

FRANCHISE DISCLOSURE DOCUMENT

BACK NINE GOLF GROUP, LLC

A Utah limited liability company

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You will operate an indoor golf simulator business for the benefit of subscribing members and the general public under The Back Nine™ name and marks.

The total investment necessary to begin operation of a The Back Nine franchise is \$307,050 to \$688,500. This includes \$50,000 that must be paid to the franchisor or affiliate.

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 this document.**

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 document to an advisor, like a lawyer or an accountant.

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

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

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How to Use This Franchise Disclosure Document

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

QUESTION	WHERE TO FIND INFORMATION
How much can I earn?	Item 19 may give you information about outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 or Exhibit E.
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 A 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 The Back Nine business in my area?	Item 12 and the "territory" provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.
Does the franchisor have a troubled legal history?	Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings.
What's it like to be a The Back Nine franchisee?	Item 20 or Exhibit E 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 D.

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 Addenda. See the Table of Contents for the location of the State 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 us by mediation and litigation only in Utah. Out-of-state mediation and litigation may force you to accept a less favorable settlement for disputes. It may also cost you more to mediate and litigate with us in Utah than in your own state.
2. **Short Operating History.** The franchisor is at an early stage of development and has a limited operating history. This franchise is likely to be a riskier investment than a franchise in a system with a longer operating history.
3. **Inventory/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.
4. **Sales Performance Requirement.** You must maintain minimum sales performance levels. Your inability to maintain these levels may result in loss of any territorial rights you are granted, termination of your franchise, and loss of your investment.
5. **Unopened Franchises.** The franchisor has signed a significant number of franchise agreements with franchisees who have not yet opened their outlets. If other franchisees are experiencing delays in opening their outlets, you also may experience delays in opening your own outlet.
6. **Financial Condition.** The franchisor's financial condition, as reflected in its financial statements (see Item 21), calls into question the franchisor's financial ability to provide services and support to you.

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

BACK NINE GOLF GROUP, LLC FRANCHISE DISCLOSURE DOCUMENT

Table of Contents

ITEM 1: THE FRANCHISOR, AND ANY PARENTS, PREDECESSORS AND AFFILIATES	6
ITEM 2: BUSINESS EXPERIENCE	7
ITEM 3: LITIGATION	7
ITEM 4: BANKRUPTCY	7
ITEM 5: INITIAL FEES	7
ITEM 6: OTHER FEES	8
ITEM 7: ESTIMATED INITIAL INVESTMENT	15
ITEM 8: RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES	18
ITEM 9: FRANCHISEE'S OBLIGATIONS	19
ITEM 10: FINANCING	20
ITEM 11: FRANCHISOR'S ASSISTANCE, ADVERTISING, COMPUTERS SYSTEMS AND TRAINING	20
ITEM 12: TERRITORY	27
ITEM 13: TRADEMARKS	29
ITEM 14: PATENTS, COPYRIGHTS AND PROPRIETARY INFORMATION	30
ITEM 15: OBLIGATION TO PARTICIPATE IN THE ACTUAL OPERATION OF THE FRANCHISE BUSINESS	31
ITEM 16: RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL	31
ITEM 17: RENEWAL, TERMINATION, TRANSFER AND DISPUTE RESOLUTION	32
ITEM 18: PUBLIC FIGURES	36
ITEM 19: FINANCIAL PERFORMANCE REPRESENTATIONS	36
ITEM 20: OUTLETS AND FRANCHISEE INFORMATION	38
ITEM 21: FINANCIAL STATEMENTS	42
ITEM 22: CONTRACTS	43
ITEM 23: RECEIPTS	43

List of Exhibits:

- Exhibit A: Financial Statements
- Exhibit B: Franchise Agreement
- Exhibit C: State Addenda
- Exhibit D: List of Agencies/Agents for Service of Process
- Exhibit E: Franchised Outlets
- Exhibit F: Operations Manual Table of Contents
- Exhibit G: Franchisee Acknowledgment Statement
 - State Effective Dates
 - Receipts

ITEM 1: THE FRANCHISOR, AND ANY PARENTS, PREDECESSORS AND AFFILIATES

To simplify the language in this disclosure document (the “Disclosure Document”), “we”, “us”, “Back Nine”, or “Franchisor”, means Back Nine Golf Group, LLC, the “Franchisor”. We refer to the purchaser(s) of a The Back Nine franchise, as “you” or “Franchisee”, whether an individual, a partnership, corporation, or limited liability company. If you are a corporation, partnership or other entity, our Franchise Agreement also will apply to your owners, officers and directors. In the Disclosure Document, we may refer to The Back Nine franchise as “Back Nine”, “Franchised Business”.

We were formed as a limited liability company in the State of Utah on November 20, 2023. Our principal business address is 898 E 4010 S., Washington, Utah, 84780. We do business under our trade name “The Back Nine” and its associated designs (the “Marks”). We do not own or operate any businesses of the type you will be operating. We only offer franchises which operate under “The Back Nine” Marks, and we do not engage in any other business activities. We have not offered franchises in any other line of business. We began offering franchises in November 2023.

The principal business addresses of our agents for service of process are Wb Franchising, LLC at 898 E 4010 S, Washington, UT 84780, and the state agency addresses shown on Exhibit D.

Our Parents, Predecessors and Affiliates

We have no parent company.

Our predecessor, The Golf Studio, LLC, a Utah limited liability company, is headquartered at 898 E 4010 S., Washington, Utah, 84780. The Golf Studio, LLC, was formed on October 20, 2020. The Golf Studio, LLC offered The Back Nine franchises from November 2022 to October 2023. On November 1, 2023, The Golf Studio, LLC sold to us the assets of The Back Nine system, which included The Back Nine trademarks, software, and 14 The Back Nine franchise agreements under which 14 outlets operate in the United States.

Our affiliate, Back Nine International, LLC, a Utah limited liability company, was formed on April 30, 2025. Back Nine International, LLC holds ownership in Back Nine UK LTD, formed in the UK, The Back Nine Canada Inc., formed in Canada, and Back Nine Franchise PTY LTD, formed in Australia. Each entity under Back Nine International, LLC is the franchising company for a designated country.

Through affiliates, we have operated The Back Nine outlets since January 2023. We may operate other The Back Nine concepts, including additional Back Nine outlets, in the future.

The Franchise Offered

We grant franchises for the right to operate a 24-hour indoor golf facility that features three to five Full Swing simulators, club fitting services, golf lessons, and party and event space using the Back Nine franchise system (“System”).

Market and Competition

The market for your Franchised Business consists of golfers seeking an indoor golf experience using simulators and specialty services like club fittings and lessons. The market for indoor sports facilities is growing at a rapid pace but is still considered to be in its infancy. The market for golf facilities is highly competitive.

Laws and Regulations

You must follow all laws and regulations that apply to business generally. In addition, your business will be subject to federal, state, and local laws and regulation pertaining to general standards, zoning, permitting restrictions and requirements and other specifications and requirements for the location, construction, design, maintenance and operation of the Franchised Business; employee compensation and health and safety including minimum wage requirements; employee practices concerning the storage, handling, cooking and preparation of food; the health, safety and welfare of your customers, such as general health and sanitation requirements and laws and regulations such as the Americans with Disabilities Act relating to access by persons with disabilities, restrictions on smoking, and requirements for fire safety and general emergency preparedness; advertising; and data protection and privacy laws. Requirements under local law vary by location, and you should inquire about, and become familiar with, these laws and regulations. You should consider both their effect and costs of compliance with all relevant laws and regulations.

ITEM 2: BUSINESS EXPERIENCE

Wil Bangerter – Founder & CEO

Wil Bangerter is our Founder and CEO since our inception and is also Owner/Operator of Golf Studio, LLC since December 2020 in St. George, Utah. From June 2020 to December 2023, he was an Attorney at Bangerter Frazier Group, OC in St. George, Utah.

Brady Carlsen – COO

Brady Carlsen has been our COO since our inception and is also Owner/Operator of The Golf Studio, LLC in St. George, Utah since September 2021. From September 2023 to November 2023, he was an Account Executive with Healthcare Compliance Pros in South Jordan, Utah. Mr. Carlsen was an Account Executive with Les Olson IT in St. George, Utah, from October 2020 to September 2023.

Darren Wilstead – Director of Franchise Sales

Darren Wilstead has been our Director of Franchise Sales since January 2024. From June 2020 to December 2023, he was Regional Sales Manager for Zimmer Biomet in Warsaw, Indiana.

ITEM 3: LITIGATION

No litigation is required to be disclosed in this Item.

ITEM 4: BANKRUPTCY

No bankruptcies are required to be disclosed in this Item.

ITEM 5: INITIAL FEES

You are required to pay to us an initial franchise fee of \$50,000 when you sign the Franchise Agreement. The initial franchise fee is deemed fully earned by us upon execution of the Franchise Agreement and is not refundable under any circumstances.

During our fiscal year ended December 31, 2024, we have not waived any initial franchise fees. We discounted franchise fees for 20 franchisees, between 20% and 40%. No other franchise fees were discounted or waived in 2024.

From time to time, we may offer special incentive programs as part of our franchise development activities. We reserve the right to offer, modify, or withdraw any incentive program without notice to you.

There are no other payments to or purchases from us or any affiliate that you must make before your Franchised Business opens.

ITEM 6: OTHER FEES

Name of Fee	Amount	Date Due	Remarks
Royalty Fee	8% of monthly Gross Revenues.	Monthly on the 15th	Payable to Us via ACH. See Note 1.
Brand Marketing Fund Contribution	1% of monthly Gross Revenues, subject to increase up to 4% of monthly Gross Revenues.	Monthly on the 15th	Payable to Us via ACH. Upon 30 days' prior notice (but no more frequently than once in any 12-month period), we may increase your required Brand Fund Contribution by an additional 1% of monthly Gross Revenues. Your maximum contribution will be 4% of monthly Gross Revenues.
Marketing System Fee	\$250 monthly, will not exceed a 5% increase annually.	Monthly on the 15 th , starting 120 days after the effective date of the franchise agreement.	Payable to SQRD Media, the designated marketing supplier, specifically for Customer Management System (CRM), custom and fully integrated to B9 software, customer automations, including system, email, sms messages can be used and implemented for a broader marketing strategy.
Internal Systems Fee	\$350, subject to increase, upon 30 days' notice to you, up to 5% annually.	Monthly on the 15 th , starting 60 days after the effective date of the franchise agreement.	Payable to us for new or improved technology for the benefit of the System

Name of Fee	Amount	Date Due	Remarks
			and the Franchised Business, including, but not limited to, software license and/or maintenance fees, website hosting and/or maintenance, web portal access, and/or other services for the benefit of the System and Franchised Business We may increase the fee based on supplier pricing increases, introduction of new technology and/or changes in vendors.
Local Advertising Requirement	Currently \$0. Up to 1% of monthly Gross Revenues	As required by suppliers	All advertising must be pre-approved by us. We reserve the right to collect some or all the local advertising expenditure and implement local advertising on your behalf.
Regional Advertising Cooperative	Not currently assessed.	As determined by cooperative.	No cooperatives have been established as of the date of our last fiscal year end. You are required to join an advertising cooperative if one is formed. Cooperatives will be comprised of all franchised The Back Nine outlets in a designated geographic area. Any affiliate-owned outlets may participate in an advertising cooperative, in our sole discretion. See Note 4.
Initial Training	No charge for initial	Travel and related	Initial training takes

Name of Fee	Amount	Date Due	Remarks
	training of 3 individuals. You must pay all travel and other related expenses incurred by all trainees. The current fee to train an additional or replacement trainee is \$300 per person per day.	expenses are due as incurred. Training fees are due prior to the commencement of training.	place at our headquarters or another location at Franchisor's discretion. See Item 11.
Additional Training	\$300 per person per day, not to exceed a 5% increase annually.	As incurred	You must participate in on-going training at a location we designate, which shall not exceed 5 days per year.
Remedial Training	\$300 per trainer per day, not to exceed a 5% increase annually.	As incurred	We may impose this fee, payable to us, if you are operating below our standards, and we require you to have additional training. You must also pay all costs of our trainer, which include but are not limited to, airfare, transportation, hotel and meals.
Annual Convention Fee	\$500 per person, not to exceed an annual 5% increase.	As incurred	Required for each annual meeting, conference or convention we schedule. You are responsible for your own travel and lodging expenses.
Step-In Rights Fee	15% of Gross Revenues, not to exceed an annual 5% increase, plus administrative, personnel, and travel costs	As incurred	Payable only if we exercise our Step-In Rights (see Section 10.1(m) of the Franchise Agreement).
Transfer Fee	\$20,000	Before transferee attends the initial training program	Payable to Us

Name of Fee	Amount	Date Due	Remarks
Successor Agreement Fee	\$5,000	Upon signing the then-current form of franchise agreement	Payable to Us
Late Charge	\$100 per occurrence	Upon demand	If you fail to pay us the Royalty Fee, Brand Marketing Fund contribution, Internal System Fee, or any other fee due to us, or if you fail to submit your Gross Revenues report when due, we may charge you \$100 for each late submission in addition to interest charges explained below
Interest	18% per annum, from due date, or maximum allowed by law.	As incurred	If you fail to pay us any amount when due, we may charge you interest on the unpaid balance until the payment is received.
Non-Sufficient Funds Fee	\$50 per occurrence	As incurred	If your check is returned or an electronic funds transfer from your bank account is denied for insufficient funds, for each occurrence we may charge you a Non-Sufficient Funds Fee.
Relocation	\$2,000	Prior to relocation	Payable to Us
Product Testing Costs	Our actual out-of-pocket expenses and actual costs we incur, not to exceed \$2,500 per product or source.	As incurred	You must reimburse us for our out-of-pocket expenses and costs we incur to test new products or sources you request for approval (See Item 8 and Franchise Agreement Section 5.1).
Audit	Our actual costs for the audit, not to exceed \$10,000, if you	Immediately upon demand	See Notes 2 and 3 below.

Name of Fee	Amount	Date Due	Remarks
	understate revenue by more than 2% or fail to deliver to us required reports on time.		
Reimbursement of Legal Fees and Expenses	Our actual costs and expenses, including but not limited to attorneys' fees, incurred for your failure to pay amounts when due or failure to comply in any way with the Franchise Agreement, not to exceed \$500,000.	As incurred.	Payable to us.
Indemnification	Amount of actual loss or damages, plus costs, not to exceed One Million Dollars.	As incurred.	You must indemnify and hold us, our affiliates, and all of our respective officers, directors, agents and employees harmless from and against any and all claims, losses, costs, expenses, liability and damages arising directly or indirectly from, as a result of, or in connection with your business operations under the Franchise Agreement, as well as the costs, including attorneys' fees, of defending against them.
Reimbursement of Costs and Expenses for Non-Compliance	Actual costs and expenses, not to exceed \$10,000 per occurrence.	As incurred.	If you fail to do so, in our sole discretion, we may correct any deficiency in the Franchised Business and/or your operation of the Franchised Business or take steps to modify, alter or de-identify the Franchised

Name of Fee	Amount	Date Due	Remarks
			Business location upon the termination or expiration of the Franchise Agreement. You will reimburse us for our costs and expenses incurred to correct any deficiency or to modify, alter or de-identify the Franchised Business location.
Post-Termination or Post-Expiration Expenses	Our actual costs and expenses, not to exceed \$10,000.	As incurred.	Payable to us.
Insurance Reimbursement	Our actual costs for your insurance obligations, plus a 10% administrative fee and other actual expenses, not to exceed \$10,000.	As incurred.	You must reimburse us for any insurance costs and other fees we incur due to your failure to meet the insurance obligations required by the Franchise Agreement.
Liquidated Damages	The lesser of \$50,000 or up to 24 months of Royalty fees and Brand Marketing Fund contributions.	Upon termination of the Franchise Agreement due to your default.	If your Franchise Agreement is terminated due to your default, you must pay us the average monthly Royalty fee and Brand Marketing Fund contribution payable by you for the 12 months prior to your default multiplied by the lesser of 24 months or the number of months remaining in the term of your Franchise Agreement.
Liquidated Damages – Violation of Confidentiality or Non-Competition Covenants	\$100,000, plus our attorneys' fees	Per Occurrence	Payable to us if you violate the confidentiality and/or non-competition covenants in the Franchise Agreement
Taxes	Amount of taxes.	When incurred.	You must reimburse us

Name of Fee	Amount	Date Due	Remarks
			for any taxes that we must pay on account of either the operation of your Franchised Business or payments that you make to us, including, but not limited to any sales taxes or income taxes imposed by any authority.
Full Swing Simulator Software Annual Software & Maintenance Fee	\$2,000 per simulator per year	Annually following installation	You must pay to keep your software, warranty and maintenance service active with Full Swing, our systemwide simulator provider, this annual price includes specific and very advantageous perks only available to Back Nine franchisees

All fees and expenses described in this Item 6 are nonrefundable and are uniformly imposed. Except as otherwise indicated in the preceding chart, we impose all fees and expenses listed and you must pay them to us.

Note 1. "Gross Revenue" Defined. "Gross Revenue" means "receipts and income of any kind from all products or services sold from or through the BACK NINE Store, including any such sale of products or services made for cash or upon credit, or partly for cash and partly for credit, regardless of collection of charges for which credit is given, less returns for which refunds are made, provided that the refund shall not exceed the sales price and exclusive of discounts, sales taxes and other taxes, amounts received in settlement of a loss of merchandise, shipping expenses paid by the customer. "Gross Revenue" shall also include the fair market value of any services or products received by the Franchisee in barter or in exchange for its services and products.

Note 2. Financial Position and Gross Revenues Reporting. You will deliver to us, as outlined in the Operations Manual, an itemized report of your Gross Revenues for the preceding month. The report must be in the form we designate. All payments based upon the Gross Revenues for the preceding month must be submitted with the report. Additionally, Franchisor may implement software systems which may fully integrate your payment processing and financial reporting, which may require you to provide Franchisor with access to reporting metrics.

Note 3. Audits. We may audit your reports, books, statements, business records, cash control devices, and tax returns at any time during normal business hours. Audits will be conducted at our expense unless you understate the Gross Revenues for any reported period or periods by more than 2% or unless you fail to deliver any required report of Gross Revenues or any required financial statement in a timely manner. In the event of an understatement or failure to deliver, you will reimburse us for all audit costs. These will include, among

other things, the charges of any independent accountant and the travel expenses, room, board, and compensation of our employees incurred in connection with the audit. You will immediately pay all Royalty Fees, Marketing Fees, and late payment charges that the audit determines are owed. These payments will not prejudice any other remedies we may have under the Franchise Agreement or by law.

Note 4. Regional Advertising Cooperative. Contributions to a cooperative are in addition to your required Brand Fund contributions. Any contributions made by you to an advertising cooperative will be credited against your required local advertising expenditures. There are currently no cooperatives in the System.

ITEM 7: ESTIMATED INITIAL INVESTMENT

YOUR ESTIMATED INITIAL INVESTMENT

Type of Expenditure	Amount		Method of Payment	When Due	To Whom Payment is to be made
Initial Franchise Fee ¹	\$50,000	\$50,000	Lump sum payment in cash or available funds	Upon signing the Franchise Agreement	Us
Travel expenses while training ²	\$1,000	\$5,000	As required by suppliers of transportation, lodging & meals	Before opening	Suppliers of transportation, lodging & meals
Real Estate Improvements ³	\$50,000	\$225,000	As required by suppliers, contractor and/or landlord	Before opening	Suppliers, Designated Suppliers, contractor and/or landlord
Signage	\$5,000	\$15,000	As required by suppliers	Before opening	Suppliers
Equipment ⁴	\$156,050	\$251,000	As required by suppliers	Before opening	Suppliers, Designated Suppliers, Full Swing, Kisi, SQRD Media
Miscellaneous Supplies ⁵	\$3,000	\$3,000	As required by suppliers and vendors	Before Opening	Suppliers and Vendors
Initial Supply of Advertising Materials ⁵	\$3,000	\$3,000	As required by suppliers	Before and after opening	Suppliers
Marketing Launch Ad Spend ⁶	\$6,000	\$10,000	As required by suppliers	Before and after opening	Suppliers
Premises Deposit ⁷	\$2,000	\$9,500	As required by landlord	Before opening	Landlord
Rent (3 months)	\$6,000	\$28,500	As required by landlord	After opening	Landlord
Internet/Utilities (3 months)	\$1,800	\$2,500	As required by providers	After Opening	Providers
Furniture	\$5,000	\$25,000	As required by suppliers	Before opening	Suppliers

Type of Expenditure	Amount		Method of Payment	When Due	To Whom Payment is to be made
Business Licenses and Permits ⁸	\$200	\$1,000	As incurred	Before Opening	Government Agencies, Local City
Insurance ⁹	\$1,000	\$2,000	As incurred	Upon operation	Insurers
Professional Fees ¹⁰	\$0	\$5,000	As required by providers	Before opening	Attorney, Accountant, Other Professional Service Providers
Security/Automation ¹¹	\$7,500	\$25,000	As required by suppliers	Before opening	Suppliers
Utility Deposits ¹²	\$1,500	\$3,000	As required by providers	Before opening	Providers
Additional Funds – 3 months ¹³	\$8,000	\$25,000	As incurred	After opening	Various
TOTAL	\$307,050 to \$688,500				

Note 1 – Initial Franchise Fee. Please see Item 5 for information on incentive programs that may offer a discount on the Initial Franchise Fee. The amounts stated in the table are for one outlet operated pursuant to a single Franchise Agreement.

Note 2 - Travel Expenses While Training. The initial training for up to three people is included in the initial franchise fee. However, you are responsible for all expenses you or your employees incur in attending and participating in the initial training program, including travel, lodging, meals, wages and benefits. These costs will vary depending upon your selection of lodging and dining facilities, mode and distance of transportation, and the wages payable to your employees.

Note 3 – Real Estate Improvements. This estimate includes the cost of adapting our prototypical architectural and design plans, construction costs (labor and material) for typical build-out and remodeling to prepare a site for operation of a Store, including general contractor fees, materials, and leasehold improvements. The necessary improvements may vary depending on your location, the condition of the premises, any tenant improvement allowance awarded by your Landlord, and the changes necessary to meet our standards. We must approve your plans and specifications before you begin construction. Your actual construction costs will depend on numerous factors, such as the condition of the premises, duration of the building process (delays), contractors' fees, and availability of materials and equipment. Tenant improvement allowances, if any, paid to you can defray a significant portion of build-out costs.

Note 4 – Equipment. This estimate includes all initial equipment and fixtures for your Store, such as utility shelving, millwork, tables, simulators, TVs, speakers, computer hardware and software, door lock system, as well as optional equipment installation fees. The costs may vary somewhat depending on the size and layout of your Store and will depend on the number of simulators purchased, with the minimum of 3 simulators. The high end of the estimate is for 5 simulators. You must purchase your simulator equipment from Full Swing and the door lock system.

Note 5 – Miscellaneous Supplies/ Initial Supply of Advertising Materials. This estimate includes cleaning supplies, golf balls, tees, swag and other supplies required for the operation of your Franchised Business.

Note 6 – Marketing Launch Ad Spend. This is your required ad spend amount during the last 60 days preceding opening, and first 30 days of operation after opening to ensure you have an effective launch. These costs go directly toward pre-determined digital advertising campaigns across various marketing channels.

Note 7 – Premises Deposit. A Store is typically located in a commercially zoned area and is approximately 2,000 to 4,000 square feet in size. If you do not own adequate space, you must lease or purchase the location for your Store. Due to the cost of land acquisition and new construction, the estimated costs outlined in the table are based on you leasing the premises. You will make rental payments to the landlord that will vary greatly from site to site and are affected by a number of factors, including location, size, visibility, accessibility, and competitive market conditions. Lease security deposits are typically due upon signing and can potentially be refundable if you do not default on your lease. Depending on the real estate market in your area, you may be able to negotiate for a certain number of months of free rent and/or to negotiate the rent security deposit. Your lease may also require you to pay the last month's rent in advance. All franchisees are required to sign an assignment of lease to us in the event of expiration or termination of the Franchise Agreement. If you purchase the location, your costs may vary substantially based on the terms of your purchase.

Note 8 – Business Licenses and Permits. These are estimates of the costs for obtaining local business licenses which typically remain in effect for one year. The amount for licenses and permits can vary significantly, and you should verify specific amounts with local authorities. You may be required to pay a security deposit or other deposits for utilities and suppliers. Deposits for utility services are typically required at the time the service is applied for and may or may not be refundable. You must confirm all of the specific deposits required.

Note 9 – Insurance. We require you to obtain and keep in force insurance coverage we designate, which may be changed by us periodically. The current insurance requirements are set forth in Item 8. Your corporate and dba must be listed on the certificate of insurance and must name us as an additional insured. If we request, you must provide us with copies of all policies and endorsements. The table above contains the estimated cost of required insurance coverage for a three-month start-up period; however, the cost of insurance varies, depending upon the insurance company you select, lease requirements, variances in the cost of insurance by location, your claims history, and other factors. Whether insurance premiums are refundable depends on individual insurance carriers and the terms of the insurance policies.

Note 10 – Professional Fees. You may incur professional fees depending on the scope of work performed, which may include legal and accounting fees to review franchise documents and costs of forming a separate legal entity. This amount will vary greatly depending on your specific needs and location. We strongly recommend that you seek the assistance of professional advisors when evaluating this franchise opportunity, this disclosure document and the Franchise Agreement. It is also advisable to consult these professionals to review any lease or other contracts that you will enter into as part of starting your franchise.

Note 11 – Security/Automation. This estimate includes cameras and the pairing and wiring with the door lock system.

Note 12 – Utility Deposits. Utility providers set the amounts of the utility deposits. A credit check may be required by the issuing utility company prior to the initiation of services, or a higher deposit required for first time customers. These costs will vary depending on the type of services required for the facility and the municipality or utility provider from which they are being contracted. The figures in the chart include deposits that may be refundable to you at a later time. In most cases, your lease will require you to pay electric, gas, water, and other utilities directly; however, some landlords cover some utility charges through operating fees.

Note 13 – Additional Funds – 3 Months. This is an estimate of the minimum recommended levels of additional funds that may be required to cover operating expenses during the first 3 months after commencing operations.

This estimate includes such items as initial payroll and payroll taxes, repairs and maintenance, bank charges, initial staff recruiting expenses, and other miscellaneous items. These estimates do not include any compensation to you and does not include debt service costs.

We relied upon the experience of our affiliate-owned and franchised The Back Nine outlets to compile these estimates. Our first affiliate-owned outlet opened in 2021, and our first franchised outlet opened in 2022.

We do not offer financing for any part of the initial investment.

All fees and payments are non-refundable, unless otherwise stated or permitted by payee.

ITEM 8: RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES

We have identified various suppliers, distributors and manufacturers of equipment, inventory, and services that your Franchised Business must use or provide which meet our standards and requirements. You must purchase all equipment, fixtures, inventory, supplies and services from our designated suppliers, approved suppliers and contractors or in accordance with our specifications.

We approve suppliers after careful review of the quality of the products they provide to us and our franchisees. If you would like us to consider another item or supplier, you must make such request in writing to us and have the supplier give us samples of its product or service and such other information that we may require. If the item and/or supplier meet our specifications, as we determine in our sole discretion, we will approve it as an additional item or supplier. We will make a good-faith effort to notify you whether we approve or disapprove of the proposed item or supplier within 60 days after we receive all required information to evaluate the product or service. If we do not approve any request within 60 days, it is deemed unapproved. We reserve the right to revoke approval of any item or supplier that does not continue to meet our then-current standards upon written notice to you. Our criteria for approving items and suppliers are not available to you. If you request that we approve a proposed item or supplier, we reserve the right to charge an evaluation fee equal to our actual out-of-pocket expenses and actual costs we incur, not to exceed \$2,500 per product or source.

You must purchase your simulator equipment from our designated supplier Full Swing.

The designated supplier for your door lock system is Rhombus, but we may approve of other suppliers in our discretion.

You must use our designated architectural/engineering firm for the buildout and development of your site for the Franchised Business. You must purchase the neon screens and silicone screens from designated suppliers.

We have a mandatory supplier for your CRM software, which is primarily set up by us and is a custom and fully integrated to B9 software, as listed in our operations manual. It includes customer automations, and email and sms messages can be used and implemented for a broader marketing strategy and you will be required to use them.

We reserve the right to earn a profit from the sale of these items to our franchisees. None of our officers own any interest in any designated supplier for any product, good or service that you are required to purchase for the operation of your Franchised Business. During the fiscal year ended December 31, 2025, we received a total of \$1,222,682 in revenue from required purchases, or 19.6% of our total revenue.

We estimate that your purchase or lease of products, supplies and services from approved suppliers (or those which meet our specifications) will represent approximately 85% - 95% of your costs to establish your Franchised Business and approximately 85% - 95% of your costs for ongoing operation.

We have the right to collect and retain any and all allowances, rebates, credits, incentives, or benefits (collectively, "Allowances") offered by manufacturers, suppliers, and distributors to you, to us, or to our affiliate, based upon your purchases of products (including proprietary products) and services from manufacturers, suppliers, and distributors. We or our affiliates will have all right, title, and interest in and to any and all of these Allowances. We or our affiliate may collect and retain any or all of these Allowances without restriction (unless otherwise instructed by the manufacturer, supplier, or distributor).

During the fiscal year end December 31, 2025, we received an estimated 11% commission from Full Swing, 25% commission from Brightwave Services, 10% commission from Golf Now, 10% commission from Preferred Accounting, 1% commission from Huntington Bank, and 0.22% on transactions related to credit card and ACH processing from customer purchases from franchisee purchases. We also received 30% of the onboarding fee, 60% of the basic CRM fees, and 19% of specialized marketing fees from franchisee purchases through SQRD.

Currently, there are no purchasing or distribution cooperatives. However, we can require that you make your purchases through a cooperative if one is formed.

From time to time, we may negotiate purchase arrangements, including price terms, with designated and approved suppliers on behalf of all franchisees. As of the date of this Disclosure Document, we have negotiated preferential price terms on furniture, fixtures, lighting design, and bookkeeping with approved vendors.

You must obtain and maintain, at your own expense, the insurance coverage we periodically specify and satisfy other insurance-related obligations, including naming us as an additional insured on your policies. Such insurance policies must be written by an insurance company acceptable to us and which has a rating of "A" or higher. We make no representation that such minimums will be adequate for your needs or desires. You will conduct your own investigation and, at your discretion, purchase such coverages over and above the minimums we establish as you determine to be appropriate for your own situation. Currently you must carry the following minimum coverages: (i) Statutory worker's compensation (if applicable) at a minimum amount required by law and employer's liability insurance in the minimum amount of \$1,000,000; (ii) comprehensive general liability insurance in the minimum amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate and umbrella liability insurance in the amount of no less than \$1,000,000; (iii) property insurance to cover 100% of the full replacement cost; (iv) if any vehicle is used in connection with the operation of the Store, you must also purchase automobile liability insurance (including all owned, non-owned, leased or hired vehicles), with a minimum limit of liability that equals the greater of the amount required by federal, state or local law, or \$1,000,000 per occurrence and in the aggregate; (v) any insurance required by the terms of the lease for the Store; and (vi) any other insurance we may designate. Despite the above, we may change the required insurance coverage, including the terms, conditions, and coverage amounts, at any time during the term of your Franchise Agreement.

We provide no material benefits (such as the grant of additional franchises) based on your use of designated sources; however, failure to use approved items or designated suppliers and contractors may be a default under the Franchise Agreement. Additionally, when there is any default under the Franchise Agreement, we reserve the right, in addition to other remedies available under the Franchise Agreement, to direct suppliers to withhold furnishing products and services to you.

ITEM 9: FRANCHISEE'S OBLIGATIONS

This table lists your principal obligations under the franchise and other related agreement. 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 Franchise Agreement	Disclosure Document Item
a. Site selection and acquisition/lease	5.1, 5.2	11
b. Pre-opening purchase/lease	5.4, 5.5, 5.6	7, 8, 11
c. Site development and other pre-opening requirements	5	11
d. Initial and ongoing training	6	11
e. Opening	5.7	11
f. Fees	3.2, 4.1, 9.2, 10.1(m), 11.1, 11.3, 12.3, 16.2, 17.3, 18.3(a), 22.8	5, 6, 7
g. Compliance with standards & policies/ Operating Manual	8	8, 11
h. Trademarks and proprietary information	14	13, 14
i. Restrictions on products and services offered	10, 13.4	8
j. Warranty and customer service requirements	Not applicable	Not applicable
k. Territorial development and sales quotas	3.1	12
l. Ongoing product & service purchases	10, 13.4, 13.5	8
m. Maintenance, appearance and remodeling requirements	5.3, 10.1(i)	11
n. Insurance	21	Items 7, 8
o. Advertising	12	Items 6, 11
p. Indemnification	19.5	Item 14
q. Owner's participation/ management/ staffing	10	Items 11, 15
r. Records and reports	15	Item 6
s. Inspections and audits	13.3, 15.5	Items 6, 11
t. Transfer	16	Item 17
u. Renewal	17	Item 17
v. Post-termination obligations	18.5	Item 17
w. Non-competition covenants	20	Item 17
x. Dispute resolution	22	Item 17

ITEM 10: FINANCING

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

ITEM 11: FRANCHISOR'S ASSISTANCE, ADVERTISING, COMPUTERS SYSTEMS AND TRAINING

Except as listed below, we are not required to provide you with any assistance.

A. Pre-Opening Obligations

Before you open your franchise, we will:

- 1) Designate your Territory in the Franchise Agreement before the Franchise Agreement is executed. (Franchise Agreement, Section 2.1)
- 2) Provide you online access to initial orientation and training materials and the initial training program checklist. (Franchise Agreement, Section 6.1)
- 3) Provide the Operations Manual. (Franchise Agreement, Section 8.1)
- 4) Assist you and your manager to complete the initial training program using the initial orientation and training materials and monitor your completion of the training checklist. (Franchise Agreement, Section 6.1)
- 5) Provide a written list of equipment, fixtures, furnishings, signage, supplies and products, along with lists of any approved and designated suppliers of these items and services, that will be required to open the Franchised Business. We and our affiliates do not deliver or install any of these items (Franchise Agreement, Section 10.5).
- 6) Subject to applicable law, recommend minimum and maximum prices for the services and products offered by your Franchised Business. You may provide your Franchised Business services and products at any price that you determine within our parameters. (Franchise Agreement, Section 13.9).

Time to Open

The typical length of time between the signing of the Franchise Agreement or first payment of consideration for the Franchise and the opening of the Franchise for business is approximately 180 days. You must commence your franchise business operations within **180** days after you sign the Franchise Agreement. Factors that may affect this time are finding a suitable lease space, arranging for contractor buildout timing, equipping the Franchise location with Full Swing simulators and security systems, obtaining insurance and initial inventory, financing, and business permit and licensing requirements, and your personal operational needs. Any failure caused by a war or civil disturbance, a natural disaster, a labor dispute, shortages, or other events beyond your reasonable control will be excused for a time that is reasonable under the circumstances.

If you do not commence operations of your franchise business within 180 days after you sign the Franchise Agreement, we may terminate the Franchise Agreement without refunding any part of the Initial Franchise Fee. (Franchise Agreement, Section 5.7)

Operations Manual Table of Contents

The Operations Manual is hosted and available online. The Operations Manual is confidential and remains our property. It contains mandatory and suggested specifications, standards, guidelines, policies, protocols, and procedures. We may modify the Operations Manual, but the modifications will not alter your basic status and rights under the franchise agreement. The revisions may include advancements and developments in supplies, products, equipment, sales, marketing, operational techniques, and other items and procedures used for the operation of the franchise. The table of contents of our Operations Manual is attached to this Disclosure Document as Exhibit F. Our Operations Manual consists of approximately **98** separate pages plus embedded content and videos.

Training

We will provide to you an initial training session and online access to initial orientation and training materials and the initial training program checklist. We will assist you and your manager to complete the initial training program using the initial orientation and training materials. We will monitor your progress to ensure that all required initial training items are covered.

The initial training program will consist of approximately 2-3 days of remote training and at least one day of onsite training at our Company Headquarters in St. George, Utah, and follow up on completion of our initial training program checklist which includes employment training, corporate and individual membership sales and marketing training, and training on website and social media use. We provide standard boilerplate contract templates for franchisees to modify in their state with the assistance of local legal counsel, if desired. This initial training session will introduce you to our system and structure and cover software, building your business, operational practices, and marketing plan and strategy. We will review, assist, and monitor your completion of the initial training program checklist and assist you to commence operation of the Franchise. After you have completed all items on the initial training program checklist, we provide periodic remote support through telephone and email communications.

Up to three individuals may participate in the initial training program at no charge. All your accommodations, travel, room, board, and wage expenses during this period are borne exclusively by you. We may offer in-person training at our headquarters or in your Territory at your request and our reasonable availability and discretion. If we provide on-site training to you, you must pay our per diem training fee for our trainer, and you are exclusively responsible for all of your and our accommodations, travel, room, board, wage, and living expenses during this period. Most training is done remotely via zoom video conferencing or by standard telephone, text and email. The training program must be completed by all franchisees, unless, at our reasonable discretion, based upon a franchisee's experience, it is deemed unnecessary. As of the date of this disclosure document, the current agenda for the training includes:

TRAINING PROGRAM

Subject	Hours Of Class Room Training	Hours Of On-the-Job Training	Location
Full Swing (2)	4.0 hours	2 hours	Virtual, and HQ in Washington, UT
Social Media	1 hour	0 hours	Virtual and HQ in Washington, UT
Website	1 hour	0 hours	Virtual and HQ in Washington, UT
Troubleshooting	0.5 hours	0 hours	Virtual and HQ in Washington, UT
Payrix Payments	0.5 hours	0 hours	Virtual
Sales/Marketing	10 hours	0 to 5 hours	Mix of Virtual & Onsite
Total	15.5	0 to 5	

(1) The Training Schedule may be amended.

(2) A Full Swing representative will supervise/conduct all or part of this training, virtually and/or in-person before the opening of your Franchised Business.

Our training supervisor is Brady Carlsen. Mr. Carlsen has served as a training supervisor since 2022 and has operated The Back Nine businesses since 2022.

The initial training program utilizes the initial training program checklist, the BACK NINE™ Operations Manual and initial orientation and training materials for instructional material.

Training is scheduled and held on an “as needed” basis depending on the number of franchisees requesting training in a particular time frame and the availability of our training personnel.

You and your manager, if any, must complete the initial mandatory training program to our satisfaction or we may terminate the Franchise Agreement without refunding any part of the initial franchise fee. You are encouraged to complete the initial training program as soon as possible after executing the Franchise Agreement and before incurring any costs or expenses related to the opening of the Franchise. We will not be liable for your costs or expenses if we terminate the Franchise Agreement because you or the manager fails to complete the mandatory training to our satisfaction.

You are responsible for all expenses you and your employees incur to attend the initial training, including transportation, meals, accommodations and entertainment.

