

PROVISION	SECTION IN JT FRANCHISE AGREEMENT (JT) CO-BRANDING ADDENDUM (A)	SUMMARY
v. Choice of forum	JT: XXII.C. A: XXI	Stand-Alone Jazen Tea® Shop - State or federal courts with jurisdiction in the county where we are headquartered, which currently is in Elk Grove, California. This provision is subject to state law. See State Addendum (Exhibit K). Co-Branding Addendum - The dispute resolution process in your Phở Hòa® Franchise Agreement will apply to disputes arising under the Co-Branding Addendum. The Phở Hòa® Franchise Agreement requires venue in the county where we are headquartered, which currently is in Elk Grove, California. This provision is subject to state law. This provision is subject to state law. See State Addendum (Exhibit K).
w. Choice of law	JT: XXII.E. A: XXI	Stand-Alone Jazen Tea® Shop - California law applies, unless the provision is not enforceable under California law, but is enforceable under the laws of the state where you locate your Stand-Alone Jazen Tea® Shop, in which case your home state's law will govern that particular provision. This provision is subject to state law. See State Addendum (Exhibit K). Co-Branding Addendum - California law applies, unless the provision is not enforceable under California law, but is enforceable under the laws of the state where you locate your Co-Branded Phở Hòa® Restaurant, in which case your home state's law will govern that particular provision. This provision is subject to state law. See State Addendum (Exhibit K).

ITEM 18. PUBLIC FIGURES

We do not use any public figure to promote our franchises, nor is there any public figure who is involved in any respect with the actual management or control of our company.

ITEM 19. FINANCIAL PERFORMANCE REPRESENTATIONS

The FTC's Franchise Rule permits a franchisor to provide information about the actual or potential financial performance of its franchised and/or franchisor-owned outlets, if there is a reasonable basis for the information, and if the information is included in the disclosure document. Financial performance information that differs from that included in Item 19 may be given only if: (1) a franchisor provides the actual records of an existing outlet you are considering buying; or (2) a franchisor supplements the information provided in this Item 19 (for example, by providing information about possible performance at a particular location or under particular circumstances).

We do not make any representations about a franchisee's future financial performance or the past financial performance of company-owned or franchised outlets. 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 our management by contacting Quoc Phan, President and Chief

Executive Officer, South Bay Soup Corporation, Attention: JAZEN TEA®, 2372 Maritime Drive, Elk Grove, California 95758, Telephone: (916) 779-8800; the Federal Trade Commission and any appropriate state regulatory agencies.

ITEM 20.
OUTLETS AND FRANCHISEE INFORMATION
STAND-ALONE JAZEN TEA® SHOPS

TABLE No. 1A - Stand-Alone Jazen Tea® Shops				
System-wide Outlet Summary For Stand-Alone Jazen Tea® Shops in U.S. For Years 2021 to 2023				
Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of the Year	Net Change
Franchised	2021	0	0	0
	2022	0	0	0
	2023	0	0	0
Company-Owned	2021	0	0	0
	2022	0	0	0
	2023	0	0	0
Total Outlets	2021	0	0	0
	2022	0	0	0
	2023	0	0	0

TABLE No. 1B – Co-Branded Phở Hòa® Restaurants				
System-wide Outlet Summary For Co-Branded Phở Hòa® Restaurants in U.S. For Years 2021 to 2023				
Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of the Year	Net Change
Franchised	2021	11	12	+1
	2022	12	11	-1
	2023	11	10	-1
Company-Owned	2021	4	3	-1
	2022	3	3	0
	2023	3	3	0
Total Outlets	2021	15	15	0
	2022	15	14	-1
	2023	14	13	-1