

FRANCHISE DISCLOSURE DOCUMENT



Lawn Doctor, Inc.
a New Jersey corporation
142 State Route 34
Holmdel, New Jersey 07733
(732) 946-4300
www.lawndoctorfranchise.com
www.lawndoctor.com



The franchise offered is for the right to operate a business to (1) establish, care for, and maintain lawns and other vegetation under the LAWN DOCTOR® trademark and (2) design, install, maintain, remove, and store holiday lighting and décor under the HOLIDAY LIGHTING HEROES® trademark.

The total investment necessary to begin operation of a Lawn Doctor franchise is \$135,820 to \$163,902. This includes between \$114,950 to \$118,000 that must be paid to the franchisor.

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 governmental agency has verified the information contained in this document.**

You may wish to receive your Disclosure Document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Scott D. Frith at 142 State Route 34, Holmdel, New Jersey 07733, (732) 946-4300.

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, D.C. 20580. You can also visit the FTC's home page at www.ftc.gov for additional information. Call your state agency or visit your public library for other sources of information on franchising.

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

Issuance date of this Franchise Disclosure Document: April 28, 2026

How to Use This Franchise Disclosure Document

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

QUESTION	WHERE TO FIND INFORMATION
How much can I earn?	Item 19 may give you information about outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 or Exhibits I and J.
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 K 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 Lawn Doctor 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 Lawn Doctor franchisee?	Item 20 or Exhibits I and J 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 G.

Your state also may have laws that require special disclosures or amendments be made to your franchise agreement. If so, you should check the State Specific Addenda. See the Table of Contents for the location of the State Specific Addenda.

Special Risks to Consider About *This Franchise*

Certain states require that the following risk(s) be highlighted:

1. **Out-of-State Dispute Resolution.** The franchise agreement requires you to resolve disputes with the franchisor by mediation, arbitration, and/or litigation only in its then-current home state (which currently is New Jersey). Out-of-state mediation, arbitration, or litigation may force you to accept a less favorable settlement for disputes. It may also cost more to mediate, arbitrate, or litigate with the franchisor in its then-current home state (which currently is New Jersey) than in your own state.

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

**THE FOLLOWING APPLY TO TRANSACTIONS GOVERNED BY
THE MICHIGAN FRANCHISE INVESTMENT LAW ONLY**

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.

Each of the following provisions is void and unenforceable if contained in any documents relating to a franchise:

- (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 this 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 sub-franchisor.

(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 \$100,000.00, the franchisee may request the franchisor to arrange for the escrow of initial investment and other funds paid by the franchisee until the obligations, if any, of the franchisor 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 ENFORCEMENT BY THE ATTORNEY GENERAL.

Any questions regarding this notice should be directed to:

Michigan Department of Attorney General
Corporate Oversight Division – Franchise Section
525 W. Ottawa Street
G. Mennen Williams Building, 5th Floor
Lansing, Michigan 48913
Telephone Number: (517) 335-7567

Notwithstanding paragraph (f) above, LDI intends to enforce fully the provisions of the arbitration section of its Franchise Agreement. LDI believes that paragraph (f) is unconstitutional and cannot preclude it from enforcing its arbitration provisions. If you acquire a franchise, you acknowledge that LDI will seek to enforce that section as written, and that the terms of the Franchise Agreement will govern LDI's relationship with you, including the specific requirements of the arbitration section.

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EXHIBITS

- A - Franchise Agreement
- B - Electronic Funds Transfer Authorization
- C - Assignment and Assumption Agreement
- D - Turf Tamer Stand-On Applicator Equipment Lease Agreement
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- State Effective Dates
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Item 1

THE FRANCHISOR AND ANY PARENTS, PREDECESSORS, AND AFFILIATES

To simplify the language in this Lawn Doctor, Inc. Franchise Disclosure Document (“Disclosure Document”), “LDI” means Lawn Doctor, Inc., the franchisor. “You” means the person to whom LDI grants a franchise to operate a Lawn Doctor Business. You must sign the Franchise Agreement (the “Agreement”) attached as Exhibit A in your individual capacity. If you want an entity that you own to operate the franchise, you must sign the Assignment and Assumption Agreement (Exhibit C) under which all the provisions of the Agreement will apply to the entity and its owners (including you).

LDI is a New Jersey corporation and operates primarily under its own name and the trademarks “LAWN DOCTOR” and the green thumb logo. Its principal business address is 142 State Route 34, Holmdel, New Jersey 07733. LDI was incorporated in 1967 under the name “Auto-Lawn of America, Inc.” and changed to its present name in 1973. LDI’s direct parent company is LD Parent, Inc., which has the same principal business address as LDI. LDI’s indirect parent company is CNL Strategic Capital, LLC, whose principal business address is 450 S. Orange Avenue, Suite 1400, Orlando, Florida 32801. If LDI has an agent in your state for service of process, it discloses that agent in Exhibit G.

LDI uses the Agreement to grant franchises for Lawn Doctor Businesses to qualified persons (“franchisees”) who agree to adhere to the overall mission and core values underlying the Lawn Doctor system and understand that they are the means of delivering on the mission. A “Lawn Doctor Business” is identified by LDI’s trademarks, including “LAWN DOCTOR” and the green thumb logo and “HOLIDAY LIGHTING HEROES” and the combination “Holiday Lighting Heroes” word/design (the “Marks”), and uses LDI’s systems, standards and know-how. The Lawn Doctor Business that you will operate is referred to as the “Business.”

The primary activity of the Business is to establish, care for and maintain lawns and other vegetation in an identified territory. LDI also may require you to provide other services, including mosquito control. You will analyze lawn problems and care requirements, formulate and apply lawn chemicals and seed, market and promote the Business, and operate and maintain necessary equipment. You may offer optional services, such as liming, fungus control, grub treatments, and tree and shrub feeding. You will apply chemicals to a customer’s lawn with a unique delivery device, the “Turf Tamer Stand-On Applicator,” and grass seed with the “Turf Tamer Power Seeder.” You lease the Turf Tamer Stand-On Applicator from LDI by signing the Turf Tamer Stand-On Applicator Equipment Lease Agreement (the “Turf Tamer Stand-On Applicator Lease”) attached as Exhibit D. You also lease the Turf Tamer Power Seeder (except in certain areas of the U.S. as described in Item 5) from LDI by signing the Turf Tamer Power Seeder Equipment Lease Agreement attached as Exhibit E (the “Turf Tamer Power Seeder Lease”). (The Turf Tamer Stand-On Applicator Lease and the Turf Tamer Power Seeder Lease together are the “Equipment Leases.”)

Lawn Doctor Businesses also are authorized to design, install, maintain, remove, and store holiday lighting and décor under the “HOLIDAY LIGHTING HEROES” Mark. LDI began

making these services available to Lawn Doctor Businesses in approximately February 2024 (14 Lawn Doctor Businesses offered these services as of the end of 2025).

The market for the lawn care services offered by your Business is highly developed and competitive. The principal customers for these types of services offered by a Lawn Doctor Business will be homeowners, although commercial customers (including industrial parks, office buildings and apartment complexes) may also use the services. Your competitors include both independent and franchised lawn care service companies (which may be part of local, regional, or national chains) and the homeowner or commercial customer that handles its own lawn care needs. Your Business will be mobile because you will offer your products and services directly to consumers at their residence or, with commercial customers, at their places of business. Your sales of lawn care and related services will be seasonal in certain markets (for example, those that have cold fall and winter seasons) and more year-round in other markets with warm or hot weather throughout the year. The services provided by a Lawn Doctor Business reduce a customer's workload and time commitment and provide a more comprehensive and uniform lawn treatment.

The market for the holiday lighting and décor services offered by your Business under the "HOLIDAY LIGHTING HEROES" Mark also is highly developed and competitive. Your competitors include both independent and franchised businesses as well as homeowners or business owners who buy holiday lighting and décor materials directly in order to install themselves. As with the lawn care services, your Business will be mobile because you will offer your products and services directly to consumers at their residence or, with commercial customers, at their places of business. Your market will be members of the general population. Your sales of lighting and décor services will be seasonal, typically focused only on the holiday season late in the calendar year.

LDI has offered franchises since 1967 under a variety of agreement forms. LDI does not now operate any Lawn Doctor Businesses and has never granted franchises in any other lines of business. LDI's wholly-owned subsidiary, LADO Agency, Inc., a New Jersey corporation ("LADO"), purchases advertising, marketing and promotional content on behalf of the Marketing Fund. LADO's principal business address is 142 State Route 34, Holmdel, New Jersey 07733. LADO has never operated a Lawn Doctor Business or offered franchises in any line of business.

LDI is affiliated (by virtue of the same parent company) with Mosquito Hunters, LLC ("MH"), which has the same principal business address as LDI. MH offers and grants franchises for "PEST HUNTERS-MOSQUITO HUNTERS-HUMBUG HOLIDAY LIGHTING" businesses offering (i) outdoor pest control services specializing in the eradication of a wide range of pests, including mosquitoes, fleas, ticks, ants, spiders, rodents, and cockroaches, through regular spraying applications and a follow-up maintenance program as well as (ii) holiday lighting and décor services. MH's predecessor began offering franchises under the MOSQUITO HUNTERS name in January 2015 and had sold 8 franchises as of May 2018 when MH acquired the Mosquito Hunters franchise system. MH added holiday lighting and décor as a central part of the "combination" franchise opportunity beginning in April 2024, although existing Mosquito Hunters Businesses received the opportunity to add the HUMBUG HOLIDAY LIGHTING service line to their existing businesses beginning in December 2023. MH began using the additional trademark "PEST HUNTERS" to identify its franchised businesses beginning in March 2025. MH has never

operated or offered franchises for a Lawn Doctor Business and has not offered franchises in any other line of business. As of December 31, 2025, there were 139 franchised MOSQUITO HUNTERS businesses in operation in the United States.

LDI is affiliated (by virtue of the same parent company) with ecomaids LLC (“EM”), which has the same principal business address as LDI. EM offers and grants franchises for “ECOMAIDS” businesses providing environmentally-friendly home cleaning services. EM has offered franchises since September 2019, although its predecessor began offering franchises in August 2012. EM has never operated or offered franchises for a Lawn Doctor Business and has not offered franchises in any other line of business. As of December 31, 2025, there were 40 franchised ECOMAIDS businesses in operation in the United States.

LDI is affiliated (by virtue of the same parent company) with Elite Franchising Corp. (“Elite”), whose principal business address is 4 - 28 Steve Fonyo Dr., Kingston, ON (CANADA) K7M 8N9. Elite provides window cleaning, gutter cleaning, house washing, and screen cleaning services to residential and commercial customers as well as holiday lighting and décor services. Elite’s predecessor began franchising in 2013. Elite commenced offering franchises in May 2023. Elite has never operated or offered franchises for a Lawn Doctor Business and has not offered franchises in any other line of business. As of December 31, 2025, there were 15 franchised ELITE businesses operating in Canada.

LDI is affiliated (by virtue of the same parent company) with Sparkle Squad, LLC (“SS”), which has the same principal business address as LDI. SS offers and grants franchises for “SPARKLE SQUAD” businesses, which provide residential and commercial window cleaning services to a height of up to 60 feet, gutter cleaning, screen cleaning, house washing, pressure washing, and soft washing services, and holiday lighting and décor services. SS has offered franchises since September 2023. SS has never operated or offered franchises for a Lawn Doctor Business and has not offered franchises in any other line of business. As of December 31, 2025, there were 96 franchised Sparkle Squad businesses operating in the United States.

Except for LADO, MH, EM, Elite, SS, and the LLC affiliates identified below, LDI has no predecessors or affiliates disclosable in this Item.

In the lawn care portion of your Business, you must comply with federal and state licensing and regulatory requirements for pesticide applicators, including the Federal Insecticide, Fungicide and Rodenticide Act. There may be other laws that apply to the Business, and you should investigate these laws.

Levine Leichtman Capital Partners (“LLCP”) Affiliate Franchise Programs

Our Affiliated Franchise Programs

Through common ownership with investment funds controlled by LLCP, an affiliate, we are affiliated with the franchise programs listed below. None of these affiliates has offered franchises in any line of business other than as listed below or conducted a Lawn Doctor Business:

- (1) Kilwins Chocolates Franchise, Inc. (“Kilwins”) franchises the right to operate a “Kilwins Full Line Chocolates, Confectionery & Ice Cream Store” or a “Kilwins Ice Cream & Chocolates Shop,” which specializes in the sale of Kilwins-approved hand-crafted chocolates, Kilwins brand original recipe ice cream, fudge, and other confections. Kilwins has been operating stores since 1993 and franchising stores since March 1981. As of December 31, 2025, there were 187 Kilwins stores in operation in the United States. Kilwins’ principal place of business is located at 1050 Bay View Road, Petoskey, Michigan 49770.
- (2) ZGS Bildungs-GmbH (“Schülerhilfe”) franchises the right to operate businesses in Germany, Austria and Switzerland providing private tutoring services under the principal trademark “Schülerhilfe.” Schülerhilfe has offered franchises since 1983, and as of December 31, 2025, there were 421 franchised Schülerhilfe businesses operating outside the U.S. Schülerhilfe’s principal business address is Ludwig-Erhard-Straße 2, 45891 Gelsenkirchen, Germany.
- (3) SYNERGY HomeCare Franchising, LLC (“SYNERGY HomeCare”) franchises the right to operate businesses that offer non-medical, in-home personal assistance, such as in-home personal care and companionship, child care, meal preparation, medication reminders, medical and social appointment scheduling and management, organizational and bill paying assistance, house cleaning services and light home maintenance to seniors, the convalescing, disabled persons, and others who need help with daily living activities. SYNERGY HomeCare has offered franchises for this business since 2005. As of December 31, 2025, there were 255 SYNERGY HomeCare Businesses operating in 626 territories in the United States. SYNERGY HomeCare’s principal place of business is 960 W. Elliot Road, Suite 101, Tempe, Arizona 85284.
- (4) Shipley Franchise Company LLC (“Shipley Do-Nuts”) franchises the right to operate a “Shipley Do-Nuts Shop,” which specializes in the sale of donuts and kolaches prepared fresh daily using the original recipe from 1936. Shipley Do-Nuts first offered licenses in 1957 and then franchises beginning in 1987. As of December 31, 2025, there were 381 franchised Shipley Do-Nuts shops in operation in the United States. Shipley Do-

Nuts' principal place of business is 55 Waugh Drive, Suite 1200, Houston, Texas 77007.

Item 2

BUSINESS EXPERIENCE

Chief Executive Officer, Treasurer and Director: Scott D. Frith

Mr. Frith was appointed Chief Executive Officer of LDI in December 2011. Mr. Frith also has been Chairman of MH, EM, and SS located in Holmdel, New Jersey, and Elite, located in Kingston, Ontario, since May 2018, May 2019, September 2023, and October 2022, respectively. He was LDI's Vice President of Marketing and Franchise Development from July 2005 to December 2011 and LDI's Marketing Director from February 2000 until December 2011. Mr. Frith held various positions at LDI from November 1995 to February 2000, including Marketing Assistant and Marketing Operations Manager.

Chief Financial Officer and Secretary: John (Jack) Miskin

Mr. Miskin became LDI's Chief Financial Officer and Secretary in November 2016. Mr. Miskin also has been Chief Financial Officer and Secretary of MH, EM, and SS located in Holmdel, New Jersey, and Elite, located in Kingston, Ontario, since May 2018, May 2019, September 2023, and October 2022, respectively.

Vice President of Marketing: Christina Schmidt

Ms. Schmidt has been LDI's Vice President of Marketing since March 2025. She has held that same position with MH, SS, and EM, located in Holmdel, New Jersey, and Elite, located in Kingston, Ontario, since March 2025. Ms. Schmidt was Senior Director of Digital Marketing and Analytics of LDI, MH, EM, and SS, located in Holmdel, New Jersey, and Elite, located in Kingston, Ontario, from April 2015, May 2018, May 2019, October 2022, and October 2022, respectively, until March 2025.

Vice President of Operations: David Newman

Mr. Newman became LDI's Vice President of Operations in October 2012. He previously served as LDI's Director of Field Support from December 2003 to October 2012 and Regional Business Consultant from December 1998 to December 2003.

Senior Vice President of Franchise Development: Eric Martin

Mr. Martin became LDI's Senior Vice President of Franchise Development in May 2017 and is based in Omaha, Nebraska. Mr. Martin also has been Senior Vice President of Franchise Development of MH, EM, and SS located in Holmdel, New Jersey, and Elite, located in Kingston, Ontario, since May 2018, May 2019, September 2023, and October 2022, respectively.

Director/Manager: Greg Flaster

Mr. Flaster has served as a Director/Manager of LDI since January 2020. He is currently a Managing Director of Levine Leichtman Capital Partners, located in Beverly Hills, California, with which he has been associated since May 2019.

Director/Manager: Tannaz Chapman

Ms. Chapman has served as a Director/Manager of LDI since March 2026. She is currently a Managing Director of Levine Leichtman Capital Partners, located in Beverly Hills, California, with which she has been associated since 2016.

Item 3

LITIGATION

No litigation is required to be disclosed in this Item.

Item 4

BANKRUPTCY

No bankruptcy is required to be disclosed in this Item.

Item 5

INITIAL FEES

The initial franchise fee you must pay LDI is comprised of the following components: (1) an initial license fee of \$50,000 for the right to use the Marks during the term of the Agreement; (2) an initial training, supply and support fee of \$61,600, which is used to cover costs incurred in providing marketing programs, initial training, guidance and assistance, advertising and sales promotion support, set-up of bookkeeping systems, office supplies, hand tools and accessories, and repair parts; (3) a nonrefundable deposit of \$3,350 for the Turf Tamer Stand-On Applicator Lease; and (4) a nonrefundable deposit of \$3,050 for the Turf Tamer Power Seeder Lease. You must pay LDI this nonrefundable initial franchise fee of \$118,000 in full when you sign the Franchise Agreement and related leases. In certain states where agronomic conditions are not conducive to a seeding program (as determined by LDI), the Turf Tamer Power Seeder is removed from the initial franchise package, and the initial franchise fee is reduced to \$114,950.

The initial franchise fee is uniform for all franchisees. LDI is a participant in the “VetFran,” “MinorityFran,” “Green Fran,” and “First Responder” Initiatives and offers a 10% reduction in the \$50,000 initial license fee portion of the initial franchise fee to qualified U.S. military veteran, minority, Green Industry, and First Responder candidates, respectively (but these discounts cannot be combined).

If you operate an existing Lawn Doctor Business, are in compliance with the terms of all agreements with LDI, are in sound financial condition, and have demonstrated a desire and ability to make the commitment of time and capital necessary to operate an additional Lawn Doctor Business, LDI may offer you the right to operate an additional Lawn Doctor Business under a separate franchise agreement for a reduced initial franchise fee. If you sign such a franchise agreement, you will pay an initial franchise fee of \$25,000 that entitles you to operate the Lawn Doctor Business using the Marks in the Territory granted under the new agreement. You will not receive for that additional Lawn Doctor Business the standard initial training, support and supplies which LDI provides to new franchisees. You must pay the entire initial franchise fee for the additional Lawn Doctor Business when you sign the franchise agreement, although financing is available.

LDI also offers a reduced initial franchise fee to employees of franchisees who have 5 years of experience in the Lawn Doctor system and qualify to become franchisees. The initial franchise fee is reduced by \$10,000 for qualified employees.

The initial franchise fees LDI received during its 2025 fiscal year ranged from \$118,950 to \$127,000.

Item 6

OTHER FEES

Column 1	Column 2	Column 3	Column 4
Type of Fee	Amount	Due Date	Remarks*
Royalty and Service Fee	10% of Net Revenues	Payable weekly on the Net Revenues of the preceding week	“Net Revenues” are the actual gross revenues collected from customers, whether for cash or credit, plus all other revenues derived from the Business, excluding taxes collected from customers, and refunds and adjustments.
Technology Fee	Currently starts at \$150 with a scheduled increase to \$250 (subject to additional potential increases—see “Remarks” column)	Payable monthly	The Technology Fee currently is \$150 per month until the cumulative Net Revenues of your Business reach \$1,000,000, at which time the Technology Fee is currently scheduled to increase to \$250 per month (provided, however, that LDI has the right, in its sole judgment, to increase the monthly Technology Fee from time to time during the Franchise Agreement’s term, not to exceed \$500 per month). The first monthly payment is not due until your Business commences operations.

Column 1	Column 2	Column 3	Column 4
Type of Fee	Amount	Due Date	Remarks*
Out-of-Territory Royalty Fee	15% of Net Revenues earned outside of franchisee's Territory	Same as Royalty and Service Fee	The 15% Out-of-Territory Royalty is paid in addition to the 10% Royalty and Service Fee.
Marketing and Promotion Fund	Maximum of 5% of Net Revenues (See notes 1 and 2)	Payable weekly together with the Royalty and Service Fee	LDI will maintain one or more national and regional marketing funds that it directs. Your contribution to this Marketing Fund will be credited against the amount you are required to spend in your Territory. LDI will specify the amount of your contribution at least 30 days before the start of any Marketing Fund.
Annual Advertising / Marketing Commitment	Unspent amount of annual advertising / marketing commitment	Within 60 days after end of calendar year	You must spend each calendar year during the franchise term (beginning in the first full calendar year after you sign the Agreement) the greater of \$30,000 or 10% of your Net Revenues to market your Business in your Territory. If you fail to do so, you must pay LDI the unspent amount. To the extent LDI does not spend any advertising amounts included in the initial franchise fee within the first operational year of your Business, LDI will spend the balance in the subsequent calendar year and apply that balance toward your annual advertising/marketing commitment for that year.
Centrally Managed Media Boost Program	\$5,000	As incurred	Payable only if you begin operations after the optimal season starting point and elect to invest into supplemental corporate-directed media programs to drive media-based leads (the "Centrally Managed Media Boost Program"). There is no obligation to participate in this optional program.

Column 1	Column 2	Column 3	Column 4
Type of Fee	Amount	Due Date	Remarks*
HOLIDAY LIGHTING HEROES Advertising / Marketing	Each calendar year, greater of \$6,000 or 5% of immediately-preceding calendar year's Net Revenues from offer, sale, and provision of HOLIDAY LIGHTING HEROES holiday lighting and décor services by your Lawn Doctor Business.	50% payable to LDI by 2 nd Friday of each November, and the remaining 50% payable by the 2 nd Friday of each December	LDI uses money to drive media-based leads specific to offer, sale, and provision of HOLIDAY LIGHTING HEROES holiday lighting and décor services in your Territory. This payment obligation begins in the 2nd full year of the operation of your Business, whether or not you have begun offering and providing the holiday lighting and décor services in your Territory (although LDI expects you to begin doing so by your 2nd full year of operation). If you choose not to do so, LDI will still collect these funds from you and hold them until you do fully engage in offering these services. LDI need not refund these amounts, and may use them as it deems best, if you do not offer the services.
Turf Tamer Stand-On Applicator Lease	\$335.40, plus sales tax	Monthly	Payment is due to LDI over an 84-month period. You may elect to pay the rent in a lump sum payment of \$22,350, payable to LDI when you sign the lease.
Turf Tamer Power Seeder Lease	\$339.20, plus sales tax	Monthly	Payment is due to LDI over a 72-month period. You may elect to pay the rent in a lump sum payment of \$19,750, payable to LDI when you sign the lease. If you live in an area of the country where agronomic conditions are not conducive to seeding, you will not acquire a Turf Tamer Power Seeder.

Column 1	Column 2	Column 3	Column 4
Type of Fee	Amount	Due Date	Remarks*
Equipment, Product, and Service Purchases	Varies depending on products and services you buy from us or our affiliates	As incurred	During the franchise term, you might need to buy certain equipment, products, and services from us or our affiliates, from designated or approved distributors and suppliers, or according to our standards and specifications, as described in Item 8. If we or our affiliates sell equipment, products, or services to you during the franchise term, we or our affiliates will give you a price list identifying the applicable prices.
Call Center Fees	Currently \$0	Monthly (if charged)	We have the right to charge Call Center Fees if we have an operational Call Center. These fees will not exceed \$1,000 per month. We do not currently have an operational Call Center and therefore do not charge any fees.
Transfer Fee	75% of the then-current initial license fee component of the initial franchise fee payable by a franchisee who is new to the Lawn Doctor system	Upon Sale of Business	Due when you transfer the Business or a controlling ownership interest in the Business is transferred.
Broker Fee	\$25,000	As incurred	Due if we engage a third-party broker or consultant on your behalf to assist in selling your Business.
Convention / Conference Fee	Not to exceed \$2,000 annually (does not include your actual out-of-pocket attendance costs paid to third parties)	Due 30 days before convention/conference or as LDI otherwise specifies	You must, at LDI's request, attend the franchise conventions and conferences that LDI periodically conducts or hosts and pay an attendance fee. You must pay LDI the convention / conference fee even if you do not attend (or plan to attend).

Column 1	Column 2	Column 3	Column 4
Type of Fee	Amount	Due Date	Remarks*
Interest on Late Payments	Highest legal rate for open account business credit, not to exceed 1.5% per month	As incurred	LDI's current policy is to charge interest at the rate of 1% per month, but this policy is subject to change at any time. LDI also will charge (i) a fee of 1% of the total amount due for each month that a Royalty and Service Fee report is late and (ii) \$20 for each electronic funds transfer rejected by your bank.
Inspections and Audits	Cost of an audit (amount of which depends on circumstances and extent of your non-compliance)	Within 15 days after receipt of the inspection or audit report	Payable only if audit shows an understatement of at least 3% of Net Revenues, or if you fail to furnish reports and other information.
Indemnification	Actual liabilities and costs, which will vary under circumstances and depend on nature of third-party claim	As incurred	You must reimburse LDI if LDI is held liable for claims arising from your operation of the Business.
Costs and Attorneys' Fees	Actual costs, which will vary under circumstances and depend on nature of your non-compliance	As incurred	You must reimburse LDI for fees and costs it incurs from your failure to make payments, submit reports or comply with the Agreement.
Fine for Failure to Provide Materials for Inspection	\$500 per day	As incurred	You must pay LDI \$500 for each day you fail to provide any books, records, or other requested materials for inspection, plus LDI's reasonable expenses resulting from the delay.
Fine for Use of Unauthorized Advertising	\$250	As incurred	Fine is assessed on a per item and per occurrence basis.
Customer Complaint Reimbursement	Out-of-pocket cost reimbursement	As incurred	To satisfy complaints by your customers with regard to the quality or other aspects of your services, LDI may refund any fees or charges and reimburse your customers for any damage that they claim you or your employees caused to their property. LDI may charge you for any amounts it pays or refunds to your customers in order to reimburse itself.

Column 1	Column 2	Column 3	Column 4
Type of Fee	Amount	Due Date	Remarks*
Tax Reimbursement	Actual cost reimbursement	As incurred	You must reimburse LDI for any taxes it must pay to any state taxing authority on account of either your operations or your payments to LDI.

* Unless noted, the payments described on this chart are nonrefundable, currently are uniformly imposed, and are not collected in whole or in part on behalf of any party other than LDI.

1. As of the issuance date of this Disclosure Document, there are 15 regional Marketing Funds in: Atlanta, GA; Baltimore, MD; Chicago, IL; Colorado Springs, CO; Dallas, TX; Denver, CO; Lancaster, PA; Nashville, TN; New York, NY (2 regional funds); Philadelphia, PA; Raleigh, NC; Richmond, VA; Roanoke, VA; and Washington, DC. If the Business is located in an area where there is a regional Marketing Fund, you will pay 5% of your Net Revenues to that Marketing Fund.
2. You must participate in a national Marketing Fund. LDI began collecting national Marketing Fund contributions from franchisees in January 2018. LDI bases, and has based, a franchisee's required weekly contributions to the national Marketing Fund for a calendar year on the franchisee's Net Revenues during the previous calendar year, as follows:

Calendar Year	Yearly Net Revenues	Contribution to national Marketing Fund
2025	Under \$175,000 during 2024	2% of Net Revenues
	Over \$175,000 during 2024	Approximately \$106 per week (\$5,500 annually)
2026	Under \$175,000 during 2025	2% of Net Revenues
	Over \$175,000 during 2025	Approximately \$106 per week (\$5,500 annually)
2027	Under \$175,000 during 2026	2% of Net Revenues
	Over \$175,000 during 2026	Approximately \$106 per week (\$5,500 annually)

You must contribute the above amounts to the national Marketing Fund for each Territory in which you operate the Business. LDI exempts new Lawn Doctor Businesses (or additional territories acquired by existing Lawn Doctor franchisees) from contributions to the national Marketing Fund in both their first partial and their first full calendar years of operations (i.e., if you open your Business during 2026, you need not pay LDI any national Marketing Fund contributions during 2026 or 2027). If the Business is located in an area where there is a regional Marketing Fund, LDI will adjust your contributions to that regional Marketing Fund so that your total contributions to the Marketing Fund (both regional and national) do not exceed 5% of the Business's Net Revenues. In no event will

National Marketing Fund contributions for your Territory exceed 5% of the Business's Net Revenues.

Item 7

ESTIMATED INITIAL INVESTMENT

YOUR ESTIMATED INITIAL INVESTMENT

Column 1 Type of Expenditure*	Column 2 Amount	Column 3 Method of Payment	Column 4 When Due	Column 5 To Whom Payment is to be Made
Initial Franchise Fee (Total) ¹	\$114,950 to \$118,000 consisting of:	Cash or financed as described in <u>Item 10</u>	Upon your signing the Agreement	LDI
- Initial License Fee	- \$50,000			
- Initial Marketing Program, Training Supply and Support Fee ²	- \$61,600			
- Turf Tamer Stand-On Applicator Lease Deposit	- \$3,350			
- Turf Tamer Power Seeder Lease Deposit	- \$0 to \$3,050 (not applicable in certain situations)			
Service Vehicle ³	\$1,800 to \$2,500	As agreed	Monthly lease	Supplier
Shipping of Turf Tamer Power Seeder ⁴	\$0 to \$1,000	Cash	Upon shipment	LDI
Computer Software ⁵	\$225 to \$500	Cash	Initial payment and monthly payments	Supplier
Computers ⁶	\$0 to \$2,000	As incurred	As agreed	Suppliers
Opening Inventory for lawn care products/materials	\$2,000	Cash	As incurred	Suppliers
Rental Space ⁷	\$0 to \$1,000	As agreed	Monthly lease payments	Landlord
Bookkeeper	\$325 to \$400	As agreed	Monthly	Supplier
Training Expenses (per attendee) ⁸	\$2,500 to \$4,000	As incurred	As agreed	Suppliers
Sales Support Resources	\$200 to \$450	As incurred	Monthly	Supplier
Insurance ⁹	\$800 to \$1,000	As incurred	As agreed	Suppliers

Column 1 Type of Expenditure*	Column 2 Amount	Column 3 Method of Payment	Column 4 When Due	Column 5 To Whom Payment is to be Made
Opening Holiday Lighting Inventory ¹⁰	\$0 to \$5,000	Cash	As incurred	Suppliers
Start-Up Equipment Package for holiday lighting (tools, ladders, safety equipment) ¹⁰	\$0 to \$2,800	Cash	As incurred	Suppliers
Uniforms	\$250 to \$600	Cash	As incurred	Suppliers
Vehicle Tracking and Telematics	\$50 to \$100	As incurred	Monthly	Supplier
Additional Funds - 3 Months ¹¹	\$12,720 to \$22,552	As incurred	As incurred	Marketing, employees, transportation, utilities, vendors
TOTAL ESTIMATED INITIAL INVESTMENT FOR LAWN DOCTOR BUSINESS ¹²	\$135,820 to \$163,902			

Footnotes to Item 7 Chart

* Except for security deposits, all other amounts are nonrefundable.