If you desire to have more than three individuals receive initial training, these additional individuals will be accommodated at our convenience. We reserve the right to charge a reasonable fee for the provision of the training regardless of when and where the individuals participate in initial training.

We may at any time during initial training inform you that an individual attending training on your behalf is not suitable due to criminal activities, disruptive behavior, poor attendance or other reasons. Upon that notice, our obligations to train that individual will be deemed to have been discharged.

Although not required by agreement, we may, at our discretion or upon your request, provide other supervision, assistance, and services before the opening of your Franchised Business; such as literature, videos, advertising materials, and additional training assistance.

B. Our Obligations DURING the Operation of Your Franchise Business

After you open your franchise, we will:

- 1) At your option and upon no less than 35 days' prior written notice to us, you may receive additional training at our headquarters or at other agreed upon locations. All expenses of this training will be borne by you, including but not limited to your travel, lodging, meals, compensation, and our reasonable costs and expenses including a reasonable training fee at our then current rates. This additional training may include work experience and observation of our or other franchise operations. The duration of training is negotiable depending upon your needs. You will not receive any compensation for services rendered by the trainee during this or any other training. We may designate others to conduct some or all of such training. (Franchise Agreement, Section 6.3)
- 2) From time to time we may provide refresher training programs or seminars and may require that you or your managers attend and complete them to our satisfaction. These programs and seminars will be held at locations we designate and will be provided without charge to you. You will be exclusively responsible for paying all travel, living and other expenses and compensation of attending these programs and seminars. Each year, usually in conjunction with our annual convention, you or the designated managers of your Franchise will be required to attend up to 12 to 16 hours of programs and seminars, depending upon program and seminar availability. In addition, we may deem it appropriate or necessary to provide additional training and supervision to you and your managers and employees onsite in your Territory. If so, you will fully participate in and complete this additional training and

supervision, including additional or revised training programs and processes that may be added to the Operations Manual in the future. We may charge a reasonable training fee for these additional training sessions. (Franchise Agreement, Section 6.3)

- 3) Administer our advertising program and formulate and conduct national and regional promotion programs. (Franchise Agreement, Sections 12.5)
- 4) Inspect the Franchise and conduct activities to ensure compliance with the terms of the Franchise Agreement and Operations Manual to assure consistent quality and service throughout our franchise system. (Franchise Agreement, Section 13.3)
- 5) Inspect the facilities of your manufacturers, suppliers, and distributors and notify you and the manufacturers, suppliers, and distributors in writing of any failure to meet our specifications and standards. (Franchise Agreement, Section 13.6)
- 6) We may provide other supervision, assistance or services although we are not bound by the Franchise Agreement or any related agreement to do so. These may include among other things: advertising materials, videos, literature, additional assistance in training, promotional materials, bulletins on new products or services, and new sales and marketing techniques or developments. (Franchise Agreement, Section 9.1)
- 7) Telephone you periodically after you open your Franchised Business to discuss any operational issues and solutions. (Franchise Agreement, Section 9.1)
- 8) Provide you with any written specifications for required equipment, fixtures, products and services and provide you with updated lists of any approved and designated suppliers of these items and services. We and our affiliates do not deliver or install any of these items (Franchise Agreement, Section 13.8)
- 9) Subject to applicable law, recommend minimum and maximum prices for the services and products offered by your Franchised Business. You may provide your Franchised Business services and products at any price that you determine within our parameters. (Franchise Agreement, Section 13.9).

Advertising

You are responsible for advertising and marketing activities relating to your Franchise. You must fully participate in all of our advertising and promotional programs and events, but you do not have the opportunity to approve or disapprove of our advertising and promotions, although we do welcome your thoughts, suggestions, and recommendations. Currently we promote our franchises via the internet and social media. We may also advertise through print and direct mail media. Advertising programs may be implemented locally and regionally through advertising cooperatives. We may use in-house advertising departments and may use regional advertising agencies. We may provide advertising materials and sales aids for you to use in your local advertising and promotional efforts. We use your Marketing Fees for internet and social media advertising at times and using platforms and services we deem to be in the best interest of our franchisees and our franchise system. This includes Facebook, Instagram, X (Twitter), Bluesky, LinkedIn, YouTube, Threads, Tik Tok, blogs, or any other social media and/or networking site, produced by in house content creators, and private SEO firm contractors. Except under the Brand Marketing Fund or if we collect Local Advertising from you to expend on your behalf, we do not provide for placement of local advertising on your behalf, and we have no obligation to spend any amount on advertising in your area or territory.

You may use our preferred marketing suppliers, but you are required to use our in-house team for your Customer Management System (CRM) integration and onboarding, as listed in our operations manual, which

is fully integrated to B9 software. This includes customer automations, including system, email, and sms messages, which can be used and implemented for a broader marketing strategy. You will pay an ongoing monthly fee of \$250.

Brand Marketing Fund (Franchise Agreement Section 12.5)

You are required to contribute 1% of your monthly Gross Revenues to our Brand Marketing Fund. Upon 30 days' prior notice (but no more frequently than once in any 12-month period), we may increase your required Brand Marketing Fund Contribution by an additional 1% of monthly Gross Revenues. Your maximum contribution, however, will not exceed 4% of monthly Gross Revenues. Your Brand Fund contribution would be collected at the same time and in the same manner as your Internal Systems and Marketing Systems Fee (see Item 6, above). We reserve the right to temporarily lower, suspend, or rebate the Brand Marketing Fund fee at any time, upon prior written notice to you and to our other franchisees. We will administer the Brand Marketing Fund and direct all regional and national advertising programs with sole discretion over the creative ideas, materials, endorsements, placement, and allocation of overhead expenses. We may use the Brand Marketing Fund fee to maintain, administer, direct, prepare, and review national, regional, or local advertising materials and programs as we, in our sole discretion, deem proper. We are under no obligation to use the Brand Marketing Fund fee to ensure that expenditures are proportionate to contributions of franchisees for any given market area or that any franchisee benefits directly or proportionately from the development or placement of advertising. We are not obligated to expend all or any part of the Brand Marketing fees we receive during any specific period.

Each of our company-owned and affiliate-owned Back Nine operations offering products and services similar to our franchisees will contribute to the Brand Marketing Fund at the same percentage required of our franchisees.

Any Brand Marketing Fund fees not used in the fiscal year in which they were contributed will be applied and used for advertising expenses in the following year.

We will require that most advertising materials note that franchises are available. We do not intend to use marketing fees or assessments we collect from our franchisees for advertising that is principally to solicit the sale of new franchises.

In our last fiscal year ended December 31, 2025, we collected \$19,533.13 in Brand Marketing Fund fees, the entire amount will be carried over into 2026. We may use Brand Marketing Fund fees for reasonable administrative costs and overhead that we incur in activities related to the administration and direction of the Brand Marketing Fund. You will be able to obtain an accounting of the Brand Marketing Fund collection and expenditure activities upon written request. The Brand Marketing Fund will not be audited.

Local Advertising (Franchise Agreement Section 12.2)

In addition to your obligation to pay to the Brand Marketing Fund, we recommend that each month you expend in your local market at least **1%** of your Gross Revenues to advertise and promote your Franchise.

Advertising Approval (Franchise Agreement Section 12.1)

You will submit to us all advertising copies and other advertising and promotional materials before you use them in your local advertising program. You will not use any advertising copy or other promotional material until we approve it. You specifically acknowledge and agree that any website will be deemed "advertising" under the Franchise Agreement and will be subject to, among other things, our approval, restrictions, and requirements outlined in the Operations Manual. The term "website" means an interactive electronic document contained in a network of computers linked by communications software you operate or authorize others to

operate that refers to the franchised business, proprietary marks, us, or the Method of Operation. The term website includes, but is not limited to, internet and world wide web home pages. All advertising and promotional materials must include the wording “franchises available”.

Advertising Cooperatives (Franchise Agreement Section 12.3)

Currently, our System has no regional advertising fund or cooperative. However, we may decide to establish a regional fund or cooperative in the future and your participation may be mandatory, in our sole discretion. A regional cooperative will be comprised of all franchised The Back Nine outlets in a designated geographic area. Our affiliate-owned outlets may participate in a regional cooperative, in our sole discretion. Each Back Nine outlet will have one vote in the cooperative. However, no cooperative will be formed or maintained that results in our affiliate-owned outlets having a controlling voting power. We will determine in advance how each cooperative will be organized and governed. We have the right to form, dissolve, merge or change the structure of the cooperatives. If a cooperative is established during the term of your Franchise Agreement, you must sign all documents we request and become a member of the cooperative according to the terms of the documents. There are no current cooperative documents available for you to review.

If we establish a regional advertising fund or cooperative, each franchised The Back Nine outlet must contribute amounts equal to each outlet’s pro-rata share of cooperative advertising costs. Your contributions to a regional advertising fund or cooperative will be in addition to your required contributions to the Brand Fund but will be credited against your required expenditures for local advertising.

Computer Systems

To ensure consistency throughout the franchise system, you must utilize certain technology and software in your operations. You must equip, at your expense, the Franchised Business with the integrated information system currently being used by us (including our website, tee time booking system, payment processing system, social media accounts, computer hardware, computer software, printers, and other equipment designated in the Operations Manual) according to our standards and specifications. You must utilize a laptop or tablet device and a cell phone, and these devices must connect to the internet and must be fully compatible with the designated software and meet our minimum specifications and guidelines. Required computer systems, hardware, and software generally cost between \$500 and \$1,500. You are required to obtain and maintain high-speed internet connectivity which meets our standards and specifications.

You will pay to us a monthly Internal Systems Fee of \$350 to cover software license fees, software maintenances fees, website hosting and maintenance, web portal access, and other services we provide for integrated information system required in the operation of the Franchised Business.

You are required to use the customer management system listed in our operations manual in the operation of the Franchised Business, which includes Back Nine custom automations and integrations to the Back Nine software. The current cost of the system is \$250 per month payable to a third-party supplier.

At your own expense, you must establish and maintain a bookkeeping and accounting system which conforms to our standards and specifications as described in the Operations Manual. We currently require you to utilize QuickBooks online and our primary website for all bookkeeping, accounting, and reporting. You will be required to create and maintain Quickbooks for accounting following our standard Chart of Accounts.

We will have full ability to poll your data, system, and related information by means of direct access whether in person or by telephone/modem. We will have independent access to the information that will be generated and stored in your integrated information system. There is no contractual limitation on our right to access your information or data.

Neither we nor any of our affiliates will provide you with any maintenance, updates and/or upgrades for your integrated information system. You must pay for upgrades to any required software and hardware. We estimate the cost of those upgrades will not exceed \$6,500 - \$10,000 during any calendar year, including the cost of updating and maintaining your simulators.

Site Selection (Franchise Agreement Section 5.1)

At your own expense, you must obtain and develop a site for the Franchised Business within your Territory (see Item 12). We will provide our site selection guidelines to you, and you must submit a written description of the proposed site and other information about the site that we reasonably request. We will have 15 business days to review the materials provided and we will respond to you with our approval or rejection of the proposed site. We consider the following factors in approving a site: demographic characteristics, traffic patterns, parking, the predominant character of the neighborhood, median income, competition from other businesses providing similar services or products in the area, proximity to other businesses, any exclusivity granted to other franchises, the nature of other businesses in proximity to the premises, and other commercial characteristics, such as size and appearance of the premises. You may not sign a lease or purchase a site unless we have provided our approval of the site.

A site must be approved within 60 days after execution of the Franchise Agreement or the agreement may be terminated by us. This period may be extended upon timely request up to an additional 60 days provided you have been earnestly searching for suitable premises. We do not locate the site or negotiate the purchase or lease of the site, although we must approve your lease. We will not own and/or lease a site to you. (Franchise Agreement, Section 5)

ITEM 12: TERRITORY

Under the Franchise Agreement, you have the right to establish and operate one The Back Nine outlet within a specific territory (the "Territory"). You are required to find and obtain possession of a location for your Franchised Business in the non-exclusive site search area provided to you. It is not likely you will obtain approval for multiple locations within one Territory, however in the event you desire to open any additional locations within a single Back Nine Territory, you must first obtain our prior written approval, which would require a boundary realignment for your Territory, we would be required to split your existing Territory to accommodate two separate territories, which will include additional fees incurred by Franchisor. Your Territory will be located in all or a portion of a listed town, city, or county, and is identified by a group of contiguous Zip Codes or a radius surrounding the outlet. The Territory is determined on an individual basis taking into account the population or geographic radius and will be further defined by political boundaries, natural boundaries, demographics, and healthcare expenditures in the area, population of local golfers, and other factors we deem pertinent. Franchise Territories will have a total cumulative population of approximately, but not greater than, 75,000 people. The Territory is identified specifically in Attachment 1 of the Franchise Agreement.

You will not receive an exclusive territory. You may face competition from other franchisees, from outlets that we own, or from other channels of distribution or competitive brands that we control.

During the term of your Franchise Agreement, and provided that you are not in default of your Franchise Agreement, we will not open another The Back Nine outlet or grant the right to anyone else to open a The Back Nine outlet within the Territory. However, notwithstanding this limited protection right we grant to you, we reserve all rights to sell our products and services under the Marks in the Franchised Territory through alternative distribution channels, as discussed below.

You are required to meet the minimum performance benchmarks outlined in Attachment 7 to the Franchise Agreement:

Time Period After Franchise Agreement Signing	Gross Revenues Per Month
Months 1-6	\$0
Months 7-12	\$5,000
Months 13 and beyond	\$8,000

If you fail to achieve these minimum performance benchmarks, we reserve the right to reduce the size or scope of protection of the Territory, increase the Local Marketing requirement, or terminate the Franchise Agreement. There is no other market penetration or other contingency that will affect your right to operate in your Franchised Territory during the term of your Franchise Agreement, unless you are in default of your obligations to us.

We reserve the right to alter your territory if you relocate your outlet.

You must be in good standing and receive our written permission before you relocate your franchise, which permission will be granted in our sole and complete discretion. The relocated territory must be available according to our contractual commitments to other franchisees. We must deem the move to be in the best interest of the BACK NINE™ system, you, and other nearby franchisees. Any relocation will be at your sole expense. You must satisfy our then current franchise placement and demographics criteria, as expressed in the Operations Manual. While you are closed for relocation, you must continue to pay us a minimum Royalty and Brand Marketing Fund contribution equal to the average paid during the 4 calendar quarters immediately preceding your relocation. Should we consent to your relocation, you will be required to pay us a relocation fee equal to \$2,000.

We may, but have no obligation to, consider granting to you the right to establish additional The Back Nine outlets under other franchise agreements if you are in compliance with the Franchise Agreement and propose to open another The Back Nine outlet in an area and at a location we approve. The Franchise Agreement grants you no options, rights of first refusal or similar rights to acquire additional franchises.

We retain all rights not specifically granted to you in the Franchise Agreement. Although we do not currently do so and have no plans to do so, we and our affiliates may own, acquire, conduct, or authorize others to conduct, any form of business at any location selling any type of product or service not offered under the Marks, including a product or service similar to those you will sell at your Franchised Business. We reserve the right to merge with, acquire, or be acquired by, an existing competitive or non-competitive franchise network, chain, or other business; however, we will not convert any acquired business in your Territory to a franchise using our primary trademarks during the Term of your Franchise Agreement.

We and our affiliates have the right to use or license the use of our service marks and trademarks to others. Neither we, nor our parent company, nor affiliates are restricted from participating in other distribution methods, including within the Territory including the Internet, other forms of media now or in the future developed, wholesale and mail order channels, whether under our principal marks or under marks and product configurations different than those offered through your franchise. We are not required to compensate you for soliciting or conducting such business within your territory.

You may not use Alternative Distribution Channels, such as the Internet, catalog sales, telemarketing or other direct marketing to make sales outside your Territory. We retain the sole right to market on the Internet, including all use of web sites, either directly or indirectly through virtual means, local advertising, or otherwise, domain names, URL's, linking, meta-tags, advertising, auction sites, e-commerce, and co-branding arrangements. You will provide us content for our Internet marketing and follow our Intranet and Internet usage requirements. We also retain the sole right to use the Service Marks on the Internet, including on web

sites, as domain names, directory addresses, meta-tags, and in connection with linking, advertising, co-branding, and other arrangements. We retain the right to approve any linking or other use of our web site. You may not establish a presence on or market using the Internet except as we may specify, and only with our prior written consent. We intend that any franchisee web site be accessed only through our home page. Subject to the terms of use on our web site, we may gather, develop and use in any lawful manner information about any visitor to the web site, including but not limited to your customers, franchisees or prospective franchisees regardless of whether they were referred to you via the web site or were otherwise in contact with you.

Your primary and intentional marketing efforts must be directed toward customers located within your Territory; however, due to the nature of digital marketing, online advertising, and geographic proximity, your marketing efforts may reasonably and unavoidably extend beyond the Territory and may be received by or target potential customers located in other The Back Nine franchisees' territories. All Internet marketing is part of our marketing programs described in the Operations Manual and defined in the Franchise Agreement and must be coordinated through us and approved by us. You may not market independently on the Internet or acquire an independent Internet domain name or web site. You may not solicit or accept orders outside your Territory under other channels of distribution (such as the Internet, other forms of media now or in the future developed, wholesale and mail order channels) without our prior written approval. The distribution company may offer distribution goods to other entities outside of the franchise.

The Franchise Agreement does not grant you any right to participate in franchises, licensing programs or other business proposals for the sale and distribution of The Back Nine products or services through Alternate Distribution Channels.

ITEM 13: TRADEMARKS

The Franchise Agreement will license to you the right to operate your Franchised Business using the following Marks we have registered on the U.S. Patent and Trademark Office:

Mark	Serial Number	Registration Number	Registration Date	Register
THE BACK NINE	97,540,474	7,157,155	Sep. 05, 2023	Principal
	97,311,782	7,040,922	May 02, 2023	Principal
Where Golf Never Sleeps	98,855,992	7,867,707	July 15, 2025	Principal

We intend to file all required affidavits and to file all renewal filings as they become due.

Pertaining to the three word Marks immediately following this paragraph, we do not have a federal registration for our principal trademark. Therefore, our trademark does not have many legal benefits and rights as a federally-registered trademark. If our right to use the trademark is challenged, you may have to change to an alternative trademark, which may increase your expenses. We will allow you to use these and all other trade names, trademarks, service marks, and logos we now own or may in the future develop for our franchise system.

Mark	Serial Number	Registration Number	Application Filing Date	Register
THE WORLDWIDE LEADER IN INDOOR GOLF	99,645,095	N/A	Feb. 10, 2026	Principal

We also claim common law rights to the following word Marks:

BACK NINE
BACK NINE GOLF

The Marks are our exclusive property. You will immediately notify us of any infringement of, or challenge to, your use of the trademarks. We will have sole discretion to take or not to take action, as we deem appropriate. We are not required to protect your rights to use the Marks or to protect you against claims for infringement or unfair competition arising out of your use of the trademarks. We have sole discretion as to whether to defend you against or indemnify you for expenses or damages incurred due to claims of infringement or unfair competition arising out of your use of the Marks. The franchise agreement does not require us to take affirmative action when notified of such uses or claims or to participate in your defense or indemnify you for expenses or damages if you are a party to an administrative or judicial proceeding involving the trademarks, or if the proceeding is resolved unfavorably to you. We have the sole right to control any administrative proceedings or litigation involving the Marks.

You must follow our rules when you use the Marks. You may not use the Marks in any manner we have not authorized in writing.

All goodwill associated with the trademarks, including any goodwill that might be deemed to have arisen through your activities, will accrue directly and exclusively to our benefit, except as otherwise provided by applicable law.

You may not use or give others permission to use the trademarks, or any colorable imitation of them, combined with any other words or phrases.

We may change or modify any part of the trademarks at our sole discretion. You will accept, use, and protect, for the purposes of the franchise, all changes and modifications as if they were a part of the trademarks at the time the franchise agreement is executed. You will bear all costs and expenses that may be reasonably necessary because of these changes or modifications. Under no circumstances will we be liable to you for any damages, costs, losses, or detriments related to these changes or modifications.

There are no presently effective determinations of the U.S. Patent and Trademark Office, the Trademark Trial and Appeal Board, any state trademark administrator or court, and any pending infringement, opposition, or cancellation proceeding. There is no pending material federal or state court litigation regarding our use or ownership rights in the trademarks.

There are no currently effective agreements that significantly limit our rights to use or license the use of the trademarks in a manner material to the franchise. As of the date of this Disclosure Document, we know of no superior prior rights or infringing uses that could materially affect your use of the principal trademarks in the state where the franchise will be located.

ITEM 14: PATENTS, COPYRIGHTS AND PROPRIETARY INFORMATION

We intend to affix a statutory notice of copyright to our Operations Manual, to most of our advertising products, and to all modifications and additions to them. There are no determinations, agreements, infringements, or obligations currently affecting these notices or copyrights. You have no rights to the copyrighted material. You are granted the right and are required to use the copyrighted items only with your operation of the franchise during the term of your franchise agreement. You can use our website and booking software, social media content, and branded marketing materials generally. No copyrights or patents applied for, just authored and placed into the stream of commerce.

The Operations Manual is described in Item 11. It is confidential, proprietary, and contains trade secret materials. Although we have not filed applications for copyright registration, all copyrighted materials are our property. Item 11 describes limits on use of the copyrighted materials by you and your employees. We claim proprietary rights in our reporting systems. You are only permitted to use these proprietary systems in accordance with the Franchise Agreement and only as long as you are a franchisee. You must contact us immediately if you learn of any unauthorized use of our or our affiliate's proprietary information. You must also agree to not contest our rights to and interest in our copyrights and other proprietary information.

Proprietary information includes industry knowledge, ordering quantity, trade secrets, schedule management software, and proprietary tee-time booking and access software, which is all considered confidential information and franchisees are obligated to refrain from disclosing and sharing.

We have no patents and no pending patent applications material to your franchise.

ITEM 15: OBLIGATION TO PARTICIPATE IN THE ACTUAL OPERATION OF THE FRANCHISE BUSINESS

You or one of your owners, if you are a corporation or partnership, must participate fully in the actual day-to-day operation of the franchise business. You may designate a manager to assume responsibility for day-to-day operations. We do not impose any restrictions on who may serve as a manager of your franchise; however, you should exercise reasonable care in selecting your employees. Any managers you employ to help you to operate the franchise must successfully complete the initial training program described in Item 11. Your manager is not required to have an equity interest in your franchise. The manager and all of your owners must agree to be bound by the confidentiality and non-competition provisions of the Franchise Agreement in writing. If you own multiple The Back Nine franchises, the managing owner or manager of each franchise must successfully pass our training.

Each of your owners must assume and agree to discharge all of your obligations under the franchise agreement. You are expected to participate actively in franchisee meetings, seminars, conferences, and supplemental training we sponsor. We generally require that you manage your franchise operations directly with your full-time best efforts to grow the franchise. If your spouse is not a party to the Agreements, your spouse does not have to personally guarantee your performance under the Agreements.

ITEM 16: RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL

We require that you use, offer, and sell only those products, services, and programs that we approve in writing. You must offer all products and services that we designate as required by our franchisees. You may not offer any products or services through alternative channels of distribution without our prior written approval. We reserve the right, without limitation, to modify, delete, and add to the authorized products and services.

Our minimum standards and guidelines do not involve influencing decisions related to every specific business decision regarding growth strategies. Notwithstanding that you must purchase products, equipment, and supplies from us and from suppliers approved by us. You must offer and sell services, products, and programs

that we approve; we will never interfere or control in any way in the exercise of business judgment by you and professional entities.

ITEM 17: RENEWAL, TERMINATION, TRANSFER AND DISPUTE RESOLUTION

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 Agreement	Summary
a. Length of the franchise term	Section 17.1	10 years
b. Renewal or extension of term	Section 17.3	If you are in good standing, you may renew for up to 3 additional terms of 5 years each under the terms of our then-current franchise agreement that may have materially different terms and conditions than your original contract.
c. Requirements for franchisee to renew or extend	Section 17.3	“Renewal” means that you, upon the expiration of the prior term of the franchise agreement, have the right to enter into a new agreement according to our then-current franchise agreement forms that may have materially different terms and conditions than your original contract. You must give notice at least 3 months, and not more than 6 months, before expiration of the initial term; faithfully perform under the initial agreement; sign general release; sign a new agreement; pay a renewal fee in the amount of \$5,000; and go through retraining.
d. Termination by franchisee	None	
e. Termination by franchisor without cause	Not applicable	We cannot terminate unless you are in default
f. Termination by franchisor with cause	Sections 18.1 and 18.2	We can terminate only if you default.
g. “Cause” defined – curable defaults	Sections 18.1 and 18.2	You have 30 days to cure any default not listed in Section 6.3.
h. “Cause” defined – non-curable defaults	Section 18.1	The Franchise Agreement will terminate automatically, without notice for the following defaults: insolvency; bankruptcy; written admission of inability to pay debts; receivership; levy; composition with creditors; unsatisfied final judgment for more

Provision	Section in Franchise Agreement	Summary
		than 30 days; or foreclosure proceeding that is not dismissed within 30 days. We may terminate the Franchise Agreement upon notice to you if you: do not acquire a site; do not complete construction and/or open the Franchised Business within required time frames; falsify any report to us; cease operations for 5 days or more, unless the premises are damaged and you apply to relocate; lose possession of the premises, unless you are not at fault for loss and you timely apply to relocate; fail to restore and re-open the Franchised Business within 120 days after a casualty; fail to comply with applicable laws; default under any lease for the premises; fail to comply with insurance and indemnification requirements; attempt a transfer in violation of the Franchise Agreement; fail, or your legal representative fails to transfer as required upon your death or permanent disability; misrepresent or omit a material fact in applying for the Franchise; are convicted or plead no contest to a felony or crime that could damage the goodwill or reputation of the Marks or the System; receive an adverse judgment in any proceeding involving allegations of fraud, racketeering or improper trade practices or similar claim that could damage the goodwill or reputation of the Marks or the System; conceal revenues or maintain false books; create a threat or danger to public health or safety; refuse an inspection or audit by us; use the Marks, copyrighted material or Confidential Information in an unauthorized manner; make an unauthorized disclosure of Confidential Information; fail to comply with non-competition covenants; default in the performance of your obligations 3 or more times during the term or receive 2

Provision	Section in Franchise Agreement	Summary
		or more default notices in any 12-month period; or terminate the Franchise Agreement without cause.
i. Franchisee's obligations on termination/non-renewal	Section 18.5	De-identification, return of manuals, release of phone numbers and listings, de-identification of your franchise equipment, payment of sums owed and liquidated damages, compliance with confidentiality and non-competition covenants.
j. Assignment of contract by franchisor	Sections 16.6	There are no restrictions on our right to transfer.
k. "Transfer" by franchisee - defined	Section 16.1	Restrictions apply if you sell, transfer, assign, encumber, give, lease, or sublease (collectively called "transfer") the whole or any part of: the franchise agreement, substantial assets of the franchise, or ownership or control of you.
l. Franchisor approval of transfer by franchisee	Section 16.3	We have the right to approve all transfers.
m. Conditions for franchisor approval of transfer	Section 16.2	The transferee must qualify as a franchisee and must assume your obligations, you may not be in default, the transferee must successfully complete the mandatory training, you must pay the transfer fee in the amount of \$20,000, the transferee must sign a new franchise agreement on our then current terms, and you must release us.
n. Franchisor's right of first refusal to acquire franchisee's business	Section 16.4	If you receive an offer, we will have the right to purchase on the same terms and conditions as offered to you, 30-day notice and right to decide.
o. Franchisor's option to purchase franchisee's business	Section 18.4	You will give us the right of first purchase before soliciting offers from a third party if you choose to sell your franchise business. You agree to notify us in writing if you desire to sell or transfer any interest in you or in your franchised business. We will elect to exercise our option to purchase within 30 days after our receipt of your written notification. If we offer you an amount

Provision	Section in Franchise Agreement	Summary
		that you do not agree to, you may try to sell to a third party. You are obligated before any transfer to a third party to comply with all criteria outlined in the paragraphs related to First Right of Refusal.
p. Death or disability of franchisee	Section 16.7	Within 120 days, your heirs, beneficiaries, devisees or legal representatives may apply to continue to operate the franchise, or transfer Franchise interest.
q. Non-competition covenants during the term of the franchise	Section 20.1	You may not disclose confidential information or compete.
r. Non-competition covenants after the franchise is terminated or expires	Section 20.2	No competition is allowed for 2 years within the Territory, within 25 miles of the Territory, within 25 miles of any territory or market where we operate or have granted the franchise to operate a business, and within the United States of America.
s. Modification of the agreement	Section 22.3	We may modify the Operations Manual. Modifications to the language of the Franchise Agreement require the signed written agreement of the parties.
t. Integration/Merger clause	Section 22.4	Subject to relevant state law, only the terms of the Franchise Agreement and Operations Manual are binding. Nothing in the Agreement or in any related agreement is intended to disclaim the representations we made in the franchise disclosure document. Any representations or promises outside of the Franchise Disclosure Document and other agreements may not be enforceable.
u. Dispute resolution by arbitration or mediation	Section 22.1	The Parties shall first submit disputes to Mediation in good faith, then may pursue available remedies, subject to state law.
v. Choice of forum	Section 22.1	Mediation and Litigation must be in Washington County, Utah, except as stated in State Addenda to this disclosure document. Subject to state

Provision	Section in Franchise Agreement	Summary
		law.
w. Choice of law	Section 22.1	Utah law applies except as otherwise provided in the Franchise Agreement and subject to state laws in those states whose laws require exclusive application and except to the extent governed by the United States Trademark Act.

ITEM 18: PUBLIC FIGURES

Kevin Kisner is considered a public figure based on his career as a professional golfer. Mr. Kisner does not receive any compensation for his promotion of The Back Nine franchise that is in addition to his compensation as a franchise investor. We do not pay Mr. Kisner for the right to use his name or for promoting sales of our franchise. Mr. Kisner does not manage or have any control in us or our franchise.

ITEM 19: FINANCIAL PERFORMANCE REPRESENTATIONS

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

We have 120 franchised and 4 affiliate operated The Back Nine outlets. We have included historical financial representations and actual representations for 45 operating franchise outlets below. We have excluded the historical financial representations for the 4 franchised outlets that have less than 3 simulator bays, as we are no longer offering this model for franchising, as well as the 75 franchised outlets that have been open for less than 6 months.

There are no material financial or operational characteristics of the below outlets that are expected to differ materially from the outlet you will operate.

Some outlets have earned these amounts. Your individual results may differ. There is no assurance you will earn as much.

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Item 19 Supporting Numbers

3+ Bay Units | Open 6+ Mo

Revenue Open 6+ Months			Rent		
Highest Month (Mo 6+)	Lowest Month (Mo 6+)	Avg. YOY Growth	Highest Monthly Rent	Lowest Monthly Rent	Average Rent
\$78,771	\$5,392	34%	\$14,865	\$1,750	\$6,361

Revenue Open 6+ Months

Top 10% Average	Middle 60 % Average	Bottom 30% Average	Network Average
2025 \$33,675	2025 \$19,393	2025 \$10,885	2025 \$19,770
2024 \$23,801	2024 \$12,864	2024 \$6,968	2024 \$13,252
PY +/- 29%	PY +/- 34%	PY +/- 36%	PY +/- 33%

2025 Average Revenue (Open 6+ Months at YE 25)													2025
January	February	March	April	May	June	July	August	September	October	November	December		
41,200	31,254	32,514	36,479	31,704	33,711	33,174	35,822	28,914	27,457	31,169	40,698		33,675
Prior Year	n/a	n/a	n/a	n/a	20,489	19,204	24,528	23,940	27,853	22,867	20,506	31,020	23,801
YOY +/-					35%	43%	26%	33%	4%	17%	34%	24%	29%
Middle 60% Average													
21,686	20,991	19,703	18,717	16,390	18,825	19,232	18,451	17,638	16,148	19,301	25,632		19,393
Prior Year	n/a	n/a	n/a	n/a	13,314	13,244	10,883	10,702	10,358	13,455	13,875	17,079	12,864
YOY +/-					19%	30%	43%	42%	41%	17%	28%	33%	34%
Bottom 30% Average													
14,677	13,875	12,998	11,127	9,047	10,659	9,106	8,213	9,058	7,892	9,829	14,139		10,885
Prior Year	n/a	n/a	n/a	n/a	5,987	5,921	5,451	4,316	5,665	6,043	9,630	12,741	6,968
YOY +/-					34%	44%	40%	47%	38%	23%	2%	10%	36%
Total Network Average													
24,033	21,170	20,596	19,619	17,250	19,327	18,995	19,111	17,184	16,045	18,844	25,070		19,770
Prior Year	n/a	n/a	n/a	n/a	11,818	11,507	11,280	12,415	13,556	13,076	13,933	18,430	13,252
YOY +/-					31%	40%	41%	35%	21%	19%	26%	26%	33%
2025 Total Locations - Open 6+ Months													
21	21	22	27	32	41	45	45	45	45	45	45	45	45

**Averages in table ignore the first 6 months of operations

				6 Mo+ Units (All Months Revenues)																			
State	Unit Number	Open Date	Bays	January	February	March	April	May	June	July	August	September	October	November	December	2025 Unit Average	2024 Avg (If +/-)	PY Avg +/-	Q4 Unit Average	Q4 vs 2025 +/-	Highest Unit Mo	Monthly Rent	
Utah	3	1/20/23	3	24,103	27,605	14,952	9,934	9,562	14,130	10,768	8,593	15,650	9,350	18,160	28,980	15,982	11,549	27.7%	18,830	15.1%	28,980	7,700	
Arizona	4	9/1/23	3	15,943	16,468	16,849	24,614	18,733	22,625	20,703	24,402	21,182	22,410	23,379	20,736	20,670	18,497	10.5%	22,175	6.8%	24,614	6,270	
Utah	5	10/1/23	3	15,450	13,707	22,674	12,311	9,930	8,498	6,557	6,394	7,344	5,392	10,651	12,481	10,949	8,107	26.0%	9,508	-15.2%	22,674	6,600	
Tennessee	6	8/1/23	3	63,240	33,835	31,613	49,013	27,784	29,039	25,600	42,726	34,657	27,795	22,494	30,613	34,867	22,986	34.1%	26,967	-29.3%	63,240	6,983	
Utah	9	6/1/23	3	15,386	12,822	13,579	12,875	8,723	8,115	7,530	6,691	6,254	6,153	8,346	14,735	10,101	9,512	5.8%	9,745	-3.7%	15,386	3,274	
Tennessee	11	1/1/24	3	25,758	17,762	18,323	14,631	14,554	19,063	13,072	14,038	13,231	22,037	18,403	27,150	18,169	9,312	48.7%	22,530	19.4%	27,150	4,200	
South Carolina	13	2/24/24	4	17,673	21,341	10,483	13,448	15,108	12,593	12,655	17,138	12,541	11,889	21,188	37,898	16,996	8,938	47.4%	23,658	28.2%	37,898	5,900	
Nebraska	14	8/2/24	4	26,478	17,243	19,212	11,690	12,073	11,465	10,266	14,275	28,816	13,073	40,010	36,286	20,074	11,705	41.7%	29,790	32.6%	40,010	5,915	
Nebraska	16	1/10/25	3	12,967	17,869	13,420	9,282	9,043	12,459	6,861	9,726	11,084	9,274	27,159	30,492	14,136	2,489		22,308	36.6%	30,492	4,458	
Arizona	17	3/23/24	4	21,415	23,019	23,266	26,041	29,199	29,442	28,622	32,039	21,977	22,776	23,587	26,634	25,668	17,931	30.1%	24,332	-5.5%	32,039	7,800	
Arizona	18	5/4/24	3	25,224	23,155	34,896	32,760	38,177	40,592	44,435	40,591	31,268	28,215	31,625	31,268	33,517	18,333	45.3%	30,369	-10.4%	44,435	6,300	
Arizona	20	5/1/25	3					2,253	7,499	9,660	12,135	12,363	9,632	6,658	6,693	8,361			7,661	-9.2%	12,363	4,400	
Nevada	21	11/2/24	3	13,445	21,938	19,213	23,324	16,663	24,124	23,829	28,389	21,350	16,619	19,917	29,407	21,518			21,981	2.1%	29,407	5,000	
Utah	24	6/18/25	3						5,798	1,883	1,462	1,442	3,236	5,659	13,151	4,662			7,349	36.6%	13,151	4,428	
Florida	25	10/26/24	3	13,361	23,425	17,893	16,912	20,716	21,177	22,642	19,125	21,407	22,650	20,171	17,350	19,736	8,611	56.4%	20,057	1.6%	23,425	8,789	
Texas	26	7/13/24	4	33,883	32,322	31,034	27,663	31,658	35,772	34,041	35,366	27,854	30,575	31,460	31,100	31,894	27,454	13.9%	31,045	-2.7%	35,772	4,558	
Texas	29	7/2/25	4						12,809	19,933	15,726	14,602	23,099	22,930	23,099	18,183			20,210	10.0%	23,099	5,733	
Georgia	31	8/28/24	3	21,990	22,932	20,936	20,403	19,362	20,796	20,994	24,591	16,751	18,936	21,347	23,026	21,005			21,103	0.5%	24,591	8,764	
Utah	33	1/11/25	3	24,520	20,618	18,994	14,506	13,103	13,917	14,867	10,492	14,310	22,849	23,344	32,645	18,682			26,280	28.9%	32,645	7,523	
Florida	35	10/18/24	3	8,622	7,930	8,143	8,823	8,338	16,908	14,789	14,482	9,580	7,996	6,498	6,781	9,907			7,992	-39.7%	16,908	2,600	
New Mexico	38	7/19/24	3	14,511	12,504	12,977	12,902	19,792	15,079	21,216	22,994	17,301	12,409	11,419	14,451	15,630	7,815	50.0%	12,760	-22.5%	22,994	6,023	
New Mexico	39	11/2/24	3	13,663	8,152	9,438	16,177	8,687	10,626	21,075	11,753	7,482	11,723	7,589	9,475	11,337			9,596	-18.1%	21,075	5,600	
Arizona	42	5/20/25	4						7,387	24,822	25,795	19,743	25,780	14,102	17,964	19,370			19,282	-0.5%	25,795	14,865	
Arizona	51	1/11/25	3	16,442	9,152	8,465	13,865	21,546	18,723	22,755	26,925	16,494	20,060	17,557	20,183	17,681			19,267	8.2%	26,925	8,500	
New Jersey	52	12/6/24	6	51,840	45,891	31,160	22,676	13,794	20,534	15,591	13,234	16,992	37,338	34,174	78,771	31,833			50,094	36.5%	78,771	11,000	
Georgia	53	4/4/25	3				8,935	15,150	27,841	21,677	30,098	19,671	20,216	14,355	18,485	19,603			17,685	-10.8%	30,098	7,500	
Kansas	60	3/19/25	3			9,351	10,506	6,323	11,264	8,825	9,105	6,274	10,697	14,223	20,182	10,675			15,034	29.0%	20,182	3,900	
Oregon	62	5/29/25	3				13,462	15,617	35,538	10,573	7,709	12,802	13,564	22,317	25,994	14,637			20,632	29.1%	25,994	5,500	
Florida	63	4/13/25	4				11,167	15,617	35,538	20,861	31,417	17,259	17,745	16,781	28,535	21,658			21,021	-3.0%	35,538	6,596	
Indiana	64	4/29/25	3					16,003	10,135	8,849	10,055	8,548	9,420	21,026	27,785	13,978			19,410	28.0%	27,785	6,207	
Georgia	71	4/5/25	3				10,267	18,435	18,572	16,879	19,323	11,905	13,397	15,860	18,318	15,884			15,858	-0.2%	19,323	3,422	
Texas	72	3/27/25	3				23,384	22,993	19,646	18,988	20,610	14,146	13,928	20,534	17,640	19,096			17,367	-10.0%	23,384	4,696	
Ohio	77	4/1/25	3				30,205	11,068	10,433	8,022	6,489	21,189	8,733	16,442	32,874	16,162			19,350	16.5%	32,874	8,700	
Montana	81	5/28/25	4						8,140	13,162	7,010	13,825	19,060	12,047	23,789	13,862			18,299	24.2%	23,789	8,000	
New Jersey	85	5/12/25	3					8,649	12,313	4,025	11,080	6,984	7,918	12,467	38,418	12,732			19,601	35.0%	38,418	10,366	
Kansas	88	7/21/25	4							9,670	2,854	3,192	4,734	8,721	28,111	9,547			13,856	31.1%	28,111	7,817	
California	89	4/11/25	4					6,825	5,994	5,189	8,024	11,594	18,124	15,217	20,043	11,376			17,795	36.1%	20,043	2,130	
Delaware	101	5/12/25	3				21,514	14,549	14,606	19,127	12,450	15,109	28,303	42,820	21,060			28,744	26.7%	42,820	6,554		
Tennessee	103	6/16/25	4				14,099	26,834	23,097	16,909	18,686	33,032	35,228	23,983	28,982			28,982	17.2%	35,228	11,200		
Michigan	112	7/16/25	3						6,797	2,864	2,121	3,030	6,875	18,190	6,646				9,365	29.0%	18,190	4,689	
Tennessee	114	5/29/25	4					48,566	30,623	17,144	15,480	17,079	23,588	31,344	26,261				24,004	-9.4%	48,566	7,363	
Ohio	125	5/29/25	3					6,198	10,906	17,737	3,861	14,423	15,080	20,824	12,718				16,775	24.2%	20,824	1,750	
Texas	127	5/26/25	3					14,045	9,087	7,856	7,742	5,052	8,286	12,835	9,272				8,724	-6.3%	14,045	3,500	
Florida	132	7/28/25	3						12,886	32,967	9,674	10,123	10,134	17,880	15,534				12,712	22.2%	32,967	7,900	
Oregon	150	6/5/25	4						9,559	5,515	9,861	11,558	13,319	18,160	27,641	13,659				17,706	30.7%	27,641	5,751
3 Largest 3 Smallest																							

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 Wil Bangerter, 898 E 4010 S, Washington, Utah, 84780, 435-414-3446, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20: OUTLETS AND FRANCHISEE INFORMATION

Table No. 1
Systemwide Outlet Summary
For Years 2023 to 2025

Column 1 Outlet Type	Column 2 Year	Column 3 Outlets at the Start of the Year	Column 4 Outlets at the End of the Year	Column 5 Net Change
Franchised	2023	2	7	+7
	2024	9	25	+16
	2025	25	120	+95
Company –Owned*	2023	1	1	0
	2024	1	2	+1
	2025	2	4	+2
Total Outlets	2023	1	10	+9
	2024	10	28	+18
	2025	25	120	+95

*Company-Owned outlets are owned and operated by our affiliates.

