees in writing, in a form approved by Franchisor in advance, that Franchisor is not a "joint employer" of the Franchisee's employees. and acknowledge that Franchisor does not control over or have the authority to control Franchisee's employees' (1) Wages, benefits, and other compensation; (2) Hours of work and scheduling; (3) The assignment of duties to be performed; (4) The supervision of the performance of duties; (5) Work rules and directions governing the manner, means, and methods of the performance of duties and the grounds for discipline; (6) The tenure of employment, including hiring and discharge; and (7) Working conditions related to the safety and health . Franchisee will file its own tax, regulatory and payroll reports with respect to its employees or agents and operations, saving and indemnifying Franchisor of and from any liability of any nature whatsoever by virtue of it.

8. SERVICES TO BE PERFORMED BY FRANCHISOR

Franchisor agrees to make available to Franchisee the following:

- (a) Provide guidance and general specifications for such vehicles, equipment, vehicle safety equipment, operating supplies and signs as are typically identified with **ohDEER** franchised businesses and which Franchisee is required to purchase and use in the operation of the **ohDEER** Franchised Business;
- (b) Initial training in Franchisor's System, including instruction with respect to **ohDEER**'s standards, methods, procedures and techniques, for each person identified in this Agreement, at such times and places as Franchisor may designate for its training program, in its discretion. As of the date of this Agreement, the training program is conducted virtually and at various locations in Massachusetts;

(c) Franchisee shall submit, within thirty (30) days of signing this Agreement, to Franchisor an In-Territory Marketing Plan outlining how Franchisee intends to spend the required amount of In-Territory Marketing that includes, at minimum, the method of advertising and the date that the marketing spend shall begin;

(d) Provided at least thirty (30) days advance notice is given by Franchisee, such assistance as Franchisor deems necessary and appropriate in connection with the opening of the Franchised Business by Franchisee, including guidance by Franchisor's personnel in planning and developing of pre-opening and promotional programs as well as three (3) days of on-site guidance in the performance of Franchisee's deer control, rabbit control, and tick and mosquito control services during Franchisee's initial period of operation;

(e) The use of Franchisor's Operations Manual, which consisting of a series of manuals, and any other manuals and training aids, as periodically revised which shall be loaned to Franchisee. Franchisee acknowledges and agrees that the Operations Manual and other system communications will be in the English language only and may only be available on the Internet or other online or computer communications. The Operations Manual may take the form of one or more of the following: electronic media; online postings; e-mail and/or other electronic communications; or any other medium capable of conveying the Manual's contents. The Operations Manual shall contain mandatory and suggested specifications, policies, methods, standards, operating procedures and requirements prescribed from time to time by Franchisor and information relative to other obligations of a franchisee, and to the operation of a Franchised Business. Any required System Standards exist to protect Franchisor's interests in the System and Marks and not for the purpose of establishing any control or duty to take control over those matters that are reserved to Franchisee. The Operations Manual also will include guidelines or recommendations in addition to required System Standards. In some instances, the required System Standards will include recommendations or guidelines to meet the required System Standards. Franchisee may follow the recommendations or guidelines or some other suitable alternative, provided Franchisee meets and complies with the required standards. In other instances, no suitable alternative may exist. In order to protect Franchisor's interests in the System and Marks, it reserves the right to determine if Franchisee is meeting a required System Standard and whether an alternative is suitable to any recommendations or guidelines. The Operations Manual will remain confidential and the property of Franchisor, constitutes a Trade Secret of Franchisor, and may not be loaned out, duplicated, or copied in whole or in part in any manner. Franchisor has the right to add to and otherwise modify the Operations Manual from time to time, as it deems necessary, provided that no such addition or modification will alter Franchisee's fundamental status and rights under this Agreement. Franchisee must always follow the directives of the Operations Manual, as it may be modified by Franchisor from time to time. Such compliance by Franchisee is necessary to protect the integrity and reputation of Franchisor's System. Any training materials and aids made by Franchisor will be made available to Franchisee for a fee equal to Franchisor's cost;

(f) Such periodic continuing individual or group advice, consultation and assistance, rendered by personal visit or telephone or electronic transmission or by newsletter, brochures, reports or bulletins as Franchisor may deem necessary or appropriate. Such advice, consultation and

assistance may include areas such as marketing and advertising, management, maximizing sales and profits, customer service, employee training, vendor relations, operating problems and such other reasonable subjects as Franchisee may have an interest in, or in which Franchisee may be experiencing problems;

(g) New products, services, equipment or technologies, as they are located or developed in the marketplace, may be tested and evaluated by Franchisor, and if they meet Franchisor's System Standards, will be made available to all **ohDEER** franchisees, either through an approved supplier or by Franchisor directly;

(h) Maintain the **ohDEER** Internet Website for the purpose of enhancing the goodwill and public image of the **ohDEER** franchise system, and to attract prospective customers for the benefit of the **ohDEER** franchisees. Franchisor will host a minimum of one (1) page on the **ohDEER** Internet Website with contact and other information specific to Franchisee's Franchised Business, and provide Franchisee with no less than one (1) e-mail address, which Franchisee must use as the Franchised Business' e-mail address and access to Google Workspace and its associated applications. Franchisor reserves the right to update or make changes or additions to the **ohDEER** Internet Website without limitation. Unless otherwise indicated the Website shall be accessible to third parties via the Internet twenty-four (24) hours a day, seven (7) days a week, except for scheduled maintenance, updates, changes, required repairs, and except for any loss or interruption of the **ohDEER** Internet Website due to causes beyond the control of the Franchisor or which are not reasonably foreseeable by the Franchisor, including, but not limited to, interruption or failure of telecommunication or digital transmission links and Internet slow-downs or failures;

(i) Franchisor shall have no liability for unauthorized access to, or alteration, theft, or destruction of, the **ohDEER** Internet Website or Franchisee's data files, programs, or information, if any, through accident, fraudulent means or devices. Franchisor shall have no liability with respect to Franchisor's obligations under this Agreement or otherwise for consequential, exemplary, special, incidental, or punitive damages even if Franchisor has been advised of the possibility of such damages;

(j) Franchisor may, at its option, establish and maintain, either a series of "private" pages on the **ohDEER** Internet Website or an intranet through either of which Franchisor, its franchisees, and their respective authorized employees may communicate with each other, and through which Franchisor may disseminate the Operations Manual, updates to it and other Confidential Information. Franchisor will have sole discretion and control over all aspects of the intranet/extranet, including the content and functionality of it. Franchisor will have no obligation to maintain the intranet indefinitely, and may dismantle it at any time without liability to Franchisee;

(k) If Franchisor establishes an intranet, Franchisee will have the privilege to use the intranet, subject to Franchisee's strict compliance with the System Standards, protocols and restrictions (collectively, "Franchisor Protocols") that Franchisor may establish from time to time. The Franchisor Protocols may relate to, among other things, (i) the use of abusive, slanderous or otherwise offensive language in electronic communications, (ii) communications between or

among franchisees that endorse or encourage breach of any franchisee's franchise or license agreement, (iii) confidential treatment of materials that Franchisor transmits via the intranet, (iv) password protocols and other security precautions, (v) grounds and procedures for Franchisor suspending or revoking a franchisee's access to the intranet, and (vi) a privacy policy governing Franchisor access to and use of electronic communications that franchisees post to the intranet. Franchisee acknowledges that, as administrator of the intranet, Franchisor can technically access and view any communication that any person posts on the intranet. Franchisee further acknowledges that the intranet facility and all communications that are posted to it will become Franchisor's property, free of any claims of privacy or privilege that Franchisee or any other person or entity may assert;

(l) Access to the required software program for routing, invoicing, scheduling and communicating with customers. Franchisee will be billed additional charges incurred for using the texting, voice messaging and snail mail capabilities. The additional charges vary from month to month depending upon Franchisee's usage;

(m) One (1) telephone number for the Franchised Business, one (1) physical office telephone phone and access to a call forwarding application that rings directly to Franchisee's mobile phone;

(n) An initial start-up package which includes five (5) trademarked uniform shirts and two (2) trademarked sweatshirts; five hundred (500) Service door hangers; one hundred (100) Referral door hangers; and one hundred (100) yard signs; and

(o) Franchisor will provide Franchisee with a bookkeeping service of Franchisor's choosing and at its cost during Franchisee's first (1st) year of operation along with the required standard chart of accounts for the Franchise Business. Thereafter, Franchisee may continue to use the same bookkeeping service, at Franchisee's cost, or select a different bookkeeping service; however Franchisee is required to use a professional bookkeeping services during the term of this Agreement.

(p) After Franchisor has completed its pre-opening obligations to Franchisee under this Agreement, Franchisor may ask that Franchisee to sign and deliver a confirmation (the "Confirmation of Performance"), in a form Franchisor reasonably requests, verifying that Franchisor has performed those obligations. If Franchisor asks Franchisee to provide it with such a certificate, then Franchisee agrees to sign and deliver the Confirmation of Performance to Franchisor within three (3) business days after the request. However, if Franchisee does not reasonably believe that Franchisor has performed all of its pre-opening obligations, Franchisee must, within that same three (3) day period, give Franchisor written notice specifically describing the obligations that it has not performed. Not later than three (3) business days after it has completed all the obligations that Franchisee specified in that notice, Franchisee must sign and deliver the Confirmation of Performance to Franchisor. The term "pre-opening obligations" means the obligations Franchisor has to Franchisee under this Agreement that must be performed before the date when the Franchised Business starts its operations.

9. LIMITATIONS ON RIGHTS EXTENDED TO FRANCHISEE

Franchisee acknowledges and agrees that:

- (a) Franchisee will use the Licensed Rights strictly in accordance with the terms of this Agreement. Any unauthorized use of the Licensed Rights is and shall be deemed an infringement of Franchisor's rights and a material breach of this Agreement.
- (b) Except as expressly provided by this Agreement, Franchisee shall acquire no right, title or interest to the Licensed Rights. Any and all goodwill associated with the Licensed Rights shall accrue exclusively to Franchisor's benefit. Upon the expiration or termination of this Agreement and any renewals thereof, no monetary amount shall be attributable to goodwill associated with Franchisee's use of the Licensed Rights.
- (c) Except as provided for in Section 3 hereof, the Franchised Business and Licensed Rights granted hereunder are non-exclusive, and Franchisor retains the right, in its sole discretion:
 - (i) To continue to operate **ohDEER** businesses and to use the Licensed Rights in any territory outside of Franchisee's Designated Territory, and to license others to do so;
 - (ii) To develop, use and franchise the rights to any trade names, trademarks, service marks, trade symbols, emblems, signs, slogans, insignias or copyrights not designated herein by Franchisor as Licensed Rights, for use with similar or different franchise systems in any territory, on such terms and conditions as Franchisor may deem advisable, and without granting Franchisee any rights therein; and,
 - (iii) To purchase, merge, acquire, be acquired by or affiliate with an existing competitive or non-competitive franchise or non-franchise network, chain or any other business regardless of the location of that other business' facilities, and that following such activity Franchisor may operate, franchise or license those other businesses and/or facilities under any names or marks other than (while this Agreement is in effect) the Marks, regardless of the location of these businesses and/or facilities, which may be within the Designated Territory or immediately proximate to the Designated Territory.
- (d) Franchisee will offer for sale all types of products and/or services that Franchisor from time to time authorizes. Franchisee will not offer for sale any other products and/or services, or use any equipment, commercial vehicle or non-residential leased premises for any purpose other than the operation of the Franchised Business in full compliance with this Agreement without Franchisor's prior written approval.
- (e) Franchisee is required to purchase and sell all products and services bearing **ohDEER's** trade name and/or logo which Franchisor now carries or sees fit to develop in the future. Franchisee may not develop or sell such material on Franchisee's own without the express written consent of Franchisor.

(f) In order to allow Franchisor to establish and enforce standards of quality and uniformity for the distribution and sale of its products and services, and further, in order to preserve incentive for other entities to, at some future date, become **ohDEER** franchisees, Franchisee shall not sell **ohDEER** products and services other than on a retail basis to the general public, and not for resale by the purchasers thereof, without the prior written consent of Franchisor and without executing a separate agreement with Franchisor for the right to conduct such sales if Franchisor requests the execution of such an agreement.

(g) Franchisor has the right to determine, approve and supervise the quality of services and products sold by Franchisee from the Franchised Business, and to take all action it deems necessary to maintain the quality and standards of the services and products, the Franchised Business and Franchisor's System. Franchisee is required to purchase certain services, equipment and operating supplies, as are more particularly outlined in the Operations Manual, from suppliers whose services, products and materials are approved and not thereafter disapproved by Franchisor. If Franchisee desires to purchase any services and products from suppliers that have not theretofore been approved, either Franchisee or the supplier must submit a written request for such approval to Franchisor. As a condition of its approval, which shall not be unreasonably withheld, Franchisor may require that its representatives be allowed to inspect the supplier's facilities and/or that a sample of its product be made available to Franchisor or its designee for testing. In such event Franchisee or the supplier may be required to pay all reasonable costs incurred by Franchisor, including any actual costs incurred, and Franchisor's travel and living expenses. Within thirty (30) days of delivery of the test results if testing is conducted or the written request if testing is not conducted, Franchisor will issue a decision in writing. Such decision may be a determination that additional time is needed to complete the review. Any denial will state the reasons therefore.

(h) Franchisee must have a fully trained general manager operate the Franchised Business at all times when Franchisee is not personally managing and operating the Franchised Business. Franchisor must approve anyone Franchisee hires as a general manager of the Franchised Business. Franchisor approval will require that the candidate have two (2) years relevant experience. Franchisee shall keep Franchisor informed at all times of the identity of any employee(s) acting as manager(s) of the Franchised Business. Franchisor shall make training available, as is reasonable and necessary, for all managers designated by Franchisee. Franchisor may provide such training at the then-current rates charged by Franchisor. Franchisee agrees that Franchisee will at all times faithfully, honestly and diligently perform Franchisee's obligations hereunder and that Franchisee will not engage in any business or other activities that will conflict with Franchisee's obligations hereunder.

(i) Franchisee has sole responsibility for the performance of all obligations arising out of the operation of the Franchised Business pursuant to this Agreement. Franchisee shall secure and maintain in force, at Franchisee's expense, all required licenses, permits and certificates relating to the full and proper operation of the Franchised Business and shall operate the Franchised Business in full compliance with all applicable laws, ordinances and regulations, including, without limitation, zoning, access, signage, all employment law and government regulations relating to pest control, occupational hazards and health, fire, safety, consumer protection, privacy laws and data protection or security laws, equal opportunity, trade regulation, workers' compensation, unemployment

insurance, licenses to do business, sales tax permits, withholdings and payment when due of any and all taxes levied or assessed by reason of the operation of the business, and fictitious name filings and registrations.

(j) During the Term of this Agreement, and any renewals or extensions hereof, Franchisee shall hold itself out to the public as an independent contractor operating the Franchised Business pursuant to a franchise agreement from Franchisor. Franchisee agrees to take such affirmative actions as may be necessary to do so, including, without limitation, exhibiting a public notice of that fact, the content and display of which Franchisor shall have the right to specify from time to time.

(k) Franchisor has the right to establish and utilize an on-line computer monitoring system, and to use the on-line system to independently and remotely examine Franchisee's records pertaining to the operation of the Franchised Business. Franchisor has administrator privileges, at all times, to all Franchisee's software, electronic mail, social media, marketing platforms, digital marketing and all e-commerce activities. Franchisee must subscribe to high-speed Internet access through cable or other method designated in the Operations Manual.

(l) Franchisor restricts, designates, and has the right to approve or control all of Franchisee's e-commerce activities, including advertising, marketing, e-mail marketing correspondence, digital content, and electronic communications, if any. This includes any Websites and Social Networking and Marketing activities, including but not limited to X, Facebook, Instagram, Foursquare, LinkedIn, Groupon or any other social media outlets. Franchisee shall not establish a Website on the Internet using any domain name containing the words "**ohDEER**" or "**oh-DEER**".com, .net, .biz, .us, .org or any variation thereof. Franchisor retains the sole right to control all Internet activity and create Websites using any of the foregoing or other domain names. Franchisor may require Franchisee to utilize e-commerce products or services designated by Franchisor, which Franchisor may change from time to time. Franchisee acknowledges that Franchisor is the owner of all right, title and interest in and to such domain names as Franchisor shall designate and all uniform resource locators ("URLs"), future addresses and sub-addresses (including the Franchisee Page sub-addresses), software, content prepared for or used on Franchisor's Website, and all intellectual property rights in or to any of them. Franchisor retains the right to control Franchisee's use of linking and framing between Franchisee's web pages and all other Websites. Any digital or electronic content Franchisee publishes must comply with System Standards and is subject to Franchisor's approval. All digital imagery bearing the Marks are subject to Franchisor's approval. Franchisor has the final decision concerning all information and functionality that appears on the **ohDEER** Internet Website and will update or modify the **ohDEER** Internet Website according to a schedule that Franchisor determines. By posting or submitting to Franchisor information or materials for the **ohDEER** Internet Website, Franchisee is representing to Franchisor that the information and materials are accurate and not misleading and do not infringe any third party's rights. Franchisee must notify Franchisor whenever any information about Franchisee or the Franchise Business on the **ohDEER** Internet Website changes or is not accurate. Due to the speed of electronic communication, Franchisee must respond to all instructions from Franchisor which are deemed to restrict, designate or control e-commerce activities within twenty-four (24) hours. Franchisor also reserves the right to restrict, designate and to approve or control any existing or future (not yet developed) Fan Page or other advertising or

social networking services of the Franchised Business, including the sending of bulk e-mail, except as are in accordance with the guidelines in the Operations Manual or otherwise as Franchisor may specify in writing.

(m) Franchisee alone is responsible for operating the Franchised Business in full compliance with all System Standards, as modified from time to time. System Standards mean mandatory specifications, standards, operating procedures, and rules that Franchisor periodically prescribes for the development and operation of **ohDEER** franchised businesses. All references in this Agreement to System Standards will include any modifications, deletions and/or additions to the System Standards which are authorized by this Agreement or the Operations Manual. Except as otherwise provided in this Agreement, System Standards may regulate any aspect of the operation and maintenance of **ohDEER** franchised businesses, provided that all System Standards will apply uniformly to all similarly situated **ohDEER** franchised businesses.

10. VARIATIONS IN STANDARDS

Because complete uniformity under varying conditions may be impossible or impractical, Franchisor reserves the right to vary the standards of eligibility, including financial terms and conditions, for any franchisee, including Franchisee, based upon the peculiarities of a particular area, including density of population, households, business potential, number of households in trade area, existing business practices, or any other conditions which Franchisor determines to have, or potentially have a significant effect on the successful operation of such franchisee's business. Variations from standard specifications and practices granted to other franchisees shall not under any circumstances be cause to require Franchisor to grant to Franchisee a like or similar variation hereunder, either now or in the future.

11. KEY EMPLOYEES

A "Key Employee" as used in this Agreement is anyone who is an owner, partner, member and/or employee who acts in a management, supervisory or sales capacity for the Franchised Business. Franchisee shall identify all of Franchisee's Key Employees in Addendum B of this Agreement.

Each individual listed in Addendum B as a Key Employee no matter when so listed, at Franchisor's option, shall attend Franchisor's initial training program, and shall thereafter be jointly and severally responsible for operating the Franchised Business in accordance with the System Standards and this Agreement. Franchisee represents and warrants that each of the so-named individuals will at all times abide by the System Standards, this Agreement, and the Licensed Rights; that Franchisee will at all times assume personal responsibility for their continued compliance with those System Standards; and that Franchisee will promptly notify Franchisor if any of them shall at any time during the Term of this Agreement divest themselves of ownership, partnership, membership, or employment or contractual obligation, as the case may be, with Franchisee. Franchisee shall amend Addendum B and submit the amended Addendum to Franchisor whenever there is any change in the Key Employees of Franchisee. Franchisor reserves the right to require certain individuals to be included in Franchisee's list of Key Employees.

Franchisor possesses certain proprietary Confidential Information consisting of the Marks, the Intellectual Property, System Standards, and other methods, techniques, formats, specifications, procedures, information, systems, methods of business management, sales and promotion techniques and knowledge of and experience in the operation and franchising of **ohDEER** franchised businesses (the "Confidential Information"). Except to the extent prohibited by the laws of the state where the Franchised Business is located or where the employee lives or works, every Key Employee must sign a Non-Disclosure, Non-Solicitation and Non-Competition Agreement, the form of which is provided in Operations Manual. Franchisee must provide a copy of each Key Employee's signed Non-Disclosure, Non-Solicitation and Non-Competition Agreement to Franchisor within forty-eight (48) hours of hire, prior to the training or disclosing Franchisor's Confidential Information to such Key Employee.

12. FRANCHISOR TRAINING PROGRAM

(a) The following persons shall satisfy all of the conditions established by Franchisor for admission to, and graduation from, Franchisor's initial training program which is currently a combination of virtual training and in-person on-the-job field training in Massachusetts or at such other location hereafter designated by Franchisor, and shall attend and satisfactorily complete any additional training programs that may be established by Franchisor in the future:

- (i) Franchisee, if Franchisee is an individual;
- (ii) At Franchisor's option, each person who, at any time during the Term of this Agreement, is actively involved in the management or operation of the Franchised Business of Franchisee (including, but not limited to, the chief operating officer or managing member of Franchisee);
- (iii) At Franchisor's option, Key Employees as defined in Section 11 and each person who, at any time during the Term of this Agreement, is actively involved in the management or the operation of the Franchised Business (Management Persons); and,
- (iv) At Franchisor's option, each person who has a twenty percent (20%) or more interest in Franchisee, if Franchisee is owned by a group of individuals or a corporation, limited liability company, partnership, unincorporated association or similar entity.

Any person or persons so designated to attend the training program will be identified in Addendum B to this Agreement, and become subject to the terms and conditions of this Agreement, if appropriate. Each such person shall complete Franchisor's training program to Franchisor's satisfaction. Upon the failure of any such person to do so, Franchisor reserves the right to extend the training program. Satisfactory completion of all mandatory training sessions is required. Failure to do so shall result in a breach of this Agreement. The initial training program will last for approximately twenty six (26) hours and will generally be scheduled so that it is completed two (2) to four (4) weeks prior to opening the Franchised Business.

(b) Franchisee acknowledges that successful completion of the initial training program will

require that, among other things, each attendee be able to demonstrate that he/she can read, write, and converse in English.

(c) No fee shall be charged by Franchisor for participation by the first two (2) persons specified in Subsection 12 (a) in the initial training program, however, Franchisee shall be responsible for the travel, hotel and all such other costs and expenses of each person who attends the in-person program.

(d) Franchisor may, in its sole discretion, in the event that more than two (2) persons are trained for any single Franchised Business of Franchisee, require that Franchisee pay Franchisor a training fee for such additional persons. The amount of such fee shall be Three Thousand Four Hundred Twenty Five Dollars (\$3,425.00) per person, which shall be paid prior to the commencement of training. Franchisee shall be responsible for the travel, hotel and all such other costs and expenses of each person who attends the in-person program.

(e) Franchisor also maintains an Ongoing On-Site training program. If requested by Franchisee, and if personnel are available and Franchisor deems it appropriate, a Franchisor staff member will provide on-the-job training at the Franchised Business. Franchisor reserves the right to charge One Thousand Five Hundred Dollars (\$1,500.00) per person plus expenses, which shall be paid prior to the commencement of training.

(f) Franchisor may from time to time offer additional training programs, workshops, seminars and the like, to its franchisees and may require that franchisees, or its employees, as appropriate, attend such programs. In the event Franchisor requires the attendance of Franchisee or its employees, said program will be provided at no cost to Franchisee, except that Franchisee will be responsible for the travel, hotel and all such other costs and expenses of each person who attends the program. For any training program at which Franchisee's attendance is optional, Franchisor may require the payment of a training fee in an amount set by Franchisor.

(g) Franchisor may, at its option, from time to time but not more than once every year conduct a national or regional Conference ("Conference"). The duration, curriculum and location of Conference will be determined by Franchisor in its sole and exclusive discretion. Franchisee is required to attend the Conference, and to pay all of its expenses incurred in connection with attending the Conference including transportation cost, meals, lodging and living expenses. Franchisor shall have the right to charge Franchisee a reasonable Conference Registration Fee (currently Five Hundred Dollars (\$500.00)) for Franchisee to attend each Conference. Franchisor may invoice the Conference Registration fee up to ninety (90) days in advance invoiced and paid via EFT. Once instituted Franchisor reserves the right to increase this fee annually. If Franchisee chooses not to attend a Conference Franchisee must pay a Two Thousand Five Hundred Dollars (\$2,500.00) Non-attendance fee for each occurrence. Franchisor will try to make available all of the substantive materials that are presented at the Conference through the Internet or otherwise.

(h) Franchisor requires everyone participating in any of its training programs to execute a Non-Disclosure, Non-Solicitation and Non-Competition Agreement, except to the extent prohibited by the laws of the state where the Franchised Business is located, or where the employee lives or

works, which Agreement shall protect Franchisor's Confidential Information and proprietary interest in the Licensed Rights.

13. NOTICES AND APPROVAL OF OPENING

(a) Franchisee shall give Franchisor at least thirty (30) days prior written notice of the opening of the Franchised Business. If such notice is not given, Franchisor shall be relieved of its obligations hereof to provide assistance in connection with the opening of the Franchised Business and with Franchisee's pre-opening promotions and programs.

(b) In order to maintain quality and uniformity and to ensure that the Franchised Business satisfies all of Franchisor's standards, Franchisor retains the right to perform a final inspection of the Franchised Business prior to opening. If Franchisor reasonably determines that the Franchised Business is not in conformity with Franchisor's standards, or the Franchisee failed to apply for and obtain all licenses required for the operation of the Franchised Business from the appropriate governmental agencies, then Franchisor shall have the right to delay opening of the Franchised Business until such time as any deficiencies are brought into compliance with such standards or requirements. If any such deficiencies are detected, notice to that effect will be provided to Franchisee in writing, stating the nature of the deficiency, and the corrective actions that need to be taken to remedy them. Any evaluation or inspection Franchisor conducts is not intended to exercise, and does not constitute, control over Franchisee's day-to-day operation of the Business or to assume any responsibility for Franchisee's obligations under this Agreement.

14. EQUIPMENT, COMPUTERS, TECHNOLOGY AND SIGNS

(a) Franchisee shall only install and use such vehicles, equipment, vehicle safety equipment, computer hardware and software, signage and other personal property as is required and which strictly conforms to the System Standards. Franchisor requires and Franchisee agrees to provide Franchisor administrator privileges, at all times, to all Franchisee's software, electronic mail, social media, marketing platforms and all e-commerce activities. If Franchisor provides consent to a digital marketing channel and/or platform, Franchisor or its designee must be given administrator access to that channel and/or platform within twenty four (24) hours of publishing.

(b) In the event Franchisee uses or installs any vehicle, equipment, vehicle safety equipment, computer hardware and software, signage or any other personal property that is not in conformity with the System Standards, Franchisor may, in addition to any other remedies under this Agreement, demand that Franchisee close the Franchised Business and take the necessary steps to bring its vehicles, equipment, computers, signs and other personal property into conformity with System Standards. Franchisee shall not reopen said Franchised Business until it has been approved by Franchisor in writing.

15. LOCATION

Franchisee shall have the right to operate the business office and operating facility of the Franchised Business from any location including Franchisee's home as long as it is located within

its Designated Territory, is in compliance with local law and zoning regulations and the address is publicly listed. Franchisee shall have the right to relocate the business office and/or operating facility of Franchised Business to another location within its Designated Territory, provided that any such relocation does not infringe on the territorial rights of any other franchisee, or Franchisor-owned or affiliate-owned businesses. Franchisee shall not have the right operate or to lease or purchase a premises to operate the business office and/or operating facility outside of its Designated Territory, without Franchisor's prior written permission. In the event Franchisee decides to relocate the business office of the Franchised Business, Franchisor must be notified of the new location of the business office of the Franchised Business prior to relocation. The cost of any such relocation will be borne by Franchisee.

16. OPERATION OF THE FRANCHISED BUSINESS

Franchisee covenants and agrees that:

(a) Franchisee shall operate the Franchised Business in accordance with Franchisor's Operations Manual, a copy of which Franchisee acknowledges having received on loan from Franchisor for the Term of this Agreement, and that it will not make or allow unauthorized disclosures of the contents of the Operations Manual to any outside parties. Franchisee understands and acknowledges that Franchisor may revise the contents of the Operations Manual, and Franchisee expressly agrees to comply with each changed requirement within such reasonable time as Franchisor may require. Any new or different requirements imposed will not unreasonably increase Franchisee's obligations or place an excessive economic burden on Franchisee's operations, or otherwise alter Franchisee's status or rights under this Agreement. Franchisee shall at all times ensure that its copy of the Operations Manual and any other manuals given to Franchisee are kept current and up-to-date and, in the event of any dispute as to the contents thereof, the terms of the master copies maintained by Franchisor at its principal place of business shall be controlling. The entire contents of the Operations Manual are and will remain confidential and the property of Franchisor.