1. The low end of the estimate applies to a franchisee whose Territory is located in an area where agronomic conditions are not conducive to a seeding program (as determined by LDI), in which case LDI will remove the Turf Tamer Power Seeder from the initial franchise package. Item 5 contains information on the circumstances under which certain discounts and fee reductions apply to franchisees. Your initial franchise fee may be lower if you operate an existing Lawn Doctor Business and are acquiring a franchise to operate an additional Lawn Doctor Business.
2. The initial marketing program includes all necessary year one corporate managed marketing and advertising commitments for a franchisee.
3. This estimate assumes you will lease the Service Vehicle used in the Business from LDI's approved supplier. This figure covers lease costs for the first month. (The typical 72-month lease requires monthly payments of approximately \$1,800 to \$2,500.)
4. You are responsible for the costs LDI incurs to pack and ship your Turf Tamer Power Seeder to the Business (if applicable). The cost depends on current packing and shipping costs and the distance of the Business from LDI's manufacturing facility.

5. You must license from the suppliers LDI designates computer software programs to use in operating both the lawn care portion and holiday lighting and décor design, installation, and maintenance portion of your Business. You must sign agreements with the designated suppliers and pay them monthly license and support fees. The fees for the lawn care portion of your Business currently are \$225 per month for the software program. For the holiday lighting and décor design, installation, and maintenance services, you must acquire the Holiday Home Concepts software (approximately \$130 per month) and the Serviceminder software (approximately \$54 or \$189 per month depending on whether in-season or off-season).
6. You must have available or purchase computer hardware and software for the Business according to LDI's standards and specifications, including a computer, monitor, printer, Microsoft Office, QuickBooks Online (to manage certain financial aspects of the Business and to transmit required reports to LDI), and all consumables, including ink and paper. You also must pay the QuickBooks Online ongoing monthly fee (currently \$85 per month). You must purchase peripheral devices such as telephones and connectivity (broadband, DSL, and cable).
7. In many instances, you may initially operate the Business from your home. If you do not have adequate office and storage space for equipment and materials, it should be available at a low rental given the limited space required (approximately 12' x 20'). We estimate monthly rental payments to be between \$0 and \$1,000 depending on the location. The low end of the range assumes you will operate the Business from your home with adequate office and storage space; the high end of the range assumes 1 month's rent for office and storage space at a cost of \$1,000.
8. You may designate up to 2 persons to participate in LDI's mandatory training program, but at least one person (the principal owner) is required to attend the initial training program. Training for the HOLIDAY LIGHTING HEROES holiday lighting and décor services typically will be held separately from the training for the main Lawn Doctor Business.
9. You must obtain and maintain the insurance coverage that LDI periodically specifies, including general liability, workers compensation, and motor vehicle liability insurance. Insurance costs will vary considerably by state and depend on policy limits, types of policies, nature and value of physical assets, gross sales, number of employees, location, business contents, and other factors affecting risk exposure. These estimates contemplate monthly costs, although payment terms will vary by provider. We describe our current insurance requirements in Item 8. There will be an incremental cost for general liability and workers compensation insurance for the HOLIDAY LIGHTING HEROES holiday lighting and décor services offered by your Business.
10. The low end assumes that you do not plan to begin offering HOLIDAY LIGHTING HEROES holiday lighting and décor services as soon as you begin operating your Business.

11. This estimates the funds needed to cover your other pre-opening expenses as well as initial expenses for the first 3 months of operation. Additional funds are for operating expenses; labor costs/sales commissions; Service Vehicle lease payments for second and third months of operation; monthly license and support fee payable in the second and third months; rental space lease payments for second and third months of operation; Technology Fees paid to LDI; plus other miscellaneous expenses. These figures are estimates and LDI cannot guarantee you will not have additional expenses during the first 3 months you operate the Business and for a longer time period after that. This 3-month period is not intended, and should not be interpreted, to identify a point at which the Business will break even. Some of these expenses, particularly labor, will be affected by your locale and the season when the Business opens.
12. In compiling these amounts for the lawn care services portion of Lawn Doctor Businesses, LDI has relied on its experience in the lawn care business since 1967 and on reports from franchisees who have recently begun operation. In compiling these amounts for the holiday lighting and décor services portion of Lawn Doctor Businesses, LDI has relied on the experience of several of its affiliate's franchisees who offered holiday lighting and décor services for 3 years as part of a pilot program. You should review these figures carefully with a business advisor before deciding to acquire a franchise for the Business.

Item 8

RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES

Many of the items and services you will need for the Business must be purchased or leased from LDI or from sources LDI has designated or approved or must meet specifications set by LDI. LDI will provide you with a list of approved products and supplies, and a list of approved and designated suppliers, and will occasionally revise those lists. LDI estimates that source-restricted purchases for a Lawn Doctor Business will equal approximately 90 to 95% of your cost of establishing the Business and 50 to 60% of your ongoing costs. One or more of LDI's officers have a financial interest in LDI, which is the sole source of many of the items and services you will need for the Business. No officer of LDI currently owns an interest in any other supplier.

You must use the Turf Tamer Stand-On Applicator and Turf Tamer Power Seeder which LDI developed. Due to certain characteristics of this equipment, you must obtain this equipment only from LDI. LDI has not approved any other source from which you may acquire this equipment. LDI may modify and/or substitute any of the equipment you must use in the Business, including any of the delivery devices used to apply chemicals to customers' lawns. LDI may also require you to lease additional Turf Tamer Stand-On Applicator equipment depending upon the concentration of your customers and your volume of sales. During the term of the Equipment Leases, you must: (1) maintain the Turf Tamer Stand-On Applicator and Turf Tamer Power Seeder in good repair and working order and purchase all major replacement parts for them from LDI at LDI's selling price, plus a reasonable handling charge, or from approved manufacturers (LDI has not approved any other source for the major replacement parts at this time); (2) maintain title to the Turf Tamer Stand-On Applicator and Turf Tamer Power Seeder exclusively in LDI (or its lessor under a lease-financing agreement) at your own cost and expense; (3) maintain adequate

insurance on the Turf Tamer Stand-On Applicator and Turf Tamer Power Seeder and pay all related taxes; and (4) upon termination of the Equipment Leases, immediately ship or store the Turf Tamer Stand-On Applicator and Turf Tamer Power Seeder according to LDI's instructions.

You must purchase computer hardware and software for the Business according to LDI's standards and specifications. The computer hardware and software must be functional with (1) the lawn care business management computer software program provided by the supplier LDI designates and (2) the software LDI requires for the holiday lighting and décor design, installation, and maintenance portion of your Business. LDI may require you to use designated and approved brands, types, makes and models of computer hardware (including printers) in connection with the computer software programs. LDI also may require you to use designated accounting professionals to ensure your required reports and financial statements are prepared properly.

You must purchase or lease at least one vehicle (the "Service Vehicle") that is suitable for transporting various lawn equipment, holiday lighting and décor materials, installation equipment, and related supplies and materials needed to operate the Business and which meets LDI's specifications. You must order the Service Vehicle (either the ProMaster van or the Reddick Spray Truck) from one of LDI's approved suppliers to ensure it complies with LDI's standards and specifications. You also must: (1) take delivery of the Service Vehicle immediately following the completion of training school; (2) maintain the condition and appearance of the Service Vehicle and equipment consistent with the professional image of the Business; (3) not use the Service Vehicle and equipment for any purpose other than the operation of the Business; (4) display on the Service Vehicle and equipment only the Marks and LDI-approved signs, emblems, lettering and logos; and (5) not sell or transfer the Service Vehicle (other than to LDI) without first removing all of the Marks from the Service Vehicle. LDI will outfit your Service Vehicle for the Business and provide all related materials. The leasing or financing company will pay LDI for those services and materials and roll those costs into your lease payments.

You must maintain in force the insurance coverage that LDI requires from time to time and meet the other insurance related obligations in the Agreement. Such insurance must include comprehensive general liability, products liability, completed operations liability, motor vehicle liability, and workers' compensation. All such policies must be with carriers acceptable to LDI, must provide coverage on an occurrence basis, and must insure against claims for injury, death and property damage arising from the Business. Periodically, LDI will specify the required amount of coverage. Currently, general liability insurance must be not less than \$1,000,000 combined single limit for each occurrence and \$2,000,000 combined single limit aggregate; products and completed operations liability must not be less than \$1,000,000 combined single limit aggregate; motor vehicle liability must not be less than \$1,000,000 combined single limit aggregate; and workers' compensation must be the greater of LDI's then-current requirements or as required by state law. LDI must be named an additional insured grantor. The types and amounts of coverage are subject to change by LDI. You will incur incremental costs for the insurance premiums associated with HOLIDAY LIGHTING HEROES holiday lighting and décor services.

During the first year of operation, your Business must use bookkeeping services provided by LDI's designated franchise accounting provider.

LDI has the right, directly and/or through a designated source (including an affiliate), to develop, implement, operate, maintain, and improve a call center (the “Call Center”) for the marketing, customer solicitation and engagement, transaction processing, and other purposes LDI periodically specifies. Whenever the Call Center is operational, you must use and allow the use of the Call Center in your Business and comply with LDI’s standards, specifications, and operating procedures for participation in and operation of the Call Center. LDI or the other designated source may charge various Call Center fees. The Call Center currently is not operational.

Except as described above, there are no goods, services, supplies, fixtures, equipment, inventory, computer hardware and software, real estate, or comparable items related to establishing or operating the Business that you currently must buy or lease from LDI (or LDI’s affiliate), from designated or approved suppliers, or according to LDI’s standards and specifications.

If you wish to use any type or brand of product or supply item, or purchase products or supplies from a supplier, that is not currently approved by LDI, you must notify LDI of your desire to do so and submit to LDI specifications, photographs, samples and other information requested by LDI. You are not required to pay a fee to secure supplier approval. LDI will, within 30 days, determine whether the products, supplies, or supplier meets its specifications and standards. LDI develops its specifications and lists of approved suppliers through internal and field testing, consultations with franchisees and suppliers, review of industry and trade association information, and other means. LDI may revoke supplier approval in a written notice, a copy of which will be provided to you. LDI may limit the number of approved suppliers with whom you may deal, designate sources that you must use, and/or refuse any of your requests for any reason, including that LDI has already designated an exclusive source (which might be LDI or LDI’s affiliate) for a particular item or service. For example, if LDI designates a buying marketplace (which may be developed and/or operated by LDI or its affiliate), you must buy the products and services LDI requires through that marketplace. To the extent that LDI has developed criteria for suppliers, they are not available for review by franchisees.

In some regions, franchisees have established buying groups to purchase chemicals, materials, and supplies from vendors. LDI has not established any purchasing or distribution cooperatives. LDI has negotiated purchasing arrangements (including price terms) with suppliers who provide printed materials and Service Vehicles to franchisees (there is an indirect financing arrangement in place with one of the Service Vehicle suppliers, as described in Item 10). LDI and its affiliates may receive payments from designated and approved suppliers on account of franchisee purchases of required and approved items from those suppliers. LDI and its affiliates have the right to receive payments from suppliers on account of their actual or prospective dealings with LDI, you, and other franchisees and to use all amounts that LDI and its affiliates receive without restriction for any purposes LDI and its affiliates deem appropriate. LDI received approximately \$143,000 from approved suppliers (including one of its Service Vehicle lessors) during 2025 based on their sales to franchisees, which LDI currently plans to use for marketing and promotional purposes. LDI does not provide you with any material benefits based on your purchase of approved items or services or your use of approved suppliers.

LDI will derive revenue or other material consideration from its sale and lease of equipment, supplies and services to you. In the fiscal year ending December 31, 2025, according

to LDI's unaudited financial statements and internal records, LDI's revenue from equipment leases was \$590,069, its revenue from parts, labor and services (including vehicle outfitting) was \$1,942,995, and its revenue from the Call Center was \$134,250, which collectively total \$2,667,314, or 6.58% of LDI's total 2025 revenue of \$40,511,731.

Item 9

FRANCHISEE'S OBLIGATIONS

This table lists your principal obligations under the franchise and other agreements. It will help you find more detailed information about your obligations in these agreements and in other items of this Disclosure Document.

Obligation	Section in Agreement	Disclosure Document Item
(a) Site selection and acquisition/lease	1 of Agreement	11 and 12
(b) Pre-opening purchases/leases	7 of Agreement; 2 of Turf Tamer Stand-On Applicator Lease and Turf Tamer Power Seeder Lease	5, 7, 8 and 10
(c) Site development and other pre-opening requirements	7 of Agreement	7, 8, 11 and 15
(d) Initial and ongoing training	2 of Agreement	7 and 11
(e) Opening	1.C of Agreement	11
(f) Fees	6, 7.F, 8, and 11.C of Agreement; 4 of Turf Tamer Stand-On Applicator Lease and Turf Tamer Power Seeder Lease	5, 6, 7, 8, and 10
(g) Compliance with standards and policies/operating manual	2.B and 7 of Agreement	8, 11, 13 and 16
(h) Trademarks and proprietary information	3 and 4 of Agreement	13 and 14
(i) Restrictions on products/services offered	7.C of Agreement	8, 11 and 16
(j) Warranty and customer service requirements	7.F of Agreement	Not Applicable

Obligation	Section in Agreement	Disclosure Document Item
(k) Territorial development and sales quotas	1.C of Agreement	12
(l) On-going product/service purchases	7 of Agreement	8
(m) Maintenance, appearance and remodeling requirements	7 of Agreement, Turf Tamer Power Seeder Lease, and Turf Tamer Stand-On Applicator Lease	8
(n) Insurance	7.G of Agreement; 10 and 11 of Turf Tamer Stand-On Applicator Lease and Turf Tamer Power Seeder Lease	6, 7 and 8
(o) Advertising	8 of Agreement	5, 6, 8 and 11
(p) Indemnification	5 of Agreement; 14 of Turf Tamer Stand-On Applicator Lease and Turf Tamer Power Seeder Lease	6
(q) Owner's participation/management and staffing	7.H of Agreement	15
(r) Records and reports	9 of Agreement	Not Applicable
(s) Inspections and audits	10 of Agreement; 13 of Turf Tamer Stand-On Applicator Lease and Turf Tamer Power Seeder Lease	6
(t) Transfer	11 of Agreement; 16 of Turf Tamer Stand-On Applicator Lease and Turf Tamer Power Seeder Lease	6 and 17
(u) Renewal	12 of Agreement; 5 of Turf Tamer Stand-On Applicator Lease and Turf Tamer Power Seeder Lease	17

Obligation	Section in Agreement	Disclosure Document Item
(v) Post-termination obligations	14 of Agreement; 7 of Turf Tamer Stand-On Applicator Lease and Turf Tamer Power Seeder Lease	17
(w) Non-competition covenants	4 and 14.D of Agreement	17
(x) Dispute resolution	15.F of Agreement	17
(y) Call Center	8.D of Agreement	6, 8, and 11
(z) Compliance with customer complaint resolution procedures	7.F of Agreement	6

Item 10

FINANCING

You must enter into Equipment Leases before your initial training. The Turf Tamer Stand-On Applicator Lease requires you to pay a nonrefundable deposit of \$3,350 as part of the initial franchise fee and provides for a monthly payment of \$335.40, plus sales tax, to LDI over an 84-month period. You may elect to pay the rent due under the Turf Tamer Stand-On Applicator Lease in a lump sum payment of \$22,350, payable to LDI when you sign the lease. The Turf Tamer Power Seeder Lease requires you to pay a nonrefundable deposit of \$3,050 as part of the initial franchise fee and provides for a monthly payment of \$339.20, plus sales tax, to LDI over a 72-month period. You may elect to pay the rent due under the Turf Tamer Power Seeder Lease in a lump sum payment of \$20,400, payable to LDI when you sign the lease. Payments under the Equipment Leases begin 365 days after you complete initial training. The Turf Tamer Stand-On Applicator Lease has a 7-year term with a right to renew for an additional term. The Turf Tamer Power Seeder Lease has a 6-year term with a right to renew for an additional term. At renewal, you will have the option of either: retaining the equipment without any additional charges; or returning the equipment in exchange for new equipment, with the payment of then-current lease charges. You cannot assign the Equipment Leases without LDI's approval. Under the Equipment Leases, LDI retains title to the equipment, but LDI may, at its sole option, require you to sign and file a Form UCC-1 in all applicable jurisdictions. Because you do not have title in the equipment, and except as provided in this Item, LDI does not require you to grant it a security interest in the equipment. The Equipment Leases are terminable if you: fail to make a lease payment within 10 days after the due date; fail to cure any default within 15 days after receiving notice; make an assignment for the benefit of creditors, file for bankruptcy protection, become insolvent or take

other similar actions; or the Agreement is terminated. On default, all Equipment Lease payments are accelerated and become due immediately. Uncured Equipment Lease defaults allow LDI to terminate the Agreement.

LDI also has established a vehicle lease program with Isuzu Finance of America (“Isuzu”), an unaffiliated company, under which Isuzu will lease to franchisees, or otherwise finance franchisees’ acquisition of, the Reddick “Spray” truck that LDI recommends franchisees operating in certain geographic areas obtain for their Businesses (due to specific climate conditions) instead of the standard ProMaster van that a majority of franchisees use in their operations.

Financing terms depend, in part, on whether you choose to buy the truck or lease it (with or without a purchase option), which in turn will determine the amount of your required downpayment. The vehicle’s cost ranges from approximately \$120,000 to \$135,000 depending on the specific model you choose. The downpayment will range from 0% to 15% of the vehicle’s total cost (depending on your creditworthiness), with the high downpayment estimated to be approximately \$15,000. The balance of the lease payments or acquisition cost would be financed. Estimated monthly lease payments are \$2,050 over a 72-month lease term. Estimated monthly payments if buying the vehicle are \$1,765 to \$2,017 over a 72-month financing term. While the applicable interest rate depends on market factors when you lease or acquire the vehicle, the effective annual percentage interest rate as of September 15, 2025, ranges from 6.5% to 9.95%. A sample set of Isuzu’s financing documents are attached as Exhibit M to this disclosure document.

Isuzu retains a security interest in the vehicle until you have paid in full. You need not grant a security interest in any other property. No one other than you must personally guarantee the debt. You generally may prepay the amounts due without penalty.

A 10% late fee (subject to applicable law) is due on each late payment. (Vehicle Lease Section 5(b)) If you default under any financing document, Isuzu may, among other things, sue to recover damages, require you to return the vehicle, cancel the lease, enter your premises and repossess the vehicle, and seek payment of liquidated damages. (Vehicle Lease Section 18(b)) You are responsible for all collection and other costs, including attorneys’ fees. (Vehicle Lease Sections 20 and 25) While there is no cross-default provision in your Franchise Agreement (meaning that failure to pay the lender results in a default under your Franchise Agreement), if the lender repossesses the vehicle due to non-payment as a result of which you cannot operate your Business under the Franchise Agreement, LDI would have the right to terminate the Franchise Agreement.

Your payment obligations are not subject to any right of set off, counterclaim, deduction, defense, or other right you might have, although you are not barred from bringing such a claim in a separate cause of action. (Vehicle Lease Section 9) You waive your rights as a lessee under Article 2A of the Uniform Commercial Code and your right to recover incidental or consequential damages from the lender for any breach of warranty or other default. (Vehicle Lease Section 24)

LDI has no past or present practice or intent to sell, assign, or discount to a third party all or part of any financing arrangement. However, Isuzu has the right to sell or transfer its interest in the financing documents and the vehicles. (Vehicle Lease Section 23) For each financing transaction Isuzu completes with a franchisee, LDI receives a payment from Isuzu ranging from

2% to 2.5% of the amount of the transaction. LDI does not otherwise receive any payments or other consideration, either directly or indirectly, from any third party for the placement of financing with such third party.

Except as provided above, LDI does not offer direct or indirect financing. LDI does not guarantee your note, lease, or obligation.

Item 11

FRANCHISOR'S ASSISTANCE, ADVERTISING, COMPUTER SYSTEM, AND TRAINING

Except as listed below, LDI is not required to provide you with any assistance.

Before you open the Business, LDI will:

(1) Provide you with specifications, standards, operating procedures and specialized equipment for a Lawn Doctor Business to protect the quality of LDI's products and services. (Agreement - Sections 7.A and 7.E)

(2) Provide you with reasonable guidance in the development of the Business. (Agreement - Section 2.B)

(3) Train you in the Lawn Doctor system, including lawn care services and HOLIDAY LIGHTING HEROES holiday lighting and décor services. (Agreement - Section 2.A)

During your operation of the Business, LDI will:

(1) Provide you with guidance for the operation of the Business. LDI will provide guidance to you and supervisory employees through the Operating Manual (defined below) and, at its option, via telephonic conversations and consultation at LDI's offices or your office. (Agreement - Section 2.B)

(2) Provide you access to the Operating Manual and, at its option, additional presentation materials and content on LDI's learning management system. (Agreement - Section 2.B)

(3) Let you use the Marks. (Agreement - Section 3)

(4) Disclose confidential information to you relating to the operation of the Business. (Agreement - Section 4)

(5) Advise you of approved suppliers for a Service Vehicle and other items and required and authorized products and supplies. (Agreement - Section 7)

(6) At LDI's option, establish a national and one or more regional or local Marketing Funds for marketing and promotional programs. (Agreement - Section 8) LDI currently administers regional Marketing Funds in Atlanta, GA; Baltimore, MD; Chicago, IL; Colorado Springs, CO; Dallas, TX; Denver, CO; Lancaster, PA; Nashville, TN; New York, NY; Philadelphia, PA; Richmond, VA; Roanoke, VA; and Washington, DC. LDI established a national Marketing Fund and began collecting national Marketing Fund contributions from franchisees in January 2018.

(7) LDI may assist you in establishing prices for authorized products and supplies.

Because Lawn Doctor Businesses provide services at customer locations and generally do not maintain physical sites, LDI does not have any site selection procedures or factors LDI considers in approving sites. Therefore, LDI does not have the right to terminate the Agreement if you and LDI cannot agree on a site.

Operating Manual

LDI will provide you with access to one copy of the operating manual, which may include one or more separate manuals as well as compact disks, computer software, information available on an Internet site, other electronic media and/or written materials (the "Operating Manual"). The Operating Manual contains mandatory and suggested specifications, standards and operating procedures prescribed by LDI for the operation of a Lawn Doctor Business and information about your other obligations under the Agreement so that the quality of LDI's brand, products, and services is maintained. LDI may modify the Operating Manual, but this will not alter your fundamental status and rights under the Agreement. You must keep your copy of the Operating Manual current, but the master copy maintained by LDI at its principal office will be controlling. The Operating Manual is confidential, and you may disclose its contents only to your employees who need to know its contents to perform their jobs. You may not copy any part of the Operating Manual. The table of contents to the Operating Manuals are attached as Exhibit H. As of the issuance date of this Disclosure Document, the Lawn Doctor Operating Manual contains a total of 1,612 pages. The HOLIDAY LIGHTING HEROES Operating Manual contains a total of 84 pages.

At LDI's option, LDI may post some or all of the Operating Manual on a restricted website or extranet to which you will have access. If LDI does so, you must monitor and access the website or extranet for any updates to the Operating Manual or system standards.

Advertising

Lawn Care and Related Services

You must spend each calendar year during the franchise term (beginning the first calendar year after you sign the Agreement) the greater of \$30,000 or 10% of your Net Revenues for marketing and promotion in your Territory (this relates exclusively to your lawn care and related services). Within 60 days after the end of each year, you must submit to LDI a report detailing your marketing and promotion expenditures in your Territory during that year. If you fail to spend the required \$30,000 or 10% of your Net Revenues (whichever is greater) for marketing and

promotion during any calendar year, you must pay LDI the unspent amount within 60 days after the calendar-year end. LDI may then use such monies for any marketing or promotional expense (whether national, regional, local or otherwise) at any time. To the extent LDI does not spend any advertising amounts included in the initial franchise fee within the first operational year of your Business, LDI will spend the balance in the subsequent calendar year and apply that balance toward your annual advertising/marketing commitment in that year. You must submit for approval by LDI samples of all advertising and promotional materials. If you use any unapproved materials, LDI may assess a fine of \$250 per item per occurrence. You must comply with LDI's requirements, standards and specifications concerning franchisees' use of websites or other computer-based advertising to promote Lawn Doctor Businesses. You must submit proposed website information for LDI's approval before you implement a website, and LDI must approve any changes you make to a website. You may not in any event use the Marks in your domain name or electronic address. You must display the toll-free telephone number as the primary and dominant business phone number and display the number on all marketing materials and Service Vehicles.

LDI maintains and administers one or more national and regional marketing fund(s) (the "Marketing Fund") for national and regional marketing and promotional programs. You must contribute to these Marketing Funds an amount LDI establishes, although these contributions will not exceed 5% of your Net Revenues. LDI will specify the amount of any contributions on at least 30 days' notice. You must contribute to the Marketing Fund on a weekly basis, together with the royalty and service fee. Your contributions to the Marketing Fund will be credited against the amount you are required to spend for advertising in your Territory. There might be franchisees contributing to the Marketing Fund at different rates because they operate under different forms of franchise agreement. In 2025, LDI used certain commissions it received from suppliers for marketing and promotional programs, but LDI and its affiliates have the right to use all amounts that LDI and its affiliates receive from suppliers on account of their actual or prospective dealings with LDI, you, and other franchisees without restriction for any purposes LDI and its affiliates deem appropriate. The 15 regional Marketing Funds are listed in both Item 6 and this Item (above). LDI also administers a national Marketing Fund and began collecting national Marketing Fund contributions from franchisees in January 2018. If the Business is located in an area where there is a regional Marketing Fund, LDI will adjust your contributions to that regional Marketing Fund so that your total contributions to the Marketing Fund (both regional and national) do not exceed 5% of the Business's Net Revenues.

LDI will direct all advertising programs financed by the Marketing Fund and will control creative concepts, materials, endorsements and offers. The Marketing Fund may pay for preparing and producing advertising, marketing, and promotional content and related materials; administering, directing, and preparing regional and multi-regional advertising and marketing programs; supporting public relations, market research, and other advertising, marketing, and promotional activities; supporting centralized platforms, such as reputation management and referral platforms, Search Engine Optimization, and third-party conversion rate optimization software; and consulting and web development as are necessary to manage and administer marketing campaigns and programs. LDI may also use the Marketing Fund to pay for a toll-free telephone number program and on-line Internet advertising and marketing, including Facebook, Twitter, and other social media, and to pay for click-through charges to search engines, banner advertising sources, and advertising host sites ("social media" includes personal blogs, common

social networks like Facebook and Instagram, professional networks like LinkedIn, live-blogging tools like Twitter, virtual worlds, file, audio and video-sharing sites, and other similar social networking or media sites or tools). Currently, LDI's wholly-owned subsidiary, LADO, advances the costs to purchase advertising, marketing and promotion content on behalf of the Marketing Fund. The Marketing Fund reimburses LADO for the costs of purchasing the advertising, marketing and promotional content on an annual basis. If the Marketing Fund does not receive enough contributions to reimburse LADO during the calendar year, then the balance will carry over to the following year. The Marketing Fund will be accounted for separately from all other funds of LDI and will not be used to defray LDI's general operating expenses, except for salaries, administrative costs and overhead relating to the Marketing Fund and its marketing and promotional programs. The Marketing Fund is not LDI's asset or a trust. LDI does not owe you fiduciary obligations because it maintains the Marketing Fund. LDI may spend in any fiscal year an amount greater or less than the aggregate contributions of Lawn Doctor Businesses contributing to the Marketing Fund in that year. LDI may make loans to the Marketing Fund (and the Marketing Fund may borrow from LDI or other lenders) bearing reasonable interest to cover any deficits of the Marketing Fund or cause the Marketing Fund to invest any surplus for future use. LDI will prepare an annual unaudited report of monies collected and costs incurred by the Marketing Fund and will make the report available for inspection by you. In the fiscal year ending December 31, 2025, the expenditures of the Marketing Funds (regional and National) were allocated as follows: more than 85% for media and less than 15% for creative, production, administrative, and other costs. Except for certain marketing materials that contain a statement regarding the availability of franchise opportunities, LDI does not use Marketing Fund monies for soliciting the sale of franchises.

LDI may incorporate the Marketing Fund or operate it through a separate entity whenever LDI deems appropriate. The Marketing Fund is intended to maximize general public recognition and patronage of Lawn Doctor Businesses and the Marks for the benefit of all Lawn Doctor Businesses. LDI undertakes no obligation to ensure that expenditures by the Marketing Fund are proportionate or equivalent to contributions by Lawn Doctor Businesses or that any Lawn Doctor Business will benefit directly or in proportion to its contribution to the Marketing Fund from the conduct of marketing programs or the placement of advertising.

LDI has the right, but no obligation, to use collection agents and institute legal proceedings to collect Marketing Fund contributions at the Marketing Fund's expense. LDI also may forgive, waive, settle and compromise all claims by or against the Marketing Fund.

LDI may at any time defer or reduce the Marketing Fund contributions of a Lawn Doctor Business and, upon 30 days' prior written notice to you, reduce or suspend Marketing Fund contributions and operations for one or more periods of any length and terminate (and, if terminated, reinstate) the Marketing Fund. If LDI terminates the Marketing Fund, LDI will distribute all unspent monies to all Lawn Doctor Businesses (whether franchised or operated by LDI or its affiliates) in proportion to their respective Marketing Fund contributions during the preceding 12-month period.

If you begin operations after the optimal season starting point, you may elect to pay LDI \$5,000 to invest in the Centrally Managed Media Boost Program; however, you are not obligated to participate in this optional program.

We utilize a national Marketing Fund committee, which is comprised of 3 members. The members are selected by the President's Advisory Council and approved by us. The national Marketing Fund committee serves only in an advisory capacity and has no decision-making authority. We have the power to form, change, or dissolve this committee at any time, at our discretion.

LDI has the right, directly and/or through a designated source (including an affiliate), to develop, implement, operate, maintain, and improve a Call Center for the marketing, customer solicitation and engagement, transaction processing, and other purposes LDI periodically specifies. Whenever the Call Center is operational (and it currently is not operational), you must use and allow the use of the Call Center in your Business and comply with LDI's standards, specifications, and operating procedures for participation in and operation of the Call Center. LDI or the other designated source may charge various Call Center fees.

HOLIDAY LIGHTING HEROES Advertising/Marketing

In addition to the advertising and marketing obligations described above relating exclusively to your lawn care and related services, beginning in your 2nd full year of operating your Business, you must spend each calendar year during the franchise term—specifically to market and promote your HOLIDAY LIGHTING HEROES holiday lighting and décor services—the greater of \$6,000 or 5% of the immediately-preceding calendar year's Net Revenues attributable to your holiday lighting and décor services. You must pay LDI the applicable amount in 2 installments: 50% by the 2nd Friday of each November and the remaining 50% by the 2nd Friday of each December. LDI will use these monies to drive media-based leads specific to the HOLIDAY LIGHTING HEROES holiday lighting and décor services in your Territory. You must pay LDI these amounts beginning in your 2nd full year of operating your Business whether or not you have begun offering and providing these services in your Territory (although LDI expects you to begin doing so by that time). If you choose not to offer these services, LDI still may collect these funds from you (and you must pay them) and hold them until you do so. LDI need not refund these amounts, and may use them as it deems best, if you do not offer the services. LDI did not spend any marketing/advertising contributions during 2025 on the HOLIDAY LIGHTING HEROES holiday lighting and décor services line.

Computer System

You must purchase or have available computer hardware and software for the Business that meets LDI's standards and specifications in order to operate the computer software programs described below. This includes a computer, monitor, printer, and third-party software, including Microsoft Office and QuickBooks Online.

You must sign an agreement with the suppliers LDI designates to license computer software programs suited for use by businesses offering both lawn care services and holiday

lighting and décor design, installation, and maintenance services. The computer software program is designed for your use in the overall management and operation of the Business and to collect and generate lists of customers and prospects, direct mail programs, accounting management information, data to track revenues from the Business, schedule of services, GPS directions, customer inquiries and similar information. This computer software program currently consists of Service Assistant (one user license), Routing Assistant, Customer Assistant Website, and Mobile Live (one user license) and, for the holiday lighting and décor services, Holiday Home Concepts and Serviceminder software.

You must pay the designated supplier of the lawn care-related software a monthly license and support fee currently equal to \$225 per month. You must pay the designated suppliers of the holiday lighting and décor software monthly license fees currently equal to approximately \$319 per month. Other than these fees and the agreements you sign with the designated suppliers, there are no service contracts and no expected annual costs for optional or required maintenance, repairs, upgrades, or updates related to the computer software programs (and therefore no other third parties have any contractual right or obligation to provide them).