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

Column 1 State	Column 2 Year	Column 3 Number of Transfers
Arizona	2023	0
	2024	0
	2025	1
Utah	2023	0
	2024	1
	2025	1
Total	2023	0
	2024	1
	2025	2

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

Column 1 State	Column 2 Year	Column 3 Outlets at Start of Year	Column 4 Outlets Opened	Column 5 Termin- ations	Column 6 Non- renewals	Column 7 Reacquire d by Franchiso r	Column 8 Ceased Operation s- Other Reasons	Column 9 Outlets at End of the Year
Alabama	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	2	0	0	0	0	2
Arizona	2023	0	1	0	0	0	0	1
	2024	1	3	0	0	0	0	4
	2025	4	5	0	0	0	0	9
California	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	1	0	0	0	0	1
Colorado	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	3	0	0	0	0	3
Delaware	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	1	0	0	0	0	1
Florida	2023	0	0	0	0	0	0	0
	2024	0	3	0	0	0	0	3
	2025	3	6	0	0	0	0	9
Georgia	2023	0	0	0	0	0	0	0
	2024	0	1	0	0	0	0	1
	2025	1	5	0	0	0	0	6
Idaho	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	2	0	0	0	0	2
Indiana	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	2	0	0	0	0	2
Iowa	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	1	0	0	0	0	1
Kansas	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	2	0	0	0	0	2
Louisiana	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	3	0	0	0	0	3
Massachus- etts	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	2	0	0	0	0	2
Michigan	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0

Column 1 State	Column 2 Year	Column 3 Outlets at Start of Year	Column 4 Outlets Opened	Column 5 Termin- ations	Column 6 Non- renewals	Column 7 Reacquire d by Franchiso r	Column 8 Ceased Operation s- Other Reasons	Column 9 Outlets at End of the Year
	2025	0	7	0	0	0	0	7
Missouri	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	2	0	0	0	0	2
Montana	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2024	0	1	0	0	0	0	1
Nebraska	2023	0	0	0	0	0	0	0
	2024	0	1	0	0	0	0	1
	2025	1	2	0	0	0	0	3
Nevada	2023	0	1	0	0	0	0	1
	2024	1	1	0	0	0	0	2
	2025	2	2	0	0	0	0	4
New Jersey	2023	0	0	0	0	0	0	0
	2024	0	1	0	0	0	0	1
	2025	1	2	0	0	0	0	3
New Mexico	2023	0	0	0	0	0	0	0
	2024	0	1	0	0	0	0	1
	2025	1	0	0	0	0	0	1
New York	2023	0	0	0	0	0	0	0
	2024	0	1	0	0	0	0	1
	2025	1	1	0	0	0	0	2
North Carolina	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	1	0	0	0	0	1
Ohio	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	5	0	0	0	0	5
Oklahoma	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	2	0	0	0	0	2
Oregon	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	4	0	0	0	0	4
South Carolina	2023	0	0	0	0	0	0	0
	2024	0	1	0	0	0	0	1
	2025	1	0	0	0	0	0	1
South Dakota	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	1	0	0	0	0	1
Tennessee	2023	0	1	0	0	0	0	1
	2024	1	1	0	0	0	0	2
	2025	2	5	0	0	0	0	7
Texas	2023	0	0	0	0	0	0	0
	2024	0	1	0	0	0	0	1

Column 1 State	Column 2 Year	Column 3 Outlets at Start of Year	Column 4 Outlets Opened	Column 5 Terminations	Column 6 Non-renewals	Column 7 Reacquired by Franchisor	Column 8 Ceased Operations- Other Reasons	Column 9 Outlets at End of the Year
	2025	1	17	0	0	0	0	18
Utah	2023	2	4	0	0	0	0	6
	2024	6	1	0	0	0	0	7
	2025	7	8	0	0	0	0	15
Total	2023	2	7	0	0	0	0	9
	2024	9	16	0	0	0	0	25
	2025	25	95	0	0	0	0	120

Table No. 4
Status of Company-Owned Outlets
For Years 2023 to 2025

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

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
Alabama	4	3	0
Alaska	1	1	0
Arizona	19	6	1
Arkansas	1	2	0
California	18	26	0
Connecticut	1	0	0
Colorado	11	5	0
Delaware	0	2	0
Florida	28	18	1
Georgia	16	12	1
Idaho	4	3	0
Illinois	6	8	0
Indiana	2	4	0

Iowa	1	2	0
Kansas	2	3	0
Louisiana	5	3	0
Maryland	12	4	0
Massachusetts	4	4	0
Michigan	7	12	0
Mississippi	2	2	0
Missouri	4	4	0
Montana	0	1	0
Nebraska	1	3	0
Nevada	4	3	1
New Jersey	13	4	0
New Mexico	3	2	0
New York	6	10	0
North Carolina	8	10	0
Ohio	15	15	0
Oklahoma	3	3	0
Oregon	2	3	0
Pennsylvania	10	9	0
South Carolina	8	4	0
South Dakota	0	1	0
Tennessee	7	5	0
Texas	57	40	1
Utah	4	4	0
Virginia	14	5	0
Wisconsin	2	4	0
Total	305	250	3

Exhibit G lists the names of all franchisees including the addresses and telephone numbers of the franchises currently in the System.

The name, city, state, and current business telephone number (or if unknown, the last known home telephone number) of every franchisee who had a franchise terminated, canceled, not renewed, or otherwise voluntarily or involuntarily ceased to do business under the applicable agreement during the most recently completed fiscal year or who has not communicated with us within 10 weeks if the issuance date of this Disclosure Document is listed on Exhibit E to this Disclosure Document. **If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.**

In some instances, current and former franchisees sign provisions restricting their ability to speak openly about their experience with The Back Nine System. You may wish to speak with current and former franchisees, but be aware that not all such franchisees will be able to communicate with you.

There are no trademark specific organizations formed by our franchisees that are associated with The Back Nine System.

ITEM 21: FINANCIAL STATEMENTS

Attached in Exhibit A to this Disclosure Document are our audited financial statements as of December 31, 2025, December 31, 2024, and December 31, 2023.

Our fiscal year end is December 31st.

ITEM 22: CONTRACTS

Attached as Exhibits to this Disclosure Document are the following contracts and their attachments:

Exhibit B	Franchise Agreement
Exhibit G	Franchisee Acknowledgment Statement

ITEM 23: RECEIPTS

Two copies of an acknowledgment of your receipt of this Disclosure Document appear at the end of the Disclosure Document. Please return one signed copy to us and retain the other for your records.

EXHIBIT A
FINANCIAL STATEMENTS



BACK NINE GOLF GROUP, LLC
AND SUBSIDIARIES

CONSOLIDATED FINANCIAL STATEMENTS
WITH INDEPENDENT AUDITOR'S REPORT
DECEMBER 31, 2025, 2024, AND 2023



BACK NINE GOLF GROUP, LLC AND SUBSIDIARIES

Table of Contents

	<u>Page</u>
Independent auditor's report.....	3
Consolidated balance sheets	5
Consolidated statements of operations	6
Consolidated statements of members' equity (deficit)	7
Consolidated Statements of cash flows	8
Notes to the financial statements	9



Independent Auditor's Report

To the Members
Back Nine Golf Group, LLC
St. George, UT 84790

Opinion

We have audited the accompanying consolidated financial statements of Back Nine Golf Group, LLC and Subsidiaries, which comprise the consolidated balance sheets as of December 31, 2025, 2024, and 2023 the related consolidated statements of operations, members' equity (deficit), and cash flows for the years ended December 31, 2025 and 2024 and period from inception (November 20, 2023) to December 31, 2023, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Back Nine Golf Group, LLC and Subsidiaries as of December 31, 2025, 2024, and 2023 and the related statements of operations, member's equity and cash flows for the year ended December 31, 2024 and the period from inception (November 20, 2023) to December 31, 2023, 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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of the Company 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 Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated 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 consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 generally accepted auditing standards 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, including omissions, 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 consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated 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 consolidated financial statements.
- 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 the Company's internal control. Accordingly, no such opinion is expressed.
- 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 consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company'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.

Kezar & Dunlavy

St. George, Utah
February 19, 2026

BACK NINE GOLF GROUP, LLC AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
As of December 31, 2025, 2024, and 2023

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Assets			
Current assets			
Cash and cash equivalents	\$ 4,419,629	\$ 2,056,149	\$ 968,310
Accounts receivable	1,464,379	309,035	90,558
Inventory	120,284	-	-
Prepaid expenses	180,182	-	-
Contract assets, current	2,175,137	626,000	-
Total current assets	<u>8,359,611</u>	<u>2,991,184</u>	<u>1,058,868</u>
Non-current assets			
Right of use asset	648,794	57,350	-
Property and equipment, net	567,617	19,693	-
Intangible assets, net	117,591	78,432	70,225
Contract assets, non-current	1,118,139	-	-
Other assets	22,134	41,399	-
Total non-current assets	<u>2,474,275</u>	<u>196,874</u>	<u>70,225</u>
Total assets	<u>\$ 10,833,886</u>	<u>\$ 3,188,058</u>	<u>\$ 1,129,093</u>
Liabilities and Members' Equity (Deficit)			
Current liabilities			
Accounts payable	\$ 174,886	\$ -	\$ -
Credit cards payable	100,538	4,104	386
Operating lease liabilities, current	48,237	27,763	-
Deferred revenue, current	8,365,833	2,501,500	80,000
Total current liabilities	<u>8,689,494</u>	<u>2,533,367</u>	<u>80,386</u>
Non-current liabilities			
Operating lease liabilities, non-current	772,865	29,587	-
Deferred revenue, non-current	5,594,850	730,000	-
Total non-current liabilities	<u>6,367,715</u>	<u>759,587</u>	<u>-</u>
Total liabilities	<u>15,057,209</u>	<u>3,292,954</u>	<u>80,386</u>
Members' equity (deficit)			
Equity deficit attributable to the Company	(4,270,235)	(104,896)	1,048,707
Non-controlling interest	46,912	-	-
Total members' equity (deficit)	<u>(4,223,323)</u>	<u>(104,896)</u>	<u>1,048,707</u>
Total liabilities and members' equity (deficit)	<u>\$ 10,833,886</u>	<u>\$ 3,188,058</u>	<u>\$ 1,129,093</u>

The accompanying notes are an integral part of these financial statements

BACK NINE GOLF GROUP, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF OPERATIONS
For the Years Ended December 31, 2025 and 2024 and for the Period From
Inception (November 20, 2023) to December 31, 2023

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Operating revenues			
Initial franchise fees	\$ 4,002,500	\$ 319,500	\$ 10,000
Royalty and technology fees	712,026	148,719	2,403
Other operating revenue	1,525,426	192,282	1,941
Total operating revenues	<u>6,239,952</u>	<u>660,501</u>	<u>14,344</u>
Operating expenses			
General and administrative	3,061,335	288,629	2,629
Contract labor	1,700,660	1,378,986	-
Commissions	1,464,392	20,000	-
Advertising and marketing	584,387	260,437	-
Professional fees	418,634	39,066	30,833
Total operating expenses	<u>7,229,408</u>	<u>1,987,118</u>	<u>33,462</u>
Other income			
Interest income	167,919	60,514	-
Total other income	<u>167,919</u>	<u>60,514</u>	<u>-</u>
Net loss	<u>(821,537)</u>	<u>(1,266,103)</u>	<u>(19,118)</u>
Net loss attributable to non-controlling interest	<u>(12,106)</u>	<u>-</u>	<u>-</u>
Net loss attributable to Company	<u>\$ (809,431)</u>	<u>\$ (1,266,103)</u>	<u>\$ (19,118)</u>

The accompanying notes are an integral part of these financial statements

BACK NINE GOLF GROUP, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF MEMBERS' EQUITY (DEFICIT)
For the Years Ended December 31, 2025 and 2024 and for the Period From
Inception (November 20, 2023) to December 31, 2023

	Members' Deficit	Noncontrolling Interest	Total
Balance as of Inception (November 20, 2023)	\$ -	\$ -	\$ -
Net loss	(19,118)	-	(19,118)
Member contributions	1,277,825	-	1,277,825
Member distributions	(210,000)	-	(210,000)
Balance as of December 31, 2023	1,048,707	-	1,048,707
Net loss	(1,266,103)	-	(1,266,103)
Vesting of employee membership unit grants	112,500	-	112,500
Balance as of December 31, 2024	(104,896)	-	(104,896)
Net loss	(809,431)	(12,106)	(821,537)
Member contributions	850,000	59,018	909,018
Member distributions	(4,205,908)	-	(4,205,908)
Balance as of December 31, 2025	<u>\$ (4,270,235)</u>	<u>\$ 46,912</u>	<u>\$ (4,223,323)</u>

The accompanying notes are an integral part of these financial statements

BACK NINE GOLF GROUP, LLC AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS

For the Years Ended December 31, 2025 and 2024 and for the Period From
Inception (November 20, 2023) to December 31, 2023

	2025	2024	2023
Cash flows used in operating activities:			
Net loss	\$ (821,537)	\$ (1,266,103)	\$ (19,118)
Adjustments to reconcile net income to net cash provided (used) by operating activities:			
Depreciation	43,074	3,938	-
Amortization	25,007	16,518	-
Bad debt expense	-	20,000	-
Stock compensation expense	-	112,500	-
Change in operating assets and liabilities:			
Accounts receivable	(1,155,344)	(238,477)	(558)
Inventory	(120,284)	-	-
Prepaid expenses	(180,182)	-	-
Contract assets	(2,667,276)	(626,000)	-
Other assets	19,265	(41,399)	-
Lease asset and liability	172,308	-	-
Accounts payable	174,886	-	-
Credit cards payable	96,434	3,718	386
Deferred franchise revenue	10,729,183	3,151,500	(10,000)
Net cash provided by (used in) operating activities	6,315,534	1,136,195	(29,290)
Cash flows from investing activities:			
Purchases of property and equipment, net	(590,998)	(23,631)	(2,500)
Investment in intangible assets	(64,166)	(24,725)	-
Net cash used in investing activities	(655,164)	(48,356)	(2,500)
Cash flows from financing activities:			
Member contributions	909,018	-	1,210,100
Member distributions	(4,205,908)	-	(210,000)
Net cash provided by (used in) financing activities	(3,296,890)	-	1,000,100
Net change in cash and cash equivalents	2,363,480	1,087,839	968,310
Cash and cash equivalents at beginning of period	2,056,149	968,310	-
Cash and cash equivalents at end of period	\$ 4,419,629	\$ 2,056,149	\$ 968,310
Supplemental disclosures of cash flow:			
Cash paid for interest and taxes	\$ -	\$ -	\$ -
Non-cash financing and investing activity:			
Contribution of intangible assets	\$ -	\$ -	\$ 67,725
Contribution of notes receivable	-	-	90,000
Contribution of contract liabilities	\$ -	\$ -	\$ 80,000

The accompanying notes are an integral part of these financial statements

BACK NINE GOLF GROUP, LLC AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2025, 2024, and 2023

(1) Nature of Business and Summary of Significant Accounting Policies

(a) Nature of Business

Back Nine Golf Group, LLC and Subsidiaries (the "Company") was organized in the State of Utah on November 20, 2023 as a limited liability company. The Company markets a unique indoor golf concept. The Company began franchising December 27, 2023 when an affiliate entity related through common ownership contributed intangible assets consisting of previously executed franchise agreements and website development costs. The related party, The Golf Studio, LLC operates a location in St. George, Utah and contributed fifteen franchise agreements into the Company, of which eight locations were open.

The Company uses the accrual basis of accounting, and their accounting period is the 12-month period ending December 31 of each year. The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America. The members' liability is limited to their equity.

(b) Principles of Consolidation

The consolidated financial statements include the accounts of Back Nine Golf Group, LLC and its wholly owned subsidiaries and majority-owned subsidiaries. All significant intercompany accounts and transactions have been eliminated in consolidation.

As of December 31, 2025, the Company's consolidated subsidiaries include:

- Back Nine International LLC (94.5% owned)
- Back Nine Build Co., LLC (100% owned)
- Back Nine Canada (100% owned through Back Nine International)
- Back Nine United Kingdom (100% owned through Back Nine International)
- Back Nine Australia (85% owned through Back Nine International)

Ownership interests held by third parties in consolidated subsidiaries are presented as noncontrolling interests within members' equity in the consolidated balance sheets. Net income (loss) attributable to noncontrolling interests is presented separately in the consolidated statements of operations.

(c) Accounting Standards Codification

The Financial Accounting Standards Board ("FASB") has issued the FASB Accounting Standards Codification ("ASC") that became the single official source of authoritative U.S. generally accepted accounting principles ("GAAP"), other than guidance issued by the Securities and Exchange Commission ("SEC"), superseding existing FASB, American Institute of Certified Public Accountants, Emerging Issues Task Force and related literature. All other literature is not considered authoritative. The ASC does not change GAAP; it introduces a new structure that is organized in an accessible online research system.

(d) Use of Estimates

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

(e) Cash and Cash Equivalents

Cash equivalents include all highly liquid investments with maturities of three months or less at the date of purchase.

BACK NINE GOLF GROUP, LLC AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2025, 2024, and 2023

(f) Accounts Receivable

Accounts receivable are recorded for amounts due based on the terms of executed franchise agreements for franchise sales, royalty fees, and marketing fees. These receivables are carried at original invoice amount less an estimate made for doubtful receivables based on a review of outstanding amounts. When determining the allowance for doubtful receivable, the Company has adopted ASC 326, *Financial Instruments—Credit Losses*. This standard requires that management utilize the Current Expected Credit Losses (“CECL”) model to recognize the appropriate allowance for doubtful receivables. This model requires entities to estimate and recognize expected credit losses over the life of the financial instrument. For trade receivables, management has elected to apply a simplified approach, based on historical loss experience and adjustments for current and forecasted economic conditions. Management regularly evaluates individual customer receivables, considering their financial condition, credit history and current economic conditions. Accounts receivable are written off when deemed uncollectible. Recoveries of accounts receivable previously written off are recorded as income when received.

As of December 31, 2025, 2024, and 2023, management has not deemed an allowance for uncollectible accounts necessary. The majority of accounts receivable consists of uncollected initial franchise fees.

(g) Property and Equipment

In accordance with ASC 360, *Property, Plant and Equipment*, the Company accounts for property and equipment at cost less accumulated depreciation. Items in excess of \$1,000 that meet specific guidelines are capitalized. Expenditures for major renewals and improvements are capitalized. Minor replacements, maintenance, and repairs are expensed as incurred. When property and equipment are retired or otherwise disposed of, the cost of the asset and related accumulated depreciation are removed from the accounts and any resulting gain or loss is included in the result of operations for the respective period. Depreciation on property and equipment is calculated on the straight-line method over the estimated useful lives of the assets. The estimated useful lives for significant property and equipment categories are as follows:

Equipment	5 years
Furniture and fixtures	5-15 years
Leasehold improvements	Lesser of the useful life or lease term

(h) Intangible Assets

Intangible assets consist of the Company’s website. The website is considered a finite intangible asset and is accordingly carried at cost less accumulated amortization. The Company amortizes the cost of identifiable intangible assets on a straight-line basis over the expected useful life, which is five years for website costs.

(i) Long Lived Assets

Long lived assets, such as property and equipment and intangible assets, are recorded at cost and are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recoverability of assets to be held and used is measured by a comparison of the carrying amount of an asset to the estimated undiscounted future cash flows expected to be generated by the asset. If the carrying amount of an asset exceeds its estimated future cash flows, an impairment charge is recognized for the difference between the carrying amount of the asset and the fair value of the asset. No impairment has been recognized to date.

(j) Revenue Recognition

The Company has adopted ASC 606, *Revenue from Contracts with Customers*. ASC 606 provides that revenues are to be recognized when control of promised goods or services is transferred to a customer in an amount that reflects the considerations expected to be received for those goods or services. In implementing ASC 606, the Company evaluated all revenue sources using the five-step approach: identify the contract, identify the performance obligations, determine the transaction price, allocate the transaction price, and recognize revenue. For each

BACK NINE GOLF GROUP, LLC AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2025, 2024, and 2023

franchised location, the Company enters into a formal franchise agreement that clearly outlines the various components of the transaction price and the Company's performance obligations.

The Company's primary revenues consist of initial franchise fees, royalties and technology fees based on a percentage of franchise gross revenues, product sales and equipment rebates.

Royalties and technology fees

Upon evaluation of the five-step process, the Company has determined that royalties, technology fees and rebate revenues are to be recognized in the same period as the underlying sales.

Other operating revenue

Other operating income consist of rebates and in-store sales. The Company has determined that these revenues are to be recognized as the same as the underlying sales.

Initial franchise fees

The Company is required to allocate the transaction price associated with initial franchise fees between the franchise license and associated performance obligations. In identifying the associated performance obligations, the Company has elected to adopt the practical expedient for private company franchisors outlined in ASC 952-606, *Franchisors—Revenue from Contracts with Customers*. In addition, the practical expedient allows franchisors to account for pre-opening services as a single distinct performance obligation, which the Company has elected to adopt.

- Assistance in the selection of a site
- Assistance in obtaining facilities and preparing the facilities for their intended use, including related financing, architectural, and engineering services.
- Training of the franchisee's personnel or the franchisee
- Preparation and distribution of manuals and similar material concerning operations, administration, and record keeping
- Bookkeeping, information technology, and advisory services, including setting up the franchisee's records and advising the franchisee about income, real estate, and other taxes about local regulations affecting the franchisee's business
- Inspection, testing, and other quality control programs

In determining the allocation of transaction price (the initial franchise fee) to either the license or to the pre-opening services, the Company has determined that the standalone selling price of its pre-opening services exceeds the initial franchise fee received; as such, the Company allocates the entire initial franchise fees to those pre-opening services. The franchise fees are then recognized as revenue when those pre-opening services have been completed (which generally occurs upon commencement of the associated franchised location's operations).

(k) Leasing

The Company adopted ASC 842, *Leases* upon inception. The Company has an operating lease for office space, recording a right-of-use assets and associated lease liability. The lease liability reflects the present value of the Company's estimated future minimum lease payments over the lease term, discounted using a collateralized incremental borrowing rate. The impact of ASC 842 is non-cash in nature and does not affect the Company's cash flows.

The Company has made an accounting policy election not to recognize right-of-use assets and lease liabilities that arise from any of its short-term leases. All leases with a term of 12 months or less at commencement, for which the Company is not reasonably certain to exercise available renewal options that would extend the lease term past 12 months, will be recognized on a straight-line basis over the lease term.

BACK NINE GOLF GROUP, LLC AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2025, 2024, and 2023

(l) Income Taxes

The Company is structured as a limited liability company under the laws of the state of Utah. Accordingly, the income or loss of the Company will be included in the income tax returns of the member. Therefore, there is no provision for federal and state income taxes.

The Company follows the guidance under ASC 740, *Accounting for Uncertainty in Income Taxes*. ASC 740 prescribes a more-likely-than-not measurement methodology to reflect the financial statement impact of uncertain tax positions taken or expected to be taken in the tax return. If taxing authorities were to disallow any tax positions taken by the Company, the additional income taxes, if any, would be imposed on the member rather than the Company. Accordingly, there would be no effect on the Company's financial statements.

The Company's income tax returns are subject to examination by taxing authorities for a period of three years from the date they are filed. As of December 31, 2025, the 2024 and 2023 tax years were subject to examination.

(m) Advertising Cost

The Company expenses advertising costs as incurred. Advertising expenses for the years ended December 31, 2025, 2024, and 2023, were \$584,387, \$260,437, and \$0 respectively.

(n) Financial Instruments

For certain of the Company's financial instruments, including cash and cash equivalents, accounts receivable, and accounts payable, the carrying amounts approximate fair value due to their short maturities.

(o) Reclassification

Certain amounts in the prior period financial statements have been reclassified to conform to the presentation of the current period financial statements. These reclassifications had no effect on the previously reported results of operations.

(p) Concentration of Risk

The Company maintains its cash in bank deposit accounts that at times may exceed federally insured limits. The Company has not experienced any losses in such accounts. The Company believes it is not exposed to any significant credit risks on cash or cash equivalents.

(2) Property and Equipment

The Company's property and equipment balance consisted of the following as of December 31:

	2025	2024	2023
Leasehold improvements	\$ 528,662	\$ 23,631	\$ -
Furniture and equipment	85,967	-	-
	614,629	23,631	-
Less: accumulated depreciation	(47,012)	(3,938)	-
	\$ 567,617	\$ 19,693	\$ -

Depreciation expense for the years ended December 31, 2025, 2024, and 2023 was \$43,074, \$3,938, and \$0, respectively.

BACK NINE GOLF GROUP, LLC AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2025, 2024, and 2023

(3) Intangible assets

The Company's intangible asset balance consisted of the following as of December 31:

	2025	2024	2023
Website	\$ 159,116	\$ 90,950	\$ 70,225
Less: accumulated amortization	(41,525)	(16,518)	-
	<u>\$ 117,591</u>	<u>\$ 78,942</u>	<u>\$ 70,225</u>

Amortization expense for the years ended December 31, 2025, 2024, and 2023 was \$25,007, \$16,518, and \$0 respectively. The intangible assets were contributed into the Company by affiliate entity under common control on December 27, 2023. The Company begins amortization when the website costs are placed into service. Future amortization is expected to be as follows for the years ended December 31:

2026	\$ 31,823
2027	31,823
2028	31,823
2029	15,305
2030	6,817
	<u>\$ 117,591</u>

(4) Franchise Agreements

The Company's franchise agreements generally provide for a payment of initial fees as well as continuing royalties. Under the franchise agreement, franchisees are granted the right to operate a location using the Back Nine system for a period of ten years. Under the Company's revenue recognition policy, the Company allocates the initial franchise fee to its pre-opening obligations, which is recognized upon provision of the pre-opening services (generally when the franchisee begins operations). Initial franchise fees and any corresponding direct selling costs for franchise locations that have not yet opened are deferred until such time the Company has performed its pre-opening obligations. All locations that are expected to begin operations within the following year are categorized as current, while all others are classified as non-current.

For the years ended December 31, 2025, 2024 and 2023, the change in the Company's deferred commissions is as follows:

	2025	2024	2023
Beginning deferred commissions	\$ 626,000	\$ -	\$ -
Additions	4,131,668	646,000	-
Expenses recognized	(1,464,392)	(20,000)	-
Ending deferred commissions	<u>\$ 3,293,276</u>	<u>\$ 626,000</u>	<u>\$ -</u>
Deferred commissions, current	\$ 2,175,137	\$ 626,000	\$ -
Deferred commissions, non-current	1,118,139	-	-
	<u>\$ 3,293,276</u>	<u>\$ 626,000</u>	<u>\$ -</u>

BACK NINE GOLF GROUP, LLC AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2025, 2024, and 2023

For the years ended December 31, 2025, 2024 and 2023, the change in the Company's deferred revenue is as follows:

	2025	2024	2023
Beginning deferred revenue	\$ 3,231,500	\$ 80,000	\$ -
Additions	14,731,683	3,471,000	90,000
Revenue recognized from beginning deferred revenue	(1,639,000)	-	-
Revenue recognized from contracts executed in the current year	(2,363,500)	(319,500)	(10,000)
Ending deferred revenue	\$ 13,960,683	\$ 3,231,500	\$ 80,000
Deferred revenue, current	\$ 8,365,833	\$ 2,501,500	\$ 80,000
Deferred revenue, non-current	5,594,850	730,000	-
	\$ 13,960,683	\$ 3,231,500	\$ 80,000

(5) Operating Lease

During the year ended December 31, 2025, the Company entered into an operating lease with a third party for office space, as the prior lease expired. The lease matures in 2023. As of December 31, 2025, 2024, and 2023, the Company recorded a right of use asset of \$648,794, \$57,350, and \$0, respectively. The Company had the following operating lease liability as of December 31:

	2025	2024	2023
Operating lease liability, current	\$ 48,237	\$ 27,763	\$ -
Operating lease liability, non-current	772,865	29,587	-
	\$ 821,102	\$ 57,350	\$ -

As of December 31, 2025, the future minimum lease payments under non-cancelable operating leases are as follows:

For the year ended December 31,	
2026	\$ 120,179
2027	122,182
2028	125,647
2029	129,416
2030	133,299
Thereafter	599,530
Total lease payments	1,230,253
Less: amounts representing interest (discount rate of 9%)	(409,151)
Total operating lease liability	\$ 821,102

(6) Equity

During the year end December 31, 2023, the Company granted membership interests to an existing member as part of its long-term incentive compensation program. During the year ended December 31, 2025, the Company repurchased all membership units from the member and annulled the incentive compensation program. For the year ended December 31, 2024, compensation expense related to the vested membership units was \$112,500.

BACK NINE GOLF GROUP, LLC AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
December 31, 2025, 2024, and 2023

(7) Commitments and Contingencies

The Company may be subject to various claims, legal actions and complaints arising in the ordinary course of business. In accounting for legal matters and other contingencies, the Company follows the guidance in ASC 450, *Contingencies*, under which loss contingencies are accounted for based upon the likelihood of incurrence of a liability. If a loss contingency is “probable” and the amount of loss can be reasonably estimated, it is accrued. If a loss contingency is “probable” but the amount of loss cannot be reasonably estimated, disclosure is made. If a loss contingency is “reasonably possible,” disclosure is made, including the potential range of loss, if determinable. Loss contingencies that are “remote” are neither accounted for nor disclosed.

In the opinion of management, all matters are of such kind, or involving such amounts of unfavorable disposition, if any, would not have a material effect on the financial position of the Company.

(8) Subsequent Events

Management has reviewed and evaluated subsequent events through February 19, 2026, the date on which the consolidated financial statements were available to be issued.

EXHIBIT B
FRANCHISE AGREEMENT



BACK NINE GOLF GROUP, LLC

FRANCHISE AGREEMENT

Franchisee: _____

Effective Date: _____

Location: _____

**BACK NINE GOLF GROUP, LLC
FRANCHISE AGREEMENT**

TABLE OF CONTENTS

1. PURPOSE	6
2. GRANT OF FRANCHISE	6
2.1. GRANT OF FRANCHISE.....	6
2.2. SCOPE OF FRANCHISE OPERATIONS	6
3. FRANCHISED LOCATION, DESIGNATED AREA, TERRITORY PROTECTION.....	7
3.1. FRANCHISED LOCATION.	7
3.2. LIMITATION ON FRANCHISE RIGHTS; RELOCATION.	7
3.3. PERFORMANCE BENCHMARKS.	7
3.4. FRANCHISOR'S RESERVATION OF RIGHTS.	7
4. INITIAL FRANCHISE FEE.....	8
4.1. INITIAL FRANCHISE FEE.....	8
5. DEVELOPMENT OF FRANCHISED LOCATION.....	8
5.1. SITE SELECTION	8
5.2. LEASE.	9
5.3. CONVERSION AND DESIGN.....	9
5.4. SIGNS.....	9
5.5. EQUIPMENT.	10
5.6. PERMITS AND LICENSES.	10
5.7. COMMENCEMENT OF OPERATIONS.	10
6. TRAINING	10
6.1. INITIAL TRAINING PROGRAM.	11
6.2. LENGTH OF TRAINING.	11
6.3. ADDITIONAL TRAINING.	11
6.4. REMEDIAL TRAINING.....	11
7. DEVELOPMENT ASSISTANCE.....	11
7.1. FRANCHISOR'S DEVELOPMENT ASSISTANCE.....	11
8. OPERATIONS MANUAL	12
8.1. OPERATIONS MANUAL.	12
8.2. CONFIDENTIALITY OF OPERATIONS MANUAL CONTENTS.	13
8.3. CHANGES TO OPERATIONS MANUAL.	13
9. OPERATING ASSISTANCE.....	13
9.1. FRANCHISOR'S SERVICES.	13
9.2. ADDITIONAL FRANCHISOR SERVICES.....	13
10. FRANCHISEE'S OPERATIONAL COVENANTS.....	14

10.1. STORE OPERATIONS.	14
10.2. SECURITY AGREEMENT.	16
10.3. CORPORATE REPRESENTATIONS	16
10.5. OPERATIONS STANDARDS VIOLATIONS.....	17
11. ROYALTIES, INTERNAL SYSTEMS FEE.	17
11.1. MONTHLY ROYALTY.....	17
11.2. GROSS REVENUE.	18
11.3. ROYALTY PAYMENTS.....	18
11.4. INTERNAL SYSTEMS FEE.....	18
12. ADVERTISING.....	19
12.1. ADVERTISING, APPROVAL OF ADVERTISING.....	19
12.2. LOCAL ADVERTISING.	20
12.3 REGIONAL ADVERTISING COOPERATIVE.....	20
12.4. BRAND MARKETING FUND.....	20
13. QUALITY CONTROL.....	21
13.1. COMPLIANCE WITH OPERATIONS MANUAL.....	21
13.2. STANDARDS AND SPECIFICATIONS.	21
13.3. INSPECTIONS.	21
13.4. RESTRICTIONS ON SERVICES AND PRODUCTS.	21
13.5. APPROVED SUPPLIERS.....	22
13.6. REQUEST TO CHANGE SUPPLIER.	22
13.7. APPROVAL OF INTENDED SUPPLIER.....	22
13.8. PRICES.....	22
14. TRADEMARKS, TRADE NAMES AND PROPRIETARY INTERESTS.....	23
14.1. MARKS.	23
14.2. NO USE OF OTHER MARKS.....	23
14.3. LICENSED METHODS.....	23
14.4. EFFECT OF TERMINATION.	23
14.5. MARK INFRINGEMENT.....	23
14.6. FRANCHISEE'S BUSINESS NAME.	23
14.7. CHANGE OF MARKS.....	24
14.8. CREATIVE OWNERSHIP.....	24
15. REPORTS, RECORDS AND FINANCIAL STATEMENTS.....	24
15.1. FRANCHISEE REPORTS.	24
15.2. ANNUAL FINANCIAL STATEMENTS.	25
15.3. VERIFICATION.....	25

15.4. BOOKS AND RECORDS.	25
15.5. AUDIT OF BOOKS AND RECORDS.	25
15.6. FAILURE TO COMPLY WITH REPORTING REQUIREMENTS.	25
16. TRANSFER	26
16.1. RESTRICTED TRANSFER BY FRANCHISEE.	26
16.2. PRE-CONDITIONS TO FRANCHISEE'S TRANSFER.	26
16.3. FRANCHISOR'S APPROVAL OF TRANSFER.	27
16.4. RIGHT OF FIRST REFUSAL.	27
16.5. TYPES OF TRANSFERS.	27
16.6. TRANSFER BY THE FRANCHISOR.	28
16.7. FRANCHISEE'S DEATH OR DISABILITY.	28
16.8. SECURITY INTERESTS TO LENDER.	29
17. TERM AND EXPIRATION	29
17.1. TERM.	29
17.2. CONTINUATION.	29
17.3. RIGHTS UPON EXPIRATION.	29
17.4. EXERCISE OF OPTION FOR SUCCESSOR FRANCHISE.	30
17.5. CONDITIONS OF REFUSAL.	30
18. DEFAULT AND TERMINATION	30
18.1. TERMINATION BY FRANCHISOR - EFFECTIVE UPON NOTICE.	30
18.2. TERMINATION BY FRANCHISOR - THIRTY DAYS NOTICE.	32
18.3. FRANCHISOR'S REMEDIES.	33
18.4. RIGHT TO PURCHASE.	33
18.5. OBLIGATIONS OF FRANCHISEE UPON TERMINATION OR EXPIRATION.	34
18.6. STATE AND FEDERAL LAW.	35
19. BUSINESS RELATIONSHIP	35
19.1. INDEPENDENT BUSINESS PERSONS.	35
19.2 NO RELATIONSHIP.	35
19.3 FRANCHISEE'S EMPLOYEES.	35
19.4. PAYMENT OF THIRD-PARTY OBLIGATIONS.	36
19.5. INDEMNIFICATION.	36
20. RESTRICTIVE COVENANTS	36
20.1. NON-COMPETITION DURING TERM.	36
20.2. POST-TERMINATION COVENANT NOT TO COMPETE.	37
20.3. CONFIDENTIALITY OF PROPRIETARY INFORMATION.	37
20.4. CONFIDENTIALITY AGREEMENT.	37

21. INSURANCE.....	38
21.1. INSURANCE COVERAGE.....	38
21.2. PROOF OF INSURANCE COVERAGE	38
21.3. FAILURE TO PROCURE	38
22. MISCELLANEOUS PROVISIONS.....	38
22.1. GOVERNING LAW/CONSENT TO VENUE AND JURISDICTION/MEDIATION REQUIRED.	38
22.2. CUMULATIVE RIGHTS.....	39
22.3. MODIFICATION.	39
22.4. ENTIRE AGREEMENT.....	39
22.5. DELEGATION BY THE FRANCHISOR.	39
22.6. EFFECTIVE DATE.....	39
22.7. REPRESENTATION.....	39
22.8. ATTORNEYS' FEES.....	40
22.9. INJUNCTIVE RELIEF.....	40
22.10. NO WAIVER.....	40
22.11. NO RIGHT TO SET OFF.....	40
22.12. INVALIDITY.	40
22.13. NOTICES.....	40
22.14. PAYMENT OF TAXES.	40

LIST OF ATTACHMENTS

Attachment 1 – Territory & Location
 Attachment 2 – Guaranty and Assumption of Franchisee Obligations
 Attachment 3 – Statement of Ownership in Franchisee Entity
 Attachment 4 – Authorization Agreement for Pre-Arranged Payments
 Attachment 5 – Permit, License, and Construction Certificate
 Attachment 6 – Confidentiality and Noncompetition Agreement
 Attachment 7 – Performance Benchmarks
 Attachment 8 –Lease Rider
 Attachment 9 – Phone Number Acknowledgment and Conditional Assignment
 Attachment 10 – Authorization for Electronic Funds Transfer
 Attachment 11 – Provisions Applicable to SBA Financing

THIS FRANCHISE AGREEMENT (the “AGREEMENT”) is being entered into on _____ (the “Effective Date”), by and between BACK NINE GOLF GROUP, LLC, a Utah limited liability company, with a principal address of 898 E. 4010 S., Washington, Utah 84780 (the “FRANCHISOR”) and _____, a(n) _____, with its principal place of business located at _____ and _____’s principal(s) _____, an individual residing at _____ and _____, an individual residing at _____ (“Principal(s)”). _____ and _____ Principal(s) shall be individually and collectively referred to, and each is, the “Franchisee”.