(b) In order to protect the Licensed Rights and the goodwill associated therewith, Franchisee will:

(i) Operate under the name "**ohDEER**" and advertise only under the Licensed Rights designated by Franchisor, and will use such rights without prefix or suffix, except where such use may conflict with a prior registration or use, in which event Franchisee shall operate and advertise only under such other names as Franchisor has previously approved in writing;

(ii) Feature and use the Licensed Rights solely in the manner prescribed by Franchisor; and,

(iii) Observe such reasonable requirements with respect to the Marks and fictitious name registrations and copyright notices as Franchisor may direct in writing.

- (c) Franchisee will cause sales of all products, goods and services to be properly recorded at the time of the sale.
- (d) Franchisee will cause its employees to wear apparel that conforms strictly to the specifications, design and style approved by Franchisor.
- (e) Franchisee will comply with all laws, ordinances and regulations affecting the operation of the Franchised Business.
- (f) Prior to opening the Franchise Business Franchisee must complete the designated twelve (12) hour Pollinator Steward Certification Program at Franchisee's cost of Two Hundred Dollars (\$200.00). Certification must be documented and submitted to Franchisor upon receipt.
- (g) Franchisee will notify Franchisor in writing within three (3) days of receipt of notice of the commencement of, or the threat of, any action, suit or proceeding against Franchisee, and of the issuance of or the threat of any inquiry, subpoena, order, writ, injunction, award or decree of any court, agency or other governmental instrumentality which arises out of, concerns, or may affect the operation or financial condition of the Franchised Business, Franchisor, or the goodwill associated with the Licensed Rights including, without limitation, any criminal action or proceedings brought by Franchisee against its employees, customers, or other persons. Franchisee agrees that Franchisee will not commence any action, suit or proceeding that will affect the Franchisor, or the goodwill associated with the Licensed Rights, without Franchisor's prior written approval.
- (h) Franchisee will open and begin operation of the Franchised Business within four (4) months of signing this Agreement and continue to operate every day (except during such periods as Franchisee may be required by law or permitted by Franchisor to be closed), and will maintain the business hours prescribed by Franchisor. If Franchisee fails to open the Franchised Business within the required time period, Franchisor has the right to either terminate this Agreement, or operate or permit others to operate within the Designated Territory.
- (i) Franchisee will pay on a timely basis for all supplies, materials and expenses incurred in the operation of the Franchised Business. Franchisee is aware that it is responsible for all operating, selling, general and administrative expenses of the Franchised Business, and that failure to make prompt payment to its suppliers, vendors, contractors or employees may cause irreparable harm to the reputation and credit of Franchisor and other franchisees.
- (j) In order to preserve the validity and integrity of the Licensed Rights, and to assure that Franchisee is properly employing the same in the operation of the Franchised Business, Franchisor or its agents shall have the right to observe the manner in which Franchisee is rendering its products and services and conducting its operations. Franchisor or its agents shall have the right to confer with Franchisee's employees and **ohDEER** customers, and to inspect vehicles, equipment and related merchandise, trademarked product lines, other merchandise, equipment, supplies or inventory for evaluation purposes in order to make certain that the vehicle, equipment and related merchandise, trademarked product lines, and other equipment, supplies, inventory, services and

operations are satisfactory and meet the quality control provisions and performance standards as established by Franchisor from time to time.

(k) Franchisee must conduct criminal background checks of all employees before employment, and on an annual basis during employment, in a manner as Franchisor specifies in the Operations Manual, or otherwise in writing, and maintain copies of all background information in the manner specified in the Operations Manual. Franchisee must not employ any person:

(i) Convicted of, or who entered a plea of no contest to any felony;

(ii) Who demonstrates gross misconduct, which results in, or would likely result in material and demonstrable damage to Franchisee's Franchised Business, Franchisor's business, or that of any other **ohDEER** franchised or affiliate-owned business; or,

(iii) With any judgment involving any claim or other crime or offense that is likely to adversely affect Franchisee's reputation, Franchisor's reputation, or the reputation of Franchisee's **ohDEER** Franchised Business or any other **ohDEER** franchised or affiliate-owned business.

(l) Franchisee will use its best efforts in operating the Franchised Business and in recommending, promoting and encouraging patronage of all **ohDEER** businesses.

(m) Franchisee shall promptly respond to any and all customer inquiries or complaints and achieve customer satisfaction for reasonable complaints through refund of fees or re-spraying to customer's satisfaction as may be appropriate, as well as taking such other steps as may be required by Franchisor to ensure positive customer relations and maintain the goodwill of the **ohDEER** System. If Franchisor feels that Franchisee did not fairly handle a customer complaint, Franchisor may intervene and satisfy the customer. Franchisee must reimburse Franchisor for all its costs associated with satisfying Franchisee's customer.

(n) Franchisee acknowledges and agrees that exchanging information with Franchisor by electronic transmission (e-mail) is efficient and desirable for day-to-day communications and that Franchisor and Franchisee may utilize e-mail for such communications. Franchisee authorizes the transmission of e-mail by Franchisor and its employees, vendors, and affiliates ("Official Senders") to Franchisee during the Term and any renewal thereof. Franchisee further agrees that: (a) Official Senders are authorized to send e-mails to those of Franchisee's employees as may occasionally be authorized for the purpose of communicating with Franchisor; (b) Franchisee will cause its officers, managers, directors, and employees to give their consent to Official Senders' transmission of e-mails to them; (c) Franchisee will require such persons not to opt out or otherwise ask to no longer receive e-mails from Official Senders during the time that such person works for or is affiliated with Franchisee; and (d) Franchisee will not opt out or otherwise ask to no longer receive e-mails from Official Senders during the Term and any renewal thereof. The consent given in this Subsection will not apply to the provision of notices by either party under this Agreement pursuant to Subsection 36 unless the parties otherwise agree in a written document signed by both parties.

(o) Franchisee promises and agrees that Franchisee will not, in any manner, interfere with, disparage, disturb, disrupt, or jeopardize the **ohDEER** System, its Business, employees or any business of the other **ohDEER** franchisees. Franchisee further agrees to not, directly or indirectly, in its own capacity or through or for another person, corporation or other entity, make any statements or comments of a defamatory or disparaging nature to Franchisor, or to any third party regarding (i) Franchisor or any of its affiliates; (ii) any shareholder, director, officer, employee, agent or representative of Franchisor or any of its affiliates, or (iii) Franchisor's products or services or those of any of its affiliates.

17. PROPRIETARY INFORMATION

(a) Franchisee acknowledges that Franchisee's entire knowledge of the operation of the Franchised Business, including without limitation the contents of the Operations Manual, list of vendors, and the specifications, equipment, standards, and operating procedures of the Franchised Business, is derived from information disclosed to Franchisee by Franchisor and that such Operations Manual and such other information is confidential and a trade secret of Franchisor. Franchisee agrees that Franchisee shall maintain the absolute confidentiality of the Operations Manual and all such other information during and after the Term of the Franchise Agreement. Franchisee agrees that Franchisee shall disclose confidential information only to those employees or contractors that need such confidential information to perform their job functions and only to the extent necessary for them to do so. Prior to disclosing any confidential information, Franchisee shall require all such employees or contractors to sign Confidentiality Agreements in the form as required by Franchisor, and shall forward a copy of same to Franchisor. Franchisee agrees that Franchisee shall not use the Operations Manual and such other information in any other business or in any manner not specifically authorized or approved in writing by Franchisor.

(b) Franchisee agrees that if Franchisee shall develop any new concept, process or improvement in the operation or promotion of the Franchised Business, it shall promptly notify Franchisor of such and shall provide Franchisor with all necessary information with respect thereto, without compensation therefore. Franchisee also agrees that if it shall develop any new trademarks, service marks, trade names and trade symbols, trade dress, signs, slogans, associated logos, designs, e-marks, copyrights, emblems, concepts, processes or improvements in the operation or promotion of the Franchised Business, that Franchisor will immediately become sole owner and licensor thereof. Franchisee agrees to execute any and all instruments and documents, render such assistance and do such acts and things as in the opinion of Franchisor's counsel may be necessary or advisable to assign such interests to Franchisor. Franchisee acknowledges that Franchisor may itself subsequently utilize or disclose such information to other franchisees.

(c) Any and all customers, customer lists and their contents relating to the Franchised Business, whether compiled or developed by Franchisee or any other person, are owned by Franchisor, constitute confidential information and are Franchisor's proprietary property (whether supplied by Franchisor or not) and Franchisee shall not use the customer lists for any purpose whatsoever other than in the normal conduct of the Franchised Business prior to any default under this Agreement, or termination or expiration of this Agreement and for no other purpose and Franchisee must require any of its employees, agents and independent contractors who have access

to customer lists to sign a confidentiality agreement. To the extent that Franchisee may have or claim any right, title or interest in or to such customer lists and contents, Franchisee agrees to, and does hereby, assign to Franchisor all of Franchisee's right, title and interest therein. Franchisee will, upon demand, promptly deliver to Franchisor a complete list of current and former customers, including name, telephone number, complete mailing address, frequency of service, last date serviced and price of service, and other information concerning such customers as requested by Franchisor. Franchisee expressly acknowledges that Franchisee's ability to operate, develop and expand the Franchised Business is based largely on the goodwill of the Marks and know-how embodied in the **ohDEER** System Standards. Accordingly, Franchisee agrees that Franchisor is the sole owner of all customer lists and relationships and all other goodwill arising from Franchisee's operation of the Franchised Business. Any attempt by Franchisee to offer any services or products similar to those provided by the Franchised Business to any customers or prospective customers of the Franchised Business following any expiration or termination of this Agreement shall be a violation of Franchisor's rights in such customer lists and relationships and goodwill. Franchisee agrees that in the event of any such action or threatened action by Franchisee, Franchisor shall be entitled to a preliminary or permanent injunction or other equitable relief to restrain such actions, and to recover Franchisor's damages equal to the amount of profits received by Franchisee from any such action in violation of Franchisor's rights.

18. MARKS

(a) Franchisee acknowledges and agrees that Franchisor's rights in the Licensed Rights which include all Marks sublicensed to Franchisee under this Agreement and that Franchisee's right to use the Licensed Rights is derived solely from this Agreement and is limited to the conduct of the business by Franchisee pursuant to and in compliance with this Agreement and all applicable standards, specifications, and operating procedures prescribed by the Franchisor from time to time during the Term of this Agreement. Any unauthorized use of the Marks by Franchisee is a breach of this Agreement and an infringement of the rights of Franchisor in and to the Marks. Franchisee acknowledges and agrees that all usage of the Marks by Franchisee and any goodwill established by Franchisee's use of the Marks shall inure to the exclusive benefit of Franchisor and its affiliate, and that this Agreement does not confer any goodwill or other interests in or to the Marks upon Franchisee. Franchisee shall not, at any time during the Term of this Agreement, or after its termination or expiration, contest the validity or ownership of any of the Marks or assist another person in contesting the validity or ownership of any of the Marks. All provisions of this Agreement applicable to the Marks apply to any additional trademarks, service marks, trade names, trade dress, trade symbols, signs, slogans, associated logos, designs, emblems, e-marks, copyrights, and commercial symbols authorized for use by and licensed to Franchisee by Franchisor after the date of this Agreement.

(b) Franchisee shall not use any of the Marks as part of any corporate or trade name, or with any prefix, suffix, or other modifying words, terms, designs, or symbols, or in any modified form, nor may Franchisee use any of the Marks in connection with the sale of any unauthorized product or service or in any other manner not expressly authorized in writing by Franchisor. Franchisee agrees to give such notices of trademark and service mark registrations as Franchisor specifies and to obtain such fictitious or assumed name registrations as may be required under applicable law or as requested

by Franchisor. Franchisee shall not use or seek to register any of the Marks in any manner that has not been specified or approved by Franchisor prior thereto.

(c) Franchisee shall immediately notify Franchisor in writing of any apparent infringement of or challenge to Franchisee's use of the Marks, which it becomes aware of, and of any claim by any person of any right in the Marks or any similar trade names, trademarks, or service marks, trade names, trade dress, trade symbols, signs, slogans, associated logos, designs, emblems, e-marks, copyrights and commercial symbols of which Franchisee becomes aware. Franchisee shall not directly or indirectly communicate with any person other than Franchisor and its counsel in connection with any such infringement, challenge, or claim. Franchisor shall have sole discretion to take such action as it deems appropriate and shall have the right to exclusively control any litigation, U.S. Patent and Trademark Office proceeding or other judicial or administrative proceeding arising out of such infringement, challenge or claim or otherwise relating to the Marks. Franchisee agrees to execute any and all instruments and documents, render such assistance, and do such acts and things as may, in the opinion of Franchisor's counsel, be necessary or advisable to protect and maintain the interests of Franchisor and its affiliate in any such litigation, U.S. Patent and Trademark Office proceeding, or other judicial or administrative proceeding or to otherwise protect and maintain the interests of Franchisor and its affiliate in the Marks.

(d) If it becomes advisable at any time in Franchisor's sole discretion for Franchisor and/or Franchisee to modify or discontinue use of the Marks, and/or use one or more additional or substitute trade names, trademarks, service marks, trade dress, trade symbols, signs, slogans, associated logos, designs, emblems, e-marks, copyrights and commercial symbols or other commercial symbols, Franchisee agrees to comply with Franchisor's directions within a reasonable time after notice to Franchisee by Franchisor. Franchisor shall have no liability or obligation whatsoever with respect to Franchisee's modification or discontinuance of the Marks. Franchisee is responsible for the tangible costs for modifying or changing the Marks, including but not limited to changing signs and advertising materials. Franchisee agrees that such modification or change of Marks will be completed by Franchisee within a reasonable period of time after notification by Franchisor.

19. MODIFICATION OF THE SYSTEM

Franchisee recognizes and agrees that from time to time hereafter Franchisor may change or modify the System Standards and business in any manner that is not expressly and specifically prohibited by this Agreement including but not limited to, the adoption and use of new or modified trade names, trademarks, service marks or copyrighted materials, new computer programs and systems, new types or brands of products or services, new equipment requirements or new techniques and that Franchisee will accept, use and display for the purpose of this Agreement any such changes in Franchisor's System Standards, as if they were part of this Agreement at the time of execution hereof. Whenever Franchisor has expressly reserved in this Agreement or is deemed to have a right and/or discretion to take or withhold an action, or to grant or decline to grant Franchisee a right to take or withhold an action, except as otherwise expressly and specifically provided in this Agreement, Franchisor may make such decision or exercise its right and/or discretion on the basis of Franchisor's judgment of what is in its best interests, including without limitation Franchisor's judgment of what is in the best interests of the **ohDEER** System, at the time Franchisor's decision

is made or its right or discretion is exercised. Any new or different requirements imposed will not unreasonably increase Franchisee's obligations or place an excessive economic burden on Franchisee's operations, or otherwise alter Franchisee's status or rights under this Agreement. Franchisee will make such expenditures as such changes or modifications in Franchisor's System as Franchisor may reasonably require. Franchisee shall not change, modify or alter in any way any material aspect of Franchisor's System, without the prior written consent of Franchisor.

20. MARKETING AND PROMOTIONS

(a) As of the date of this Agreement, Franchisor charges a Brand Development Fund Fee in an amount up or equal to two percent (2%) of the Franchised Business's Gross Sales, in order to develop and maintain a local, regional or national advertising program. Collection of Brand Development Fund Fees thus imposed will be accomplished in the same manner, and subject to the same conditions, as are more particularly outlined in Section 6 of this Agreement.

(b) The Brand Development Fund is administered by the officers of Franchisor. The Franchisor in its sole discretion is responsible for (i) developing and placing advertising for the benefit of the entire Franchisor's System; (ii) deciding which media to use and under what terms; (iii) preparing and making available to all franchisees a quarterly statement of income and expenses upon written request; (iv) at such time as is practical, causing an annual audit of the Brand Development Fund to be performed and making the results available to all franchisees upon written request; (v) securing the services of advertising agencies or other marketing professionals; and (vi) limiting expenditures from the Brand Development Fund, to the extent possible, to those areas in which franchisees are contributing to the Brand Development Fund. Funds not spent in any given fiscal year will be carried forward to the next year. Franchisor reserves the right to place additional local, regional or national advertising at its own expense. All Franchisor-owned units or affiliate-owned units will contribute to the Brand Development Fund based on the then-current rate offered to new franchisees. Franchisor will receive reimbursement from the Brand Development Fund for its advertising related administrative costs, indirect expenses and subsidizing costs. As the **ohDEER** System expands, Franchisor may establish an advertising council.

(c) Franchisor will maintain separate bookkeeping accounts for the Brand Development Fund and may, but will not be required to cause Brand Development Fund contributions to be deposited into one or more separate bank accounts. The Brand Development Fund is not a trust, and the Franchisor is not a fiduciary or trustee of the Brand Development Fund or the monies in the Brand Development Fund. However, Franchisor may, in its sole discretion, separately incorporate the Brand Development Fund or create a Brand Development Fund trust, over which the Franchisor may be the trustee, into which Brand Development Fund contributions may be deposited.

(d) Although the Brand Development Fund may not be used to directly solicit the sales of franchises, as a result of such advertising and promotion for the franchised businesses, persons may become interested in owning franchises. However, the development of marketing campaigns and Websites may detail available franchises within the System, and this is not considered to constitute direct franchise marketing efforts. The Brand Development Fund may elect to assist in

the marketing of franchises in otherwise weak markets, and to assist franchises that are slow to ramp up by providing additional marketing dollars.

(e) Franchisee, its Owners and each of its employees agree that Franchisor and its affiliates have the right and permission to make, use and publish the photographs, film, videotapes, electronic representations and/or sound recordings made in connection with Franchisor training, marketing, events, and other materials utilized or developed in connection with the System and Franchisor and its affiliates are authorized to reproduce, copyright, exhibit, broadcast, and distribute the photographs, film, videotapes, electronic representations and/or sound recordings at Franchisor's discretion without limitation and compensation. Franchisee will cooperate in securing photographs, video and voice recordings including obtaining consents from any persons appearing in photographs, video and voice recordings.

(f) Irrespective of any local, regional or national Brand Development Fund programs by Franchisor, Franchisee is required to spend Thirty Thousand Dollars (\$30,000.00) on the Franchisor-directed In-Territory Marketing program, providing proof of such expenditures, until such time as it reaches the Gross Sales levels. Once Franchisee attains annual Gross Sales of Five Hundred Thousand Dollars (\$500,000.00) Franchisee will be required to spend five percent (5%) of its annual Gross Sales on marketing within the Designated Territory. Once Franchisee attains annual Gross Sales of One Million Dollars (\$1,000,000.00) Franchisee will be required to spend three percent (3%) of its annual Gross Sales on marketing within the Designated Territory. Franchisee must provide to Franchisor proof on a semi-annual basis that Franchisee has complied with this requirement as more particularly outlined in Franchisor's Operations Manual. In addition Franchisee may do its own advertising, or hire an advertising agency, but in either event, Franchisee must obtain Franchisor's prior written approval of all advertising and promotional plans and materials that Franchisee desires to use at least thirty (30) days before the start of any such plans unless such plans and materials have been previously approved by Franchisor. Franchisee shall submit such plans and materials to Franchisor by personal delivery, e-mail or through the mail, "Return Receipt Requested" or sent by overnight delivery paid for by sender. Franchisee shall not use such plans or materials until they have been approved by Franchisor in writing and shall promptly discontinue use of any advertising or promotional plans and materials upon the request of Franchisor. Any plans or materials submitted by Franchisee to Franchisor that have not been approved or disapproved, in writing, within fifteen (15) days of receipt thereof by Franchisor, shall be deemed disapproved.

(g) Except when advertising cooperatively with other franchisees or with Franchisor, Franchisee is prohibited from advertising outside Franchisee's Designated Territory. Unless granted specific written permission to the contrary, Franchisee's local advertising activity is limited to direct mail, print and broadcast media, speaking engagements, networking events and all other types of activity designed to encourage and solicit business that lie only within Franchisee's Designated Territory. If Franchisee's Designated Territory lies within an Area of Dominant Influence (ADI) of media sources located outside of Franchisee's Designated Territory, and if other franchisee or Franchisor-owned units or affiliate-owned units lie within the same ADI, then Franchisor reserves the right to require Franchisee and other franchisees to cooperate and participate in advertising through that media source on a cooperative basis.

(h) Franchisor reserves the right to require Franchisee to cooperate and participate in certain special promotional events or campaigns that may from time to time be sponsored by Franchisor, other franchisees, or both.

(i) Immediately upon notification to do so, Franchisee shall discontinue any advertising that would, in Franchisor's opinion, be detrimental.

21. FINANCIAL INFORMATION, AUDITS

(a) Franchisee shall keep and maintain during the Term of this Agreement and any renewals thereof and shall preserve for a minimum of seven (7) years thereafter, full, complete and accurate books of account in accordance with generally accepted accounting standards and practices which shall accurately show the Gross Sales of the Franchised Business and any and all deductions therefrom that are expressly permitted by this Agreement, marketing activities, payroll and accounts payable.

(b) Franchisee shall, at its expense, deliver to Franchisor within thirty (30) days of the end of each fiscal year of Franchisee, a complete financial statement for the said fiscal year, including, without limitation, both an income statement and balance sheet, which may be unaudited, together with reports of Gross Sales from the year's operations and all amounts expended on advertising and marketing activities as well as such other information in such form as Franchisor may require. Each financial statement shall be signed by Franchisee or by Franchisee's Treasurer, Managing Member or Chief Financial Officer, who shall attest that the statement is true and correct and prepared in accordance with Franchisor's requirements.

(c) Franchisee shall permit authorized personnel of Franchisor to inspect, examine, compile, review and/or audit all of Franchisee's business records relating to Franchisee's Franchised Business, including but not limited to financial documents and tax returns, at any time during normal business hours without any prior notice.

(d) Franchisee shall also permit accountants designated by Franchisor to audit Franchisee's books of accounts. In the event that Franchisee has understated the amount due to Franchisor and any such understatement is made deliberately, such understatement shall constitute an Event of Default and be considered a Material Breach as defined in Section 31(d)(iv) of this Agreement. Should any audit reveal an understatement of more than five percent (5%) of the amount otherwise due or if the understatement is determined to be deliberate, the expenses of Franchisor's audit and inspection shall be borne by Franchisee and the deficiency shall be immediately due and payable with interest from the date the payments should have been made.

(e) Any inspection or audit of business records or books of accounts is solely for determining Franchisee's compliance with its contractual obligations and does not constitute control over Franchisee's day-to-day operation of the Franchised Business.

(f) The provisions of this Section 21 shall survive the termination or expiration of this Agreement.

22. INDEMNIFICATION; INSURANCE

(a) Franchisee understands and agrees that nothing in this Agreement authorizes Franchisee to make any contract, agreement, warranty or representation on Franchisor's behalf, or to incur any debt or other obligation in Franchisor's name. Franchisee further understands and agrees that Franchisor shall in no event assume liability for, or be deemed liable hereunder as a result of, any such action or by reason of any act or omission of Franchisee in its conduct of the Franchised Business or otherwise, or any claim or judgment arising therefrom against Franchisor. Franchisee shall indemnify, defend and hold harmless Franchisor and Franchisor's officers, directors, shareholders, members, managers and employees, and agents from and against any and all claims, costs, obligations, and causes of action, arising directly or indirectly from any act or omission of Franchisee or any of its shareholders, directors, members, managers, officers, employees, representatives or agents, as a result of, or in connection with, Franchisee's operation of the Franchised Business, the actions of any of its shareholders, directors, members, managers, officers, employees, representatives or agents, or any action arising from an allegation of a violation of labor or employment law; or by reason of any act occurring on, at or from the premises of the Franchised Business or by reason of an omission relating to the operation of the Franchised Business, as well as the costs, including reasonable accountants', attorneys', and expert witness fees, costs of investigation and proof of facts, court costs, other litigation expenses and travel and living expenses, involved in defending against same incurred by Franchisor. As between Franchisor and Franchisee, Franchisee is solely responsible for the safety and well-being of its employees and the customers of the Franchised Business. If Franchisor is deemed a joint employer for any of Franchisee's employees or contractors and incur any liability as a joint employer, Franchisee must indemnify Franchisor and make it whole. This indemnity shall continue in full force and effect subsequent to and notwithstanding the expiration or termination of this Agreement or any renewals thereof.

(b) Franchisee agrees to maintain insurance as follows:

(i) With respect to all insurable properties, Franchisee shall maintain or cause to be maintained, all-risk property insurance against loss or damage to business and personal property of the Franchised Business in amounts not less than the replacement cost of such property; and,

(ii) Franchisee shall maintain or cause to be maintained commercial general liability insurance, including premises liability, products/completed-operations and contractual liability, against claims for bodily injury or property damage Franchisee caused as a result of the operation of the Franchised Business and pursuant to this Agreement in amounts not less than One Million Dollars (\$1,000,000.00) for each occurrence and Two Million Dollars (\$2,000,000.00) general aggregate. Coverage must be written on an occurrence form only; not claims-made; and,

(iii) Franchisee shall maintain or cause to be maintained automobile liability insurance against claims for personal injury, death or property damage occurring as a result of the maintenance or operation by Franchisee or its employees of any automobiles, trucks or

other vehicles in an amount not less than One Million Dollars (\$1,000,000.00) Combined Single Limit; and,

(iv) Franchisee shall maintain or cause to be maintained Workers' Compensation insurance, in such amounts as may now or hereafter be required by any applicable law, and shall withhold and pay any and all amounts required to be so paid for unemployment compensation, disability, social security, and other such taxes imposed upon Franchisee as an employer; and,

(v) Such other insurance that may be required by the statutes or other laws of the state or province or any local governmental entity in which the Franchised Business is located and operated.

(c) All insurance policies required under this Agreement shall be written by an insurance company satisfactory to Franchisor. Except for Workers' Compensation and Employer's Liability Insurance, all policies of liability insurance shall insure and name Franchisor and its affiliates as additional insured/loss payees and shall protect Franchisor and its affiliates against any liability that may accrue by reason of the ownership, maintenance or operation by Franchisee of the Franchised Business.

(d) Franchisor reserves the right to increase the minimum limits listed above as well as to change or add new types of required coverage.

(e) Franchisee's obligation to obtain and maintain or cause to be maintained the foregoing policy or policies of insurance shall not be limited in any way by reason of any insurance that may be maintained by Franchisor, nor shall Franchisee's performance of this obligation relieve Franchisee of liability under the indemnity provision set forth in this Agreement. Franchisee shall deliver to Franchisor certificates of insurance evidencing its compliance no less than ten (10) days prior to opening the Franchised Business. The evidence of insurance shall include a statement by the insurer that the policy or policies will not be cancelled or materially altered without giving at least thirty (30) days prior written notice to Franchisor. Franchisee must submit to Franchisor, at least annually, and otherwise upon request by Franchisor, a copy of the certificate of renewal or other evidence of the renewal, existence or extension of such insurance policies.

(f) Should Franchisee, for any reason, fail to procure or maintain the insurance required by this Agreement, a breach of this Agreement shall result. Franchisor shall then have the right and authority (but not the obligation) to procure such insurance and to charge same to Franchisee, which charges, together with a reasonable fee for Franchisor's expenses in so acting, shall be payable by Franchisee immediately upon notice from Franchisor.

23. BUSINESS ORGANIZATION AND PERSONAL GUARANTY(S)

(a) If Franchisee is an individual or individuals, then it is understood and agreed that the grant of license in Section 2 is made by Franchisor in reliance on the personal attributes of Franchisee and in consideration of the trust and confidence which Franchisor places in Franchisee, who will

actively and substantially participate personally in the beneficial ownership and management of the **ohDEER** Franchised Business.