Besides paying third-party suppliers the monthly license and support fees, you must pay LDI monthly Technology Fees to fund the technology expenditures LDI deems best for LAWN DOCTOR Businesses. The Technology Fee currently is \$150 per month until the cumulative Net Revenues of your Business reach \$1,000,000, at which time the Technology Fee is currently scheduled to increase to \$250 per month (provided, however, that LDI has the right, in its sole judgment, to increase the monthly Technology Fee from time to time during the franchise term). The first Technology Fee payment is due in the calendar month in which your Business commences operations. Each subsequent Technology Fee payment is due no later than the tenth day of each subsequent calendar month. LDI has the right to allocate and spend Technology Fees in its sole judgment, including for salaries, wages, and benefits, direct technology program costs, and overhead expenses for technology-related activities. The Technology Fee is in addition to any other costs you incur for the Software Program or other computer hardware or additional software. LDI has no obligation to account to you or other franchisees for its use of Technology Fees or to ensure that you or your Business benefits directly or pro rata based on your Technology Fee payments.

Except as described above, neither LDI nor the third parties whose products you buy have any contractual right or obligation to provide ongoing maintenance, repairs, upgrades, or updates to the computer hardware and compatible software, unless you obtain a service contract or a warranty covers the product.

You may also be required to incur reasonable costs to purchase or lease new or modified computer hardware and software for use with the computer software programs described above. There are no contractual limitations on the frequency and cost of this obligation. You will also sign the Extranet Agreement (Exhibit F). LDI will have unlimited independent access to all information and data that your computer system generates and stores, including all data derived from the computer software program. LDI estimates the cost of any computer hardware and software, including peripheral devices and software in addition to the software provided by the designated supplier, to be \$2,000 (plus a QuickBooks Online ongoing monthly fee, which is

currently \$85 per month). Because of varying market conditions and types of maintenance and support contracts, LDI is unable to estimate the annual cost of any optional maintenance, updating, upgrading, or support contracts.

Business Opening

You select the Territory for your Business, subject to LDI's approval. While there is generally an interval of 30 to 60 days between the execution of the Agreement and the opening of the Business, you must commence pre-opening marketing efforts for your Business to LDI's satisfaction within 15 days after you complete LDI's training program. Upon your request, LDI may, at its sole option, grant you an extension of the 15-day period. LDI may terminate the Agreement if you do not comply with the opening deadline specified above. The interval also will vary depending upon the availability and delivery of the Turf Tamer Stand-On Applicator. LDI does not expect you to begin providing HOLIDAY LIGHTING HEROES holiday lighting and décor services until the holiday season approaches (typically in September), although you need not begin providing these services until your second full year of operation.

Training

Lawn Care and Related Services

You may designate up to 2 persons (the principal owner is required to attend) to participate in LDI's mandatory training program. The program will be conducted 5-6 times per year. You will be responsible for all travel and living expenses in connection with the training program. If you or your designee do not satisfactorily complete the training program, you or your designee must attend the next initial training program at your expense. There is no specific timeframe after signing the Agreement or before opening the Business within which you must complete training. If you or your designee's performance in the additional training program is unsatisfactory, LDI may terminate the Agreement effective upon delivery of notice of termination to you. LDI may require that you and your supervisory personnel complete supplemental and refresher training programs, to be furnished without charge, at designated locations. You must pay any travel and living expenses for supplemental and refresher training programs. LDI may provide some or all training programs in a virtual environment via a restricted website or extranet to which you have access.

Currently, the initial training program is conducted at LDI's headquarters (or at nearby facilities) and at LDI's manufacturing facility, located in Marlboro, New Jersey. The current training program is a 5-day program which includes approximately 37 hours of actual classroom and/or hands-on instruction, and approximately 20-25 hours for classroom preparation, homework, test taking, and planned group events. The instructional materials for LDI's training program include handouts, the Operating Manual, and tests that LDI requires you to take. The officers of LDI participate in and supervise all phases of the program based on their expertise with Lawn Doctor Businesses. LDI's Department of Operations administers the training program. The Vice President of Operations, David Newman, has been with the Lawn Doctor system since 1998 and has experience in all aspects of operations. Mr. Newman oversees the training program and the individual trainers who have been with LDI an average of 11 years and have held a variety of

other positions. LDI's current initial training program is summarized in the following tabular chart:

TRAINING PROGRAM

Column 1 Subject	Column 2 Hours of Classroom Training	Column 3 Hours of On- The-Job Training	Column 4 Hours of Virtual Training	Column 5 Location
Welcome introductions, agenda overview & leadership	1	0	0	LDI's Headquarters in Holmdel, New Jersey
Agronomy Horticultural and Product Safety	16	0	9	LDI's Headquarters in Holmdel, New Jersey
Financial Planning	1	0	2	LDI's Headquarters in Holmdel, New Jersey
Marketing Strategies	1.5	0	4.75	LDI's Headquarters in Holmdel, New Jersey
Sales Strategies	3.5	0	18	LDI's Headquarters in Holmdel, New Jersey
Lawn Doctor Equipment Operation and Maintenance	11	0	1	LDI's Manufacturing Facility
Servicing & Safety Procedures	2	0	23.75	LDI's Headquarters in Holmdel, New Jersey
People & Culture	0	0	15.45	
Holiday Lighting	3.5	3.5	11.45	
Classroom preparation, Homework, test taking, Planned group events Business Planning/Operations	39.50	3.5	85.4	LDI's Headquarters in Holmdel, New Jersey or Remote Access

In addition to the above training, the designated supplier of the computer software program will provide you with computer software training.

LDI periodically may conduct conventions or conferences for some or all of its franchisees (“Conventions”). You must attend one or more of these Conventions (as LDI specifies) and pay all expenses incurred in attending, including registration, transportation, and meals, lodging, and living expenses. LDI will determine the duration and location of and curriculum for the Conventions. You must pay the applicable registration fee for each Convention when you register or as LDI otherwise directs. This fee is not refundable. You must pay a registration fee even if you do not attend (or plan to attend) the particular Convention. If you own and operate more than one Lawn Doctor Business franchise, you need only pay a single Convention registration fee for a particular Convention.

LDI currently offers new franchisees a mentorship program that supplements LDI’s initial training program with practical experience in operating a Lawn Doctor Business. LDI pairs you with an existing franchisee, chosen by LDI in its sole discretion, who will provide you with on-the-job operational training and guidance on the best practices in the lawn care and tree and shrub care industry. Your franchisee mentor will guide you through telephone calls and during one visit that you must make to the franchisee’s Lawn Doctor Business after you complete the initial training program but before you open the Business. You will be responsible for all travel and living expenses during the mentorship program.

HOLIDAY LIGHTING HEROES Holiday Lighting and Décor Services

You must attend and complete to LDI’s satisfaction the required training program to offer and sell HOLIDAY LIGHTING HEROES holiday lighting and décor services. LDI plans to conduct this training program in the Holmdel, New Jersey area as often as training programs are necessary. LDI expects that this training will occur separately and at a different time of year from the training program for the lawn care and related services. The training program currently is scheduled to last for a total of approximately 2 to 3 days. While LDI does not charge a separate fee for this training, you must pay all travel and living expenses incurred by your training attendees. If your attendees do not complete training to LDI’s satisfaction, you will not have the right to offer and sell HOLIDAY LIGHTING HEROES holiday lighting and décor services. However, LDI will not terminate your Franchise Agreement for not completing this part of training.

The instructional materials for HOLIDAY LIGHTING HEROES holiday lighting and décor services include handouts and the Operating Manual. LDI’s Department of Operations administers the training program. Chris Stoness oversees the training program. Mr. Stoness is the Chief Executive Officer of LDI’s affiliate Sparkle Squad (see Item 1). He has supervised the development and implementation of the holiday lighting and décor program for LDI and its affiliated brands

LDI’s current initial training program is summarized in the following tabular chart:

Column 1 Classroom	Column 2 Hours of Classroom Training	Column 3 Hours of On- The-Job Training	Column 4 Location
Time: 9:00am - 5:00pm			
Tools & Equipment	1.5	0	Holmdel, New Jersey
Marketing	1.5	0	Holmdel, New Jersey
Technicians	1	0	Holmdel, New Jersey
Financials	1	0	Holmdel, New Jersey
Estimating & Sales	1	0	Holmdel, New Jersey
Technology	1	0	Holmdel, New Jersey
Estimating Practice	1	0	Holmdel, New Jersey
DAY 2 TRAINING			
In Field Hands On (Installs and Uninstalls)			
Time: 8:00am - 6:00pm			
Intro	0.5	0	Holmdel, New Jersey
Products, materials, equipment orientation	2	0	Holmdel, New Jersey
Estimating	1	0	Holmdel, New Jersey
Complete new install	3	0	Holmdel, New Jersey
Remove lights	1	0	Holmdel, New Jersey
Reinstall lights	1.5	0	Holmdel, New Jersey
Clean up	0.5	0	Holmdel, New Jersey
Close	0.5	0	Holmdel, New Jersey
DAY 3 TRAINING			
Sales Training			
Time: 9:00am - 5:00pm			
Consultative Selling	2	0	Holmdel, New Jersey
Overcoming Objections	2	0	Holmdel, New Jersey

Column 1 Classroom	Column 2 Hours of Classroom Training	Column 3 Hours of On- The-Job Training	Column 4 Location
Setting Expectations	2	0	Holmdel, New Jersey
Creating Customers For Life	2	0	Holmdel, New Jersey
Total	26	0	

Item 12

TERRITORY

A geographic territory (the “Territory”) will be identified in the Agreement in which you will initially conduct the Business. The Territory will contain no less than 10,000 single family residences. After you have been operating the Business for 4 years, if your “Market Share” falls below the required level (for everything unrelated to holiday lighting and décor under the HOLIDAY LIGHTING HEROES Mark), LDI may reduce the size of your Territory by redrawing its boundaries in LDI’s sole discretion. Your “Market Share” means the percentage of single-family residences in the Territory using Lawn Doctor services out of the total single-family residences in the Territory. Your Market Share in the Territory may be no less than 70% of the average Market Share of all Lawn Doctor Businesses which have been in operation for 4 or more years. Otherwise, LDI may not alter your Territory or territorial rights during the franchise term (LDI may change the Territory upon your acquisition of a successor franchise for the Business).

In order for you to acquire additional Territories, you must have a “Market Share” of at least 2% in all of the Territories in which you are operating at the time you notify LDI of your interest in acquiring an additional Territory. Otherwise, you have no options, rights of first refusal, or similar rights to acquire additional franchises.

If you are in compliance with the Agreement, but except as provided in clauses (1) through (3) below, LDI will not operate or grant a franchise for the operation of a Lawn Doctor Business with a territory which overlaps in any material respect with your Territory. Except for this limitation, LDI and its affiliates retain all rights with respect to Lawn Doctor Businesses, the Marks, and other activities, including: (1) the right to provide, offer and sell, and to grant others the right to provide, offer and sell, products similar to and/or competitive with those offered and sold at Lawn Doctor Businesses, whether identified by the Marks or other trademarks or service marks, through dissimilar distribution channels (including via catalog, the Internet or other media) both inside and outside your Territory; (2) the right to establish and operate, and grant to others the right to establish and operate, businesses offering and selling dissimilar products and services under the Marks and other trademarks and service marks, both inside and outside your Territory; (3) the right to establish and operate, and grant to others the right to establish and operate, businesses offering and selling mosquito control and other pest control services (and related products), whether identified by the Marks or other trademarks or service marks, through similar

and dissimilar distribution channels both inside and outside your Territory; (4) the right to operate, and to grant others the right to operate Lawn Doctor Businesses with territories which do not overlap in any material respects with your Territory regardless of proximity to the Business; (5) the right to acquire the assets or ownership interests of one or more businesses providing products and services similar to those provided at a Lawn Doctor Business, and franchising, licensing or creating similar arrangements with respect to these businesses once acquired, wherever these businesses (or the franchisees or licensees of these businesses) are located or operating (including in your Territory); (6) the right to be acquired by a business providing products and services similar to those provided at Lawn Doctor Businesses, or by another business, even if such business operates, franchises and/or licenses competitive businesses in your Territory; and (7) the right to establish and operate, and grant to others the right to establish and operate, businesses designing, installing, maintaining, and removing holiday lighting and décor—and identified by trademarks or service marks other than the Marks (including by the HUMBUG HOLIDAY LIGHTING trademark/service mark, the SPARKLE SQUAD trademark/service mark, and any other trademarks or service marks)—through similar and dissimilar distribution channels, both inside and outside your Territory and on any terms and conditions LDI deems appropriate. LDI may exercise any of the retained rights above without compensating you. Because LDI may offer mosquito control services in your Territory through similar distribution channels, your Territory in that respect is not “exclusive,” and you may face competition from other franchisees, from outlets that LDI owns, or from other channels of distribution or competitive brands that LDI controls.

You must conduct the Business solely within your Territory, such that none of the Net Revenues of the Business are derived from customers whose properties are located outside your Territory. If you have customers whose properties are located outside your Territory and LDI grants to another franchisee a territory that encompasses such properties of your customers, then you must give such customers to such other franchisee at no charge. You must pay to LDI a royalty of 15% of the Net Revenues for all business conducted outside your Territory. This 15% royalty is in addition to the required weekly royalty of 10% of the Net Revenues of the Business. In addition, this 15% royalty will apply if you acquire an existing Lawn Doctor Business that has customers outside its designated territory.

Subject to LDI’s approval, you may (but have no obligation to) relinquish a portion of your Territory for inclusion in the territory of a Lawn Doctor Business granted by LDI to another person or entity. If you do so, you will be entitled to be paid any amount the new franchisee agrees to pay for this relinquishment over and above the initial franchise fee payable to LDI.

Because Lawn Doctor Businesses provide services at customer locations and generally do not maintain physical sites, relocation is not an issue that arises with Lawn Doctor Businesses. The continuation of your territorial rights does not depend upon your achievement of any sales level or other contingency with the exception of your compliance with the Agreement as described above. LDI does not operate or offer franchises for the operation of lawn care and conditioning services businesses, or holiday lighting and décor businesses, under a different trade name or trademark besides LAWN DOCTOR and HOLIDAY LIGHTING HEROES. LDI does not intend to use the Marks or other trademarks in other channels of distribution for similar products or services, but has the right to do so.

LDI's affiliate MH (described in Item 1), whose principal business address is the same as LDI's principal business address, currently offers franchises for "PEST HUNTERS-MOSQUITO HUNTERS" businesses offering outdoor pest control services specializing in the eradication of mosquitoes and other pests through regular spraying applications and a follow-up maintenance program. While LDI's and MH's offices are at the same location, MH maintains training facilities for its pest control services that are physically separate from LDI's training facilities. "PEST HUNTERS-MOSQUITO HUNTERS" businesses may solicit and accept orders from customers near your Business and in your Territory.

In addition, the franchise systems operated by LDI's affiliates MH and SS (described in Item 1), whose principal business addresses are the same as LDI's principal business address, also currently offer as part of their required services the same holiday lighting and décor services as HOLIDAY LIGHTING HEROES. These types of services in the PEST HUNTERS-MOSQUITO HUNTERS franchise system are advertised and marketed by franchisees under the "HUMBUG HOLIDAY LIGHTING" trademark. These types of services in the SPARKLE SQUAD franchise system are advertised and marketed by franchisees under the SPARKLE SQUAD trademark. These other franchise systems have the right—using these other trademarks—to solicit and accept orders from customers for holiday lighting and décor services near your Business and in your Territory. LDI, MH and SS offer training for their branded holiday lighting and décor services lines from the same training facilities in New Jersey. Because these brands are all affiliated, LDI, MH, and SS intend to take whatever action is appropriate under the circumstances to resolve conflicts among the franchisees of each system regarding territory, customers, and support.

Item 13

TRADEMARKS

LDI will license to you the right to use the Marks in the operation of the Business and in providing the services and products associated with the Business.

The following Marks are registered (or applied for) with the United States Patent and Trademark Office on the principal register:

Name or Mark	Registration Number	Registration Date
LAWN DOCTOR (Service Mark)	1,000,040	December 17, 1974
LAWN*DOCTOR (Service Mark)	1,069,578	July 12, 1977
Design of Fist with Raised Green Thumb (Service Mark)	1,126,621	November 6, 1979
LAWN*DOCTOR and Design (Service Mark)	1,129,386	January 15, 1980
TURF TAMER	1,255,836	November 1, 1983
YARD ARMOUR	4,704,098	March 17, 2015
HOLIDAY LIGHTING HEROES	7,250,144	December 19, 2023

Name or Mark	Registration Number	Registration Date
	7,541,733	October 22, 2024

All affidavits of use which were required to be filed with respect to the above Marks have been filed or will be filed when due. LDI has renewed the registrations of the first 5 Marks listed above and intends to renew the other registrations when they come up for renewal.

There are currently no effective material determinations of the United States Patent and Trademark Office, Trademark Trial and Appeal Board, or the trademark administrator of any state or any court, nor are there any pending infringement, opposition or cancellation proceedings or any pending material federal or state court litigation, involving any of the Marks. LDI does not actually know of either superior prior rights or infringing uses that could materially affect your use of the Marks in any state. There are no agreements currently in effect which limit the rights of LDI to use or license the use of the Marks in any manner material to you.

You must follow LDI's rules when you use the Marks, including LDI's requirements and restrictions concerning use of the Marks on any website. Your right to use the Marks is limited to the conduct of the Business in compliance with the Agreement and all applicable standards, specifications and operating procedures prescribed by LDI. Any unauthorized use of the Marks by you will constitute an infringement of the rights of LDI. All provisions of the Agreement will apply to any additional trade and service marks and commercial symbols that LDI authorizes for your use. You must use the Marks as the sole identification of the Business, but you must identify yourself as the independent owner, operator, and manager of the Business in the manner LDI prescribes. You may not use any Mark or any variation thereof (1) as part of any corporate or legal business name, (2) with any prefix, suffix or other modifying words, terms, designs or symbols, (3) in connection with the performance or sale of any unauthorized services or products, (4) as part of any domain name, electronic address or search engine, or (5) in any other manner LDI has not expressly authorized in writing. To the extent you use any Mark in employment-related materials, you must include a clear disclaimer that you (and only you) are the employer of employees and that LDI, as the franchisor, is not the employer of your Business's employees and does not engage in any employer-type activities for which only franchisees are responsible, such as employee selection, promotion, termination, hours worked, rates of pay, other benefits, work assigned, discipline, adjustment of grievances and complaints, and working conditions.

You must immediately notify LDI of any apparent infringement or challenge to your use of any Mark. LDI will take action as it deems appropriate and control any litigation or proceeding. You must assist LDI with any action it may take in connection with an infringement or challenge to any Mark. If LDI decides to modify or discontinue use of any Mark or use one or more additional

or substitute trade or service marks, no matter the circumstances, then you must comply with LDI's directions to modify or discontinue the use of such Mark. LDI is not required by the Agreement to defend you against any claim respecting your use of any Mark. LDI also is not obligated to reimburse you for your direct expenses in modifying or discontinuing the use of a Mark and substituting a different trademark or service mark, for any loss of goodwill associated with any modified or discontinued Mark, or for your expenditures to promote a modified or substitute trademark or service mark.

Item 14

PATENTS, COPYRIGHTS AND PROPRIETARY INFORMATION

Currently, no patents or patent applications are material to the franchise. LDI claims a copyright in its Operating Manual, advertising and marketing materials and similar items used in the franchise. LDI has not registered these copyrights with the United States Copyright Office but need not do so to protect them. There are currently no effective material determinations of the United States Copyright Office or any court regarding any of the copyrighted materials. LDI is not obligated to protect or defend copyrights. There are no agreements currently in effect which significantly limit the rights of LDI to use or license the use of the copyrighted materials in any manner material to you. LDI does not actually know of any infringing uses of its copyrights that could materially affect your use of copyrighted materials in any state. LDI is not obligated to reimburse you for your direct expenses in modifying or discontinuing the use of any copyright. Nor are you entitled to any other compensation in such circumstances.

Through the Operating Manual and other means, LDI provides confidential information to franchisees. LDI's confidential information includes methods, techniques, formats, specifications, procedures, information, systems, sales and marketing techniques and knowledge of and experience in the development, operation and franchising of Lawn Doctor Businesses (some of which constitutes trade secrets under applicable law). You must keep this information completely confidential. You may not use the confidential information in any other business or make unauthorized copies of any confidential information. Your customer list is included in LDI's confidential information, is the property of LDI, and constitutes a trade secret of LDI. You must implement the procedures that LDI requires to prevent unauthorized disclosure of the confidential information. LDI has the right to review and approve the form of confidentiality agreement you use and to be a third-party beneficiary of that agreement with independent enforcement rights. LDI's right to review and approve the form of agreement is solely to ensure that you adequately protect confidential information. Under no circumstances will LDI control the forms or terms of employment agreements you use with your Business's employees or otherwise be responsible for your labor relations or employment practices.

All ideas, concepts, techniques, or materials relating to a Lawn Doctor Business, whether or not protectable intellectual property and whether created by or for you or your owners or employees, must be promptly disclosed to LDI and will be deemed to be LDI's sole and exclusive property, part of the franchise system, and works made-for-hire for LDI. To the extent any item does not qualify as a "work made-for-hire" for LDI, you assign ownership of that item, and all

related rights to that item, to LDI and must sign whatever assignment or other documents LDI requests to show LDI's ownership or to help LDI obtain intellectual property rights in the item.

Item 15

OBLIGATION TO PARTICIPATE IN THE ACTUAL OPERATION OF THE FRANCHISE BUSINESS

You (or, if you are an entity, your owners) must continuously use your best efforts to promote the Business and devote your full time, energies and attention to the operation of the Business. You must not engage in any business or activity that competes with LDI, the Business or the Lawn Doctor system. However, LDI may permit you to engage in other non-competitive business activities if you obtain LDI's written consent, which may be withheld in LDI's sole discretion. If LDI allows you to transfer your rights and obligations under the Agreement to a corporation or other entity that you own, you will remain bound personally by every contractual provision, whether containing monetary or non-monetary obligations, including the covenant not to compete. There are no limits on whom you may hire as an on-premises supervisor if you or your owners do not perform that function. However, any on-premises supervisor must have successfully completed LDI's training program and must agree to maintain the confidentiality of LDI's proprietary information. Franchise owners are subject to non-competition restrictions.

Item 16

RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL

You must offer and sell all lawn care and conditioning services, tree and shrub care services, and related products and services that LDI authorizes for sale by the Business in the Territory (which may include mosquito control). You also will offer and sell holiday lighting and décor services under the HOLIDAY LIGHTING HEROES trademark as part of your Lawn Doctor Business. You must conduct the Business within the Territory, such that none of the Net Revenues of the Business are derived from customers whose properties are located outside your Territory. You may not offer or sell any other services or products or use any equipment of the Business in any other business or for any other purpose. LDI may change the types of authorized services, and there are no limits on its right to do so.

Item 17

RENEWAL, TERMINATION, TRANSFER, AND DISPUTE RESOLUTION

THE FRANCHISE RELATIONSHIP

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

Provision	Section in Franchise or Other Agreement	Summary
(a) Length of the franchise term	1.C of Agreement	10 years. <u>Item 10</u> provides additional information regarding Equipment Lease term and renewal.
(b) Renewal or extension of the term	12.A of Agreement	Your renewal right permits you to obtain a successor franchise for the Business for a term of 10 years after the initial term of the Agreement expires if you meet certain requirements.
(c) Requirements for franchisee to renew or extend	12 of Agreement	You must have complied with all provisions of the Agreement, refurbish and re-equip each Service Vehicle, and repair or replace equipment. You must give LDI notice of at least 6 months, but not more than 12 months, before the end of the initial term. After receiving notice of approval, you must continue to comply with the Agreement and execute LDI's then-current form of franchise agreement and related documents, which may have materially different terms and conditions from the Agreement, including different fee requirements and territorial rights. You and your owners must also execute general releases of all claims against LDI.
(d) Termination by franchisee	Not Applicable	No specific provision of Franchise Agreement allows you to terminate the Franchise Agreement. However, you may terminate under any grounds permitted by law.
(e) Termination by franchisor without cause	Not Applicable	No specific provision.
(f) Termination by franchisor with cause	13 of Agreement	LDI has the right to terminate the Agreement if you commit any of several violations (see (g) and (h) below). Termination of the Agreement also terminates Equipment Leases.
(g) "Cause" defined – curable defaults	13 of Agreement	You fail to accurately report the Net Revenues of the Business, or fail to make payments of any amounts due to LDI (including amounts due under Equipment Leases), and you do not correct the failure within 10 days after receiving written notice; fail to comply with any other provision of the Agreement or any standard, and do not correct the failure within 30 days after receiving written notice, or you do not provide proof to LDI of your efforts to correct the failure if it cannot be cured within 30 days after written notice.
(h) "Cause" defined – non-curable defaults	13 of Agreement	You abandon the Business; transfer control of the Business without approval; make any material

Provision	Section in Franchise or Other Agreement	Summary
		misrepresentation or omission in your franchise application; fail to complete training; are convicted of a felony or other crime; make an unauthorized transfer of the assets or an ownership interest in the Business; make any unauthorized use of confidential information or the Operating Manual; fail on 3 or more separate occasions during any 1-year period to submit when due any reports required by LDI, or to pay when due the royalty and service fees or other payments due to LDI, or you otherwise fail to comply with the Agreement; submit to LDI on 2 or more separate occasions reports or supporting records which understate by more than 3% the fees due for 2 or more months; misuse or make an unauthorized use of any Mark (including unauthorized use of any Mark associated with a website); violate any law or create a health or safety hazard; fail to maintain insurance; interfere with LDI's right to inspect the Business; engage in unethical conduct which affects the reputation of the Business, LDI or other Lawn Doctor Businesses; lose a license necessary to operate the Business; fail to pay taxes; become insolvent or file bankruptcy; violate the non-compete provisions of the Agreement; you are in default or fail to cure any default (if cure is permitted) under the agreement between you and the designated supplier for the computer software program; the agreement between you and the designated supplier for the computer software program expires or is terminated.
(i) Franchisee's obligations on termination/nonrenewal	14 of Agreement	Obligations include complete de-identification (including canceling any website associated with the Business), payment of amounts due to LDI or customers within 15 days after the effective date of termination or expiration, cease use of any confidential information, and return the Turf Tamer Stand-On Applicator and Turf Tamer Power Seeder, other equipment, the Operating Manual, and any other proprietary materials.
(j) Assignment of contract by franchisor	11.A of Agreement	Fully transferable by LDI.

Provision	Section in Franchise or Other Agreement	Summary
(k) “Transfer” by franchisee -defined	11.B of Agreement	Includes voluntary or involuntary, direct or indirect assignment, sale, gift, or other disposition of any interest in the Agreement, your ownership, the Business assets, customer lists, or the Business.
(l) Franchisor approval of transfer by franchisee	11.C of Agreement	LDI has right to approve all transfers but will not unreasonably withhold approval if you are in full compliance with the Agreement. <u>Item 10</u> provides additional information regarding assignment of Equipment Leases.
(m) Conditions for franchisor approval of transfer by franchisee	11.B and 11.C of Agreement	If you desire to engage a broker or consultant to identify a potential transferee, you must provide LDI at least 90 days’ prior notice. Transferee qualifies, transferee assumes all your obligations, you pay all amounts owed to LDI and submit all required reports, transferee completes training, transferee executes LDI’s then-current form of franchise agreement and related documents (which may have different terms and conditions from the Agreement), transferee assumes all your obligations under your agreement with the designated supplier for the computer software program, you pay LDI the full transfer fee, you execute a general release of any claims against LDI, you pay LDI the then-current broker fee if LDI engages a broker for you, LDI approves the terms of the transfer, you clean and repair the equipment and Service Vehicles to LDI’s satisfaction, you provide transition services to the transferee for at least 60 days after the transfer is complete, you execute a non-competition covenant, and you agree to subordinate to the transferee’s obligations to LDI any obligations of the transferee to make payments of the purchase price to you.
(n) Franchisor’s right of first refusal to acquire franchisee’s business	11.E of Agreement	LDI can match any offer for the Business.
(o) Franchisor’s option to purchase franchisee’s business	Not Applicable	Not Applicable.
(p) Death or disability of franchisee	11.D of Agreement	Business must be transferred to an approved party within 6 months from the date of death or permanent disability, subject to the conditions in (m) above.

Provision	Section in Franchise or Other Agreement	Summary
(q) Non-competition covenants during the term of the franchise	4 of Agreement	Subject to state law, you cannot directly or indirectly perform services or have any interest in any Competitive Business located or operating within your Territory, within 50 miles of the boundary of your Territory, within the territory of any other Lawn Doctor Business, or within 50 miles of the boundary of the territory of any other Lawn Doctor Business. A “Competitive Business” means any business which operates, or grants franchises or licenses to others to operate, a business for (1) the establishment, care, irrigation, and conditioning of lawns or other vegetation, including trees, shrubbery and other plant life, (2) the design, installation, and maintenance of holiday lighting and décor, or (3) any related or ancillary services you provide as part of your Lawn Doctor Business.
(r) Non-competition covenants after the franchise is terminated or expires	14.D of Agreement	Subject to state law, for 18 months you cannot have any direct or indirect interest in any Competitive Business located within the same areas described in (q) above. However, LDI may enforce this post-term non-competition restriction only to the extent reasonable under applicable law.
(s) Modification of the agreement	7.E of Agreement	No modification generally, unless by mutual written agreement, but the Operating Manual, specifications and procedures can be changed.
(t) Integration/merger clause	15.N of Agreement	Only the terms of the Agreement, including the preambles and exhibits, and the Operating Manual are binding (subject to state law). Any representations or promises outside of the Disclosure Document and Agreement may not be enforceable.
(u) Dispute resolution by arbitration or mediation	15.F of Agreement	Except for certain claims, all disputes must first be submitted to LDI’s and your principals for internal dispute resolution and, if not resolved, to a mediation hearing conducted according to the procedure stated in the Franchise Agreement. Mediation will be held in LDI’s then-current home city (currently in New Jersey). Disputes that cannot be resolved through mediation are resolved through arbitration. Arbitration occurs within 10 miles of LDI’s then-current principal office (currently in New Jersey), subject to state law.

Provision	Section in Franchise or Other Agreement	Summary
(v) Choice of forum	15.H of Agreement	Subject to arbitration requirement, litigation generally must be in state or federal courts in New Jersey (subject to state law).
(w) Choice of law	15.G of Agreement	Except for Federal Arbitration Act and other federal law, New Jersey law generally governs (subject to state law).

Item 18

PUBLIC FIGURES

LDI does not use any public figure to promote LDI or the Business.

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 this 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.

All financial performance representations are based on internal unaudited historical data.

LDI has included in Table A certain Net Revenues results for Lawn Doctor Businesses with at least 2 full years of operational experience as of December 31, 2025. LDI has included in Table B certain customer data for Lawn Doctor Businesses with at least 2 full years of operational experience as of December 31, 2025. LDI has included in Table C certain gross profit margin results for Lawn Doctor Businesses with at least one full year of operational experience as of December 31, 2024. LDI has included in Table D certain Net Revenues results for each year from 2009 to 2025 for the Lawn Doctor Businesses that had at least 2 full years of operational experience as of the end of each of those years. “Net Revenues” means the actual gross revenues collected from customers, whether for cash or credit, plus all other revenues derived from the Business, excluding taxes collected from customers, and refunds and adjustments. (This Item 19 does not include any Net Revenues attributable to the holiday lighting and décor services under the HOLIDAY LIGHTING HEROES trademark that were offered by 14 Lawn Doctor Businesses as of the end of 2025.)

As of December 31, 2025, 672 franchised Lawn Doctor Businesses were in operation. These 672 franchised Lawn Doctor Businesses were operated by 228 Franchisees that, for

reporting purposes, consolidated their Lawn Doctor Businesses' financial information. (This Item 19 does not include 3 company-owned Lawn Doctor Businesses that operated during 2025.)

Table A comprises Net Revenues information for all 202 Franchisees that operated Lawn Doctor Businesses for at least 2 full years as of December 31, 2025. LDI compiled this Net Revenues information from weekly reports of Net Revenues that its Franchisees provide to LDI. LDI does not verify the figures in these reports.