1. PURPOSE

1.1 The Franchisor has developed methods for establishing, operating and promoting indoor golf simulator facilities (“STORE” or “FRANCHISED BUSINESS”) using the service mark “THE BACK NINE” related trade names and trademarks (“MARKS”) and Franchisor’s confidential operations manual(s) (as defined in Section 8.1) of proprietary methods of doing business, business practices and policies and Franchisor’s distinctive, décor, fixtures and furnishings, operations methods, sales techniques, inventory, procedures for management control and training, assistance, advertising, and promotional programs, all of which may be changed, improved or further developed by Franchisor at any time (taken together herein the “LICENSED METHODS”, “SYSTEM”).

1.2. The Franchisor grants the right to others to develop and operate THE BACK NINE Stores, under the Marks and pursuant to the Licensed Methods.

1.3. The Franchisee desires to establish a THE BACK NINE Store at a location identified herein or to be later identified, and the Franchisor desires to grant the Franchisee the right to operate a THE BACK NINE franchise at such location under the terms and conditions which are contained in this Agreement.

2. GRANT OF FRANCHISE

2.1. GRANT OF FRANCHISE.

The Franchisor grants to the Franchisee, and the Franchisee accepts from the Franchisor, the right to use the Marks and Licensed Methods in connection with the establishment and operation of a THE BACK NINE Store, at the location described in Article 3 of this Agreement. The Franchisee agrees to use the Marks and Licensed Methods, as they may be changed, improved, and further developed by the Franchisor from time to time (within reason), in accordance with the terms and conditions of this Agreement. This grant applies only to a single location within a territory that is designated in Attachment 1 attached hereto and incorporated herein (the “Territory”).

2.2. SCOPE OF FRANCHISE OPERATIONS

The Franchisee agrees at all times to faithfully, honestly and diligently perform the Franchisee's obligations hereunder, and to continuously exert best efforts to promote THE BACK NINE Store. The Franchisee agrees to utilize the Marks and Licensed Methods to operate all aspects of the business franchised hereunder in accordance with the methods and systems developed and prescribed from time to time by the Franchisor, all of which are a part of the Licensed Methods. The Franchisee's THE BACK NINE Store shall offer such products and services as the Franchisor shall designate and shall be restricted from manufacturing, offering or selling any products and services not previously approved by the Franchisor in writing.

3. FRANCHISED LOCATION, DESIGNATED AREA, TERRITORY PROTECTION

3.1. FRANCHISED LOCATION.

This Agreement grants Franchisee the right to operate the Franchised Business at a single location (“FRANCHISED LOCATION”) and from within the Territory. Subject to Sections 3.2, 3.3, and 3.4 below, Franchisor agrees that during the Term of this Agreement, Franchisor will not, and Franchisor will not permit any other THE BACK NINE franchisees, to operate a THE BACK NINE Store in the Territory using the same Marks as licensed to Franchisee in this Agreement so long as Franchisee (i) meets the performance benchmarks (“PERFORMANCE BENCHMARKS”) set forth in Attachment 7 and (ii) is not in default under this Agreement or this Agreement has not been terminated. Except as otherwise specified in this Agreement, Franchisor reserves the right to open, operate or franchise THE BACK NINE outlets around, bordering, and adjacent to the Territory.

3.2. LIMITATION ON FRANCHISE RIGHTS; RELOCATION.

Franchisee’s rights to operate the Franchised Business shall be limited to the location set forth in Attachment 1, and no other. Franchisee shall not relocate the Franchised Business at any time without Franchisor’s written approval, which approval shall be granted only in the sole and complete discretion of Franchisor, and if permitted, shall be at Franchisee’s sole expense, and subject to the following:

- a) Franchisee shall select a site and construct the new premises in accordance with the provisions of Section 5 hereof and to conform to Franchisor’s then-current specifications for design, appearance and leasehold improvements for new Franchised Businesses;
- b) Franchisee shall remove any signs or other property from the original Franchised Business location which identified the original Franchised Business location as part of the System;
- c) Franchisee agrees that, during the build-out, decorating and furnishing of the new location, and at Franchisor’s sole and absolute discretion: (a) the term of this Agreement shall not be abated, and (b) Franchisee shall remain liable to pay a minimum Royalty and Brand Marketing Fund contribution that is equal to the average amount paid by Franchisee during: (i) the four (4) calendar quarters immediately preceding the date that operations cease or (ii) the period that Franchisee was operating at the original Franchised Business location, whichever is less;
- d) Franchisor shall issue a revised Attachment 1 to reflect the address of the new Franchised Business location; and
- e) Franchisee shall pay Franchisor, upon Franchisor’s consent to Franchisee’s request to relocate, a relocation fee equal to Two Thousand Dollars (\$2,000).

3.3. PERFORMANCE BENCHMARKS.

Franchisee acknowledges the importance of actively developing the Territory to achieve maximum revenues, and, to that end, Franchisee agrees to use best efforts to market Franchisee’s Franchised Business to meet the Performance Benchmarks. Franchisee’s failure to meet the Performance Benchmarks is a material default of this Agreement, and upon such default, Franchisor is entitled to (i) reduce the size of the Territory; (ii) require additional or remedial training; (iii) increase Franchisee’s Local Marketing requirement; or (iv) terminate this Agreement.

3.4. FRANCHISOR’S RESERVATION OF RIGHTS.

The Franchisee acknowledges that the franchise granted hereunder is non-exclusive and that the Franchisor retains the rights, among others: (1) to use, and to license others to use, the Marks and Licensed Methods for the operation of THE BACK NINE Stores at any location outside of the Territory; (2) to offer other products or services not offered under the Marks within or outside of the Territory; (3) to offer other golf instruction or simulator concepts under the Marks or other trademarks within or outside of the Territory;

and (4) to offer services and products through any channel in the Territory other than a dedicated THE BACK NINE outlet, such as mail order, (including electronic mail order), the internet, catalog, television, retail store kiosk or display or through the wholesale sale of its products to unrelated retail outlets or to distributors or outlets located in stadiums, arenas, airports, turnpike rest stops or supermarkets or other captive market locations (“Alternate Distribution Channels”). Franchisee will receive no compensation for Franchisor’s sales through Alternate Distribution Channels made within the Territory. Franchisee agrees that such implementation of Franchisor’s rights pursuant to this Section 3.4 is deemed not to impair or injure Franchisee’s rights pursuant to Section 2.1 hereof.

3.5. SOLICITATION AND SALES RESTRICTIONS.

Franchisee must sell and deliver THE BACK NINE goods and services to customers at the approved FRANCHISED LOCATION only, and Franchisee is prohibited from using Alternate Distribution Channels to solicit or sell THE BACK NINE goods and services outside of the Territory. Franchisee further agrees that its primary and intentional marketing efforts shall be directed toward customers located within the Territory set forth on Attachment 1. Notwithstanding the foregoing, Franchisee acknowledges that, due to the nature of digital marketing, online advertising, and geographic proximity, marketing efforts may reasonably and unavoidably extend beyond the Territory and may be received by or target potential customers located in other THE BACK NINE franchisees’ territories. Such incidental or overlapping reach shall not constitute a violation of this Agreement. Franchisee further acknowledges and agrees that all THE BACK NINE franchisees are subject to similar rights and limitations, and that a broader and stronger brand presence across all markets is intended to benefit the system as a whole.

4. INITIAL FRANCHISE FEE

4.1. INITIAL FRANCHISE FEE.

In consideration for the right to develop and operate one THE BACK NINE Franchised Location, the Franchisee agrees to pay to the Franchisor an initial franchise fee in the amount of Fifty Thousand Dollars (\$50,000.00) (the “FRANCHISE FEE”). The entire Franchise Fee is due and payable upon the date of execution of this Agreement. The Franchisee acknowledges and agrees that the initial franchise fee represents payment for the initial grant of the rights to use the Marks and Licensed Methods, that the Franchisor has fully earned the initial franchise fee upon receipt thereof and that the fee is under no circumstances refundable to the Franchisee after it is paid. If a transfer occurs, no initial franchise fee shall be due at the time that the Franchisee transfers the Store to another party, but a transfer fee will apply as set forth in Section 16.2 of this Agreement.

5. DEVELOPMENT OF FRANCHISED LOCATION

5.1. SITE SELECTION

- a) Franchisee assumes all cost, liability, expense and responsibility for obtaining and developing a site for the Franchised Business within the Territory and for constructing and equipping the Franchised Business at such site. Franchisee shall not make any binding commitment to a prospective vendor or lessor of real estate with respect to a site for the Franchised Business unless the site location is accepted by Franchisor. While Franchisor may render assistance to Franchisee in the selection of a site, Franchisee has sole responsibility for procuring and developing a site for the Franchised Business and Franchisee may and is encouraged to consult with professionals of Franchisee’s choosing in discharging such responsibility.

- b) Under the Franchise Agreement, the Franchisee will be provided with a temporary non-exclusive site search area, which will be set forth in Attachment 1 of the Franchise Agreement (the "Site Search Area"), wherein Franchisee will be required to identify a suitable site location to establish and operate one THE BACK NINE Franchised Business. Franchisee shall submit to Franchisor, in writing, a description of the site, together with written certification the site complies with Franchisor's site selection guidelines, and such other information and materials as Franchisor may reasonably require. Recognizing that time is of the essence, Franchisor shall have fifteen (15) business days after receipt of this information and materials to consent, in its sole and absolute discretion, to the proposed site as the location for the Franchised Business. Failure to locate a site within sixty (60) days from the Effective Date shall constitute grounds for termination under Article 18 of this Agreement. Franchisor may grant reasonable extensions if Franchisee is able to show that Franchisee is using best efforts to find a suitable location, however, Franchisor has no obligation to do so. No site may be used for the location of the Franchised Business unless it is consented to in writing by Franchisor. The Franchisee's exact Territory (the "Territory") will be added to this Agreement via addendum and shall replace the temporary Site Selection Area once Franchisee receives written approval from Franchisor of a proposed site. The Territory shall be identified and established in Franchisor's sole and absolute discretion, by either utilizing a series of zip codes or a specific radius around the approved site.

5.2. LEASE.

Franchisor shall be entitled to review or request a copy of the lease or purchase agreement at any time. The Franchised Location must provide 24/7 accessibility. Any lease must include Franchisor's Lease Rider, a copy of which is attached hereto as Attachment 8. The Franchisee shall deliver a copy of the signed lease for the Franchised Location to the Franchisor within fifteen (15) days of its execution. The Franchisee acknowledges that approval of a lease for the Franchised Location by the Franchisor does not constitute a recommendation, endorsement or guarantee by the Franchisor of the suitability of the location or the lease and the Franchisee should take all steps necessary to ascertain whether such location and lease are acceptable to the Franchisee.

5.3. CONVERSION AND DESIGN.

The Franchisee acknowledges that the layout, design, decoration and color scheme of THE BACK NINE Stores are an integral part of the Franchisor's proprietary Licensed Methods and accordingly, the Franchisee shall convert, design and decorate the Franchised Location in accordance with the Franchisor's plans and specifications which are set forth in the Operations Manual and/or communicated to Franchisee by Franchisor during the design phase. The Franchised Location MUST include 24/7 accessibility. The Franchisee shall hire an approved architect/engineering firm to prepare written plans for the Store's layout and construction, which plans shall be submitted to the Franchisor for its prior written approval. Franchisee acknowledges that Franchisor's or its representative's review of such plans relates only to compliance with the Licensed Methods and that acceptance by Franchisor of such plans does not constitute a representation, warranty, or guarantee, express or implied, by Franchisor or its representative, including, but not limited to, any representation, warranty or guarantee that such plans are accurate or free of error, concerning their design or structural application. Throughout the term of this Agreement, the Franchisee shall also obtain the Franchisor's written consent to any remodeling or decoration of the premises before remodeling or decorating begins, recognizing that such remodeling, decoration and any related costs are the Franchisee's sole responsibility.

5.4. SIGNS.

The Franchisee shall purchase or otherwise obtain for use at the Franchised Location and in connection with THE BACK NINE Store signs which comply with the standards and specifications of the Franchisor as set forth in the Operations Manual, as that term is defined in Section 8.1. It is the Franchisee's sole responsibility to ensure that any signs comply with applicable local ordinances, building codes and zoning

regulations. Any modifications to the Franchisor's standards and specifications for signs which must be made due to local ordinances, codes or regulations shall be submitted to the Franchisor for prior written approval. The Franchisee acknowledges the Marks, or any other name, symbol or identifying marks on any signs shall only be used in accordance with the Franchisor's standards and specifications and only with the prior written approval of the Franchisor.

5.5. EQUIPMENT.

The Franchisee shall purchase or otherwise obtain for use at the Franchised Location and in connection with THE BACK NINE Store equipment of a type and in an amount which complies with the standards and specifications of the Franchisor. The Franchisee acknowledges that the type, quality, configuration, capability and/or performance of the equipment are all standards and specifications which are a part of the Licensed Methods and therefore such equipment must be purchased, leased, or otherwise obtained in accordance with the Franchisor's standards and specifications and only from suppliers or other sources approved by the Franchisor. The Franchisee shall equip the Store with an integrated store information system currently being used by Franchisor, including Franchisor's current website, tee time booking system, payment processor and social media pages, computer systems (including hardware, software and point of sale system ("POS System")), printers and other designated equipment consistent with the then-current standards and specifications of the Franchisor, and as specified in the Operations Manual. The Franchisor also requires the Franchisee to obtain and maintain an account with an internet service provider which meets the Franchisor's standards and specifications to facilitate electronic communication.

5.6. PERMITS AND LICENSES.

The Franchisee agrees to obtain all such permits and certifications as may be required for the lawful construction and operation of THE BACK NINE Store together with all certifications from government authorities having jurisdiction over the site that all requirements for construction and operation have been met, including without limitation, zoning, access, sign, health, safety requirements, building and other required construction permits, licenses to do business and fictitious name registrations, sales tax permits, health and sanitation permits and ratings and fire clearances. Franchisee agrees to obtain all customary contractors' sworn statements and partial and final lien waivers for construction, remodeling, decorating and installation of equipment at the Franchised Location. Franchisee shall sign and deliver to the Franchisor the Permit, License and Construction Certificate set forth as Attachment 5 to this Agreement, to confirm Franchisee's compliance with the Americans with Disabilities Act and other provisions of this Section 5.6 not later than thirty (30) days prior to the date the Store begins operating. Copies of all inspection reports, warnings, certificates and ratings issued by any governmental entity during the term of this Agreement in connection with the conduct of THE BACK NINE Store which indicates the Franchisee's failure to meet or maintain the highest governmental standards, or less than full compliance by the Franchisee with any applicable law, rule or regulation, shall be forwarded to the Franchisor within five (5) days of the Franchisee's receipt thereof.

5.7. COMMENCEMENT OF OPERATIONS.

Unless otherwise agreed in writing by the Franchisor and the Franchisee, the Franchisee has one hundred eighty (180) days from the Effective Date of this Agreement within which to complete the initial training program, described in Section 6.1 of this Agreement, develop the Franchised Location and commence operation of THE BACK NINE Store. Failure to commence operations within this time frame shall constitute grounds for termination under Article 18 of this Agreement. The Franchisor will extend the time in which the Franchisee has to commence operations for a reasonable period of time in the event factors beyond the Franchisee's reasonable control prevent the Franchisee from meeting this development schedule, so long as the Franchisee has made reasonable and continuing efforts to comply with such development obligations and the Franchisee requests, in writing, an extension of time in which to have its THE BACK NINE Store established before such development period lapses.

6. TRAINING

6.1. INITIAL TRAINING PROGRAM.

After the Franchisee executes a lease for the Franchised Location, the Franchisee or, if the Franchisee is not an individual, the person designated by the Franchisee to assume primary responsibility for the management of THE BACK NINE Store, ("GENERAL MANAGER") is required to successfully complete the initial training program offered remotely by the Franchisor. Up to three (3) individuals are eligible to participate in the Franchisor's initial training program without charge of a tuition or fee. The Franchisee shall be responsible for any and all traveling and living expenses incurred in connection with attendance at the training program. The General Manager must successfully complete the initial training program prior to the Franchisee's commencement of operation of its THE BACK NINE Store.

6.2. LENGTH OF TRAINING.

The initial training program shall consist of one (1) day of training conducted at Franchisor's headquarters and/or an affiliate-owned or franchised outlet and two (2) to three (3) days of virtual instruction via video conference, telephone, and text or email, provided, however, that the Franchisor reserves the right to waive a portion of the training program or alter the training schedule, if in the Franchisor's sole discretion, Franchisor believes that the Franchisee or General Manager has sufficient prior experience or training. Upon Franchisee's request and subject to the availability of personnel, Franchisor may provide in-person training at Franchisor's headquarters or on-site at the Franchised Location to accommodate Franchisee's needs and to extend initial training. If Franchisor provides such on-site training, Franchisee shall pay the per diem fee then being charged to franchisees for the extension of the initial training program, in addition to the expenses incurred by Franchisee's trainees and Franchisor's trainer including travel, room, board, wages, and living expenses.

6.3. ADDITIONAL TRAINING.

From time to time, the Franchisor may present seminars, conventions or continuing development programs or conduct meetings for the benefit of the Franchisee. The Franchisee or its General Manager shall be required to attend any ongoing mandatory seminars, conventions, programs or meetings as may be offered by the Franchisor. The Franchisor shall give the Franchisee at least thirty (30) days' prior written notice of any ongoing seminar, convention or program which is deemed mandatory. The Franchisor shall not require that the Franchisee attend any ongoing training more often than once a year for a maximum of five (5) days. Franchisee shall pay the per diem fee then being charged to franchisees, plus their costs of travel, lodging, and meals.

6.4. REMEDIAL TRAINING.

Upon Franchisee's reasonable request or as Franchisor shall deem appropriate, Franchisor shall, during the term hereof, subject to the availability of personnel, provide Franchisee with additional trained representatives who shall provide on-site remedial training and assistance to Franchisee's personnel at the Franchised Location. For any additional on-site training and assistance, Franchisee shall pay the per diem fee then being charged to franchisees under the System for the services of such trained representatives, plus their costs of travel, lodging, and meals.

7. DEVELOPMENT ASSISTANCE

7.1. FRANCHISOR'S DEVELOPMENT ASSISTANCE.

The Franchisor shall provide the Franchisee with assistance in the initial establishment of THE BACK NINE Store as follows:

- a) Provision of the initial training program to be conducted remotely or, if requested by Franchisee, at the Franchisor's designated training facilities or at another location designated by the Franchisor, as described in Article 6 above.
- b) Provision of written guidelines for a Franchised Location which shall include, without limitation, specifications for space requirements and build out. The Franchisee acknowledges that the Franchisor shall have no other obligation to provide assistance in the selection and approval of a Franchised Location other than the provision of such written specifications and approval or disapproval of a proposed Franchised Location, which approval or disapproval shall be based on information submitted to the Franchisor in a form sufficient to assess the proposed location as may be required by the Franchisor, in the Franchisor's sole discretion, and on information gathered by the Franchisor. Franchisee acknowledges that Franchisor's approval of a prospective site location is permission only, does not constitute a representation, promise, warranty, or guarantee, express or implied, by Franchisor that the Franchised Business operated at that site will be profitable or otherwise successful, and cannot, and does not, create a liability for Franchisor. Franchisee releases Franchisor from any claims over the site location selection and evaluation by Franchisor, and Franchisee shall hold Franchisor harmless with respect to Franchisee's selection of the site for the Franchisee's Franchised Business.
- c) Direction regarding the required design and decoration of THE BACK NINE Store premises, plus specifications concerning signs, decor and equipment.
- d) List of Supplies/Suppliers. Make available from time to time, and amend as deemed appropriate by Franchisor, a list of required and/or recommended products and services for System franchisees and a list of approved and/or recommended suppliers of such items and services. Franchisee acknowledges that Franchisor or Franchisor's affiliate(s) may be the sole approved supplier(s) of certain products and services that Franchisee is required to purchase to operate the Franchised Business.
- e) If available Franchisor shall provide a description of any national or central purchase and supply agreements offered by such approved suppliers for the benefit of THE BACK NINE franchisees.
- f) Provision of an Operations Manual in accordance with Section 8.1 below.
- g) As the Franchisor may reasonably schedule, and depending on availability of personnel, the Franchisor may be willing to make available to the Franchisee at or close to the opening of the Franchisee's THE BACK NINE Store, a representative ("SITE REPRESENTATIVE") for a maximum of three (3) days who may be present for the opening of the Franchisee's THE BACK NINE Store. In the event Franchisor elects to be present to assist with the opening of the Franchise, there will be no charge to the Franchisee for this service.

8. OPERATIONS MANUAL

8.1. OPERATIONS MANUAL.

The Franchisor agrees to provide to the Franchisee one or more manuals, technical bulletins, or other written materials (collectively referred to as "OPERATIONS MANUAL") covering ordering of equipment, supplies, processing and stocking, using Franchisor's current tee time booking system and other operating and in-store marketing techniques for THE BACK NINE Store. The Franchisee agrees that it shall comply with the Operations Manual as an essential aspect of its obligations under this Agreement, that the Operations Manual shall be deemed to be incorporated herein by reference and failure by the Franchisee to substantially comply with the Operations Manual in good faith may be considered by the Franchisor to be a breach of this Agreement. Upon Franchisee's request, Franchisor agrees to deliver at least one hard copy and one digital copy of the Operations Manual.

8.2. CONFIDENTIALITY OF OPERATIONS MANUAL CONTENTS.

The Franchisee agrees to substantially use the Marks and Licensed Methods as specified in the Operations Manual. The Operations Manual is the sole property of the Franchisor and shall be used by the Franchisee during the term of this Agreement and in accordance with the terms and conditions hereof. The Franchisee shall not duplicate the Operations Manual nor disclose its contents to persons other than its employees or officers who have signed a confidentiality and noncompetition agreement in a form approved by the Franchisor. The Franchisee shall return the Operations Manual to the Franchisor upon the expiration, termination or transfer of this Agreement.

8.3. CHANGES TO OPERATIONS MANUAL.

The Franchisor reserves the right to make revisions to the Operations Manual from time to time as it deems necessary to update or change operating and marketing techniques, standards and specifications for all components of the Licensed Methods and approved equipment, memberships, merchandise, Items and Store-Made Merchandise offered by Stores. The Franchisee shall in turn update its copy of the Operations Manual as instructed by the Franchisor and shall work in good faith to conform its operations with the updated provisions within thirty (30) days of receiving any updated information. The Franchisee acknowledges that a master copy of the Operations Manual maintained by the Franchisor at its principal office shall be controlling in the event of a dispute relative to the content of any Operations Manual.

9. OPERATING ASSISTANCE

9.1. FRANCHISOR'S SERVICES.

The Franchisor agrees that, during the Franchisee's operation of THE BACK NINE Store, the Franchisor shall make available to the Franchisee the following services:

- a) Upon the reasonable request of the Franchisee, consultation by telephone regarding the continued operation and management of a THE BACK NINE Store and advice regarding the retail services, product quality control, inventory issues, customer relations issues and similar advice.
- b) Access to advertising and promotional materials as may be developed by the Franchisor, the cost of which may be passed on to the Franchisee at the Franchisor's option.
- c) On-going updates of information and programs regarding the golf industry, including but not limited to indoor golf simulators, and THE BACK NINE concept and related Licensed Methods, including, without limitation, information about special or new products which may be developed and made available to THE BACK NINE franchisees.
- d) Depending on availability, allow replacement or additional General Managers to attend the initial training program. The Franchisor reserves the right to charge a tuition or fee in an amount payable in advance, commensurate with the Franchisor's then-current fees in the Operations Manual. The Franchisee shall be responsible for all travel and living expenses incurred by its personnel during the training program. Further, the availability of the training program shall be subject to space considerations and prior commitments to new THE BACK NINE franchisees.

9.2. ADDITIONAL FRANCHISOR SERVICES.

Although not obligated to do so, upon the reasonable request of the Franchisee, the Franchisor may make its employees or designated agents available to the Franchisee for on-site advice and assistance in connection with the on-going operation of THE BACK NINE Store governed by this Agreement. In the event that the Franchisee requests such additional assistance and the Franchisor agrees to provide the same, the Franchisor reserves the right to charge the Franchisee for all travel, lodging, living expenses, telephone charges and other identifiable expenses associated with such assistance, plus a fee based on the time spent by each

employee on behalf of the Franchisee, which fee will be charged in accordance with the then current daily or hourly rates being charged by Franchisor for assistance.

10. FRANCHISEE'S OPERATIONAL COVENANTS

10.1. STORE OPERATIONS.

The Franchisee acknowledges that it is solely responsible for the successful operation of its THE BACK NINE Store and that the continued successful operation thereof is, in part, dependent upon the Franchisee's compliance with this Agreement and materially performing Franchisee's obligations under this Agreement, the Operations Manual and under all other agreements that may be in effect between Franchisee and Franchisor. In addition to all other obligations contained in this Agreement and the recommendations set forth in the Operations Manual, the Franchisee covenants that:

- a) The Franchisee shall maintain clean, efficient and high quality THE BACK NINE Store operations and shall operate the business in substantial accordance with the recommendations and standards of the Operations Manual and in such a manner as not to detract from or adversely reflect upon the name and reputation of the Franchisor and the goodwill associated with THE BACK NINE name and Marks.
- b) The Franchisee will operate its THE BACK NINE Store in compliance with all applicable laws, health department regulations and other ordinances. In connection therewith, the Franchisee will be solely and fully responsible for obtaining any and all licenses to operate THE BACK NINE Store. The Franchisee shall promptly forward to the Franchisor copies of all health department, fire department, building department and other similar reports of inspections as and when they become available.
- c) The Franchisee and all persons who work at the Store in any capacity, whether or not they are employees of the Franchisee ("PERSONNEL"), shall conduct themselves in such a manner so as to promote a good image to the public and to the business community. At no time shall any of the Personnel engage in unreasonable or disrespectful behavior toward anyone, including using offensive or rude language or gestures.
- d) The Franchisee acknowledges that proper management of THE BACK NINE Store is important and shall ensure that the Franchisee or a designated General Manager who has completed the Franchisor's initial training program be responsible for the management of THE BACK NINE Store after commencement of Store operations and be generally available to provide services at the Franchised Location to sell memberships and/or assist customers, however, Franchisor acknowledges the automated nature of the Business.
- e) The Franchisee shall offer authorized products and services as are more fully described in the product lists which are a part of the Operations Manual, which may include, without limitation, private memberships, public tee times, tournaments, golf leagues, golf instruction, club sales, club maintenance and other authorized products, upon approval by Franchisor.
- f) The Franchisee shall promptly pay when due all taxes and other obligations owed to third parties in the operation of THE BACK NINE Store, including without limitation, unemployment and sales taxes, and any and all accounts or other indebtedness of every kind incurred by the Franchisee in the conduct of THE BACK NINE Store. In the event of a bona fide dispute as to the liability for taxes assessed or other indebtedness, the Franchisee may contest the validity or the amount of the tax or indebtedness in accordance with procedures of the taxing authority or applicable law; however, in no event shall the Franchisee permit a tax sale or seizure by levy or execution or similar writ or warrant, or attachment by a creditor to occur against the premises of the Franchised Location, or any improvement thereon.

- g) The Franchisee shall subscribe for and maintain at least one telephone number for its THE BACK NINE Store at the Franchised Location. The telephone number shall be listed and identified exclusively with THE BACK NINE Store in all official telephone directories and in all advertising in which such number appear and shall be separate and distinct from all other telephone numbers subscribed for by the Franchisee. Franchisee shall refrain from creating a separate website and/or social media accounts for the Franchise. Franchisor agrees to work in good faith to promote each of its locations on its website and social media accounts.
- h) The Franchisee shall comply with all agreements with third parties related to THE BACK NINE Store including, in particular, all provisions of any lease for the Franchised Location.
- i) The Franchisee agrees to renovate, refurbish, remodel or replace, at its own expense, the personal property and equipment used in the operation of THE BACK NINE Store, when reasonably required in order to comply with the image, standards of operation and performance capability established by the Franchisor from time to time. Franchisor shall not be liable to Franchisee for any expenses, losses or damages sustained by Franchisee as a result of any trade dress modifications. Franchisee hereby covenants not to commence or join in any litigation or other proceeding against Franchisor or any third party, complaining of any such or seeking expenses, losses or damages caused thereby. Further, Franchisee expressly waives any claims, demands or damages arising from or related to the modifications contemplated by this section, including, without limitation, any claim of breach of contract, breach of fiduciary duty, fraud, and/or breach of the implied covenant of good faith and fair dealing.
- j) The Franchisee shall be responsible for training all of its Personnel who work in any capacity in THE BACK NINE Store. The Franchisee must conduct its Personnel training in the manner and according to the standards as prescribed in the Operations Manual. All Personnel who do not satisfactorily complete the training shall not work in any capacity in the Franchisee's BACK NINE Store.
- k) The Franchisee shall at all times during the term of this Agreement own and control THE BACK NINE Store authorized hereunder. The Franchisee shall not operate any other business or profession from or through the Store, unless otherwise authorized in writing by Franchisor. If the Franchisee is an entity, the entity shall only operate THE BACK NINE Store governed by this Agreement and no other business, unless the Franchisee receives the Franchisor's prior written approval. Upon request of the Franchisor, the Franchisee shall promptly provide satisfactory proof of such ownership to the Franchisor. The Franchisee represents that the Statement of Ownership, attached hereto as Attachment 3, and by this reference incorporated herein, accurately reflects all individuals with an ownership interest ("Principals"), whether direct or beneficial, in the Franchisee entity, is true, complete, accurate and not misleading, and, in accordance with the information contained in the Statement of Ownership, the controlling ownership of THE BACK NINE Store is held by the Franchisee. The Franchisee shall promptly provide the Franchisor with a written notification if the information contained in the Statement of Ownership changes at any time during the term of this Agreement and shall comply with the applicable transfer provisions contained in Article 16 herein. In addition, if the Franchisee is an entity, all Principals shall personally guarantee the obligations and covenants under this Agreement.
- l) The Franchisee shall at all times during the term of this Agreement keep its BACK NINE Store open during the business hours designated by the Franchisor from time to time in the Operations Manual.
- m) The parties want to prevent any operation or interruption of the Franchise that would cause harm to the Franchise and to our franchise system and lessen their value. Therefore, you authorize us to step in to operate the Franchise for as long as we believe necessary and practical in our exclusive judgment ("Step-In Rights"). We may do so without waiving any other rights or remedies that we may have. Cause for stepping-in may include your death or Permanent Disability or your default hereunder. Thirty (30) days after exercising our step-in rights, we will re-evaluate your then-current status. At

our discretion, we will either operate the Franchise for an additional thirty (30)-day period or turn the Franchise back over to you. In turning the Franchise back over to you, we do not waive our rights to step back in the future. All gross sales from our operation of the Franchise will be for your exclusive account. We will pay from that gross sales all expenses, debts and liabilities we incur during our operation of the Franchise. This will include our personnel and administrative and travel costs, plus a fifteen percent (15%) interim management support fee. Upon our exercise of these Step-In Rights, you agree to hold us harmless for all acts, omissions, damages, or liabilities arising during our operation of the Franchise. Our operation of the Franchise will not operate as an assignment to us of any lease or sublease of franchise property. We will have no responsibility for payment of any rent or other charges owing on any lease for franchise property, except as the charges relate to the period of our operation of the Franchise. You agree to pay our reasonable legal and accounting fees and costs we incur because of our exercise of these Step-In Rights.

10.1.1 Safety and Security of Premises. Franchisee is solely responsible for the safety and security of the Franchised Business premises for Franchisee, Franchisee's personnel, agents, customers, and the general public. Any suggestions by Franchisor on such matters are for guidance only and not binding on Franchisee. All matters of safety and security are within Franchisee's discretion and control, and Franchisee's indemnification obligations set forth in Section 19.5 hereof shall apply to any claims made against Franchisor regarding safety or security.

10.2. SECURITY AGREEMENT.

To secure payment of all sums owing to Franchisor from Franchisee, whether they be Royalty, Brand Fund Contributions (if any), and/or other fees, costs, damages, or reimbursements pursuant to this Agreement or any other agreement between Franchisor and Franchisee and/or Principal(s), Franchisee grants Franchisor a security interest in the Collateral (as hereafter defined) and further agrees:

10.2.1 The Collateral means all furniture, fixtures, equipment, signage, inventory, and supplies of the Franchised Business, wherever located, that are now owned or hereafter acquired, and any additions, substitutions, replacements, or products thereof or proceeds therefor.

10.2.2 This Agreement shall be deemed a security agreement, and Franchisor, in Franchisor's discretion, may file with applicable state agencies or offices this Agreement and/or one or more financing statements indicating Franchisor's secured interest in the Collateral. Franchisee shall cooperate with Franchisor and shall execute such documents as may be necessary for Franchisor to perfect its security interests.

10.2.3 Upon a default of this Agreement by Franchisee, all sums owing to Franchisor from Franchisee shall be immediately due and payable, and Franchisor shall have the immediate right to possession and use of the Collateral, which includes Franchisor right to enter upon any premises, without legal process, where the Collateral may be found. Franchisor further shall have all rights, options, duties, and remedies of a secured party pursuant to the Uniform Commercial Code, as adopted by the State where the Collateral is located, including the right to dispose of the Collateral in accordance therewith.

10.2.4 Franchisor's exercise of its rights with regard to the Collateral are in addition to and not exclusive of any other rights or remedies that Franchisor may have pursuant to this Agreement, at law, or in equity for Franchisee's breach of this Agreement.

10.3. CORPORATE REPRESENTATIONS If Franchisee is a corporation, partnership, limited liability company, or other legal entity, Franchisee and each Principal represent, warrant and covenant that:

10.3.1 The Franchisee entity is duly organized and validly existing under the state law of its formation;

10.3.2 Attachment 3 of this Agreement accurately reflects all individuals with an ownership interest, whether direct or beneficial, in the Franchisee entity;

10.3.3 The Franchisee entity is duly qualified and is authorized to do business in the jurisdiction of the Franchised Business premises and the Territory;

10.3.4 The Franchisee entity's organizational documents shall at all times provide that the activities of Franchisee are confined exclusively to the operation of the Franchise granted herein, unless otherwise consented to in writing by Franchisor, which consent may be withheld by Franchisor in Franchisor's sole discretion;

10.3.5 The execution of this Agreement and the consummation of the transactions contemplated hereby are within Franchisee's power and have been duly authorized by Franchisee; and

10.3.6 Any financial statements and tax returns provided to Franchisor shall be certified as true, complete and correct and shall have been prepared in conformity with generally accepted accounting principles applicable to the respective periods involved and, except as expressly described in the applicable notes, applied on a consistent basis. No material liabilities, adverse claims, commitments or obligations of any nature exist as of the date of the statements or returns, whether accrued, unliquidated, absolute, contingent or otherwise, that are not reflected as liabilities.

10.5. OPERATIONS STANDARDS VIOLATIONS

Franchisor has established certain operational standards, as set forth in the Operations Manual. Franchisee acknowledges that any deviation from an operational standard constitutes a violation of this Agreement and will require Franchisor to incur incalculable administrative and management costs to address such violation. Accordingly, Franchisee agrees that, to compensate Franchisor for its incalculable administrative and management costs due to Franchisee's operational standard violation, Franchisee shall pay Franchisor an Operational Standards Violation Fee, as set forth in the Operations Manual, for each violation of an operational standard. **Franchisee hereby authorizes Franchisor to take payment of the Operational Standards Violation Fee, at Franchisor's option, through electronic funds transfer or ACH payment.** Franchisor need not give Franchisee a cure opportunity before charging the Operational Standards Violation Fee, and Franchisor's imposition of an Operational Standards Violation Fee does not preclude Franchisor from seeking injunctive relief to restrain any subsequent or continuing violation, formally defaulting and terminating this Agreement or exercising any of Franchisor's rights under this Agreement.