(b) If Franchisee is a business entity (including but not limited to a corporation, a limited liability corporation, a partnership, a limited liability partnership, a trust), in addition to being newly formed, Franchisee must complete and sign the Principal Owner's Statement attached to this Agreement as Addendum D and each individual with an ownership interest in Franchisee must also sign Addendum D. Further, Franchisee represents, warrants and covenants that:

(i) Franchisee is newly formed and duly organized and validly exists under the laws of the state in which it was formed;

(ii) Franchisee is duly qualified and is authorized to do business in each jurisdiction in which its business activities or the nature of the properties owned by it require such qualification;

(iii) The execution of this Agreement and the transactions contemplated hereby are within Franchisee's powers;

(iv) The ownership interests in Franchisee are listed in Addendum D and are listed accurately and completely;

(v) Each and every person with an ownership interest in Franchisee shall sign the Guaranty Agreement attached to this Agreement as Addendum C and the original signed Guaranty Agreement shall be provided to Franchisor;

(vi) The stated purpose of the business entity shall consist only of the development, ownership, operation and maintenance of the **ohDEER** Franchised Business;

(vii) Franchisee shall not issue any additional stock, membership, or interests in Franchisee and no individual with ownership interest in Franchisee shall transfer, assign or pledge any ownership interest in Franchisee without the prior written consent of Franchisor and a legend setting forth same shall be contained in the business entity's organizational and governing documents and other appropriate documents such as certificates and stocks. Franchisor shall not withhold its consent to such issuance, transfer, assignment or pledge without a reasonable basis for doing so. In giving its consent, Franchisor shall have the right (but not the obligation) to impose one or more reasonable conditions;

(viii) Whenever the ownership interests in Franchisee changes, Franchisee must provide an updated Addendum D to Franchisor within five (5) business days of the change and the new recipient(s) of an ownership interest in Franchisee must sign the Guaranty Agreement attached to this Agreement as Addendum C;

(ix) Prior to Franchisor's signing of this Agreement, Franchisee shall deliver to Franchisor photocopies of the organizational and governing documents and other

documents such as certificates and stocks reflecting compliance with the provisions of this Subsection; and,

(x) Operation of Franchised Business is within the use for which the business entity is authorized in the jurisdiction in which the Franchised Business shall be conducted.

(c) Franchisor does not require Franchisee's spouse or domestic partner to sign this Agreement or Guaranty Agreement but Franchisor does require that Franchisee's spouse or domestic partner sign a Non-Disclosure and Non-Competition Agreement, in the form Franchisor designates.

24. COVENANTS OF NON-SOLICITATION, NON-DISCLOSURE AND NON-COMPETITION

Franchisee, and persons controlling, controlled by or under common control with Franchisee, specifically acknowledge that, pursuant to this Agreement, Franchisee will receive valuable specialized training, trade secrets, and confidential information, including, without limitation, information regarding the management, operations, marketing, advertising, and related information, materials, methods and techniques of Franchisor and Franchisor's System which are beyond the present skills and experience of Franchisee and Franchisee's managers and employees and that the value of this information arises not only from the time, effort and money that went into its compilation but also from its usage by all franchisees. Franchisee acknowledges that such specialized training, trade secrets, and confidential information provide a competitive advantage and will be valuable to Franchisee in the operation of the Franchised Business, and that gaining access to such specialized training, trade secrets, and confidential information is, therefore, a primary reason why Franchisee is entering into this Agreement. In consideration for such specialized training, trade secrets, confidential information and exclusive rights described above, Franchisee and persons controlling, controlled by or under common control with Franchisee agree and covenant as follows:

(a) Except to the extent prohibited by the laws of the state where the Franchised Business is located, during the Term of this Agreement and for a continuous uninterrupted period commencing upon the effective date of expiration or termination of this Agreement or the date that Franchisee begins to comply with this Section, whichever is later, and for two (2) years thereafter, except as otherwise approved in writing by Franchisor, Franchisee shall not, either directly or indirectly, for Franchisee, or through, on behalf of, or in conjunction with any person, persons, partnership, corporation or other business entity:

(i) solicit, divert or attempt to solicit or attempt to divert any business or customer of the Franchised Business to any competitor, by direct or indirect inducement or otherwise, or do or perform, directly or indirectly, any other act injurious or prejudicial to the goodwill associated with Franchisor's Licensed Rights and Franchisor's System; or

(ii) own, manage, maintain, operate, engage in, advise, consult with, invest in, be employed by or perform services as a director, officer, manager, representative, agent, or otherwise, or have any direct or indirect interest in any business within a fifty (50) mile

radius of the Designated Territory of Franchisee's former Franchised Business and/or of any franchised business owned by any **ohDEER** franchisee, Franchisor or an **ohDEER** affiliate that (a) specializes, in whole or in part, in offering to the public substantially similar products and/or services to those products and/or services offered by Franchisee prior to the termination or expiration of this Agreement (a "Competitive Business") or (b) grants franchises or licenses to others to operate a Competitive Business.

(b) At any time, during the Term of this Agreement or thereafter, Franchisee shall not, either directly or indirectly, for Franchisee, or through, on behalf of, or in conjunction with any person, persons, partnership, corporation or other business entity, use, in connection with the operation of any business other than the Franchised Business, any of the Licensed Rights, or any other names, marks, systems, insignias, or symbols provided or approved by Franchisor to Franchisee pursuant to this Agreement, or cause or permit any such business to look like, copy or imitate an **ohDEER** Franchised Business or to be operated in a manner tending to have such effect.

(c) Franchisee expressly acknowledges that Franchisee possesses skills and abilities of a general nature and has other opportunities for exploiting such skills. Consequently, enforcement of the covenants made in this Section will not deprive Franchisee of Franchisee's personal goodwill or ability to earn a living.

(d) It is the express intention of the parties to this Agreement to comply with all laws applicable to the covenants contained in this Agreement. If any of the covenants contained in this Section are found to exceed in duration, geography or scope those permitted by applicable law, it is expressly agreed that such restrictive covenant may be reformed or modified by the final judgment of a court of competent jurisdiction or other lawfully constituted authority to reflect a lawful and enforceable duration, geography or scope, and such covenant automatically shall be deemed to be amended and modified so as to comply with the judgment or order of such court or authority to the maximum extent permitted. If any one or more of the provisions contained in this Section shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Agreement, and this Agreement shall be construed as if such invalid, illegal or unenforceable provisions had never been contained herein.

(e) Franchisee understands and acknowledges that Franchisor shall have the right, in its sole discretion, to reduce the duration, geography or scope of any covenant set forth in this Section of this Agreement, or any portion thereof, without Franchisee's consent, effective immediately upon notice to Franchisee; and Franchisee agrees that Franchisee shall comply forthwith with any covenant as so modified, which shall be fully enforceable notwithstanding the provisions of Section 48 hereof.

(f) Franchisee expressly agrees that the existence of any claims Franchisee may have against Franchisor, whether or not arising from this Agreement, shall not constitute a defense to the enforcement by Franchisor of the covenants in this Section. Franchisee further agrees that Franchisor shall be entitled to set off from any amount owed by Franchisor to Franchisee any loss or damage to Franchisor resulting from Franchisee's breach of this Agreement.

(g) Franchisee understands and agrees that the restrictions contained in this Section are reasonable and necessary to protect the legitimate interests of Franchisor.

(h) Nothing contained in this Agreement shall prevent Franchisee from owning less than a five percent (5%) beneficial interest in the outstanding equity securities of any publicly traded corporation listed on a recognized national stock exchange or NASDAQ.

(i) Franchisee acknowledges and agrees that any failure to comply with the requirements of this Section shall constitute a material event of default under this Agreement; that such failure will cause Franchisor irreparable injury and that money damages will not adequately compensate Franchisor; and that Franchisor is entitled to enforce this Section by temporary restraining order and/or temporary, preliminary and/or permanent injunction, and/or specific performance, without the necessity of posting bond. This relief will be in addition to any other relief Franchisor may have under federal and/or state law. Franchisee agrees to pay all court costs and reasonable attorneys' fees incurred by Franchisor in enforcing its rights under this Section.

(j) In addition to any other remedies or damages allowed under this Agreement and/or by law, if Franchisee breaches any of the covenants set forth in Subsections 24(a) and (b), Franchisee shall pay Franchisor a fee equal to Franchisor's then-current Initial Franchise Fee for each Competitive Business identified plus eight percent (8%) of such Competitive Business' Gross Sales until expiration of the non-competition period set forth in this Section.

During the Term of this Agreement, any officer, manager or area supervisor of Franchisor shall have the right to inspect any business interest in which Franchisee or a Key Employee has an interest, at reasonable times and during normal business hours, to the extent reasonably necessary to determine whether the conditions of this Section are being satisfied. If, by reason of such inspections or otherwise, Franchisor has reason to believe that Franchisee is in default hereunder, and Franchisee is so notified by Franchisor, Franchisee shall have the burden of establishing that such default does not exist. Franchisee shall give notice to Franchisor of its response to any such default notice within ten (10) days of receipt thereof, and unless Franchisee denies that any such default exists, in which case Franchisor shall have the right to pursue any and all rights of remedy and enforcement available to it, either at law or in equity, Franchisee shall immediately take all steps to cure said default in a manner satisfactory to Franchisor.

The provisions of this Section shall survive any termination or expiration of this Agreement or any renewals thereof.

25. CONFIDENTIALITY

(a) Franchisee, and persons controlling, controlled by or under common control with Franchisee, shall hold in confidence Franchisor's System and shall not disclose any part thereof to any entity. It is understood and agreed that Franchisor's System would, if used by other entities, give such other entities a substantial competitive advantage, which advantage is presently enjoyed by Franchisor. Accordingly, Franchisee agrees that Franchisee shall not at any time, without

Franchisor prior written consent, disclose (except to such employees or agents as must reasonably have access to such information in order to establish or operate the Franchised Business and who have signed confidentiality agreements, in a form approved by Franchisor or as it otherwise provides) or permit the use of the **ohDEER** System, or any part, except as may be required by applicable law or as authorized by this Agreement. Franchisee acknowledges and agrees that any form of confidentiality agreement is a form of agreement only and that it may or may not be enforceable in a particular jurisdiction. Franchisee agrees that Franchisee is solely responsible for obtaining Franchisee's own professional advice with respect to the adequacy of the terms and provisions of any confidentiality agreement Franchisee requires its employees, agents and independent contractors to sign.

(b) Franchisee, and persons controlling, controlled by or under common control with Franchisee, shall at all times use best efforts to keep confidential the Operations Manual, any other manuals or materials designated for use with Franchisor's System and such other information as Franchisor may designate for confidential use with Franchisor's System, as well as all other trade secrets, if any, and confidential information, knowledge and know-how concerning the operation of the Franchised Business that may be imparted to, or acquired by, Franchisee in connection with this Agreement. Franchisee acknowledges that the unauthorized use or disclosure of such confidential information (and trade secrets, if any) will cause incalculable and irreparable injury to Franchisor. Any and all information, knowledge and know-how, not generally known in the deer control, rabbit control, tick control, or mosquito control business, about **ohDEER** products, equipment, services, standards, specifications, systems, procedures and techniques, and such other information or materials as Franchisor may designate as confidential, shall be deemed confidential for purposes of this Agreement, except information that Franchisee can demonstrate came to its attention prior to disclosure thereof by Franchisor or that is or has become a part of the public domain through publication or authorized communication by others. The Operations Manual, any other manuals or materials designated for use with Franchisor's System, and all confidential information (and trade secrets, if any) shall at all times be deemed to be, and shall remain, the sole property of Franchisor, and Franchisee shall acquire no rights, title or interest therein by virtue of its authorization pursuant to this Agreement to possess and use the same.

FRANCHISEE ACKNOWLEDGES AND AGREES THAT FRANCHISOR'S CONFIDENTIAL INFORMATION INCLUDES, BUT IS NOT LIMITED TO: THE TERMS AND CONDITIONS OF THIS AGREEMENT; THE CONTENTS OF THE OPERATIONS MANUALS, TRADE SECRETS WHICH INCLUDES CUSTOMER LISTS, AND ANY COMPONENT OF THE FRANCHISOR'S SYSTEM THAT DOES NOT CONSTITUTE A TRADE SECRET BUT THAT OTHERWISE MEETS THE DEFINITION OF "CONFIDENTIAL INFORMATION."

The provisions of this Section shall survive any termination or expiration of this Agreement or any renewals thereof.

26. NON-DISCLOSURE AND NON-COMPETITION AGREEMENTS

Except to the extent prohibited by the laws of the state where the Franchised Business is located or where the employee lives or works, Franchisee shall cause any person who is actively involved

as a Key Employee, as defined in Section 11 of this Agreement, in the Franchised Business, at the time such person enters Franchisee's employment, to enter into a Non-Disclosure, Non-Solicitation and Non-Competition Agreement in the form approved by Franchisor or as it otherwise provides. Franchisee acknowledges and agrees that any form of non-disclosure, non-solicitation and non-competition agreement is a form of agreement only and that it may or may not be enforceable in a particular jurisdiction. Franchisee agrees that Franchisee is solely responsible for obtaining its own professional advice with respect to the legal compliance with the law and adequacy of the terms and provisions of any agreement Franchisee requires its employees, agents and independent contractors to sign. Franchisee shall use Franchisee's best efforts to prevent any such persons from using, in connection with the operation of any competing business wherever located, any of the Licensed Rights or from operating any competing business that looks like, copies or imitates any **ohDEER** Franchised Business or operates in a manner tending to have such effect. If Franchisee has reason to believe that any such person has violated the provisions of the Non-Disclosure, Non-Solicitation and Non-Competition Agreement, Franchisee shall notify Franchisor and shall cooperate with Franchisor to protect Franchisor against infringement or other unlawful use of the Licensed Rights, including, but not limited to, the prosecution of any lawsuits if, in the judgment of Franchisor's counsel, such action is necessary and advisable.

The provisions of this Section shall survive any termination or expiration of this Agreement or any renewals thereof.

27. ASSIGNMENT; CONDITIONS AND LIMITATIONS

If Franchisee is not an individual, the terms of this Section and of Section 28 hereof, shall also be deemed to apply to any management agreement, sale, resale, pledge, assignment, transfer or encumbrance of voting stock of, or other ownership interest in Franchisee which would, alone or together with other related, previous, simultaneous or proposed transfers, result in a change of ownership or management "control" of Franchisee.

As used in this Agreement, the term "transfer" includes Franchisee's (or an owner's) voluntary, involuntary, direct or indirect, assignment, sale, gift, or other disposition of any interest in (1) this Agreement, (2) the Franchisee entity, (3) the Franchised Business governed by this Agreement, or (4) all or a substantial portion of the assets of the Franchised Business. It also includes an assignment of day-to-day operational responsibilities for the Franchised Business pursuant to an operating agreement or otherwise. A transfer of the Franchised Business's ownership, possession, or control, or all or a substantial portion of its assets, may be made only with a transfer of this Agreement in compliance with the terms of this Agreement.

(a) Franchisee shall not, directly or indirectly, sell, assign, transfer, or encumber this Agreement, the Franchise, the Licensed Rights, or any other interest hereunder, nor shall Franchisee suffer or permit any such assignment, transfer or encumbrance to occur by operation of law or otherwise, without obtaining the prior written consent of Franchisor and complying with the terms of this Agreement.

(b) In the event Franchisee or its successor is not an individual, it is agreed as follows:

(i) The Articles of Incorporation (or other corporate charter pursuant to which Franchisee was formed) and the Bylaws or Operating Agreement (or regulations or other instrument for the governance of the entity), or the Partnership Agreement, or other instruments pursuant to which Franchisee was created, shall reflect that the issuance and transfer of voting stock or other ownership interest therein ("securities") is restricted by the terms of this Agreement. Franchisee shall furnish Franchisor at the time of execution of this Agreement or of assignment to the corporation, limited liability company, partnership or other entity, an agreement executed by all stockholders, partners, members and other owners of any equity interest in Franchisee, stating that none of such entities will sell, assign or transfer voluntarily or by operation of law any securities of Franchisee to any other entity, other than existing stockholders or partners to the extent permitted hereunder, without the prior written consent of Franchisor. All securities issued by Franchisee will bear a legend in substantially the following form, which shall be printed legibly and conspicuously thereon:

"TRANSFER OF THESE SECURITIES IS SUBJECT TO CERTAIN
RESTRICTIONS CONTAINED IN A FRANCHISE AGREEMENT
BETWEEN OH DEER DEVELOPMENT CORPORATION AND

_____, DATED _____, 20__."

A stop transfer order shall be in effect against the transfer of any securities on Franchisee's records except transfers permitted by this Agreement.

(c) Franchisee acknowledges and agrees that the restrictions on transfer imposed herein are reasonable and are necessary to protect the Franchised Business and Franchisor's System; **ohDEER's** trade secrets and operating procedures; **ohDEER's** general high reputation and image; the Licensed Rights; as well as Franchisee and other **ohDEER** franchisees. Any assignment or transfer permitted by this Agreement shall not be effective until Franchisor receives a completely executed copy of all transfer documents and consents to such transfer in writing.

(d) The performance of Franchisee is of vital importance to the market position and the overall image of Franchisor, and there are many subjective factors that comprise the process by which Franchisor selects a suitable franchisee. The consent of Franchisor to a transfer or assignment by Franchisee of the Franchise and Franchised Business shall, in addition to the other restrictions and requirements herein noted, remain a subjective determination and shall consider, but not be limited to, the following conditions:

- (i) All obligations of Franchisee under this Agreement and all other franchise documents, and the relationship created under those agreements are assumed by the transferee;
- (ii) All ascertained debts of Franchisee to Franchisor and its affiliates are paid;

- (iii) Franchisee, at the time of the request to transfer and as of the date of transfer, is not in default under this Agreement or any other franchise agreement;
- (iv) Except for other **ohDEER** franchises, the proposed transferee does not operate or participate in an entity that operates a franchise, license, or other business offering products and/or services similar to those offered by the Franchised Business;
- (v) The proposed transferee satisfactorily completes the training required of new franchisees on Franchisor's then-current terms prior to the date of transfer;
- (vi) The proposed transferee meets all of the requirements of Franchisor for new franchisees, including, but not limited to, good reputation and character, experience, business acumen, operational ability, financial strength and stability, willingness and ability to devote full time and best efforts to the operation of the Franchised Business and other business considerations as Franchisor may reasonably apply in evaluating new franchisees. Franchisee must provide Franchisor with all information Franchisor may require concerning the proposed transaction (including a copy of the purchase agreement and all related documents), and the proposed transferee as Franchisor may reasonably require;
- (vii) The proposed transfer is at a price and upon such terms and conditions as Franchisor, in its sole and exclusive judgment, deems reasonable;
- (viii) The proposed transferee executes or, in appropriate circumstances, causes all necessary parties to execute Franchisor's then-current standard form of franchise agreement (provided that such execution will not serve to extend the then remaining Term of the franchise) and such other then-current ancillary agreements being required by Franchisor of new franchisees on the date of transfer;
- (ix) Franchisee, except to the extent prohibited by state law, executes a general release of any and all claims against Franchisor and its subsidiaries and affiliates, and their respective officers, managers, directors, agents and employees;
- (x) Franchisee or proposed transferee pays to Franchisor a non-refundable transfer fee equal to twenty percent (20%) of the then-current initial franchise fee being charged to new franchisees to cover Franchisor's reasonable costs in effecting the transfer and in providing training and other initial assistance to transferee;
- (xi) If Franchisee provides financing to proposed transferee for any part of the purchase price, Franchisee agrees that all of the proposed transferee's obligations under promissory notes, agreements or security interests reserved in the Franchised Business are subordinate to the proposed transferee's obligation to pay fees and other amounts due to Franchisor and otherwise to comply with the franchise agreement; and,

(xii) Franchisee abides by all post-termination covenants including, without limitation, the covenant not to compete set forth in Section 24, subject to applicable state law, and confidentiality set forth in Section 25.

(e) If Franchisee pursues but does not complete a transfer which has caused Franchisor to incur costs and expenses in reviewing and documenting the proposed transfer, Franchisee must reimburse Franchisor for these costs and expenses.

(f) This Agreement shall inure to the benefit of Franchisor, its successors and assigns, and Franchisor shall have the right to transfer or assign without Franchisee's consent all or any part of its interest herein to any person or legal entity who in the good faith judgment of Franchisor has the willingness and capacity to assume Franchisor's obligations under this Agreement.

(g) Notwithstanding the provisions of Subsection (c) above, if Franchisee is an individual, Franchisee may request to transfer this Agreement to a business entity formed by Franchisee after the effective date of this Agreement in which Franchisee is the sole owner. Franchisor consent will not be unreasonably withheld.

28. DEATH, DISABILITY OR PERMANENT INCAPACITY OF FRANCHISEE

In the event of death or permanent disability of Franchisee or any person with a controlling interest in Franchisee, the executor, administrator, or personal representative of that person must transfer his or her interest to a third party approved by Franchisor within six (6) months after such death or permanent disability. These transfers, including, without limitation, transfers by devise or inheritance, will be subject to the same restrictions and conditions as any *inter vivos* transfer. However, in the case of a transfer by devise or inheritance, if the heirs or beneficiaries of any deceased person are unable to meet the conditions contained in this Agreement, the personal representative of the deceased Franchisee shall have a reasonable time in the sole discretion of Franchisor, to dispose of the deceased's interest in the Franchised Business which disposition will be subject to all the terms and conditions for transfer contained in this Agreement. If the deceased's interest is not disposed of within a reasonable time as determined by Franchisor, in its sole discretion, Franchisor may terminate this Agreement. The term "permanent disability" shall mean a mental, physical or emotional disability, incapacity, impairment, or condition that is reasonably expected to prevent or actually does prevent Franchisee (or an owner controlling Franchisee) from supervising the management and operation of the Franchised Business for a period of one hundred and twenty (120) days from the onset of such disability, incapacity, impairment or condition. In any event, the Franchised Business shall at all times be managed by a designated manager who has complied with all of Franchisor's training requirements regardless of any death or permanent disability covered by this Section.

29. OPERATION OF FRANCHISED BUSINESS IN THE EVENT OF ABSENCE, INCAPACITY OR DEATH

In order to prevent any interruption of the business of the Franchised Business which would cause harm to said business and thereby depreciate the value thereof, Franchisee authorizes Franchisor, in

the event that Franchisee is absent or incapacitated or dies, and is not, therefore, in the sole judgment of Franchisor, able to operate the Franchised Business hereunder, to operate said business for so long as Franchisor deems necessary and practical, and without waiver of any other rights or remedies Franchisor may have under this Agreement. Provided, however, that in the event that Franchisor should commence to operate the Franchised Business, Franchisor shall not be obligated to so operate the Franchised Business for a period of more than ninety (90) days. All monies from the operation of the Franchised Business during such period of operation by Franchisor shall be kept in a separate account. The expenses of the Franchised Business, including reasonable compensation and expenses for Franchisor's representatives shall be charged to said account. If, as herein provided, Franchisor temporarily operates the Franchised Business, Franchisee agrees to indemnify and hold harmless Franchisor and any representative of Franchisor who may act hereunder, from any and all claims arising from the acts and omissions of Franchisor and its representative arising therefrom.

30. FRANCHISOR RIGHT OF FIRST REFUSAL

If Franchisee receives from a third party and desires to accept a bona fide written offer to purchase Franchisee's business, franchise and interests hereunder (or seeks to effect a sale of the Franchised Business), Franchisor shall have the option, exercisable by written notice to Franchisee within sixty (60) days after written notice and receipt of a copy of such offer and the other information set forth in this Section, to purchase such business, franchise and interests hereunder, on the same financial terms and conditions as offered to or by said third party provided further that Franchisor may substitute cash for any other form of payment proposed in such offer. In order that Franchisor may have information sufficient to enable it to determine whether to exercise its option, Franchisee shall deliver to Franchisor, to the extent requested by Franchisor, certified financial statements as of the end of Franchisee's most recent fiscal year, any financial statements prepared by or for Franchisee since the end of such fiscal year and such other information about the business and operations of Franchisee as Franchisee has provided or will make available to such third party. If Franchisor does not exercise its option, Franchisee may, within ninety (90) days from the expiration of the option period, sell, assign and transfer its business, franchise and interests hereunder but only upon the same terms and conditions proposed to Franchisor and provided Franchisor has consented to such transfer as required by Section 27 hereof.

If Franchisee fails to make such sale, assignment or transfer within this ninety (90) day period, or if there is any material change in the terms of the offer, this right of first refusal by Franchisor shall again be applicable as in the case of an initial offer. Failure by Franchisor to exercise the option afforded by this Section shall not constitute a waiver of any other provisions of this Agreement, including all of the requirements of Section 27 hereof, with respect to the proposed transfer.

If Franchisee is not an individual, this right of first refusal shall apply to any management agreement, sale, resale, pledge, assignment, transfer or encumbrance of the voting stock of, or other ownership interest in Franchisee which would, alone or together with other related, previous, simultaneous or proposed transfers, result in a change of "control" of Franchisee.

31. TERMINATION

(a) If Franchisee is in compliance with this Agreement and Franchisor materially breaches this Agreement and fails to cure such breach within thirty (30) days after written notice thereof is delivered to Franchisor, then Franchisee may terminate this Agreement and the Franchised Business effective thirty (30) days after delivery to Franchisor of notice of termination. Notwithstanding the foregoing, if the breach is curable but is of a nature which cannot reasonably be cured within such thirty (30) day period and Franchisor has commenced and is continuing to make good faith efforts to cure the breach, Franchisor shall be given an additional reasonable period of time to cure the same, and this Agreement shall not terminate. Any termination of this Agreement and the Franchised Business by Franchisee, without complying with the foregoing requirements, or for any reason other than a material breach of this Agreement by Franchisor and Franchisor's failure to cure such material breach within the time allowed shall be deemed a termination by Franchisee without cause.

(b) Franchisee acknowledges that the strict performance of all the terms of this Agreement is necessary not only for protection of Franchisor, but also for the protection of Franchisee and other franchisees of Franchisor. As a result, Franchisee acknowledges and agrees that the occurrence of any of the following events, each or any of which shall be considered a Material Breach default of this Agreement, constitutes reasonable grounds for termination of this Franchise Agreement by Franchisor; provided, however that Franchisee shall be given the opportunity, within thirty (30) days after receipt of written notice of such Material Breach, to cure the default by promptly providing proof thereof to Franchisor. Notwithstanding the foregoing, if the breach is curable but is of a nature which cannot reasonably be cured within such thirty (30) day period and Franchisee has commenced and is continuing to make good faith efforts to cure the breach, Franchisee shall be given an additional reasonable period of time to cure the same, and this Agreement shall not terminate. If any such default is not cured within the time as specified by Franchisor this Agreement shall terminate effective immediately without further notice to Franchisee. Franchisee shall be in default under this Agreement for failure to comply with any of the requirements imposed by the Agreement, as it may from time to time be reasonably supplemented by Franchisor's Operations Manual or other manuals or for failure to carry out the terms of this Agreement in good faith. Such defaults include, but are not limited to:

- (i) If Franchisee shall fail to remit any payments when due under this Agreement;
- (ii) If Franchisee shall fail to establish, equip, maintain, or update the Franchised Business in accordance with Franchisor's plans and specifications;
- (iii) If Franchisee shall fail to submit to Franchisor financial reports or other information required under this Agreement, or fails to allow reasonable access to its records within the time periods required by this Agreement;
- (iv) If Franchisee shall fail to operate the Franchised Business in accordance with Franchisor's Operations Manual or other manuals or shall fail to use products, methods, equipment or suppliers that conform to the System Standards of Franchisor, shall fail to

obtain and maintain required licenses, or shall fail to maintain Franchisor's standards of quality service in the operation of the Franchised Business;

(v) If Franchisee fails to obtain Franchisor's prior written approval or consent as expressly required by this Agreement;

(vi) If Franchisee shall fail to accurately or completely record all sales made in, upon or from the Franchised Business at the time of sale;

(vii) If Franchisee breaches any other covenant, term, or provision of this Agreement;

(viii) If Franchisee shall fail to open the Franchised Business within four (4) months of the execution of this Agreement;

(ix) If Franchisee shall fail to comply with any of Franchisee's agreements with any third parties as related to the Franchised Business; or,

(x) If Franchisee generally shall not be paying the debts of the Franchised Business as they become due.

(c) In the event Franchisee is delivered three (3) or more notices of Material Breach within a twenty four (24) month period pertaining to any one (1) or more of the foregoing events, whether or not cured after notice, during the initial Term or any renewal terms of this Agreement, Franchisor shall have the right to terminate this Agreement. The effective date of any such termination notice under this Subsection shall be upon the expiration of Franchisee's receipt of thirty (30) days written notice to that effect, or such longer period as may be required by law.

