

## APPENDIX A: INVESTMENT RISKS

Every business has a risk, especially in the restaurant industry. Rexburg, ID, however, has amazing potential. Our competition is so limited and are not operated well. The gains outweigh such a small risk ten fold.

I am confident in Teton Bagel's ability to succeed. My early research and planning has proved it. My food is delicious and those that have had it want more.

I have spoken with many restaurant owners in this area, the good and the bad, and I see such an amazing opportunity to do something great here.

#### YOU MIGHT LOSE YOUR MONEY

When you buy a certificate of deposit from a bank, the Federal government (through the FDIC) guarantees you will get your money back. Buying a Note is not like that at all. The ability of Teton Bagel to make the payments you expect, and ultimately to give you your money back, depends on a number of factors, including many beyond our control.

#### LIMITED SERVICES

Teton Bagel operates with a very limited scope, offering only particular services to potential clients, making them vulnerable to changes in customer preferences.

#### LIMITED OPERATING HISTORY

Teton Bagel is a newly established entity and has no history for prospective investors to consider.

#### COMPETITION

The market in which we operate is highly competitive and could become increasingly competitive with new entrants in the market. Teton Bagel competes with many other businesses, both large and small, on the basis of quality, price, location, and customer experience. Changes in customer preference away from Teton Bagel's core business or the inability to compete successfully against the with other competitors could negatively affect Teton Bagel's financial performance.

#### FINANCIAL FORECASTS RISKS

The financial forecasts provided by us herein are reasonable forecasts by us based upon assumption of stable economic conditions and other various assumptions regarding operations. The validity and accuracy of these assumptions will depend in large part on future events over which Teton Bagel and the key persons will have no control. Changes in assumptions or their underlying facts could significantly affect the forecasts. To the extent that the assumed events do not occur, the outcome may vary significantly from the projected outcomes. Consequently, there can be no assurance that the actual operating results will correspond to the forecasts provided herein. Additionally, Teton Bagel is a newly established entity and therefore has no operating history from which forecasts could be projected with.

#### THE COMPANY MIGHT NEED MORE CAPITAL

Teton Bagel might need to raise more capital in the future to fund/expand operations, buy property and equipment, hire new team members, market its services, pay overhead and general administrative expenses, or a variety of other reasons. There is no assurance that additional capital will be available when needed, or that it will be available on terms that are not adverse to

your interests as an investor. If Teton Bagel is unable to obtain additional funding when needed, it could be forced to delay its business plan or even cease operations altogether.

#### NO REGISTRATION UNDER SECURITIES LAWS

The Notes will not be registered with the SEC or the securities regulator of any State. Hence, neither Teton Bagel nor the Notes will be subject to the same degree of regulation and scrutiny as if they were registered.

#### CHANGES IN ECONOMIC CONDITIONS COULD HURT TETON BAGEL

Factors like global or national economic recessions, changes in interest rates, changes in credit markets, changes in capital market conditions, declining employment, changes in real estate values, changes in tax policy, changes in political conditions, and wars and other crises, among other factors are unpredictable and could negatively affect Teton Bagel's financial performance or ability to continue to operate. In the event Teton Bagel ceases operations due to the foregoing factors, it can not guarantee that it will be able to resume operations or generate revenue in the future.

#### CHANGES IN LAWS

Changes in laws or regulations, including but not limited to zoning laws, environmental laws, tax laws, consumer protection laws, securities laws, antitrust laws, and health care laws, could negatively affect Teton Bagel's financial performance or ability to continue to operate. Specifically, any additional regulation on the industry could significantly negatively affect the business.

#### UNINSURED LOSSES

Although Teton Bagel will carry some insurance, Teton Bagel may not carry enough insurance to protect against all risks to the business. Additionally, there are some kinds of risks that are very difficult or impossible to insure against, at least at a reasonable cost. Therefore, Teton Bagel could incur an uninsured loss that could damage its business.

#### LACK OF ONGOING INFORMATION

Teton Bagel will be required to provide some information to investors for at least 12 months following the offering. However, this information is far more limited than the information that would be required of a publicly-reporting company; and Teton Bagel is allowed to stop providing annual information in certain circumstances.

#### FUTURE INVESTORS MIGHT HAVE SUPERIOR RIGHTS

If Teton Bagel needs more capital in the future and takes on additional debt or other sources of financing, the new investors might have rights superior to yours. For example, they might have the right to be paid before you are, to receive larger distributions, to have a greater voice in management, or otherwise.

#### YOU HAVE A LIMITED UPSIDE

Notes include a maximum amount you can receive. You cannot receive more than that even if Teton Bagel is significantly more successful than your initial expectations.

#### YOU DO HAVE A DOWNSIDE

Conversely, if Teton Bagel fails to generate enough revenue, you could lose some or all of your money.

#### PAYMENTS AND RETURN ARE UNPREDICTABLE

Because your payments are based on the revenue of Teton Bagel, and the revenue of Teton Bagel can go up or down (or even disappear altogether) unpredictably, it is impossible to predict how much you will receive and when. And because the payments are unpredictable, so is your ultimate return.

#### THE NOTES ARE UNSECURED AND UNINSURED

The Notes are not secured by any collateral, nor are they guaranteed or insured by the FDIC or any other entity.

#### SUBORDINATION

The Notes shall be subordinated to all indebtedness of Teton Bagel to banks, commercial finance lenders, leasing and equipment financing institutions, and/or other institutions regularly engaged in the business of lending money.

#### LACK OF GUARANTY

The Notes are not personally guaranteed by any of the founders or any other person.

#### LIMITATION OF INDIVIDUAL RIGHTS IN EVENT OF DEFAULT

In the event of a default under the Notes, you will not be able to enforce your rights individually (for example, by bringing a lawsuit). Instead, a representative will be appointed according to the procedures set forth in the Note Indenture. It's possible that you will not like the representative, or that the representative will do things you believe are wrong or misguided. If an event of default has occurred and a representative has been appointed, all of the representative's reasonable expenses must be paid before any further payments are made with respect to the Notes.

#### COVID-19 IMPACT

The ongoing COVID-19 pandemic may impact the Company's ability to generate revenue and/or continue operations. If operations are ceased due to COVID-19 controls, the Company can not guarantee that it will resume operations in the future.