10.4.1 Continuing Obligation. Franchisee and each Principal acknowledge and agree that the representations, warranties, and covenants set forth in this Article 10 are continuing obligations of Franchisee and each Principal, as applicable, and that any failure to comply with such representations, warranties and covenants shall constitute a material event of default under this Agreement. Franchisee and each Principal shall cooperate with Franchisor in any efforts made by Franchisor to verify compliance with such representations, warranties, and covenants.

11. ROYALTIES, INTERNAL SYSTEMS FEE.

11.1. MONTHLY ROYALTY.

The Franchisee agrees to pay to the Franchisor a monthly royalty ("ROYALTY") equal to eight percent (8%) of the total amount of its Gross Revenue, defined in Section 11.2 below, generated from or through its THE BACK NINE Store.

11.2. GROSS REVENUE.

"GROSS REVENUE" shall be defined as receipts and income of any kind from all products or services sold from or through THE BACK NINE Store, including any such sale of products or services made for cash or upon credit, or partly for cash and partly for credit, regardless of collection of charges for which credit is given, less returns for which refunds are made, provided that the refund shall not exceed the sales price and exclusive of discounts, sales taxes and other taxes, amounts received in settlement of a loss of merchandise, shipping expenses paid by the customer. "Gross Revenue" shall also include the fair market value of any services or products received by the Franchisee in barter or in exchange for its services and products.

11.3. ROYALTY PAYMENTS.

The Franchisee agrees that Royalty payments shall be paid monthly, no later than the fifteenth (15th) day of each month based on the Gross Revenue for the immediately preceding month. Royalty payments shall be accompanied by monthly reports, as more fully described in Article 15 hereof, and standard transmittal forms containing information regarding the Franchisee's Gross Revenue and such additional information as may be requested by the Franchisor. The Franchisor reserves the right to require Royalty payments be made on a weekly or bi-weekly basis. The Franchisor also reserves the right to require that Royalty payments and Brand Marketing Fund contributions be made by means of electronic funds transfer and the Franchisee agrees to provide the information and sign the documents necessary to implement such transfer payments within thirty (30) days of receiving notice that such a program is being implemented. The Franchisee must sign the Franchisor's form of Authorization Agreement for Prearranged Payments and Electronic Funds Transfer attached to this Agreement as Attachment 4 and Attachment 10. Franchisee's failure to allow electronic funds transfers on an ongoing basis is a material breach of this Agreement. In the event that the Franchisee fails to pay any Royalties, Brand Marketing Fund contributions, and/or submit Gross Revenue reports within fourteen (14) days after they are due, the Franchisee shall, in addition to such overdue amounts, pay a late fee equivalent to One Hundred Dollars (\$100.00). This late fee is reasonably related to Franchisor's costs resulting from the delay in payment and/or receipt of any report, is not a penalty, and is in addition to any other remedy available to Franchisor under this Agreement for Franchisee's failure to pay the Royalty, the Brand Marketing Fund contribution, Internal System Fee and/or submit Gross Revenue reports in accordance with the terms of this Agreement. In the event any of Franchisee's checks are returned, or an electronic funds transfer from Franchisee's bank account is denied, for insufficient funds, Franchisee shall pay Franchisor, in addition to the amount due, a non-sufficient funds fee of Fifty Dollars (\$50.00) per occurrence. This non-sufficient funds fee is reasonably related to Franchisor's costs resulting from the delayed and declined payment, is not a penalty, and is in addition to any other remedy available to Franchisor under this Agreement. Any and all amounts that shall become due and owing from Franchisee to Franchisor under the terms hereof shall bear interest from the date due until paid at the rate of eighteen percent (18%) per annum or at the highest rate permitted by law, whichever is lower. If the Franchisee pays Royalties with a check returned for non-sufficient funds more than one time in any calendar year, in addition to all other remedies which may be available, the Franchisor shall have the right to require that Royalty payments be made by certified or cashier's checks.

11.4. INTERNAL SYSTEMS FEE.

The Franchisee agrees to pay Franchisor a monthly "Internal Systems Fee" of Three Hundred Fifty Dollars (\$350.00) per month beginning 60 days after the Effective Date for software license and/or maintenance

fees, website hosting and/or maintenance, web portal access, and/or other services for the benefit of the System and Franchised Business (the “Technology Fee”). Franchisor may increase the Internal Systems Fee periodically by giving thirty (30) days’ written notice to Franchisee of such change. However, Franchisor may not increase the Internal Systems Fee by more than five percent (5%) per year. The Internal Systems Fee is due on the fifteenth (15th) day of each month concurrently with the Royalty payment.

12. ADVERTISING

12.1. ADVERTISING, APPROVAL OF ADVERTISING.

- (a) The Franchisee shall obtain the Franchisor's prior written approval of all advertising or other marketing or promotional programs published by any method, including print, broadcast and electronic media, regarding THE BACK NINE Store, including, without limitation, “Yellow Pages” advertising, newspaper ads, flyers, brochures, coupons, direct mail pieces, specialty and novelty items, radio, television, Internet and World Wide Web, internet and social media advertising. Franchisee shall use any designated or approved supplier as provided for in the Operations Manual, or with written notification by Franchisor. Franchisee shall refrain from creating a separate website and/or social media accounts and shall work with Franchisor to assure that Franchisee’s location may be advertised through the main BACK NINE website and social media accounts. The Franchisee acknowledges and agrees that the Franchisor may disapprove of any advertising, marketing or promotional programs submitted to the Franchisor, for any reason, in the Franchisor's sole discretion. The Franchisee shall also obtain the Franchisor's prior written approval of all promotional materials provided by vendors. The proposed written advertising or a description of the marketing or promotional program shall be submitted to the Franchisor at least ten (10) business days prior to publication, broadcast or use. Franchisor shall approve or disapprove such advertising or program within ten (10) business days of Franchisor’s receipt thereof. If Franchisor fails to respond to Franchisee’s submission within ten (10) business days, such plans and materials shall be deemed “disapproved”. The Franchisor or its’ affiliates may offer or designate required marketing products and services, and merchandising services, and may designate or approve supplier for these services. These services may include marketing consulting, graphic design, copywriting, advertising and marketing programs, advertising products, public relations and merchandising consultations. The Franchisee shall display all required promotional materials, signs, point of purchase displays and other marketing materials in its BACK NINE Store in the manner prescribed by the Franchisor. The Franchisee shall not, under any circumstances, use handwritten signs in the operation of its Store. If feasible, Franchises may do cooperative advertising with other The Back Nine franchisees in the area, with Franchisor’s prior written approval.
- (b) The Franchisee acknowledges that advertising and promoting THE BACK NINE Store in accordance with the Franchisor's standards and specifications is an essential aspect of the Licensed Methods, and the Franchisee agrees to comply with all advertising standards and specifications. Franchisor may from time to time develop and administer advertising and sales promotion programs designed to promote and enhance the collective success of all Franchised Businesses operating under the System. Franchisee shall participate in all such advertising and sales promotion programs in accordance with the terms and conditions established by Franchisor from time to time for each program. In all aspects of these programs, including, without limitation, the type, quantity, timing, placement and choice of media, market areas and advertising agencies, the standards and specifications established by Franchisor, as modified from time to time, shall be final and binding upon Franchisee.
- (c) Marketing System Fee. The Franchisee agrees to pay to Franchisor’s designated supplier a “Marketing System Fee” of Two Hundred Fifty Dollars (\$250.00) per month beginning 120 day after the Effective Date, which may increase from time to time, no more than five percent (5%) per year.

12.2. LOCAL ADVERTISING.

Franchisor reserves the right to implement a minimum local advertising (“LOCAL ADVERTISING”) expenditure not to exceed one percent (1%) of monthly Gross Revenue, which will not exceed a one percent (1%) increase annually. Franchisor may implement the Local Advertising requirement by providing thirty (30) days’ written notice to Franchisee. Franchisor reserves the right to collect some or all of Franchisee’s Local Advertising expenditure and implement Local Advertising on Franchisee’s behalf. Within ten (10) business days of Franchisor’s request, Franchisee shall provide a quarterly expenditure report accurately reflecting Franchisee’s Local Advertising expenditures for the preceding quarterly period. The following costs and expenditures incurred by Franchisee shall **not** be included in Franchisee’s expenditures on Local Advertising for purposes of this Section, unless approved in advance by Franchisor in writing: (i) incentive programs for employees or agents of Franchisee; (ii) research expenditures; (iii) salaries and expenses of any of Franchisee’s personnel to attend advertising meetings, workshops, or other marketing activities; or (iv) charitable, political or other contributions or donations. Franchisor may require Franchisee to allocate to a regional advertising cooperative, as described in Section 12.3, some or all of Franchisee’s required Local Advertising expenditures. Such allocation will be in partial or full satisfaction of Franchisee’s obligations pursuant to this Section 12.2.

12.3 REGIONAL ADVERTISING COOPERATIVE.

Franchisor reserves the right to establish, in Franchisor’s sole discretion, a regional advertising cooperative. If a regional cooperative is established during the term of this Agreement, Franchisee agrees to sign all documents Franchisor requests to become a member of the cooperative according to the terms of the documents. If Franchisor establishes a regional cooperative, Franchisee agrees to contribute amounts Franchisor requires, in addition to required Brand Fund Contributions. Amounts contributed towards Regional Advertising shall count towards Franchisee’s required Local Advertising expenditure.

12.4. BRAND MARKETING FUND.

Franchisor has established a national fund on behalf of the System for national advertising, marketing, and brand development (the “Brand Marketing Fund”). Franchisee is required to contribute to the Brand Marketing Fund up to four percent (4%) of the monthly Gross Revenue generated by the Franchised Business (“Brand Marketing Fund Contribution”). Payments will be made in the same manner and time as the Royalties. If Franchisee fails to timely report Gross Revenue, then, in addition to a late fee and interest pursuant to Section 11.1.2 hereof, Franchisor shall collect one hundred twenty percent (120%) of the last Brand Marketing Fund Contribution payable. Franchisor shall reconcile amounts when Gross Revenue are reported. Upon thirty (30) days’ prior notice (but no more frequently than once in any twelve (12)-month period), Franchisor may increase the Brand Marketing Fund Contribution by an additional one percent (1%) of monthly Gross Revenues, provided that the maximum Brand Marketing Fund Contribution shall not exceed four percent (4%) of monthly Gross Revenues.

- a) Franchisor shall direct the Brand Marketing Fund and shall have sole discretion to approve or disapprove the creative concepts, materials and media used in such programs and the placement and allocation thereof. Franchisee agrees and acknowledges that the Brand Marketing Fund is intended to maximize general public recognition and acceptance of the Marks and enhance the collective success of all Franchised Businesses operating under the System.
- b) Franchisor may, but has no obligation to, contribute to the Brand Marketing Fund on the same basis as Franchisee with respect to BACK NINE outlets operated by Franchisor or Franchisor’s affiliates.
- c) Franchisor may use the Brand Marketing Fund to satisfy any and all costs of developing, preparing, producing, directing, administering, conducting, maintaining and disseminating advertising, marketing, promotional and public relations materials, programs, campaigns, sales and marketing

seminars and training programs of every kind and nature, through media now existing or hereafter developed (including, without limitation, the cost of television, radio, magazine, social media, newspaper and electronic advertising campaigns; direct mail and outdoor billboard advertising; public relations activities; conducting marketing research, employing advertising agencies to assist therein; developing, enhancing and maintaining the Website; and personnel and other departmental costs for advertising that Franchisor internally administers or prepares).

- d) The Brand Marketing Fund will not be used to defray any of Franchisor's general operating expenses, except for reasonable administrative costs and overhead that Franchisor may incur in activities related to the administration and direction of the Brand Marketing Fund and such costs and expenses pursuant to subsection (c) above. The Brand Marketing Fund and its earnings shall not otherwise inure to Franchisor's benefit except that any resulting technology and intellectual property shall be deemed the property of Franchisor.
- e) Franchisor will prepare an unaudited annual statement of the Brand Marketing Fund's operations and will make it available to Franchisee upon request. In administering the Brand Marketing Fund, Franchisor undertakes no obligation to make expenditures for Franchisee that are equivalent or proportionate to Franchisee's contribution or to ensure that any particular franchisee benefits directly or pro rata from the production or placement of advertising.
- f) Although the Brand Marketing Fund is intended to be of perpetual duration, Franchisor may terminate it at any time and for any reason or no reason. Franchisor will not terminate the Brand Marketing Fund, however, until all monies in the Brand Fund have been spent for advertising or promotional purposes or returned to contributors, without interest, on the basis of their respective contributions.

13. QUALITY CONTROL

13.1. COMPLIANCE WITH OPERATIONS MANUAL.

The Franchisee agrees to maintain and operate THE BACK NINE Store in compliance with this Agreement and the standards and specifications recommended in the Operations Manual, as the same may be modified from time to time (within reason) by the Franchisor.

13.2. STANDARDS AND SPECIFICATIONS.

The Franchisor will make available to the Franchisee standards and specifications for products and services offered at or through THE BACK NINE Store and specifically, for the equipment used, food and/or beverage sold in the space, electronics, display cases, uniforms, materials, forms, menu boards, items and supplies used in connection with the Store. The Franchisor reserves the right to change standards and specifications for services and products offered at or through THE BACK NINE Store and for the equipment used, electronics employed, food/beverage sold at the space, including where to purchase or lease a vending machine, display cases, uniforms, materials, forms, items and supplies used in connection with the Store upon thirty (30) days' prior written notice to the Franchisee. The Franchisee shall strictly adhere to all of the Franchisor's current standards and specifications for THE BACK NINE Store as prescribed from time to time.

13.3. INSPECTIONS.

The Franchisor shall have the right to examine the Franchised Location, including the inventory, products, equipment, materials and supplies, to ensure compliance with all standards and specifications set by the Franchisor. The Franchisor shall conduct such inspections during regular business hours and the Franchisee may be present at such inspections.

13.4. RESTRICTIONS ON SERVICES AND PRODUCTS.

In order to maintain the uniformity, quality and uniqueness of the services offered by BACK NINE franchises, the Franchisee will be required to purchase all of its supplies for its BACK NINE Store from the Franchisor's designated suppliers. The parties hereby acknowledge the uniqueness and importance of supplies, merchandise and packages being sold. The Franchisee is prohibited from offering or selling any products or services not authorized by Franchisor, including, without limitation, operating a mobile business or offering products, items, store made merchandise or other authorized products for sale on the internet, as part of THE BACK NINE Store.

13.5. APPROVED SUPPLIERS.

The Franchisee shall purchase all products, services, supplies and materials required for the operation of THE BACK NINE Store licensed herein, from manufacturers, suppliers or distributors designated by the Franchisor. Franchisee must also use Franchisor's current website, tee time booking system, payment processor and social media pages to operate the Franchise. Additionally, Franchisee must use Franchisor's preferred vending machine supplier at the Franchised Location. If there is no designated supplier for a particular product, service, supply or material, from such other suppliers who meet all of the Franchisor's specifications and standards as to quality, composition, finish, appearance and service, and who shall adequately demonstrate their capacity and facilities to supply the Franchisee's needs in the quantities, at the times, and with the reliability requisite to an efficient operation. Franchisee acknowledges that (i) Franchisor or Franchisor's affiliate(s) may be the sole approved supplier(s) of certain products and services that Franchisee is required to purchase to operate the Franchised Business, (ii) Franchisor and/or Franchisor's affiliate may receive payment from supplier(s) related to Franchisee's required purchases or leases, and (iii) any payments so received are for Franchisor's benefit only and may be used or applied in any manner determined by Franchisor in Franchisor's sole and absolute discretion.

13.6. REQUEST TO CHANGE SUPPLIER.

In the event the Franchisee desires to purchase products, services, supplies or materials from manufacturers, suppliers or distributors other than those previously approved by the Franchisor, the Franchisee shall, prior to purchasing any such products, services, supplies or materials, give the Franchisor a written request by certified mail, return receipt requested, or by e-mail to change supplier. In the event the Franchisor rejects the Franchisee's requested new manufacturer, supplier or distributor, the Franchisor must, within 60 days of the receipt of the Franchisee's request to change supplier, notify the Franchisee of its rejection. Failure to notify the Franchisee within such time period shall not constitute approval or a waiver of objections. The Franchisor may continue from time to time to inspect any manufacturer's, supplier's, or distributor's facilities and products to assure proper production, processing, storing and transportation of products, services, supplies or materials to be purchased from the manufacturer, supplier or distributor by the Franchisee. Permission for such inspection shall be a condition of the continued approval of such manufacturer, supplier or distributor.

13.7. APPROVAL OF INTENDED SUPPLIER.

The Franchisor may at its sole discretion, for any reason whatsoever, elect to withhold approval of the manufacturer, supplier or distributor; however, in order to make such determination, the Franchisor may require that samples from a proposed new supplier be delivered to the Franchisor for testing prior to approval and use. A charge not to exceed the actual cost of the test may be made by the Franchisor and shall be paid by the Franchisee.

13.8. PRICES.

Subject to applicable law, Franchisor may recommend or set maximum prices for services and products offered by Franchisee, which may vary depending on geographic and other market conditions. Franchisee acknowledges that Franchisor has made no guarantee or warranty that offering services or products at any particular price will enhance Franchisee's sales or profits.

14. TRADEMARKS, TRADE NAMES AND PROPRIETARY INTERESTS

14.1. MARKS.

Franchisee expressly understands and acknowledges that Franchisor and/or Franchisor's affiliate(s) are the record owner of the Proprietary Marks. The Franchisee hereby acknowledges that the Franchisor has the sole right to license and control the Franchisee's use of THE BACK NINE service mark and other of the Marks, and that such Marks shall remain under the sole and exclusive ownership and control of the Franchisor. The Franchisee acknowledges that it has not acquired any right, title or interest in such Marks except for the right to use such Marks in the operation of its BACK NINE Store as it is governed by this Agreement. Except as permitted in the Operations Manual, the Franchisee agrees not to use any of the Marks as part of an electronic mail address, or on any sites on the Internet or World Wide Web and the Franchisee agrees not to use or register any of the Marks as a domain name on the Internet.

14.2. NO USE OF OTHER MARKS.

The Franchisee further agrees that no service mark other than "THE BACK NINE" or such other Marks as may be specified by the Franchisor shall be used in the marketing, promotion or operation of THE BACK NINE Store.

14.3. LICENSED METHODS.

The Franchisee hereby acknowledges that the Franchisor owns and controls the distinctive plan for the establishment, operation and promotion of THE BACK NINE Store and all related licensed methods of doing business, previously defined as the "LICENSED METHODS", which include, but are not limited to, operating indoor golf simulators, providing private golf memberships, public tee times, golf leagues and tournaments, etc., technical equipment standards, order fulfillment methods and customer relations, marketing techniques, written promotional materials, advertising, and accounting systems, all of which constitute trade secrets of the Franchisor, and the Franchisee acknowledges that the Franchisor has valuable rights in and to such trade secrets. The Franchisee further acknowledges that it has not acquired any right, title or interest in the Licensed Methods except for the right to use the Licensed Methods in the operation of THE BACK NINE Store as it is governed by this Agreement.

14.4. EFFECT OF TERMINATION.

In the event this Agreement is terminated for any reason or expires, the Franchisee shall immediately cease using any of the Licensed Methods and Marks, trade names, trade dress, trade secrets, copyrights or any other symbols used to identify THE BACK NINE Store, and all rights the Franchisee had to the same shall automatically terminate. The Franchisee agrees to execute any documents of assignment as may be necessary to transfer any rights the Franchisee may possess in and to the Marks.

14.5. MARK INFRINGEMENT.

The Franchisee agrees to notify the Franchisor in writing of any possible infringement or illegal use by others of a trademark the same as or confusingly similar to the Marks which may come to its attention. The Franchisee acknowledges that the Franchisor shall have the right, in its sole discretion, to determine whether any action will be taken on account of any possible infringement or illegal use. The Franchisor may commence or prosecute such action in the Franchisor's own name and may join the Franchisee as a party thereto if the Franchisor determines it to be reasonably necessary for the continued protection and quality control of the Marks and Licensed Methods. The Franchisor shall bear the reasonable cost of any such action, including attorneys' fees. The Franchisee agrees to fully cooperate with the Franchisor in any such litigation.

14.6. FRANCHISEE'S BUSINESS NAME.

The Franchisee acknowledges that the Franchisor has a prior and superior claim to THE BACK NINE trade name. Although Franchisee will do business under the “THE BACK NINE” name, the Franchisee shall not use the phrase or two or more of the words “BACK NINE” or abbreviations or derivatives thereof in the legal name of its corporation, partnership or any other business entity used in conducting the business provided for in this Agreement. The Franchisee also agrees not to register or attempt to register a trade name using the phrase or two or more of the words “BACK NINE” or abbreviations thereof in the Franchisee’s name or that of any other person or business entity, without prior written consent of the Franchisor. When this Agreement is terminated, the Franchisee shall execute any assignment or other document the Franchisor requires to transfer to itself any rights the Franchisee may possess in a trade name utilizing any or all of the words BACK NINE, any abbreviations thereof or any other Mark owned by the Franchisor. The Franchisee further agrees that it will not identify itself as being “BACK NINE” “BACK NINE GOLF” “THE BACK NINE GOLF” “BACK NINE GOLF GROUP” “GOLF STUDIO” or as being associated with the Franchisor in any manner other than as a franchisee. The Franchisee further agrees that in all advertising and promotion and promotional materials it will display its business name only in obvious conjunction with the phrase “THE BACK NINE Franchisee” or with such other words and in such other phrases as may from time to time be prescribed in the Operations Manual, in the Franchisor’s sole discretion.

14.7. CHANGE OF MARKS.

In the event that the Franchisor, in its sole discretion, shall determine it necessary to modify or discontinue use of any proprietary Marks, or to develop additional or substitute marks, the Franchisee shall, within a reasonable time after receipt of written notice of such a modification or discontinuation from the Franchisor, take such action, at the Franchisee’s sole expense, as may be necessary to comply with such modification, discontinuation, addition or substitution.

14.8. CREATIVE OWNERSHIP.

All copyrightable works created by the Franchisee or any of its owners, officers or employees in connection with the Store shall be the sole property of the Franchisor. The Franchisee assigns all proprietary rights, including copyrights, in these works to the Franchisor without additional consideration. The Franchisee hereby assigns and will execute such additional assignments or documentation to effectuate the assignment of all intellectual property, inventions, copyrights and trade secrets developed in part or in whole in relation to the Store, during the term of this Agreement, as the Franchisor may deem necessary in order to enable it, at its expense, to apply for, prosecute and obtain copyrights, patents or other proprietary rights in the United States and in foreign countries or in order to transfer to the Franchisor all right, title, and interest in said property. The Franchisee shall promptly disclose to the Franchisor all inventions, discoveries, improvements, recipes, creations, patents, copyrights, trademarks and confidential information relating to the Store which it or any of its owners, officers or employees has made or may make solely, jointly or commonly with others and shall promptly create a written record of the same. In addition to the foregoing, the Franchisee acknowledges and agrees that any improvements or modifications, whether or not copyrightable, directly or indirectly related to the Store, shall be deemed to be a part of the Licensed Methods and shall inure to the benefit of the Franchisor.

15. REPORTS, RECORDS AND FINANCIAL STATEMENTS

15.1. FRANCHISEE REPORTS.

The Franchisee shall establish and maintain at its own expense a bookkeeping and accounting system which conforms to the specifications which the Franchisor may prescribe from time to time, and as further described in the Operations Manual. The Franchisee shall supply to the Franchisor such reports in a manner and form as the Franchisor may from time to time reasonably require, including:

- a) A full and complete written statement of income and expense and a profit and loss statement for the operation of the Franchised Business, together with a balance sheet for the Franchised Business provided to the Franchisor postmarked no later than the 15th day of the month and containing information relative to the previous month’s operations. The Gross Revenue report shall be in such

form and shall contain such information as Franchisor may from time to time prescribe, in the Operations Manual or otherwise in writing.. At Franchisor's option, Franchisee shall submit, or grant Franchisor access to, the Gross Revenue report by an electronic transfer of data via the POS System at the times and interims then specified by Franchisor.; and

- b) Annual financial statements, prepared in accordance with generally accepted accounting principles ("GAAP"), and consisting of a full and complete written statement of income and expense and a profit and loss statement and balance sheet for THE BACK NINE Store, provided to the Franchisor no later than the 15th day following the last day of the calendar year, based on operating results for the prior year. The Franchisor reserves the right to disclose data derived from such reports, without identifying the Franchisee, except to the extent identification of the Franchisee is required by law. Specifically, Franchisee acknowledges and agrees that the financial performance of Franchisee's Franchised Business may be published in franchise disclosure document(s) issued by Franchisor following the Effective Date hereof.

15.2. ANNUAL FINANCIAL STATEMENTS.

The Franchisee shall, within ninety (90) days after the end of its fiscal year, provide to the Franchisor annual unaudited financial statements compiled or reviewed by an independent certified public accountant acceptable to and approved by the Franchisor, and prepared in accordance with GAAP, as well as state and federal income tax returns prepared by a certified public accountant. If these financial statements or tax returns show an underpayment of any amounts owed to the Franchisor, these amounts shall be paid to the Franchisor concurrently with the submission of the statements or returns. Franchisee shall utilize the standard chart of accounts, income statement and balance sheet format then specified by Franchisor, as well as the designated accounting platform.

15.3. VERIFICATION.

Each report and financial statement to be submitted to the Franchisor hereunder shall be signed and verified by the Franchisee.

15.4. BOOKS AND RECORDS.

The Franchisee shall maintain all books, records and reports for its BACK NINE Store in accordance with GAAP, consistently applied, and preserve these records for at least five years after the fiscal year to which they relate. Franchisee agrees to keep and maintain complete and accurate books and records of its transactions and business operations using the accounting procedures and chart of accounts specified by Franchisor. Franchisee agrees to purchase the POS System and other computer systems specified in Section 5.5 to maintain the records and accounts of the Franchisee to the standards of the Franchisor. Franchisee acknowledges and agrees that the financial data of Franchisee's Franchised Business (i) is owned by Franchisor, (ii) is Franchisor's proprietary information, (iii) may be published in franchise disclosure document(s) issued by Franchisor following the Effective Date hereof, and (iv) may be shared with other franchisees in the System.

15.5. AUDIT OF BOOKS AND RECORDS.

The Franchisee shall permit the Franchisor to inspect and audit the books, records and reports of THE BACK NINE Store at any reasonable time, at the Franchisor's expense. If any audit discloses a deficiency in amounts for payments owed to the Franchisor pursuant to this Agreement, then such amounts shall become immediately payable to the Franchisor by the Franchisee, with interest from the date such payments were due at the lesser of 1.5% per month or the maximum rate allowed by law. In addition, if it is found by such audit that the Gross Revenue of THE BACK NINE Store have been understated by two percent (2%) or more during the period audited, the Franchisee shall pay all reasonable costs and expenses the Franchisor incurred in connection with such audit.

15.6. FAILURE TO COMPLY WITH REPORTING REQUIREMENTS.

If the Franchisee fails to prepare and submit any statement or report as required under this Article 15, then the Franchisor shall have the right to treat the Franchisee's failure as good cause for termination of this Agreement. In addition to all other remedies available to the Franchisor, in the event that the Franchisee fails to prepare and submit any statement or report required under this Article 15 for two consecutive reporting periods, the Franchisor shall be entitled to make an audit, at the expense of the Franchisee, of the Franchisee's books, records and accounts, including the Franchisee's bank accounts, which in any way pertain to the Gross Revenue of THE BACK NINE Store. The statements or reports not previously submitted shall be prepared by or under the direction and supervision of an independent certified public accountant selected by the Franchisor.

16. TRANSFER

16.1. RESTRICTED TRANSFER BY FRANCHISEE.

The Franchise granted herein is personal to the Franchisee and, except as stated below, the Franchisee shall not allow or permit any assignment, sub-franchise or conveyance of this Agreement or any interest hereunder. As used in this Agreement, the term "TRANSFER" includes the Franchisee'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 Store governed by this Agreement; or (4) a liquidation event or transfer of all or a substantial portion of the assets of the Store. This provision only applies to the Transfer section of this Agreement and does not prohibit Franchisee from selling Franchisee's equipment in Franchisee's discretion so long as such a sale is not part of a Transfer of Franchisee's rights under this Agreement. Any transfer of assets related to a transfer of Franchisee's interest or rights under this Agreement are subject to this Section 16.

16.2. PRE-CONDITIONS TO FRANCHISEE'S TRANSFER.

The Franchisee shall not engage in a transfer unless the Franchisee obtains the Franchisor's written consent and the Franchisee and the proposed transferee comply with the following requirements:

- a) All amounts due and owing pursuant to this Agreement by the Franchisee to the Franchisor or its affiliates or to third parties whose debts or obligations the Franchisor has guaranteed on behalf of the Franchisee, if any, are paid in full;
- b) The proposed transferee agrees to operate the Store as a BACK NINE Store and agrees to satisfactorily complete the initial training program described in this Agreement, which training must be completed to the Franchisor's satisfaction prior to the effectiveness of the transfer;
- c) The proposed transferee agrees to execute the then current form of Franchise Agreement which shall supersede this Agreement in all respects. If a new Franchise Agreement is signed, the terms thereof may differ from the terms of this Agreement; provided, however, the existing Franchisee shall pay the below nonnegotiable transfer fee, as provided in subsection g below;
- d) The Franchisee provides written notice to the Franchisor at least thirty (30) days prior to the proposed effective date of the transfer, and includes information reasonably detailed to enable the Franchisor to evaluate the terms and conditions of the proposed transfer and which at a minimum includes a written offer from the proposed transferee;
- e) The proposed transferee provides information to the Franchisor sufficient for the Franchisor to assess the proposed transferee's business experience, aptitude and financial qualification, and the Franchisor approves the proposed transferee as a franchisee;
- f) The Franchisee executes a general release, in a form satisfactory to the Franchisor, of any and all claims against the Franchisor, its affiliates and their respective officers, directors, employees and agents;

- g) The Franchisee or the proposed transferee pays a nonrefundable transfer fee of Twenty Thousand Dollars (\$20,000.00) before the proposed transferee attends the initial training program; provided, however, that no transfer fee will be charged for a transfer by the Franchisee to a corporation wholly-owned by the Franchisee, between partners of a partnership Franchisee or to a spouse of a Franchisee upon the death or disability of the Franchisee;
- h) The Franchisee remodels the Store and upgrades equipment, including installing the Franchisor's then current computer systems, fixtures, furnishings and signage, if the Franchisor so requires; and
- i) The Franchisee agrees to abide by all post-termination covenants set forth herein, including, without limitation, the covenant not to compete in Section 20.2 below.

16.3. FRANCHISOR'S APPROVAL OF TRANSFER.

Franchisee shall be entitled to Transfer its interest in the Franchise to a close friend or family member, subject to the right of first refusal in Section 16.4 (below). However, for a transfer to a close friend or family member, or to some third party, the Franchisor has 30 days from the date of the written notice to approve or disapprove in writing, of the Franchisee's proposed transfer, which approval shall not be unreasonably withheld. The Franchisee acknowledges that the proposed transferee shall be evaluated for approval by the Franchisor based on the same criteria as is currently being used to assess new franchisees of the Franchisor and that the Franchisor shall provide such proposed transferee, if appropriate, with such disclosures as may be required by state or federal law. If the Franchisee and its proposed transferee comply with all conditions for transfer set forth herein and the Franchisor has not given the Franchisee notice of its approval or disapproval within such period, approval is deemed granted.

16.4. RIGHT OF FIRST REFUSAL.

In the event the Franchisee wishes to engage in a transfer, and the proposed transferee is a close friend or family member of Franchisee, that individual shall have a 30 day right of first refusal to purchase such rights, interest or assets for an amount determined together by Franchisee and Franchisor. In the event the friend or family member refuses to finalize the conditions necessary for such a transfer within 30 days, the Franchisee agrees to grant to the Franchisor a 30 day right of first refusal to purchase such rights, interest or assets for the amount of the valuation as provided hereafter; provided, however, the following additional terms and conditions shall apply:

- a) The 30 day right of first refusal period will run following the 30-day period in which the Franchisor has to approve or disapprove the proposed transferee;
- b) The right of first refusal will be effective for each proposed transfer and any material change in the terms or conditions of the proposed transfer shall be deemed a separate offer on which the Franchisor shall have a new 30 day right of first refusal;
- c) If the consideration or manner of payment offered by a proposed transferee is such that the Franchisor may not reasonably be required to furnish the same, then the Franchisor may purchase the interest which is proposed to be sold for the reasonable cash equivalent. If the parties cannot agree within a reasonable time on the cash consideration, each of the Franchisor and the Franchisee shall designate an independent appraiser who, in turn, shall designate a third independent appraiser. The third appraiser's determination will be binding upon the parties. All expenses of the appraiser shall be paid for equally between the Franchisor and the Franchisee; and
- d) If the Franchisor chooses not to exercise its right of first refusal, the Franchisee shall be free to complete the transfer subject to compliance with Sections 16.2 and 16.3 above. Absence of a reply to the Franchisee's notice of a proposed transfer within the 30-day period may be deemed a waiver of such right of first refusal.

16.5. TYPES OF TRANSFERS.

The Franchisee acknowledges that the Franchisor's right to approve or disapprove of a proposed transfer as provided for above, shall apply (1) if the Franchisee is a partnership, corporation or other business association, (i) to the addition or deletion of a partner, shareholder or members of the association or the transfer of any ownership interest among existing partners, shareholders or members; (ii) to any proposed transfer of 25% or more of the interest (whether stock, partnership interest or membership interest) to a third party, whether such transfer occurs in a single transaction or several transactions; and (2) if the Franchisee is an individual, to the transfer from such individual or individuals to a corporation or other entity controlled by them, in which case the Franchisor's approval will be conditioned upon: (i) the continuing personal guarantee of the individual (or individuals) for the performance of obligations under this Agreement; and (ii) a limitation on the corporation's or other entity's business activity to that of operating the BACK NINE Store and related activities provided that with respect to such transfer, the Franchisor's right of first refusal to purchase shall not apply and the Franchisor will not charge any transfer fee.

16.6. TRANSFER BY THE FRANCHISOR.

This Agreement is fully assignable by the Franchisor and shall inure to the benefit of any assignee or other legal successor in interest, and the Franchisor shall in such event be fully released from the same. Franchisor shall have the right to assign this Agreement, and all of Franchisor's rights and privileges hereunder, to any person, firm, corporation or other entity, without Franchisee's permission or prior knowledge, provided that, with respect to any assignment resulting in the subsequent performance by the assignee of Franchisor's obligations, the assignee shall expressly assume and agree to perform Franchisor's obligations hereunder. Specifically, and without limitation to the foregoing, Franchisee expressly affirms and agrees that Franchisor may: (i) sell Franchisor's assets and Franchisor's rights to the Marks and the System outright to a third party; (ii) engage in a public or private placement of some or all of Franchisor's securities; (iii) merge, acquire other corporations, or be acquired by another corporation, including competitors; (iv) undertake a refinancing, recapitalization, leveraged buy-out or other economic or financial restructuring; and (v) with regard to any or all of the above sales, assignments and dispositions, Franchisee expressly and specifically waives any claims, demands or damages arising from or relating to the loss of association with or identification of Franchisor. Nothing contained in this Agreement shall require Franchisor to remain in the business franchised herein or to offer the same products and services, whether or not bearing the Marks, in the event that Franchisor exercises its prerogative hereunder to assign Franchisor's rights in this Agreement. Franchisee agrees that Franchisor has the right, now or in the future, to purchase, merge, acquire or affiliate with an existing competitive or non-competitive franchise network, chain or any other business regardless of the location of that chain's or business' facilities, and to operate, franchise, or license those businesses and/or facilities operating under the Marks or any other marks following Franchisor's purchase, merger, acquisition or affiliation, regardless of the location of the facilities (which Franchisee acknowledges may be within the Territory, proximate thereto, or proximate to any of Franchisee's locations). However, Franchisor represents that it will not convert any such acquired facilities that are operating within the Territory to a BACK NINE Fitness franchise during the Term of this Agreement.

16.7. FRANCHISEE'S DEATH OR DISABILITY.

Upon the death or permanent disability of the Franchisee (or individual owning twenty-five percent (25%) or more of, or controlling the Franchisee entity), the personal representative of such person shall transfer the Franchisee's interest in this Agreement or such interest in the Franchisee entity to an immediate family member, an entity partner, or an approved third party. Such disposition of this Agreement or such interest (including, without limitation, transfer by bequest or inheritance) shall be completed within a reasonable time, not to exceed one hundred twenty (120) days from the date of death or permanent disability (unless extended by probate proceedings), and shall be subject to all terms and conditions applicable to transfers contained in this Article 16. Provided, however, that for purposes of this Section 16.7, there shall be no transfer fee charged by the Franchisor. Failure to transfer the interest within said period of time shall constitute a breach of this Agreement. For the purposes hereof, the term "PERMANENT DISABILITY" shall mean a mental or physical disability, impairment or condition that is reasonably expected to prevent or actually does prevent the Franchisee (or the owner of twenty-five percent (25%) or more of, or controlling, the Franchisee entity) from

supervising the management and operation of THE BACK NINE Store for a period of One Hundred Twenty (120) days from the onset of such disability, impairment or condition.

16.8. SECURITY INTERESTS TO LENDER.

If Franchisee is in full compliance with this Agreement, Franchisee may pledge or give a security interest in Franchisee's interest in the Assets and the Franchised Business to a lender of the funds needed by Franchisee for Franchisee's initial investment, provided that the security interest is subordinate to Franchisee's obligations to Franchisor, that a foreclosure on such a pledge or security interest and/or any Transfer resulting from such a foreclosure shall be subject to all provisions of this Agreement, and that Franchisee obtains from the lender a written acknowledgement to Franchisor of these restrictions. Notwithstanding the foregoing, in the event Franchisee seeks and/or obtains financing whereby funding is provided with the assistance of the United States Small Business Administration ("SBA Financing"), Franchisee shall be permitted to grant the lender of such SBA Financing a senior lien on any collateral Franchisee uses to secure the SBA Financing, and Franchisor and Franchisee further agree that (i) the provisions of Attachment 10 are fully incorporated herein and applicable to Franchisor and Franchisee, (ii) Franchisor shall subordinate its security interest or other lien on Franchisee's collateral to that of the lender of the SBA Financing and (iii) Franchisor waives the requirement of the written acknowledgement referenced in this Section.