(d) Notwithstanding the foregoing, Franchisee shall be deemed to be in material breach and Franchisor, at its option, may terminate this Agreement and all rights granted under it, without affording Franchisee any opportunity to cure the breach, effective three (3) days after written notice of termination is sent to Franchisee, if Franchisee does any of the following:

(i) Abandons, vacates, deserts, surrenders, transfers control or otherwise ceases operation of the Franchised Business or fails to continuously and actively operate the Franchised Business or to do so for a period of five (5) consecutive business days or any shorter period that indicates an intent by Franchisee to discontinue operation of the Franchised Business without the express written consent of Franchisor, unless and only to the extent that Franchisee is precluded from doing so by damage to the Franchised Business due to war, act of God, civil disturbance, natural disaster, labor dispute or other events beyond Franchisee's reasonable control and so long as within one hundred and eighty (180) days, Franchisee has begun and diligently pursued relocation or re-establishment of the Franchised Business;

(ii) Misuses the Licensed Rights, or any other names, marks, e-marks, systems,

insignias, symbols, copyrights or rights provided by Franchisor to Franchisee, or otherwise materially impairs the goodwill associated therewith or Franchisor's rights therein, or if Franchisee shall use at the Franchised Business any names, marks, e-marks, systems, insignias, or symbols copyrights not authorized by Franchisor;

(iii) Consistently (meaning twice or more in any twelve (12) month period) fails or refuses to submit when due any financial statement, tax return or schedule, or to pay when due the Royalty Fees or any other payments or to submit any required reports due to Franchisor;

(iv) Intentionally underreports Gross Sales in any amount or negligently underreports Gross Sales by five percent (5%) or more during any reporting period;

(v) Operates the Franchised Business in a manner that violates any federal, state, or local law, rule, regulation or ordinance;

(vi) Makes a material misrepresentation to Franchisor or on Franchisee's application to own and operate the Franchised Business or in conducting the Franchised Business;

(vii) Attempts to transfer, assign or sub-franchise this Agreement without having the prior written consent of Franchisor as set forth in this Agreement;

(viii) Discloses or divulges to any unauthorized person or entity or copies or reproduces any of the contents of the Operations Manual or any other trade secrets or Confidential Information provided to Franchisee by Franchisor or any of its subsidiaries or affiliates;

(ix) Engages in any activity that has an adverse effect on Franchisor, Franchisor affiliates, **ohDEER** System, other **ohDEER** franchisees and/or the Marks;

(x) Commits, is convicted of or pleads "nolo contendere" to a felony, a crime involving fraud, deception or moral turpitude, or commits any crime or offense that Franchisor reasonably believes, in the sole opinion of Franchisor, is likely to have a material adverse effect on the Licensed Rights, the Marks and associated goodwill and reputation of Franchisor, Franchisor affiliates, **ohDEER** System, and/or other **ohDEER** franchisees;

(xi) (1) Fails to satisfy any judgment within thirty (30) days unless a supersedeas or other appeal bond has been filed; or (2) fails to have discharged within five (5) days an execution levied against Franchisee, Franchisee's business or property or any person with a controlling interest in Franchisee; or (3) fails to have dismissed within thirty (30) days a suit to foreclose any lien or mortgage against the Franchised Business, the equipment therein, or the land upon with the Franchised Business is situated; or (4) fails to have dismissed within a thirty (30) day period any attachments of Franchisee's bank accounts, property or receivables; or (5) if the real or personal property of Franchisee's business shall be sold after levy by any sheriff, marshal, or constable;

(xii) Fails to maintain an independent contractor relationship with Franchisor;

- (xiii) Commits a default under any loan or lease pursuant to operating the Franchised Business and fails to cure that default by the date specified by the lender or lessor;
 - (xiv) Creates or allows to exist any condition in or at the Franchised Business, or on or about the Franchised Business's premises, which Franchisor reasonably believes presents health and/or safety concerns for the Franchised Business's customers or employees;
 - (xv) If Franchisee engages in any act(s) that is so dishonest, untrustworthy, self-dealing, and/or fraudulent, that it goes to the essence of the Franchise Agreement and/or frustrates one of the principal purposes of the Franchise Agreement and/or irreparably damages the trust between us;
 - (xvi) If Franchisee's material breach cannot be cured; or,
 - (xvii) If, without the prior written consent of Franchisor, Franchisee or persons controlling, controlled by, or under common control with Franchisee shall have any interest, direct or indirect, in the ownership or operation of any business engaged in the sale of similar or other related products or services within the Franchisee's Designated Territory, or in any business, regardless of where located, that looks like, copies, or imitates any **ohDEER** business, or operates in a manner tending to have such effect.
- (e) Notwithstanding the foregoing provisions of this Section, Franchisee shall be in breach under this Agreement and all rights granted under this Agreement will automatically terminate without notice to Franchisee, if Franchisee does any of the following:
- (i) Makes an assignment for the benefit of creditors or an admission of Franchisee's inability to pay its obligations as they become due; or,
 - (ii) Files a voluntary petition in bankruptcy or any pleading seeking any reorganization, arrangement, composition, adjustment, liquidation, dissolution or similar release under any law, or admitting or failing to contest the material allegations of any such pleading filed against Franchisee or any owner of Franchisee, or is adjudicated bankrupt or insolvent, or a receiver is appointed for a substantial part of the assets of the Franchisee or the Franchised Business, or the claims of creditors of Franchisee or the Franchised Business are abated or subject to moratorium under any laws.
- (f) In the event state law requires a notice period prior to the effective date of a termination under this section, Franchisor shall have the right to take possession of the Franchised Business and diligently run it on Franchisee's behalf until such time as the termination becomes legally effective. Franchisee, on behalf of itself, Franchisee's heirs, and Franchisee's legal representatives, consents to such operation of the Franchised Business by Franchisor, and releases and indemnifies Franchisor from any liability arising in connection with its operation of the Franchised Business pursuant to the terms of this Subsection.

(g) In addition to its other rights and remedies, Franchisor may charge Franchisee a fee of Twenty Dollars (\$20.00) per day per violation by Franchisee of any term or condition of this Agreement, payable upon receipt of such notice ("Late Fee"). The Late Fee may be changed, increased or eliminated by Franchisor. These Late Fees are intended to reimburse Franchisor for its expenses and to compensate for its inconvenience and do not constitute interest.

(h) If Franchisee is in material default as described in Subsection (b) above, Franchisor has the right to suspend any and all operating assistance as described in this Agreement and/or the Operations Manual to Franchisee.

32. STEP IN RIGHTS

(a) If a material default under this Agreement occurs and remains uncured, or is not subject to cure, or if Franchisee's actions jeopardize the integrity of the Marks or System, then Franchisee authorizes Franchisor or its designee to operate the Franchised Business for as long as, in Franchisor's reasonable judgment, it is necessary or practical. Franchisee acknowledges that this right to step-in is necessary to preserve the value and integrity of the Marks and System. Even if Franchisor exercises this right to step in, Franchisee agrees that Franchisor does not lose or waive a right to exercise any other rights or remedies which Franchisor may have legally under this Agreement. Among the reasons Franchisor may act under these step-in rights are:

(i) Franchisor reasonably determines that Franchisee is unable to operate the Franchised Business because Franchisee is absent or incapacitated because of illness, accident, injury or death;

(ii) Franchisee has not paid its monetary obligations to Franchisor or others when they are due;

(iii) Franchisee has not removed non-consensual liens or encumbrances which have been placed against the Franchised Business; or,

(iv) Franchisor determines that material operational problems require that Franchisor operate the Franchised Business for a period of time.

(b) During a step-in period, Franchisor will maintain, in a separate account, all Gross Sales of the Franchised Business. From that account Franchisor will pay all expenses of the Franchised Business, which will include the Royalty Fee, all marketing contributions or payments, and reasonable compensation and expenses for its representatives. If these step-in rights are exercised, Franchisee agrees to hold Franchisor harmless and hold harmless Franchisor's representatives for all actions or omissions which occur during the course of the temporary operation. Franchisee agrees to pay Franchisor's reasonable attorneys' fees and costs which might arise from the exercise of these step-in rights. Nothing in this Section 32 will prevent Franchisor from exercising any other rights which it may have under this Agreement, including the right to terminate the Agreement.

33. CROSS-DEFAULT

Any default by Franchisee of any other agreement between Franchisor and Franchisee shall be deemed a default under this Agreement, and any default by Franchisee under this Agreement shall be deemed a default under any and all other agreements between Franchisor and Franchisee. If the nature of such default under any other agreement would have permitted Franchisor to terminate this Agreement had said default occurred hereunder, Franchisor shall have the right to terminate all of the other agreements between Franchisor and Franchisee in the same manner as provided herein for termination of this Agreement.

34. OBLIGATIONS OF FRANCHISEE UPON TERMINATION OR EXPIRATION

(a) Upon termination of this Agreement for any reason or upon expiration of the Term hereof, Franchisee agrees as follows:

- (i) To pay immediately to Franchisor, its subsidiaries and/or its affiliates the full amount of all sums due under this Agreement including damages, liquidated damages and costs incurred in enforcing this Agreement or otherwise;
- (ii) To cease immediately to operate the Franchised Business and cease to use the Licensed Rights provided by Franchisor hereunder including but not limited to **ohDEER** Marks, or any other mark registered by Franchisor and its affiliates or any of Franchisor trade secrets, signs, symbols, devices, materials constituting part of Franchisor's System, and any confusingly similar name, marks, e-marks, copyrights, systems, insignias, symbols and other rights, procedures or methods;
- (iii) To immediately return to Franchisor all originals and copies of Franchisor's Operations Manual and all other manuals, plans and specifications, designs, training aids, records, data, samples, models, programs, or handbooks and other materials loaned or provided to Franchisee by Franchisor or any of its subsidiaries or affiliates;
- (iv) To immediately turn over to Franchisor any and all originals and copies of customer lists, records, files, instructions, correspondence, brochures, computer software, computer CDs, DVDs or scandisks and any and all Confidential Information in Franchisee's possession, custody or control concerning or relating to the operation of the Franchised Business and/or Franchisor's operations or business. The only documents that Franchisee shall retain are Franchisee's copy of this Agreement, any correspondence between Franchisee and Franchisor and any other documents that Franchisee reasonably needs for compliance with any provision of law;
- (v) To cease immediately to hold itself out in any way as a franchisee of Franchisor or to do anything that would indicate any past or present relationship between Franchisee and Franchisor;

(vi) To the extent possible, to immediately remove or permanently cover any and all structures, signs or advertisements identifiable in any way with Franchisor or **ohDEER** name or image;

(vii) To promptly take such action that may be required to cancel all fictitious or assumed names or equivalent registrations relating to Franchisee's use of any of the Marks or, at the option of Franchisor, assign same to Franchisor;

(viii) Promptly assign to Franchisor any interest that Franchisee may have in the telephone number and telephone listing(s) and/or directory(ies) used by Franchisee in connection with the operation of its business. Franchisee shall promptly transfer all telephone calls by call-forwarding to Franchisor or to such other party or entity as Franchisor shall direct; to execute any such instruments and take such actions as Franchisor may deem necessary to effect such transfer and call-forwarding of telephone calls. Franchisee acknowledges that this Agreement shall be conclusive evidence of Franchisor's rights to such telephone numbers and directory listings and its authority to direct this transfer; and,

(ix) Abide by all restrictive covenants set forth in Sections 24 through 26 of this Agreement.

(b) If termination of this Agreement arises out of a default or defaults by Franchisee in complying with terms of this Agreement, Franchisor shall have the option to purchase (at Franchisee's cost) all or part of Franchisee's equipment, supplies and products used by Franchisee in the Franchised Business. Such option shall be exercised, if at all, in whole or in part, by Franchisor upon or within fifteen (15) days of termination of this Agreement. It is expressly understood that this provision is an option that Franchisor may or may not exercise, and that Franchisor is under no obligation to do so. Franchisor shall have the right to set off all amounts due from Franchisee against any payment Franchisor would be making to Franchisee under this Subsection. Franchisee will have every right to maintain its own property not bearing any of the marks of Franchisor, including equipment and supplies, and is under no obligation to sell such property to Franchisor.

35. NOTICES

All approvals, requests, notices, and reports required or permitted under this Agreement will not be effective unless in writing and delivered to the party entitled to receive the notice in accordance with this Section. All such approvals, requests, notices, and reports, as well as all payments, will be deemed delivered at the time delivered by hand; or one (1) Business Day after sending by e-mail or comparable electronic system or through a nationally recognized commercial courier service for next Business Day delivery; or three (3) Business Days after placement in the United States Mail by Registered or Certified Mail, Return Receipt Requested, postage prepaid; and must be addressed to the party to be notified at its most current principal business address of which the notifying party has been notified and/or, with respect to any approvals and notices that Franchisor provides to Franchisee or Franchisee's Owners, at the Franchised Business's address. As of the

Effective Date of this Agreement, notices should be addressed to the following addresses unless and until a different address has been designated by written notice to the other party:

- (a) If to Franchisor at:
260 Boston Post Road
Wayland, Massachusetts 01778;
- (b) If to Franchisee at:

36. DISPUTE RESOLUTION

(a) Franchisor and Franchisee agree that it is in their best interests to resolve claims, controversies and disputes arising out of or relating to Franchisee's operation of the Franchised Business under this Agreement between them in an orderly fashion and in a consistent manner. For that reason, Franchisor and Franchisee agree as follows:

(i) Except for matters where either party seeks equitable relief, neither party will seek a judicial resolution of a dispute between them without first requesting a meeting or telephone conference with the other party by written notice, which notice will designate a party who is a senior executive with authority to reach a resolution of the dispute on their behalf. The party receiving the notice will also designate a representative of similar authority for the purpose of discussing the specific matter in dispute. If Franchisee is an individual, Franchisee will be its designated representative. At least one meeting or telephone conference of the designated representatives will be held in an effort to resolve the dispute. The parties will agree on a location, date and time for the meeting or telephone conference which must be within thirty (30) days of the initial notice. If the meetings and telephone conferences do not resolve the dispute, either party may pursue mediation in accordance with Subsection 36(a)(ii).

(ii) If the dispute is not resolved pursuant to Subsection 36(a)(i), the parties shall submit the dispute to mediation in accordance with the Commercial Arbitration Rules and Mediation Procedures (Including Procedures for Large, Complex Commercial Disputes) of the American Arbitration Association ("AAA") unless both parties agree to waive mediation and proceed directly to arbitration as set forth in Subsection 36(a)(iii). Each party will bear their own costs and fees of the mediation, however, the mediator's fee will be split equally between the parties.

(iii) If the parties have not resolved a claim, controversy or dispute by negotiation, mediation, or otherwise (which the parties will make a diligent effort to do) or if a claim, controversy or dispute arises subsequent to the termination or expiration of this Agreement, such claim, controversy or dispute shall be referred to Arbitration in accordance with the AAA's Commercial Arbitration Rules and Mediation Procedures (Including Procedures for Large, Complex Commercial Disputes), as amended (and specifically including the optional rules). If such Rules are in any way contrary to or in conflict with this Agreement, the terms of this Agreement shall control. The Arbitrator shall apply the Federal Rules of

Civil Procedure and the Federal Rules of Evidence to the extent possible while, in Arbitrators discretion, still effecting the arbitration goal of streamlined administrative procedure. The law of the Commonwealth of Massachusetts shall govern the construction and interpretation of this Agreement in Arbitration.

(b) The Arbitration proceedings shall be conducted before a single Arbitrator, selected in accordance with AAA Rules, and shall be a member of the bar of the Commonwealth of Massachusetts who has been actively engaged in the practice of law for at least five (5) years and has franchise law experience. Prior to the commencement of hearings, the Arbitrator shall provide an oath of undertaking of impartiality.

(c) Arbitration shall be conducted in the city and state where Franchisor maintains its principal place of business (or, if there is no AAA office in that city, at the location of the AAA office nearest to Franchisor's principal place of business, which is currently Wayland, Massachusetts). The award of the Arbitrator shall be final and judgment upon the award rendered in Arbitration may be entered in any court having jurisdiction thereof. The costs and expenses of Arbitration, including compensation and expenses of the Arbitrator, shall be borne by the non-prevailing party.

(d) Any party to this Agreement may bring an action, including a summary or expedited proceeding to compel Arbitration of any such dispute or controversy, in a court of competent jurisdiction in Massachusetts and, further, may seek provisional or ancillary remedies including temporary or injunctive relief in connection with such dispute or controversy, without providing or posting any bond or security regardless of any legal requirements to do so, provided that the dispute or controversy is ultimately resolved through binding Arbitration conducted in accordance with the terms and conditions of this Agreement.

(e) In proceeding with Arbitration and in making determinations hereunder, the Arbitrator shall not extend, modify or suspend any terms of this Agreement or the reasonable standards of business performance and operation established by oh DEER Development Corporation in good faith. Notice of or request to or demand for arbitration shall not stay, postpone or rescind the effectiveness of any termination of this Agreement. In the event that either Party fails to appear at any properly noticed arbitration proceeding, an award may be entered against such Party notwithstanding said failure to appear.

(f) Whenever Franchisor reserves or is deemed to have reserved discretion in a particular area or where Franchisor agrees or is deemed to be required to exercise its rights reasonably or in good faith, Franchisor will satisfy its obligations whenever it exercises Reasonable Business Judgment in making its decision or exercising its rights. Franchisor's decisions or actions will be deemed to be the result of Reasonable Business Judgment, even if other reasonable or even arguably preferable alternatives are available, if Franchisor's decision or action is intended, in whole or significant part, to promote or benefit the System generally even if the decision or action also promotes Franchisor's financial or other individual interest. Examples of items that will promote or benefit the System include without limitation enhancing the value of the Marks, improving customer service and satisfaction, improving service or product quality, improving uniformity, enhancing or encouraging modernization and improving the competitive position of the System.

Franchisor is not required to consider any of Franchisee's or any other franchisee's particular economic or other circumstances when exercising its Reasonable Business Judgment. Decisions Franchisor makes using its Reasonable Business Judgment will not affect all franchisees equally, and some may be benefited while others are not. Neither Franchisee nor any third party (including without limitation an arbitrator or a court of competent jurisdiction), shall substitute its judgment for Franchisor's Reasonable Business Judgment.

37. REMEDIES

(a) The parties agree that any claim for lost earnings or profits by Franchisee shall be limited to a maximum amount equal to the net profits of the Franchised Business for the prior year as shown on Franchisee's federal income tax return.

(b) The parties further agree that, in addition to such other damages awarded or any and all other damages Franchisor may have in the future for any violations of Franchisee's post-termination obligations, if this Agreement is terminated by Franchisor because of a Franchisee default or if Franchisee terminates without cause, Franchisee shall be liable to Franchisor for a lump sum termination fee equal to the net present value of the Royalties and Brand Development Fees that would have become due following termination of this Agreement for the period this Agreement would have remained in effect but for Franchisee's default. Royalties and Brand Development Fees for purposes of this Section shall be calculated based on the Franchised Business's average monthly Gross Sales for the twelve (12) months preceding the termination date. If Franchisee has not operated Franchised Business for at least twelve (12) months preceding the termination date, Royalty Fees and Brand Development Fees will be calculated based on the average monthly Gross Sales of all **ohDEER** franchised businesses during Franchisor's last fiscal year and the payment amount would be equal to the net present value utilizing the Prime Rate as published per the Wall Street Journal. This fee is in addition to, and not in lieu of any other damages Franchisor sustains as a result of the termination.

(c) In the event that there is any controversy or claim arising out of or relating to this Agreement, or to the interpretation, breach or enforcement thereof, and any arbitration, action or proceeding is commenced to enforce the provisions of this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees, costs and expenses from the non-prevailing party.

38. REMEDIES CUMULATIVE

All rights and remedies of the parties hereto shall be cumulative and not alternative, in addition to and not exclusive of any other rights or remedies which are provided for herein or which may be available at law or in equity in case of any actual or threatened breach, failure or default of any term, provision or condition of this Agreement or any other agreement between Franchisee and Franchisor or Franchisor's affiliates. The rights and remedies of the parties hereto shall be continuing and may be exercised at any time or from time to time. The expiration, earlier termination, or exercise of Franchisor's rights pursuant to Section 31 of this Agreement shall not discharge or release Franchisee from any liability or obligation then accrued, or any liability or obligation continuing beyond, or arising out of, the expiration, the earlier termination, or the

exercise of such rights under this Agreement.

39. LIMITATIONS OF CLAIMS

Except with regard to Franchisee's obligation to pay Franchisor and its affiliates Royalty Fees, any Brand Development Fund Fees and other fees or payments of every nature and kind due from Franchisee pursuant to this Agreement or otherwise, any claims between the parties must be commenced within one (1) year from the date on which the party asserting the claim knew or should have known of the facts giving rise to the claim or such claim shall be barred. The parties understand that this time limit might be shorter than otherwise allowed by law. Franchisee agrees that the sole recourse for claims arising between the parties shall be against Franchisor or its successors and assigns. Franchisee agrees that the shareholders, members, managers, directors, officers, employees and agents of Franchisor and its affiliates shall not be personally liable nor named as a party in any action between Franchisee and Franchisor. Franchisee and Franchisor further agree that, in connection with any such proceeding, each must submit or file any claim which would constitute a compulsory counterclaim (as defined by Rule 13 of the Federal Rules of Civil Procedure) within the same proceeding as the claim to which it relates. Any such claim that is not submitted or filed as described above shall be forever barred. The parties agree that any proceeding will be conducted on an individual, not a class-wide, basis and that a proceeding between Franchisee and Franchisor may not be consolidated with another proceeding between Franchisor and any other person or entity. No previous course of dealing shall be admissible to explain, modify, or contradict the terms of this Agreement. No implied covenant of good faith and fair dealing shall be used to alter the express terms of this Agreement.

40. INJUNCTIVE RELIEF

(a) Nothing in this Agreement shall bar Franchisor's right to seek specific performance of the provisions of this Agreement and injunctive relief against threatened conduct that will cause it loss or damages under customary equity rules, including applicable rules for obtaining restraining orders and preliminary injunctions. Franchisee specifically acknowledges that any failure by Franchisee to comply with the requirements of Sections 24, 25 and/or 26 of this Agreement will cause Franchisor irreparable injury and that Franchisor shall be entitled to obtain specific performance of, and/or an injunction against any violation of, such requirements. Franchisee agrees to pay all court costs and reasonable attorneys' fees incurred by Franchisor in obtaining specific performance of, and/or an injunction against any violation of, the requirements of this Agreement. The foregoing remedies shall be in addition to any other legal or equitable remedies that Franchisor may possess.

(b) Franchisee agrees that Franchisor will not be required to post a bond to obtain any injunctive relief and that Franchisee's only remedy if an injunction is entered against Franchisee will be the dissolution of that injunction, if warranted, upon due hearing (all claims for damages by reason of the wrongful issuance of such injunction being expressly waived hereby).

(c) Should legal proceedings have to be brought by Franchisor against Franchisee to enforce any non-competition covenant or for Franchisee's failure to maintain confidentiality and protect

against infringement, the period of restriction shall be deemed to begin running on the date of entry of an order granting Franchisor injunctive relief and shall continue uninterrupted for the entire period of restriction.

41. DAMAGES AND WAIVER OF JURY TRIAL

The parties waive, to the extent permitted by law, any claim for punitive or exemplary damages against each other, regardless of each parties' respective right to such damages under the choice of law provision herein except with regard to claims involving Franchisor's Marks and Confidential Information. Only claims, controversies or disputes involving Franchisee and no claims for or on behalf of any other franchisee, franchisor or supplier may be brought by Franchisee hereunder.

FURTHERMORE FRANCHISEE AND FRANCHISOR EACH IRREVOCABLY WAIVE THEIR RIGHT TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM, WHETHER AT LAW OR IN EQUITY, BROUGHT BY EITHER PARTY. FRANCHISEE AND FRANCHISOR ACKNOWLEDGE THAT THIS WAIVER OF JURY TRIAL RIGHTS PROVIDES THE PARTIES WITH THE MUTUAL BENEFIT OF UNIFORM INTERPRETATION OF THIS AGREEMENT AND RESOLUTION OF ANY DISPUTE ARISING OUT OF THIS AGREEMENT AND ANY ASPECT OF THE PARTIES' RELATIONSHIP. FRANCHISEE AND FRANCHISOR FURTHER ACKNOWLEDGE THE SUFFICIENCY AND RECEIPT OF MUTUAL CONSIDERATION FOR SUCH BENEFIT.

42. AMOUNTS OWED FRANCHISOR; COSTS AND ATTORNEYS' FEES

Franchisee shall, during the Term of this Agreement and thereafter, promptly pay all sums owing to Franchisor and Franchisor's affiliates. If a claim for amounts owed by Franchisee to Franchisor is asserted in any judicial proceeding, or Franchisor or Franchisee is required to enforce this Agreement in a judicial or arbitration proceeding, the party prevailing in such proceeding shall be entitled to reimbursement of its costs and expenses, including, but not limited to, reasonable accountants', attorneys', attorneys' assistants', arbitrators' and expert witness fees, cost of investigation and proof of facts, and court costs, whether incurred prior to, in preparation for, or in contemplation of the filing of any such proceeding. If Franchisor is required to engage legal counsel (including in-house counsel) in connection with any failure by Franchisee to pay when due all monies owed hereunder or submit when due any reports, information or supporting records, in connection with any failure to otherwise comply with this Agreement, Franchisee shall reimburse Franchisor for any of the above-listed costs and expenses incurred by it, regardless of whether or not any type of binding order or judgment is already entered. Franchisee's duty to pay such attorneys' fees and costs shall survive termination or expiration of this Agreement.

43. NO RIGHT TO SET OFF

Franchisee shall not be allowed to set off amounts owed to Franchisor or its affiliates for Royalties, fees, or other amounts due against any monies owed to Franchisee, which right of set off is hereby

expressly waived by Franchisee.

44. WAIVER

No waiver by Franchisor or by Franchisee of any covenant or condition or the breach of any covenant or condition of this Agreement to be kept or performed by the other party shall constitute a waiver by the waiving party of any subsequent breach of such covenant or condition or authorize the breach or non-observance on any other occasion of the same or any other covenant or condition of this Agreement. Subsequent acceptance by Franchisor of any payments due to it hereunder shall not be deemed to be a waiver by Franchisor of any preceding breach by Franchisee of any terms, covenants or conditions of this Agreement. Any conditional waiver granted by Franchisor shall be subject to Franchisor's continuing review, may subsequently be revoked for any reason effective upon Franchisee's receipt of ten (10) days prior written notice to that effect, and shall be without prejudice to any other rights Franchisor may have.

45. CONSENTS

Whenever this Agreement requires Franchisor approval or consent, Franchisee shall make a timely written request to Franchisor and such approval shall be obtained in writing.

46. JOINT AND SEVERAL OBLIGATION

If Franchisee consists of more than one person, their liability under this Agreement shall be joint and several.

47. GOVERNING LAW; CONSENT TO VENUE AND JURISDICTION

Except to the extent governed by the United States Trademark Act of 1946 (Lanham Act; 15 U.S.C. § 1051 et seq.), as amended, or other federal law, this Agreement and the franchise rights granted herein shall be governed by and construed in accordance with the substantive laws of the Commonwealth of Massachusetts which laws shall prevail in the event of any conflict of law. The parties agree, however, if the Franchised Business is not located in Massachusetts and the Franchisee is not a resident of, or domiciled in, Massachusetts, the provisions of any current or future Massachusetts franchise relationship laws and the regulations promulgated thereunder shall not apply to this Agreement or the Franchise relationship created hereby. If any provision, or portion hereof in any way contravenes the laws of any state or jurisdiction where this Agreement is to be performed, such provision, or portion thereof, shall be deemed to be modified to the extent necessary to conform to such laws, and still be consistent with the parties' intent as evidenced herein. All claims which, as a matter of law or public policy cannot be submitted to arbitration in accordance with Section 36 shall be brought within Massachusetts in the judicial district in which Franchisor has its principal place of business; provided, however, with respect to any action which includes injunctive relief, Franchisor may bring such action in any court in any state which has jurisdiction. Franchisee irrevocably submits to the jurisdiction of such courts and waives any objection Franchisee may have to either the jurisdiction or venue of such courts.

48. ENTIRE AGREEMENT; MODIFICATION

This Agreement and the addenda hereto constitute the entire Agreement between Franchisor and Franchisee with respect to the subject matter hereof, and this Agreement supersedes all prior and contemporaneous oral and/or written agreements between Franchisor and Franchisee in connection with the subject matter of this Agreement. No officer, manager, employee or other servant or agent of Franchisor or Franchisee is authorized to make any representation, warranty or other promise not contained in this Agreement. No change, modification, termination or attempted waiver of any of the provisions of this Agreement shall be binding upon Franchisor or Franchisee unless in writing and signed by an authorized officer or member of both Franchisor and Franchisee.

Nothing in this Agreement or in any related agreement is intended to disclaim the representations Franchisor has made in the Franchise Disclosure Document that Franchisor furnished to Franchisee.