Table B comprises customer data for 193 Franchisees that operated Lawn Doctor Businesses for at least 2 full years as of December 31, 2025 and had this data available. LDI compiled this Customer Data information from LDI's software provider.

Table C comprises gross profit margin information. LDI compiled this information from 2024 year-end financial statements submitted by 81 of the 196 Franchisees that operated Lawn Doctor Businesses for at least one full year as of December 31, 2024. Data concerning the remaining 115 Franchisees that operated Lawn Doctor Businesses for at least one full year as of December 31, 2024 was not included in Table C, due to insufficient information from the Franchisees. LDI does not know whether the inclusion of such data, if available, would have a material effect on the gross profit margin percentages.

Table D comprises Net Revenues information for each year from 2009 to 2025 for Franchisees that operated Lawn Doctor Businesses for at least 2 full years as of the end of each of those years. LDI compiled this Net Revenues information from weekly reports of Net Revenues that its Franchisees provide to LDI. LDI does not verify the figures in these reports.

Table A Statement of 2025 Net Revenues for 202 Franchisees that operated Lawn Doctor Businesses for 2 Full Years or More as of December 31, 2025. This information is categorized by the number of Lawn Doctor Businesses operated.							
# of Territories Operated	# of Franchisees	Average Net Revenues (all territories combined)	Number of Franchisees that Attained or Surpassed the Average	Percentage of Franchisees that Attained or Surpassed the Average	Median Net Revenues (all territories combined)	Lowest Net Revenues (all territories combined)	Highest Net Revenues (all territories combined)
1-3	141	\$639,509	46	33%	\$400,901	\$15,050	\$3,686,461
4-6	42	\$1,723,081	13	31%	\$1,126,112	\$278,045	\$12,206,913
7 or More	19	\$3,887,991	6	32%	\$2,909,504	\$432,824	\$10,031,296

Table A Statement of 2025 Net Revenues for 202 Franchisees that operated Lawn Doctor Businesses for 2 Full Years or More as of December 31, 2025. This information is categorized by the number of Lawn Doctor Businesses operated.							
All territories included (per Franchisee)	202	\$1,170,356	60	30%	\$616,233	\$15,050	\$12,206,913

Table B Franchisee Customer Data during 2025 for all Lawn Doctor Businesses in operation for 2 or more years with available data as of December 31, 2025		
		Number and Percentage of Franchisees that Attained or Surpassed the Average
Average Annual Customer Program Value	\$842.86	79 (39%) of 202 franchisees
Median Annual Customer Program Value	\$717.00	
Highest Annual Customer Program Value	\$282,100	
Lowest Annual Customer Program Value	\$100.17	
Average Customer Tenure In Years	6.80	71 (35%) of 202 franchisees
Median Customer Tenure In Years	4.69	
Highest Customer Tenure In Years	51.95	
Lowest Customer Tenure In Years	0.00	
Average Annual Customer Revenue	\$773.75	63 (31%) of 202 franchisees
Median Annual Customer Revenue	\$538.65	
Highest Annual Customer Revenue	\$240,100	
Lowest Annual Customer Revenue	\$100.04	

Notes to Table B:

1. Customer Program Value Data includes all “sold” programs that were a part of the 2025 season (including both active and active + cancelled) that are related to franchisees that have been open for at least 2 years. Customer Program Value is the total annual value of all programs and services purchased by a customer. Active + cancelled includes programs and services that were still active at the end of the year as well as those that had been sold but cancelled at some point prior to the end of the year. Any cumulative programs under \$100 were removed.
2. Customer Tenure In Years Data includes all active customers. Customers “since date” (creation date) was used. If creation date was missing, adjacent customer Ids were used to

find closest value as a substitute. Any customers prior to 1970 and after 01/01/2025 were excluded.

3. Customer Revenue Data includes all “revenue” (payments received) from customers that were posted in the year 2025 that are related to franchisees that have been open for at least 2 years. Any cumulative payments under \$100 were removed.

Table C Statement of 2024 Gross Profit Margin Results as a Percentage of Net Revenues for 81 of the 196 Franchisees that operated Lawn Doctor Businesses for One Full Year or More as of December 31, 2024				
# of Franchisees	Average Gross Profit Margin	Number of Franchisees that Attained or Surpassed the Average	Percentage of Franchisees that Attained or Surpassed the Average	Median Gross Profit Margin
81	86.6%	39	48.1%	86.1%

Notes to Table C:

1. LDI compiled these Gross Profit Margin figures from the year-end income statements that its Franchisees provide to LDI. Some Franchisees prepare their financial statements using cash basis accounting, and some use accrual basis accounting. Similarly, some Franchisees prepare their statements in accordance with generally accepted accounting principles and some do not.
2. LDI obtained the stated Gross Profit Margin percentage by subtracting Material Costs from the 100% Net Revenues. Material Costs refers to treatment products.
3. The Gross Profit Margin will be reduced when royalty and marketing expenditures are taken into account. The required Royalty and Service Fee is set at 10% of Net Revenues. All Franchisees are required to spend the greater of \$30,000 or 10% of Net Revenues for marketing and promotion of their Lawn Doctor Businesses. Some Franchisees have elected to spend a greater amount.
4. The results described in Table C include certain cost information for 81 Franchisees that operated Lawn Doctor Businesses for at least one full year in 2024.

Year	# of Franchisees	Average Net Revenues (all territories combined)	Number of Franchisees that Attained or Surpassed the Average	Percentage of Franchisees that Attained or Surpassed the Average	Median Net Revenues (all territories combined)	Highest Net Revenues	Lowest Net Revenues
2009	214	\$367,108	63	29%	\$206,592	\$2,947,850	\$4,366
2010	204	\$393,829	62	30%	\$228,819	\$3,246,320	\$1,939
2011	196	\$430,376	65	33%	\$238,049	\$3,548,984	\$616
2012	173	\$478,130	58	34%	\$261,770	\$3,589,439	\$4,989
2013	155	\$534,341	52	34%	\$349,166	\$3,794,198	\$251
2014	163	\$598,806	54	33%	\$375,736	\$4,391,138	\$2,374
2015	160	\$630,462	56	35%	\$400,065	\$4,756,989	\$15,523
2016	173	\$634,278	62	35%	\$397,221	\$4,879,391	\$4,101
2017	177	\$671,848	64	36%	\$407,456	\$5,256,201	\$135
2018	178	\$715,399	60	34%	\$421,253	\$5,580,914	\$11,801
2019	184	\$768,910	62	34%	\$442,415	\$6,005,754	\$27,980
2020	184	\$816,756	57	31%	\$473,181	\$6,532,589	\$20,652
2021	191	\$922,043	56	29%	\$529,499	\$8,085,392	\$24,645
2022	196	\$1,010,244	58	30%	\$545,004	\$9,619,076	\$20,484
2023	192	\$1,114,402	58	30%	\$655,952	\$10,204,658	\$29,420
2024	205	\$1,130,477	60	29%	\$659,073	\$11,372,439	\$34,736
2025	202	\$1,170,356	60	30%	\$616,233	\$12,206,913	\$15,050

The numbers reported above do not reflect the costs of sales, operating expenses, or other costs or expenses that must be deducted from the Net Revenues figures to obtain your net income or profit. You should conduct an independent investigation of the costs and expenses you will incur in operating your Lawn Doctor Business. Franchisees or former franchisees, listed in the Disclosure Document, may be one source of this information.

Written substantiation of all financial performance information presented in this financial performance representation will be made available to you upon reasonable request.

Some Lawn Doctor Businesses have sold this amount. Your individual results may differ. There is no assurance that you will sell as much.

Other than the preceding financial performance representation, LDI does not make any financial performance representations. LDI also does not authorize its employees or representatives to make any such representations either orally or in writing. If you are purchasing an existing outlet, however, LDI may provide you with the actual records of that outlet. If you receive any other financial performance information or projections of your future income, you should report it to the franchisor's management by contacting Scott D. Frith at 142 State Route 34,

Holmdel, New Jersey 07733, (732) 946-4300, the Federal Trade Commission, and the appropriate state regulatory agencies.

Item 20

OUTLETS AND FRANCHISEE INFORMATION

All year-end numbers appearing in the tables below are as of December 31st in each year.

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	624	630	+6
	2024	630	653	+23
	2025	653	672	+19
Company-Owned	2023	0	0	0
	2024	0	0	0
	2025	0	3	+3
Total Outlets	2023	624	630	+6
	2024	630	653	+23
	2025	653	675	+22

[Table No. 2 begins on next page]

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
Delaware	2023	0
	2024	0
	2025	0
California	2023	0
	2024	0
	2025	0
Florida	2023	4
	2024	4
	2025	0
Georgia	2023	0
	2024	0
	2025	0
Illinois	2023	1
	2024	1
	2025	0
Iowa	2023	1
	2024	0
	2025	0
Maryland	2023	1
	2024	0
	2025	0
Massachusetts	2023	0
	2024	0
	2025	0
Mississippi	2023	1
	2024	0
	2025	0

Column 1 State	Column 2 Year	Column 3 Number of Transfers
Michigan	2023	2
	2024	0
	2025	0
Missouri	2023	0
	2024	0
	2025	2
New Jersey	2023	2
	2024	0
	2025	0
New York	2023	0
	2024	0
	2025	3
North Carolina	2023	2
	2024	0
	2025	0
Ohio	2023	3
	2024	1
	2025	0
Oklahoma	2023	0
	2024	0
	2025	0
Pennsylvania	2023	1
	2024	0
	2025	6
Texas	2023	4
	2024	0
	2025	3
Virginia	2023	0
	2024	2
	2025	2

Column 1 State	Column 2 Year	Column 3 Number of Transfers
Washington	2023	0
	2024	1
	2025	2
Wisconsin	2023	0
	2024	0
	2025	0
Total	2023	22
	2024	9
	2025	18

Table No. 3

Status of Franchised Outlets For years 2023 to 2025

Col. 1 State	Col. 2 Year	Col. 3 Outlets at Start of Year	Col. 4 Outlets Opened	Col. 5 Termina- tions	Col. 6 Non- Renewals	Col. 7 Reacquired by Franchisor	Col. 8 Ceased Operations- Other Reasons	Col. 9 Outlets at End of the Year
Alabama	2023	14	0	0	0	0	0	14
	2024	14	0	0	0	0	0	14
	2025	14	1	0	0	0	0	15
Arkansas	2023	5	0	0	0	0	0	5
	2024	5	0	0	0	0	0	5
	2025	5	0	0	0	0	0	5
California	2023	6	0	0	0	0	0	6
	2024	6	1	0	0	0	0	7
	2025	7	2	0	0	0	0	9
Colorado	2023	20	0	0	0	0	0	20
	2024	20	0	0	0	0	0	20
	2025	20	0	0	0	0	0	20

Col. 1 State	Col. 2 Year	Col. 3 Outlets at Start of Year	Col. 4 Outlets Opened	Col. 5 Termina- tions	Col. 6 Non- Renewals	Col. 7 Reacquired by Franchisor	Col. 8 Ceased Opera- tions- Other Reasons	Col. 9 Outlets at End of the Year
Connecticut	2023	24	0	0	0	0	0	24
	2024	24	0	0	0	0	0	24
	2025	24	0	0	0	0	0	24
Delaware	2023	5	1	0	0	0	0	6
	2024	6	0	0	0	0	0	6
	2025	6	0	0	0	0	0	6
Florida	2023	41	1	0	0	0	0	42
	2024	42	1	0	0	0	0	43
	2025	43	4	0	0	0	0	47
Georgia	2023	29	0	1	0	0	0	28
	2024	28	2	0	0	0	0	30
	2025	30	1	1	0	0	0	30
Idaho	2023	0	0	0	0	0	0	0
	2024	0	2	0	0	0	0	2
	2025	2	0	0	0	0	0	2
Illinois	2023	21	1	0	0	0	0	22
	2024	22	1	0	0	0	0	23
	2025	23	3	0	0	0	0	26
Indiana	2023	8	0	0	0	0	0	8
	2024	9	1	0	0	0	0	10
	2025	10	1	0	0	0	0	11
Iowa	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
Kansas	2023	1	1	0	0	0	0	2
	2024	2	0	0	0	0	0	2
	2025	2	0	0	0	0	0	2

Col. 1 State	Col. 2 Year	Col. 3 Outlets at Start of Year	Col. 4 Outlets Opened	Col. 5 Termina- tions	Col. 6 Non- Renewals	Col. 7 Reacquired by Franchisor	Col. 8 Ceased Opera- tions- Other Reasons	Col. 9 Outlets at End of the Year
Kentucky	2023	8	0	0	0	0	0	8
	2024	8	0	0	0	0	0	8
	2025	8	0	0	0	0	0	8
Louisiana	2023	2	0	0	0	0	0	2
	2024	2	0	0	0	0	0	2
	2025	2	0	1	0	0	0	1
Maryland	2023	27	0	1	0	0	0	26
	2024	26	0	0	0	0	0	26
	2025	26	0	0	0	0	0	26
Massachusetts	2023	17	0	0	0	0	0	17
	2024	17	0	0	0	0	0	17
	2025	17	1	0	0	0	0	18
Michigan	2023	15	1	1	0	0	0	16
	2024	16	0	0	0	0	0	16
	2025	16	1	0	0	0	0	17
Minnesota	2023	1	0	0	0	0	0	1
	2024	1	3	0	0	0	0	4
	2025	4	2	0	0	0	1	5
Mississippi	2023	4	0	0	0	0	0	4
	2024	4	0	0	0	0	0	4
	2025	4	0	0	0	0	0	4
Missouri	2023	10	1	0	0	0	0	11
	2024	11	0	0	0	0	0	11
	2025	11	1	0	0	0	0	12
Montana	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1

Col. 1 State	Col. 2 Year	Col. 3 Outlets at Start of Year	Col. 4 Outlets Opened	Col. 5 Termina- tions	Col. 6 Non- Renewals	Col. 7 Reacquired by Franchisor	Col. 8 Ceased Opera- tions- Other Reasons	Col. 9 Outlets at End of the Year
Nebraska	2023	3	0	3	0	0	0	0
	2024	0	2	0	0	0	0	2
	2025	2	0	0	0	0	0	2
New Hampshire	2023	3	0	0	0	0	0	3
	2024	3	0	0	0	0	0	3
	2025	3	0	0	0	0	0	3
New Jersey	2023	63	0	0	0	0	0	63
	2024	63	0	0	0	0	0	63
	2025	63	0	0	0	0	0	63
New Mexico	2023	3	0	0	0	0	0	3
	2024	3	0	0	0	0	0	3
	2025	3	0	0	0	0	0	3
New York	2023	37	0	0	0	0	0	37
	2024	37	1	0	0	0	0	38
	2025	38	0	0	0	0	0	38
North Carolina	2023	27	0	3	0	0	0	24
	2024	24	1	0	0	0	0	25
	2025	25	2	0	0	0	0	27
Ohio	2023	30	0	0	0	0	0	30
	2024	30	0	0	0	0	0	30
	2025	30	1	0	0	0	0	31
Oklahoma	2023	5	0	0	0	0	0	5
	2024	5	0	0	0	0	0	5
	2025	5	0	0	0	0	0	5
Oregon	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	2	0	0	0	0	2

Col. 1 State	Col. 2 Year	Col. 3 Outlets at Start of Year	Col. 4 Outlets Opened	Col. 5 Termina- tions	Col. 6 Non- Renewals	Col. 7 Reacquired by Franchisor	Col. 8 Ceased Opera- tions- Other Reasons	Col. 9 Outlets at End of the Year
Pennsylvania	2023	40	0	0	0	0	0	40
	2024	40	1	0	0	0	0	41
	2025	41	0	0	0	3	0	38
Rhode Island	2023	5	0	0	0	0	0	5
	2024	5	0	0	0	0	0	5
	2025	5	0	0	0	0	0	5
South Carolina	2023	15	2	2	0	0	0	15
	2024	15	0	0	0	0	0	15
	2025	15	0	0	0	0	0	15
South Dakota	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
Tennessee	2023	21	1	0	0	0	0	22
	2024	22	0	0	0	0	0	22
	2025	22	0	0	0	0	0	22
Texas	2023	59	3	0	0	0	0	62
	2024	62	6	1	0	0	0	67
	2025	67	2	2	0	0	0	67
Utah	2023	6	3	0	0	0	0	9
	2024	9	0	0	0	0	0	9
	2025	9	0	0	0	0	0	9
Virginia	2023	28	0	1	0	0	0	27
	2024	27	0	0	0	0	0	27
	2025	27	2	0	0	0	0	29
Washington	2023	4	0	0	0	0	0	4
	2024	4	2	0	0	0	0	6
	2025	6	0	0	0	0	0	6

Col. 1 State	Col. 2 Year	Col. 3 Outlets at Start of Year	Col. 4 Outlets Opened	Col. 5 Termina- tions	Col. 6 Non- Renewals	Col. 7 Reacquired by Franchisor	Col. 8 Ceased Opera- tions- Other Reasons	Col. 9 Outlets at End of the Year
West Virginia	2023	4	0	0	0	0	0	4
	2024	4	0	0	0	0	0	4
	2025	4	0	0	0	0	0	4
Wisconsin	2023	10	1	0	0	0	0	11
	2024	11	0	0	0	0	0	11
	2025	11	1	0	0	0	0	12
Totals	2023	624	15	11	0	0	0	630
	2024	630	24	1	0	0	0	653
	2025	653	27	4	0	3	1	672

Table No. 4

Status of Company-Owned Outlets For years 2023 to 2025

Col. 1 State	Col. 2 Year	Col. 3 Outlets at Start of the Year	Col. 4 Outlets Opened	Col. 5 Outlets Reacquired From Franchisee	Col. 6 Outlets Closed	Col. 7 Outlets Sold to Franchisee	Col. 8 Outlets at End of the Year
Pennsylvania	2023	0	0	0	0	0	0
	2024	0	0	0	0	0	0
	2025	0	0	3	0	0	3
Totals	2023	0	0	0	0	0	0
	2024	0	0	0	0	0	0
	2025	0	0	3	0	0	3

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 Outlet In The Next Fiscal Year	Column 4 Projected New Company-Owned Outlet In the Next Fiscal Year
Arkansas	1	2	0
Florida	2	2	0
Georgia	0	1	0
Illinois	2	1	0
Kansas	0	1	0
Kentucky	1	0	0
Maryland	2	0	0
Michigan	0	1	0
Minnesota	0	2	0
Missouri	1	1	0
Ohio	0	2	0
Texas	0	2	0
Washington	0	2	0
Total	9	17	0

Attached as Exhibit I is a list of all Strategic-Partners, with addresses and telephone numbers, as of December 31, 2025. LDI does not have any company-owned Lawn Doctor Businesses. Attached as Exhibit J is a list of the names, and last known home addresses and telephone numbers, of the former Strategic-Partners (some of whom owned multiple outlets) who were terminated, cancelled, or not renewed, or otherwise voluntarily or involuntarily ceased to do business under their franchise agreements, during 2025 or who have not communicated with LDI within 10 weeks of the Disclosure Document's issuance date. If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

LDI has a Strategic-Partner advisory council, known as the President's Advisory Council. The advisory council is sponsored by LDI, but its members are elected by Strategic-Partners. You may contact the advisory council by contacting its current president, Jim Coia, at Lawn Doctor of Hudson-Stowe-Fairlawn, 68 Ravenna Street #1085, Hudson, Ohio 44236, (330) 810-9749. There are no other trademark-specific franchisee organizations associated with the Lawn Doctor franchise system.

In some instances, current and former franchisees sign provisions restricting their ability to speak openly about their experience with the Lawn Doctor franchise 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.

Item 21

FINANCIAL STATEMENTS

The following financial statements are attached to this Disclosure Document as Exhibit K:

The consolidated audited financial statements of LDI's parent company, LD Parent, Inc. (and its subsidiaries), as of (a) December 31, 2025 and December 31, 2024 and for the years then ended, and (b) December 31, 2024 and December 31, 2023 and for the years then ended.

LD Parent, Inc. absolutely and unconditionally guarantees to assume LDI's duties and obligations to you under the Franchise Agreement disclosed to you in this Disclosure Document. A copy of the Guarantee of Performance also appears in Exhibit K.

Item 22

CONTRACTS

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

Exhibit A: Lawn Doctor Franchise Agreement

Exhibit B: Electronic Funds Transfer Authorization

Exhibit C: Assignment and Assumption Agreement

Exhibit D: Turf Tamer Stand-On Applicator Equipment Lease Agreement

Exhibit E: Turf Tamer Power Seeder Equipment Lease Agreement

Exhibit F: Extranet Agreement

Exhibit L: State Riders to Franchise Agreement

Exhibit M: Vehicle Lease Agreement and Schedules

Item 23

RECEIPTS

LDI's and your copies of the Franchise Disclosure Document Receipt are located at the last 2 pages of this Disclosure Document.

EXHIBIT A
FRANCHISE AGREEMENT

LAWN DOCTOR
FRANCHISE AGREEMENT

FRANCHISEE

d/b/a LAWN DOCTOR OF _____

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EXHIBITS**EXHIBIT A – OWNERS OF FRANCHISEE**

LAWN DOCTOR FRANCHISE AGREEMENT

THIS LAWN DOCTOR FRANCHISE AGREEMENT (this “Agreement”) is made and entered into by and between LAWN DOCTOR, INC., a New Jersey corporation, with its principal office at 142 State Route 34, Holmdel, New Jersey 07733 (the “COMPANY”) and _____ d/b/a Lawn Doctor of _____, whose principal address is _____ (“FRANCHISEE”) as of the date signed by the COMPANY and set forth opposite the COMPANY’s signature on this Agreement (the “Agreement Date”).

1. DEFINITIONS, PREAMBLES AND GRANT OF FRANCHISE.

A. DEFINITIONS.

For purposes of this Agreement, the terms listed below have the meanings that follow them. Other terms used in this Agreement are defined in the context in which they occur in this Agreement.

“**Agreement Date**” shall have the meaning set forth in the first paragraph hereof.

“**Business Assets**” shall mean the assets relating to FRANCHISEE’s LAWN DOCTOR Business, including, but not limited to, customer lists, customer contracts and any other information relating to customers of FRANCHISEE’s LAWN DOCTOR Business.

“**Centrally Managed Media Boost Program**” shall have the meaning set forth in Section 8.B. hereof.

“**Customer List**” shall have the meaning set forth in Section 4.A. hereof.

“**Competitive Business**” shall mean any business which operates, or grants franchises or licenses to others to operate, a business for (1) the establishment, care, irrigation, and conditioning of lawns or other vegetation, including, but not limited to, trees, shrubbery, and other plant life, (2) the design, installation, and maintenance of holiday lighting and décor, or (3) any related or ancillary services provided by FRANCHISEE as part of its LAWN DOCTOR Business.

“**COMPANY**” shall have the meaning set forth in the first paragraph hereof.

“**Confidential Information**” shall have the meaning set forth in Section 4.A. hereof.

“**Controlling Interest**” shall mean a greater than fifty percent (50%) interest in the equity or voting control of any entity.

“**Franchise**” shall have the meaning set forth in Section 1.C. hereof.

“**FRANCHISEE**” shall have the meaning set forth in the first paragraph hereof.

“Initial Franchise Fee” shall have the meaning set forth in Section 6.A. hereof.

“Lawn Doctor Business” shall have the meaning set forth in Section 1.B. hereof, and shall include the Business Assets.

“Market Share” means the percentage of single family residences in the Territory under contract to FRANCHISEE’s LAWN DOCTOR Business out of the total single family residences in the Territory (as determined by demographic or market data from third-party sources reasonably selected by the COMPANY), provided, however, that such Market Share shall apply only to single family residences in the Territory under contract to FRANCHISEE for the establishment, care, irrigation, and conditioning of lawns or other vegetation, including, but not limited to, trees, shrubbery, and other plant life.

“Marketing Fund” shall have the meaning set forth in Section 8.B. hereof.

“Marks” shall have the meaning set forth in Section 1.B. hereof.

“Net Revenues” means and includes the actual gross revenues collected from customers of FRANCHISEE in connection with services performed or to be performed for such customers, whether for cash or credit, plus any and all other revenues derived from the operation of the Franchise by FRANCHISEE, but excluding all federal, state or municipal sales, use, service or excise taxes collected from customers and paid to the appropriate taxing authorities, and customer refunds and credit adjustments.

“Operating Manual” means the form of the COMPANY’s operating manual for the operation of a LAWN DOCTOR Business, which may include one or more separate manuals as well as compact discs, computer software, information available on an Internet site, other electronic media, and/or written materials.

“Service Vehicles” means the vehicle(s) used by FRANCHISEE in connection with the operation of his LAWN DOCTOR Business, including, but not limited to, the ProMaster van or the Reddick Spray Truck.

“Territory” shall have the meaning set forth in Section 1.C. hereof.

“Transfer” means and includes a voluntary, involuntary, direct or indirect assignment, sale, gift or other disposition by FRANCHISEE (or any of its owners) of any interest in this Agreement, the ownership of FRANCHISEE, the Business Assets or the LAWN DOCTOR Business. An assignment, sale, gift or other disposition shall include the following events: (a) the transfer of ownership of capital stock, membership interest, partnership interest, or other ownership interest; (b) merger or consolidation, or issuance of additional ownership interests in FRANCHISEE; (c) sale of any ownership interest in FRANCHISEE or any interest or right convertible to an ownership interest in FRANCHISEE; (d) transfer of interest in FRANCHISEE or the Business Assets in a divorce, insolvency, corporate or partnership dissolution proceeding or otherwise by operation of law; (e) transfer of interest in FRANCHISEE or the Business Assets in the

event of the death of FRANCHISEE or an owner of FRANCHISEE by will, declaration of a transfer in trust, or under the laws of intestate succession. Any such assignment or transfer without such approval shall constitute a breach hereof and convey no rights to or interests in FRANCHISEE's LAWN DOCTOR Business, this Agreement, the Business Assets or the Franchise.

"Turf Tamer Applicators" means the "Turf Tamer Stand-On Applicator" and the "Turf Tamer Power Seeder."

"Website" means an interactive electronic document contained in a central computer linked to communications software service providers.

B. **PREAMBLES.**

The COMPANY has designed and developed methods for (1) the establishment, care and conditioning of lawns and other vegetation, including, but not limited to, trees, shrubbery and other plant life, and the provision of other services, including mosquito control, and (2) designing, installing, maintaining, removing, and storing holiday lighting and décor (the "LAWN DOCTOR Business"). The LAWN DOCTOR Business utilizes certain specifications, standards, operating procedures and specialized equipment to protect the quality of the COMPANY's products and services, all of which may be improved, further developed or otherwise modified from time to time. The COMPANY owns all rights to, interest in and goodwill of, and uses, promotes and licenses, certain trade names, trademarks and service marks and other commercial symbols in connection with LAWN DOCTOR Businesses, including the trade and service mark "LAWN DOCTOR," the green thumb design logo, the words "HOLIDAY LIGHTING HEROES," the combination "Holiday Lighting Heroes" word/design, and other trademarks and service marks (the "Marks"). The COMPANY has designed and developed, and owns all rights to, certain specialized equipment, including the "Turf Tamer Stand-On Applicator" and "Turf Tamer Power Seeder," for use in the LAWN DOCTOR Business.

FRANCHISEE acknowledges that:

(1) The COMPANY's officers, directors, employees and agents act only in a representative and not in a personal capacity in their dealings with FRANCHISEE.

(2) FRANCHISEE understands and accepts the terms, conditions and covenants contained in this Agreement as being reasonably necessary to maintain the quality of the COMPANY's brand, products, and services.

(3) FRANCHISEE made no misrepresentations in obtaining the Franchise.

The acknowledgments in clauses (4) through (6) below apply to all franchisees and franchises except not to any franchisees and franchises that are subject to the state franchise registration/disclosure laws in California, Hawaii, Illinois, Indiana, Maryland, Michigan, Minnesota, New York, North Dakota, Rhode Island, South Dakota, Virginia, Washington, and Wisconsin.

(4) FRANCHISEE has conducted an independent investigation of the business contemplated by this Agreement and recognizes that it involves business risks and that the success of the venture is largely dependent upon the business abilities of FRANCHISEE.

(5) The COMPANY's grant of a franchise to FRANCHISEE to operate a LAWN DOCTOR Business and FRANCHISEE's completion of the COMPANY's training program are not representations or guarantees of the LAWN DOCTOR Business' success or profitability.

(6) FRANCHISEE has not received or relied upon any warranty or guaranty, express or implied, as to the potential revenues, profits or success of the Franchise (defined below) or policies made by the COMPANY or its officers, directors, employees or agents that are contrary to the statements made in the COMPANY's Disclosure Document.

C. **GRANT OF FRANCHISE.**

FRANCHISEE has applied for a franchise to operate a LAWN DOCTOR Business and such application has been approved by the COMPANY in reliance upon all of the representations made therein. Subject to the provisions of this Agreement, the COMPANY hereby grants to FRANCHISEE a franchise (the "Franchise") to operate a LAWN DOCTOR Business in the Territory (as further described herein) and to use the Marks in the operation thereof for a term of ten (10) years commencing on the Agreement Date. Termination or expiration of this Agreement shall constitute a termination or expiration of the Franchise. FRANCHISEE agrees to commence the conduct of his LAWN DOCTOR Business within fifteen (15) days after his completion of the COMPANY's training program. If FRANCHISEE requests, the COMPANY may, at its sole option, grant FRANCHISEE an extension of the fifteen (15)-day period.

FRANCHISEE agrees to conduct his LAWN DOCTOR Business initially within the following territory: _____ (the "Territory"). The Territory shall contain approximately, but no less than, ten thousand (10,000) single family residences. If this Agreement is being executed pursuant to a transfer, renewal or grant of a successor agreement, FRANCHISEE acknowledges and agrees that this Section 1.C. does not grant FRANCHISEE any rights to expand the number of single family residences in his Territory notwithstanding anything to the contrary contained herein.

If, at any time after the fourth (4th) anniversary of the Agreement Date, FRANCHISEE's "Market Share" falls below the level required in the next sentence, the COMPANY shall have the right to reduce the size of FRANCHISEE's Territory by redrawing its boundaries in the COMPANY's sole discretion. FRANCHISEE's Market Share in the Territory shall be no less than seventy percent (70%) of the average market share of all LAWN DOCTOR Businesses which have been in operation for four (4) or more years. In order for FRANCHISEE to acquire additional Territories, FRANCHISEE must have a Market Share of at least two percent (2%) in all of the Territories FRANCHISEE is operating in at the time of notifying the COMPANY of FRANCHISEE's interest in acquiring an additional Territory. However, despite the language above, this Market Share concept shall apply only with respect to the portion of FRANCHISEE's

LAWN DOCTOR Business for the establishment, care and conditioning of lawns and other vegetation, including, but not limited to, trees, shrubbery and other plant life, and the provision of other services, including mosquito control, unrelated to holiday lighting and décor.

