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Department of Corporations  
Los Angeles

**The Lease Coach International Inc.**

**Information for Prospective Franchisees Required by  
Federal Trade Commission**

To protect you, we've required your Franchisor to give you this information. We haven't checked it, and don't know if it's correct. It should help you make up your mind. Study it carefully. While it includes some information about your contract, don't rely on it alone to understand your contract. Read all of your contract carefully. Buying a franchise is a complicated investment. Take your time to decide. If possible, show your contract and this information to an advisor, like a lawyer or an accountant. If you find anything you think may be wrong or anything important that's been left out, you should let us know about it. It may be against the law.

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

FEDERAL TRADE COMMISSION  
Washington, D.C.

Date of Issuance: August 31, 2006

## **ELECTRONIC DISCLOSURE STATEMENT**

If you are viewing this disclosure document on a computer, or it is an electronic version, you will need a PC, Windows version 2000 or higher, Word version 2000 or higher, Adobe Acrobat version 5.0 or higher, and CD-ROM drive. You may wish to receive your disclosure document in another format, including paper, that is more convenient for you. To discuss the availability of disclosures in different formats, contact us at the address and telephone number listed on the next page.



## FRANCHISE OFFERING CIRCULAR

**The Lease Coach International Inc.**  
**A Washington corporation**  
**6908 Roper Road, Suite 206**  
**Edmonton, Alberta T6B 3H9**  
**1-800-738-9202 (phone)**  
**1-780-448-2670 (fax)**  
**jeffgrandfield@theleasecoach.com**  
**www.theleasecoach.com**

You will operate a business providing lease consulting and educational services exclusively to tenants and prospective tenants for the leasing of retail, commercial, office and industrial space by them. The Lease Coach system includes methods, specifications, forms and programs for seminars and education materials and programs for promoting and marketing the business. It also includes trademarks and other distinguishing characteristics and images and standards of operation.

The initial franchise fee is \$11,800, and other initial payments to us are approximately \$300. The estimated total initial investment, inclusive of these fees, but not including third party leases or taxes, for a startup ranges from \$24,000 to \$39,000. See Items 5, 6, and 7 below. All dollar amounts are stated in U.S. dollars, unless otherwise stated.

### Risk Factors:

1. THE FRANCHISE AGREEMENT REQUIRES THAT ALL DISAGREEMENTS BE SETTLED BY MEDIATION OR ARBITRATION IN KING COUNTY, WASHINGTON. OUT OF STATE ARBITRATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT ALSO MAY COST MORE TO MEDIATE OR ARBITRATE WITH US IN KING COUNTY, WASHINGTON THAN IN YOUR HOME STATE.
2. THE FRANCHISE AGREEMENT STATES THAT WASHINGTON LAW GOVERNS THE AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTION AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS. CERTAIN OTHER STATES PROHIBIT CERTAIN UNFAIR PROVISIONS THAT ARE SOMETIMES IN FRANCHISE DOCUMENTS.
3. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

READ ITEM 1 CONCERNING COMPETITION AND RISKS, AND OTHER ITEMS BELOW.

THESE PROVISIONS MAY BE SUPERSEDED BY CERTAIN STATE LAWS. SEE STATE ADDENDA IN EXHIBIT G FOR A SUMMARY OF SOME OF THESE LAWS.

Information comparing franchisors is available. Call the state administrators listed in Exhibit E or your public library for sources of information.

Registration of this franchise with the state does not mean that the state recommends it or has verified the information in this offering circular. If you learn that anything in this offering circular is untrue, contact the Federal Trade Commission, and the State or Provincial authority listed in Exhibit E.

Issuance Date (as most recently amended) for states not requiring registration: August 31, 2006

Effective Dates for Registration States:

California:	_____
Connecticut:	_____
Illinois:	_____
Hawaii:	_____
Indiana:	_____
Maryland:	_____
Minnesota:	_____
New York:	_____
North Dakota:	_____
Rhode Island:	_____
South Dakota:	_____
Virginia:	_____
Washington:	_____
Wisconsin:	_____