49. SEVERABILITY

All provisions of this Agreement are severable, and this Agreement shall be interpreted and enforced as if all completely invalid or unenforceable provisions were not contained herein, and any partially valid and enforceable provisions shall be enforced to the extent valid and enforceable. If any applicable law or rule requires a greater prior notice of the termination of this Agreement than is required hereunder, or requires the taking of some other action not required hereunder, the prior notice or other action required by such law or rule shall be substituted for the notice or other requirements hereof.

50. CONSTRUCTION

The term “Franchisee” as used herein is applicable to one or more persons, a corporation or partnership, or such other form of legal entity as Franchisor shall approve from time to time, as the case may be. References to “Franchisee” applicable to an individual or individuals shall mean the principal owner or owners of the equity or operating control of Franchisee, if Franchisee is a corporation, or partnership or limited liability company or other legal business entity.

51. HEADINGS

The headings to the various sections of this Agreement have been inserted for convenience only and shall not modify, define, limit or expand express provisions of this Agreement.

52. GENDER

Throughout this Agreement, wherever the context requires or permits, the neuter gender shall be deemed to include the masculine and feminine and the singular number, the plural and vice versa.

53. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

54. SPECIAL REPRESENTATIONS

Franchisee hereby represents as follows:

- (a) Franchisee acknowledges that prior to the date of this Agreement, no other Agreement was entered into, and no funds were offered to or accepted by Franchisor;
- (b) Franchisee is aware of the fact that Franchisor may, in the future, modify its franchise agreements, that some franchisees of Franchisor may operate under different forms of agreements and, consequently, that Franchisor's obligations and rights in respect to its various franchisees may differ materially in certain circumstances; and
- (c) Franchisee understands that any training, support, guidance or tools Franchisor provides to Franchisee as part of the franchise are for the purpose of protecting the **ohDEER** brand and Marks and to assist Franchisee in the operation of the Franchised Business and not for the purpose of controlling or in any way intended to exercise or exert control over Franchisee's decisions or day-to-day operations of the Franchised Business, including Franchisee's sole responsibility for the hiring, wages and other compensation (including benefits), training, supervision and termination of its employees and all other employment and employee related matters.

The following provision applies only to franchisees and franchises that are subject to state franchise registration/disclosure laws in California, Hawaii, Illinois, Indiana, Maryland, Michigan, Minnesota, New York, North Dakota, Rhode Island, South Dakota, Virginia, Washington, or Wisconsin:

No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

55. EFFECTIVE DATE

This Agreement shall not be effective until accepted by Franchisor as evidenced by signing by an authorized officer of Franchisor.

[Signatures on the following page]

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement As Of The Day and Year First Above Written,

FRANCHISOR: oh DEER Development Corporation

BY: _____

OFFICE HELD: _____

FRANCHISEE: _____

(SIGNATURE AND DESIGNATION OF SOLE PROPRIETOR OR PARTNER AS THE CASE MAY BE)

FRANCHISEE: _____

(SIGNATURE AND DESIGNATION OF SOLE PROPRIETOR OR PARTNER AS THE CASE MAY BE)

WITNESSED BY: _____

“BUSINESS ENTITY FRANCHISEE, ITS MEMBERS, SHAREHOLDERS, MANAGERS, OFFICERS”

In the event Franchisee is a corporation, limited liability company or other legal entity then in accordance with this Agreement, the undersigned, who are each either executive officers/managers or shareholders/members, or other equity participants owning five percent (5%) or more of the Franchisee, each agree to be jointly and severally personally liable for Franchisee's payment and performance of this Agreement and join in this Agreement on behalf of Franchisee.

FRANCHISEE: _____

PRINT NAME

SIGNATURE

OFFICER TITLE/NATURE OF
EQUITY INTEREST

PRINT NAME

SIGNATURE

OFFICER TITLE/NATURE OF
EQUITY INTEREST

ADDENDUM A TO FRANCHISE AGREEMENT

FRANCHISEE'S DESIGNATED TERRITORY

In accordance with the provisions of Section 3 of the Franchise Agreement, Franchisee is granted a territory, hereinafter referred to as "Franchisee's Designated Territory", which encompasses the following municipality(ies):

The estimated Seventy Five Thousand (75,000) serviceable households in Franchisee's Designated Territory was determined by review of any combination of records of any local or state agency or commission, or other verifiable resource, charged with tracking population counts in Franchisee's area.

The designated area is the Territory in which the Franchisee shall have rights to use the Licensed Rights.

Dated:

FRANCHISEE: _____

By: _____

Name: _____

Title: _____

FRANCHISOR: oh DEER Development Corporation

By: _____

Name: _____

Title: _____

ADDENDUM B TO FRANCHISE AGREEMENT

NOTICE OF KEY EMPLOYEES

In accordance with the provisions of Section 11 of the Franchise Agreement, the following list of owners, partners, and/or employees, if any, are hereby identified as Key Employees of Franchisee and/or the Franchised Business.

KEY EMPLOYEES:

NAMES

RELATIONSHIP TO FRANCHISEE

Dated:

FRANCHISEE: _____

By: _____

Name: _____

Title: _____

FRANCHISOR: oh DEER Development Corporation

By: _____

Name: _____

Title: _____

ADDENDUM C TO FRANCHISE AGREEMENT

GUARANTY AGREEMENT

This Guaranty Agreement is entered into on _____, between _____ with its principal address at _____ (“Guarantor”) and oh DEER Development Corporation, with its principal address at 260 Boston Post Road, Wayland, Massachusetts 01778 (“Franchisor”).

RECITALS:

- A. Franchisor and [_____] (“Franchisee”) have entered into a Franchise Agreement dated _____ (“Franchise Agreement”).
- B. Guarantor is a shareholder, director, officer, manager, member, trustee, and/or partner of Franchisee.

In consideration of and as an inducement to Franchisor to enter into the Franchise Agreement with Franchisee, Guarantor hereby covenants and agrees as follows:

1. Guarantor warrants that the facts contained in Recital A and B are correct;
2. Guarantor has read the terms and conditions of the Franchise Agreement;
3. Guarantor personally and unconditionally makes all the covenants, representations and agreements of Franchisee set forth in the Franchise Agreement and that Franchisee is obligated to perform thereunder;
4. Guarantor personally, unconditionally and irrevocably guarantees to Franchisor and its successors and assigns that all of Franchisee's obligations, undertakings, agreements and covenants set forth in the Franchise Agreement will be punctually paid and performed during the term of the Franchise Agreement and thereafter, as applicable;
5. Guarantor unconditionally and irrevocably agrees to be personally bound by, and personally liable for the breach of, each and every provision of the Franchise Agreement by Franchisee;
6. Upon default by Franchisee or notice from Franchisor, Guarantor will immediately make each payment and perform each obligation required of Franchisee under the Franchise Agreement;
7. Without affecting the obligations of any guarantor under this Guaranty Agreement, Franchisor may, without notice to Guarantor, waive, renew, extend, modify, amend or release any indebtedness or obligation of Franchisee or any guarantor, or settle, adjust or compromise any claims against Franchisee or any guarantor;
8. Guarantor waives all demands and notices of every kind with respect to enforcement of this Guaranty Agreement, including, without limitation, notice of presentment, demand for payment or performance by Franchisee, any default by Franchisee or any guarantor, and any release of any guarantor or other security for the Franchise Agreement or the obligations of Franchisee;

9. Franchisor may pursue its rights against any guarantor without first exhausting its remedies against Franchisee and without joining any other guarantor hereto and no delay on the part of Franchisor in the exercise of any right or remedy shall operate as a waiver of such right or remedy, and no single or partial exercise of such right or remedy shall preclude the further exercise of such right or remedy;
10. Upon receipt by Franchisor of notice of the death of Guarantor, the estate of deceased Guarantor shall be bound by the foregoing Guaranty Agreement, but only for defaults and obligations under the Franchise Agreement existing at the time of death; the obligations of all other guarantors shall continue in full force and effect;
11. This Guaranty Agreement will continue and is irrevocable during the term of the Franchise Agreement and, if required by the Franchise Agreement, after its termination or expiration;
12. Guarantor's obligations under this Guaranty Agreement are effective on the Effective Date of the Franchise Agreement, regardless of the actual date of signature;
13. This Guaranty Agreement is governed by Massachusetts law and Guarantor irrevocably submits to the jurisdiction and venue of the courts of Massachusetts;
14. If Franchisor is required to enforce this Guaranty Agreement in any judicial or arbitration proceeding or on any appeals, Guarantor must reimburse Franchisor for its enforcement costs. Enforcement costs include reasonable accountants', attorneys', attorneys' assistants', arbitrators', and expert witness fees, costs of investigation and proof of facts, court costs, filing fees, other litigation expenses and travel and living expenses, whether incurred prior to, in preparation for, or in contemplation of the filing of any written demand, claim, action, hearing or proceeding to enforce this Guaranty Agreement; and
15. Guarantor acknowledges that he or she has obtained independent legal advice before signing this Guaranty Agreement.

IN WITNESS WHEREOF Guarantor has signed this Guaranty Agreement under seal.

Signature

Print Name

Address

ADDENDUM D TO FRANCHISE AGREEMENT

PRINCIPAL OWNER'S STATEMENT

This form must be completed by the Franchisee ("I," "me" or "my") if I have multiple owners or if I, or my Franchised Business, is owned by a business organization (like a corporation, partnership or limited liability company). Franchisor is relying on the truth and accuracy of this form in awarding the Franchise to me.

1. **Form of Owner.** I am a (check one):

- (i) General Partnership ☐
- (ii) Corporation ☐
- (iii) Limited Partnership ☐
- (iv) Limited Liability Company ☐
- (v) Other ☐
Specify:

2. **Business Entity.** I was incorporated or formed on _____, _____ under the laws of the State of _____. I have not conducted business under any name other than my corporate, limited liability company or partnership name. The following is a list of all persons who have management rights and powers (e.g., operating principal, officers/managers, partners, etc.) and their positions are listed below:

Name of Person

Position(s) Held

3. **Owners.** The following list includes the full name and mailing address of each person who is an owner and fully describes the nature of each owner's interest. Attach additional sheets if necessary.

Owner's Name and Address

Description of Interest

4. **Governing Documents.** Attached are copies of the documents and contracts governing the ownership, management and other significant aspects of the business organization (e.g., articles of incorporation or organization, partnership or shareholder agreements, etc.).

[signatures on following page]

This Statement of Principal Owners is current and complete as of _____.

OWNER INDIVIDUALS:

(Signature)

(Print Name)

(Signature)

(Print Name)

**CORPORATION, LIMITED
LIABILITY COMPANY OR
PARTNERSHIP:**

(Name)

By: _____

Title: _____

ADDENDUM E TO FRANCHISE AGREEMENT

TELEPHONE LISTING AGREEMENT

THIS TELEPHONE LISTING AGREEMENT (the “Telephone Listing Agreement”) is made and entered into as of _____ (the “Effective Date”), by and between oh DEER Development Corporation, a Massachusetts corporation with its principal place of business at 260 Boston Post Road, Wayland, Massachusetts, 01778 (the “Franchisor”), and _____, a(n) _____ (the “Franchisee”).

W I T N E S S E T H:

WHEREAS, Franchisee desires to enter into a Franchise Agreement with Franchisor for an ohDEER Franchised Business (the “Franchise Agreement”); and

WHEREAS, Franchisor would not enter into the Franchise Agreement without Franchisee’s agreement to enter into, comply with, and be bound by all the terms and provisions of this Telephone Listing Agreement;

NOW, THEREFORE, for and in consideration of the foregoing and the mutual promises and covenants contained herein, and in further consideration of the Franchise Agreement and the mutual promises and covenants contained therein, and for other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the parties hereto agree as follows:

1. DEFINITIONS

All terms used but not otherwise defined in this Telephone Listing Agreement shall have the meanings set forth in the Franchise Agreement. “Termination” of the Franchise Agreement shall include, but shall not be limited to, the voluntary termination, involuntary termination, or natural expiration thereof.

2. TRANSFER; APPOINTMENT

2.1 Interest in Telephone Numbers and Listings. Franchisee has, or will acquire during the term of the Franchise Agreement, certain right, title, and interest in and to those certain telephone numbers and regular, classified, yellow-page, and other telephone directory listings (collectively, the “Numbers and Listings”) related to the Franchised Business or the Marks (all of which right, title, and interest is referred to herein as “Franchisee’s Interest”).

2.2 Transfer. On Termination of the Franchise Agreement, if Franchisor directs Franchisee to do so, Franchisee will immediately direct all telephone companies, telephone directory publishers, and telephone directory listing agencies (collectively, the “Telephone Companies”) with which Franchisee has Telephone Numbers and Listings: (i) to transfer all Franchisee’s Interest in such Telephone Numbers and Listings to Franchisor; and (ii) to execute such documents and take such actions as may be necessary to effectuate such transfer. In the event Franchisor does not desire to accept any or all such Telephone Numbers and Listings, Franchisee will immediately direct the

Telephone Companies to terminate such Telephone Numbers and Listings or will take such other actions with respect to the Telephone Numbers and Listings as Franchisor directs.

2.3 Appointment; Power of Attorney. Franchisee hereby constitutes and appoints Franchisor and any officer or agent of Franchisor, for Franchisor's benefit under the Franchise Agreement and this Telephone Listing Agreement or otherwise, with full power of substitution, as Franchisee's true and lawful attorney-in-fact with full power and authority in Franchisee's place and stead, and in Franchisee's name or the name of any affiliated person or affiliated company of Franchisee, on Termination of the Franchise Agreement, to take any and all appropriate action and to execute and deliver any and all documents that may be necessary or desirable to accomplish the purposes of this Telephone Listing Agreement. Franchisee further agrees that this appointment constitutes a power coupled with an interest and is irrevocable until Franchisee has satisfied all of its obligations under the Franchise Agreement and any and all other agreements to which Franchisee and any of its affiliates on the one hand, and Franchisor and any of its affiliates on the other, are parties, including, without limitation, this Telephone Listing Agreement. Without limiting the generality of the foregoing, Franchisee hereby grants to Franchisor the power and right to do the following:

2.3.1 Direct the Telephone Companies to transfer all Franchisee's Interest in and to the Telephone Numbers and Listings to Franchisor;

2.3.2 Direct the Telephone Companies to terminate any or all of the Telephone Numbers and Listings; and

2.3.3 Execute the Telephone Companies' standard assignment forms or other documents in order to affect such transfer or termination of Franchisee's Interest.

2.4 Certification of Termination. Franchisee hereby directs the Telephone Companies that they shall accept, as conclusive proof of Termination of the Franchise Agreement, Franchisor's written statement, signed by an officer or agent of Franchisor, that the Franchise Agreement has terminated.

2.5 Cessation of Obligations. After the Telephone Companies have duly transferred all Franchisee's Interest in such Telephone Numbers and Listings to Franchisor, as between Franchisee and Franchisor, Franchisee will have no further Interest in, or obligations under, such Telephone Numbers and Listings. Notwithstanding the foregoing, Franchisee will remain liable to each and all of the Telephone Companies for the sums Franchisee is obligated to pay such Telephone Companies for obligations Franchisee incurred before the date Franchisor duly accepted the transfer of such Interest, or for any other obligations not subject to the Franchise Agreement or this Telephone Listing Agreement.

3. MISCELLANEOUS

3.1 Release. Franchisee hereby releases, remises, acquits, and forever discharges each and all of the Telephone Companies and each and all of their parent corporations, subsidiaries, affiliates, directors, officers, stockholders, employees, and agents, and the successors and assigns of any of them, from any and all rights, demands, claims, damage, losses, costs, expenses, actions, and

causes of action whatsoever, whether in tort or in contract, at law or in equity, known or unknown, contingent or fixed, suspected or unsuspected, arising out of, asserted in, assertable in, or in any way related to this Telephone Listing Agreement.

3.2 Indemnification. Franchisee is solely responsible for all costs and expenses related to Franchisee's performance, Franchisee's nonperformance, and Franchisor's enforcement of this Agreement, which costs and expenses Franchisee will pay Franchisor in full, without defense or setoff, on demand. Franchisee agrees that it will indemnify, defend, and hold harmless Franchisor and its affiliates, and the directors, officers, shareholders, partners, members, employees, agents, and attorneys of Franchisor and its affiliates, and the successors and assigns of any and all of them, from and against, and will reimburse Franchisor and any and all of them for, any and all loss, losses, damage, damages, claims, debts, claims, demands, or obligations that are related to or are based on this Telephone Listing Agreement.

3.3 No Duty. The powers conferred on Franchisor under this Telephone Listing Agreement are solely to protect Franchisor's interests and shall not impose any duty on Franchisor to exercise any such powers. Franchisee expressly agrees that in no event shall Franchisor be obligated to accept the transfer of any or all of Franchisee's Interest in any or all such Telephone Numbers and Listings.

3.4 Further Assurances. Franchisee agrees that at any time after the date hereof, it will perform such acts and execute and deliver such documents as may be necessary to assist in or accomplish the purposes of this Telephone Listing Agreement.

3.5 Successors, Assigns, and Affiliates. All Franchisor's rights and powers, and all Franchisee's obligations, under this Telephone Listing Agreement shall be binding on Franchisee's successors, assigns, and affiliated persons or entities as if they had duly executed this Telephone Listing Agreement.

3.6 Effect on Other Agreements. Except as otherwise provided in this Telephone Listing Agreement, all provisions of the Franchise Agreement and exhibits thereto shall remain in effect as set forth therein.

3.7 Survival. This Telephone Listing Agreement shall survive the Termination of the Franchise Agreement.

3.8 Joint and Several Obligations. All Franchisee's obligations under this Telephone Listing Agreement shall be joint and several.

3.9 Governing Law. This Telephone Listing Agreement shall be governed by and construed under the laws of the Commonwealth of Massachusetts, without regard to the application of Massachusetts conflict of law rules.

[signatures on following page]

IN WITNESS WHEREOF, the parties hereto have duly executed and delivered this Telephone Listing Agreement as of the Effective Date.

OH DEER DEVELOPMENT CORPORATION

By: _____
Colleen Upham, President

Date: _____

FRANCHISEE:

By: _____
Franchisee

Date: _____

ADDENDUM F TO FRANCHISE AGREEMENT

Digital Media Listing Agreement

THIS DIGITAL MEDIA LISTING AGREEMENT (the “Digital Media Listing Agreement”) is made and entered into as of _____ (the “Effective Date”), by and between oh DEER Development Corporation, a Massachusetts corporation with its principal place of business at 260 Boston Post Road, Wayland, Massachusetts, 01778 (the “Franchisor”), and _____, a(n) _____ (the “Franchisee”).

W I T N E S S E T H:

WHEREAS, Franchisee desires to enter into a Franchise Agreement with Franchisor for an ohDEER Franchised Business (the “Franchise Agreement”); and

WHEREAS, Franchisor would not enter into the Franchise Agreement without Franchisee’s agreement to enter into, comply with, and be bound by all the terms and provisions of this Digital Media Listing Agreement;

NOW, THEREFORE, for and in consideration of the foregoing and the mutual promises and covenants contained herein, and in further consideration of the Franchise Agreement and the mutual promises and covenants contained therein, and for other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the parties hereto agree as follows:

1. DEFINITIONS

All terms used but not otherwise defined in this Digital Media Listing Agreement shall have the meanings set forth in the Franchise Agreement. “Termination” of the Franchise Agreement shall include, but shall not be limited to, the voluntary termination, involuntary termination, or natural expiration thereof.

2. TRANSFER; APPOINTMENT

2.1 Interest in Electronic Media and Listings. Franchisee may acquire (whether in accordance with or in violation of the Franchise Agreement) during the term of the Franchise Agreement, certain right, title, and interest in and to certain domain names, hypertext markup language, uniform resource locator addresses, and access to corresponding Digital Media and the right to hyperlink to certain Websites and listings on various Internet search engines, Social Media accounts, and comparable electronic identities, (collectively, the “Digital Media and Listings”) related to the Franchised Business or the Marks (all of which right, title, and interest is referred to herein as “Franchisee’s Interest”).

2.2 Transfer. On Termination of the Franchise Agreement, or on periodic request of Franchisor, Franchisee will immediately direct all Electronic Media, Internet and Website service providers, domain name registries, Internet search engines, and other listing agencies (collectively, the “Electronic Media Companies”) with which Franchisee has Electronic Media and Listings: (i) to transfer all of Franchisee’s Interest in such Electronic Media and Listings to Franchisor; and (ii) to

execute such documents and take such actions as may be necessary to effectuate such transfer. In the event Franchisor does not desire to accept any or all such Electronic Media and Listings, Franchisee will immediately direct the Electronic Media Companies to terminate such Electronic Media and Listings or will take such other actions with respect to the Electronic Media and Listings as Franchisor directs.

2.3 Appointment; Power of Attorney. Franchisee hereby constitutes and appoints Franchisor and any officer or agent of Franchisor, for Franchisor's benefit under the Franchise Agreement and this Digital Media Listing Agreement or otherwise, with full power of substitution, as Franchisee's true and lawful attorney-in-fact with full power and authority in Franchisee's place and stead, and in Franchisee's name or the name of any affiliated person or affiliated company of Franchisee, to take any and all appropriate action and to execute and deliver any and all documents that may be necessary or desirable to accomplish the purposes of this Digital Media Listing Agreement. Franchisee further agrees that this appointment constitutes a power coupled with an interest and is irrevocable until Franchisee has satisfied all of its obligations under the Franchise Agreement and any and all other agreements to which Franchisee and any of its affiliates on the one hand, and Franchisor and any of its affiliates on the other, are parties, including without limitation this Digital Media Listing Agreement. Without limiting the generality of the foregoing, Franchisee hereby grants to Franchisor the power and right to do the following:

2.3.1 Direct the Electronic Media Companies to transfer all Franchisee's Interest in and to the Electronic Media and Listings to Franchisor;

2.3.2 Direct the Electronic Media Companies to terminate any or all of the Electronic Media and Listings; and

2.3.3 Execute the Electronic Media Companies' standard assignment forms or other documents in order to affect such transfer or termination of Franchisee's Interest.

2.4 Certification of Termination. Franchisee hereby directs the Electronic Media Companies to accept, as conclusive proof of Termination of the Franchise Agreement, Franchisor's written statement, signed by an officer or agent of Franchisor, that the Franchise Agreement has terminated.

2.5 Cessation of Obligations. After the Electronic Media Companies have duly transferred all Franchisee's Interest in such Electronic Media and Listings to Franchisor, as between Franchisee and Franchisor, Franchisee will have no further interest in, or obligations under, such Electronic Media and Listings. Notwithstanding the foregoing, Franchisee will remain liable to each and all of the Electronic Media Companies for the sums Franchisee is obligated to pay such Electronic Media Companies for obligations Franchisee incurred before the date Franchisor duly accepted the transfer of such Interest, or for any other obligations not subject to the Franchise Agreement or this Digital Media Listing Agreement.

3. MISCELLANEOUS

3.1 Release. Franchisee hereby releases, remises, acquits, and forever discharges each and all of the Electronic Media Companies and each and all of their parent corporations, subsidiaries, affiliates, directors, officers, stockholders, employees, and agents, and the successors and assigns of any of them, from any and all rights, demands, claims, damage, losses, costs, expenses, actions, and causes of action whatsoever, whether in tort or in contract, at law or in equity, known or unknown, contingent or fixed, suspected or unsuspected, arising out of, asserted in, assertable in, or in any way related to this Digital Media Listing Agreement.

3.2 Indemnification. Franchisee is solely responsible for all costs and expenses related to its performance, its nonperformance, and Franchisor's enforcement of this Agreement, which costs and expenses Franchisee will pay Franchisor in full, without defense or setoff, on demand. Franchisee agrees that it will indemnify, defend, and hold harmless Franchisor and its affiliates, and its and their directors, officers, shareholders, partners, members, employees, agents, and attorneys, and the successors and assigns of any and all of them, from and against, and will reimburse Franchisor and any and all of them for, any and all loss, losses, damage, damages, claims, debts, claims, demands, or obligations that are related to or are based on this Digital Media Listing Agreement.

3.3 No Duty. The powers conferred on Franchisor hereunder are solely to protect Franchisor's interests and shall not impose any duty on Franchisor to exercise any such powers. Franchisee expressly agrees that in no event shall Franchisor be obligated to accept the transfer of any or all of Franchisee's Interest in any or all such Electronic Media and Listings.

3.4 Further Assurances. Franchisee agrees that at any time after the date of this Digital Media Listing Agreement, Franchisee will perform such acts and execute and deliver such documents as may be necessary to assist in or accomplish the purposes of this Digital Media Listing Agreement.

3.5 Successors, Assigns, and Affiliates. All Franchisor's rights and powers, and all Franchisee's obligations, under this Digital Media Listing Agreement shall be binding on Franchisee's successors, assigns, and affiliated persons or entities as if they had duly executed this Digital Media Listing Agreement.

3.6 Effect on Other Agreements. Except as otherwise provided in this Digital Media Listing Agreement, all provisions of the Franchise Agreement and exhibits and schedules thereto shall remain in effect as set forth therein.

3.7 Survival. This Digital Media Listing Agreement shall survive the Termination of the Franchise Agreement.

3.8 Joint and Several Obligations. All Franchisee's obligations under this Digital Media Listing Agreement shall be joint and several.

3.9 Governing Law. This Digital Media Listing Agreement shall be governed by and construed under the laws of the Commonwealth of Massachusetts, without regard to the application of Massachusetts conflict of law rules.

IN WITNESS WHEREOF, the parties hereto have duly executed and delivered this Digital Media Listing Agreement as of the Effective Date.

OH DEER DEVELOPMENT CORPORATION:

By: _____
Colleen Upham, President

Date: _____

FRANCHISEE:

By: _____
Franchisee

Date: _____

ADDENDUM G TO FRANCHISE AGREEMENT

Electronic Funds Transfer Authorization

The undersigned Franchisee hereby authorizes oh DEER Development Corporation, a Massachusetts corporation, with principal offices at 260 Boston Post Road, Wayland, Massachusetts 01778, to initiate electronic transfer of funds out of Franchisee's business bank account into oh DEER Development Corporation's bank account for payment of Royalties or other amounts which Franchisee may owe oh DEER Development Corporation on the due date(s) specified in the terms set forth in the Franchise Agreement and/or Operations Manual. All costs and expenses, including any resulting from the dishonor by your bank of any electronic funds transfer, shall be your sole responsibility. This authorization is irrevocable and shall remain in effect until the termination or expiration of the underlying **ohDEER** Franchise Agreement.

Executed on _____

Franchisee: _____

Address: _____

Name of Bank: _____

Bank Address: _____

ABA Routing and Transit Number: _____

Account Number: _____

Authorized By: _____

Signature

Print Name

Its: _____

**ADDENDUM H TO FRANCHISE AGREEMENT
VETERAN AMENDMENT TO FRANCHISE AGREEMENT**

THIS AMENDMENT TO FRANCHISE AGREEMENT (the "Amendment") is made and entered into on _____, by and between oh DEER Development Corporation, (hereinafter referred to as "Franchisor"), a Massachusetts corporation with its principal place of business at 260 Boston Post Road, Wayland, Massachusetts, 01778 (hereinafter "Franchisor"), and _____, a _____ with its _____ at _____ (hereinafter "Franchisee").

WITNESSETH

WHEREAS, Franchisor and Franchisee desire to enter into a Franchise Agreement of even date herewith with respect to the operation of a business which provides deer, tick and mosquito control services and products and other related services (hereinafter "the Franchise Agreement");

WHEREAS, Franchisor and Franchisee have agreed to amend the Franchise Agreement as set forth herein to provide certain discounts to Franchisee based upon Franchisee's (or Franchisee's owner's) status as a United States Veteran as a condition to entering into the Franchise Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. Section _____ of the Franchise Agreement is hereby amended by adding the following provision to that section:

"Based upon the status of Franchisee, where Franchisee is an individual, or the status of Franchisee's owner where Franchisee is a business entity, as a Veteran of a branch of the United States armed forces, Franchisor hereby reduces Franchisee's Initial Franchise Fee by Seven Thousand Four Hundred Twenty Five Dollars (\$7,425.00)."

2. Except as specifically amended above, all other provisions of the Franchise Agreement remain in full force and effect.
3. If there is a conflict between this Amendment and the Franchise Agreement, this Amendment will prevail.

IN WITNESS THEREOF, the parties hereto have executed this Amendment on the day and year first above written.

oh DEER Development Corporation

By: _____

FRANCHISEE

By: _____

FRANCHISE COMPLIANCE QUESTIONNAIRE

TO BE COMPLETED BEFORE
YOU SIGN THE FRANCHISE AGREEMENT

Do not sign this Questionnaire if you are a resident of Maryland or the business is to be operated in Maryland.