So long as FRANCHISEE is in compliance with this Agreement, but except as provided in clauses (1) through (3) below, the COMPANY will not operate or grant a franchise for the operation of a LAWN DOCTOR Business with a territory which overlaps in any material respect with FRANCHISEE's Territory during the term of this Agreement. Except for this limitation, the COMPANY and its affiliates retain all rights with respect to LAWN DOCTOR Businesses, the Marks, and any other activities the COMPANY and its affiliates deem appropriate, including, but not limited to:

(1) the right to provide, offer and sell, and to grant others the right to provide, offer and sell, products similar to and/or competitive with those offered and sold at LAWN DOCTOR Businesses, whether identified by the Marks or other trademarks or service marks, through dissimilar distribution channels (including, without limitation, via catalog, the internet or other media) both inside and outside FRANCHISEE's Territory and on any terms and conditions the COMPANY deems appropriate;

(2) the right to establish and operate, and grant to others the right to establish and operate, businesses offering and selling dissimilar products and services under the Marks and other trademarks and service marks, both inside and outside FRANCHISEE's Territory and on any terms and conditions the COMPANY deems appropriate;

(3) the right to establish and operate, and grant to others the right to establish and operate, businesses offering and selling mosquito control and other pest control services (and related products), whether identified by the Marks or other trademarks or service marks, through similar and dissimilar distribution channels both inside and outside FRANCHISEE's Territory and on any terms and conditions the COMPANY deems appropriate;

(4) the right to operate, and to grant others the right to operate, LAWN DOCTOR Businesses with territories which do not overlap in any material respect FRANCHISEE's Territory under any terms and conditions the COMPANY deems appropriate and regardless of proximity to FRANCHISEE's LAWN DOCTOR Business;

(5) the right to acquire the assets or ownership interests of one or more businesses providing products and services similar to those provided at a LAWN DOCTOR Business, and franchising, licensing or creating similar arrangements with respect to these businesses once acquired, wherever these businesses (or the franchisees or licensees of these businesses) are located or operating (including in FRANCHISEE's Territory);

(6) the right to be acquired (whether through acquisition of assets, ownership interests or otherwise, regardless of the form of transaction) by a business providing products and services similar to those provided at LAWN DOCTOR Businesses, or by

another business, even if such business operates, franchises and/or licenses competitive businesses in FRANCHISEE's Territory; and

(7) the right to establish and operate, and grant to others the right to establish and operate, businesses designing, installing, maintaining, and removing holiday lighting and décor—and identified by trademarks or service marks other than the Marks (including, without limitation, by the HUMBUG HOLIDAY LIGHTING trademark/service mark, the SPARKLE SQUAD trademark/service mark, and any other trademarks or service marks)—through similar and dissimilar distribution channels, both inside and outside FRANCHISEE's Territory and on any terms and conditions the COMPANY deems appropriate.

FRANCHISEE agrees that he will at all times faithfully, honestly and diligently perform his obligations hereunder and that he will continuously exert his best efforts to effectively promote and enhance his LAWN DOCTOR Business and develop and service customers within the Territory. FRANCHISEE agrees to conduct his LAWN DOCTOR Business within the Territory, such that none of the Net Revenues (as defined herein) of his LAWN DOCTOR Business are derived from customers whose properties are located outside FRANCHISEE's Territory.

If FRANCHISEE has customers whose properties are located outside the Territory, and the COMPANY grants to another franchisee a territory that encompasses such properties of FRANCHISEE's customers, then FRANCHISEE shall transfer and assign such customers to such other franchisee at no charge. FRANCHISEE must pay to the COMPANY a royalty of fifteen percent (15%) of the Net Revenues for all business conducted outside the FRANCHISEE's Territory. This fifteen percent (15%) royalty is in addition to the required weekly royalty of ten percent (10%) of the Net Revenues of the LAWN DOCTOR Business, as described in Section 6.B.

Subject to the COMPANY's approval, FRANCHISEE shall have the right to relinquish a portion of the Territory for inclusion in the territory of a Franchise granted by the COMPANY to another person or entity. FRANCHISEE shall be entitled to any consideration which such person agrees to pay for such relinquishment over and above the initial franchise fee payable to the COMPANY in connection with the grant of such franchise.

D. INDEPENDENT CONTRACTORS.

FRANCHISEE and the COMPANY understand and agree that this Agreement does not create a fiduciary relationship between FRANCHISEE and the COMPANY, that FRANCHISEE and the COMPANY are and will be independent contractors, and that nothing in this Agreement, including the term "franchisee," is intended to make either FRANCHISEE or the COMPANY a general or special agent, joint venturer, partner or employee of the other for any purpose. Nor is the COMPANY the employer or joint employer of FRANCHISEE's LAWN DOCTOR Business employees. FRANCHISEE agrees to identify itself conspicuously in all dealings with clients, suppliers, distributors, public officials and others as the LAWN DOCTOR Business' owner, operator, and manager under a franchise the COMPANY has granted and to place notices of independent ownership on the forms, business cards, stationery, advertising and other materials the COMPANY requires from time to time. The COMPANY will not exercise direct or indirect

control over the working conditions of FRANCHISEE's LAWN DOCTOR Business personnel, except to the extent such indirect control is related to the COMPANY's legitimate interest in protecting the quality of the COMPANY's brand, products, or services. The COMPANY does not share or codetermine the terms and conditions of employment of FRANCHISEE's LAWN DOCTOR Business employees and does not affect matters relating to the employment relationship between FRANCHISEE and its LAWN DOCTOR Business employees, such as employee selection, promotion, termination, hours worked, rates of pay, other benefits, work assigned, discipline, adjustment of grievances and complaints, and working conditions. To that end, FRANCHISEE agrees to identify itself conspicuously in all dealings with its LAWN DOCTOR Business personnel as the employer of such personnel and to notify such personnel that the COMPANY, as the franchisor, is not their employer and does not engage in any employer-type activities for which only franchisees are responsible, such as employee selection, promotion, termination, hours worked, rates of pay, other benefits, work assigned, discipline, adjustment of grievances and complaints, and working conditions.

2. TRAINING AND GUIDANCE.

A. TRAINING.

The COMPANY shall furnish a training program on the operation of the LAWN DOCTOR Business at such time and place as the COMPANY designates. This training will not include training on matters relating to labor relations and employment practices. FRANCHISEE shall have the right to designate up to two (2) individuals to participate in the training program, provided that such individuals are supervisory personnel and attend the training program together. FRANCHISEE shall be responsible for all travel and living expenses which such individuals incur in connection with the training program. If, during the training program, the COMPANY determines, in its sole discretion, that FRANCHISEE or his designee is not qualified to operate a LAWN DOCTOR Business or has not satisfactorily completed the training program, the COMPANY shall have the right to require such individuals to attend the next initial training program at FRANCHISEE's expense (including all travel and living expenses incurred by FRANCHISEE and his designee(s) in connection therewith). If FRANCHISEE's or a designee's performance in the additional training program is unsatisfactory, the COMPANY shall have the right to terminate this Agreement effective upon delivery of notice of termination to FRANCHISEE. The COMPANY shall have the right to require that FRANCHISEE and his supervisory personnel complete supplemental and refresher training programs, to be furnished without charge, at designated locations. FRANCHISEE shall pay all such travel and living expenses therefor. At its option, the COMPANY may provide some or all training programs in a virtual environment via a restricted website or extranet to which FRANCHISEE will have access.

B. GUIDANCE.

The COMPANY shall furnish to FRANCHISEE guidance in connection with the operation of his LAWN DOCTOR Business. Such guidance shall, in the sole discretion of the COMPANY, be furnished in the Operating Manual. The COMPANY may, at its option, provide additional guidance to FRANCHISEE via presentation materials and content on the COMPANY's learning management system. The COMPANY may also provide guidance via telephonic conversations

and/or consultation with supervisory personnel at the offices of the COMPANY or FRANCHISEE's office. Additional guidance and assistance shall be available to supervisory personnel, in the sole discretion of the COMPANY, at per diem fees and charges established from time to time by the COMPANY.

The COMPANY will during the term of the Franchise provide FRANCHISEE with access to one (1) copy of the Operating Manual. The Operating Manual shall contain mandatory and suggested specifications, standards and operating procedures prescribed from time to time by the COMPANY for the operation of a LAWN DOCTOR Business and information relative to other obligations of FRANCHISEE hereunder so that the quality of the COMPANY's brand, products, and services is maintained. The COMPANY shall have the right to add to and to otherwise modify the Operating Manual from time to time to reflect changes in authorized products, services and equipment, standards of product and service quality and performance, and the operation of the LAWN DOCTOR Business, provided that no such addition or modification shall alter FRANCHISEE's fundamental status and rights under this Agreement. FRANCHISEE shall keep his copy of the Operating Manual current; however, in the event of a dispute, the master copy maintained by the COMPANY at its principal office shall be controlling. FRANCHISEE agrees that the contents of the Operating Manual are confidential and that FRANCHISEE will not disclose the Operating Manual to any person other than employees of his LAWN DOCTOR Business who need to know its contents. FRANCHISEE shall not, at any time, copy or otherwise reproduce any part of the Operating Manual. As further described in Section 7.J., the COMPANY may post some or all of the Operating Manual on a website or extranet to which FRANCHISEE has access.

C. **CONVENTIONS/CONFERENCES.**

The COMPANY periodically may conduct conventions or conferences for some or all of its franchisees ("Conventions"). FRANCHISEE must attend one or more of these Conventions (as the COMPANY specifies) and pay all expenses incurred in attending, including registration, transportation, and meals, lodging, and living expenses. The COMPANY will determine the duration and location of and curriculum for the Conventions. FRANCHISEE must pay the applicable registration fee for each Convention when it registers or as otherwise directed by the COMPANY. This fee is not refundable. FRANCHISEE must pay a registration fee even if it does not attend (or plan to attend) the particular Convention. If FRANCHISEE owns and operates more than one LAWN DOCTOR Business franchise, FRANCHISEE need only pay a single Convention registration fee for a particular Convention.

3. **MARKS.**

A. **OWNERSHIP AND GOODWILL OF MARKS.**

FRANCHISEE acknowledges that his right to use the Marks is derived solely from this Agreement and is limited to his conduct of business pursuant to and in compliance with this Agreement and all applicable standards, specifications and operating procedures prescribed by the COMPANY from time to time during the term of the Franchise, including, but not limited to, standards and procedures prescribed by the COMPANY with respect to FRANCHISEE's use of any Mark in connection with a website. Any unauthorized use of the Marks by FRANCHISEE,

including, but not limited to, use by FRANCHISEE of any Mark as part of a website domain name or electronic address, shall constitute an infringement of the rights of the COMPANY in and to the Marks. FRANCHISEE agrees that all usage of the Marks by FRANCHISEE and any goodwill established thereby shall inure to the exclusive benefit of the COMPANY, and FRANCHISEE acknowledges that this Agreement does not confer any goodwill or other interests in the Marks upon FRANCHISEE. All provisions of this Agreement applicable to the Marks shall apply to any additional proprietary trade and service marks and commercial symbols the COMPANY hereafter authorizes for use by FRANCHISEE. FRANCHISEE shall immediately notify the COMPANY of any apparent infringement of or challenge to FRANCHISEE's use of any Mark. The COMPANY shall have sole discretion to take such action as it deems appropriate and the right to exclusively control any litigation or proceeding arising out of any such infringement or challenge. FRANCHISEE agrees to render such assistance in connection therewith as the COMPANY deems necessary or advisable.

B. LIMITATIONS ON FRANCHISEE'S USE OF MARKS.

FRANCHISEE agrees to use the Marks as the sole identification of the Franchise, provided that FRANCHISEE shall identify himself as the independent owner, operator, and manager thereof in the manner prescribed by the COMPANY. FRANCHISEE may not use any Mark or any variation thereof (1) as part of any corporate or legal business name, (2) with any prefix, suffix or other modifying words, terms, designs or symbols (other than logos licensed to FRANCHISEE hereunder), (3) in connection with the performance or sale of any unauthorized services or products, (4) as part of any domain name, electronic address or search engine, or (5) in any other manner the COMPANY has not expressly authorized in writing. FRANCHISEE agrees to prominently display the Marks and only the Marks (as prescribed in Section 7.B. hereof) on the Service Vehicles, and on contracts, forms, equipment and other materials authorized by the COMPANY. To the extent FRANCHISEE uses any Mark in employment-related materials, FRANCHISEE must include a clear disclaimer that it (and only it) is the employer of employees and that the COMPANY, as the franchisor, is not the employer of FRANCHISEE's LAWN DOCTOR Business employees and does not engage in any employer-type activities for which only franchisees are responsible, such as employee selection, promotion, termination, hours worked, rates of pay, other benefits, work assigned, discipline, adjustment of grievances and complaints, and working conditions. FRANCHISEE further agrees that FRANCHISEE's telephone number shall be used exclusively for the operation of FRANCHISEE's LAWN DOCTOR Business and for no other purpose.

FRANCHISEE agrees to give such notices of trade and service mark registrations as the COMPANY specifies and to obtain such fictitious or assumed name registrations as may be required under applicable law. If, in the COMPANY's sole discretion, it becomes advisable for the COMPANY and/or FRANCHISEE to modify or discontinue use of any Mark and/or use one or more additional or substitute trade or service marks, FRANCHISEE agrees to comply with the COMPANY's directions to modify or otherwise discontinue the use of such Mark within a reasonable time after notice thereof. The COMPANY has no obligation to reimburse FRANCHISEE's (1) direct expenses in modifying or discontinuing the use of a Mark and substituting therefor a different trademark or service mark, (2) loss of goodwill associated with

any modified or discontinued Mark, or (3) expenditures to promote a modified or substitute trademark or service mark.

4. **CONFIDENTIAL INFORMATION/EXCLUSIVE RELATIONSHIP.**

A. **CONFIDENTIAL INFORMATION.**

The COMPANY possesses, and will continue to develop and acquire, certain confidential information relating to the methods, techniques, formats, specifications, procedures, information, systems, sales and marketing techniques and knowledge of and experience in the development, operation and franchising of LAWN DOCTOR Businesses (the “Confidential Information”). The COMPANY will disclose the Confidential Information to FRANCHISEE in the training program, the Operating Manual and in guidance furnished to FRANCHISEE. FRANCHISEE acknowledges that the Confidential Information is proprietary and involves trade secrets of the COMPANY and that he will not acquire any interest in the Confidential Information, other than the right to utilize it in the operation of a LAWN DOCTOR Business during the term of this Agreement. The COMPANY will disclose the Confidential Information to FRANCHISEE only on the condition that FRANCHISEE and its owners agree, and they hereby do agree, that FRANCHISEE and its owners:

- (a) will not use any Confidential Information in any other business or capacity;
- (b) will keep the Confidential Information absolutely confidential during and after this Agreement’s term;
- (c) will not make unauthorized copies of any Confidential Information disclosed via electronic medium or in written or other tangible form; and
- (d) will adopt and implement all reasonable procedures that the COMPANY periodically prescribes to prevent unauthorized use or disclosure of Confidential Information, including, without limitation, (i) restricting its disclosure to personnel of the LAWN DOCTOR Business and others needing to know such Confidential Information to operate the LAWN DOCTOR Business, (ii) requiring all employees having access to Confidential Information to sign confidentiality and non-competition agreements in a form acceptable to the COMPANY, and (iii) not using any Confidential Information directly or indirectly to create, train, test, or improve any machine learning, large language, or artificial intelligence models—or otherwise in connection with any artificial intelligence platforms—including for research purposes, open source, or other non-commercial use or for any other purpose the COMPANY does not expressly authorize.. The COMPANY has the right to review and approve the form of agreement that FRANCHISEE uses and to be a third party beneficiary of that agreement with independent enforcement rights. The COMPANY’s right to review and approve the form of agreement is solely to ensure that FRANCHISEE adequately protects Confidential Information. Under no circumstances will the COMPANY control the forms or terms of employment agreements FRANCHISEE uses with its LAWN DOCTOR Business employees or otherwise be responsible for FRANCHISEE’s labor relations or employment practices.

FRANCHISEE agrees that the list of the names, addresses and other information regarding FRANCHISEE's current clients, former clients, and those who have inquired about the service (the "Customer List") shall be included in the Confidential Information, shall be the property of the COMPANY and shall constitute a trade secret of the COMPANY. FRANCHISEE agrees that FRANCHISEE may not disclose the Customer List, or any portion thereof, to any person other than the COMPANY, either during the term of this Agreement or thereafter.

"Confidential Information" does not include information, knowledge or know-how which FRANCHISEE knew from previous business experience before the COMPANY provided it to FRANCHISEE (directly or indirectly) or before FRANCHISEE began training or operating his LAWN DOCTOR Business. If the COMPANY includes any matter in Confidential Information, anyone who claims that it is not Confidential Information must prove that the exclusion in this paragraph is fulfilled.

All ideas, concepts, techniques or materials relating to a LAWN DOCTOR Business, whether or not protectable intellectual property and whether created by or for FRANCHISEE or FRANCHISEE's employees, must be promptly disclosed to the COMPANY and will be deemed to be the COMPANY's sole and exclusive property, part of the franchise system, and works made-for-hire for the COMPANY. To the extent any item does not qualify as a "work made-for-hire" for the COMPANY, by this paragraph FRANCHISEE assigns ownership of that item, and all related rights to that item, to the COMPANY and agrees to sign whatever assignment or other documents the COMPANY requests to evidence the COMPANY's ownership or to help the COMPANY obtain intellectual property rights in the item.

B. EXCLUSIVE RELATIONSHIP.

FRANCHISEE acknowledges and agrees that the COMPANY would be unable to protect the Confidential Information against unauthorized use or disclosure if franchisees of LAWN DOCTOR Businesses were permitted to hold interests in any Competitive Business. FRANCHISEE therefore agrees that during the term of this Agreement, neither FRANCHISEE, its owner(s) nor any member of his or their immediate families shall perform services or have any direct or indirect interest as a disclosed or beneficial owner, investor, partner, director, officer, employee, manager, consultant, representative or agent, or in any other capacity in any Competitive Business located or operating within (a) FRANCHISEE's Territory, (b) fifty (50) miles of the boundary of FRANCHISEE's Territory, (c) the territory of any other LAWN DOCTOR Business, or (d) fifty (50) miles of the boundary of the territory of any other LAWN DOCTOR Business.

5. RELATIONSHIP OF THE PARTIES/INDEMNIFICATION.

FRANCHISEE shall hire all employees of his LAWN DOCTOR Business, and will be exclusively responsible for all terms relating to their employment, including employee selection, training, promotion, termination, hours worked, rates of pay, other benefits, work assigned, discipline, adjustment of grievances and complaints, and working conditions.

FRANCHISEE shall not employ any of the Marks in signing any contract or applying for any license or permit or in a manner that may result in the COMPANY's liability for any of FRANCHISEE's indebtedness or obligations, nor may FRANCHISEE use the Marks in any way not expressly authorized by the COMPANY, including, but not limited to, on a website. Except as expressly authorized by this Agreement, FRANCHISEE shall make no express or implied agreements, warranties, guarantees or representations, or incur any debt, in the name of or on behalf of the COMPANY and the COMPANY shall not be obligated by or be liable under any agreements or representations made by FRANCHISEE that are not expressly authorized hereunder. In addition to any sales, use, excise, privilege or other transaction taxes that the COMPANY is required or permitted by law to collect from FRANCHISEE for the sale, lease or other provision of goods or services under this Agreement, FRANCHISEE shall pay to the COMPANY an amount equal to all federal, state, local or foreign (i) sales, use, excise, privilege, occupation or any other transactional taxes, or (ii) any other taxes or similar exactions, no matter how designated (excluding only taxes imposed on the COMPANY for the privilege of conducting business and calculated with respect to the COMPANY's net income, capital, net worth, gross receipts, or some other basis or combination thereof, but not excluding any gross receipts taxes imposed on the COMPANY for FRANCHISEE payments intended to reimburse the COMPANY for expenditures incurred for the benefit and on behalf of FRANCHISEE), that are imposed on the COMPANY or required to be withheld by FRANCHISEE in connection with the receipt or accrual of service fees, royalties or any other amounts payable by FRANCHISEE to the COMPANY under this Agreement. Any additional required payment pursuant to the preceding sentence shall be made in an amount necessary to provide the COMPANY with after tax receipts (taking into account any additional payments required hereunder), equal to the same amounts the COMPANY would have received under the provisions of this Agreement if such additional tax liability or withholding had not been imposed or required.

FRANCHISEE agrees to indemnify and hold the COMPANY, its affiliates, shareholders, directors, officers, employees, agents, successors and assignees harmless from and against any liability for any claims arising out of the operation of his LAWN DOCTOR Business, including any allegation that the COMPANY or its affiliates, shareholders, directors, officers, employees, agents, successors, and assignees is a joint employer or otherwise responsible for FRANCHISEE's acts or omissions related to FRANCHISEE's LAWN DOCTOR Business employees. For purposes of this indemnification, claims shall mean and include all obligations, actual and consequential damages, taxes and costs reasonably incurred in the defense of any claim, 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 COMPANY shall have the right to defend any such claim in which it is named as a defendant. This indemnity shall continue in full force and effect subsequent to and notwithstanding the expiration or termination of this Agreement.

6. **FEES.**

A. **INITIAL FRANCHISE FEE.**

FRANCHISEE agrees to pay to the COMPANY an initial franchise fee of _____ Dollars (\$_____) (the "Initial Franchise Fee") comprised of the following components:

(1) An initial license fee of _____ Dollars (\$_____) for the right to use the Marks during the term of this Agreement and any successor franchise granted hereunder;

(2) An initial training, marketing, supply and support fee of _____ Dollars (\$_____);

(3) A nonrefundable deposit of _____Dollars (\$_____) for the Turf Tamer Stand-On Applicator lease; and

(4) A nonrefundable deposit of _____Dollars (\$_____) for the Turf Tamer Power Seeder lease.

The Initial Franchise Fee shall be payable as follows: (1) _____ Dollars (\$_____) shall be due and payable on the Agreement Date; and (2) _____ Dollars (\$_____) shall be payable _____

The Initial Franchise Fee shall be fully earned by the COMPANY when paid and is nonrefundable.

B. ROYALTY AND SERVICE FEE.

FRANCHISEE agrees to pay to the COMPANY by Thursday of each week during the term hereof a weekly royalty and service fee in the amount of ten percent (10%) of the Net Revenues of FRANCHISEE's LAWN DOCTOR Business for the immediately preceding week (Monday through Sunday).

C. TECHNOLOGY FEE.

FRANCHISEE agrees to pay the COMPANY a Technology Fee to fund the technology expenditures the COMPANY deems best for LAWN DOCTOR Businesses. The Technology Fee currently is one hundred fifty dollars (\$150) per month until the cumulative Net Revenues of FRANCHISEE's LAWN DOCTOR Business reach One Million Dollars (\$1,000,000), at which time the Technology Fee is currently scheduled to increase to Two Hundred Fifty Dollars (\$250) per month (provided, however, that the COMPANY reserves the right, in its sole judgment, to increase the monthly Technology Fee from time to time during this Agreement's term). The first Technology Fee payment is due and payable to the COMPANY in the calendar month in which FRANCHISEE's LAWN DOCTOR Business commences operations. Each subsequent Technology Fee payment is due and payable no later than the tenth day of each subsequent calendar month. The COMPANY has the right to allocate and spend Technology Fees in its sole judgment, including for salaries, wages, and benefits, direct technology program costs, and overhead expenses for technology-related activities. The Technology Fee is in addition to any other costs FRANCHISEE incurs to purchase or license the Software Program or other computer hardware or additional software described in Section 7.I. below. The COMPANY has no obligation to account to FRANCHISEE or other franchisees for its use of Technology Fees or to ensure that

FRANCHISEE or FRANCHISEE's LAWN DOCTOR Business benefits directly or pro rata based on its Technology Fee payments.

D. INTEREST ON LATE PAYMENTS.

All royalty and service fees, technology fees, advertising contributions, lease payments, amounts due for purchases by FRANCHISEE from the COMPANY, and other amounts which FRANCHISEE owes to the COMPANY shall bear interest after due date at the highest applicable legal rate for open account business credit in the state of FRANCHISEE's domicile, not to exceed one and one-half percent (1.5%) per month. FRANCHISEE acknowledges that this Section 6.D. shall not constitute the COMPANY's agreement to accept such payments after same are due or a commitment by the COMPANY to extend credit to, or otherwise finance FRANCHISEE's LAWN DOCTOR Business. Further, FRANCHISEE acknowledges that his failure to pay all amounts when due shall constitute grounds for termination of this Agreement.

E. APPLICATION OF PAYMENTS.

Notwithstanding any designation by FRANCHISEE, the COMPANY shall have sole discretion to apply any payments by FRANCHISEE to any of his past due indebtedness for royalty and service fees, technology fees, advertising contributions, purchases from the COMPANY or its affiliates, interest or any other indebtedness.

F. METHOD OF PAYMENT - ELECTRONIC FUNDS TRANSFER.

At any time during the term of this Agreement on at least thirty (30) days' prior written notice from the COMPANY to FRANCHISEE, the COMPANY may request that FRANCHISEE agree to and shall timely remit weekly royalty and service fees, technology fees, Marketing Fund contributions and any other amounts due to the COMPANY hereunder (including, without limitation, any outstanding portion of the Initial Franchise Fee) via electronic funds transfer or other means to a bank or financial institution designated by the COMPANY, and FRANCHISEE hereby grants the COMPANY authorization for direct (automatic) debiting of FRANCHISEE's bank or financial institution general operating account. In such event, FRANCHISEE agrees to supply any and all information necessary to provide for automatic electronic funds transfer and payment of such amounts due to the COMPANY and to comply with procedures specified by the COMPANY in the Operating Manual and in writing from time to time, and/or perform such acts and deliver and execute such documents, agreements and authorizations as may be necessary to assist in or accomplish payment by such method.

7. FRANCHISE IMAGE AND OPERATING PROCEDURES.

A. EQUIPMENT.

FRANCHISEE agrees to use the Turf Tamer Applicators leased from the COMPANY or equivalent equipment meeting the COMPANY's specifications and standards and such other additional equipment as may be approved by the COMPANY from time to time. The COMPANY may modify and/or substitute any of the equipment FRANCHISEE is required to use in his LAWN

DOCTOR Business, including any of the delivery devices used to apply chemicals to customers' lawns. FRANCHISEE may purchase or lease his original and replacement equipment from any source approved by the COMPANY. If FRANCHISEE proposes to purchase or lease any equipment (other than computer hardware and software which is subject to the terms of Section 7.I. below) which is not then approved by the COMPANY, FRANCHISEE shall first notify the COMPANY and, upon request, furnish to the COMPANY specifications, photographs, drawings and/or other information sufficient to afford the COMPANY a reasonable opportunity to determine whether such equipment complies with its specifications and standards. Due to patented and/or patent applied for components and other characteristics of the Turf Tamer Applicators and certain other equipment, the COMPANY has not presently approved any source other than the COMPANY.

B. CONDITION AND APPEARANCE OF SERVICE VEHICLES AND EQUIPMENT.

FRANCHISEE agrees to purchase or lease one or more Service Vehicles suitable for the purpose of transporting various lawn equipment, holiday lighting and décor materials, installation equipment, and related supplies and materials needed to operate a LAWN DOCTOR Business and which otherwise meet the COMPANY's specifications. FRANCHISEE agrees: (1) to take delivery of the Service Vehicle immediately following the completion of training school; (2) to maintain the condition and appearance of his Service Vehicles and equipment consistent with the image of the LAWN DOCTOR Business as a professionally operated lawn and vegetation care and conditioning services business; (3) that the Service Vehicles and equipment shall not be used for any purpose other than the operation of his LAWN DOCTOR Business as described herein; (4) to place or display on the Service Vehicles and equipment only such signs, emblems, lettering and logos as are approved by the COMPANY, and no others; and (5) not to sell or otherwise transfer any of the Service Vehicles (other than to the COMPANY) without the prior written approval of the COMPANY and without first removing all of the Marks from the Service Vehicles.

C. AUTHORIZED PRODUCTS AND SERVICES.

The reputation and goodwill of the COMPANY is based upon, and can be maintained and enhanced only by, the furnishing of high quality lawn and vegetation care and conditioning products and services and other related products and services, including, without limitation: application of lawn fertilizers, insecticides, pesticides, herbicides, fungicides, lime, sulfur and other materials; lawn seeding, thatching and aerating; tree and shrub feeding and spraying (fertilizers, insecticides, pesticides, fungicides and oils); other lawn and vegetation care and conditioning products and services; and holiday lighting and décor design, installation, and maintenance services. FRANCHISEE agrees, therefore, that he will only offer such lawn and vegetation care and conditioning products and services, holiday lighting and décor design, installation, and maintenance services and products, and other products and services that the COMPANY shall authorize for the LAWN DOCTOR Business, and that he will offer all of the products and services that the COMPANY authorizes for the Territory. FRANCHISEE further agrees that he will not sell his LAWN DOCTOR customer list(s) or customer contracts, or otherwise use his LAWN DOCTOR customer list(s) for any purpose other than in connection with the operation of his LAWN DOCTOR Business. FRANCHISEE agrees that he will not, without

the prior written approval by the COMPANY, offer or sell any type of service or offer, sell or use any product that is not authorized by the COMPANY for the LAWN DOCTOR Business. FRANCHISEE further agrees that the Turf Tamer Applicators and any other equipment used in LAWN DOCTOR Businesses shall not be used for any purpose other than the operation of his LAWN DOCTOR Business in compliance with this Agreement.

D. APPROVED PRODUCTS AND SUPPLIES.

FRANCHISEE agrees that all products and supplies used in his LAWN DOCTOR Business shall comply with the COMPANY's specifications and quality standards. The COMPANY shall provide FRANCHISEE with a list of approved products and supplies and shall from time to time issue revisions thereto. If FRANCHISEE wishes to use any type or brand of product or supply item or wishes to purchase products or supplies from a supplier that is not currently approved by the COMPANY, FRANCHISEE shall notify the COMPANY of his desire to do so and submit to the COMPANY specifications, photographs, samples and/or other information requested by the COMPANY. The COMPANY shall, within a reasonable time, determine whether such products, supplies or such supplier meets its specifications and standards and notify FRANCHISEE whether he is authorized to use such product or supply item or purchase from such supplier. Notwithstanding the foregoing, the COMPANY may limit the number of approved suppliers with whom FRANCHISEE may deal, designate sources that FRANCHISEE must use, and/or refuse any of FRANCHISEE's requests for any reason, including that the COMPANY has already designated an exclusive source (which might be the COMPANY or its affiliate) for a particular item or service.

E. SPECIFICATIONS, STANDARDS AND PROCEDURES.

FRANCHISEE agrees to cooperate with the COMPANY by maintaining high standards in the operation of his LAWN DOCTOR Business. FRANCHISEE also agrees to comply with all mandatory specifications, standards and operating procedures relating to the operation of a LAWN DOCTOR Business. FRANCHISEE acknowledges and agrees that these mandatory specifications, standards and operating procedures are integral to maintaining the quality of the COMPANY's brand, products, and services. Mandatory specifications, standards and operating procedures prescribed from time to time by the COMPANY in the Operating Manual for the LAWN DOCTOR Business, or otherwise communicated to FRANCHISEE in writing, shall constitute provisions of this Agreement as if fully set forth herein. All references herein to this Agreement shall include all such mandatory specifications, standards and operating procedures.

F. COMPLIANCE WITH LAWS AND GOOD BUSINESS PRACTICES.

FRANCHISEE shall secure and maintain in force in its name all required licenses, permits and certificates relating to the operation of his LAWN DOCTOR Business. FRANCHISEE shall operate his Franchise in full compliance with all applicable laws, ordinances and regulations, including, without limitation, all government regulations relating to environmental protection, labor, employment, occupational hazards and health, worker's compensation insurance, unemployment insurance and withholding and payment of federal and state income taxes, social security taxes and sales taxes. FRANCHISEE shall, in all dealings with his customers, suppliers,

the COMPANY and the public, adhere to the highest standards of honesty, integrity, fair dealing and ethical conduct. FRANCHISEE agrees to refrain from any business or advertising practice which may be injurious to the business of the COMPANY and the goodwill associated with the Marks and other LAWN DOCTOR Businesses. However, nothing in this Section 7.F. or elsewhere in this Agreement restricts or is intended to restrict FRANCHISEE's (or its owners') communications with any state or federal law regulator or enforcement authority about potential violations of law. FRANCHISEE agrees to comply with the COMPANY's standards, procedures, and requirements for responding to customer complaints, including reimbursing the COMPANY promptly if it resolves a customer complaint because FRANCHISEE fails to do so as or when required.

G. INSURANCE.

FRANCHISEE shall at all times during the term of the Franchise maintain in force at his sole expense (1) comprehensive general liability insurance (including products, completed operations and motor vehicle liability) on an occurrence basis against claims for bodily and personal injury, death and property damage caused by or occurring in conjunction with the operation of FRANCHISEE's LAWN DOCTOR Business and (2) the worker's compensation insurance prescribed by the COMPANY or state law, whichever is greater. Coverage for application of herbicides must also be included under the general liability insurance. All insurance coverage shall be maintained under one or more policies of insurance containing minimum liability protection in such amounts as are specified by the COMPANY from time to time and issued by insurance carriers acceptable to the COMPANY. All liability insurance policies required hereunder shall name the COMPANY (its officers, directors, employees and designated affiliates) as additional insured grantor and shall provide that the COMPANY receives thirty (30) days' prior written notice of termination, expiration or cancellation of any such policy. Upon sixty (60) days' prior written notice to FRANCHISEE, the COMPANY may increase the minimum liability protection requirements as of the renewal date of any policy, and require different or additional kinds of insurance at any time, to reflect inflation, identification of new risks, changes in law or standards of liability, higher damage awards, product or motor vehicle liability litigation or other relevant changes in circumstances. FRANCHISEE shall furnish annually to the COMPANY a copy of the certificate and other evidence the COMPANY may require of each such insurance policy in the form the COMPANY requires.