17. TERM AND EXPIRATION

17.1. TERM.

The term of this Agreement begins on the Effective Date this Agreement and ends ten (10) years later, unless sooner terminated as provided herein.

17.2. CONTINUATION.

If, for any reason, the Franchisee continues to operate the Store beyond the term of this Agreement or any subsequent renewal period, it shall be deemed to be on a month-to-month basis under the terms of this Agreement and subject to termination upon thirty (30)-days' notice or as required by law. If said holdover period exceeds ninety (90) days, this Agreement is subject to immediate termination unless applicable law requires a longer period. Upon termination after any holdover period, the Franchisee and those in active concert with the Franchisee, including family members, officers, directors, partners and managing agents, are subject to the terms of Articles 20 and 22 and Section 18.5 of this Agreement and all other applicable post-termination obligations contained in this Agreement.

17.3. RIGHTS UPON EXPIRATION.

At the end of the initial term hereof the Franchisee shall have the option to renew its franchise rights for up to three (3) additional five (5)-year terms, by acquiring successor franchise rights, if the Franchisor does not exercise its right not to offer a successor franchise in accordance with Section 17.5 below and if the Franchisee:

- a) Not less than 6 months prior to the expiration of the Term of this Agreement, requests from Franchisor in writing, a copy of Franchisor's then current Disclosure Document (including Franchisor's then-current franchise agreement;
- b) At least thirty (30) days prior to expiration of the term, executes the form of Franchise Agreement then in use by the Franchisor. The Parties shall work together in good faith to negotiate any material changes to this Agreement upon renewal;
- c) Has complied with all provisions of this Agreement during the current term, including the payment on a timely basis of all Royalties and other fees due hereunder. "COMPLIANCE" shall mean, at a

minimum, that the Franchisee has not received any written notification from the Franchisor of breach hereunder more than four times during the term hereof;

- d) Upgrades and/or remodels THE BACK NINE Store and its operations at the Franchisee's sole expense (the necessity of which shall be in the sole discretion of the Franchisor) to conform with the then current Operations Manual. Such upgrades shall relate to the existing furniture, hitting mats and screens, and other use-related wear, but in no event shall such upgrades require Franchisee to incur unreasonable or unnecessary costs;
- e) Executes a general release, in a form satisfactory to the Franchisor, of any and all claims against the Franchisor and its affiliates, and their respective officers, directors, employees and agents arising out of or relating to this Agreement; and
- f) Pays a successor franchise rights fee of Five Thousand Dollars (\$5,000) for renewing each new

term.

17.4. EXERCISE OF OPTION FOR SUCCESSOR FRANCHISE.

The Franchisee may exercise its option for a successor franchise by giving written notice of such exercise to the Franchisor not less than ninety (90) days prior to the scheduled expiration of this Agreement. The Franchisee's successor franchise rights shall become effective by signing the Franchise Agreement then currently being offered to new franchisees of the Franchisor.

17.5. CONDITIONS OF REFUSAL.

The Franchisor shall not be obligated to offer the Franchisee a successor franchise upon the expiration of this Agreement if the Franchisee fails to comply with any of the above conditions of renewal. Upon the expiration of this Agreement, the Franchisee shall comply with the provisions of Section 18.5 below.

18. DEFAULT AND TERMINATION

18.1. TERMINATION BY FRANCHISOR - EFFECTIVE UPON NOTICE.

The Franchisor shall have the right, at its option, to terminate this Agreement and all rights granted the Franchisee hereunder, without affording the Franchisee any opportunity to cure any default (subject to any state laws to the contrary, where state law shall prevail), effective upon receipt of notice by the Franchisee, addressed as provided in Section 22.12, upon the occurrence of any of the following events:

- a) **ABANDONMENT.** If the Franchisee ceases to operate THE BACK NINE Store or otherwise abandons THE BACK NINE Store for a period of five (5) consecutive days, or any shorter period that indicates an intent by the Franchisee to discontinue operation of THE BACK NINE Store, unless and only to the extent that full operation of THE BACK NINE Store is suspended or terminated due to fire, flood, earthquake or other similar causes beyond the Franchisee's control and not related to the availability of funds to the Franchisee;
- b) **INSOLVENCY; ASSIGNMENTS.** If the Franchisee becomes insolvent or is adjudicated a bankrupt; or any action is taken by the Franchisee, or by others against the Franchisee under any insolvency, bankruptcy or reorganization act, (this provision may not be enforceable under federal bankruptcy law, 11 U.S.C. Sections 101 et seq.), or if the Franchisee makes an assignment for the benefit of creditors, or a receiver is appointed by the Franchisee;
- c) **UNSATISFIED JUDGMENTS; LEVY; FORECLOSURE.** If any material judgment (or several judgments which in the aggregate are material) is obtained against the Franchisee and remains unsatisfied or of record for thirty (30) days or longer (unless a supersedeas or other appeal bond

has been filed); or if execution is levied against the Franchisee's business or any of the property used in the operation of THE BACK NINE Store and is not discharged within five (5) days; or if the real or personal property of the Franchisee's business shall be sold after levy thereupon by any sheriff, marshal or constable;

- d) **CRIMINAL CONVICTION.** If the Franchisee, or an individual owning twenty-five percent (25%) or more in the Franchisee entity, is convicted of a felony, a crime involving moral turpitude, or any crime or offense that is reasonably likely, in the sole opinion of the Franchisor, to materially and unfavorably affect the Licensed Methods, Marks, goodwill or reputation thereof;
- e) **FAILURE TO MAKE PAYMENTS.** If the Franchisee fails to pay any amounts due the Franchisor or affiliates, including any amounts which may be due as a result of any subleases or lease assignments between the Franchisee and the Franchisor, within ten (10) days after receiving notice that such fees or amounts are overdue;
- f) **MISUSE OF MARKS.** If the Franchisee misuses or fails to follow the Franchisor's directions and guidelines concerning use of the Franchisor's Marks;
- g) **UNAUTHORIZED DISCLOSURE.** If the Franchisee intentionally or negligently discloses to any unauthorized person the contents of or any part of the Franchisor's Operations Manual or any other trade secrets or confidential information of the Franchisor;
- h) **REPEATED NONCOMPLIANCE.** If the Franchisee has received two (2) previous notices of default from the Franchisor and is again in default of this Agreement at any time during the term of this Agreement, regardless of whether the previous defaults were cured by the Franchisee;
- i) **UNAUTHORIZED TRANSFER.** If the Franchisee sells, transfers or otherwise assigns the Franchise, an interest in the Franchise or the Franchisee entity, this Agreement, THE BACK NINE Store or a substantial portion of the assets of THE BACK NINE Store owned by the Franchisee without complying with the provisions of Article 16 above;
- j) **FAILURE TO OPEN.** If the Franchisee fails to (i) acquire a site for the Franchised Business, (ii) complete construction of the Franchised Business, (iii) obtain all licenses and permits before opening, or (iv) open the Franchised Business within the time and in the manner specified in Article 5;
- k) **BOOKS AND RECORDS.** If the Franchisee falsifies any report required to be furnished Franchisor hereunder, conceals revenues, knowingly maintains false books or records, or knowingly submits any false reports, or refuses to permit Franchisor to inspect or audit Franchisee's books or records;
- l) **CASUALTY.** If Franchisee fails to restore the Franchised Business location to full operation within a reasonable period of time but not more than one hundred twenty (120) days from the date the Franchised Business location is rendered inoperable by any casualty, as may be extended by Franchisor in Franchisor's reasonable discretion;
- m) **LEGAL COMPLIANCE.** If Franchisee fails to comply with any federal, state or local law, rule or regulation, applicable to the operation of the Franchised Business, including, but not limited to, the failure to pay taxes;
- n) **INSURANCE.** If Franchisee fails to comply with the covenants in Article 21;
- o) **MISREPRESENTATION.** If Franchisee has misrepresented or omitted material facts in applying for the Franchise;

- p) **JUDGMENTS.** If Franchisee, or an individual owning twenty-five percent (25%) or more in the Franchisee entity, receives an adverse judgment or a consent decree in any case or proceeding involving allegations of fraud, racketeering, unfair or improper trade practices or similar claim which is likely to have an adverse effect on the System, or the Marks, the goodwill associated therewith or Franchisor's interest therein, in Franchisor's sole opinion;
- q) **NON-COMPETITION COVENANTS.** If Franchisee fails to comply with the non-competition covenants in Article 20;
- r) **PUBLIC HEALTH AND SAFETY.** If Franchisee creates a threat or danger to public health or safety from the construction, maintenance or operation of the Franchised Business; or
- s) **TERMINATION.** If Franchisee terminates this agreement without cause.

18.2. TERMINATION BY FRANCHISOR - THIRTY DAYS NOTICE.

The Franchisor shall have the right to terminate this Agreement (subject to any state laws to the contrary, where state law shall prevail), effective upon thirty (30) days' written notice to the Franchisee if the Franchisee breaches any other provision of this Agreement and fails to cure the default during such thirty (30) day-period. In that event, this Agreement will terminate without further notice to the Franchisee, effective upon expiration of the cure period. Defaults shall include, but not be limited to, the following:

- a) **FAILURE TO MAINTAIN STANDARDS.** The Franchisee fails to maintain the then-current operating procedures and fails to work in good faith to adhere to the specifications and standards established by the Franchisor as set forth herein or as required by the Operations Manual or otherwise communicated to the Franchisee;
- b) **DECEPTIVE PRACTICES.** The Franchisee engages in any unauthorized business or practice or sells any unauthorized product or service under the Franchisor's Marks or under a name or mark which is confusingly similar to the Franchisor's Marks;
- c) **FAILURE TO OBTAIN CONSENT.** The Franchisee fails, refuses or neglects to obtain the Franchisor's prior written approval or consent as required by this Agreement;
- d) **FAILURE TO COMPLY WITH OPERATIONS MANUAL.** The Franchisee fails or refuses to comply with the then-current requirements of the Operations Manual; or
- e) **BREACH OF RELATED AGREEMENT.** The Franchisee defaults under any term of the lease, sublease or lease assignment for the Franchised Location, any equipment lease or any other agreement material to THE BACK NINE Store or any other Franchise Agreement between the Franchisor and the Franchisee and such default is not cured within the time specified in such lease, sublease, other agreement or other Franchise Agreement. Provided, however, so long as financing from the United States Small Business Administration remains outstanding, the Franchisee will be given the same opportunity to cure defaults under any agreement between the Franchisor or its affiliates and the Franchisee, as the Franchisee is given under this Agreement.
- f) **PERFORMANCE BENCHMARKS.** The Franchisor shall have the right to terminate this Agreement, or to reduce Franchisee's protected territory, if at any time during the Term, it is determined that Franchisee has failed to satisfy or reach certain identified minimum performance benchmarks. Such benchmarks are specifically identified in Attachment 7, attached hereto.

Notwithstanding the foregoing, if the breach is curable, but is of a nature which cannot be reasonably cured within such 30 day period and the Franchisee has commenced and is continuing to make good faith efforts to cure the breach during such 30 day period, the Franchisee shall be given an additional reasonable period

of time to cure the same, and this Agreement shall not automatically terminate without written notice from the Franchisor.

18.3. FRANCHISOR'S REMEDIES.

- a) **FAILURE TO PAY.** In addition to all other remedies that may be exercised by the Franchisor upon a default by the Franchisee under the terms of this Agreement, the Franchisor reserves the right to collect amounts due from the Franchisee to any third party and to pay the third party directly. If the Franchisor collects any such amounts, the Franchisor may, in its sole discretion, charge the Franchisee an administrative fee to reimburse the Franchisor for its costs of collecting and paying such amounts. Any administrative fee charged would not exceed fifteen percent (15%) of the total amount of money collected. Additionally, in the event this Agreement is terminated by the Franchisor prior to its expiration as set forth in Sections 18.1 or 18.2 above, the Franchisee acknowledges and agrees that in addition to all other available remedies, the Franchisor shall have the right to recover lost future Royalties during any period in which the Franchisee fails to pay such Royalties through and including the remainder of the then current term of this Agreement.
- b) **LIQUIDATED DAMAGES.** Franchisee acknowledges that, if there is any act in violation of Sections 18.1 or 18.2 of this Agreement, it will be impossible to determine with specificity the damage to Franchisor. In the event this Agreement is terminated due to Franchisee's default, Franchisee shall pay Franchisor a lump sum payment (as liquidated damages and not as a penalty) the lesser of Fifty Thousand Dollars (\$50,000) or the amount equal to: (a) the average monthly Royalty payment and Brand Marketing Fund contribution payable by Franchisee over the twelve (12)-month period immediately prior to the date of termination (or such shorter time period if the Franchised Business has been open less than twelve (12) months); (b) multiplied by the lesser of (i) twenty-four (24) months or (ii) the number of months then remaining in the then-current term of this Agreement. Franchisee acknowledges that a precise calculation of the full extent of the damages Franchisor will incur in the event of termination of this Agreement as a result of Franchisee's default is difficult to determine and that this lump sum payment is reasonable in light thereof. The liquidated damages payable by Franchisee pursuant to this Section 18.1.8 shall be in addition to all other amounts payable under this Agreement and shall not affect Franchisor's right to obtain appropriate injunctive relief and remedies pursuant to any other provision of this Agreement.

18.4. RIGHT TO PURCHASE.

- a) Franchisor shall have the option, to be exercised within thirty (30) days after termination or expiration of this Agreement, to purchase from Franchisee any or all of the furnishings, equipment (including computer systems), signs, fixtures, advertising materials, supplies, and inventory of Franchisee related to the operation of the Franchised Business, at Franchisee's cost or fair market value, whichever is less. Franchisor shall purchase Franchisee's assets free and clear of any liens, charges, encumbrances or security interests and Franchisor shall assume no liabilities whatsoever, unless otherwise agreed to in writing by the parties. If the parties cannot agree on the fair market value within thirty (30) days of Franchisor's exercise of its option, fair market value shall be determined by two (2) appraisers, with each party selecting one (1) appraiser, and the average of their determinations shall be binding. In the event of such appraisal, each party shall bear its own legal and other costs and shall split the appraisal fees equally. If Franchisor elects to exercise its option to purchase herein provided, it shall have the right to set off (i) all fees for any such independent appraiser due from Franchisee, (ii) all amounts due from Franchisee to Franchisor or any of its affiliates and (iii) any costs incurred in connection with any escrow arrangement (including reasonable legal fees), against any payment therefor and shall pay the remaining amount in cash. Closing of the purchase shall take place no later than thirty (30) days after determination of the fair market value.

- b) With respect to the options described in subsection a), Franchisee shall deliver to Franchisor in a form satisfactory to Franchisor, such warranties, releases of lien, bills of sale, assignments and such other documents and instruments that Franchisor deems necessary in order to perfect Franchisor's title and possession in and to the assets being purchased or assigned and to meet the requirements of all tax and government authorities. If, at the time of closing, Franchisee has not obtained all of these certificates and other documents, Franchisor may, in its sole discretion, place the purchase price in escrow pending issuance of any required certificates or documents.
- c) Franchisor shall have the option to assume the lease for the Franchised Business location, and Franchisee shall cooperate with Franchisor and the landlord of the Franchised Business location to effect such assignment and assumption.
- d) Franchisor shall be entitled to assign any and all of its option in Section 18.2.1 to any other party, without the consent of Franchisee.

18.5. OBLIGATIONS OF FRANCHISEE UPON TERMINATION OR EXPIRATION.

The Franchisee is obligated upon termination or expiration of this Agreement to immediately:

- a) Pay to the Franchisor all Royalties, other fees, and any and all amounts or accounts payable then owed the Franchisor or its affiliates pursuant to this Agreement, or pursuant to any other agreement, whether written or oral, including subleases and lease assignments, between the parties;
- b) Cease to identify itself as a BACK NINE Franchisee or publicly identify itself as a former Franchisee or use any of the Franchisor's trade secrets, signs, symbols, devices, trade names, trademarks, or other materials.
- c) Immediately cease to identify the Franchised Location as being, or having been, associated with the Franchisor, and immediately cease using any proprietary mark of the Franchisor or any mark in any way associated with THE BACK NINE Marks and Licensed Methods;
- d) Destroy or offer for sale to Franchisor all merchandise/supplies/inventory which bears THE BACK NINE logo, signs, sign-faces, advertising materials, forms and other materials bearing any of the Marks or otherwise identified with the Franchisor and obtained by and in connection with this Agreement;
- e) Immediately deliver to the Franchisor the Operations Manual and all other information, documents and copies thereof which are proprietary to the Franchisor;
- f) Promptly take such action as may be required to cancel all fictitious or assumed names or equivalent registrations relating to its use of any Marks which are under the exclusive control of the Franchisor or, at the option of the Franchisor, assign the same to the Franchisor;
- g) Notify the telephone company and all telephone directory publishers of the termination or expiration of the Franchisee's right to use any telephone number and any regular, classified or other telephone directory listings associated with any Mark and to authorize transfer thereof to the Franchisor or its designee. The Franchisee acknowledges that, as between the Franchisee and the Franchisor, the Franchisor has the sole rights to and interest in all telephone, telecopy or facsimile machine numbers and directory listings associated with any Mark. The Franchisee authorizes the Franchisor, and hereby appoints the Franchisor and any of its officers as the Franchisee's attorney-in-fact, to direct the telephone company and all telephone directory publishers to transfer any telephone, telecopy or facsimile machine numbers and directory listings relating to THE BACK NINE Store to the Franchisor or its designee, should the Franchisee fail or refuse to do so, and the telephone company and all telephone directory publishers may accept such direction or this Agreement as conclusive if

the Franchisor's exclusive rights in such telephone numbers and directory listings and the Franchisor's authority to direct their transfer;

- h) Abide by all restrictive covenants set forth in Article 20 of this Agreement;
- i) Sign a general release, in a form satisfactory to the Franchisor, of any and all claims against the Franchisor, its affiliates and their respective officers, directors, employees and agents; and
- j) If applicable, take such action as may be required to remove from the internet all sites referring to the Franchisee's former BACK NINE Store or any of the Marks and to cancel or assign to the Franchisor, in the Franchisor's sole discretion, all rights to any domain names for any sites on the internet that refer to the Franchisee's former BACK NINE Store or any of the Marks.
- k) Pay to Franchisor all damages, costs and expenses, including reasonable attorneys' fees, incurred by Franchisor in connection with obtaining any remedy available to Franchisor for any violation of this Agreement and, subsequent to the termination or expiration of this Agreement, in obtaining injunctive or other relief for the enforcement of any provisions of this Agreement that survive its termination;

18.6. STATE AND FEDERAL LAW.

THE PARTIES ACKNOWLEDGE THAT IN THE EVENT THAT THE TERMS OF THIS AGREEMENT REGARDING TERMINATION OR EXPIRATION ARE INCONSISTENT WITH APPLICABLE STATE OR FEDERAL LAW, SUCH LAW SHALL GOVERN THE FRANCHISEE'S RIGHTS REGARDING TERMINATION OR EXPIRATION OF THIS AGREEMENT.

19. BUSINESS RELATIONSHIP

19.1. INDEPENDENT BUSINESS PERSONS.

The parties agree that each of them are independent businesspersons, their only relationship is by virtue of this Agreement and that no fiduciary or employment relationship is created hereunder. 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 authorized by or conducted pursuant to this Agreement. The Franchisor and the 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 bind or incur liability on behalf of the other. Pursuant to the above, Franchisee agrees to indemnify Franchisor and hold Franchisor harmless from any and all liability, loss, attorneys' fees, or damage Franchisor may suffer as a result of claims, demands, taxes, costs, or judgments against Franchisor arising out of any allegation of an agent, partner, or employment relationship.

19.2 NO RELATIONSHIP.

Franchisee acknowledges and agrees that Franchisee alone exercises day-to-day control over all operations, activities, and elements of the Franchised Business, and that under no circumstance shall Franchisor do so or be deemed to do so. Franchisee further acknowledges and agrees, and will never claim otherwise, that the various restrictions, prohibitions, specifications, and procedures of the System which Franchisee is required to comply with under this Agreement, whether set forth in the Operations Manual or otherwise, do not directly or indirectly constitute, suggest, infer or imply that Franchisor controls any aspect or element of the day-to-day operations of the Franchised Business, which Franchisee alone controls, but only constitute standards to which Franchisee must adhere when exercising control of the day-to-day operations of the Franchised Business.

19.3 FRANCHISEE'S EMPLOYEES.

Franchisor has no authority to control, either directly or indirectly, the essential terms and conditions of employment of Franchisee's employees. Franchisee acknowledges and agrees that Franchisee, in Franchisee's sole and absolute discretion, shall determine all such essential terms and conditions of employment, which are defined in the Operations Manual. Franchisee specifically agrees that any training Franchisor provides for Franchisee's employees is geared to impart to those employees, with Franchisee's ultimate authority, the various procedures, protocols, systems, and operations of a BACK NINE outlet and in no fashion reflects any employment relationship between Franchisor and such employees. If ever it is asserted that Franchisor is the employer, joint employer or co-employer of any of Franchisee's employees in any private or government investigation, action, proceeding, arbitration or other setting, Franchisee irrevocably agrees to assist Franchisor in defending said allegation, appearing at any venue requested by Franchisor to testify on Franchisor's behalf, participate in depositions, other appearances or preparing affidavits rejecting any assertion that Franchisor is the employer, joint employer or co-employer of any of Franchisee's employees.

19.4. PAYMENT OF THIRD-PARTY OBLIGATIONS.

The Franchisor shall have no liability for the Franchisee's obligations to pay any third parties, including without limitation, any product vendors, or any sales, use, service, occupation, excise, gross receipts, income, property or other tax levied upon the Franchisee, the Franchisee's property, THE BACK NINE Store or upon the Franchisor in connection with the sales made or business conducted by the Franchisee (except any taxes the Franchisor is required by law to collect from the Franchisee with respect to purchases from the Franchisor).

19.5. INDEMNIFICATION.

The Franchisee agrees to indemnify, defend and hold harmless the Franchisor, its subsidiaries and affiliates, and their respective shareholders, directors, officers, employees, agents, successors and assignees, (the "INDEMNIFIED PARTIES") against, and to reimburse them for all claims, obligations and damages described in this Section 19.3, any and all third party obligations described in Section 19.2 and any and all claims and liabilities directly or indirectly arising out of the operation of THE BACK NINE Store or arising out of the use of the Marks and Licensed Methods in any manner not in accordance with this Agreement. For purposes of this indemnification, claims shall mean and include all obligations, actual and consequential damages and costs reasonably incurred in the defense of any claim against the Indemnified Parties, including, without limitation, reasonable accountants', attorneys' and expert witness fees, costs of investigation and proof of facts, court costs, other litigation expenses and travel and living expenses. The Franchisor shall have the right to defend any such claim against it. This indemnity shall continue in full force and effect subsequent to and notwithstanding the expiration or termination of this Agreement.

20. RESTRICTIVE COVENANTS

20.1. NON-COMPETITION DURING TERM.

The Franchisee acknowledges that, in addition to the license of the Marks hereunder, the Franchisor has also licensed commercially valuable information which comprises and is a part of the Licensed Methods, including without limitation, recipes, operations, marketing, advertising and related information and materials and that the value of this information derives not only from the time, effort and money which went into its compilation, but from the usage of the same by all the franchisees of the Franchisor using the Marks and Licensed Methods. The Franchisee therefore agrees that other than THE BACK NINE Store licensed herein, neither the Franchisee nor any of the Franchisee's officers, directors, shareholders or partners, nor any member of his or their immediate families, shall during the term of this Agreement:

- a) have any direct or indirect controlling interest as a disclosed or beneficial owner in a "Competitive Business" as defined below;
- b) perform services as a director, officer, manager, employee, consultant, representative, agent or otherwise for a Competitive Business; or

- c) divert or attempt to divert any business related to, or any customer or account of THE BACK NINE Store, the Franchisor's business or any other BACK NINE franchisee's business, by direct inducement or otherwise, or divert or attempt to divert the employment of any employee of the Franchisor or another franchisee licensed by the Franchisor to use the Marks and Licensed Methods, to any Competitive Business by any direct inducement or otherwise.

The term "COMPETITIVE BUSINESS" as used in this Agreement shall mean any business operating, or granting franchises or licenses to others to operate, a retail, wholesale, distribution or manufacturing business deriving more than five percent (5%) of its gross receipts from the sale, processing or operating indoor golf simulators, providing private golf memberships, public tee times, golf leagues and tournaments, indoor golf instruction, other products which are offered in BACK NINE Stores and which constitute five percent (5%) or more of the Gross Revenue of any BACK NINE Store; provided, however, the Franchisee shall not be prohibited from owning securities in a Competitive Business if such securities are listed on a stock exchange or traded on the over-the-counter market and represent five percent (5%) or less of that class of securities issued and outstanding.

20.2. POST-TERMINATION COVENANT NOT TO COMPETE.

Upon termination or expiration of this Agreement for any reason, the Franchisee and its officers, directors, shareholders, and/or partners agree that, for a period of two (2) years commencing on the effective date of termination or expiration, or the date on which the Franchisee ceases to conduct business, whichever is later, neither Franchisee nor its officers, directors, shareholders, and/or partners shall have any direct or indirect interest (through a member of any immediate family of the Franchisee or its Owners or otherwise) as a disclosed or beneficial owner, investor, partner, director, officer, employee, consultant, representative or agent or in any other capacity in any Competitive Business, defined in Section 20.1 above, located or operating within a twenty-five (25)-mile radius of the Franchised Location or within a twenty-five (25)-mile radius of any other franchised or company-owned BACK NINE Store. The restrictions of this Section shall not be applicable to the ownership of shares of a class of securities listed on a stock exchange or traded on the over-the-counter market that represent five percent (5%) or less of the number of shares of that class of securities issued and outstanding. The Franchisee and its officers, directors, shareholders, and/or partners expressly acknowledge that they possess skills and abilities of a general nature and have other opportunities for exploiting such skills. Consequently, enforcement of the covenants made in this Section will not deprive them of their personal goodwill or ability to earn a living. In the event this non-compete provision is deemed to be overly broad, the Court shall enforce the non-compete to the fullest extent permissible by law.

20.3. CONFIDENTIALITY OF PROPRIETARY INFORMATION.

The Franchisee shall treat all information it receives which comprises or is a part of the Licensed Methods licensed hereunder as proprietary and confidential and will not use such information in an unauthorized manner or disclose the same to any unauthorized person without first obtaining the Franchisor's written consent. The Franchisee acknowledges that the Marks and the Licensed Methods have valuable goodwill attached to them, that the protection and maintenance thereof is essential to the Franchisor and that any unauthorized use or disclosure of the Marks and Licensed Methods will result in irreparable harm to the Franchisor.

20.4. CONFIDENTIALITY AGREEMENT.

The Franchisor requires that the Franchisee cause each of its officers, directors, partners, shareholders, and General Manager, and, if the Franchisee is an individual, immediate family members, to execute a confidentiality and noncompetition agreement containing the above restrictions, in the form attached hereto as Attachment 6 and incorporated herein by reference.

21. INSURANCE

21.1. INSURANCE COVERAGE.

The Franchisee shall procure, maintain and provide evidence of the following minimum coverages: you must carry the following minimum coverages: (i) Statutory worker's compensation (if applicable) at a minimum amount required by law and employer's liability insurance in the minimum amount of \$1,000,000; (ii) comprehensive general liability insurance in the minimum amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate and umbrella liability insurance in the amount of no less than \$1,000,000; (iii) property insurance to cover 100% of the full replacement cost; (iv) if any vehicle is used in connection with the operation of the Store, you must also purchase automobile liability insurance (including all owned, non-owned, leased or hired vehicles), with a minimum limit of liability that equals the greater of the amount required by federal, state or local law, or \$1,000,000 per occurrence and in the aggregate; (v) any insurance required by the terms of the lease for the Store; and (vi) any other insurance we may designate. Despite the above, we may change the required insurance coverage, including the terms, conditions, and coverage amounts, at any time during the term of your Franchise Agreement. Such insurance policies must be written by an insurance company acceptable to Franchisor and which has a rating of "A" or higher. All of the required policies of insurance shall name the Franchisor as an additional named insured and shall provide for a thirty (30) day advance written notice to the Franchisor of cancellation.

21.2. PROOF OF INSURANCE COVERAGE.

The Franchisee will provide proof of insurance to the Franchisor prior to commencement of operations at its BACK NINE Store. This proof will show that the insurer has been authorized to inform the Franchisor in the event any policies lapse or are cancelled. The Franchisor has the right to change the minimum amount of insurance the Franchisee is required to maintain by giving the Franchisee prior reasonable notice, giving due consideration to what is reasonable and customary in the similar business. Noncompliance with the insurance provisions set forth herein shall be deemed a material breach of this Agreement; in the event of any lapse in insurance coverage, in addition to all other remedies, the Franchisor shall have the right to demand that the Franchisee cease operations of THE BACK NINE Stores until coverage is reinstated, or, in the alternative, pay any delinquencies in premium payments and charge the same back to the Franchisee.

21.3. FAILURE TO PROCURE.

Failure to Procure. If, for any reason, Franchisee should fail to procure or maintain the insurance required by this Agreement as revised from time to time for all franchisees by the Operations Manual or otherwise in writing, Franchisor shall have the right and authority (without, however, any obligation) to immediately procure such insurance and to charge Franchisee for the cost thereof together with an administrative fee of ten percent (10%) of the cost for Franchisor's expenses in so acting, including all attorneys' fees. Franchisee shall pay Franchisor immediately upon notice by Franchisor to Franchisee that Franchisor has undertaken such action and the cost thereof.

22. MISCELLANEOUS PROVISIONS

22.1. GOVERNING LAW/CONSENT TO VENUE AND JURISDICTION/MEDIATION REQUIRED.

Except to the extent governed by the United States Trademark Act of 1946 (Lanham Act, 15 U.S.C. Sections 1051 et seq.) or other federal law, this Agreement shall be interpreted under the laws of the state of Utah and any disputes between the parties shall be governed by and determined in accordance with the substantive laws of the state of Utah, which laws shall prevail in the event of any conflict of law. The Parties shall first submit any disagreement to Mediation and shall attempt in good faith to settle such matters at Mediation. In the event the Parties are unable to settle any matter at Mediation, the Franchisee and the

Franchisor have negotiated regarding a forum in which to resolve any disputes which may arise between them and have agreed to select a forum in order to promote stability in their relationship. Therefore, if a claim is asserted in a legal proceeding involving the Franchisee, its officers, directors, partners or managers (collectively, "FRANCHISEE AFFILIATES") and the Franchisor, its officers, directors or sales employees (collectively, "FRANCHISOR AFFILIATES") all parties agree that the exclusive venue for disputes between them shall be in the state courts in Washington County, Utah and federal courts located in Utah and each waive any objections they may have to the personal jurisdiction of or venue in the state courts in Washington County and federal courts located in Utah. The Franchisor, the Franchisor Affiliates, the Franchisee and the Franchisee Affiliates each waive their rights to a trial by jury.

22.2. CUMULATIVE RIGHTS.

The rights and remedies of the Franchisor and the Franchisee hereunder are cumulative and no exercise or enforcement by either of them of any right or remedy hereunder shall preclude the exercise or enforcement by either of them of any other right or remedy hereunder which they are entitled by law to enforce.

22.3. MODIFICATION.

The Franchisor and/or the Franchisee may modify this Agreement only upon execution of a written agreement between the two parties. The Franchisee acknowledges that the Franchisor may modify its standards and specifications and operating and marketing techniques set forth in the Operations Manual unilaterally under any conditions and to the extent in which the Franchisor, in its sole discretion, deems necessary to protect, promote, or improve the Marks and the quality of the Licensed Methods, but under no circumstances will such modifications be made arbitrarily without such determination of being a reasonable change. Such changes may not be made to require Franchisee to incur unnecessary expenses or costs.

22.4. ENTIRE AGREEMENT.

This Agreement, including all attachments and addenda hereto, contains the entire agreement between the parties and supersedes any and all prior agreements concerning the subject matter hereof. The Franchisee agrees and understands that the Franchisor shall not be liable or obligated for any oral representations or commitments made prior to the execution hereof or for claims of negligent or fraudulent misrepresentation based on any such oral representations or commitments and that no modifications of this Agreement shall be effective except those in writing and signed by both parties. The Franchisor does not authorize and will not be bound by any representation of any nature other than those expressed in this Agreement. Notwithstanding the above, nothing in the Agreement, or in any related agreement, is intended to disclaim the representations we made in our Franchise Disclosure Document.

22.5. DELEGATION BY THE FRANCHISOR.

From time to time, the Franchisor shall have the right to delegate the performance of any portion or all of its obligations and duties hereunder to third parties, whether the same are agents of the Franchisor or independent contractors which the Franchisor has contracted with to provide such services. The Franchisee agrees in advance to any such delegation by the Franchisor of any portion or all of its obligations and duties hereunder.

22.6. EFFECTIVE DATE.

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

22.7. REPRESENTATION.

You received: (a) an exact copy of this agreement and its attachments, with all material terms filled in, at least seven (7) calendar days before you signed this agreement; and (b) our Franchise Disclosure Document

at the earlier of (i) 14 calendar days before you signed a binding agreement or paid any money to us or our affiliates or (ii) such earlier time in the sales process that you requested a copy;

22.8. ATTORNEYS' FEES.

In the event of any dispute between the parties to this Agreement, including any dispute involving an officer, director, employee or managing agent of a party to this Agreement, in addition to all other remedies, the non-prevailing party will pay the prevailing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in any legal action, arbitration or other proceeding as a result of such dispute.

22.9. INJUNCTIVE RELIEF.

Nothing herein shall prevent the Franchisor or the Franchisee from seeking injunctive relief to prevent irreparable harm, in addition to all other remedies. If the Franchisor seeks an injunction, the Franchisor will not be required to post a bond in excess of Five Hundred Dollars (\$500).

22.10. NO WAIVER.

No waiver of any condition or covenant contained in this Agreement or failure to exercise a right or remedy by the Franchisor or the Franchisee shall be considered to imply or constitute a further waiver by the Franchisor or the Franchisee of the same or any other condition, covenant, right, or remedy.

22.11. NO RIGHT TO SET OFF.

The Franchisee shall not be allowed to set off amounts owed to the Franchisor for Royalties, fees or other amounts due hereunder, against any monies owed to Franchisee, nor shall the Franchisee in any event withhold such amounts due to any alleged nonperformance by the Franchisor hereunder, which right of set off is hereby expressly waived by the Franchisee.

22.12. INVALIDITY.

If any provision of this Agreement is held invalid by any tribunal in a final decision from which no appeal is or can be taken, such provision shall be deemed modified to eliminate the invalid element and, as so modified, such provision shall be deemed a part of this Agreement as though originally included. The remaining provisions of this Agreement shall not be affected by such modification.

22.13. NOTICES.

All notices required to be given under this Agreement shall be given in writing, by certified mail, return receipt requested, or by an overnight delivery service providing documentation of receipt, at the address set forth in the first Section of this Agreement or at such other addresses as the Franchisor or the Franchisee may designate from time to time, and shall be effectively given when deposited in the United States mails, postage prepaid, or when received via overnight delivery, as may be applicable.

22.14. PAYMENT OF TAXES.

The Franchisee shall reimburse the Franchisor, or its affiliates and designees, promptly and when due, the amount of all sales taxes, use taxes, personal property taxes and similar taxes imposed upon, required to be collected or paid by the Franchisor, or its affiliates or designees, on account of services or goods furnished by the Franchisor, including sales and use taxes associated with purchases tied to Franchisor's wholesale vendor accounts with its affiliates or designees, to the Franchisee through sale, lease or otherwise, or on account of collection by the Franchisor. If any withholding, sales, excise, use, privilege or other tax (excepting Franchisor's income tax obligation) ("Tax Charge") is imposed or levied by any government or governmental agency on Franchisor or Franchisee for any fee due and payable under this Agreement,

including but not limited to, the Royalty payment and Brand Fund Contribution (for the purpose of this Section 6.6, such fee shall be referred to as a “Taxable Payment”), then Franchisee shall pay Franchisor a sum equal to the amount of the Tax Charge, together with the Taxable Payment, such that the net sum received by Franchisor equals the amount of the Taxable Payment without deduction, withholding, payment or application of the Tax Charge.

THE PARTIES have executed this Agreement as of the date first above set forth.

FRANCHISOR:
BACK NINE GOLF GROUP, LLC

By: _____
Name: Will Bangerter
Title: C.E.O.

FRANCHISEE (Principal):

Name: _____

FRANCHISEE (Principal):

Name: _____

AND

FRANCHISEE (if a corporation or partnership):

By: _____
Name: _____
Title: _____

ATTACHMENT 1

TERRITORY & FRANCHISED LOCATION

**TERRITORY AND ADDRESS TO BE DETERMINED AND INSERTED AFTER A THE BACK NINE PREMISES IS IDENTIFIED BY FRANCHISEE AND APPROVED BY FRANCHISOR, IN ACCORDANCE WITH SECTION 5.1 OF THE FRANCHISE AGREEMENT, IN THE NON-EXCLUSIVE SITE SEARCH AREA OF _____.

1. Territory:

2. Franchised Location:

Fully executed this day of _____.

FRANCHISOR:
BACK NINE GOLF GROUP, LLC

By: _____
Name: Will Bangerter
Title: C.E.O.

FRANCHISEE (Principal):

Name: _____

FRANCHISEE (Principal):

Name: _____

AND

FRANCHISEE (if a corporation or partnership):

By: _____
Name: _____
Title: _____

ATTACHMENT 2

GUARANTY AND ASSUMPTION OF FRANCHISEE'S OBLIGATIONS

In consideration of, and as an inducement to, the execution of the above Franchise Agreement (the "AGREEMENT") by BACK NINE GOLF GROUP, LLC – dba THE BACK NINE GOLF ("THE FRANCHISOR"), each of the undersigned hereby personally and unconditionally:

Guarantees to the Franchisor and its successors and assigns, for the term of this Agreement, including renewals thereof, that the franchisee, as that term is defined in the Agreement ("FRANCHISEE"), shall punctually pay and perform each and every undertaking, agreement and covenant set forth in the Agreement; and

Agrees to be personally bound by, and personally liable for the breach of, each and every provision in the Agreement. Each of the undersigned waives the following:

1. Acceptance and notice of acceptance by the Franchisor of the foregoing undertaking;
2. Notice of demand for payment of any indebtedness or nonperformance of any obligations hereby guaranteed;
3. Protest and notice of default to any party with respect to the indebtedness or nonperformance of any obligations hereby guaranteed;
4. Any right he or she may have to require that any action be brought against Franchisee or any other person as a condition of liability; and
5. Any and all other notices and legal or equitable defenses to which he or she

may be entitled. Each of the undersigned consents and agrees that:

1. His or her direct and immediate liability under this guaranty shall be joint and several;
2. He or she shall render any payment or performance required under the Agreement upon demand if Franchisee fails or refuses punctually to do so;
3. Such liability shall not be contingent or conditioned upon pursuit by the Franchisor of any remedies against Franchisee or any other person; and
4. Such liability shall not be diminished, relieved or otherwise affected by any extension of time, credit or other indulgence which the Franchisor may from time to time grant to Franchisee or to any other person, including without limitation the acceptance of any partial payment or performance, or the compromise or release of any claims, none of which shall in any way modify or amend this guaranty, which shall be continuing and irrevocable during the term of the Agreement, including renewals thereof.