As you prepare to enter into a Franchise Agreement with Franchisor, it is important to determine whether any statements or promises were made to you, either orally or in writing, which were not authorized by Franchisor and which may be untrue, inaccurate or misleading.

Please provide honest and complete responses to each of the following:

1. Have you received and personally reviewed our Franchise Agreement and all its attachments? Yes ____ No ____

CONSIDER THE FOLLOWING QUESTIONS IN REGARD TO INFORMATION PROVIDED DIRECTLY FROM FRANCHISOR OR ITS REPRESENTATIVES (NOT ITS FRANCHISEES):

2. Has any employee, broker or other person representing Franchisor made any statements or promises concerning the revenues, profits or operating costs of an **ohDEER** franchise? Yes ____ No ____

3. Has any employee, broker or other person representing Franchisor made any statements or promises, other than those disclosed at Item 19 of the Disclosure Document, concerning the amount of money you may earn in the operating of an **ohDEER** franchise? Yes ____ No ____

4. Has any employee, broker or other person representing Franchisor made any statements or promises concerning the likelihood of success that you should or might expect to achieve from operating an **ohDEER** franchise? Yes ____ No ____

5. Has any employee, broker or other person representing Franchisor made any statements or promises concerning the advertising, marketing, training or support service or assistance that we will furnish to you that contradicts any information in the FDD? Yes ____ No ____

6. Has any employee, broker or other person representing Franchisor made any statements or promises concerning the costs you may incur in starting or operating an **ohDEER** franchise that contradicts any information in the FDD? Yes ____ No ____

7. Has any employee, broker or other person representing Franchisor made any statements or promises or agreements relating to an **ohDEER** franchise that contradicts any information in the FDD? Yes ____ No ____

If you have answered Yes to any of the questions numbered 2 through 7 above, please provide a full explanation *for each*. Attach additional pages if necessary.

8. I signed the Franchise Agreement and Addendum (if any) on _____, _____, and acknowledge that no Agreement or Addendum is effective until signed and dated by Franchisor.

Your answers are important to us and we will rely on them; by signing this Questionnaire, you are representing that you have responded truthfully to all of the above questions.

RESIDENTS OF THE STATE OF CALIFORNIA AND FRANCHISEES WITH A BUSINESS TO BE LOCATED IN CALIFORNIA ARE NOT REQUIRED TO COMPLETE THIS QUESTIONNAIRE.

RESIDENTS OF THE STATE OF WASHINGTON AND FRANCHISEES WITH A BUSINESS TO BE LOCATED IN WASHINGTON ARE NOT REQUIRED TO COMPLETE THIS QUESTIONNAIRE: This Questionnaire does not waive any liability the franchisor may have under the Washington Franchise Investment Protection Act, RCW 19.100, and the rules adopted thereunder.

No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

Date: _____ Prospective Franchisee: _____

EXHIBIT C TO THE DISCLOSURE DOCUMENT

OH DEER DEVELOPMENT CORPORATION

TABLE OF CONTENTS OF OPERATIONS MANUAL

Table of Contents

Introduction	1
Welcome to ohDEER!	2
Mission Statement & Values	3
The ohDEER Operating Philosophy	4
Customer Service Commitment	5
Your Function as the Owner/Operator	7
Use of this Operations Manual	8
Stress Management	10
Time Management	11
Ethics	14
ohDEER Code of Conduct	16
The ohDEER Trademark	21
Your Status as a Franchisee	22
Define My Why	25
Training Program	27
New Products or Services	30
Communications	31
ohDEER Franchise Communication	33
 Business Planning & Profit Management	 34
The Business Plan	35
Maximizing Net Profits	39
 Prior to Opening Your Franchised Business	 42
Basic Management	43
Designated Territory	49
Insurance	51
Storage Facilities	52
Field Service Vehicles	53
Equipment Needed to Open for Business	54
Business Equipment and Services	56
Business Supplies	58
Dealing with Vendors	61
Establishing and Maintaining Vendor Relations	64
Pre-Opening Checklist	66
 Your Employees	 69
Federal Laws Governing Employment	70
Payroll Records	80
Hiring Personnel	82
NON-DISCLOSURE AND NON-COMPETITION AGREEMENT	89
EMPLOYEE CONFIDENTIALITY AGREEMENT	93

Uniforms	96
The Hidden Costs of Employing	97
Training	98
Morale	102
Recommended Staffing Levels	103
 Business Set-up and Operations	 104
Business Record Keeping	105
Required Accounting System	107
Royalty & Sales Reports	108
Hours of Operation	109
 Sales and Services	 110
Deer Control	111
Tick & Mosquito Control	116
Multiple Service Discount	119
ohDEER Service Pledge	120
The Sales Process	121
Servicing Your First Property	128
 Marketing & Communications	 129
Advertising	130
Lead Generation and Reviews	134
Social Media Management	138
Internet & Social Media Policies & Guidelines	141
Publicity	144
Community Outreach Programs	148
Networking Tips	149
 Maintenance & Safety	 150
Your Safety Responsibilities as a Franchise Owner	151
Your Employees' Responsibilities	152
ohDEER Safety Checklist	154
General Maintenance	156

OH DEER DEVELOPMENT CORPORATION

TABLE OF CONTENTS OF DEER CONTROL MANUAL



Table of Contents

3	5 Star Deer Control Training
7	Deer Information
9	Intro to Deer Control
15	Our Services
16	Deer Assessments
24	Daily Vehicle Check
27	Spraying For Deer Control
33	End of Day
34	Mix Ratios
35	Deer FAQ
40	Nature's Mace Concentrate SDS
43	Nature's Mace Granular SDS
46	Bobbex SDS

OH DEER DEVELOPMENT CORPORATION

TABLE OF CONTENTS OF DEER BOOKLET MANUAL



Table of Contents

4	Introduction to Deer Control
5	Signs of Deer
6	Types of Feeding
8	Our Services
9	How We Control Deer Feeding
10	How Deer Control Works (Alert Queues)
11	Spring/Summer vs. Fall/Winter
12	Goal of Deer Control
12	Deer Assessments
13	Selling the Service
14	Barriers to Service
15	Deer Directory

OH DEER DEVELOPMENT CORPORATION

TABLE OF CONTENTS OF TICK & MOSQUITO CONTROL MANUAL



Table of Contents

3	Welcome to ohDEER!
6	ohDEER 5 Star Training Program
9	What We Do
11	Mosquito Informational
13	Tick Informational
15	Service Definitions
16	Service/Product Abbreviations
18	Mix Ratios
20	FieldRoutes
24	Daily Vehicle Check
27	Spraying Your First House
35	End of Day
36	Field Tech FAQ
47	Stop the Bites SDS
51	IC3 SDS
55	Essentria G Label

OH DEER DEVELOPMENT CORPORATION

TABLE OF CONTENTS OF TRUCK BINDER MANUAL



Table of Contents

3	Introduction
4	Daily Vehicle Check
7	Incident Report
8	Cleaning Spills
9	Truck Cleaning
11	Shop Cleaning

Maintenance and Repairs

13	Jump Bag
16	Maintenance Checklist
18	Maintaining a Honda Engine
23	Maintaining an Udor Pump
25	Maintaining a Hydra-Cell Pump
26	Winterizing Spray Equipment
28	Common Equipment Issues
32	Hose Repair
33	Spray Gun Repair
34	Regulator Repair
36	Parts Breakdown

Safety Data Sheets

40	Stop the Bites SDS
44	IC3 SDS
48	Essentria G Label
50	Nature's Mace Concentrate SDS
53	Nature's Mace Granular SDS
57	Bobbex SDS

OH DEER DEVELOPMENT CORPORATION

TABLE OF CONTENTS OF CUSTOMER SERVICE MANUAL



Table of Contents

3	Customer Service Training
7	Deer Information
9	Tick Information
11	Mosquito Information
13	Beneficial Insects
14	Our Services
15	Service Definitions
16	Door Tag Policy
17	Gate Policy
18	Slack
20	Customer Service Life Cycle

Sales Process

22	Sales Scripts By Customer Type
35	New Client Workflow
38	Measuring Properties
41	Deer Assessments
43	Customer Service FAQ

Processing Payment

52	Invoices
53	Paying by Check
55	Cards on File Review
56	Invalid Payment Review
57	Past Dues
59	Final Demand Letters

Customer Services

62	Common Client Complaints
65	Resprays
68	Party Sprays
70	Referral Program
71	5 Star Google Reviews

OH DEER DEVELOPMENT CORPORATION

TABLE OF CONTENTS OF MARKETING PLAYBOOK MANUAL



Table of Contents

Welcome	4
Intro to Marketing	5
Rule of 7	5
Integrated Marketing & Communications	5
Awareness vs Conversion	6
Target Audience	8
The Ideal Tick & Mosquito Control Customer	8
The Ideal Deer Control Customer	9
Historic ohDEER Marketing Data	11
Our Marketing Season	11
Our Top Lead Sources (Marketing Strategies)	12
How Weather Impacts Marketing	14
How to Create Your Own Marketing Plan	19
Step 1: Determine Your Goals	19
Step 2: Create Your Marketing Plan	19
Option 1: Standard Marketing Plan	20
Option 2: Short Burst Marketing Plan	21
Option 3: Community Focused Marketing Plan	22
Step 3: Determine Your Target Towns	23
Step 4: Executing Your Marketing Plan	25
ohDEER Verified Vendors	26
Your Local Vendors	27
Marketing Resources	27
Step 5: Track Your Marketing Plan	28
Tracking Your Marketing in FieldRoutes	30
Creating a Customer	30
Pulling Your Marketing Report	31
Free Marketing!	34
Community Initiatives	34
Email Marketing	34
"Parketing"	34
Social Media Content	35
Text Messages	35
Your Marketing Dictionary	36
Marketing Strategies	36

EXHIBIT D TO THE DISCLOSURE DOCUMENT

FINANCIAL STATEMENTS

OH DEER DEVELOPMENT CORPORATION
INTERIM UN-AUDITED FINANCIAL STATEMENTS

For the Period
January through March 2026

These Financial Statements Have Been Prepared without an Audit. Prospective Franchisees or Sellers of Franchises Should be Advised that No Independent Certified Public Accountant Has Audited These Figures or Expressed an Opinion with Regard to their Content or Form.

Oh Deer Development Corp.

Balance Sheet

As of Mar 31, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
10020 Needham Bank - Checking x7335	113,606.71
10030 QuickBooks Checking x2496	0.00
10040 Needham Bank - Money Market - 7871	227,685.00
10050 Needham Bank - Brand Fund x1802	11,157.43
Total for Bank Accounts	\$352,449.14
Accounts Receivable	
12000 Accounts Receivable	0.00
Total for Accounts Receivable	\$0.00
Other Current Assets	
13000 Undeposited Funds	0.00
14000 Inventory Asset	0.00
Prepaid Expenses	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$352,449.14
Fixed Assets	
15000 Computer Equipment	0.00
17000 Intangible Assets	\$14,990.00
17500 Accumulated Amortization	-7,245.00
Total for 17000 Intangible Assets	\$7,745.00
Total for Fixed Assets	\$7,745.00
Total for Assets	\$360,194.14
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	0.00
Total for Accounts Payable	\$0.00
Credit Cards	
20100 CHASE Ink CC	\$31,399.39
20110 Mk Bryan Chase CC	63,741.83
20120 C. Upham CC (4392)	-129,218.34
20130 D. Mulcahy CC (2923)	-2,294.75
20140 Op T. Lamson Chase CC	9,015.04
20150 SI Jerome Chase CC	39,114.39
20160 Mk L. Pinkes	17,125.94
Total for 20100 CHASE Ink CC	\$28,883.50
20200 AMEX Business Card (2000)	0.00

Oh Deer Development Corp.

Balance Sheet

As of Mar 31, 2026

	TOTAL
Total for Credit Cards	\$28,883.50
Other Current Liabilities	
23000 Due to/from OhDeer Inc - Metro West	-3,255.83
23100 Due to/from SSDTM	0.00
23200 Distributions Payable-Dave	0.00
23300 Distributions Payable-Jason	6,607.36
23400 Simple IRA Liability	3,393.39
Total for Other Current Liabilities	\$6,744.92
Total for Current Liabilities	\$35,628.42
Long-term Liabilities	
24775 Loan Payable - Oh Deer, Inc.	0.00
Total for Long-term Liabilities	\$0.00
Total for Liabilities	\$35,628.42
Equity	
33000 Common Stock	1,000.00
33500 Additional Paid in Capital	8,000.00
33850 Shareholder Distributions	0.00
39000 Opening Balance Equity	2,294.75
Distributions-Colleen	0.00
Distributions-Dave	0.00
Distributions-Jason	0.00
Distributions-Kurt	0.00
33800 Retained Earnings	266,851.22
Net Income	46,419.75
Total for Equity	\$324,565.72
Total for Liabilities and Equity	\$360,194.14

Oh Deer Development Corp.

Profit and Loss

January 1-March 31, 2026

	TOTAL
Income	
40010 Franchise Fees	174,425.00
40050 Royalty Income	118,832.70
40054 Marketing Administration Fee	15,000.00
40055 Income - Tech Fee	11,310.55
40057 Annual Event Sponsorships	20,150.00
40058 Brand Fund Income	17,649.65
40059 Royalty Income Prior Year	
40060 Royalty Income PY 2023	626.23
40062 Royalty Income PY 2025	4,329.90
Total for 40059 Royalty Income Prior Year	\$4,956.13
Total for Income	\$362,324.03
Cost of Goods Sold	
50000 COGS - Uniforms	2,188.98
51000 Franchisee Software	25,401.01
51400 Training - Cogs	185.46
Total for Cost of Goods Sold	\$27,775.45
Gross Profit	\$334,548.58
Expenses	
60100 Advertising/Promotional	\$47,560.80
60120 Website Developer	17,201.45
60140 Brand Fund Expenses	2,250.00
Total for 60100 Advertising/Promotional	\$67,012.25
60130 Broker Fees	3,500.00
60150 Auto Expenses	
60151 Auto Gas and Maintenance	15.46
60152 Auto Repairs	16.00
Total for 60150 Auto Expenses	\$31.46
60180 Business Licenses	977.00
60200 Bank Service Charges	\$25.46
60201 Overdraft/Late/NSF Fees	25.00
Total for 60200 Bank Service Charges	\$50.46
60250 Conferences and Meetings	6,199.00
60251 Annual Event Expenses	19,338.12
60400 Interest Paid	458.83
60500 Office Expenses	\$116.59
60510 Office Supplies	317.28
60520 Software subscriptions	6,511.80
Total for 60500 Office Expenses	\$6,945.67
60600 Postage	50.12
60700 Meals and Entertainment	398.75

Oh Deer Development Corp.

Profit and Loss

January 1-March 31, 2026

	TOTAL
61000 Payroll Expenses	
61050 Payroll Processing Charges	810.60
61100 Officers Wages	15,000.05
61200 Administrative Wages	87,202.59
61300 Sales Wages	34,230.76
61500 Payroll Tax Expenses	12,687.19
61700 Simple IRA Expense	1,053.83
Total for 61000 Payroll Expenses	\$150,985.02
66700 Professional Fees	27,060.60
68000 Travel	3,311.43
69000 Taxes and Fees	3,279.00
73000 Reimbursable Expense	450.00
Total for Expenses	\$290,047.71
Net Operating Income	\$44,500.87
Other Income	
70200 Interest Earned	1,784.74
70300 Paid Family Medical Leave Income	134.14
Total for Other Income	\$1,918.88
Net Other Income	\$1,918.88
Net Income	\$46,419.75



Independent Auditor's Report

Oh Deer Development Corporation

Opinion

We have audited the financial statements of Oh Deer Development Corporation, which comprise the balance sheets as of December 31, 2025, 2024 and 2023, and the related statements of income, changes in stockholders' equity, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Oh Deer Development Corporation as of December 31, 2025, 2024 and 2023, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Oh Deer Development Corporation's ability to continue as a going concern for one year from the date that the financial statements are issued.

Auditor's Responsibilities/or the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

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

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

Optimus Financials, Inc.

Optimus Financials, Inc.
Oakland, MD
April 30, 2026

OH DEER DEVELOPMENT CORPORATION
BALANCE SHEET
AS OF DECEMBER 31, 2025, 2024 and 2023

ASSETS

	2025	2024	2023
Current Assets			
Cash	\$ 315,125	\$ 243,289	\$ 186,985
Accounts Receivable	4,525	-	-
Prepaid Expenses	9,507	-	-
Total Current Assets	329,157	243,289	186,985
Fixed Assets, net	7,745	-	-
TOTAL ASSETS	<u>\$ 336,902</u>	<u>\$ 243,289</u>	<u>\$ 186,985</u>

LIABILITIES AND STOCKHOLDERS' EQUITY

Liabilities			
Revolving Credit	\$ 44,826	\$ 16,762	\$ 14,550
Other Current Liabilities	13,930	5,834	4,401
Total Current Liabilities	<u>\$ 58,756</u>	<u>\$ 22,596</u>	<u>\$ 18,951</u>
Total Liabilities	<u>\$ 58,756</u>	<u>\$ 22,596</u>	<u>\$ 18,951</u>
Stockholders' Equity			
Common Stock (no par value, 2000 shares authorized; 1,000 shares issued and outstanding)	\$ 1,000	\$ 1,000	\$ 1,000
Additional Paid in Capital	10,295	8,000	8,000
Retained Earnings	266,851	211,693	159,034
Total Equity	<u>278,146</u>	<u>220,693</u>	<u>168,034</u>
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	<u>\$ 336,902</u>	<u>\$ 243,289</u>	<u>\$ 186,985</u>

OH DEER DEVELOPMENT CORPORATION
INCOME STATEMENT
FOR THE PERIODS ENDED DECEMBER 31, 2025, 2024 and 2023

	2025	2024	2023
Franchise Fees	\$ 302,000	\$ 49,500	\$ 73,500
Royalty Fees	823,572	663,641	548,697
Technology Fee	22,517	32,060	43,365
Interest Income	900	16	-
Other Income	47,887	67,340	5,140
TOTAL REVENUE	<u>\$ 1,196,876</u>	<u>\$812,557</u>	<u>\$670,702</u>
EXPENSE			
Salaries and Wages	\$ 608,622	\$339,925	\$268,096
Professional Fees	111,611	77,143	102,462
Advertising	127,806	119,610	75,203
Taxes and Licenses	1,061	8,649	20,578
Management Fees	9,500	-	-
Rent	14,400	14,400	16,800
Uniforms	5,945	5,983	241
Conference and Meetings	10,954	26,267	15,568
Office Expense	19,501	39,338	33,503
Coaching and Education	13,699	7,544	4,462
Meals and Entertainment	12,922	7,557	3,318
Travel	36,390	22,418	8,990
Contributions	-	1,250	-
Depreciation	2,998	-	-
Research and Development	7,500	-	-
Auto Expense	186	17,751	-
Supplies	113	9,486	3,351
Interest	2,347	1,129	563
Insurance	3,459	3,556	-
Franchise Software	81,752	46,807	41,786
Broker Fees	70,952	11,085	17,914
TOTAL EXPENSES	<u>1,141,718</u>	<u>759,898</u>	<u>612,835</u>
NET INCOME	<u>\$ 55,158</u>	<u>\$ 52,659</u>	<u>\$ 57,867</u>
Change in Shareholders' Equity			
Beginning Balance	\$ 220,693	\$168,034	\$ 66,006
Contributions	2,295	-	-
Prior Period Adjustment	-	-	44,161
Net Income / (Loss)	<u>55,158</u>	<u>52,659</u>	<u>57,867</u>
Ending Balance	<u>\$ 278,146</u>	<u>\$220,693</u>	<u>\$168,034</u>

OH DEER DEVELOPMENT CORPORATION
STATEMENT OF CASH FLOWS
AS OF DECEMBER 31, 2025, 2024 and 2023

	<u>2025</u>	<u>2024</u>	<u>2023</u>
OPERATING ACTIVITIES			
Net Income	\$ 55,158	\$ 52,659	\$ 57,867
Adjustments to reconcile change in net assets to			
Net Cash Provided by (used for) Operating Activities:			
Depreciation	2,998	-	-
Change in Accounts Receivable	(4,525)	-	11,364
Change in Prepaid Expenses	(9,507)	-	4,289
Change in Current Liabilities	36,160	3,645	1,788
Change in Deferred Revenue	-	-	(61,304)
Prior Period Adjustment	-	-	44,161
Net Cash Provided by Operating Activities	<u>\$ 80,284</u>	<u>\$ 56,304</u>	<u>\$ 58,165</u>
INVESTING ACTIVITIES			
Purchase of Property and Equipment	\$ -	\$ -	\$ 2,638
Change in Intangible Assets	(10,743)	-	-
Net Cash Provided by /Used for Investing Activities	<u>\$ (10,743)</u>	<u>\$ -</u>	<u>\$ 2,638</u>
FINANCING ACTIVITIES			
Repayment on Loan Payable - Related Party	\$ -	\$ -	\$ (6,353)
Contributions	2,295	-	-
Net Cash From Provided by/Used for Financing Activities	<u>\$ 2,295</u>	<u>\$ -</u>	<u>\$ (6,353)</u>
Net Change in Cash	\$ 71,836	\$ 56,304	\$ 54,450
Cash at Beginning of Period	243,289	186,985	132,535
Cash at End of Period	<u>\$315,125</u>	<u>\$243,289</u>	<u>\$186,985</u>

OH DEER DEVELOPMENT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDING DECEMBER 31, 2025, 2024 and 2023

Note 1 – Nature of Business

Oh Deer Development Corporation (the "Company") was established on January 31, 2012 in the state of Massachusetts. The Company was organized for the purpose of marketing and selling franchises that offer deer, tick and mosquito control products and services.

Note 2 – Summary of significant Accounting Policies

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. Under this method, income is recorded when earned and expenses are recorded when incurred.

Reporting Period

For tax and reporting purposes, Oh Deer Development Corporation operates on a calendar year consisting of a full twelve months beginning with January 1 and ending December 31.

Estimates

The presentation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash and Cash Equivalents

The Company considers all highly liquid instruments purchased with a maturity of ninety days or less to be cash equivalents.

The Company maintains its cash in accounts that are federally insured. At times, the balances in the insured accounts may exceed federal limits. The Company has not experienced any losses in such accounts and does not believe it is exposed to any significant credit risks.

OH DEER DEVELOPMENT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDING DECEMBER 31, 2025, 2024 and 2023

Note 3 – Revenue Recognition

The Company adopted ASU 2014-09 Revenue from Contracts with Customers and all subsequent amendments to the ASU (collectively, “ASU 606”) which creates a single framework for recognizing revenue from contracts with customers that fall within its scope. In adopting ASC 606 the full retrospective method was used to determine revenue under the current standard. Completion of the implementation analysis resulted in no adjustment to the beginning retained earnings.

Initial franchise fees are used to secure the franchisees designated territory and cover the necessary training and orientation. Franchise sales will only be recognized when the Company satisfies all its performance obligations to its franchisees. Accordingly, for the year ending December 31, 2025, the company had no unearned revenue to report.

Note 4 - Advertising Expense

Oh Deer Development Corporation accounts for advertising expense in accordance with SOP 93-7 ‘Reporting of Advertising Cost’. Accordingly, advertising that does not provide a future benefit should be expensed as incurred. Advertising expense for December 31, 2025, 2024 and 2023 was \$127,806, \$119,610, and \$75,203 respectively.

Note 5 - Provision for Income Taxes

Oh Deer Development Corporation elected to be taxed as a S Corporation under the Internal Revenue Service code. Under this provision, all income is passed through to its shareholders who are liable for paying income tax on the related income. Thus, no income tax provisions have been made at the company level.

Note 6 – Related Party Transactions

During 2023, the Company repaid all related party notes payables.

Note 7 – Lease Commitments

The Company entered into a month-to-month lease agreement with a related party. Rent payments of \$1,200 is due monthly. Rent expense for the year ending December 31, 2025, 2024 and 2023 is \$14,400, \$14,400, and \$16,800 respectively.

OH DEER DEVELOPMENT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDING DECEMBER 31, 2025, 2024 and 2023

Note 8 – Subsequent Events

The Company has evaluated subsequent events through the date which the financial statements were available to be issued. The Company did not have any subsequent events that would require adjustment to, or disclosure in, the financial statements.

EXHIBIT E TO THE DISCLOSURE DOCUMENT

**SPECIFIC STATE ADDENDA TO
DISCLOSURE DOCUMENT**

**ADDENDUM TO THE
OH DEER DEVELOPMENT CORPORATION
DISCLOSURE DOCUMENT
REQUIRED BY THE STATE OF CALIFORNIA**

The registration of this franchise offering by the California Department of Financial Protection and Innovation does not constitute approval, recommendation, or endorsement by the commissioner.

The California Franchise Investment Law requires a copy of all proposed agreements relating to the sale of the franchise be delivered together with the Disclosure Document 14 DAYS PRIOR TO EXECUTION OF AGREEMENT.

The California Business and Professions Code Sections 20000 through 20043 provide rights to the franchise owners concerning termination, transfer or non-renewal for a franchise. If the Franchise Agreement contains a provision that is inconsistent with the law, the law will control.

The Franchise Agreement contains a covenant not to compete, which extends beyond the termination of the franchise. This provision may not be enforceable under California law. The Franchise Agreement requires application of the law of the Commonwealth of Massachusetts. This provision may not be enforceable under California law.

Neither we nor any person or franchise broker in Item 2 of the UFOC 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.

The franchise agreement requires binding arbitration. The arbitration will occur in the community in which the Franchisor's headquarters are then located, which currently is Wayland, Massachusetts, with the costs being borne by the party(ies) as determined by the arbitrator.

The franchise agreement provides for termination upon bankruptcy. This provision may not be enforceable under federal bankruptcy law. (11 U.S.C.A. Sec. 101 et seq.).

The franchise agreement contains a liquidated damages clause. Under California Civil Code Section 1671, certain liquidated damages clauses are unenforceable.

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 a franchise agreement restricting venue to a forum outside the State of California.

Section 31125 of the California Corporations Code requires us to give you a disclosure document, in a form containing the information that the commissioner may by rule or order require, before a solicitation of a proposed material modification of an existing franchise.

You must sign a general release if you renew or transfer your franchise. California Corporations Code §31512 voids a waiver of your rights under the Franchise Investment Law (California Corporations Code §§31000 through 31516). Business and Professions Code §20010 voids a waiver of your rights under the Franchise Relations Act (Business and Professions Code §§20000 through 20043).

Any condition, stipulation or provision in the Franchise Agreement which would result in your waiver of compliance with any provision of the California Franchise Relations Act is void to the extent that such provision violates such law.

OUR WEBSITE HAS NOT BEEN REVIEWED OR APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION. ANY COMPLAINTS CONCERNING THE CONTENT OF THIS WEBSITE MAY BE DIRECTED TO THE CALIFORNIA DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION at www.dfpi.ca.gov.

California's Franchise Investment Law (Corporations Code sections 31512 and 31512.1) states that any provision of a franchise agreement or related document requiring the franchisee to waive specific provisions of the law is contrary to public policy and is void and unenforceable. The law also prohibits a franchisor from disclaiming or denying (i) representations it, its employees, or its agents make to you, (ii) your ability to rely on any representations it makes to you, or (iii) any violations of the Franchise Investment Law.

No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

Franchisor's website address: www.oh-DEER.com

**ADDENDUM TO THE
FRANCHISE DISCLOSURE DOCUMENT FOR
OH DEER DEVELOPMENT CORPORATION
STATE OF ILLINOIS**

Illinois law governs the Franchise Agreement.

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.

Franchisee's rights upon Termination and Non-Renewal are set forth in sections 19 and 20 of the Illinois Franchise Disclosure Act, 815 ILCS 705/19, 705/20 (West 2016).

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.

Item 5 is hereby amended as follows: Payment of the Initial Franchise Fees will be deferred until Franchisor has met its initial obligations to franchisee, and franchisee has commenced doing business. The financial assurance requirement was imposed by the Office of the Attorney General due to Franchisor's financial condition.