H. FULL TIME EFFORTS.

FRANCHISEE agrees to use his best efforts to promote his LAWN DOCTOR Business and to devote his full time, energies and attention to the operation of his LAWN DOCTOR Business. FRANCHISEE further agrees that he will not engage in any Competitive Business; provided, however, the COMPANY may permit FRANCHISEE to engage in other non-competitive business activities provided FRANCHISEE obtains the prior written consent of the COMPANY.

I. COMPUTER AND PHONE SYSTEMS.

FRANCHISEE acknowledges that FRANCHISEE must have available or purchase or license a customized computer software program and related technology suited for use by both lawn care businesses and holiday lighting and décor design, installation, and maintenance businesses (the “Software Program”) from the suppliers the COMPANY designates at the then current price and/or fees being charged by the designated supplier. FRANCHISEE also must acquire computer hardware and certain additional software in accordance with the COMPANY’s standards and specifications, including a computer, monitor, printer, and all consumables. Such computer software and hardware are an integral part of the LAWN DOCTOR Business and necessary to protect the quality of the COMPANY’s brand, products, and services. The COMPANY reserves the right to modify the specifications and components of such computer software and hardware from time to time. Some or all software may be website based. FRANCHISEE grants the COMPANY (and the COMPANY’s designees) unlimited, independent access to, and the right to download, all information and data in FRANCHISEE’s computer software and hardware (including all data derived from the Software Program but excluding employee or employment-related information and data) at any time. FRANCHISEE shall not take any action or enter into any agreement that prohibits, prevents or restricts the COMPANY’s ability to access and download all such information and data. FRANCHISEE also must, at FRANCHISEE’s expense, maintain the designated computer software and hardware so that the COMPANY (and each of the COMPANY’s designees) has the ability to access and download all information and data (excluding employee or employment-related information and data) in FRANCHISEE’s computer software and hardware at any time in accordance with this Section. FRANCHISEE further acknowledges and agrees that the COMPANY has the right to require FRANCHISEE to incur reasonable costs to purchase or lease new or modified computer hardware and software for use with the Software Program. References to reasonable costs and fees in this Section shall refer to the COMPANY’s reasonable costs for the selection of appropriate hardware and software.

FRANCHISEE agrees to participate in any toll-free telephone number program the COMPANY specifies, including by signing any agreements and paying any associated charges, whether to the COMPANY or a third party. FRANCHISEE agrees to display the COMPANY’s toll-free telephone number as the primary and dominant business phone number. FRANCHISEE agrees that the toll-free telephone number will be displayed on all marketing materials and all of FRANCHISEE’s Service Vehicles. In addition, FRANCHISEE agrees to obtain from one or more suppliers designated or approved by the Company any artificial intelligence phone sales agent, soft phone, and artificial intelligence-generated booking and predictive dialing services the COMPANY specifies to assist FRANCHISEE with customer acquisition, sales support, and call management.

J. ELECTRONIC COMMUNICATION AND USE OF INTERNET.

At the COMPANY’s option, the COMPANY may post the Operating Manual and other communications on a restricted intranet or other website to which FRANCHISEE will have access. If the COMPANY does so, FRANCHISEE must periodically monitor the site for any updates to the Operating Manual or other standards, specifications and procedures. Any passwords or other

digital identifications necessary to access the Operating Manual on such a site will be deemed to be part of the Confidential Information (defined in Section 4.A.). Further, FRANCHISEE agrees that he will establish the channels of communication with the COMPANY and his customers as required by the COMPANY from time to time, including e-mail, internet and other electronic forms of communication, and that he will acquire and maintain any computer or other components necessary for the transmission of such communications.

FRANCHISEE agrees to comply with the COMPANY's requirements, standards and specifications concerning FRANCHISEE's use of a website to promote his LAWN DOCTOR Business, including, but not limited to, the COMPANY's requirement that FRANCHISEE receive the COMPANY's approval of FRANCHISEE's proposed website information prior to implementation of the website and prior to changing an approved website. FRANCHISEE further agrees to comply with the COMPANY's requirements, standards and specifications concerning FRANCHISEE's use of social media in connection with its operation of the LAWN DOCTOR Business, including prohibitions on FRANCHISEE's posting or blogging comments about the LAWN DOCTOR Business or the franchise system other than on an authorized COMPANY website ("social media" includes personal blogs, common social networks like Facebook and Instagram, professional networks like LinkedIn, live-blogging tools like Twitter, virtual worlds, file, audio and video-sharing sites, and other similar social networking or media sites or tools).

At the COMPANY's option, the COMPANY may establish one or more websites to advertise, market and promote LAWN DOCTOR Businesses, the services they offer and sell, and/or the LAWN DOCTOR Business franchise opportunity. If the COMPANY establishes such a website, the COMPANY may designate a web page within the website for each LAWN DOCTOR Business. The COMPANY may implement and periodically modify standards for any such website and individual web pages. FRANCHISEE will not establish a website for his LAWN DOCTOR Business, other than the web page(s) designated to describe FRANCHISEE's LAWN DOCTOR Business which are located within the COMPANY's website.

K. REPRESENTATIONS AND COVENANT CONCERNING TERRORISM.

FRANCHISEE agrees to comply and/or assist the COMPANY in its compliance efforts, as applicable, with any and all laws, regulations, Executive Orders or otherwise relating to anti-terrorist activities, including, without limitation, the U.S. Patriot Act, Executive Order 13224, and related U.S. Treasury and/or other regulations. In connection with such compliance efforts, FRANCHISEE agrees not to enter into any prohibited transactions and to properly perform any currency reporting and other activities relating to his LAWN DOCTOR Business as may be required by the COMPANY or by law. FRANCHISEE confirms that he is not listed in the Annex to Executive Order 13224 (the Annex is available at <http://www.treasury.gov/offices/enforcement/ofac/sanctions/terrorism.html>). FRANCHISEE is solely responsible for ascertaining what actions must be taken by FRANCHISEE to comply with all such laws, orders and/or regulations, and specifically acknowledges and agrees that his indemnification responsibilities as provided in Section 5 pertain to his obligations hereunder.

8. **MARKETING AND PROMOTION.**

A. **ANNUAL ADVERTISING/MARKETING COMMITMENT.**

FRANCHISEE agrees to spend each calendar year during this Agreement's term (beginning in the first full calendar year after the Agreement Date) the greater of Thirty Thousand Dollars (\$30,000) or ten percent (10%) of the Net Revenues of FRANCHISEE's LAWN DOCTOR business to market and promote the LAWN DOCTOR Business within the Territory. FRANCHISEE shall ensure that all advertising, marketing, and promotional programs and materials that FRANCHISEE develops or implements relating to its LAWN DOCTOR Business are completely clear, factual, and not misleading, comply with all applicable laws and regulations, and conform to the highest ethical standards and the advertising and marketing policies that the COMPANY periodically specifies. Within sixty (60) days after each year end, FRANCHISEE shall submit to the COMPANY a report detailing FRANCHISEE's marketing and promotion expenditures in the Territory during that year. If FRANCHISEE fails to spend the required amount during any calendar year, FRANCHISEE must pay the unspent amount to the COMPANY within sixty (60) days after the calendar-year end. The COMPANY then may use such monies for any marketing or promotional expense (whether national, regional, local or otherwise), at any time. To the extent the COMPANY does not spend any marketing amounts included in the Initial Franchise Fee within the first operational year of the LAWN DOCTOR Business, the COMPANY shall spend the balance in the subsequent calendar year and apply the balance toward the FRANCHISEE's annual advertising/marketing commitment in that calendar year. Samples of all promotional materials not prepared or previously approved by the COMPANY shall be submitted to the COMPANY for approval prior to usage, which approval shall not be unreasonably withheld. If written disapproval is not received by FRANCHISEE within thirty (30) days of the date such materials are delivered to the COMPANY, such materials shall be deemed approved. If FRANCHISEE uses any unapproved promotional materials, the COMPANY reserves the right to assess a fine in the amount of Two Hundred Fifty Dollars (\$250) per item per occurrence. (For the avoidance of doubt, FRANCHISEE's advertising/marketing obligations under Section 8.C. below are in addition to, and are not credited toward, FRANCHISEE's annual advertising/marketing commitment under this Section 8.A. and Marketing and Promotion Fund obligation under Section 8.B.)

B. **MARKETING AND PROMOTION FUND.**

Recognizing the value of marketing and promotion to the goodwill and public image of LAWN DOCTOR Businesses, the COMPANY agrees to maintain and administer one or more national and regional marketing fund(s) (the "Marketing Fund") for national and regional marketing and promotional programs. FRANCHISEE shall contribute to the Marketing Fund an amount specified by the COMPANY, payable weekly together with the royalty and service fee due hereunder; provided that such contribution shall be credited against the amount FRANCHISEE is required to spend annually as described in Section 8.A. hereof. The amount of such contribution shall be specified by the COMPANY at least thirty (30) days prior to initiation of any Marketing Fund program, but in no event shall such contribution exceed five percent (5%) of FRANCHISEE's Net Revenues.

The COMPANY shall direct all marketing programs financed by the Marketing Fund, with sole discretion over the creative concepts, materials and endorsements used therein and their geographic, market and media placement and allocation. FRANCHISEE agrees that the Marketing Fund may be used to pay for preparing and producing advertising, marketing, and promotional content and related materials; administering, directing, and preparing regional and multi-regional advertising and marketing programs; supporting public relations, market research, and other advertising, marketing, and promotional activities; supporting centralized platforms, such as reputation management and referral platforms, Search Engine Optimization, and third-party conversion rate optimization software; and consulting and web development as are necessary to manage and administer marketing campaigns and programs. The COMPANY may also use the Marketing Fund to pay for a toll-free telephone number program and on-line internet advertising and marketing, including Facebook, Twitter, and other social media, and to pay for click-through charges to search engines, banner advertising sources, and advertising host sites.

The Marketing Fund shall be accounted for separately from the other funds of the COMPANY, and shall not be used to defray any of the COMPANY's general operating expenses, except for such reasonable salaries, administrative costs and overhead as the COMPANY may incur in activities reasonably related to the administration or direction of the Marketing Fund and its marketing and promotional programs. The Marketing Fund is not the COMPANY's asset. The Marketing Fund is not a trust, and the COMPANY does not owe FRANCHISEE fiduciary obligations because of the COMPANY's maintaining, directing or administering the Marketing Fund or for any other reason.

The COMPANY may spend in any fiscal year an amount greater or less than the aggregate contribution of LAWN DOCTOR Businesses to the Marketing Fund in that year and the COMPANY may make loans to the Marketing Fund (and the Marketing Fund may borrow from the COMPANY or other lenders) bearing reasonable interest to cover any deficits of the Marketing Fund or cause the Marketing Fund to invest any surplus for future use by the Marketing Fund. A report of monies collected and costs incurred by the Marketing Fund shall be prepared annually by the COMPANY and shall be made available for inspection by FRANCHISEE upon request. The COMPANY may incorporate the Marketing Fund or operate it through a separate entity whenever the COMPANY deems appropriate. The successor entity will have all of the rights and duties specified in this Subsection.

FRANCHISEE understands and acknowledges that the Marketing Fund is intended to maximize general public recognition and patronage of the LAWN DOCTOR Businesses and the Marks for the benefit of all LAWN DOCTOR Businesses. The COMPANY undertakes no obligation to ensure that expenditures by the Marketing Fund are proportionate or equivalent to contributions by LAWN DOCTOR Businesses or that any LAWN DOCTOR Business will benefit directly or in proportion to its contribution to the Marketing Fund from the conduct of marketing programs or the placement of advertising. The COMPANY has the right, but no obligation, to use collection agents and institute legal proceedings to collect Marketing Fund contributions at the Marketing Fund's expense. The COMPANY also may forgive, waive, settle and compromise all claims by or against the Marketing Fund. Except as expressly provided in this Subsection, the COMPANY assumes no direct or indirect liability or obligation to FRANCHISEE for collecting amounts due to, maintaining, directing or administering the Marketing Fund.

The COMPANY may at any time defer or reduce the Marketing Fund contributions of a LAWN DOCTOR Business and, upon thirty (30) days' prior written notice to FRANCHISEE, reduce or suspend Marketing Fund contributions and operations for one or more periods of any length and terminate (and, if terminated, reinstate) the Marketing Fund. If the COMPANY terminates the Marketing Fund, the COMPANY will distribute all unspent monies to all LAWN DOCTOR Businesses (whether franchised or operated by the COMPANY or its affiliates) in proportion to their respective Marketing Fund contributions during the preceding twelve (12)-month period.

If FRANCHISEE begins operation of the LAWN DOCTOR Business after the optimal season starting point, FRANCHISEE may elect to pay the COMPANY Five Thousand Dollars (\$5,000) to invest in supplemental corporate-directed media programs to drive media-based leads (the "Centrally Managed Media Boost Program"). FRANCHISEE is not obligated to participate in the optional Centrally Managed Media Boost Program.

C. HOLIDAY LIGHTING HEROES ADVERTISING/MARKETING.

In addition to the advertising and marketing obligations described in Sections 8.A. and 8.B. of this Agreement, FRANCHISEE agrees to spend each calendar year during this Agreement's term, beginning in the second full year of operation—and specifically to market and promote the HOLIDAY LIGHTING HEROES holiday lighting and décor services offered by its LAWN DOCTOR Business—the greater of Six Thousand Dollars (\$6,000) or five percent (5%) of the immediately-preceding calendar year's Net Revenues attributable to the offer, sale, and provision of HOLIDAY LIGHTING HEROES holiday lighting and décor services by FRANCHISEE's LAWN DOCTOR Business. FRANCHISEE must pay the COMPANY the applicable amount in two installments: (1) fifty percent (50%) of the amount must be paid to the COMPANY by the second Friday of each November; and (2) the remaining fifty percent (50%) of the amount must be paid to the COMPANY by the second Friday of each December. The COMPANY will use the monies it receives to drive media-based leads specific to the offer, sale, and provision of HOLIDAY LIGHTING HEROES holiday lighting and décor services in FRANCHISEE's Territory. FRANCHISEE agrees to pay the COMPANY these amounts beginning in its second full year of operating the Business whether or not FRANCHISEE has begun offering and providing such services in its Territory (although the COMPANY expects FRANCHISEE to begin doing so by that time). If FRANCHISEE chooses not to offer these services, the COMPANY still may collect these funds from FRANCHISEE (and FRANCHISEE must pay them) and hold such funds until FRANCHISEE does so. The COMPANY has no obligation to refund these amounts, and may use them as it deems best, if FRANCHISEE does not offer the services.

D. CALL CENTER

The COMPANY has the right, directly and/or through a designated source (including an affiliate), to develop, implement, operate, maintain, and improve a call center (the "Call Center") for the marketing, customer solicitation and engagement, transaction processing, and other purposes the COMPANY specifies from time to time. Whenever the Call Center is operational, FRANCHISEE must use and allow the use of the Call Center with respect to its LAWN DOCTOR Business and comply with the COMPANY's standards, specifications, and operating procedures

for participation in and operation of the Call Center. The COMPANY and/or the designated source may charge FRANCHISEE a fixed fee, payable weekly, monthly, or otherwise as the COMPANY determines, for the Call Center's operation (the "Call Center Fees"). The Call Center Fees are separate from the royalty and service fee, technology fee, Marketing Fund contributions, and other fees and charges due to the COMPANY or otherwise payable under this Agreement. The COMPANY reserves the right, in its sole judgment, to increase the Call Center Fee from time to time during this Agreement's term.

9. **RECORDS AND REPORTING.**

A. **ACCOUNTING AND RECORDS.**

FRANCHISEE agrees, at his expense, to maintain and preserve for three (3) years from the date of their preparation, or such greater period as may be required by the Operating Manual or applicable law, full, complete and accurate books, records and accounts, including, without limitation, copies of all customer contracts and lists, sales, invoices, cash receipts, service records, purchase records, accounts payable, cash disbursement records, inventory records, general ledgers, itemized bank deposit slips and bank statements, copies of sales tax returns, and copies of FRANCHISEE's state and federal income tax returns. These records will not include any records or information relating to FRANCHISEE's LAWN DOCTOR Business employees as FRANCHISEE controls exclusively its labor relations and employment practices. FRANCHISEE further agrees that such records shall be prepared and maintained on forms, and by the accounting professionals, prescribed from time to time by the COMPANY. During the first year of operation, FRANCHISEE's LAWN DOCTOR Business is obligated to use bookkeeping services provided by the COMPANY's designated franchise accounting provider.

B. **REPORTING REQUIREMENTS.**

FRANCHISEE shall furnish the COMPANY on or before Thursday of each week, in the form from time to time prescribed by the COMPANY, a control report signed and verified by FRANCHISEE accurately reflecting the gross and Net Revenues of FRANCHISEE's LAWN DOCTOR Business for the preceding week (Monday through Sunday). FRANCHISEE, at his expense, shall furnish to the COMPANY (and its agents), such forms, reports, records, financial statements and other information as the COMPANY may, from time to time, require, including the financial reports and statements as provided in this Subsection and other reports the COMPANY may request in the future. This information will not include any information relating to FRANCHISEE's LAWN DOCTOR Business employees as FRANCHISEE controls exclusively its labor relations and employment practices. FRANCHISEE shall prepare and furnish to the COMPANY on such forms as are prescribed by the COMPANY from time to time: (1) by the tenth (10th) day of each month, a report of Net Revenues of the Franchise for the preceding calendar month and such other data, information and supporting records as the COMPANY from time to time requires; and (2) within one hundred five (105) days after the end of each fiscal year of FRANCHISEE's LAWN DOCTOR Business, an annual statement of profit and loss for FRANCHISEE's LAWN DOCTOR Business for the fiscal year, a balance sheet as of the end of the fiscal year and a cash flow projection for the following year. Each such report shall be signed and verified by FRANCHISEE in the manner prescribed by the COMPANY. The COMPANY

may, from time to time, revise the timing and content of required reports. At the COMPANY's request, FRANCHISEE shall provide some or all of its records and reports via electronic transmission or other means as specified by the COMPANY

10. INSPECTIONS AND AUDITS.

To determine whether FRANCHISEE is complying with this Agreement and/or all applicable specifications and quality standards, the COMPANY shall have the right at any reasonable time and without prior notice to FRANCHISEE to: (1) inspect FRANCHISEE's equipment and the Service Vehicles; (2) inspect FRANCHISEE's office and garage or warehouse; (3) observe FRANCHISEE and all employees in the performance of services; (4) inspect any job performed by FRANCHISEE; and (5) contact and interview customers of FRANCHISEE. The COMPANY shall have the further right at any time during business hours, and with at least three (3) days' prior notice to FRANCHISEE, to inspect and audit, or cause to be inspected and audited, the business records, bookkeeping and accounting records, sales and income tax records and returns and other records of FRANCHISEE's LAWN DOCTOR Business, and the books and records of any corporation or partnership which holds the Franchise (other than those records over which the COMPANY has no authority to control and/or remedy, such as FRANCHISEE's LAWN DOCTOR Business employee records as FRANCHISEE controls exclusively its labor relations and employment practices). FRANCHISEE further acknowledges and agrees that the COMPANY shall have the right to make photocopies of all such books and records. FRANCHISEE shall fully cooperate with representatives of the COMPANY and independent accountants hired by the COMPANY to conduct any such inspection or audit. If FRANCHISEE fails to provide any such books, records and other materials requested at such inspection/audit in the format prescribed by the COMPANY in the Operating Manual or in writing, then FRANCHISEE shall pay the COMPANY Five Hundred Dollars (\$500) for each day any such requested books, records and other materials are not available to the COMPANY plus the COMPANY's reasonable expenses incurred in connection with such delay. In the event any such inspection or audit shall disclose an understatement of the Net Revenues of FRANCHISEE's LAWN DOCTOR Business, FRANCHISEE shall pay to the COMPANY, within fifteen (15) days after receipt of the inspection or audit report, the royalty and service fee and any Marketing Fund contributions due on the amount of such understatement, plus interest (at the rate and on the terms provided in Section 6.D. hereof) from the date originally due until the date of payment. Further, in the event such inspection or audit is made necessary by the failure of FRANCHISEE to furnish reports, supporting records or other information, as herein required, or to furnish such reports and information on a timely basis, or if an understatement of Net Revenues for the period of any inspection or audit (which shall not be for less than two (2) months) is determined by any such inspection or audit to be greater than three percent (3%), FRANCHISEE shall reimburse the COMPANY for the cost of such inspection or audit, including, without limitation, the charges of any independent accountants and the travel expenses, room and board and compensation of employees of the COMPANY. The foregoing remedies shall be in addition to all other remedies and rights of the COMPANY hereunder or under applicable law.

11. **TRANSFER.**

A. **BY THE COMPANY.**

This Agreement and the Franchise are fully transferable by the COMPANY, without notice to or consent from FRANCHISEE, and shall inure to the benefit of any transferee or other legal successor to the COMPANY's interest herein.

B. **FRANCHISEE MAY NOT TRANSFER WITHOUT COMPANY APPROVAL.**

FRANCHISEE understands and acknowledges that the rights and duties created by this Agreement are personal to FRANCHISEE (or, if FRANCHISEE is an entity, its owner(s)) and that the COMPANY has granted the Franchise in reliance upon the COMPANY's perceptions of the individual or collective character, business skill, aptitude and financial capacity of FRANCHISEE (or, if FRANCHISEE is an entity, its owner(s)). Therefore, neither this Agreement, the Business Assets (or any interest therein), the Franchise (or any interest therein), nor any part or all of the ownership of FRANCHISEE may be transferred without the COMPANY's prior written approval, and any such transfer shall constitute a breach of this Agreement and convey no rights to or interests in this Agreement, FRANCHISEE's LAWN DOCTOR Business, the Business Assets or FRANCHISEE. If FRANCHISEE desires to engage a consultant or broker to identify a potential transferee, then FRANCHISEE must provide the COMPANY with no less than ninety (90) days' prior notice of such engagement.

C. **CONDITIONS FOR APPROVAL OF TRANSFER.**

If FRANCHISEE and its owner(s) are in full compliance with this Agreement, the COMPANY shall not unreasonably withhold its approval of a transfer that meets all of the applicable requirements of this Section 11.C. The proposed transferee(s) or its owner(s) must be an individual of good moral character, have sufficient business experience, aptitude and financial resources to operate a LAWN DOCTOR Business, be able to personally devote full time and best efforts to a LAWN DOCTOR Business and to otherwise meet the COMPANY's then applicable standards for franchisees. If the transfer is of the Franchise, or of a controlling interest in FRANCHISEE, or if it is one of a series of transfers which in the aggregate constitutes the transfer of a controlling interest in FRANCHISEE, all of the following conditions must be met prior to, or concurrently with, the effective date of the transfer: (1) all obligations of FRANCHISEE incurred in connection with this Agreement and the conduct of his LAWN DOCTOR Business, including, but not limited to, obligations to customers of FRANCHISEE, must be assumed by the transferee(s); (2) FRANCHISEE must pay all amounts owed to the COMPANY which are then due, and shall have submitted to the COMPANY all required reports and statements; (3) the transferee(s) must satisfactorily complete the training program required of new franchisees; (4) the transferee(s) must execute and agree to be bound by the COMPANY's then current form of standard franchise agreement and such ancillary agreements as are then customarily used by the COMPANY in the transfer of LAWN DOCTOR Businesses, which may provide for different rights and obligations than are provided by this Agreement, but which franchise agreement does not provide for payment of an Initial Franchise Fee; (5) the transferee(s) must assume all

obligations of FRANCHISEE under FRANCHISEE's agreement with the designated supplier for the Software Program, unless otherwise provided for under a separate agreement with the designated supplier; (6) FRANCHISEE must pay a transfer fee to the COMPANY in an amount equal to seventy-five percent (75%) of the then current initial license fee component of the initial franchise fee payable by a franchisee who is new to the Lawn Doctor system; (7) if the COMPANY engages a third-party broker or consultant on FRANCHISEE's behalf to assist FRANCHISEE with the sale of the LAWN DOCTOR Business, then FRANCHISEE must pay the COMPANY its then-current non-refundable broker fee, and the broker fee is payable even if the transferee is not a potential transferee identified by the consultant or broker; (8) FRANCHISEE and its owner(s) must execute a general release, in form satisfactory to the COMPANY, of any and all claims against the COMPANY, its affiliates, officers, directors, employees and agents; (9) the COMPANY must approve the material terms and conditions of such transfer, including, without limitation, that the price and terms of payment are not so burdensome as to adversely affect the future operations of the Franchise by such transferee(s) in compliance with the COMPANY's then standard franchise agreement and ancillary agreements; (10) the COMPANY has the right to inspect the equipment and the Service Vehicles to be transferred to transferee(s) and to require cleaning, repair or reconditioning thereof by FRANCHISEE prior to transfer; (11) FRANCHISEE and its owner(s) must execute a noncompetition covenant in favor of the COMPANY and the transferee(s), agreeing that for a period of not less than eighteen (18) months, commencing on the effective date of the transfer, he, they and the members of his and their immediate families will not have any direct or indirect interest as a disclosed or beneficial owner, investor, lender, partner, director, officer, manager, consultant, employee, representative or agent, or in any other capacity, in any Competitive Business located within (i) FRANCHISEE's Territory, (ii) fifty (50) miles of the boundary of FRANCHISEE's Territory, (iii) the territory of any other LAWN DOCTOR Business, or (iv) fifty (50) miles of the boundary of the territory of any other LAWN DOCTOR Business; and (12) FRANCHISEE and its owners must provide transition services to the transferee for at least sixty (60) days after the transfer is complete; and (14) FRANCHISEE and its owners shall have entered into an agreement with the COMPANY agreeing to subordinate to the transferee's obligations to the COMPANY (including royalty and service fees, technology fees, and Marketing Fund contributions), any obligations of such transferee to make installment payments of the purchase price to FRANCHISEE. Subsection (6) shall not apply to transfers by gift, bequest, or inheritance.

D. DEATH OR INCAPACITY OF FRANCHISEE.

Upon the death or permanent incapacity of FRANCHISEE, the executor, administrator, conservator or other personal representative of such person must transfer his interest to a third party approved by the COMPANY within six (6) months from the date of death or permanent disability. Such transfer shall be subject to all of the terms and conditions for transfers contained in this Section 11. Failure to transfer in accordance with this Section upon such death or disability shall constitute a breach of this Agreement.

E. THE COMPANY'S RIGHT OF FIRST REFUSAL.

If FRANCHISEE or its owner(s) shall at any time determine to sell an interest in FRANCHISEE's LAWN DOCTOR Business, an ownership interest in FRANCHISEE, or the

Business Assets, FRANCHISEE or its owner(s) shall obtain a bona fide, executed written offer from a responsible and fully disclosed purchaser and shall submit an exact copy of such offer to the COMPANY. The COMPANY or its designee shall have the right, exercisable by written notice delivered to FRANCHISEE or its owner(s) within thirty (30) days after the COMPANY receives an exact copy of such offer and all other information the COMPANY requests, to purchase such interest in FRANCHISEE's LAWN DOCTOR Business, such ownership interest in FRANCHISEE or the Business Assets, for the price and on the terms and conditions contained in such offer, provided that: (1) the COMPANY may substitute cash for any form of payment proposed in such offer; (2) the COMPANY's credit will be deemed equal to the credit of any proposed buyer; (3) the COMPANY shall have not less than thirty (30) days to prepare for closing after notifying FRANCHISEE of the COMPANY's election to purchase; and (4) the COMPANY must receive, and FRANCHISEE agrees to make, all customary representations and warranties given by the seller of the assets of a business, including, without limitation, representations and warranties regarding ownership and condition of, and title to, assets and validity of contracts and the liabilities, contingent or otherwise, relating to the assets being purchased. The COMPANY may assign or delegate its rights under this Section 11.E. If the COMPANY exercises its right of first refusal, FRANCHISEE agrees that, for eighteen (18) months beginning on the closing date, FRANCHISEE, FRANCHISEE's transferring owner(s), and members of his or their immediate families will be bound by the non-competition covenant contained in Section 14.D, below. If the COMPANY does not exercise its right of first refusal, FRANCHISEE or its owner(s) may complete the sale to such purchaser pursuant to and on the terms of such offer, subject to the COMPANY's approval of the purchaser as provided in Section 11.C, provided that if the sale to such purchaser is not completed within one hundred twenty (120) days after delivery of such offer to the COMPANY, or there is a material change in the terms of the sale, the COMPANY shall again have the right of first refusal herein provided.

F. OWNERSHIP STRUCTURE.

If FRANCHISEE is an entity, FRANCHISEE represents and warrants that its ownership structure is as set forth on Exhibit A hereto and covenants that it will not vary from that ownership structure without the prior written approval of the COMPANY.

12. EXPIRATION OF THIS AGREEMENT.

A. FRANCHISEE'S RIGHT TO ACQUIRE A SUCCESSOR FRANCHISE.

Subject to the provision of this Section 12, upon expiration of the initial term of this Agreement, if: (1) FRANCHISEE has substantially complied with all of the provisions of this Agreement; and (2) FRANCHISEE, if necessary, refurbishes and re-equips each of his Service Vehicles and commissions the COMPANY (or another party approved by the COMPANY), at his expense and on his behalf, to repair or replace the equipment utilized in the operation of the Franchise and is in compliance with specifications and standards then applicable for new LAWN DOCTOR Business franchises; then FRANCHISEE shall have the right to acquire a successor franchise for the LAWN DOCTOR Business for an additional term of ten (10) years.

B. GRANT OF A SUCCESSOR FRANCHISE.

FRANCHISEE must give the COMPANY written notice of his election to acquire a successor franchise at least six (6) months, but not more than twelve (12) months, before the end of the initial term of this Agreement. Within thirty (30) days after delivery of FRANCHISEE's notice, the COMPANY shall notify FRANCHISEE in writing whether or not the COMPANY shall grant a successor franchise to FRANCHISEE. If, at any time during the term of this Agreement, FRANCHISEE fails to fully comply with this Agreement or any other agreement between FRANCHISEE and the COMPANY, the COMPANY may refuse to grant a successor franchise by delivering a notice of the COMPANY's refusal to grant a successor franchise, stating the reasons for such refusal. If the COMPANY's notice indicates that the COMPANY will permit FRANCHISEE to obtain a successor franchise, such right will be contingent upon FRANCHISEE's continued full compliance with this Agreement and any other agreement between the COMPANY and FRANCHISEE.

C. AGREEMENTS/RELEASES.

If the COMPANY grants a successor franchise, the COMPANY and FRANCHISEE and the owner(s) of FRANCHISEE shall execute the COMPANY's then current form of franchise agreement and such ancillary agreements as are used in offering franchises to operate LAWN DOCTOR Businesses (with appropriate modifications to reflect the fact that the agreements relate to the grant of a successor franchise), and the COMPANY, FRANCHISEE and its owner(s) shall execute general releases, in form satisfactory to the COMPANY, of any and all claims against each other and their respective affiliates, officers, directors, employees and agents. Failure by FRANCHISEE and its owner(s) to sign such agreement(s) and releases within ninety (90) days after delivery thereof to FRANCHISEE shall be deemed an election by FRANCHISEE not to acquire a successor franchise.