EACH OF THE UNDERSIGNED has affixed his or her signature effective on the same day and year as the Agreement was executed.

PRINTED NAMES

GUARANTORS

ATTACHMENT 3

STATEMENT OF OWNERSHIP INTERESTS IN FRANCHISEE ENTITY

Franchisee: _____

Trade Name (if different from above): _____

State of Formation: _____

If a Partnership, provide name and address of each partner showing percentage owned, whether active in management, and indicate the state in which the partnership was formed.

If a Limited Liability Company, provide name and address of each member and each manager showing percentage owned and indicate the state in which the Limited Liability Company was formed.

If a Corporation, give the state and date of incorporation, the names and addresses of each officer and director, and list the names and of every shareholder showing what percentage of stock is owned by each.

_____	_____
_____	_____
_____	_____
_____	_____

Franchisee acknowledges that this Statement of Ownership applies to THE BACK NINE Store authorized under the Franchise Agreement.

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

FRANCHISEE (Principal):

Name: _____

FRANCHISEE (Principal):

Name: _____

AND

FRANCHISEE (if a corporation or partnership):

By: _____

Name: _____

Title: _____

ATTACHMENT 4

AUTHORIZATION AGREEMENT FOR PREARRANGED PAYMENTS

ACH Direct Payment Authorization

We are pleased to offer you a new service - the Direct Payment Plan. Now you can have your payment made automatically from your checking or savings account. And, you won't have to change your present banking relationship to take advantage of this service.

**The Direct Payment Plan
will help you in several ways:**

- It saves time-fewer checks to write
- Helps meet your commitment in a convenient and timely manner--even if you're on vacation or out of town.
- No lost or misplaced statements, you payment is always on time-it helps maintaining good credit
- It saves postage
- It's easy to sign up for and easy to cancel
- No late charges

Here's how the Direct Payment Plan works:

You authorize regularly scheduled payments to be made from your checking or savings account. Then, just sit back and relax. Your payments will be made automatically on the specified day. And proof of payment will appear with your statement.

The authority you give to charge your account will remain in effect until you notify us in writing to terminate the authorization. If the amount of your payment changes, we will notify you at least 10 days before payment date.

The Direct Payment Plan is dependable, flexible, convenient and easy. To take advantage of this service, complete the attached authorization form and return it to us.

AUTHORIZATION FOR DIRECT PAYMENT

I authorize The Back Nine Golf
(COMPANY NAME)

to initiate entries to my checking/savings account. This authority will remain in effect until I notify you in writing to cancel it in such time as to afford the company a reasonable opportunity to act on it. I can stop payment of any entry by notifying my financial institution 3 days before my account is charged.

(NAME OF FINANCIAL INSTITUTION)

(CITY) (STATE) (ZIP CODE)

(SIGNATURE) (DATE)

(NAME - PLEASE PRINT) (EMAIL ADDRESS)

(ADDRESS - PLEASE PRINT)

☐ Checking or ☐ Savings

TRANSIT ROUTING NUMBER

1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

ABA

ACCOUNT NUMBER INFORMATION

1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

RETAIN FOR YOUR RECORDS

On _____ I authorized
(DATE)

(COMPANY NAME & DEPT.)

(ADDRESS) (PHONE)

to initiate electronic entries to my checking/savings account and have agreed to the terms listed on the authorization. I may revoke my authorization with you at any time by writing to the address above.

Initial payment amount: _____

\$ Regular payment date: _____

(If payment amount changes we will notify you at least 10 days before the regularly scheduled payment date.)

ATTACHMENT 5

PERMIT, LICENSE AND CONSTRUCTION CERTIFICATE

Franchisor and Franchisee are parties to a Franchise Agreement dated _____, for the development and operation of BACK NINE Store located at _____ (the "FRANCHISED LOCATION"). In accordance with Section 5.5 of the Franchise Agreement, Franchisee certifies to Franchisor that the Franchised Location complies with all applicable federal, state and local laws, statutes, codes, rules, regulations and standards including, but not limited to, the federal Americans with Disabilities Act and any similar state or local laws. The Franchisee has obtained all such permits and certifications as may be required for the lawful construction and operation of THE BACK NINE Store, together with all certifications from government authorities having jurisdiction over the site that all requirements for construction and operation have been met, including without limitation, zoning, access, sign, health, safety requirements, building and other required construction permits, licenses to do business, sales tax permits, health and sanitation permits and ratings and fire clearances. The Franchisee has obtained all customary contractors' sworn statements and partial and final lien waivers for construction, remodeling, decorating and installation of equipment at the Franchised Location. The Franchisee acknowledges that it is an independent contractor and that the requirement of this certification does not constitute ownership, control, leasing or operation of the Store or the Franchised Location by the Franchisor, but rather provides notice to Franchisor that the Franchisee has complied with all applicable laws. The Franchisee asserts that Franchisor may justifiably rely on the information contained in this certificate.

FRANCHISEE (Principal):

Name: _____

FRANCHISEE (Principal):

Name: _____

AND

FRANCHISEE (if a corporation or partnership):

By: _____

Name: _____

Title: _____

ATTACHMENT 6

CONFIDENTIALITY AND NONCOMPETITION AGREEMENT

AGREEMENT, dated _____, by and between BACK NINE GOLF GROUP, LLC – dba THE BACK NINE (“FRANCHISOR”) and _____, a(n) [directors, officer, partner, principal, employee, agent or stockholder] of _____ (the “FRANCHISEE”). All capitalized terms not otherwise defined herein shall have the meanings set forth in the Franchise Agreement, defined below.

The Franchisor has granted to the Franchisee, pursuant to that certain Franchise Agreement dated _____ (the “FRANCHISE AGREEMENT”), the right to operate a BACK NINE Store. The undersigned, in consideration of the receipt and/or use of the Operations Manual and other information proprietary to the Franchisor, including but not limited to methods, strategies and techniques developed by the Franchisor relating to operations, marketing, training, advertising, trade secrets, recipes and other confidential data (collectively referred to as “PROPRIETARY INFORMATION”), agrees with the Franchisor as follows:

(1) The undersigned acknowledges that the Operations Manual and other Proprietary Information now or hereafter provided to Franchisee by the Franchisor is proprietary to the Franchisor and must be held in the utmost and strictest confidence.

(2) The undersigned represents and agrees that the undersigned will not, without the prior written consent of the Franchisor, either:

- (i) Duplicate or otherwise reproduce the Operations Manual or other Proprietary Information;
- (ii) Deliver or make available the Operations Manual or other Proprietary Information to any person other than an authorized representative of the Franchisor;
- (iii) Discuss or otherwise disclose the contents of the Operations Manual or other Proprietary Information to any person other than an authorized representative of the Franchisor; or
- (iv) Use the Operations Manual or other Proprietary Information to his, her or its commercial advantage other than in connection with the operation of the franchise created and granted by the Franchise Agreement.

(3) While the Franchise Agreement is in effect, neither the undersigned, nor any member of his or her immediate family, shall engage in, or participate as an owner, officer, partner, director, agent, employee, shareholder or otherwise in any other Competitive Business without having first obtained the Franchisor's written consent. For the purposes of this Agreement, “COMPETITIVE BUSINESS” shall mean any business deriving more than 5% of its Gross Revenues receipts from the operation of indoor golf simulators, providing private golf memberships, public tee times, golf instruction, golf leagues, tournaments, or other items or other products offered in BACK NINE Stores and which constitute 5% or more of the Gross Revenue of any BACK NINE Store.

(4) The undersigned has acquired from the Franchisor confidential information regarding Franchisor's trade secrets and franchised methods which, in the event of a termination of the Franchise Agreement, could be used to injure the Franchisor. As a result, neither the undersigned, nor any member of his or her immediate family, shall, for a period of 2 years from the date of termination, transfer or expiration of the Franchise Agreement, without having first obtained the Franchisor's written consent, engage in or participate as an owner, officer, partner, director, agent, employee, shareholder or otherwise in any Competitive Business which is located or operating, as of the date of such termination, transfer or expiration, within a 25 mile radius of the Franchisee's former Franchised Location as defined in the Franchise Agreement, or within a 25 mile radius of any other franchised or company-owned BACK NINE Store, unless such right is granted pursuant to a separate agreement with the Franchisor.

(5) The undersigned agrees that during the term of the Franchise Agreement, and for a period of 1 year thereafter, it shall in no way divert or attempt to divert the business of customers or interfere with the business relationship established with customers of the Franchisee's BACK NINE Store or of any Competitive Business.

THIS AGREEMENT has been executed by the undersigned as of the date set forth above.

FRANCHISOR:
BACK NINE GOLF GROUP, LLC

By: _____
Name: Will Bangerter
Title: C.E.O.

FRANCHISEE (Principal):

Name: _____

FRANCHISEE (Principal):

Name: _____

AND

FRANCHISEE (if a corporation or partnership):

By: _____
Name: _____
Title: _____

ATTACHMENT 7

PERFORMANCE BENCHMARKS

Franchisee shall dedicate the necessary time and attention necessary to reach the following minimum performance benchmarks (the “Performance Benchmarks”):

Months 1-6

Franchisee shall have opened its storefront and began operations, including developing relationships with local partners (such as golf instructors, local golf pros and strategic business partners in the area) during months 1-6, following execution of the Franchise Agreement.

Months 7-12

Franchisee shall have implemented strategic marketing strategies and established a recognizable brand in the area, with a minimum monthly gross revenue of at least \$2,500.

Months 13-24

Franchisee shall have identified beneficial marketing strategies in the region, implemented trade agreements and involved itself in the community to continue to further establish The Back Nine presence surrounding the Franchised Location, including sponsoring or attending local events, seeking to capitalize on additional revenue streams, experiencing growing membership numbers and maintaining a monthly gross revenue of at least \$5,000.

Month 25 Through Remainder of Term

Franchisee shall seek to optimize Franchisee’s operations, capitalizing on profitable revenue streams, reducing and eliminating barriers in Franchisee’s operations, and continue to achieve a monthly gross revenue of at least \$5,000.

IN THE EVENT FRANCHISEE FAILS TO REACH THE MINIMUM PERFORMANCE OBLIGATIONS SET FORTH HEREIN, FRANCHISOR RESERVES THE RIGHT TO TERMINATE THE FRANCHISE AGREEMENT ENTIRELY OR TO REDUCE THE PROTECTED TERRITORY AWARDED TO FRANCHISEE UNDER THE FRANCHISE AGREEMENT. FRANCHISOR RESERVES THE RIGHT TO INCREASE FRANCHISEE’S PROTECTED TERRITORY OR TO OFFER OTHER SUCH BENEFITS AS FRANCHISOR DEEMS IN FRANCHISOR’S SOLE AND ABSOLUTE DISCRETION IN THE EVENT FRANCHISEE IS SATISFYING THESE MINIMUM PERFORMANCE OBLIGATIONS.

THIS AGREEMENT has been executed by the undersigned as of the date set forth above.

FRANCHISEE (Principal):

Name: _____

FRANCHISEE (Principal):

Name: _____

(Additional Signatures appear on the following page)

AND

FRANCHISEE (if a corporation or partnership):

By:_____

Name:_____

Title:_____

ATTACHMENT 8

LEASE RIDER

This Lease Rider (this “Rider”) is made and entered into on _____, 20__ by and among _____ (the “Landlord”), _____ (the “Tenant”), and Back Nine Golf Group, LLC, a Utah limited liability company whose address is 898 E 4010 S, Washington, Utah 84780 (“BNGG”).

RECITALS

- A. This Rider supplements and forms part of the attached Lease Agreement between Landlord and Tenant dated _____, 20__ (the “Lease”) for the premises located at _____ (the “Premises”) to be used by the Tenant as a “The Back Nine” business.
- B. This Rider is entered into in connection with BNGG’s approval of the location of the Premises as a “The Back Nine” business and the grant of a franchise to the Tenant pursuant to a Franchise Agreement dated _____, 20__ (the “Franchise Agreement”).
- C. As a condition to BNGG granting a franchise to a franchisee, BNGG requires certain provisions to be contained in the leases entered into by its franchisees, and to evidence Landlord and Tenant’s agreement to these terms, the parties hereby enter into this Rider.

THE PARTIES HEREBY AGREE:

1. BNGG’S NOTICE AND CURE RIGHTS

Concurrently with giving any Notice of Default to Tenant, Landlord also agrees to send a copy of such Notice to BNGG. In the event Tenant fails to cure any default within the time required in the Lease, Landlord shall promptly give written notice to BNGG specifying the nature of Tenant’s defaults and granting BNGG an additional thirty (30) days from the date BNGG receives such notice to exercise its right, in BNGG’s sole discretion, to either (a) accept an assignment of the Lease upon the same terms (including all renewals) as apply to this Rider; or (b) assign the Lease to an authorized franchisee of BNGG (provided that such franchisee shall be required to execute any such documentation as required by Landlord). Franchisee’s obligations under the Lease shall in no way transfer to BNGG or a substitute franchisee unless or until BNGG or a substitute franchisee fully assumes all such obligations in writing and agrees to be bound by continuing obligations. BNGG or a subsequent franchisee shall not be liable for any of Franchisee’s obligations, debts, liabilities, late payments, etc. unless or until BNGG or a substitute franchisee agrees with Landlord in writing to assume such obligations ongoing.

2. ASSIGNMENT OF LEASE

Notwithstanding anything in the Lease to the contrary, Landlord agrees that the Lease and the right, title and interest (including all renewal rights) of the Tenant and any subsequent or successor Tenant thereunder, may be assigned to BNGG or its parents, subsidiaries or affiliates (BNGG, its parents, subsidiaries or affiliates are collectively referred to as “BNGG Entities”), or to an authorized franchisee of BNGG (provided that such franchisee shall be required to execute any such documentation as required by the Landlord). In the event of an assignment to an BNGG entity, BNGG shall at all times have the right to reassign the Lease, without charge and without Landlord’s consent being required to an authorized franchisee of BNGG (provided that such franchisee shall be required to execute any such documentation as required by the Landlord) and the BNGG Entity shall thereupon be released from any further liability under

the Lease. The Tenant shall be and remain liable to the Landlord for all of its obligations under the Lease, notwithstanding any assignment of the Lease to BNGG or to an authorized franchisee.

3. USE CLAUSE

Tenant shall only use the Premises for the purpose of operating a “The Back Nine” store that engages in the operation of indoor golf simulator facilities, including golf recreation, golf instruction, club fittings, tournaments, leagues, or any indoor activity related to golf, also including any incidental merchandising as is customary in a The Back Nine Store now or in the future, vending operations, massage chairs, and/or such other activities customary to The Back Nine Stores. Landlord agrees that throughout the term of the Lease, including any renewals and extensions and provided Tenant has not experienced any condition of default of the Lease, Landlord shall not permit directly or indirectly, another indoor golf simulator business to be operated in the shopping center. In the event Landlord breaches its covenant not to lease to another indoor golf simulator business as provided herein, then Tenant shall be entitled to an immediate reduction of its Rent to One Dollar (\$1.00) per month until such time as this breach is cured if possible or for the remainder of the Lease Term and any renewals if such breach cannot be cured.

4. SIGNAGE

Tenant has the right to install the customary and usual display signs of The Back Nine on the building façade as detailed in the signage criteria of the Lease, subject to Landlord’s approval which shall not be unreasonably withheld, and subject to applicable government ordinances and restrictive covenants and the shopping center signage criteria attached as an exhibit to the Lease. Tenant shall have the right to erect and display a sign or banner reading “Coming Soon- The Back Nine” (or similar words) during the period between that is sixty (60) days prior to Tenant opening for business and through thirty (30) days after Tenant opens for business. All signage requires Landlord’s prior review and approval before fabrication and installation. Under no conditions shall any temporary signage require holes to be made in the building. Tenant shall be permitted to display signs and promotional items on the inside of the Premises consistent with BNGG’s national standards.

5. PARKING.

Landlord shall provide adequate parking to serve the Premises (including Tenant’s 24/7 business access) in accordance with applicable local ordinances and required parking ratios.

6. NOTICES.

Landlord agrees to return a fully executed original Lease and this Rider within ten (10) days of execution to BNGG. All notices pursuant to this Rider shall be in writing and shall be personally delivered, sent by registered mail or reputable overnight delivery service or by other means which afford the sender evidence of delivery or rejected delivery to the addresses described below or to such other address as any party to this Rider may, by written notice, instruct that notices be given. Back Nine Golf Group, LLC; 898 E 4010 S, Washington, Utah 84780; Attn: Legal Department; Phone: (435) 414-3446.

BY EXECUTING THIS RIDER TO LEASE, BNGG DOES NOT ASSUME ANY LIABILITY WITH RESPECT TO THE PREMISES OR ANY OBLIGATION AS TENANT UNDER THE LEASE UNLESS AND UNTIL BNGG EXPRESSLY, AND IN A SEPARATE WRITING, AGREES TO ASSUME SUCH LIABILITY AND/OR OBLIGATION AS DESCRIBED ABOVE.

BACK NINE GOLF GROUP, LLC:

By: _____

Title: _____

LANDLORD:

By: _____

Title: _____

FRANCHISEE/TENANT:

By: _____

Title: _____

ATTACHMENT 9

PHONE NUMBER ACKNOWLEDGEMENT AND CONDITIONAL ASSIGNMENT

_____ ("you") operate your Franchised Business in _____. You acknowledge and agree that **BACK NINE GOLF GROUP, LLC**, a Utah limited liability company ("we/us") owns and controls the following telephone number: _____ (the "Franchise Telephone Number"). The Franchise Telephone Number relates to THE BACK NINE™ franchise agreement between us and you dated _____.

In consideration of the granting of a franchise to you and other valuable consideration given by you, you assign to us all right, title, and interest in and to the Franchise Telephone Number and any other telephone numbers and listings you use in the operation of the franchise. We assume the performance of all of the terms, covenants and conditions of your agreement with the telephone company concerning the telephone numbers and telephone listings with the full force and effect as if we had been originally issued the telephone numbers and telephone listings.

DATED this _____.

("we/us"):

BACK NINE GOLF GROUP, LLC

By: _____

Name: _____

Title: _____

FRANCHISEE (jointly and severally "you"):

By: _____

Name: _____

Title: _____

ATTACHMENT 10

AUTHORIZATION FOR ELECTRONIC FUNDS TRANSFER

BACK NINE GOLF GROUP, LLC

898 E. 4010 S.
Washington, Utah 84780
(435) 414-3446

I (we) hereby authorize BACK NINE GOLF GROUP, LLC (the “Company”) to initiate Electronic Funds Transfer charges to my (our) bank account (indicated below) for payment of my (our) monthly Royalty, Marketing Fees and other fees owed by me (us) to the Company on or near the 5th day of each month. This Authorization will remain in full force and effect until Company receives written confirmation of termination of this Authorization via certified letter.

Financial Institution Name: _____

Account Number: _____

Routing Number: _____

Branch Name: _____

Address: _____

City:_____ State:_____ ZIP:_____

I further certify that I have received a copy of the Authorization for my files.

Individual Name: _____

Corporate Name: _____

THE BACK NINE Territory: _____

By:_____

Print Name: _____

Title:_____

Effective Date:_____

Please attach a voided blank check for verification purposes.

[VOIDED CHECK]

ATTACHMENT 11

PROVISIONS APPLICABLE TO SBA FINANCING

For the purpose of Franchisee's application for funding from a lender in which funding is provided with the assistance of the U. S. Small Business Administration (the "SBA"), and at all times that the SBA has an interest in any SBA-assisted financing provided to Franchisee, Franchisor and Franchisee agree as follows:

1. With respect to a partial interest in the Franchised Business, Franchisor may exercise its option to purchase or its right of first refusal only if the proposed transferee is not a current owner or family member of a current owner of Franchisee.

2. If Franchisor's consent is required for any transfer (full or partial) of the Franchised Business, Franchisor will not unreasonably withhold such consent.

3. If Franchisee owns the real estate where the Franchised Business operates, Franchisee will not be required to sell the real estate upon default or termination of the Franchise Agreement, but Franchisee may be required to lease the real estate for the remainder of the term (excluding additional renewals) for fair market value.

4. If Franchisee owns the real estate where the Franchised Business operates, Franchisor has not and will not during the term of the Franchise Agreement record against the real estate any restrictions on the use of the property, including any restrictive covenants, branding covenants or environmental indemnification, control or use restrictions. If any such restrictions are currently recorded against Franchisee's real estate, they must be removed in order for Franchisee to obtain SBA financial assistance.

5. If Franchisee owns the real estate where the Franchised Business operates, the right of Franchisor to assume Franchisee's lease has not and will not during the Term of the Franchise Agreement be recorded against the real estate and may not include any attornment language unless it is subordinated to any SBA financial assistance.

6. For other than regularly scheduled payments and payments otherwise authorized in the Franchise Agreement, Franchisor does not have the authority to unilaterally share, commingle, or withdraw funds from Franchisee's bank account.

7. The Franchise Agreement does not prevent Franchisee from having meaningful oversight over the operations of the Franchised Business. Meaningful oversight includes the authority to:

- i. Approve the annual budget of the Franchised Business;
- ii. Have control over the bank accounts of the Franchised Business; AND
- iii. Have oversight over the employees operating the Franchised Business (who must be employees of Franchisee).

Franchisee agrees that the Franchise Agreement does not prevent Franchisee from having meaningful oversight over the operations of the Franchised Business by requiring Franchisee to comply with quality, marketing, and operations standards that govern Franchisee's use of Franchisor's System.

EXHIBIT C
STATE ADDENDA

**ILLINOIS ADDENDUM TO THE
DISCLOSURE DOCUMENT AND FRANCHISE AGREEMENT**

Illinois law governs the agreements between the parties to this franchise.

Section 4 of the Illinois Franchise Disclosure Act provides that any provision in the franchise agreement which designates jurisdiction or venue outside of the State of Illinois is void. However, a franchise agreement may provide for arbitration outside of Illinois.

Section 41 of the Illinois Franchise Disclosure Act provides that 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.

Your right upon termination and non-renewal of a franchise agreement are set forth in sections 19 and 20 of the Illinois Franchise Disclosure Act.

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.

Item 5 of the Disclosure Document and Section 4.1 of the Franchise Agreement are amended to state:

“The Initial Franchise Fees must be deferred until franchisor has satisfied its pre-opening obligations to franchisee and the franchisee has commenced business operations (Section 200.508 of the Rules). The Illinois Attorney General’s Office imposed this deferral requirement due to Franchisor’s financial condition.”

The parties hereto have duly executed this Amendment

**FRANCHISOR:
BACK NINE GOLF GROUP, LLC**

By: _____
Name: _____
Title: _____
Date: _____

FRANCHISEE (Principal):

Name: _____

FRANCHISEE (Principal):

Name: _____

AND

FRANCHISEE (Entity):

By:_____

Name:_____

Title:_____

INDIANA ADDENDUM TO FRANCHISE DISCLOSURE DOCUMENT AND FRANCHISE AGREEMENT

The Indiana Securities Commissioner requires that certain provisions contained in franchise documents be amended to be consistent with Indiana law, including the Indiana Franchises Act, Ind. Code Ann. §§ 1 - 51 (1994) and the Indiana Deceptive Franchise Practices Act, Ind. Code Ann. § 23-2-2.7 (1985) (collectively referred to as the “Acts”). To the extent that (a) the jurisdictional requirements of the Acts are met and (b) this Franchise Disclosure Document and Franchise Agreement contain provisions that are inconsistent with the following, such provisions are hereby amended:

- (a) To the extent the Franchise Agreement contains provisions allowing the establishment of franchisor-owned outlets that are inconsistent with the Indiana Deceptive Franchise Practices Act § 23-2-2.7(2), the requirements of this section of the Indiana Act will control.
- (b) The franchisor may not make any substantial modification of the Franchise Agreement without the franchisee’s written consent.
- (c) To the extent any provision regarding renewal or termination of the Franchise Agreement is inconsistent with the Indiana Deceptive Franchise Practices Act §§ 23-2-2.7(7) and (8), the provisions of these sections of the Indiana Act will control.
- (d) Any requirement in the Franchise Agreement that requires the franchisee to prospectively assent to a release, assignment, novation, waiver or estoppel shall not relieve any person from liability arising under the Acts.
- (e) To the extent the covenants not to compete upon expiration or termination of the Franchise Agreement are inconsistent with the Indiana Deceptive Franchise Practices Act § 23-2-2.7(9), the provisions of this section of the Indiana Act will control.
- (f) To the extent that any provision of the Franchise Agreement would be deemed unenforceable pursuant to the Indiana Deceptive Franchise Practices Act § 23-2-2.7(10), as this section of the Indiana Act is interpreted and applied, such provision of the Franchise Agreement shall be so deleted therefrom.

MARYLAND ADDENDUM TO THE FRANCHISE DISCLOSURE DOCUMENT
AND FRANCHISE AGREEMENT

1. Item 17 of the Franchise Disclosure Document and the appropriate section of the Franchise Agreement are amended to disclose:
 - (a) Any claims arising under the Maryland Franchise Registration and Disclosure Law must be brought within three (3) years after the grant of the franchise.
 - (b) Pursuant to COMAR 02.02.08.16L, any general release required by the terms and conditions of the Franchise Agreement as a condition of renewal, sale, assignment and/or transfer shall not apply to any liability under the Maryland Franchise Registration and Disclosure Law.
 - (c) Our right to terminate you upon your bankruptcy may not be enforceable under federal bankruptcy law (11 U.S.C. §101 *et. seq.*).
2. Item 13 and Item 14 of the Franchise Disclosure Document are amended to state 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.
3. The Franchise Agreement and Franchisee Acknowledgment are amended to include the following statement: “All representations requiring prospective franchisees to assent to a release, estoppel or waiver of liability are not intended to nor shall they act as a release, estoppel or waiver of any liability incurred under the Maryland Franchise Registration and Disclosure Law.”
4. The Franchise Agreement is hereby amended to permit a franchisee to bring a lawsuit in Maryland for claims arising under the Maryland Franchise Registration and Disclosure Law.
5. Each provision of this Amendment shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the Maryland Franchise Registration and Disclosure Law, MD. Code Ann., Bus. Reg. § 14-201 *et seq.*, are met independently without reference to this Amendment.
6. **EXHIBIT G TO THE BACK NINE GOLF GROUP, LLC FRANCHISE DISCLOSURE DOCUMENT: FRANCHISEE ACKNOWLEDGMENT is void in Maryland and should not be signed by Maryland franchisees.**
7. Section 22.7 of the Franchise Agreement titled “Acknowledgement” is hereby deleted.
8. 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.
9. Special Risk(s) to Consider About This Franchise:

Condition for Relocation: If you request to relocate your outlet and the franchisor approves the request, and your outlet is closed for relocation, 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.

10. Item 5 of the Franchise Disclosure Document and the Franchise Agreement are amended to state:

“Based upon the franchisor's financial condition, the Maryland Securities Commissioner has required 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.”

The parties hereto have duly executed this Maryland Amendment

FRANCHISOR:

BACK NINE GOLF GROUP, LLC

By: _____

Name: _____

Title: _____

Date: _____

FRANCHISEE (Principal):

Name: _____

FRANCHISEE (Principal):

Name: _____

AND

FRANCHISEE (Entity):

By: _____

Name: _____

Title: _____

**ADDENDUM TO THE FRANCHISE DISCLOSURE DOCUMENT PURSUANT TO THE MICHIGAN
FRANCHISE INVESTMENT LAW**

The State of Michigan prohibits certain unfair provisions that are sometimes in franchise documents. If any of the following provisions are in these franchise documents, the provisions are void and cannot be enforced against you:

- (a) A prohibition on the right of a franchisee to join an association of franchisees.
- (b) A requirement that a franchisee assent to a release, assignment, novation, waiver, or estoppel which deprives a franchisee of rights and protections provided in the Michigan Franchise Investment Act. This shall not preclude a franchisee, after entering into a franchise agreement, from settling any and all claims.
- (c) A provision that permits a franchisor to terminate a franchise prior to the expiration of its term except for good cause. Good cause shall include the failure of the franchisee to comply with any lawful 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 section does not require a renewal provision.
- (f) A provision requiring that arbitration or litigation be conducted outside this state. This shall not preclude the franchisee from entering into an agreement, at the time of arbitration, to conduct arbitration at a location outside this state.
- (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 or appraised value of such assets if the franchisee has breached the lawful provisions of the franchise agreement and has failed to cure the breach in the manner provided in subdivision (c).

(i) A provision which permits the franchisor to directly or indirectly convey, assign, or otherwise transfer its obligations to fulfill contractual obligations to the franchisee unless provision has been made for providing the required contractual services.

If the franchisor's most recent financial statements are unaudited and show a net worth of less than \$100,000, the franchisor shall, at the request of a franchisee, arrange for the escrow of initial investment and other funds paid by the franchisee until the obligations to provide real estate, improvements, equipment, inventory, training, or other items included in the franchise offering are fulfilled. At the option of the franchisor, a surety bond may be provided in place of escrow.

THE FACT THAT THERE IS A NOTICE OF THIS OFFERING ON FILE WITH THE ATTORNEY GENERAL DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION, OR ENDORSEMENT BY THE ATTORNEY GENERAL.

Any questions regarding this notice should be directed to: Michigan Attorney General's Office, Consumer Protection Division, Attention: Franchise Section, G. Mennen Williams Building, 1st Floor, 525 West Ottawa Street, Lansing, Michigan 4893, Telephone Number: 517-373-7117.

MINNESOTA ADDENDUM to the
FRANCHISE DISCLOSURE DOCUMENT and FRANCHISE AGREEMENT

In recognition of the requirements of the Minnesota Statutes Chapter 80C, the parties agree as follows:

1. 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.
2. Minnesota Rules 2860.4400(D) prohibits a franchisor from requiring a franchisee's assent to a release other than as part of a voluntary settlement of disputes. To the extent of any inconsistencies with the Minnesota Rules requirement contained in Sections 5.2.5 or 16.3.6 of the Franchise Agreement, such inconsistent provisions are hereby deleted.
3. To the extent of any inconsistencies, the Franchise Agreement is hereby amended to state:

“Except in certain specified cases as set forth in Minn. Stat. § 80C.14 subd. 4, Franchisor will give Franchisee 180 days’ notice for non-renewal of the Franchise Agreement.”
4. To the extent of any inconsistencies, the Franchise Agreement is hereby amended to state that the non-sufficient funds fee is Thirty Dollars (\$30.00) per occurrence.
5. To the extent of any inconsistencies, the Franchise Agreement is hereby amended to state:

“Except in certain specified cases as set forth in Minn. Stat. § 80C.14 subd. 3, Franchisor will give Franchisee 90 days’ notice of termination (with 60 days to cure)”.
6. To the extent of any inconsistencies, Article 20, Dispute Resolution, of the Franchise Agreement is hereby amended to state:

“Franchisor cannot require Franchisee to: (i) conduct litigation outside Minnesota, (ii) waive a jury trial, or (iii) consent to liquidated damages, termination penalties or judgment notes. Nothing in this Franchise Agreement shall abrogate or reduce (1) any of Franchisee’s rights as provided for in Minn. Stat. Chapter 80C or (2) Franchisee’s rights to any procedure, forum, or remedies provided for by the laws of the jurisdiction. Franchisee cannot consent to Franchisor obtaining injunctive relief. Franchisor may seek injunctive relief.”
7. The franchisor will protect the franchisee's rights to use the trademarks, service marks, trade names, logotypes or other commercial symbols or indemnify the franchisee from any loss, costs or expenses arising out of any claim, suit or demand regarding the use of the name. Minnesota considers it unfair to not protect the franchisee's right to use the trademarks. Refer to Minnesota Statutes, Section 80C.12, Subd. 1(g).
8. Minnesota Rules 2860.4400(D) prohibits a franchisor from requiring a franchisee to assent to a general release.
9. The Limitations of Claims section must comply with Minnesota Statutes, Section 80C.17, Subd. 5.

Each provision of this Amendment shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the Minnesota Statutes Chapter 80C are met independently without reference to this Amendment.

The parties hereto have duly executed this Minnesota Amendment to the Franchise Agreement on the same as that on which the Franchise Agreement was executed.

FRANCHISOR:
BACK NINE GOLF GROUP, LLC

By: _____
Name: _____
Title: _____

FRANCHISEE (Principal):

Name: _____

FRANCHISEE (Principal):

Name: _____

AND

FRANCHISEE (Entity):

By: _____
Name: _____
Title: _____

ADDENDUM REQUIRED BY THE DEPARTMENT OF LAW OF 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 D OR YOUR PUBLIC LIBRARY FOR RESOURCES OR 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 ANYTHING IN THIS 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 THAT ARE LESS FAVORABLE THAN THOSE SET FORTH IN THIS FRANCHISE DISCLOSURE DOCUMENT.

2. The following is to be added at the end of Item 3:

Except as provided above, the following applies 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 that is 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 ten years 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 a 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; this proviso intends 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 a 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 the franchisee by Article 33 of the General Business Law of the State of New York.

6. Franchise Questionnaires and Acknowledgements--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.
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.
8. The following Special Risk is added to the FTC Cover Page of the Franchise Disclosure Document:

FINANCIAL CONDITION. The franchisor’s financial condition, as reflected in its financial statements (see Item 21), calls into question the franchisor’s financial ability to provide services and support to you.

The parties hereto have duly executed, sealed and delivered this New York Addendum on _____
_____.

FRANCHISOR:
BACK NINE GOLF GROUP, LLC

By: _____
Name: _____
Title: _____

FRANCHISEE (Principal):

Name: _____

AND

FRANCHISEE (Entity):

By:_____

Name:_____

Title:_____

**NORTH DAKOTA ADDENDUM TO THE
DISCLOSURE DOCUMENT AND FRANCHISE AGREEMENT**

1. Item 17 is amended by the addition of the following language:
 - a. Covenants not to compete on termination or expiration of a franchise are generally unenforceable in North Dakota, except in certain instances as provides by law.
 - b. Any provision in the franchise agreement which designates jurisdiction or venue or requires the franchisee/developer to agree to jurisdiction or venue in a forum outside of North Dakota is void with respect to any cause of action which is otherwise enforceable in North Dakota.
 - c. Any provision in the franchise agreement which requires a franchisee/developer to waive his or her right to a jury trial has been determined to be unfair, unjust and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law.
 - d. Any provision requiring a franchisee to sign a general release on renewal of the franchise agreement or multi-unit development agreement has been determined to be unfair, unjust and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law.
 - e. Apart from civil liability as set forth in Section 51-19-12 of the N.D.C.C., which is limited to violations of the North Dakota Franchise Investment Law (registration and fraud), the liability of the franchisor to a franchisee is based largely on contract law. Despite the fact that those provisions are not contained in the franchise investment law, those provisions contain substantive rights intended to be afforded to North Dakota residents and it is unfair to franchise investors to require them to waive their rights under North Dakota Law.
 - f. Any provision in the franchise agreement requiring that the agreement be construed according to the laws of a state other than North Dakota are unfair, unjust or inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law.
2. Item 17(i) of the Disclosure Document and appropriate sections of the Franchise Agreement requires the franchisee to consent to termination or liquidated damages. Since the Commissioner has determined this to be unfair, unjust and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law, these provisions are hereby deleted in each place they appear in the Disclosure Document and Franchise Agreement used in North Dakota.
3. Covenants not to compete are generally considered unenforceable in the State of North Dakota, in accordance with Section 51-19-09 of the North Dakota Franchise Investment Law. Section 19 of the Franchise Agreement is amended accordingly.
4. Item 17(u) of the Disclosure Document and appropriate article of the Franchise Agreement is amended to provide that arbitration shall be held at a site that is agreeable to all parties.
5. The Franchise Agreement requires the franchisee to consent to a waiver of exemplary and punitive damages. Since the Commissioner has determined this to be unfair, unjust and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law, these provisions are hereby deleted in each place they appear in the Franchise Agreement and the Multi-Unit Development Agreement used in North Dakota.
6. The Franchise Agreement requires the franchisee to consent to a limitation of claims within one year. Since the Commissioner has determined this to be unfair, unjust and inequitable within the intent of Section

51-19-09 of the North Dakota Franchise Investment Law, these provisions are hereby amended to provide that the statute of limitation under North Dakota Law will apply.

The parties hereto have duly executed, sealed and delivered this North Dakota Addendum on the same as that on which the Franchise Agreement was executed.

FRANCHISOR:
BACK NINE GOLF GROUP, LLC

By: _____
Name: _____
Title: _____

FRANCHISEE (Principal):

Name: _____

FRANCHISEE (Principal):

Name: _____

AND

FRANCHISEE (Entity):

By: _____
Name: _____
Title: _____

**RHODE ISLAND ADDENDUM TO THE
FRANCHISE DISCLOSURE DOCUMENT AND AGREEMENTS**

1. Items 17v. and 17w., under the provisions entitled “Choice of forum” and “Choice of law,” shall be supplemented with the following language:

However, you may sue us in Rhode Island for claims arising under the Rhode Island Franchise Investment Act.

2. Item 17 shall be supplemented by the addition of the following language at the end of Item 17:
Section 19-28.1-14 of the Rhode Island Franchise Investment Act provides that “A provision in a franchise agreement restricting jurisdiction or venue to a forum outside this state or requiring the application of the laws of another state is void with respect to a claim otherwise enforceable under this Act.”
3. Each provision of this Addendum to the Disclosure Document shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the Rhode Island Franchise Investment Act are met independently without reference to this Addendum to the Disclosure Document.
4. The below provision applies to the Franchise Agreement:

Rhode Island franchisees are permitted to bring a lawsuit in Rhode Island for claims arising under the Rhode Island Franchise Investment Act.
5. Each provision of this Amendment shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the Rhode Island Franchise Investment Act are met independently without reference to this Amendment.
6. No statement, questionnaire or acknowledgement signed or agreed to by a developer 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 behalf of the Franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

(Signatures appear on the following page)

The parties hereto have duly executed, sealed and delivered this Rhode Island Addendum on the same as that on which the Franchise Agreement was executed.

FRANCHISOR:
BACK NINE GOLF GROUP, LLC

By: _____
Name: _____
Title: _____

FRANCHISEE (Principal):

Name: _____

AND

FRANCHISEE (Entity):

By: _____
Name: _____
Title: _____

**VIRGINIA ADDENDUM TO FRANCHISE
DISCLOSURE DOCUMENT AND FRANCHISE AGREEMENT**

1. The following statements are added to Item 17.h.

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

Pursuant to Section 13.1-564 of the Virginia Retail Franchising Act, it is unlawful for a Franchisor to use undue influence to induce a franchisee to surrender any right given to him under the franchise. If any provision of the Franchise Agreement involves the use of undue influence by the franchisor to induce a franchisee to surrender any rights given to him under the franchise, that provision may not be enforceable.