No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

**ADDENDUM TO OH DEER DEVELOPMENT CORPORATION
FRANCHISE DISCLOSURE DOCUMENT**

REQUIRED BY THE STATE OF MARYLAND

In recognition of the MARYLAND Franchise Registration and Disclosure Law, as amended, the Franchise Disclosure Document for **OH DEER DEVELOPMENT CORPORATION** offering franchises under the "ohDEER" mark for use in the State of Maryland shall be amended as follows:

- (1) Item 5 of this Disclosure Document is modified as follows: Based upon the franchisor's financial condition, the Maryland Securities Commissioner has required a financial assurance. Therefore, all initial fees and payments owed by franchisees shall be deferred until the franchisor completes its pre-opening obligations under the franchise agreement.
- (2) Item 17 of this Disclosure Document is modified to state that any claims arising under the Maryland Franchise Registration and Disclosure Law must be brought within 3 years after the award of the franchise.
- (3) Item 17 of this Disclosure Document, in the summary column of part (c), is modified to state that the general release required as a condition of renewal will not apply to any claim arising under the Maryland Franchise Registration and Disclosure Law.
- (4) Item 17 of this Disclosure Document, in the summary column of part (m), is modified to state that the general release required as a condition of transfer will not apply to any claim arising under the Maryland Franchise Registration and Disclosure Law.
- (5) Item 17 of this Disclosure Document, in the summary column of part (v), is modified to state that a franchisee may bring a lawsuit in Maryland for claims arising under the Maryland Franchise Registration and Disclosure Law.
- (6) Item 17 of this Disclosure Document is modified to state that provisions allowing termination on bankruptcy may not be enforceable under federal bankruptcy law (11U.S.C. 101 et seq.).
- (7) Item 17 of this Disclosure Document, in the summary column of part (v), is modified to state that other than for certain disputes, claims are resolved through arbitration. A Maryland franchise regulation states that it is an unfair or deceptive practice to require a franchisee to waive its right to file a lawsuit in Maryland claiming a violation of the Maryland Franchise Law. In light of the Federal Arbitration Act, there is some dispute as to whether this forum selection requirement is legally enforceable.

No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

**ADDENDUM TO OH DEER DEVELOPMENT CORPORATION
FRANCHISE DISCLOSURE DOCUMENT**

REQUIRED BY THE STATE OF MINNESOTA

1. The following Legends are added to **OH DEER** Franchise Disclosure Document Cover Page for use in the State of Minnesota:

THIS FRANCHISE HAS BEEN REGISTERED UNDER THE MINNESOTA FRANCHISE ACT. REGISTRATION DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION OR ENDORSEMENT BY THE COMMISSIONER OF SECURITIES OF MINNESOTA OR A FINDING BY THE COMMISSIONER THAT THE INFORMATION PROVIDED HEREIN IS TRUE, COMPLETE AND NOT MISLEADING.

THE MINNESOTA FRANCHISE ACT MAKES IT UNLAWFUL TO OFFER OR SELL ANY FRANCHISE IN THIS STATE WHICH IS SUBJECT TO REGISTRATION WITHOUT FIRST PROVIDING TO THE PROSPECTIVE FRANCHISEE AT LEAST 7 DAYS PRIOR TO THE EXECUTION BY THE PROSPECTIVE FRANCHISEE OF ANY BINDING FRANCHISE OR OTHER AGREEMENT, OR AT LEAST 7 DAYS PRIOR TO THE PAYMENT OF ANY CONSIDERATION, BY THE FRANCHISEE, WHICHEVER OCCURS FIRST, A COPY OF THIS PUBLIC OFFERING STATEMENT, TOGETHER WITH A COPY OF ALL PROPOSED AGREEMENTS RELATING TO THE FRANCHISE. THIS PUBLIC OFFERING STATEMENT CONTAINS A SUMMARY ONLY OF CERTAIN MATERIAL PROVISIONS OF THE FRANCHISE AGREEMENT. THE CONTRACT OR AGREEMENT SHOULD BE REFERRED TO FOR AN UNDERSTANDING OF ALL RIGHTS AND OBLIGATIONS OF BOTH THE FRANCHISOR AND THE FRANCHISEE.

IF THIS DISCLOSURE DOCUMENT IS NOT DELIVERED ON TIME, OR IF IT CONTAINS A FALSE, INCOMPLETE, INACCURATE OR MISLEADING STATEMENT, A VIOLATION OF FEDERAL AND STATE LAW MAY HAVE OCCURRED AND SHOULD BE REPORTED THE FEDERAL TRADE COMMISSION, WASHINGTON, D.C. 20580 AND TO THE COMMISSIONER OF SECURITIES, DEPARTMENT OF COMMERCE, SECURITIES DIVISION, 85 7TH PLACE EAST, SUITE 500, ST. PAUL, MINNESOTA 55101, WHICH ADMINISTERS AND ENFORCES THE MINNESOTA FRANCHISE ACT.

MINN. STAT. SEC. 80C.21 AND MINN. RULE 2860.4400J PROHIBIT OH DEER DEVELOPMENT CORPORATION FROM REQUIRING LITIGATION TO BE CONDUCTED OUTSIDE MINNESOTA. IN ADDITION, NOTHING IN THE DISCLOSURE DOCUMENT 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 THE JURISDICTION. FURTHERMORE, MINN RULE 2860.4400J PROHIBITS A FRANCHISEE FROM WAIVING HIS OR HER RIGHTS TO A JURY TRIAL OR TO WAIVE RIGHTS TO ANY PROCEDURE, FORUM, OR REMEDIES PROVIDED FOR BY THE LAWS OF THE JURISDICTION, OR TO CONSENT TO LIQUIDATED DAMAGES, TERMINATION PENALTIES, OR JUDGEMENT NOTES.

2. The following paragraph is added to Item 13:

Franchisee will have right to use the Franchisor's trademarks, service marks, trade names, logotypes or other commercial symbols (collectively the "Marks"). The Minnesota Depart of Commerce requires that OH DEER DEVELOPMENT CORPORATION indemnify Minnesota franchisees

against liability to third parties resulting from claims by third parties that the franchisee's use of OH DEER DEVELOPMENT CORPORATION Marks infringes marks of the third party. OH DEER DEVELOPMENT CORPORATION does not indemnify against consequences of franchisee's use of the Marks except in accordance with the requirements of the franchise.

3. The following statement is added at the end of Item 17(c):

Any release signed as a condition of renewal will not apply to any claims you may have under the Minnesota Franchise Act.

4. The following statement is added at the end of Item 17(m):

Any release signed as a condition of transfer will not apply to any claims you may have under the Minnesota Franchise Act.

5. The Summary in Item 17(v) is deleted, and the following Summary is inserted in its place:

A Franchisee may file an action in Minnesota for claims arising under Minn. Stat. Sec. 80C.17, subd. 5. Any claims arising under Minn. Stat. Sec. 80C.17, subd. 5 must be brought within three years after the cause of action accrues.

6. The following statement is added at the end of Item 17:

With respect to franchises governed by Minnesota law, we will comply with Minn. Stat. Sec. 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 nonrenewal of the applicable franchise agreement and that consent to transfer of the franchise will not be unreasonably withheld.

No statement, questionnaire, or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including, fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed with the franchise.

**ADDENDUM TO OH DEER DEVELOPMENT CORPORATION
FRANCHISE DISCLOSURE DOCUMENT**

REQUIRED BY THE STATE OF NEW YORK

1. The following information is added to the cover page of the Franchise Disclosure Document:

INFORMATION COMPARING FRANCHISORS IS AVAILABLE. CALL THE STATE ADMINISTRATORS LISTED IN EXHIBIT A 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 THE APPROPRIATE STATE OR PROVINCIAL AUTHORITY. THE FRANCHISOR MAY, IF IT CHOOSES, NEGOTIATE WITH YOU ABOUT ITEMS COVERED IN THE FRANCHISE DISCLOSURE DOCUMENT. HOWEVER, THE FRANCHISOR CANNOT USE THE NEGOTIATING PROCESS TO PREVAIL UPON A PROSPECTIVE FRANCHISEE TO ACCEPT TERMS WHICH ARE LESS FAVORABLE THAN THOSE SET FORTH IN THIS FRANCHISE DISCLOSURE DOCUMENT.

2. The following is 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 the “Summary” sections of Item 17(c), titled **“Requirements for franchisee to renew or extend,”** and Item 17(m), entitled **“Conditions for franchisor approval of transfer”**:

However, to the extent required by applicable law, all rights you enjoy and any causes of action arising in your favor from the provisions of Article 33 of the General Business Law of the State of New York and the regulations issued thereunder shall remain in force; it being the intent of this proviso that the non-waiver provisions of General Business Law Sections 687.4 and 687.5 be satisfied.

4. The following language replaces the “Summary” section of Item 17(d), titled **“Termination by franchisee”**: You may terminate the agreement on any grounds available by law.

5. The following is added to the end of the “Summary” sections of Item 17(v), titled **“Choice of forum”**, and Item 17(w), titled **“Choice of law”**:

The foregoing choice of law should not be considered a waiver of any right conferred upon the franchisor or upon the franchisee by Article 33 of the General Business Law of the State of New York

6. Franchise Questionnaire and Acknowledgements - No statement, questionnaire, or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including, fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed with the franchisee.

7. Receipts - Any sale made must be in compliance with § 683(8) of the Franchise Sale Act (N.Y. Gen. Bus. L. § 680 et seq.), which describes the time period a Franchise Disclosure Document (offering prospectus) must be provided to a prospective franchisee before a sale may be made. New York law requires a franchisor to provide the Franchise Disclosure Document at the earliest of the first personal meeting, ten (10) business days before the execution of the franchise or other agreement, or the payment of any consideration that relates to the franchise relationship.

THIS NEW YORK ADDENDUM APPLIES ONLY TO FRANCHISEES WHO ARE RESIDENTS OF NEW YORK OR LOCATE THEIR FRANCHISES IN NEW YORK.

**ADDENDUM TO OH DEER DEVELOPMENT CORPORATION
FRANCHISE DISCLOSURE DOCUMENT**

REQUIRED BY THE STATE OF RHODE ISLAND

In recognition of § 19-28.1-14 of the Rhode Island Franchise Investment Act which 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 disclosure document is amended as follows:

1. Item 17, "Renewal, Termination, Transfer and Dispute Resolution" shall be amended by the addition of the following paragraph:

"If you are a franchisee in Rhode Island, then the choice of law and venue provisions of your Franchise Agreement will not be enforceable."

**ADDENDUM TO OH DEER DEVELOPMENT CORPORATION
FRANCHISE DISCLOSURE DOCUMENT**

REQUIRED BY THE STATE OF VIRGINIA

In recognition of the restrictions contained in Section 13.1-564 of the Virginia Retail Franchising Act, the Franchise Disclosure Document for **OH DEER DEVELOPMENT CORPORATION** for use in the Commonwealth of Virginia shall be amended as follows:

The following statement is added to Item 17.h.:

Under Section 13.1-564 of the Virginia Retail Franchising Act, it is unlawful for a franchisor to cancel a franchise without reasonable cause. If any grounds for default or termination stated in the franchise agreement does not constitute “reasonable cause,” as the term may be defined in the Virginia Retail Franchising Act or the laws of Virginia, that provision may not be enforceable.

No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

WASHINGTON ADDENDUM TO THE FRANCHISE DISCLOSURE DOCUMENT, THE FRANCHISE AGREEMENT, AND ALL RELATED AGREEMENTS

The provisions of this Addendum form an integral part of, are incorporated into, and modify the Franchise Disclosure Document, the franchise agreement, and all related agreements regardless of anything to the contrary contained therein. This Addendum applies if: (a) the offer to sell a franchise is accepted in Washington; (b) the purchaser of the franchise is a resident of Washington; and/or (c) the franchised business that is the subject of the sale is to be located or operated, wholly or partly, in Washington.

1. **Conflict of Laws.** In the event of a conflict of laws, the provisions of the Washington Franchise Investment Protection Act, chapter 19.100 RCW will prevail.
2. **Franchisee Bill of Rights.** RCW 19.100.180 may supersede provisions in the franchise agreement or related agreements concerning your relationship with the franchisor, including in the areas of termination and renewal of your franchise. There may also be court decisions that supersede the franchise agreement or related agreements concerning your relationship with the franchisor. Franchise agreement provisions, including those summarized in Item 17 of the Franchise Disclosure Document, are subject to state law.
3. **Site of Arbitration, Mediation, and/or Litigation.** 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. **General Release.** A release or waiver of rights in the franchise agreement or related agreements purporting to bind the franchisee to waive compliance with any provision under the Washington Franchise Investment Protection Act or any rules or orders thereunder is void except when executed pursuant to a negotiated settlement after the agreement is in effect and where the parties are represented by independent counsel, in accordance with RCW 19.100.220(2). In addition, any such release or waiver executed in connection with a renewal or transfer of a franchise is likewise void except as provided for in RCW 19.100.220(2).
5. **Statute of Limitations and Waiver of Jury Trial.** Provisions contained in the franchise agreement or related agreements that unreasonably restrict or limit the statute of limitations period for claims under the Washington Franchise Investment Protection Act, or rights or remedies under the Act such as a right to a jury trial, may not be enforceable.
6. **Transfer Fees.** Transfer fees are collectable only to the extent that they reflect the franchisor's reasonable estimated or actual costs in effecting a transfer.
7. **Termination by Franchisee.** The franchisee may terminate the franchise agreement under any grounds permitted under state law.

8. **Certain Buy-Back Provisions.** Provisions in franchise agreements or related agreements that permit the franchisor to repurchase the franchisee's business for any reason during the term of the franchise agreement without the franchisee's consent are unlawful pursuant to RCW 19.100.180(2)(j), unless the franchise is terminated for good cause.
9. **Fair and Reasonable Pricing.** Any provision in the franchise agreement or related agreements that requires the franchisee to purchase or rent any product or service for more than a fair and reasonable price is unlawful under RCW 19.100.180(2)(d).
10. **Waiver of Exemplary & Punitive Damages.** RCW 19.100.190 permits franchisees to seek treble damages under certain circumstances. Accordingly, provisions contained in the franchise agreement or elsewhere requiring franchisees to waive exemplary, punitive, or similar damages are void, except when executed pursuant to a negotiated settlement after the agreement is in effect and where the parties are represented by independent counsel, in accordance with RCW 19.100.220(2).
11. **Franchisor's Business Judgement.** Provisions in the franchise agreement or related agreements stating that the franchisor may exercise its discretion on the basis of its reasonable business judgment may be limited or superseded by RCW 19.100.180(1), which requires the parties to deal with each other in good faith.
12. **Indemnification.** Any provision in the franchise agreement or related agreements requiring the franchisee to indemnify, reimburse, defend, or hold harmless the franchisor or other parties is hereby modified such that the franchisee has no obligation to indemnify, reimburse, defend, or hold harmless the franchisor or any other indemnified party for losses or liabilities to the extent that they are caused by the indemnified party's negligence, willful misconduct, strict liability, or fraud.
13. **Attorneys' Fees.** If the franchise agreement or related agreements require a franchisee to reimburse the franchisor for court costs or expenses, including attorneys' fees, such provision applies only if the franchisor is the prevailing party in any judicial or arbitration proceeding.
14. **Noncompetition Covenants.** 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 provision contained in the franchise agreement or elsewhere that conflicts with these limitations is void and unenforceable in Washington.
15. **Nonsolicitation Agreements.** 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.

16. **Questionnaires and Acknowledgments.** No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.
17. **Prohibitions on Communicating with Regulators.** Any provision in the franchise agreement or related agreements that prohibits the franchisee from communicating with or complaining to regulators is inconsistent with the express instructions in the Franchise Disclosure Document and is unlawful under RCW 19.100.180(2)(h).
18. **Advisory Regarding Franchise Brokers.** Under the Washington Franchise Investment Protection Act, a “franchise broker” is defined as a person that engages in the business of the offer or sale of franchises. A franchise broker represents the franchisor and is paid a fee for referring prospects to the franchisor and/or selling the franchise. If a franchisee is working with a franchise broker, franchisees are advised to carefully evaluate any information provided by the franchise broker about a franchise.

The undersigned parties do hereby acknowledge receipt of this Addendum.

Dated this _____ day of _____ 20____.

Signature of Franchisor Representative

Signature of Franchisee Representative

Title of Franchisor Representative

Title of Franchisee Representative

**ADDENDUM TO OH DEER DEVELOPMENT CORPORATION
FRANCHISE DISCLOSURE DOCUMENT**

REQUIRED BY THE STATE OF WISCONSIN

Franchise Disclosure Document for OH DEER DEVELOPMENT CORPORATION for use in the State of Wisconsin shall be amended as follows:

State Cover Page:

THESE FRANCHISES HAVE BEEN REGISTERED UNDER THE WISCONSIN FRANCHISE INVESTMENT LAW. REGISTRATION DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION OR ENDORSEMENT BY THE COMMISSIONER OF SECURITIES OF WISCONSIN OR A FINDING BY THE COMMISSIONER THAT THE INFORMATION PROVIDED HEREIN IS TRUE, COMPLETE AND NOT MISLEADING.

THIS DISCLOSURE DOCUMENT AND THE FRANCHISE AGREEMENTS ARE SUBJECT TO THE WISCONSIN FRANCHISE INVESTMENT LAW.

The Securities Commissioner of the State of Wisconsin requires that certain provisions contained in franchise documents be amended to be consistent with Wisconsin Fair Dealership Law, Wisconsin Statutes, Chapter 135 ("Fair Dealership Law"). To the extent that the Franchise Agreement contains provisions that are inconsistent with the following, such provisions are hereby amended:

1. Item 17, Renewal, Termination, Transfer and Dispute Resolution, shall be amended by the addition of the following paragraphs at the conclusion of the Item 17 disclosures:

a. "To the extent that the provisions regarding renewal described in this section are inconsistent with the requirements of the Wisconsin Fair Dealership Law (which, among other things, grants You the right, in most circumstances, to 90 days prior written notice of termination and 60 days within which to remedy any claim deficiencies), the renewal provisions will be superseded by the requirements of the Wisconsin Fair Dealership Law and will have no force or effect."

b. "To the extent that the provisions regarding termination described in this section are inconsistent with the requirements of the Wisconsin Fair Dealership Law (which, among other things, grants You the right, in most circumstances, to 90 days prior written notice to termination and 60 days within which to remedy any claim deficiencies), the termination provision will be superseded by the requirements of the Wisconsin Fair Dealership Law and will have no force or effect."

c. "If the franchise agreement requires that it be governed by a state's law, other than the State of Wisconsin, to the extent that any provision of the franchise agreement conflicts with the Wisconsin Fair Dealership Law such provision shall be supersede by the law's requirement."

d. "Covenants not to compete during the term of and upon termination or expiration of a Franchise Agreement are enforceable only under certain conditions according to Wisconsin Law."

Each provision of this Addendum shall be effective only to the extent that the jurisdictional requirements of the Wisconsin law applicable to the provision are met independent of the Addendum. This Addendum shall have no force or effect if such jurisdictional requirements are not met.

EXHIBIT F TO THE DISCLOSURE DOCUMENT

**SPECIFIC STATE RIDERS AND AMENDMENTS
TO FRANCHISE AGREEMENT**

**AMENDMENT TO OH DEER DEVELOPMENT CORPORATION
FRANCHISE AGREEMENT AND RELATED FRANCHISE DOCUMENTS**

FOR THE STATE OF ILLINOIS

The ohDeer Franchise Agreement between _____ (“Franchisee”) and oh DEER Development Corporation, a Massachusetts corporation (“Franchisor”) with its principal place of business at 260 Boston Post Road, Wayland, Massachusetts 01778 , dated _____ (“Franchise Agreement”) shall be amended by the addition of the following language, which shall be considered an integral part of this Agreement (this “Amendment”):

Illinois law governs the Franchise Agreement.

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.

Franchisee’s rights upon Termination and Non-Renewal are set forth in sections 19 and 20 of the Illinois Franchise Disclosure Act, 815 ILCS 705/19, 705/20 (West 2016).

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.

No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

[signatures on following page]

IN WITNESS WHEREOF, the parties hereto have duly executed, sealed, and delivered this Amendment to the Franchise Agreement on the same date as that on which the Franchise Agreement was executed.

FRANCHISOR:

oh DEER Development Corporation

By: _____
Name: _____
Title: _____

FRANCHISEE:

By: _____
Name: _____
Title: _____

**AMENDMENT TO THE FRANCHISE AGREEMENT
FOR USE IN MARYLAND**

THIS RIDER (this “**Rider**”) is made and entered into by and between OH DEER DEVELOPMENT CORPORATION, a Massachusetts corporation with its principal place of business at 260 Boston Post Road, Wayland, Massachusetts 01778 (“**ohDEER**”), and _____ (“**Franchisee**”) with its principal place of business as _____. In this Rider, “**we**,” “**us**,” and “**our**” refers to **ohDEER**. “**You**” and “**your**” refers to Franchisee.

1. We and you are parties to that certain Franchise Agreement dated _____ (the “Franchise Agreement”). This Rider is executed simultaneously with the Franchise Agreement and is annexed to and forms part of the Franchise Agreement. This Rider is being signed because (a) you are domiciled in Maryland, and/or (b) the franchise that you will operate under the Franchise Agreement will be located in Maryland.

2. The following is added to Section 6(a) of the Franchise Agreement:

“Based upon the franchisor's financial condition, the Maryland Securities Commissioner has required a financial assurance. Therefore, all initial fees and payments owed by franchisees shall be deferred until the franchisor completes its pre-opening obligations under this Franchise Agreement.”

3. The following is added to Sections 5(f) and 27(d)(ix) of the Franchise Agreement which says that the we may require you to sign a general release of claims as a condition of renewal or transfer of your franchise:

“However, any release required as a condition of renewal, sale and/or assignment/transfer will not apply to any claims or liability arising under the Maryland Franchise Registration and Disclosure Law.”

4. The Franchise Agreement and the Franchise Compliance Questionnaire are amended as follows:

“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.”

5. A franchisee may bring a lawsuit in Maryland for claims arising under the Maryland Franchise Registration and Disclosure Law.

6. Any claims arising under the Maryland Franchise Registration and Disclosure law must be brought within three years after the franchise is granted.

7. The Franchise Agreement provides that disputes are resolved through arbitration.

8. Subsections 54 (a) and (c) of the Franchise Agreement are hereby deleted.

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.

No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

IN WITNESS WHEREOF, each of the undersigned has executed this Rider as of the date first stated above.

“FRANCHISOR”

oh DEER Development Corporation

BY: _____

OFFICE HELD: _____

Date: _____

“FRANCHISEE”

Date: _____

**AMENDMENT TO OH DEER DEVELOPMENT CORPORATION
FRANCHISE AGREEMENT AND RELATED FRANCHISE DOCUMENTS**

FOR THE STATE OF MINNESOTA

The Franchise Agreement between _____ (“Franchisee”) and OH DEER DEVELOPMENT CORPORATION, a Massachusetts corporation (“Franchisor”), dated _____ (the “Franchise Agreement”) shall be amended by the addition of the following language, which shall be considered an integral part of this Agreement (this “Amendment”):

MINNESOTA LAW MODIFICATIONS

1. The Commissioner of Commerce for the State of Minnesota requires that certain provisions contained in franchise documents be amended to be consistent with Minnesota Franchise Act, Minn. Stat. Section 80.01 et seq., and of the Rules and Regulations promulgated under the Act (collectively the “Franchise Act”). To the extent that the Agreement and Disclosure Document contain provisions that are inconsistent with the following, such provisions are hereby amended:

- a. Franchisee will have the right to use Franchisor’s trademarks, service marks, trade names, logotypes or other commercial symbols (collectively, the “Trademarks”). The Minnesota Department of Commerce requires that Franchisor indemnify Minnesota franchisees against liability to third parties resulting from claims by third parties that the Franchisee’s use of the Trademarks infringes trademark rights of the third party. Franchisor does not indemnify against the consequences of Franchisee’s use of the Trademarks except in accordance with the requirements of the Franchise Agreement, and, as a condition to indemnification, Franchisee must provide notice to Franchisor of any such claim within ten (10) days after the earlier of (i) actual notice of the claim or (ii) receipt of written notice of the claim, and must therein tender the defense of the claim to Franchisor. If Franchisor accepts the tender of the defense, Franchisor has the right to manage the defense of the claim including the right to compromise, settle or otherwise resolve the claim, and to determine whether to appeal a final determination of the claim. If the Franchise Agreement contains a provision that is inconsistent with the Franchise Act, the provisions of the Franchise Agreement shall be superseded by the Act’s requirements and shall have no force or effect.
- b. Franchise Act, Sec. 80C.14, Subd. 3., requires, except in certain specified cases that a franchisee be given 90 days’ notice of termination (within 60 days to cure). If the Franchise Agreement contains a provision that is inconsistent with the Franchise Act, the provisions of the Franchise Agreement shall be superseded by the Act’s requirements and shall have no force or effect.
- c. Franchise Act, Sec. 80C.14, Subd. 4., requires, except in certain specified cases, that a franchisee be given written notice of a franchisor’s intention not to renew 180 days prior to expiration of the franchise and that the franchisee be given sufficient opportunity to operate the franchise in order to enable the franchisee the opportunity to recover the fair market value of the franchise as a going concern. If the Franchise Agreement contains a provision that is inconsistent with the Franchise Act, the provisions of the Franchise Agreement shall be superseded by the Act’s requirements and shall have no force or effect.
- d. Franchise Act, Sec. 80C.14, Subd. 5., requires that Franchisor not unreasonably withhold consent to an assignment, transfer, or sale of the franchise whenever the franchisee to be substituted meets the present qualifications and standards required of the franchisees of the

particular franchisor.

- e. Minn. Stat. §80C.21 and Minn. Rule 2860.4400J prohibit Franchisor from requiring litigation to be conducted outside Minnesota. In addition, nothing in the Disclosure Document 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 the jurisdiction. Furthermore, Minn. Rule 2860.4400J prohibits a Franchisee from waiving his or her rights to a jury trial or to waive rights to any procedure, forum, or remedies provided for by the laws of the jurisdiction, or to consent to liquidated damages, termination penalties, or judgment notes.
 - f. If the Franchisee is required in the Franchise Agreement to execute a release of claims or to acknowledge facts that would negate or remove from judicial review any statement, misrepresentation or action that would violate the Franchise Act, such release shall exclude claims arising under the Franchise Act, and such acknowledgements shall be void with respects to claims under the Act.
 - g. If the Franchise Agreement requires that it be governed by a state's law, other than the State of Minnesota, those provisions shall not in any way abrogate or reduce any rights you may have as provided for in the Franchise Act, including the right to submit matters to the jurisdiction of the courts of Minnesota.
 - h. If the Franchise Agreement requires you to sue the Franchisor outside the State of Minnesota, those provisions shall not in any way abrogate or reduce any rights you may have as provided for in the Franchise Act, including the right to submit matters to the jurisdiction of the courts of Minnesota. As such, the disclosure in the risk factor on the cover page of the Disclosure Document that the Franchise Agreement requires you to bring a claim outside the State of Minnesota is not applicable because of the Franchise Act.
 - i. A Franchisee may file a civil lawsuit in Minnesota for claims arising under Minn. Stat. §80C.17, Subd. 5. Any claims arising under Minn. Stat. §80C.17, Subd. 5 must be brought within three years after the cause of action accrues.
2. Minn. Stat. Sec. 80C.06, Subd. 5 requires you to receive the Disclosure Document at the earlier of: (i) seven days prior to signing the Franchise Agreement; or (ii) seven days prior to our receipt of any consideration.
3. Each provision of this Amendment shall be effective only to the extent that the jurisdictional requirements of the Minnesota law applicable to the provision are met independent of this Amendment. This Amendment shall have no force or effect if such jurisdictional requirements are not met.
4. No statement, questionnaire, or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including, fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed with the franchise.

[signatures on following page]

IN WITNESS WHEREOF, the parties hereto have duly executed and delivered this Amendment to the Franchise Agreement on this _____ day of _____, 20__.

FRANCHISOR: OH DEER DEVELOPMENT CORPORATION

By: _____
Name: _____
Title: _____

FRANCHISEE:

By: _____
Name: _____
Title: _____

**AMENDMENT TO OH DEER DEVELOPMENT CORPORATION
FRANCHISE AGREEMENT AND RELATED FRANCHISE DOCUMENTS**

REQUIRED BY THE STATE OF RHODE ISLAND

In recognition of the Rhode Island Franchise Investment Act, as amended, the parties to the attached oh DEER Development Corporation Franchise Agreement (the "Agreement") agree as follows:

1. Section 36 of the Agreement, under the heading "Dispute Resolution", shall be amended to add the following:

"Provided that the Rhode Island Franchise Investment Act or a successor law should void a choice of law provision enforcing the laws of a jurisdiction other than Rhode Island or void a venue provision which restricts jurisdiction outside of Rhode Island, then all references to choice of law and/or venue shall read "Rhode Island."