13. TERMINATION OF FRANCHISE BY THE COMPANY.

This Agreement shall terminate:

(1) effective upon delivery of notice of termination to FRANCHISEE if FRANCHISEE or its owner(s):

(a) abandons or fails to actively operate the Franchise or fails to commence operation of his LAWN DOCTOR Business as required in Section 1.C. of this Agreement;

(b) surrenders or transfers control of the LAWN DOCTOR Business without the COMPANY's prior written consent;

(c) has made any material misrepresentation or omission in his franchise application or after being granted the Franchise;

(d) fails to satisfactorily complete the training requirements described in Section 2.A. of this Agreement;

(e) is convicted of or pleads no contest to a felony, or any other crime or offense that is likely to adversely affect the reputation of FRANCHISEE, other LAWN DOCTOR Businesses or the COMPANY;

(f) abandons, surrenders or makes an unauthorized transfer of the Franchise, the Business Assets or an ownership interest in FRANCHISEE;

(g) makes any unauthorized use, duplication or disclosure of any Confidential Information or the Operating Manual;

(h) fails on three (3) or more separate occasions during any one (1)-year period to submit when due reports or other data, information or supporting records, to pay when due the royalty and service fees, technology fees, lease payments, Marketing Fund contributions, amounts due for products and services purchased from the COMPANY or other suppliers, or other payments due to the COMPANY, or otherwise fails to comply with this Agreement, whether or not such failures to comply are corrected after notice thereof is delivered to FRANCHISEE;

(i) submits to the COMPANY on two (2) or more separate occasions at any time during the initial term of this Agreement information, reports or supporting records which understate by more than three percent (3%) the royalty and service fees due for any period of, or periods aggregating, two (2) or more months, and FRANCHISEE is unable to demonstrate that such understatements resulted from inadvertent error;

(j) materially misuses or makes an unauthorized use of any Mark or commits any act which can reasonably be expected to materially impair the goodwill associated with any Mark, including, but not limited to, use of any Mark as part of a website domain name or electronic address in an unauthorized manner on FRANCHISEE's website;

(k) violates any environmental, labor, employment, health, safety, sanitation or other regulatory law, ordinance or regulation or conducts his LAWN DOCTOR Business in a manner that presents a health or safety hazard to his customers or the public;

(l) fails to maintain the insurance the COMPANY requires from time to time;

(m) interferes with the COMPANY's right to inspect the LAWN DOCTOR Business or observe its operation, as provided in Section 10 of this Agreement;

(n) engages in any dishonest or unethical conduct which, in the COMPANY's opinion, adversely affects his LAWN DOCTOR Business'

reputation, the reputation of other LAWN DOCTOR Businesses or the goodwill associated with the Marks;

(o) permits any material licenses or permits necessary for his LAWN DOCTOR Business' proper operation to be suspended, revoked or not renewed;

(p) fails to pay when due any federal, state or local income, service, sales or other taxes due on his LAWN DOCTOR Business' operation, unless FRANCHISEE is in good faith contesting FRANCHISEE's liability for these taxes;

(q) makes an assignment for the benefit of creditors or admits in writing its insolvency or inability to pay its debts generally as they become due; consents to the appointment of a receiver, trustee or liquidator of all or the substantial part of FRANCHISEE's property; the FRANCHISEE's LAWN DOCTOR Business is attached, seized, subjected to a writ or distress warrant, or levied upon, unless the attachment, seizure, writ, warrant or levy is vacated within thirty (30) days; or any order appointing a receiver, trustee or liquidator of FRANCHISEE or his LAWN DOCTOR Business is not vacated within thirty (30) days following the order's entry;

(r) violates the restrictions of Section 4.B. (Exclusive Relationship) or any other non-compete agreement; or

(s) at any time during the term of this Agreement defaults or fails to cure (if cure is permitted) any default under the agreement between FRANCHISEE and the designated supplier for the Software Program, or the agreement between FRANCHISEE and the designated supplier for the Software Program expires or is terminated.

(2) without further action by the COMPANY or notice to FRANCHISEE if FRANCHISEE or its owner(s):

(a) fails to accurately report the Net Revenues of his LAWN DOCTOR Business or fails to make payments of any amounts due the COMPANY for royalty and service fees, technology fees, Marketing Fund contributions or any other amounts due to the COMPANY or its affiliates hereunder, and does not correct such failure within ten (10) days after written notice of such failure is delivered to FRANCHISEE; or

(b) fails to comply with any other provision of this Agreement or any mandatory specification, standard or operating procedures prescribed by the COMPANY and does not: (1) correct such failure within thirty (30) days after written notice of such failure to comply is delivered to FRANCHISEE; or (2) provide proof acceptable to the COMPANY of efforts which are reasonably calculated to correct such failure if such failure cannot reasonably be corrected

within thirty (30) days after written notice of such failure to comply is delivered to FRANCHISEE.

14. **RIGHTS AND OBLIGATIONS OF THE COMPANY AND FRANCHISEE UPON TERMINATION OR EXPIRATION OF FRANCHISE.**

A. **PAYMENT OF AMOUNTS OWED TO THE COMPANY OR CUSTOMERS.**

FRANCHISEE agrees to pay to the COMPANY within fifteen (15) days after the effective date of termination or expiration of the Franchise, or such later date that the amounts due to the COMPANY are determined, such royalty and service fees, technology fees, Marketing Fund contributions, lease payments due for Turf Tamer Applicators or other equipment leased by FRANCHISEE from the COMPANY, amounts owed to the COMPANY for purchases made by FRANCHISEE, interest due on any of the foregoing, and all other amounts owed to the COMPANY which are then unpaid. FRANCHISEE further agrees to return to his customers all amounts prepaid by such customers within fifteen (15) days after the effective date of termination or expiration of the Franchise.

B. **MARKS.**

FRANCHISEE agrees that upon termination or expiration of the Franchise he will: (1) not directly or indirectly at any time or in any manner, including, but not limited to, on a website, identify himself or any business as a current or former LAWN DOCTOR Business, or as a franchisee, licensee, owner or dealer of or as otherwise associated with the COMPANY, or use any Mark, any colorable imitation thereof or other indicia of a LAWN DOCTOR Business in any manner or for any purpose or utilize for any purpose any trade name, trade or service mark or other commercial symbol that suggests or indicates a connection or association with the COMPANY; (2) return to the COMPANY or destroy all signs, brochures, advertising materials, forms, invoices and other materials containing any Marks or otherwise identifying or relating to the LAWN DOCTOR Business; (3) take all such action as may be required to cancel all fictitious or assumed name or equivalent registrations relating to his use of any Mark; (4) remove all indicia of the Marks from all Service Vehicles not surrendered to or bought by the COMPANY; (5) notify the telephone company and all listing agencies of the termination or expiration of 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 of same to or at the direction of the COMPANY (FRANCHISEE acknowledges that as between the COMPANY and FRANCHISEE, the COMPANY has the sole rights to and interest in all telephone numbers and directory listings associated with any Mark. FRANCHISEE authorizes the COMPANY, and hereby appoints the COMPANY and any officer of the COMPANY as his attorney in fact, to direct the telephone company and all listing agencies to transfer same to the COMPANY or at its direction, should FRANCHISEE fail or refuse to do so, and the telephone company and all listing agencies may accept such direction or this Agreement as conclusive of the exclusive rights of the COMPANY in such telephone numbers and directory listings and its authority to direct their transfer); (6) return all materials and supplies identified by the Marks within thirty (30) days after the effective date of termination or expiration of this Agreement; (7) return to the COMPANY all copies of his LAWN

DOCTOR Business customer lists, including past customers, present customers and customer prospects; (8) cancel any electronic address, domain name or website which displays any Mark or that identifies FRANCHISEE as associated with the COMPANY or the LAWN DOCTOR Business; (9) furnish to the COMPANY, within thirty (30) days after the effective date of termination or expiration, evidence satisfactory to the COMPANY of FRANCHISEE's compliance with the foregoing obligations. FRANCHISEE acknowledges that his LAWN DOCTOR Business customer lists and contracts are derived from and a result of his operating a LAWN DOCTOR franchise. Therefore, FRANCHISEE agrees that such customer lists and contracts may not be used in connection with any business other than the LAWN DOCTOR Business, and may not be used by, or sold or otherwise transferred to, a third party except as otherwise specifically provided in this Agreement.

C. RETURN OF EQUIPMENT AND OPERATING MANUALS.

FRANCHISEE agrees that upon termination or expiration of the Franchise, he will immediately cease to use the Confidential Information of the COMPANY disclosed to FRANCHISEE pursuant to this Agreement in any business or otherwise and return to the COMPANY all copies of the Operating Manual for the LAWN DOCTOR Business that have been loaned to him by the COMPANY and all Turf Tamer Applicators and any other equipment which the COMPANY has loaned or leased to FRANCHISEE.

D. COVENANT NOT TO COMPETE.

Upon termination of this Agreement by either the COMPANY or FRANCHISEE in accordance with the provisions of this Agreement, or upon expiration of this Agreement (if the COMPANY refuses to grant a successor franchise, as provided in Section 12, or FRANCHISEE elects not to acquire a successor franchise), FRANCHISEE and its owner(s) agree that for a period of eighteen (18) months, commencing on the effective date of termination or expiration, or the date on which FRANCHISEE ceases to conduct the business conducted pursuant to this Agreement, whichever is later, neither FRANCHISEE, its owner(s) nor the members of his and their immediate families will have any interest as a disclosed or beneficial owner, investor, lender, partner, director, officer, manager, consultant, employee, representative or agent, or in any other capacity, in any Competitive Business located within (i) FRANCHISEE's Territory, (ii) fifty (50) miles of the boundary of FRANCHISEE's Territory, (iii) the territory of any other LAWN DOCTOR Business in operation or in the process of opening on the later of the effective date of the termination or expiration of this Agreement or the date on which all persons restricted by this Subsection begin to comply with this Subsection, or (iv) fifty (50) miles of the boundary of the territory of any other LAWN DOCTOR Business in operation or in the process of opening on the later of the effective date of the termination or expiration of this Agreement or the date on which all persons restricted by this Subsection begin to comply with this Subsection.

E. CONTINUING OBLIGATIONS.

All obligations of the COMPANY and FRANCHISEE which expressly or by their nature survive the expiration or termination of this Agreement shall continue in full force and effect

subsequent to and notwithstanding its expiration or termination and until they are satisfied in full or by their nature expire.

15. **ENFORCEMENT.**

A. **SEVERABILITY AND SUBSTITUTION OF VALID PROVISIONS.**

Except as expressly provided to the contrary herein, each section, paragraph, term and provision of this Agreement, and any portion thereof, shall be considered severable and if, for any reason, any such portion of this Agreement is held to be invalid, contrary to, or in conflict with any applicable present or future law or regulation in a final, unappealable ruling issued by any court, agency or tribunal with competent jurisdiction in a proceeding to which the COMPANY is a party, that ruling shall not impair the operation of, or have any other effect upon, such other portions of this Agreement as may remain otherwise intelligible, which shall continue to be given full force and effect and bind the parties hereto, although any portion held to be invalid shall be deemed not to be a part of this Agreement from the date the time for appeal expires, if FRANCHISEE is a party thereto; otherwise upon FRANCHISEE's receipt of written notice of non-enforcement thereof from the COMPANY. If any covenant herein which restricts competitive activity is deemed unenforceable by virtue of its scope in terms of area, business activity prohibited and/or length of time, but would be enforceable by reducing any part or all thereof, FRANCHISEE and the COMPANY agree that same shall be enforced to the fullest extent permissible under the laws and public policies applied in the jurisdiction in which enforcement is sought. If any applicable and binding law or rule of any jurisdiction requires a greater prior notice of the termination of or refusal to enter into a successor franchise agreement than is required hereunder, or the taking of some other action not required hereunder, or if under any applicable and binding law or rule of any jurisdiction, any provision of this Agreement or any specification, standard or operating procedure prescribed by the COMPANY is invalid or unenforceable, the prior notice and/or other action required by such law or rule shall be substituted for the comparable provisions hereof, and the COMPANY shall have the right, in its sole discretion, to modify such invalid or unenforceable provision, specification, standard or operating procedure to the extent required to be valid and enforceable. Such modification(s) to this Agreement shall be effective only in such jurisdiction, unless the COMPANY elects to give it greater applicability, and shall be enforced as originally made and entered into in all other jurisdictions. FRANCHISEE agrees to be bound by any such modification to this Agreement.

B. **WAIVER OF OBLIGATIONS.**

The COMPANY and FRANCHISEE may by written instrument unilaterally waive or reduce any obligation of or restriction upon the other under this Agreement, effective upon delivery of written notice thereof to the other. Any waiver granted by the COMPANY shall be without prejudice to any other rights the COMPANY may have, will be subject to continuing review by the COMPANY and may be revoked, in the COMPANY's sole discretion, at any time and for any reason, effective upon delivery to FRANCHISEE of ten (10) days' prior written notice. The COMPANY and FRANCHISEE shall not be deemed to have waived or impaired any right, power or option reserved by this Agreement by virtue of any custom or practice of the parties at variance with the terms hereof; any failure, refusal or neglect of the COMPANY or FRANCHISEE to

exercise any rights under this Agreement or to insist upon exact compliance by the other with its obligations hereunder; any waiver, forbearance, delay, failure or omission by the COMPANY to exercise any right, power or option, whether of the same, similar or different nature, with respect to other LAWN DOCTOR Businesses; or the acceptance by the COMPANY of any payments due from FRANCHISEE after any breach of this Agreement.

Neither the COMPANY nor FRANCHISEE shall be liable for loss or damage or deemed to be in breach of this Agreement if its failure to perform its obligations results from: (1) transportation shortages, inadequate supply of equipment, merchandise, supplies, labor, material or energy, or the right to acquire or use any of the foregoing in order to accommodate or comply with the orders, requests, regulations, recommendations or instructions of any federal, state or municipal government or any department or agency thereof; (2) compliance with any law, ruling, order, regulation, requirement or instruction of any federal, state, or municipal government or any department or agency thereof; (3) acts of God; (4) fires, strikes, embargoes, war or riot; or (5) any other similar event or cause. Any delay resulting from any of said causes shall extend performance accordingly or excuse performance, in whole or in part, as may be reasonable, except that said causes shall not excuse payments of amounts owed at the time of such occurrence or payment of royalty and service fees, technology fees, Marketing Fund contributions or lease payments due thereafter.

C. **INJUNCTIVE RELIEF.**

Notwithstanding anything to the contrary contained in Subsection F of this Section, either party may institute in a court of competent jurisdiction an action or actions for temporary or preliminary injunctive relief; provided, however, that such party shall contemporaneously submit the dispute for arbitration on the merits in accordance with Subsection F of this Section. FRANCHISEE agrees that the COMPANY may have such temporary or preliminary injunctive relief without bond, but upon due notice, and FRANCHISEE's sole remedy in the event of the entry of such injunctive relief shall be the dissolution of such injunctive relief, if warranted, upon hearing duly had (all claims for damages by reason of the wrongful issuance of any such injunction being expressly waived hereby).

D. **RIGHTS OF PARTIES ARE CUMULATIVE.**

The rights of the COMPANY and FRANCHISEE hereunder are cumulative and no exercises or enforcement by the COMPANY or FRANCHISEE of any right or remedy hereunder shall preclude the exercise or enforcement by the COMPANY or FRANCHISEE of any other right or remedy hereunder or which the COMPANY or FRANCHISEE is entitled by law to enforce.

E. **COSTS AND ATTORNEYS' FEES.**

If the COMPANY incurs expenses in connection with FRANCHISEE's failure to pay when due amounts owing to the COMPANY, to submit when due any reports, information or supporting records or otherwise to comply with this Agreement, FRANCHISEE shall reimburse the COMPANY for any such costs and expenses which it incurs, including, but not limited to, reasonable legal, arbitrators', accounting and related fees.

F. **DISPUTE RESOLUTION AND ARBITRATION.**

(1) Meeting Between Principals. COMPANY and FRANCHISEE will attempt to resolve any controversy, claim, or dispute arising out of or relating to this Agreement and involving FRANCHISEE and COMPANY or any of their respective affiliates, owners, officers, directors, employees, agents or representatives (a “Dispute”) promptly by a meeting between principals of the respective parties who have authority to settle the Dispute (“Principals”). Either party may give the other written notice (“Dispute Notice”) of any Dispute that has not been resolved in the ordinary course of business. Within fifteen (15) days after delivery of the Dispute Notice, the receiving party must give to the other a written response (“Response”). The Dispute Notice and the Response must include: (i) a statement describing the position of the party giving the Dispute Notice and the Response and a summary of arguments supporting such position; and (ii) the name of the Principal and any other persons who will accompany the Principal at the meeting at which the parties will attempt to resolve the Dispute. Within thirty (30) days after delivery of the Dispute Notice, the Principals will meet at a mutually acceptable time and place, and then as often as they reasonably consider necessary, to attempt to resolve the Dispute. All reasonable requests for information made by one party to the other will be honored. If the Dispute has not been resolved within sixty (60) days after delivery of the Dispute Notice, or if the Principals do not meet within thirty (30) days after delivery of the Dispute Notice, either party may initiate mediation of the Dispute. All meetings, discussions, and other communications under this Subsection will be treated as compromise and settlement discussions and communications.

(2) Mediation. All claims or disputes between FRANCHISEE and COMPANY or any of their respective affiliates, owners, officers, directors, employees, agents or representatives arising under, out of, in connection with, or in relation to this Agreement, the parties’ relationship, FRANCHISEE’s LAWN DOCTOR Business, or any of the parties’ respective rights and obligations arising out of this Agreement must be submitted first to mediation prior to initiating an arbitration proceeding (except as noted in Section 15.C. above). Such mediation will take place in Holmdel, New Jersey (or COMPANY’s then-current headquarters) under the auspices of the American Arbitration Association (“AAA”), in accordance with the AAA’s Commercial Mediation Rules then in effect. FRANCHISEE is prohibited from commencing any formal legal action against COMPANY or its affiliates with respect to any such claim or dispute unless mediation proceedings have been terminated either: (i) as the result of a written declaration of the mediator(s) that further mediation efforts are not worthwhile; or (ii) as a result of a written declaration by COMPANY. Each party will bear its own costs of mediation and share equally the filing fee imposed by AAA and the mediator’s fees. COMPANY reserves the right to specifically enforce its right to mediation. Prior to mediation and before commencing any legal action against COMPANY or its affiliates with respect to any such claim or dispute, FRANCHISEE must submit a notice to COMPANY specifying in detail the precise nature and grounds of such claim or dispute.

(3) Arbitration. Subject to Subsection 15.C. above (entitled “Injunctive Relief”), all controversies, disputes or claims between the COMPANY (its affiliates, and their respective shareholders, officers, directors, agents, employees, successors and assigns) and FRANCHISEE (its owners, guarantors and their respective officers, directors, agents, employees, successors and assigns) arising out of or related to:

- (1) FRANCHISEE's operation of the LAWN DOCTOR Business;
- (2) this Agreement or any other agreement between the parties or any provision of such agreements;
- (3) the relationship of the parties hereto;
- (4) the validity of this Agreement or any other agreement between the parties or any provision of such agreements; or
- (5) any specifications, standards or procedures relating to the establishment or operation of the LAWN DOCTOR Business,

which is not resolved through a meeting of Principals (as described in Subsection F(1) above) or mediation (as described in Subsection F(2) above), shall be submitted for binding arbitration before one arbitrator and, except as this Subsection F(3) otherwise provides, in accordance with the then current commercial arbitration rules of the American Arbitration Association. All matters within the scope of the Federal Arbitration Act (9 U.S.C. Sections 1 et seq.) shall be governed by it.

Arbitration shall take place at a location specified by the arbitrator within ten (10) miles of the COMPANY's then-current principal place of business. The arbitrator shall have no authority to select a hearing locale other than as described in the prior sentence. The award of the arbitrator shall be final and judgment upon the award may be entered in any court of competent jurisdiction. The parties agree that, in connection with any such arbitration proceeding, each shall submit or file any claim which would constitute a compulsory counterclaim (as defined by Rule 13 of the Federal Rules of Civil Procedure) within the same proceeding as the claim to which it relates. Any such claim which is not submitted or filed in such proceeding shall be barred.

The COMPANY and FRANCHISEE agree that arbitration shall be conducted on an individual, not a class-wide, basis and that an arbitration proceeding between the COMPANY and FRANCHISEE shall not be consolidated with any other arbitration proceeding involving the COMPANY and any other natural person, association, corporation, partnership or other entity. Notwithstanding the foregoing or anything to the contrary in this Subsection F(3) or Section 15.A., if any court or arbitrator determines that all or any part of the preceding sentence is unenforceable with respect to a dispute that otherwise would be subject to arbitration under this Subsection F(3), then all parties agree that this arbitration clause shall not apply to that dispute and that such dispute shall be resolved in a judicial proceeding in accordance with this Article 15 (excluding this Section 15.F(3)).

The COMPANY and FRANCHISEE waive any right to or claim for punitive or exemplary damages, except punitive or exemplary damages allowed under federal statute.

The provisions of this Subsection F(3) shall continue in full force and effect subsequent to and notwithstanding the expiration or termination of this Agreement.

G. **GOVERNING LAW.**

All matters relating to arbitration shall be governed by the Federal Arbitration Act. 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, the Franchise and the relationship of the parties shall be governed by the laws of the State of New Jersey, without regard for its conflicts of laws principles, except that any New Jersey law regulating the sale of franchises or governing the relationship of a franchisor and its franchisee will not apply unless its jurisdictional requirements are met independently without reference to this Subsection G.

H. **JURISDICTION.**

With respect to actions described in Section 15.C. above and any other actions not subject to arbitration under Subsection F(3) above, FRANCHISEE and the COMPANY agree that any action arising under this Agreement or otherwise as a result of the relationship between FRANCHISEE and the COMPANY must be commenced in a state or federal court of competent jurisdiction in the State of New Jersey. FRANCHISEE irrevocably submits to the jurisdiction of such courts and waives any objection he may have to either the jurisdiction or venue of such court.

I. **WAIVER OF PUNITIVE DAMAGES.**

The parties waive to the fullest extent permitted by law any right to or claim for any punitive or exemplary damages, except punitive or exemplary damages allowed under federal statute. The parties agree that, in the event of a dispute between them, the party making a claim shall be limited to recovery of any actual damages it sustains.

J. **WAIVER OF JURY TRIAL.**

Each party irrevocably waives trial by jury in any action, proceeding or counterclaim, whether at law or in equity, brought by either party.

K. **FRANCHISEE MAY NOT WITHHOLD PAYMENTS.**

FRANCHISEE agrees that he will not, on grounds of the alleged nonperformance by the COMPANY of any of its obligations hereunder, withhold payment of any royalty and service fees, technology fees, Marketing Fund contributions, lease payments, amounts due to the COMPANY for purchases by FRANCHISEE or any other amounts due to the COMPANY.

L. **BINDING EFFECT.**

This Agreement is binding upon the parties hereto and their respective executors, administrators, heirs, assigns and successors in interest. Subject to the COMPANY's right to modify the Operating Manual, this Agreement shall not be modified except by written agreement signed by FRANCHISEE and the COMPANY.

M. LIMITATIONS OF CLAIMS.

Any and all claims, except claims for monies due the COMPANY, arising out of or relating to this Agreement or the relationship among the parties hereto shall be barred unless an action or legal or arbitration proceeding is commenced within one (1) year from the date FRANCHISEE or the COMPANY knew or should have known of the facts giving rise to such claims.

N. CONSTRUCTION.

The preambles and exhibits are a part of this Agreement, which together with the Operating Manual, constitutes the entire agreement of the parties, and there are no other oral or written understandings or agreements between the COMPANY and FRANCHISEE relating to the subject matter of this Agreement. Notwithstanding the foregoing, nothing in this Agreement shall disclaim or require FRANCHISEE to waive reliance on any representation that the COMPANY made in the most recent disclosure document (including its exhibits and amendments) that the COMPANY delivered to FRANCHISEE or its representative. The term “FRANCHISEE” as used herein is applicable to one (1) or more persons, a corporation or a partnership, as the case may be, and the singular usage includes the plural and the masculine and neuter usages include the other and the feminine. If two (2) or more persons are at any time FRANCHISEE hereunder, their obligations and liabilities to the COMPANY shall be joint and several. References to “FRANCHISEE” and “transferee” which are applicable to an individual or individuals shall mean the principal owner(s) of the equity or operating control of FRANCHISEE or the transferee, if FRANCHISEE or the transferee is a corporation or partnership. The headings of the several sections and paragraphs hereof are for convenience only and do not define, limit or construe the contents of such sections or paragraphs. The words “include” and “including” are meant to be illustrative and not exhaustive and are deemed to be read in all cases as “including, without limitation” and/or “including, but not limited to.”

Except where this Agreement expressly obligates the COMPANY reasonably to approve or not unreasonably to withhold its approval of any action or request by FRANCHISEE, the COMPANY has the absolute right to refuse any request by FRANCHISEE or to withhold its approval of any action by FRANCHISEE that requires the COMPANY’s approval. Nothing in this Agreement is intended, nor shall be deemed, to confer any rights or remedies upon any person or legal entity not a party hereto.

16. NOTICE AND PAYMENTS.

All written notices and reports permitted or required to be delivered by the provisions of this Agreement or of the Operating Manual shall be deemed so delivered at the time delivered by hand; one (1) business day after transmission by facsimiles, telecopy, telegraph or comparable electronic system; one (1) business day after being placed in the hands of a commercial carrier service for next business day delivery; or three (3) business days after placement in the mail by Registered or Certified Mail, Return Receipt Requested, postage prepaid, to the address set forth herein, or to such other address as designated in writing by the COMPANY or FRANCHISEE. Any required payment or report which the COMPANY does not actually receive at the correct

address during regular or business hours on the date due (or postmarked by postal authorities at least two (2) days before it is due) will be deemed delinquent.

17. **NO WAIVER OR DISCLAIMER OF RELIANCE IN CERTAIN STATES.**

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

No statement, questionnaire, or acknowledgement signed or agreed to by you 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 us, any franchise seller, or any other person acting on our behalf. This provision supersedes any other term of any document executed in connection with the franchise.

IN WITNESS WHEREOF, the parties hereto have executed, sealed and delivered this Agreement in multiple counterparts on the day and year first above written.

LAWN DOCTOR, INC., a New Jersey corporation

By: _____	_____ Individually
Scott D. Frith, Chief Executive Officer	FRANCHISEE
Date*: _____	Date: _____
(*Effective date of this Agreement)	

_____, Individually
FRANCHISEE
Date: _____

EXHIBIT A
TO THE LAWN DOCTOR FRANCHISE AGREEMENT

OWNERS OF FRANCHISEE

1. **Owners:** FRANCHISEE and its owners represent and warrant the following list includes the full name and mailing address of each person who is one of FRANCHISEE's owners, or an owner of one of FRANCHISEE's owners, and fully describes the nature of each owner's interest (attach additional pages if necessary).

	<u>Owner's Name and Address</u>	<u>Percentage/Description of Interest</u>
(a)	_____ _____	_____
(b)	_____ _____	_____
(c)	_____ _____	_____
(d)	_____ _____	_____

As of the date hereof there are _____ (_____) ownership interests authorized and there are _____ (_____) ownership interests which are issued and outstanding. There are no other authorized classes of shares.

_____ Individually	_____ Individually
FRANCHISEE	FRANCHISEE

Date: _____	Date: _____

_____ Individually	_____, Individually
FRANCHISEE	FRANCHISEE

Date: _____	Date: _____

EXHIBIT B

ELECTRONIC FUNDS TRANSFER AUTHORIZATION

ELECTRONIC FUNDS TRANSFER AUTHORIZATION FOR PREAUTHORIZED PAYMENTS

The undersigned Franchisee authorizes Lawn Doctor, Inc. ("Franchisor") to debit fees due and payable under the Franchise Agreement(s), including, but not limited to, Royalty and Service Fees, Marketing Fund Contributions, equipment rental payments, parts purchases, technology fees, conference registration fees, material purchases, interest, late fees and/or payment rejection fees from the bank account listed below.

BANK ACCOUNT INFORMATION

Bank Name: _____ Account Type: ☐ Business ☐ Personal
Branch Address: _____ Account Type: ☐ Checking ☐ Savings
Bank City: _____ Bank State or Province: _____
FEIN #: _____
Account Number: _____ Bank Routing #: _____

Please include a void check from this account when submitting this form.

In the event Franchisee fails to submit a Service Fee Report in a timely fashion, Franchisee authorizes Franchisor to debit estimated Royalty and Service Fees and Marketing Fund Contributions in the amount of the last submitted Service Fee Report. Upon receipt of the delinquent Service Fee Report, Franchisor will credit or debit Franchisee's account the difference between the estimated and actual fees, and will also charge a fee of one percent (1.0%) of the total due for each month that the Service Fee Report was late.

Franchisee will incur a per occurrence fee of Twenty Dollars (\$20.00) if any EFT payment is rejected by the above referenced bank account.

This Authorization is irrevocable and shall remain in effect for so long as the Franchise Agreement(s) remains in effect. Franchisee shall notify Franchisor in writing of any changes to bank account information at least thirty (30) days in advance of the date the first debit is scheduled to be initiated from the new bank. The new bank account will be subject to this Authorization as if it had been in effect at the time this Agreement was signed.

Name of Franchisee: _____

Franchisee's Name: _____

Signature: _____

Date: _____

EXHIBIT C

ASSIGNMENT AND ASSUMPTION AGREEMENT

ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT is made this _____ day of _____, 20____ **BETWEEN:**

LAWN DOCTOR, INC., a New Jersey corporation
(hereafter called "Company")

- and -

_____, an individual
(hereafter called "Franchisee")

- and -

(hereafter called "Assignee")

R E C I T A L S:

WHEREAS, Franchisee and Company entered into that certain Lawn Doctor Franchise Agreement dated _____ (the "Franchise Agreement"), which Franchise Agreement is incorporated herein by this reference, for the operation of a Lawn Doctor lawn care and conditioning service business (the "Business");

WHEREAS, concurrently with the Franchise Agreement, Company and Franchisee entered into a Turf Tamer Power Seeder Equipment Lease, a Turf Tamer Stand-On Applicator Equipment Lease, an Extranet Agreement, and a Promissory Note. **[DELETE ANY THAT DO NOT APPLY.]** These agreements, together with the Franchise Agreement, are hereinafter referred to as the "Agreements.";

WHEREAS, Franchisee wishes to assign his interest in the Agreements to Assignee, effective on the _____ day of _____, 20____ (hereafter called the "Effective Date"); and

WHEREAS, the Agreements prohibit Franchisee from assigning them without the consent of Company and without first complying with certain requirements.

NOW, THEREFORE, in consideration of the premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby covenant and agree as follows:

1. **Assignment.** Franchisee hereby transfers, sets over and assigns to Assignee, as of the Effective Date, all of Franchisee's right, title and interest in and to the Agreements, subject to

Assignee's timely observance and performance of Franchisee's covenants contained in the Agreements and all agreements relating thereto, including, without limitation, the punctual payment of all sums payable thereunder from time to time.

2. **Assumption.** Assignee hereby assumes all of Franchisee's obligations, agreements, commitments, duties and liabilities under the Agreements and all agreements relating thereto and agrees to be bound by and faithfully to perform and observe at all times during the initial or any renewal terms of the Agreements all of Franchisee's obligations, agreements, commitments and duties with the same force and effect as if the Agreements were originally written with Assignee as the Franchisee, including, without limitation, the payment of all sums reserved thereby.

3. **Company Consent.** Company hereby consents to the assignment subject to Franchisee's and Assignee's jointly and severally agreeing to pay to Company immediately upon demand any and all monies owed by Franchisee to Company or any subsidiary or affiliate of Company as of the Effective Date.

4. **Franchisee's Obligations.** Franchisee covenants and agrees that he shall be jointly and severally liable for Assignee's performance of its obligations under the Agreements and bound by all of the provisions of the Agreements, and nothing contained herein shall be deemed to relieve Franchisee of his obligations under the Agreements.

5. **Future Assignments.** Company's consent herein shall not be construed as a waiver by Company of its required consent to any further assignment of any of the Agreements, which assignment shall be effected only in accordance with the terms of such Agreements.

6. **Interests in Assignee.** Assignee and Franchisee jointly and severally covenant and agree that, as long as the Franchise Agreement remains in full force and effect:

(a) Franchisee shall not directly or indirectly, voluntarily or involuntarily, by operation of law or otherwise sell, assign, transfer, convey, donate, pledge, mortgage or otherwise encumber any shares or other ownership interests of Assignee now or hereafter owned or controlled by Franchisee without obtaining Company's prior written consent in accordance with the Franchise Agreement. Assignee shall be a newly organized entity and its articles of incorporation, membership agreement, or other governance document shall at all times provide that its activities are confined exclusively to operating the Business.