2. Each provision of this Amendment shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the Virginia Retail Franchising Act are met independently without reference to this Amendment.

3. 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 provisions supersedes any other term of any document executed in connection with the franchise.

The parties hereto have duly executed, sealed and delivered this Virginia Addendum on the same as that on which the Franchise Agreement was executed.

**FRANCHISOR:
BACK NINE GOLF GROUP, LLC**

By: _____
Name: _____
Title: _____

FRANCHISEE (Principal):

Name: _____

AND

FRANCHISEE (Entity):

By: _____
Name: _____
Title: _____

EXHIBIT D

LIST OF AGENCIES/AGENTS FOR SERVICE OF PROCESS

This list includes the names, addresses and telephone numbers of state agencies having responsibility for franchising disclosure/registration laws, and serving as our agents for service of process (to the extent that we are registered in their states). This list also includes the names, addresses and telephone numbers of other agencies, companies or entities serving as our agents for service of process.

State	State Agency	Agent for Service of Process
CALIFORNIA	Commissioner Financial Protection and Innovation Department of Financial Protection and Innovation 320 West 4 th Street, Suite 750 Los Angeles, CA 90013 (213) 576-7505 Toll-free (866-275-2677)	Commissioner of Financial Protection and Innovation
CONNECTICUT	State of Connecticut Department of Banking Securities & Business Investments Division 260 Constitution Plaza Hartford, CT 06103-1800 (860) 240-8230	Banking Commissioner
HAWAII	Business Registration Division Department of Commerce and Consumer Affairs 335 Merchant Street, Room 203 Honolulu, HI 96813 (808) 586-2722	Commissioner of Securities of the State of Hawaii
ILLINOIS	Office of Attorney General Franchise Division 500 South Second Street Springfield, IL 62706 (217) 782-4465	Illinois Attorney General
INDIANA	Indiana Secretary of State Securities Division 302 West Washington St., Room E-111 Indianapolis, IN 46204 (317) 232-6681	Indiana Secretary of State 201 State House Indianapolis, IN 46204
MARYLAND	Office of the Attorney General Division of Securities 200 St. Paul Place Baltimore, MD 21202-2020 (410) 576-6360	Maryland Securities Commissioner 200 St. Paul Place Baltimore, MD 21202-2020 (410) 576-6360
MICHIGAN	Michigan Department of Attorney General Consumer Protection Division Antitrust and Franchise Unit 670 Law Building Lansing, MI 48913 (517) 373-7117	Michigan Department of Commerce, Corporations and Securities Bureau

State	State Agency	Agent for Service of Process
MINNESOTA	Minnesota Department of Commerce 85 7 th Place East, Suite 280 St. Paul, MN 55101-2198 (651) 539-1500	Minnesota Commissioner of Commerce
NEW YORK	NYS Department of Law Investor Protection Bureau 28 Liberty St. 21 st FL New York, NY 10005 212-416-8222	Secretary of State 99 Washington Avenue Albany, NY 12231
NORTH DAKOTA	North Dakota Securities Department 600 East Boulevard, State Capitol, 14 th Floor, Dept. 414, Bismarck, ND 58505-0510 (701) 328-4712	North Dakota Securities Commissioner
OREGON	Department of Consumer and Business Services Division of Finance and Corporate Labor and Industries Building Salem, Oregon 97310 (503) 378-4387	Director of the Department of Consumer and Business Services
RHODE ISLAND	Department of Business Regulation Division of Securities 1511 Pontiac Avenue, Building 69-1 Cranston, RI 02920 (401) 462-9585	Director of Rhode Island Department of Business Regulation
SOUTH DAKOTA	Division of Insurance Securities Regulation 124 South Euclid, Suite 104 Pierre, SD 57501 (605) 773-3563	Director of Insurance-Securities Regulation
VIRGINIA	State Corporation Commission Division of Securities and Retail Franchising 1300 East Main Street, 9 th Floor Richmond, VA 23219 (804) 371-9051	Clerk of State Corporation Commission 1300 East Main Street, 1 st Floor Richmond, VA 23219 (804) 371-9733
WASHINGTON	<u>Mailing</u> - Department of Financial Institutions PO Box 41200 Olympia, WA 98504-1200 <u>Overnight</u> - Department of Financial Institutions 150 Israel Rd SW Tumwater, WA 98501-6456 (360) 902-8760	Department of Financial Institutions 150 Israel Rd SW Tumwater, WA 98501-6456
WISCONSIN	Wisconsin Securities Commissioner Securities and Franchise Registration 345 W. Washington Avenue Madison, WI 53703 (608) 266-8559	Commissioner of Securities of Wisconsin

EXHIBIT E**FRANCHISED OUTLETS****(as of December 31, 2025)****Franchisees:**

Alabama		
Christian Wright	2815 Greystone Commercial Blvd, Ste. 400 Birmingham, AL 35242"	404-977-7900/205-427-9806
Dawson Amos	1395 Enterprise Way Huntsville, AL 35806	256-571-6090
Arizona		
Kirsti Kaim	15681 Hayden Road, Suite 114 Scottsdale, Arizona 85260	602-361-2224
Austin Wright	2580 West Chandler Blvd Chandler, AZ 85224	920-251-8988
Austin Wright	2580 West Chandler Blvd Chandler, AZ 85224	920-251-8989
Austin Wright	3125 S Mill Ave Tempe, AZ 85282	920-251-8988
Kevin Johnson	1614 North Higley Road, Gilbert, Arizona 85234	480-573-3339
Michele Mitchell	9828 W Northern Ave Peoria, AZ 85345	602-686-0480
Michele Mitchell	14420 W Elm St Surprise, AZ 85374	602-686-0481
Mike Posch	816 E. Morningside Dr. Phoenix, Arizona 85022	559-975-9882
Joseph & Mike	5846 E McKellips Rd Mesa, AZ 85215	480-720-1904/321-544-9343
California		
Anoop Patel	5235 Avenida Encinas Ste E+F Carlsbad, California 92008	650-464-4670

Colorado		
Tyler Surat	1006 N Market Pl Pueblo, CO 81007	719-580-3051
Clifford Rakes	12245 Voyager Pkwy Colorado Springs, CO 80921	334-406-1498
Damian Bilbao	9249 S Broadway Suite 200-369 Highlands Ranch, Colorado 80129	inverness@thebackninegolf.com
Delaware		
Phil Stoop	1812 Marsh Road Wilmington, DE 19810	610-888-4034
Florida		
Warren Glotzbach	4056 3rd St S Jacksonville Beach, FL 32250	561-601-3468 954-864-9205
Brian Doherty	10620 U.S. Rte 1 Ponte Vedra, FL 32081	904-228-4701
Tim Spurlock	2250 Commercial Way Spring Hill, FL 34606	springhillfl@thebackninegolf.com
Chris Schultz	1700 Tamiami Trl B1 Port Charlotte, FL 33948	941-456-5433
Kelsey Stroop	4552 US Highway 98 West Santa Rosa Beach, FL 32459	miramarbeach@thebackninegolf.com
Greg Kerl	13500 Tamiami Trl N Naples, FL	972-567-0340
Daniel Diggins	2115 Cortez Road West Bradenton, Florida 34207	941-201-9912
Kory Rogers	3800 Tampa Rd 120 Oldsmar, Florida 34677	727-516-7888
Greg Kerl	2415 Tarpon Bay Blvd Naples, FL 34119	972-567-0340
Georgia		
Scott Meeler	6323 Grand Hickory Dr #300 Braselton Braselton, GA 30517	braselton@thebackninegolf.com

Chris Palumbo	831 Auburn Rd #500 & #510 Dacula GA 30019	678-992-6972/678-414-5986
Nick Garrity	212 Chattahoochee Row NW Atlanta GA 30318	westmidtown@thebackninegolf.com
Camden Boardman	110 Davis Road Augusta GA 30907	augusta@thebackninegolf.com
Camden Boardman	756 Silver Bluff Rd Aiken SC 29803	aiken@thebackninegolf.com
Nathan Allan	106 Willow Ln McDonough GA 30253	mcdonough@thebackninegolf.com
	89 Sandy Run Road Suite 100 Bonaire GA 31005	warnerrobins@thebackninegolf.com
Idaho		
Michael Murray	3075 E Ustick Rd Meridian ID 83646	Meridian@thebackninegolf.com
Casey Bayless	10092 W Overland Rd #2 Boise ID 83709	boise@thebackninegolf.com
Indiana		
Coleman Gerstner	800 S Rangeline Rd Suite 100 Carmel IN 46032	436-600-9992
Coleman Gerstner	11680 Commercial Dr #100 Fishers IN 46038	317-445-0672
Iowa		
Nick Anderson	2120 NE 36th St #103 Ankeny IA 50021	309-335-3870
Kansas		
Joe Justin	6921 W 75th St Overland Park KS 66204	overlandpark@thebackninegolf.com
Tyler Jones	4800 W 135th Street Leawood, KS 66224	913-514-2086
Louisiana		

Bari Mutter	8410 Line Ave #204 Shreveport LA 71106	314-357-8333
Stacy Canella	15405 Airline Hwy. Suite 101 Baton Rouge LA 70817	225-252-2052
Massachusetts		
Eric Barbieri	13-22 Digital Way Maynard MA 01754	508-410-2054
Eric Barbieri	118 Turnpike Rd #104 Southborough MA 01772	508-410-2054
Michigan		
Leonard Fox	7093 Dixie Hwy Suite A Clarkston MI 48346	817-819-5206
Brook Jones	8741 W Saginaw Hwy Ste B Lansing, MI 48917	517-402-9723/517-525-9778/517-898-2149
Joe Kyriakoza	443 E Big Beaver Rd Troy MI 48083	Jason 248- 302-2979 Joe 248-444-1521
Josh Carroll	10293 Saginaw Rd, Suite K Grand Blanc MI 48439	810-625-1257
Devin Eble	1854 S Rochester Rd Rochester Hills MI 48307	248-835-5264
Andrew Prusinowski	32742 Grand River Ave Farmington, MI 48336	248-840-1051/248-259-4120
Tiffany Baker	37148 6 Mile Rd Livonia MI 48152	livonia@thebackninegolf.com
Missouri		
Tyler Lawson	379 Watson Plaza St. Louis MO 63126	314-753-4757
Troy Vaughn	201 South Bishop Avenue Suite F Rolla MO 65401	rolla@thebackninegolf.com
Montana		
Nicholas Massey	4575 Valley Commons Dr Suite 103 Bozeman MT 59718	bozeman@thebackninegolf.com

Nebraska		
Jason Holm	7501 S 15th St Suite H Lincoln, NE 68512	402-875-1033
Mercedes Fonte	920 S. 107th Ave, Suite 140 Omaha NE 68114	omaha@thebackninegolf.com
Mercedes Fonte	7775 Olson Drive Papillion NE 68046	papillion@thebackninegolf.com
Nevada		
Travis Householder	1930 Village Center Cir Suite 1 Las Vegas NV 89134	801-369-1590
Jared Meacham	1450 W Horizon Ridge Pkwy Henderson NV 89012	480-285-5588
Bubba Morris	4205 S Grand Canyon Dr Las Vegas NV 89147	801-372-9541
Tom Brinton	1085 W. Pioneer Blvd., Suite 180 Mesquite NV 89027	mesquite@thebackninegolf.com
New Jersey		
Jacob Meisels	2212 A US-9 Howell Township NJ 07731	917-658-1776
Russ Bowen	566 Route 23 Pompton Plains NJ 07444	pomptonplains@thebackninegolf.com
Geoffrey Spies	301 N Harrison St. Princeton NJ 08540	princeton@thebackninegolf.com
New Mexico		
Kyle Schwieters	4440 Sonoma Ranch Blvd suite F las Cruces NM 88011	lascruces@thebackninegolf.com
New York		
Dovi Bloom	101 Causway Lawrence NY 11559	fivetowns@thebackninegolf.com
Dovi Bloom	330 Conklin St Farmingdale NY 11735	bethpage@thebackninegolf.com

North Carolina		
Demetrius Carter	227 S Elliott Rd Chapel Hill, NC 27514	919-601-0424
Joseph Gendy	1141 Falls River Ave Suite 100 Raleigh NC 27614	347-229-5996
Ohio		
Ben Maibach	4146 Burbank Rd Ste C Wooster OH 44691	wooster@thebackninegolf.com
Scott Luttrell	2648 Easton St NE Canton OH 44721	330-419-0291
Tim Freeman	425 Water St #305 Chardon OH 44024	chardon@thebackninegolf.com
Ann Fisher	1434 Town Center Blvd Unit C-40 Brunswick OH 44212	brunswick@thebackninegolf.com
Summer Tyler	2820 Fishinger Rd Columbus, OH	740-602-1091
Oklahoma		
Rich Kirk	12121 S Elm St Ste B Jenks OK 74037	907-229-5403
Gary Dean	5962 S Yale Ave Tulsa OK 74135	509-216-9250
Oregon		
Travis Fountain	1550 Coburg rd Eugene OR 97401	541-359-9079
Andrew McCowan	5063 River Rd N Keizer OR 9703	keizer@thebackninegolf.com
Eric Fitzgerald	20345 SW Pacific Highway suite 400 sherwood OR 97140	503-956-1972
South Carolina		
Jennifer Ammons	2081 E Main St ste 10 Spartanburg SC 29307	spartanburg@thebackninegolf.com

South Dakota		
Jackson Schipper	1416 E 69th St Sioux Falls SD 57108	605-595-3658
Tennessee		
Chris Brinkmann	7812 Montvue Center Way Knoxville TN 37919	knoxville@thebackninegolf.com
Justin Cofield	6429 Lee Hwy ste 109 Chattanooga TN 37421	chattanooga@thebackninegolf.com
Jeff Baumer	1004 Nasdaq St Suite A Spring Hill TN 37174	352-358-2528
Jeff Baumer	1917 N Mt Juliet Rd #102 Mt. Juliet TN 37122	615-575-2255
Cliff Rickley	449 WARFIELD BOULEVARD Suite E Clarksville TN 37043	clarksville@thebackninegolf.com
George Lund	7050 Hwy 70 S Nashville TN 37221	615-796-1745
Marshall Peterson	100 Cool Springs Blvd Suite 300 Franklin TN 37064	franklin@thebackninegolf.com
Texas		
David Mann	3601 Davis Ln #300 Austin TX 78749	david.mann@thebackninegolf.com
Roger Smith	721 Keller Pkwy Suite 111 Keller TX 76248	817-932-1840
Tanner Scott	6103 FM-1488 Ste A Magnolia TX 77354	281-660-2264
Tanner Scott	21101 Gosling Rd Bldg B ste 700 Spring TX 77388	713-410-0370
Cody Graves	2121 E Hwy 377 Granbury TX 76049	817-360-0995
Eric Littleton	5711 Deauville Blvd ste 156 Midland TX 79706	972-999-3703
Chad Smith	1443 S Mason Rd Ste B Katy TX 77450	214-316-5079

Roberto Garcia Lastra	7036 Farm to Market 1960 Rd E Suite B Humble TX 77346	atascocita@thebackninegolf.com
Ricardo Davila	2800 W Camp Wisdom Rd #120 Grand Prairie TX 75052	219-577-3551
James Price	5017 Teasley Ln #121 Denton TX 76210	806-470-5845
Garrett Walters	220 Sunset Blvd C9 Sherman TX 75092	shermantx@thebackninegolf.com
Rontez Manning	2467 Crow Rd Suite 300 Tyler TX 75703	tylersouth@thebackninegolf.com
Reagan Bluth	5600 Colleyville Blvd Ste G Colleyville TX 76034	520-668-7469
Reagan Bluth	3913 Long Prairie Rd Flower Mound TX 75028	Flowermound@thebackninegolf.com
Vincent Cipriano	2023 Airport Blvd Austin TX 78722	eastAustin@thebackninegolf.com
Matt Brewer	1324 N. Shepherd Dr suite 210 Houston TX 77008	houstonheights@thebackninegolf.com
Cory Caperton	6405 W. Parker Rd. Suite 320 Plano TX 75093	planowest@thebackninegolf.com
Matt Brewer	1022 Wirt Rd Suite 340 Houston TX 77055	832-408-9919
Utah		
Jordan Wood	2231 S. Taba Dr Cedar City UT 84720 and 1198 Sage Dr. Ste B Cedar City UT 84720	435-559-4502
Taggart Butler	970 E. 3300 S., Suite 4A Salt Lake City UT 84106	millcreek@thebackninegolf.com
Jim Stubbs	175 N Main Street Richfield UT 84701	richfield@thebackninegolf.com
Quin Henderson	2724 Rulon White Blvd #3 Pleasant View UT 84404	801-866-4125 (Quin) 801-675-6955 (Jon)
Adam Jeppsen	5404 Freeway Park Dr Riverdale UT 84405	435-237-2070
Corporate	2376 Red Cliffs Dr Suite 315 St. George UT 84790	801-369-1590

Sam Lentz	865 S 700 E Orem UT 84097	801-372-1963/801-663-3175/801-310-3276
Sanford Nichols	1986 N Hill Field Rd 1A Layton UT 84041	layton@thebackninegolf.com
Kyle Cummings	5967 South State St Murray UT 84107	385-414-1633
Logan Wilstead	1397 W Sunset Blvd #105 St. George UT 84770	435-817-7530
Riley Bunker	541 S 500 E St American Fork UT 84003	801-636-4187
Zachary Nielson	1402 E 3500 N Suite 101 Lehi UT 84043	lehi@thebackninegolf.com
Mike Butler	65 W 10600 S Sandy UT 84070	435-467-5299
Taggart Butler	1168 E. 1130 N. Spanish Fork UT 84660	sf@thebackninegolf.com

Franchise Agreements signed, but outlets not open as of December 31, 2025:

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44 - Goodyear, AZ	Michele Mitchell	602-686-0480
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92 - Encinitas, CA	Anoop Patel	650-464-4670
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B9 - South Carolina 10	Camden Boardman	706-496-9222
B9 - South Carolina 8	Camden Boardman	706-496-9222
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B9 - Houston - TX 5	Tanner Scott	281-660-2264
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277 - Leesburg, VA	Dave Lyons	dave.lyons@thebackninegolf.com
300 - Brambleton, VA	Steven Weaver	steven.weaver@thebackninegolf.com
311 - Falls Church, VA	Elaine Spencer	elaine.spencer@thebackninegolf.com
312 - Reston, VA	Elaine Spencer	elaine.spencer@thebackninegolf.com
368 - Vienna, VA	Jeni Yang	jeni.yang@thebackninegolf.com
445 - Fair Oaks, VA	Michael Hogan	michael.hogan@thebackninegolf.com
447 - Gainesville, VA	Kris Eyler	kris.eyler@thebackninegolf.com
453 - Christiansburg, VA	Brad St. Clair, Lisa St. Clair	brad.clair@thebackninegolf.com
258 - Chesapeake, VA - Great Bridge	John Pu	john.pu@thebackninegolf.com
184 - Richmond, VA - Short Pump	Tom Rawlyk	tom.rawlyk@thebackninegolf.com
259 - Chesapeake City County, VA 2	John Pu	john.pu@thebackninegolf.com

260 - Chesapeake City County, VA 3	John Pu	john.pu@thebackninegolf.com
Wisconsin		
249 - Hudson, WI	Ashley Eiserman	ashley.eiserman@thebackninegolf.com
352 - Brown County, WI	Brett Arnold	brett.arnold@thebackninegolf.com

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

FRANCHISEES WHO LEFT THE SYSTEM DURING FISCAL YEAR ENDED DECEMBER 31, 2025:

Location	Name	Contact Information
Raleigh, NC	Danny Williams	(919) 291-8421
Cary, NC	Drew Ingram	(828) 707-1818
Royal Oak, MI	Paul Frost and Stephen Minns	(989) 928-3450
Saratoga Springs, UT	Jesse Harrison	(801) 960-7583
Sandy, UT	JP Arlie	(626) 674-4669
Glendale, AZ	Troy, Patricia, and John Cook	(599) 706-3805

EXHIBIT F
OPERATIONS MANUAL TABLE OF CONTENTS

Table of Contents

Chapter 1: General Information	1
1. The Purpose of this Manual	1
2. How to Use This Manual	1
Chapter 2: The Brand.....	3
1. The <i>The Back Nine</i> Story	3
2. The Brand Elements.....	3
2.1. Mission	3
2.2. Brand Promise	3
2.3. Core Values	3
Chapter 3: The Franchise Relationship	4
1. Purpose & Overview	4
2. The Franchise Defined.....	4
3. The Franchisee/Franchisor Relationship	5
3.1. Independently Owned & Operated.....	5
3.2. You Are the CEO of This Business.....	5
3.3. Joint Employment & Vicarious Liability.....	6
4. Prices & Price Fixing.....	6
4.1. Pricing Tiers.....	7
4.2. Setting Prices.....	7
4.3. Accidental Price Fixing.....	8
5. Our Responsibilities	8
5.1. Pre-opening Obligations	8
5.1.1. Real Estate & Site Selection Assistance.....	8
5.2. Obligations After Opening.....	8
6. Your Obligations	9
6.1. Participation in the Business.....	9
6.1.1. Opening the Business	9
6.2. Compliance.....	9
6.2.1. The Back Nine Standards	9
6.2.2. Site & Lease Requirements.....	9
6.2.2.1. Lease Addendum	9
6.2.3. Signage	9
6.2.4. Remodeling & Updating.....	10
6.2.5. Compliance with the Law.....	10
6.2.6. PCIDSS Compliance	10
6.2.7. Payment of Fees & Taxes	10
6.3. Confidentiality	11
6.4. Computers, Software, & Technology	11
6.4.1. Simulators.....	11
6.4.2. POS & CRM.....	11
6.4.3. Brand App	11
6.4.4. Security Doors & Cameras.....	11
6.4.5. Internet & Email	11

6.4.6. Website	11
6.4.7. Social Media	11
6.5. Training.....	12
6.5.1. Initial Training.....	12
6.5.2. Opening Training	12
6.5.3. Subsequent Training, Meetings, & Conferences	12
6.6. Use of Marks & Proprietary Information.....	12
6.7. Advertising & Promotion.....	12
6.7.1. Approved Marketing & Advertising.....	12
6.7.2. Grand Opening	13
6.8. Insurance.....	13
6.8.1. Certificates of Insurance.....	13
6.8.2. Failure to Maintain Insurance	13
6.9. Approved Products & Services.....	13
6.9.1. Unapproved Vendors	13
6.9.2. Requesting New Products, Services, & Vendors.....	14
6.10. Books, Records, & Reports.....	14
6.10.1. Chart of Accounts.....	14
6.10.2. Submission of Financial Statements.....	14
6.11. Loyalty Rewards & Gift Card Programs.....	14
6.12. Awards.....	15
6.13. Audits & Inspections.....	15
6.13.1. Financial Audits.....	15
6.13.2. Brand Standards Audits	15
7. Establishing Your Business Entity.....	16
7.1. Naming & Identification.....	16
7.1.1. Correct Use of the Name	16
7.1.2. Governing Documents	17
7.2. Tax Identification Numbers.....	17
8. Licensing, Certificates, and Permits	17
8.1. Sales Tax Certificates.....	17
8.2. Professional Licenses.....	18
Chapter 4: Operational Standards	19
1. Overview	19
2. Review & Enforcement	19
2.1. What is a Variance.....	20
2.1.1. Requesting a Variance.....	20
3. Approved Services.....	20
4. Member Care Standards	21
4.1. In-Facility Greeting.....	21
4.2. Telephone Greeting.....	21
4.3. Guest Counts.....	22
4.4. Unaccompanied Minors	22
4.5. Booking Tee Times.....	22
5. Food & Alcohol Standards	22
5.1. Snacks & Beverages.....	22
5.2. Member-supplied Food.....	22

5.3. Member-supplied Catering.....	22
5.4. Member-supplied Alcohol.....	22
6. The Operations Standards.....	23
6.1. Hours of Operations.....	23
6.1.1. Emergency Closures	24
6.2. Dress & Appearance.....	24
6.2.1. Dress Code	25
6.2.2. Appearance & Hygiene	26
6.2.2.1. Personal Electronic Devices	27
6.2.3. Smoking, Vaping, Tobacco, & Marijuana Use	27
7. Retail Standards.....	27
7.1. Approved Products.....	27
8. Exterior Facilities Standards.....	27
8.1. General Exterior	28
8.2. Exterior Lights & Signage	28
9. Interior Facilities Standards	29
9.1. Front Electronic Door.....	29
9.2. Windows	29
9.3. Lighting.....	30
9.4. Walls	31
9.5. Ceilings.....	31
9.6. Floors.....	31
9.6.1. Entry Mats	32
9.7. Reception Counter.....	32
9.8. Seating Areas.....	32
9.9. Putting Greens	32
9.10. Simulator Bays.....	32
9.10.1. Bay Equipment.....	33
9.10.1.1. Clubs.....	33
9.10.1.2. Balls	33
9.10.1.3. Mats & Spikes.....	33
9.11. Interior Signs, Graphics, & Marketing.....	33
9.12. Restrooms.....	34
9.13. Kitchenette	34
9.14. Sound System, Music & TV.....	35
9.14.1. Customer/Member Music	35
9.15. Plants, Greenery, & Décor.....	35
9.16. Holiday Decoration	36
10. Facilities Maintenance Standards.....	36
10.1. Technology.....	37
10.1.1. Wi-Fi	37
10.1.2. Doors Security& Cameras	37
10.2. HVAC.....	37
10.3. General Interior.....	37
10.4. Bay Equipment.....	38
10.5. Safety Data Sheets (SDSs)	38
11. Miscellaneous Operations Standards	38

11.1. Climate Control	38
11.2. Food Consumption	38
11.3. Requests for Franchise Information.....	38
11.4. Sensitive Subjects.....	39
11.5. ADA Requirements	39
11.6. Service Animals	39
Chapter 5: Staffing Best Practices	40
1. Overview & Disclaimer	40
2. Laws & Requirements.....	41
3. Job Descriptions	41
3.1. Elements of a Job Description	41
3.1.1. Essential Functions of the Job	42
3.1.2. Requirements of the Job	42
3.2. Suggested Job Descriptions.....	42
3.2.1. Title.....	42
3.2.2. Title.....	42
3.2.3. Title.....	42
4. Replacement Staff Best Practices	42
5. Lead Sources for Hiring	43
6. Confidentiality Agreements	43
7. Scheduling Best Practices.....	44
Chapter 6: Operational Best Practices	45
1. What Are Best Practices	45
2. Retail Management Best Practices	45
3. Tee Time Booking Best Practices.....	46
4. Daily Best Practices	46
4.1. Suggested Processes	46
5. Suggested Procedures & Checklists.....	46
5.1. General Opening Procedures.....	47
5.2. All Day Tasks	47
5.3. General Closing Tasks.....	47
6. Storage Best Practices.....	47
7. General Clean Up & Pest Control Best Practices	48
7.1. General Clean Up.....	48
7.2. Infestations	48
7.2.1. Rodent Infestation	48
7.2.1.1. Signs of Rodent "Feeding Stations"	49
7.2.1.2. Evidence of Gnawing	49
7.2.1.3. Odd, Stale Smell.....	49
7.2.1.4. See a Rodent in The Facility	49
7.2.2. Abatement	49
7.3. The Three Rs of Pest Control.....	49
7.3.1. Food and Water.....	50
7.4. Insect Infestation	50

7.4.1. Common Signs of Infestation	50
7.4.2. Abatement	51
Chapter 7: Services Best Practices	52
1. Initial Contact Best Practices	52
1.1. Staff On-site.....	52
1.2. Member Check In.....	52
2. Guest Demonstrations.....	53
3. Inbound Calls.....	53
4. Outbound Calls.....	53
5. Reservation Setting.....	54
6. Member Complaints.....	54
6.1. Benefits of Member Complaint Resolution Best Practices.....	54
6.2. Best Practices for Dealing with Complaints.....	55
Chapter 8: Sales Best Practices.....	57
1. Importance of Sales	57
2. Members & Guests	57
3. Pre-Sales & Founding Members	57
4. Membership & Use Tiers	57
4.1. Event Bookings.....	58
5. The Back Nine Sales Process.....	58
5.1. Inbound Calls.....	58
5.2. Lead Generation	58
5.3. Lead Follow-up & CRM	58
6. Converting an Inquiry Call to a Member	59
7. Using the CRM.....	59
8. Solving Objections.....	59
8.1.1. The Most Common Objections	60
9. Understanding & Explaining the Contract	60
9.1. Personalize.....	60
9.2. Payments.....	60
9.3. Cancellations.....	60
Chapter 9: Business Administration	61
1. Introduction	61
2. General Accounting.....	61
2.1. Accounting Software.....	61
2.2. Chart of Accounts.....	61
2.3. Sales Tax	61
2.4. Regular Auditing.....	62
3. The Back Nine Way	62
3.1. KPI Reports	62
4. Know Your Numbers	62
4.1. Average Monthly Operating Expenses.....	63

4.2. Projected Cash Flow Positive Month	63
4.3. Projected Break Even/Payback Period.....	63
4.4. Projected Profit Margin Per Day.....	63
4.5. Sales Metrics.....	64
4.5.1. Leads/Calls Per Medium	64
4.5.2. Calls to Demos	64
4.5.3. Demos to Sales	64
4.5.4. Guests Converted to Members	64
5. Business Planning.....	64
5.1. Maintaining a Business Plan.....	64
5.2. Using Reports as a Guide.....	64
6. Tech Solutions & Requirements	64
6.1. POS	64
6.2. CRM	64
6.3. Other Tech Solutions	64
7. Facilities Management Best Practices	65
7.1. Service Contracts.....	65
8. Security	65
9. Data Security	65
Chapter 10: Crisis Management	67
1. Defining a Crisis	67
2. Closing a Facility	67
3. Incident/Accident Reports.....	68
4. Crisis Communication Best Practices	68
4.1. First Responders.....	69
4.2. Spokesperson	69
4.3. Triggers Checklist.....	69
4.4. Documentation Specialist	70
4.5. Dealing with the Press.....	71

EXHIBIT G

FRANCHISEE ACKNOWLEDGMENT STATEMENT

NOT FOR USE IN CALIFORNIA, MARYLAND AND WASHINGTON.

The Franchisee Acknowledgment Statement is not to be signed by residents of Maryland or if the business will be located in Maryland. Maryland franchisees should not sign the acknowledgment.

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.

Acknowledgement of the truthfulness of the statements below are an inducement for the Franchisor to enter into a Franchise Agreement. Notify Franchisor immediately, prior to acknowledgment, if any statement below is incomplete or incorrect.

1. Franchisee has conducted an independent investigation of all aspects relating to the financial, operational, and other aspects of the business of operating the Franchised Business. Franchisee further acknowledges that, except as may be set forth in Franchisor's Disclosure Document, no representations of performance (financial or otherwise) for the Franchised Business provided for in this Agreement has been made to Franchisee by Franchisor and Franchisee and any and all Principals hereby waive any claim against Franchisor for any business failure Franchisee may experience as a franchisee under this Agreement.

Initial

2. Franchisee has conducted an independent investigation of the business contemplated by this Agreement and understands and acknowledges that the business contemplated by this Agreement involves business risks making the success of the venture largely dependent upon the business abilities and participation of Franchisee and its efforts as an independent business operation.

Initial

3. Franchisee agrees that no claims of success or failure have been made to it or him or her prior to signing the Franchise Agreement and that it/she/he understands all the terms and conditions of the Franchise Agreement. Franchisee further acknowledges that the Franchise Agreement contains all oral and written agreements, representations, and arrangements between the parties hereto, and any rights which the respective parties hereto may have had under any other previous contracts are hereby cancelled and terminated, and that this Agreement cannot be changed or terminated orally.

Initial

4. Franchisee has no knowledge of any representations by Franchisor or its officers, directors, shareholders, employees, sales representatives, agents, or servants, about the business contemplated by the Franchise Agreement that are contrary to the terms of the Franchise Agreement, or the documents incorporated herein. Franchisee acknowledges that no representations or warranties are made or implied, except as specifically set forth in the Franchise Agreement. Franchisee represents, as an inducement to Franchisor's entry into this Agreement, that it has made no misrepresentations in obtaining the Franchise Agreement.

Initial

5. Franchisor expressly disclaims the making of, and Franchisee acknowledges that it has not received or relied upon, any warranty or guarantee, express or implied, as to the potential volume, profits or success of the business venture contemplated by the Franchise Agreement.

Initial

6. Franchisee acknowledges that Franchisor's approval or acceptance of Franchisee's business location does not constitute a warranty, recommendation, or endorsement of the location for the Franchised Business, nor any assurance by Franchisor that the operation of the Franchised Business at the premises will be successful or profitable.

Initial

7. Franchisee acknowledges that it has received the Back Nine Golf Group, LLC Franchise Disclosure Document with a complete copy of the Franchise Agreement and all related Attachments and agreements at least fourteen (14) calendar days prior to the date on which the Franchise Agreement was executed. Franchisee further acknowledges that Franchisee has read such Franchise Disclosure Document and understands its contents.

Initial

8. Franchisee acknowledges that it has had ample opportunity to consult with its own attorneys, accountants, and other advisors and that the attorneys for Franchisor have not advised or represented Franchisee with respect to the Franchise Agreement or the relationship thereby created.

Initial

9. Franchisee, together with Franchisee's advisers, has sufficient knowledge and experience in financial and business matters to make an informed investment decision with respect to the Franchise granted by the Franchise Agreement.

Initial

10. Franchisee is aware of the fact that other present or future franchisees of Franchisor may operate under different forms of agreement(s), and consequently that Franchisor's obligations and rights with respect to its various franchisees may differ materially in certain circumstances.

Initial

11. It is recognized by the parties that Franchisor is also (or may become) a manufacturer or distributor of certain products under the Marks licensed herein; and it is understood that Franchisor does not warrant that such products will not be sold within the Franchisee's Territory by others who may have purchased such products from Franchisor.

Initial

12. BY EXECUTING THE FRANCHISE AGREEMENT, FRANCHISEE AND ANY PRINCIPAL, INDIVIDUALLY AND ON BEHALF OF FRANCHISEE'S AND SUCH PRINCIPAL'S HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, HEREBY FOREVER RELEASE AND DISCHARGE BACK NINE GOLF GROUP, LLC AND ANY OF THE ABOVE'S PARENT COMPANY, SUBSIDIARIES, DIVISIONS, AFFILIATES, SUCCESSORS, ASSIGNS AND DESIGNEES, AND THE FOREGOING ENTITIES' DIRECTORS, OFFICERS, EMPLOYEES, AGENTS, SHAREHOLDERS, SUCCESSORS, DESIGNEES AND REPRESENTATIVES FROM ANY AND ALL CLAIMS, DEMANDS AND JUDGMENTS RELATING TO OR ARISING UNDER THE STATEMENTS, CONDUCT, CLAIMS OR ANY OTHER AGREEMENT BETWEEN THE PARTIES EXECUTED PRIOR TO THE DATE OF THE FRANCHISE AGREEMENT, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL CLAIMS, WHETHER PRESENTLY KNOWN OR UNKNOWN, SUSPECTED OR UNSUSPECTED, ARISING UNDER THE FRANCHISE, SECURITIES, TAX OR ANTITRUST LAWS OF THE UNITED STATES OR OF ANY STATE OR TERRITORY THEREOF. THIS RELEASE SHALL NOT APPLY TO ANY CLAIMS ARISING FROM REPRESENTATIONS MADE BY FRANCHISOR IN FRANCHISOR'S FRANCHISE DISCLOSURE DOCUMENT RECEIVED BY FRANCHISEE.

Initial

ACKNOWLEDGED:

FRANCHISEE (Entity):

By:_____

Name:_____

Title:_____

Date:_____

FRANCHISEE (PRINCIPALS):

Name:_____

Date:_____

Name:_____

Date:_____

STATE EFFECTIVE DATES

The following states have franchise laws that require that the Franchise Disclosure Document be registered or filed with the states, 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	<i>Pending</i>
Indiana	<i>Pending</i>
Maryland	<i>Pending</i>
Michigan	<i>Pending</i>
Minnesota	<i>Pending</i>
New York	<i>Pending</i>
North Dakota	<i>Pending</i>
Rhode Island	<i>Pending</i>
South Dakota	<i>Pending</i>
Virginia	<i>Pending</i>
Wisconsin	<i>Pending</i>

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 Franchise Disclosure Document summarizes certain provisions of the Franchise Agreement and other information in plain language. Read this Franchise Disclosure Document and all exhibits carefully.

If Back Nine Golf Group, LLC offers you a franchise, it must provide this Disclosure Document to you 14 calendar-days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale. New York requires you to receive this Franchise 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 requires you to receive this disclosure document at least 10 business days before the execution of any binding franchise or other agreement or the payment of any consideration, whichever occurs first.

If Back Nine Golf Group, LLC 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, DC, 20580, and to your state authority listed on Exhibit D.

The name and principal business address and telephone number of each franchise seller offering the franchise is:

Wil Bangerter 898 E 4010 S Washington, Utah 84780 435-414-3446	Brady Carlsen 898 E 4010 S Washington, Utah 84780 435-414-3446	Darren Wilstead 898 E 4010 S Washington, Utah 84780 435-414-3446
---	---	---

Issuance Date: March 6, 2026

I received a Disclosure Document dated March 6, 2026, that included the following Exhibits:

- Exhibit A: Financial Statements
- Exhibit B: Franchise Agreement
- Exhibit C: State Addenda
- Exhibit D: List of Agencies/Agents for Service of Process
- Exhibit E: Franchised Outlets
- Exhibit F: Operations Manual Table of Contents
- Exhibit G: Franchisee Acknowledgment Statement

Date Received: _____ DATE: _____
(If other than date signed)

Print Name: _____

Print Address: _____

City, State: _____

(Signature of recipient)

KEEP FOR YOUR RECORDS

RECEIPT

This Franchise Disclosure Document summarizes certain provisions of the Franchise Agreement and other information in plain language. Read this Franchise Disclosure Document and all exhibits carefully.

If Back Nine Golf Group, LLC offers you a franchise, it must provide this Disclosure Document to you 14 calendar-days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale. New York requires you to receive this Franchise 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 requires you to receive this disclosure document at least 10 business days before the execution of any binding franchise or other agreement or the payment of any consideration, whichever occurs first.

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- Exhibit F: Operations Manual Table of Contents
- Exhibit G: Franchisee Acknowledgment Statement

Date Received: _____ DATE: _____

(If other than date signed)

Print Name: _____

Print Address: _____

City, State: _____

(Signature of recipient)

Please return signed Receipt to: Back Nine Golf Group, LLC
898 E 4010 S, Washington, Utah 84780