IN WITNESS WHEREOF, the parties intending to be bound legally, have fully executed, sealed and delivered this Amendment to the Agreement as of the day and year contained in the Agreement.

"FRANCHISOR"

oh DEER Development Corporation

BY: _____

OFFICE HELD: _____

Date: _____

"FRANCHISEE"

Date: _____

**AMENDMENT TO OH DEER DEVELOPMENT CORPORATION
FRANCHISE AGREEMENT AND RELATED FRANCHISE DOCUMENTS**

REQUIRED BY THE STATE OF WISCONSIN

The Franchise Agreement between _____ (“Franchisee”) and OH DEER DEVELOPMENT CORPORATION, a Massachusetts corporation (“Franchisor”), dated _____ (the “Franchise Agreement”) shall be amended by the addition of the following language, which shall be considered an integral part of this Agreement (this “Amendment”):

1. The Securities Commissioner of the State of Wisconsin requires that certain provisions contained in franchise documents be amended to be consistent with the Wisconsin Fair Dealership Law, Wisconsin Statutes, Chapter 135. To the extent that the Agreement contains provisions that are inconsistent with the following, such provisions are hereby amended:

- a. To the extent that the provisions of this Agreement regarding renewal are inconsistent with the requirements of the Wisconsin Fair Dealership Law (which, among other things, grants Franchisee the right, in most circumstances, to 90 days prior written notice to termination and 60 days within which to remedy any claims deficiencies), said renewal provision will be superseded by the requirement of the Wisconsin Fair Dealership Law and will have no force or effect.”
- b. To the extent that the provision of this Agreement regarding termination are inconsistent with requirements of the Wisconsin Fair Dealership Law (which, among other things, grants Franchisee the right, in most circumstances to 90 days prior written notice of termination and 60 days within which to remedy any claimed deficiencies), said termination provisions will be superseded by the requirements of the Wisconsin Fair Dealership Law and will have no force or effect.
- c. If the franchise agreement requires that it be governed by a state’s law, other than the State of Wisconsin, to the extent that any provision of the franchise agreement conflicts with the Wisconsin Fair Dealership Law such provision shall be supersede by the law’s requirement.

2. Each provision of this Amendment shall be effective only to the extent that the jurisdictional requirements of the Wisconsin law applicable to the provision are met independent of this Amendment. This Amendment shall have no force or effect if such jurisdictional requirements are not met.

[signatures on following page]

IN WITNESS WHEREOF, the parties intending to be bound legally, have fully executed, sealed and delivered this Amendment to the Agreement as of the day and year contained in the Agreement.

“FRANCHISOR”

oh DEER Development Corporation

BY: _____

OFFICE HELD: _____

Date: _____

“FRANCHISEE”

Date: _____

“FRANCHISEE”

Date: _____

EXHIBIT G TO THE DISCLOSURE DOCUMENT

NON-DISCLOSURE, NON-SOLICITATION AND NON-COMPETITION AGREEMENT

This Agreement is made and entered into _____ between oh DEER Development Corporation, a Massachusetts corporation ("Franchisor"), _____ ("Franchisee") and _____ ("Trainee").

RECITALS

WHEREAS, Franchisor has developed, is using and is the owner of all rights in a unique system ("**ohDEER SYSTEM**") for the development and operation of a business which provides deer control, rabbit control, and tick and mosquito control services under the trade name and mark **ohDEER** ("**ohDEER**");

WHEREAS, **ohDEER SYSTEM** includes but is not limited to certain trade names, trademarks, trade dress and logos including, but not limited to, the mark **ohDEER**, service marks, trade symbols, trade dress, signs, slogans, associated logos, designs, emblems, URLs, domain names, Website addresses, email addresses, digital cellular addresses, wireless web addresses and the like and copyrights and such other trade names and trademarks as Franchisor may develop in the future for the purposes of identifying **ohDEER SYSTEM**, and such other distinguishing characteristics of **ohDEER SYSTEM** including, without limitation, distinctive sales and marketing procedures; knowledge and procedures for providing deer control, rabbit control, and tick and mosquito control services; inventory, management and financial control methods; and training and assistance, all of which may be changed, improved and further developed by Franchisor from time to time ("Trade Secrets");

WHEREAS, Franchisor's Trade Secrets provide economic advantages to Franchisor and are not generally known to or readily ascertainable by proper means by Franchisor's competitors who could obtain economic value from knowledge and use of Franchisor's Trade Secrets;

WHEREAS, Franchisor has taken and intends to take all reasonable steps to maintain the confidentiality and secrecy of Franchisor's Trade Secrets;

WHEREAS, Franchisor has granted Franchisee a limited right to operate a territory using **ohDEER SYSTEM** and Franchisor's Trade Secrets for the period defined in the Franchise Agreement made and entered into on _____, ____ between Franchisor and Franchisee ("Franchise Agreement");

WHEREAS, Franchisor and Franchisee have agreed in the Franchise Agreement on the importance to Franchisor and to Franchisee and other licensed users of **ohDEER SYSTEM** of restricting use, access and dissemination of Franchisor's Trade Secrets;

WHEREAS, it will be necessary for certain employees and contractors of Franchisee to have access to and to use some or all of Franchisor's Trade Secrets in the development and maintenance of Franchisee's Business using **ohDEER SYSTEM**;

WHEREAS, Franchisee has agreed to obtain from certain key employees written agreements protecting Franchisor's Trade Secrets and **ohDEER SYSTEM** against unfair competition;

WHEREAS, Trainee wishes to remain, or wishes to become, an employee of Franchisee; and

WHEREAS, Trainee wishes and needs to receive and use Franchisor's Trade Secrets in the course of Trainee's employment in order to effectively perform Trainee's services for Franchisee.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the parties agree as follows:

1. Franchisor and/or Franchisee shall disclose to Trainee some or all of Franchisor's Trade Secrets relating to **ohDEER SYSTEM**.

2. Trainee shall receive Franchisor's Trade Secrets in confidence, maintain them in confidence, and use them only in the course of Trainee's employment by Franchisee and then only in connection with the development and/or maintenance by Franchisee of Business using **ohDEER SYSTEM** for so long as Franchisee is licensed by Franchisor to use **ohDEER SYSTEM**.

3. Trainee shall not at any time make copies of any documents or compilations containing some or all of Franchisor's Trade Secrets without the express written permission of Franchisor.

4. Trainee shall not disclose or permit the disclosure of Franchisor's Trade Secrets except to other employees of Franchisee and only to the limited extent necessary to train or assist other employees of Franchisee who have also signed Non-Disclosure, Non-Solicitation and Non-Competition Agreements or Confidentiality Agreements where appropriate as determined by Franchisor in the development or maintenance of Business using **ohDEER SYSTEM**.

5. That all information and materials, including without limitation, specifications, techniques and compilations of data which Franchisor shall designate as confidential shall be deemed Franchisor's Trade Secrets for the purposes of this Agreement.

6. Trainee shall surrender **ohDEER** Operations Manual and any other material containing some or all of Franchisor's Trade Secrets to Franchisee or to Franchisor, upon request, or upon termination of employment by Franchisee, or upon conclusion of the use for which the **ohDEER** Operations Manual or other information or material may have been furnished to Trainee.

7. Trainee shall not, directly or indirectly, do any act or omit to do any act, which would or would likely to be injurious or prejudicial to the goodwill associated with **ohDEER SYSTEM**.

8. In order to protect the goodwill and unique qualities of **ohDEER SYSTEM** and the confidentiality and value of Franchisor's Trade Secrets, and in consideration for the disclosure to

Trainee of Franchisor's Trade Secrets, Trainee further undertakes and covenants that, during the time he is employed by Franchisee, he will not:

(a) Directly or indirectly, for himself or through, on behalf of or in conjunction with any person, partnership or business entity, engage in or acquire any financial or beneficial interest in (including interest in business entities, partnerships, trusts, unincorporated associations or joint ventures), advise, help or make loans to any entity involved in business which is the same as or similar to that conducted by **ohDEER** including, but not limited to, any business which provides deer control, rabbit control, or tick and mosquito control services which Business is, or is intended to be located, within the United States; or

(b) Divert or attempt to divert, directly or indirectly, any business, business opportunity or customer of Franchisee's Business(s) to any competitor.

9. Except to the extent prohibited by the laws of the state where the Franchised Business is located or where the Trainee lives or works, in further consideration for the disclosure to Trainee of Franchisor's Trade Secrets and to protect the uniqueness of **ohDEER SYSTEM**, Trainee agrees that for two (2) years following the termination of Trainee's employment with Franchisee, Trainee will not without the prior written consent of Franchisor, divert or attempt to divert, directly or indirectly, any business, business opportunity or customer of Franchisee's Franchised Business(s) to any competitor.

10. Franchisee undertakes to use Franchisee's best efforts to ensure that Trainee acts as required by this Agreement.

11. Trainee agrees that in the event of a breach of this Agreement, Franchisor would be irreparably injured and be without an adequate remedy at law. Therefore, in the event of such a breach, or threatened or attempted breach of any of the provisions thereof, Franchisor shall be entitled to enforce the provisions of this Agreement against Franchisee and Trainee, and may seek, in addition to any other remedies which are made available to it at law or in equity, including the right to terminate the Franchise Agreement, a temporary and /or permanent injunction and a decree for the specific performance of the terms of this Agreement, without being required to furnish a bond or other security.

12. Should legal proceedings have to be brought by Franchisor against Trainee to enforce any Non-Competition Covenant or for Trainee's failure to maintain Confidentiality, the period of restriction shall be deemed to begin running on the date of entry of an order granting Franchisor preliminary injunctive relief and shall continue uninterrupted for the entire period of restriction.

13. This Agreement shall be governed by and construed under the laws of Massachusetts.

14. If any Court or other tribunal having jurisdiction to determine the validity or enforceability of this Agreement determines that it would be unenforceable as written, its provisions shall be determined to be withheld, modified or limited to such extent or in such manner as is necessary for it to be valid and enforceable to the greatest extent possible.

[signatures on following page]

IN WITNESS WHEREOF, the undersigned have entered into this Agreement as witnessed by their signatures below.

FRANCHISEE

By: _____

Name: _____

Title: _____

FRANCHISOR

By: _____

Name: _____

Title: _____

TRAINEE

By: _____

Name: _____

Title: _____

EXHIBIT H TO THE DISCLOSURE DOCUMENT

FORM OF SPOUSAL NON-DISCLOSURE AND NON-COMPETITION AGREEMENT

This Agreement is made and entered into on _____ between oh DEER Development Corporation, a Massachusetts corporation, with its principal place of business at 260 Boston Post Road, Wayland, Massachusetts 01778 ("Franchisor") and _____, a/an _____ with its principal place of business at _____ ("Franchisee") and _____, the spouse or domestic partner of an owner of Franchisee ("Signer") with a primary residence at _____.

RECITALS

WHEREAS, Franchisor has developed, is using and is the owner of all rights in a unique system (hereinafter "**ohDEER SYSTEM**") for the development and operation of a business which provides deer control, rabbit control, and tick and mosquito control services under the trade name and mark **ohDEER** (hereinafter "**ohDEER**");

WHEREAS, **ohDEER SYSTEM** includes but is not limited to certain trade names, trademarks, trade dress and logos including, but not limited to, the mark **ohDEER**, service marks, trade symbols, trade dress, signs, slogans, associated logos, designs, emblems, URLs, domain names, Website addresses, email addresses, digital cellular addresses, wireless Web addresses and the like and copyrights and such other trade names and trademarks as Franchisor may develop in the future for the purposes of identifying **ohDEER SYSTEM**, and such other distinguishing characteristics of **ohDEER SYSTEM** including, without limitation, distinctive sales and marketing procedures; knowledge and procedures for providing deer control, rabbit control, and tick and mosquito control services; management and financial control methods; and training and assistance, all of which may be changed, improved and further developed by Franchisor from time to time ("Trade Secrets");

WHEREAS, Franchisor's Trade Secrets provide economic advantages to Franchisor and are not generally known to or readily ascertainable by proper means by Franchisor's competitors who could obtain economic value from knowledge and use of Franchisor's Trade Secrets;

WHEREAS, Franchisor has taken and intends to take all reasonable steps to maintain the confidentiality and secrecy of Franchisor's Trade Secrets;

WHEREAS, Franchisor and Franchisee desire to enter into a Franchise Agreement which will grant Franchisee a limited right to operate a Franchised Business within a territory using **ohDEER SYSTEM** and Franchisor's Trade Secrets for a period defined in the Franchise Agreement ("Franchise Agreement");

WHEREAS, Franchisor and Franchisee have agreed in the Franchise Agreement on the importance to Franchisor and to Franchisee and other licensed users of **ohDEER SYSTEM** of restricting use, access and dissemination of Franchisor's Trade Secrets; and

WHEREAS, it is anticipated that Signer may have access to learn Franchisor's Trade Secrets as Franchisee develops and maintains Franchisee's Business using **ohDEER SYSTEM**.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the parties agree as follows:

1. Franchisee may disclose to Signer some or all of Franchisor's Trade Secrets relating to **ohDEER SYSTEM**.

2. Signer shall receive Franchisor's Trade Secrets in confidence, maintain them in confidence, and shall use them only in connection with the development and/or maintenance by Franchisee of the Franchised Business using **ohDEER SYSTEM** for so long as Franchisee is licensed by Franchisor to use **ohDEER SYSTEM**.

3. Signer shall not at any time make copies of any documents or compilations containing some or all of Franchisor's Trade Secrets without the express written permission of Franchisor.

4. Signer shall not disclose or permit the disclosure of Franchisor's Trade Secrets to anyone.

5. That all information and materials, including without limitation, specifications, techniques and compilations of data which Franchisor shall designate as confidential shall be deemed Franchisor's Trade Secrets for the purposes of this Agreement.

6. Signer shall not, directly or indirectly, do any act or omit to do any act, which would or would likely to be injurious or prejudicial to the goodwill associated with **ohDEER SYSTEM**.

7. Except to the extent prohibited by the laws of the state where the Franchised Business is located, in order to protect the goodwill and unique qualities of **ohDEER SYSTEM** and the confidentiality and value of Franchisor's Trade Secrets, and in consideration for the disclosure to Signer of Franchisor's Trade Secrets, Signer further undertakes and covenants that, during the time Franchisee is a franchisee of Franchisor and for the two (2) years following the termination or expiration of Franchisee's Franchise Agreement, Signer will not:

(a) Directly or indirectly, for himself/herself or through, on behalf of or in conjunction with any person, partnership or business entity, engage in or acquire any financial or beneficial interest in (including interest in business entities, partnerships, trusts, unincorporated associations or joint ventures), advise, help or make loans to any entity involved in business which is the same as or similar to that conducted by **ohDEER** which business is, or is intended to be located, within the United States; or

(b) Divert or attempt to divert, directly or indirectly, any business, business opportunity or customer of Franchisee's Franchised Business(s) to any competitor.

8. Franchisee undertakes to use Franchisee's best efforts to ensure that Signer acts as required by this Agreement.

9. Signer agrees that in the event of a breach of this Agreement, Franchisor would be irreparably injured and be without an adequate remedy at law. Therefore, in the event of such a breach, or threatened or attempted breach of any of the provisions thereof, Franchisor shall be entitled to enforce the provisions of this Agreement against Franchisee and Signer, and may seek, in addition

to any other remedies which are made available to it at law or in equity, including the right to terminate the Franchise Agreement, a temporary and /or permanent injunction and a decree for the specific performance of the terms of this Agreement, without being required to furnish a bond or other security.

10. Signer agrees that the period during which the post-termination/expiration restrictions above apply shall be extended uninterrupted by the length of any period of time during which Signer was in violation of such restrictions.

11. This Agreement shall be governed by and construed under the laws of Massachusetts.

12. If any Court or other tribunal having jurisdiction to determine the validity or enforceability of this Agreement determines that it would be unenforceable as written, its provisions shall be determined to be withheld, modified or limited to such extent or in such manner as is necessary for it to be valid and enforceable to the greatest extent possible.

IN WITNESS WHEREOF, the undersigned have entered into this Agreement as witnessed by their signatures below.

FRANCHISEE

By: _____
Name: _____
Title: _____
Date: _____

FRANCHISOR

By: _____
Name: _____
Title: _____
Date: _____

SIGNER

By: _____
Name: _____
Date: _____

EXHIBIT I TO THE DOCUMENT DISCLOSURE

FORM OF EMPLOYEE CONFIDENTIALITY AGREEMENT

This Agreement is made and entered into on _____ by and between _____ (“Employer”) and _____ (“Employee”).

RECITALS

WHEREAS, Employer is a franchisee of oh DEER Development Corporation (hereinafter “Franchisor”) and as such has certain rights to a unique system (hereinafter the “**ohDEER SYSTEM**”) for the development and operation of a business which provides deer control, rabbit control, and tick and mosquito control services under the trade name and mark **ohDEER** (hereinafter “**ohDEER**”); and

WHEREAS, Franchisor’s Confidential Information or Materials provide economic advantages to Franchisor and its franchisees including Employer and which are not generally known to nor readily ascertainable by proper means by Franchisor’s competitors who could obtain economic value from knowledge and use of Franchisor’s Trade Secrets; and

WHEREAS, Employer has promised to take and intends to take all reasonable steps to maintain the confidentiality and secrecy of Franchisor’s Confidential Information or Materials; and

WHEREAS, it will be necessary for Employee to have access to and to use some or all of Franchisor’s Confidential Information or Materials as an employee of Employer; and

WHEREAS, Employee wishes to remain, or wishes to become, an employee of Employer; and

WHEREAS, Employee wishes and needs to receive and use Franchisor’s Confidential Information or Materials in the course of Employee’s employment in order to effectively perform Employee’s services for Employer.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the parties agree as follows:

1. For purposes of this Agreement, the term “Confidential Information or Materials” means all trade secrets, customer information, inventions, discoveries, processes, formulae, records, computer programs or data, agreements, business and financial systems, and plans and policies, of Employer and Franchisor or regarding administrative, management, contracting, financial, marketing or production activities of Employer, which Employer treats as confidential.

2. Employee acknowledges that during his/her employment, Employee may gain knowledge of proprietary Confidential Information or Materials. Employee recognizes that Employer and Franchisor have a compelling need to maintain the confidentiality of such Confidential Information and Materials. Accordingly, Employee agrees that:

- (i) Employee shall receive Franchisor's Confidential Information or Materials in confidence, maintain them in confidence, and use them only in the course of Employee's employment by Employer.
- (ii) Employee will not, during the term of this Agreement or thereafter, directly or indirectly disclose to any other person or entity, or use for Employee's own account, or for other than Employer's business, any Confidential Information or Materials without first obtaining the written consent of Franchisor. Employee shall at all times keep confidential all Confidential Information or Materials of Employer and Franchisor.
- (iii) Employee will retain no copies of, and shall promptly deliver to Employer, upon the termination of Employee's services or at any other time Employer may request any and all documentary and other materials (including software) and all copies thereof in whatever form, including electronic versions thereof, made, compiled or otherwise obtained by or delivered or disclosed to Employee concerning any Confidential Information or Materials of Employer or Franchisor.

3. Employee shall not at any time make copies of any documents or compilations containing some or all of Franchisor's Confidential Information or Materials without the express written permission of Employer.

4. Employee shall not disclose or permit the disclosure of Franchisor's Confidential Information or Materials except to other employees of Employer and only to the limited extent necessary to train or assist other employees of Employer who have also signed Confidentiality Agreements or Non-Disclosure, Non-Solicitation and Non-Competition Agreements.

5. Employee understands and agrees that this Agreement may be enforced by either Employer or by Franchisor.

6. Employee agrees that in the event of a breach of this Agreement, Employer and/or Franchisor would be irreparably injured and be without an adequate remedy at law. Therefore, in the event of such a breach, or threatened or attempted breach of any of the provisions thereof, Employer and/or Franchisor shall be entitled to enforce the provisions of this Agreement against Employee, and may seek, in addition to any other remedies which are made available to it at law or in equity, a temporary and /or permanent injunction and a decree for the specific performance of the terms of this Agreement, without being required to furnish a bond or other security.

7. This Agreement shall be governed by and construed under the laws of _____

8. If any Court or other tribunal having jurisdiction to determine the validity or enforceability of this Agreement determines that it would be unenforceable as written, its provisions shall be determined to be withheld, modified or limited to such extent or in such manner as is necessary for it to be valid and enforceable to the greatest extent possible.

[Signatures on the following page]

IN WITNESS WHEREOF, the undersigned have entered into this Agreement as witnessed by their signatures below.

EMPLOYER

By: _____
Name: _____
Title: _____

EMPLOYEE

By: _____
Name: _____
Title: _____

EXHIBIT J TO THE DOCUENT DISCLOSURE

FORM OF RESERVATION OF TERRITORY AGREEMENT

RESERVATION OF TERRITORY AGREEMENT

Date: _____

Name _____

Street _____

City, State, Zip _____

OH DEER DEVELOPMENT CORPORATION ("ohDEER"), hereby accepts the sum of Ten Thousand Dollars (\$10,000.00) from _____ ("me" or "I") as a deposit to be applied against the total Initial Franchise Fee due of the then-current franchise agreement for the purchase of an **ohDEER** Franchise Business to be operated in the Designated Territory of: _____.

This Ten Thousand Dollars (\$10,000.00) deposit will be applied in full toward the non-refundable Initial Franchise Fee. If I fail to secure the required license, or I determine that I will not become a franchisee and do not sign the then-current **ohDEER** Franchise Agreement ("Franchise Agreement") within twelve (12) months of the date of execution of this Reservation of Territory Agreement, then this deposit will be retained by **ohDEER** in consideration of the administrative and other expenses incurred by **ohDEER**, and for the opportunities lost or deferred, as a result of the territory development rights granted to me.

If I fail or refuse to enter into the then-current **ohDEER** Franchise Agreement within the time period specified above, then upon notice from **ohDEER**, this Reservation of Territory Agreement will then terminate and I will have no further rights to become a **ohDEER** franchisee. In that event, I will execute and deliver to **ohDEER**, as permitted by law, general releases of any and all claims that I may have against **ohDEER** and its affiliates, and the respective officers, employees and agents of **ohDEER** and its affiliates, in form and substance satisfactory to **ohDEER**.

The twelve (12) months period to sign the then-current **ohDEER** Franchise Agreement may only be extended by mutual consent.

I hereby acknowledge that I have received a copy of this Reservation of Territory Agreement containing an acknowledgment of receipt of the Ten Thousand Dollars (\$10,000.00) deposit.

Signature: _____

Name: _____

Date: _____

Receipt of Ten Thousand Dollars (\$10,000.00) is acknowledged:

OH DEER DEVELOPMENT CORPORATION

By: _____

Authorized Officer or Agent

Date: _____

EXHIBIT K TO THE DOCUMENT DISCLOSURE

FORM OF GENERAL RELEASE

This General Release ("Release") is made and entered into on this day of _____, 20__ by and between oh DEER Development Corporation ("Franchisor") and _____ ("Franchisee").

WITNESSETH:

WHEREAS, Franchisor and Franchisee are parties to an **ohDEER** Franchise Agreement (the "Franchise Agreement") dated _____, 20__, granting Franchisee the right to operate an **ohDEER** business under Franchisor's proprietary marks and system.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained in this Release, and other good and valuable consideration, receipt of which is hereby acknowledged by each of the parties hereto, the parties hereto agree as follows:

Franchisee, for itself and its successors, predecessors, assigns, beneficiaries, executors, trustees, agents, representatives, employees, officers, directors, shareholders, partners, members, subsidiaries and affiliates (jointly and severally, the "Releasers"), irrevocably and absolutely releases and forever discharges Franchisor and its successors, predecessors, assigns, beneficiaries, executors, trustees, agents, representatives, employees, officers, directors, shareholders, partners, members, subsidiaries and affiliates (jointly and severally, the "Releasees"), of and from all claims, obligations, actions or causes of action (however denominated), whether in law or in equity, and whether known or unknown, present or contingent, for any injury, damage, or loss whatsoever arising from any acts or occurrences occurring as of or prior to the date of this Release relating to the Franchise Agreement, the business operated under the Franchise Agreement, and/or any other agreement between any of the Releasees and any of the Releasers. The Releasers, and each of them, also covenant not to sue or otherwise bring a claim against any of the Releasees regarding any of the claims being released under this Release.

This Release shall not apply to any liability under the Maryland Franchise Registration and Disclosure Law.

This General Release shall not apply to claims arising under the Washington Franchise Investment Protection Act, RCW 19.100, and the rules adopted thereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Release as of the date first above written.

FRANCHISOR

oh DEER Development Corporation

By: _____

Name: _____

Title: _____

Date: _____

FRANCHISEE

By: _____

Name: _____

Title: _____

Date: _____

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
Illinois	Pending
Indiana	Pending
Maryland	Pending
Michigan	September 25, 2025
Minnesota	Pending
New York	Pending
Rhode Island	October 21, 2025 as amended
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.

RECEIPT

This Disclosure Document summarizes certain provisions of the franchise agreement and other information in plain language. Read this Disclosure Document and all agreements carefully.

If oh DEER Development Corporation offers you a franchise, we 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.

New York and Rhode Island require that we 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. Michigan, Oregon and Wisconsin require that we give you this Disclosure Document at least 10 business days before the execution of any franchise or other agreement or the payment of any consideration, whichever occurs first.

If oh DEER Development Corporation 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 and state law may have occurred and should be reported to the Federal Trade Commission, Washington, D.C. 20580 and the state agency listed on Exhibit A.

Franchise Seller: Colleen Upham, oh DEER Development Corporation, 260 Boston Post Road, Wayland, Massachusetts 01778; Telephone: (888)643-3378

Additional Seller: Jereme, Shelton, oh DEER Development Corporation, 260 Boston Post Road, Wayland, Massachusetts 01778; Telephone: (888) 643-3378

Other Sellers: _____

Name/Address/Telephone Number

Date of Issue of the Franchise Disclosure Document: May 4, 2026. We authorize the agent listed in Exhibit A to receive service of process for us.

I have received a Franchise Disclosure Document dated May 4, 2026. The disclosure document included the following Exhibits:

Exhibit A – Agent for Service of Process/State Franchise Administrators

Exhibit B – Form of Franchise Agreement and various Addenda or Amendments/Riders

Exhibit C – Table of Contents of Operations Manual

Exhibit D – Financial Statements

Exhibit E – State Specific Addenda to Disclosure Document

Exhibit F – State Specific Riders to Franchise Agreement

Exhibit G – Form of Non-Disclosure, Non-Solicitation and Non-Competition Agreement

Exhibit H – Form of Spousal Non-Disclosure and Non-Competition Agreement

Exhibit I – Form of Employee Confidentiality Agreement

Exhibit J – Form of Reservation of Territory Agreement

Exhibit K– Form of General Release

Date: (Do not leave blank)

Prospective Franchisee

(Print Name)

RECEIPT

This Disclosure Document summarizes certain provisions of the franchise agreement and other information in plain language. Read this Disclosure Document and all agreements carefully.

If oh DEER Development Corporation offers you a franchise, we 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.

New York and Rhode Island require that we 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. Michigan, Oregon and Wisconsin require that we give you this Disclosure Document at least 10 business days before the execution of any franchise or other agreement or the payment of any consideration, whichever occurs first.

If oh DEER Development Corporation 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 and state law may have occurred and should be reported to the Federal Trade Commission, Washington, D.C. 20580 and the state agency listed on Exhibit A.

Franchise Seller: Colleen Upham, oh DEER Development Corporation, 260 Boston Post Road, Wayland, Massachusetts 01778; Telephone: (888) 643-3378

Additional Seller: Jereme, Shelton, oh DEER Development Corporation, 260 Boston Post Road, Wayland, Massachusetts 01778; Telephone: (888) 643-3378

Other Sellers: _____
Name/Address/Telephone Number

Date of Issue of this Franchise Disclosure Document: May 4, 2026. We authorize the agent listed in Exhibit A to receive service of process for us.

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Exhibit F – State Specific Riders to Franchise Agreement
Exhibit G – Form of Non-Disclosure, Non-Solicitation and Non-Competition Agreement
Exhibit H – Form of Spousal Non-Disclosure and Non-Competition Agreement
Exhibit I – Form of Employee Confidentiality Agreement
Exhibit J – Form of Reservation of Territory Agreement
Exhibit K – Form of General Release

Dated: (Do not leave blank)

Prospective Franchisee

(Print Name)

Please sign and date this copy of the receipt and return it to us using one of the following methods:

Mail - oh DEER Development Corporation, 260 Boston Post Road, Wayland, MA 01778, or by electronic transmission (email) to us at Colleen@oh-deer.com