(b) Franchisee shall own not less than fifty-one percent (51%) of the equity and voting power of all issued and outstanding capital stock, membership interest, or other ownership interest of Assignee. For the purposes hereof, voting shares include shares of any class or classes (however designated) having ordinary voting power under all circumstances, the exercise of which is not restrained by the existence of any agreement, whether written or oral. Assignee shall maintain stop-transfer instructions on its records of any ownership interests, and each stock certificate or other documentation thereof shall have conspicuously endorsed on its face a statement in a form satisfactory to Company that it is held subject to, and that further assignment or transfer thereof is limited by, all restrictions imposed upon assignments by the Franchise Agreement.

(c) In the event Franchisee or Assignee shall transfer or issue any shares or other ownership interests of Assignee, any new owners shall be obligated to execute a written agreement with Company undertaking to be bound by the provisions of the Agreements, including the restrictions on any change in control of Assignee and the non-compete and nondisclosure covenants, and agreeing to be jointly and severally liable for Assignee's performance of the Agreements. Contemporaneously with the appointment or election of any person as a director or officer of Assignee, Franchisee and Assignee shall cause such person to execute a written agreement with Company undertaking to be bound by the non-compete and nondisclosure covenants contained in the Franchise Agreement.

(d) Attached as Exhibit A is a list of all of the owners of Assignee as of the Effective Date. Assignee shall furnish to Company, immediately upon all transfers or issuances of ownership interests of Assignee, a revised version of Exhibit A.

(e) Assignee agrees that it will not use the Marks (as that term is defined in the Franchise Agreement) or any name deceptively similar thereto as part of its corporate or trade name.

(f) Assignee shall not engage in any business or activity that competes with Company, the Business or the Lawn Doctor system; provided, however, Company may permit Assignee to engage in other non-competitive business activities provided Assignee obtains the prior written consent of Company, which may be withheld by Company in its sole discretion.

[FOR USE IN ALL STATES EXCEPT WHERE FRANCHISEE OR ANY OF ITS OWNERS ARE LOCATED IN CALIFORNIA:

7. **Release.** In further consideration of Company's granting its approval of the assignment under this Agreement, Franchisee, on behalf of itself and its current and former affiliates, agents, principals, officers, directors, shareholders, employees, representatives, attorneys, parents, subsidiaries, divisions and successors and assigns (the "Franchisee Group") hereby releases Company, its affiliates and its current and former agents, principals, officers, directors, shareholders, employees, representatives, attorneys, parents, subsidiaries, divisions, and successors and assigns (the "Company Group"), of and from any and all manner of obligation, debt, liability, tort, covenant, contract, agreement, undertaking, and account, and any and all claims or causes of action, whether known or unknown, vested or contingent, suspected or unsuspected (collectively, "Claims") which any of the Franchisee Group now has, ever had, or may have, against any of the Company Group, from the beginning of time through the date of this Agreement. With respect to the Claims released under this Section 7, Franchisee, on behalf of itself and the other members of the Franchisee Group, acknowledges that they may hereafter discover facts in addition to or different from those which they now know or believe to be true with respect to the subject matter of this release, but that it is their intention, subject to the terms and conditions of this Section 7, fully, finally and forever to settle and release all such Claims against any of the Company Group, known or unknown, suspected or unsuspected, which now exist, may exist or did exist, and, in furtherance of such intention, the release given under this Section 7 shall be and remain in effect

as a full and complete release, notwithstanding the discovery or existence of any such additional or different facts.

Franchisee warrants and represents, and also on behalf of the other members of the Franchisee Group, that they have not assigned or otherwise transferred any Claim or cause of action released by this Section 7.

Franchisee, on behalf of itself and the other members of the Franchisee Group, further covenants not to sue any of the Company Group on any of the Claims released by this Section 7 or to act as a consultant, advisor, or expert witness for any other party that sues any of the Company Group.]

[FOR USE WHERE FRANCHISEE OR ANY OF ITS OWNERS ARE LOCATED IN CALIFORNIA:

7. Release of Company Group by Franchisee Group.

(a) **Release.** In further consideration of Company's granting its approval of the assignment under this Agreement, Franchisee, on behalf of itself and its current and former affiliates, agents, principals, officers, directors, shareholders, employees, representatives, attorneys, parents, subsidiaries, divisions and successors and assigns (the "Franchisee Group") hereby releases Company, its affiliates and its current and former agents, principals, officers, directors, shareholders, employees, representatives, attorneys, parents, subsidiaries, divisions, and successors and assigns (the "Company Group"), of and from any and all manner of obligation, debt, liability, tort, covenant, contract, agreement, undertaking, and account, and any and all claims or causes of action, whether known or unknown, vested or contingent, suspected or unsuspected (collectively, "Claims") which any of the Franchisee Group now has, ever had, or may have, against any of the Company Group, from the beginning of time through the date of this Agreement. Franchisee warrants and represents, and also on behalf of the other members of the Franchisee Group, that they have not assigned or otherwise transferred any Claim or cause of action released by this Section 7(a).

Franchisee, on behalf of itself and the other members of the Franchisee Group, further covenants not to sue any of the Company Group on any of the Claims released by this Section 7(a) or to act as a consultant, advisor, or expert witness for any other party that sues any of the Company Group.

(b) **Waiver of Section 1542 Rights.** In granting the release under Section 7(a), Franchisee, on behalf of itself and the other members of the Franchisee Group, waives all rights and benefits which any of them now has or in the future may have under and by virtue of the terms of Section 1542 of the Civil Code of the State of California, which provides as follows:

A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of

executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

Franchisee, on behalf of itself and the other members of the Franchisee Group, waives and relinquishes every right or benefit which any of them has under Section 1542 of the Civil Code of the State of California, and any similar statute or right under any other law, to the fullest extent that the right or benefit may lawfully be waived. In connection with this waiver and relinquishment, with respect to the Claims released under Section 7(a), Franchisee, on behalf of itself and the other members of the Franchisee Group, acknowledges that they may hereafter discover facts in addition to or different from those which they now know or believe to be true with respect to the subject matter of this Agreement, but that it is their intention, subject to this Agreement's terms and conditions, fully, finally, and forever to settle and release all such Claims which now exist, may exist, or did exist, and, in furtherance of such intention, the release given under Section 7(a) shall be and remain in effect as full and complete releases, notwithstanding the discovery or existence of any such additional or different facts.]

8. **Nonwaiver.** Company's consent to the assignment shall not constitute a waiver of any claims it may have against Franchisee nor shall it be deemed a waiver of Company's right to demand Assignee's exact compliance with the terms of the Agreements.

9. **Notices.** All notices, requests, demands or other communications to be delivered to the parties hereto may be delivered in the same manner as described in the Franchise Agreement.

10. **Acknowledgment.** Assignee acknowledges that it has received a copy of the Agreements and is familiar with, and agrees to abide by, the terms, covenants and conditions contained therein on the part of Franchisee.

11. **Conflicting Provisions.** If there is any conflict between the provisions of this Agreement and the provisions of the Agreements, the provisions of this Agreement shall prevail.

12. **Time of the Essence.** Time shall be of the essence in this Agreement.

13. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey, without regard for its conflicts of laws principles.

14. **Binding Effect.** This Agreement shall inure to the benefit of Company and its successors and assigns and shall be binding upon Franchisee and Assignee and their respective successors, assigns and legal representatives.

15. **Joint and Several Liability.** In the event there is more than one Franchisee or if Franchisee is comprised of more than one entity, their liability hereunder shall be joint and several.

IN WITNESS WHEREOF the parties have duly executed this Agreement on the day stated on page one hereof.

COMPANY: LAWN DOCTOR INC., a New Jersey corporation

By: _____

Its: Chief Executive Officer, Scott D. Frith

FRANCHISEE: _____

By: _____, Individually

ASSIGNEE: _____, a _____ corporation/limited
liability company/other _____ (please specify)

By: _____

Print Name: _____

Title _____

EXHIBIT A

OWNERS OF ASSIGNEE

1. **Owners:** Assignee and its owners represent and warrant the following list includes the full name and mailing address of each person who is one of Assignee's owners, or an owner of one of Assignee's owners, and fully describes the nature of each owner's interest (attach additional pages if necessary).

	<u>Owner's Name and Address</u>	<u>Percentage/Description of Interest</u>
(a)	_____ _____	_____
(b)	_____ _____	_____
(c)	_____ _____	_____
(d)	_____ _____	_____

As of the date hereof there are _____ (_____) ownership interests authorized and there are _____ (_____) ownership interests which are issued and outstanding. There are no other authorized classes of shares.

_____ ASSIGNEE	Individually	_____ ASSIGNEE	Individually

Date:_____	Date:_____

_____ ASSIGNEE	Individually	_____, Individually	ASSIGNEE

Date:_____	Date:_____

EXHIBIT D

TURF TAMER STAND-ON APPLICATOR EQUIPMENT LEASE AGREEMENT



Lease No.: _____

Franchise Name: Lawn Doctor of _____

TURF TAMER STAND-ON APPLICATOR EQUIPMENT LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") is made and entered into this _____ day of _____, 20_____, by and between LAWN DOCTOR, INC., a New Jersey corporation, with its principal office at 142 State Route 34, Holmdel, New Jersey 07733-2092 ("Lessor") and _____, a(n) _____ with its principal office at _____, _____ ("Lessee").

WITNESSETH:

In consideration of the rent to be paid to Lessor and the mutual covenants and agreements hereinafter set forth, the parties mutually agree as follows:

1. AGREEMENT TO LEASE.

Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, one (1) LAWN DOCTOR® Turf Tamer® Stand-On Applicator (Serial Number _____) together with all accessories and components affixed or related thereto (the "Equipment"). At Lessor's option any or all of the Equipment may be new and unused or used and fully reconditioned. All reconditioned Equipment shall be equivalent to new Equipment in function and appearance. Lessee is leasing the Equipment in connection with the operation of its LAWN DOCTOR business primarily within the "Area of Primary Responsibility" described in that certain Franchise Agreement between Lessor and Lessee dated _____ (the "Franchise Agreement"). Lessee shall not use the Equipment in any business or manner other than in the conduct of its LAWN DOCTOR business pursuant to the Franchise Agreement.

2. DELIVERY.

Lessor will deliver, and Lessee agrees to take possession of, the Equipment at Lessor's principal office or the manufacturing or assembly facility at which the manufacture or reconditioning of the Equipment is completed. Lessor agrees to exert its best efforts to effect delivery of the Equipment on or before _____, 20_____. Said delivery date is approximate and Lessor shall not be liable to Lessee for any loss of business or otherwise due to a delay in delivery which is not willful or grossly negligent. Lessor assumes all risk of loss until delivery.

3. TERM.

The term of this Lease is eighty-four (84) months commencing upon the date of delivery of the Equipment to Lessee.

4. RENT.

Lessee shall pay to Lessor as rent for such Equipment (1) a lump sum payment of Twenty-Two Thousand Three Hundred Fifty Dollars and No Cents (\$22,350.00), plus sales tax, upon the execution of this Lease; or (2) an amount equal to Nineteen Thousand Dollars and No Cents (\$19,000.00), plus sales tax, payable as follows: Three Thousand Three Hundred Fifty Dollars and No Cents (\$3,350.00), plus sales tax, upon execution of this Lease, the remainder to be paid in eighty-four (84) equal monthly installments of Three Hundred Thirty-Five Dollars and Forty Cents (\$335.40), plus sales tax, commencing on the tenth (10th) day of each month, commencing on _____ and ending _____.

All amounts which Lessee owes to Lessor shall bear interest after the due date at the highest applicable legal rate for open account business credit in the state of Lessee's domicile, not to exceed one and one-half percent (1.5%) per month. Lessee acknowledges that this shall not constitute Lessor's agreement to accept such payments after same is due or a commitment by Lessor to extend credit to, or otherwise finance Lessee's LAWN DOCTOR business.

5. EXPIRATION OF THE LEASE.

Upon expiration of this Lease, Lessee shall have the right to exercise one of the following options:

(a) Lessee may return the Equipment and enter into a new lease agreement with Lessor under the then-current form of lease agreement used by Lessor. In the event Lessee exercises this option, the new equipment will be delivered in exchange for the old Equipment, provided that Lessee pays applicable rent as specified therein; or

(b) Lessee may retain the Equipment leased hereunder for an additional seven (7)-year period without any further obligation for rent to Lessor, provided that for and in consideration of such arrangement Lessee agrees to execute the then-current lease agreement at Lessor's sole discretion; provided, however, that Lessee shall not be required to make any additional payments to Lessor in connection with such lease agreement.

6. LESSOR'S WARRANTIES.

Lessor warrants that it has the right to lease the Equipment to Lessee, and that at the time of delivery the Equipment will be free of all liens and encumbrances other than a security interest given to, or a lease-financing agreement with, a lending institution. Lessor shall repair or supply replacements for all defective parts of the Equipment as Lessor in its sole discretion deems necessary upon inspection. This warranty does not cover or extend to any part damaged by improper maintenance or use of the Equipment. Lessee shall pay all labor charges incurred in replacing defective parts. EXCEPT AS OTHERWISE PROVIDED HEREIN, LESSOR DOES NOT MAKE

ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, CONDITION OR QUALITY OF ANY ASPECT OF THE EQUIPMENT. LESSEE HAS MADE AN INDEPENDENT INVESTIGATION OF THE EQUIPMENT AND IN ENTERING INTO THIS LEASE HAS RELIED SOLELY UPON HIS OWN INVESTIGATION AND HAS PLACED NO RELIANCE UPON, NOR HAS HE ACTED UPON, ANY REPRESENTATIONS OR WARRANTIES OF LESSOR OR LESSOR'S AGENTS WHICH ARE NOT SPECIFICALLY SET FORTH HEREIN. LESSEE AGREES THAT LESSOR SHALL NOT BE LIABLE TO LESSEE FOR ANY CLAIM, LOSS, DAMAGE OR EXPENSE OF ANY KIND CAUSED, DIRECTLY OR INDIRECTLY, BY ANY INADEQUACY, DEFECT OR DEFICIENCY RELATING TO THE EQUIPMENT. LESSEE'S RECOURSE FOR ANY SUCH ACTUAL OR ALLEGED CLAIM, LOSS, DAMAGE OR EXPENSE SHALL BE LIMITED TO THE RETURN OF THE EQUIPMENT TO LESSOR AND TERMINATION OF THIS LEASE. FURTHER, THIS WARRANTY DOES NOT COVER OR EXTEND TO ANY LOSS OF BUSINESS OR OTHER COSTS INCURRED BY LESSEE DUE TO THE USE OF THE EQUIPMENT, NOR DOES IT COVER OR EXTEND TO ANY PART DAMAGED BY IMPROPER MAINTENANCE OR OPERATION OF THE EQUIPMENT.

7. MAINTENANCE, REPAIR AND RETURN.

Lessee shall, at his sole expense, keep the Equipment clean and in good repair, condition and working order and free from dents, rust and any other damage or deterioration and shall promptly replace or repair all damaged parts and accessories. Lessee shall purchase replacement parts and accessories exclusively from Lessor at Lessor's selling price plus a reasonable handling charge or replacement parts and accessories of approved manufacturers. Such parts and accessories shall be deemed to be the sole property of Lessor. Replacement of defective and damaged parts and other repairs to the Equipment shall be effected strictly as prescribed in the applicable Equipment manuals. Upon expiration or termination of this Lease, Lessee shall immediately disassemble the Equipment as prescribed in the applicable Equipment manuals and crate and ship the Equipment to a location designated by Lessor in clean and good condition, repair and working order, and free from dents, rust and all other damage and deterioration, excepting only ordinary wear and tear. Lessee agrees to pay the cost of any parts or labor required to place the Equipment in such condition. Lessor shall pay the cost of disassembly, crating and transport. At Lessor's request, Lessee shall store the disassembled and crated Equipment without charge for a reasonable period, not to exceed six (6) months and will exercise reasonable care to safeguard such stored Equipment.

8. ALTERATIONS.

Lessee may not make any alterations, modifications, additions, subtractions or improvements to the Equipment without Lessor's prior written consent (the "Alterations"). If Lessor consents to any Alterations, any such Alterations shall become the property of Lessor and shall be deemed to be a part of the Equipment.

9. TITLE.

The Equipment shall at all times be the sole property of Lessor, and Lessee shall have no proprietary interest therein except the right to use the Equipment during the term of this Lease and any extensions thereof. Title to the Equipment shall at all times remain exclusively with Lessor (or its lessor under a lease-financing agreement). Lessee, at his sole cost and expense, shall protect and defend Lessor's title in and/or rights to the Equipment and shall at all times keep the Equipment free and clear of and from all levies, attachments, liens, encumbrances and charges or other judicial process of every kind or nature whatsoever. Lessee shall not perform or permit any act or do or permit anything to be done whereby Lessor's title or rights may be encumbered or impaired. Lessee shall give Lessor immediately written notice of any attempted or completed seizure by process of law or otherwise affecting or relating to the Equipment and agrees to indemnify and hold Lessor harmless from any loss or damage caused thereby. Lessee shall cooperate with Lessor to file, register or record this Lease and/or any memorandum or notice thereof in such governmental offices as Lessor may determine or wherever Lessor determines the same to be required or permitted by and advisable under law, for the proper protection of Lessor's (or its lessor's) title to the Equipment. No name plates, labels, identifying numbers, trade names, trademarks or other commercial symbols identifying Lessor or any other company or in any way indicating Lessor's (or its lessor's) title to the Equipment may be removed, changed, covered, obliterated or obscured in any manner. Upon request of Lessor, Lessee shall affix to the Equipment in the place designated by Lessor such identifying plates as are supplied by Lessor.

10. DAMAGE AND DESTRUCTION.

No loss of the Equipment or any part thereof due to theft or any other cause, and no damage to or destruction of the Equipment or any part thereof from fire, collision, vandalism, lightning, windstorm or any other cause shall excuse Lessee of any of the obligations under this Lease (including the obligation to pay rent). Lessee agrees, at his sole expense, to maintain insurance on behalf of and payable to Lessor, for the full replacement value of the Equipment and all related accessories and components, against loss, damage or destruction from theft, fire, collision, vandalism, lightning, windstorm and other peril generally included in a broad form extended coverage insurance, for the full insurable value of the Equipment as specified by Lessor, subject to a deductible amount not to exceed One Thousand Dollars (\$1,000.00). Lessee shall be responsible for any loss, damage or destruction not covered by such insurance, including any deductible amount. Lessee shall report any loss, damage or destruction to Lessor within forty eight (48) hours after it becomes known or should have become known to Lessee. In the event of such loss, damage or destruction, upon written notice thereof, Lessor shall replace such lost, damaged or destroyed Equipment or component thereof. Lessee shall return to Lessor, at Lessee's expense, any salvageable parts of any destroyed Equipment. "Destruction" shall mean damage to the Equipment or any component thereof for which the cost of repair equals or exceeds fifty percent (50%) of the insurable value of the Equipment or part thereof. Notwithstanding the foregoing, Lessor may at its option replace the lost, damaged or destroyed Equipment with equipment currently being provided to new franchisees.

11. LIABILITY INSURANCE.

During the term of this Lease, Lessee, at its sole expense, shall maintain in force for the benefit of Lessor and Lessee, the following insurance, all to be obtained from insurance companies rated A- :VII or better by Alfred M. Best & Company, Inc.: comprehensive general liability insurance (including products and completed operations liability) on an occurrence basis against claims for bodily and personal injury, death and property damage caused by or occurring in conjunction with the use of the Equipment and any products or materials used in conjunction with the operation of the Equipment. Such insurance shall afford protection at minimum limits of One Million Dollars (\$1,000,000) combined single limit each occurrence, Two Million Dollars (\$2,000,000) combined single limit aggregate, One Million Dollars (\$1,000,000) combined single limit products and completed operations aggregate, and shall contain all standard comprehensive or commercial general liability broad form terms and conditions. Coverage for application of herbicides must be included. All policies shall provide for ten (10) days' notice to Lessor prior to cancellation for any cause. Lessee and Lessor shall be named insured on all such policies.

12. EVIDENCE OF INSURANCE.

Annually, Lessee must obtain from its insurance agent and provide to Lessor evidence of insurance on an ACORD form 25-S (or other form specified by Lessor) and name Lessor as an additional insured with respect to the Equipment. Lessee also must obtain from its insurance agent and provide to Lessor a valid Evidence of Property Insurance on an ACORD form 27 (or other form specified by Lessor) listing the Equipment and amounts of insurance. If Lessor so requires, such insurance policy or policies shall be held by it or by such lending institution. If Lessee fails or refuses to maintain required insurance coverage in full force and effect or to furnish satisfactory evidence thereof, Lessor, at its option and in addition to any other rights and remedies it may have, may obtain such insurance coverage on behalf of Lessee and Lessee shall fully cooperate with Lessor in its effort to obtain such insurance policies and pay to Lessor, on demand, any costs and premiums incurred by Lessor. All amounts expended by Lessor in connection therewith shall be deemed additional rent due from Lessee.

13. INSPECTION.

Lessor shall have the right at any time during business hours to enter the premises where the Equipment is located for the purpose of inspecting the Equipment.

14. INDEMNITIES.

Lessee agrees to indemnify and hold harmless Lessor, its shareholders, directors, officers, employees, agents, successors and assigns from and against any liability for all losses, damages, injuries, claims, demands, taxes, costs and expenses (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) directly or indirectly arising out of or relating to the use, operation or condition of the Equipment or any chemical or other products or materials used in conjunction with the operation of the Equipment regardless of where, how, and by whom used. Lessee shall assume the cost of defense of all suits and other legal proceedings brought to enforce liability for any such losses, damages, injuries, claims or demands and shall pay all

judgments entered in any such suits or other legal proceedings. The indemnities and assumptions of liabilities and obligations herein provided for shall continue in full force and effect notwithstanding the expiration or termination of this Lease, whether by lapse of time, by operation of law or otherwise.

15. TAXES.

All taxes, fees and similar charges, including, without limitation, personal property taxes imposed on the ownership, possession or use of the Equipment during the term of this Lease, shall be paid by Lessee. If Lessor is, in its sole discretion, at any time obligated to pay any such tax, the amount of any such tax and any interest or penalties thereon shall become additional rent due hereunder, payable by Lessee to Lessor on demand.

16. ASSIGNMENT.

A. BY LESSOR.

Lessee agrees that Lessor may, without prior notice to Lessee, assign all right, title and interest of Lessor in and to the Equipment, this Lease and/or all rents due or to become due to Lessor hereunder, including any security deposit and the right to apply the same to the payment of any obligation to Lessor hereunder, and Lessee agrees to recognize such assignment. Following such assignment the term "Lessor" herein shall be deemed to include or refer to Lessor's assignee. No lending institution assignee shall be obligated to perform any duty, covenant or condition required to be performed by Lessor under the terms of this Lease. If Lessor defaults in the performance of the terms and conditions of this Lease, or otherwise breaches any provisions of this Lease, Lessee may not, as to the assignee, terminate this Lease, nor shall Lessee's obligation to pay rent under this Lease be subject to any diminution or right of set-off, counterclaim or recoupment whatsoever arising out of any breach of any obligation of Lessor hereunder or by reason of any other liability at any time owing by Lessor to Lessee. Nothing herein contained shall be deemed to release Lessor from its obligations to Lessee hereunder. Notwithstanding any of the foregoing, so long as the terms of this Lease are performed by Lessee, no such lending institution shall interfere with Lessee's rights under this Lease.

B. BY LESSEE.

Lessee may not assign this Lease or grant any sublease hereunder nor shall this Lease, the Equipment or any rights granted hereunder inure to the benefit of any trustee in bankruptcy, receiver, creditor or successor to Lessee or his property, whether by operation of law or otherwise, without the prior written consent of Lessor.

17. DEFAULT AND TERMINATION.

This Lease shall automatically terminate upon delivery of notice of termination to Lessee, if Lessee: (1) fails to pay any installment or rent due hereunder within ten (10) days after the date on which same becomes due; (2) breaches or fails to observe or perform any of his other obligations hereunder and such breach or failure continues for fifteen (15) days after notice in writing to Lessee of the existence of such breach or failure; (3) Lessee is adjudicated a bankrupt, is the subject of any

proceeding under federal or state insolvency law, suspends business, becomes insolvent, makes an assignment for the benefit of creditors or enters into or petitions for a creditor's arrangement; or (4) the Franchise Agreement between Lessor and Lessee is terminated pursuant to the terms and conditions of the Franchise Agreement for the operation of a LAWN DOCTOR business. Upon such termination, the Equipment and all rights of Lessee thereto shall be surrendered to Lessor and all rental and other payments shall become immediately due and owing to Lessor. Lessor or its agent(s) may take possession of the Equipment, with or without process of law, and for this purpose may enter upon any premises of Lessee without liability to Lessee and remove the Equipment. Repossession of the Equipment shall not bar an action by Lessor against Lessee for damages, injunction or specific performance. Further, the entry of judgment against Lessee shall not bar Lessor's right to repossess the Equipment. All rights and remedies conferred upon Lessor by this Lease or by law shall be cumulative and in addition to any other right and remedy available to Lessor.

18. ENFORCEMENT.

In addition to and not in lieu of all rights it may have at law to enforce the provisions of this Lease and the obligations of Lessee hereunder, Lessee agrees to entry without prior notice or bond of temporary and permanent injunctions and orders of specific performance enforcing any of the provisions of this Lease, and further agrees to pay to Lessor an amount equal to the aggregate of its costs of obtaining any such relief, 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, and any damages incurred by Lessor as a result of the breach of any provisions hereof, including, without limitation, all costs incurred by Lessor in repossessing, transporting, reconditioning and re-leasing the Equipment.

19. WAIVER.

Lessor and Lessee may by written instrument unilaterally waive or reduce any obligation of or restriction upon the other under this Lease, effective upon delivery of written notice thereof to the other or such other effective date stated in the notice of waiver. Any waiver granted by Lessor shall be without prejudice to any other rights Lessor may have, will be subject to continuing review by Lessor, and may be revoked, in Lessor's sole discretion, at any time and for any reason, effective upon delivery to Lessee of ten (10) days' prior written notice. Lessor and Lessee shall not be deemed to have waived or impaired any right, power or option reserved by this Lease (including, without limitation, the right to demand exact compliance with every term, condition and covenant herein, or to declare any breach thereof to be a default and to terminate the Lease prior to the expiration of its term), by virtue of any custom or practice of the parties at variance with the terms hereof; any failure, refusal or neglect of Lessor or Lessee to exercise any right under this Lease or to insist upon exact compliance by the other with its obligations hereunder.

20. FILING.

Lessee hereby irrevocably authorizes Lessor at any time and from time to time to file in any Uniform Commercial Code jurisdiction any financing statements and amendments covering the Equipment, naming Lessee as debtor and Lessor as secured party. Lessee agrees to meet all requirements necessary to perfect the interest of Lessor in the Equipment in any jurisdiction,

including the signing of all financing statements and continuations thereof and other documents as Lessor may from time to time require.

21. NOTICES.

All notices to Lessor shall be in writing and shall be sent by a commercial carrier service for next business day delivery, or Registered or Certified Mail, postage prepaid, addressed to its principal office or at such other address as Lessor shall from time to time designate in writing. All notices to Lessee shall be in writing and shall be sent by a commercial carrier service for next business day delivery, or Registered or Certified Mail, postage prepaid, addressed to Lessee at his principal office or at such other address as Lessee shall from time to time designate.

22. MISCELLANEOUS.

Section and paragraph titles are used for convenience only and are not a part of the text hereof. All terms used in any number or gender shall extend to, mean, and include any other number and gender as the facts, context, or sense of this Lease or any paragraph or section hereof may require. Anything herein to the contrary notwithstanding, Lessee shall use and maintain the Equipment in a lawful manner and so as not to violate any law or regulation of the state, city or other political subdivisions in which Lessee uses the Equipment or of the United States.

This Lease may be executed in multiple copies, each of which shall be deemed an original.

23. PARTNERSHIP/CORPORATION.

If Lessee becomes a partnership, corporation, limited liability company, or other entity or if this Lease is assigned to an entity, all general partners, shareholders of voting stock (including securities convertible thereto), members or other owners shall execute this Lease and be bound jointly and severally by all provisions hereof. The signatories to this Lease from time to time represent and warrant that they are the sole proprietor of Lessee or all of the persons required to sign this Lease pursuant to this paragraph.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Lease the day and year first above written.

LESSOR
LAWN DOCTOR, INC

ATTEST:

By _____
Its Chief Executive Officer,
SCOTT D. FRITH

By _____
Its Secretary,
JOHN MISKIN

LESSEE(S)

By _____
Its: _____

By _____
Its: _____

EXHIBIT E

TURF TAMER POWER SEEDER EQUIPMENT LEASE AGREEMENT



Lease No.: _____

Franchise Name: Lawn Doctor of _____

TURF TAMER POWER SEEDER EQUIPMENT LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") is made and entered into this _____ day of _____, 20_____, by and between LAWN DOCTOR, INC., a New Jersey corporation, with its principal office at 142 State Route 34, Holmdel, New Jersey 07733-2092 ("Lessor") and _____, a(n) _____ with its principal office at _____, _____ ("Lessee").

WITNESSETH:

In consideration of the rent to be paid to Lessor and the mutual covenants and agreements hereinafter set forth, the parties mutually agree as follows:

1. AGREEMENT TO LEASE.

Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, one (1) LAWN DOCTOR® Turf Tamer® Power Seeder (Serial Number _____) together with all accessories and components affixed or related thereto (the "Equipment"). At Lessor's option any or all of the Equipment may be new and unused or used and fully reconditioned. All reconditioned Equipment shall be equivalent to new Equipment in function and appearance. Lessee is leasing the Equipment in connection with the operation of its LAWN DOCTOR business primarily within the "Area of Primary Responsibility" described in that certain Franchise Agreement between Lessor and Lessee dated _____, (the "Franchise Agreement"). Lessee shall not use the Equipment in any business or manner other than in the conduct of its LAWN DOCTOR business pursuant to the Franchise Agreement.

2. DELIVERY.

Lessor will deliver, and Lessee agrees to take possession of, the Equipment at Lessor's principal office or the manufacturing or assembly facility at which the manufacture or reconditioning of the Equipment is completed. Lessor agrees to exert its best efforts to effect delivery of the Equipment on or before _____, 20_____. Said delivery date is approximate and Lessor shall not be liable to Lessee for any loss of business or otherwise due to a delay in delivery which is not willful or grossly negligent. Lessor assumes all risk of loss until delivery.

3. TERM.

The term of this Lease is seventy-two (72) months commencing upon the date of delivery of the Equipment to Lessee.

4. RENT.

Lessee shall pay to Lessor as rent for such Equipment (1) a lump sum payment of Twenty Thousand Four Hundred Dollars and No Cents (\$20,400.00), plus sales tax, upon execution of this Lease; or (2) an amount equal to Seventeen Thousand Three Hundred Fifty Dollars and No Cents (\$17,350), plus sales tax payable as follows: Three Thousand Fifty Dollars and No Cents (\$3,050.00), plus sales tax, upon execution of this Lease, the remainder to be paid in seventy-two (72) equal monthly installments of Three Hundred Thirty-Nine Dollars and Twenty Cents (\$339.20), plus sales tax, commencing on the tenth (10th) day of each month, commencing on _____, 20____ and ending _____, 20____.

All amounts which Lessee owes to Lessor shall bear interest after the due date at the highest applicable legal rate for open account business credit in the state of Lessee's domicile, not to exceed one and one-half percent (1.5%) per month. Lessee acknowledges that this shall not constitute Lessor's agreement to accept such payments after same is due or a commitment by Lessor to extend credit to, or otherwise finance Lessee's LAWN DOCTOR business.

5. EXPIRATION OF THE LEASE.

Upon expiration of this Lease, Lessee shall have the right to exercise one of the following options:

(a) Lessee may return the Equipment and enter into a new lease agreement with Lessor under the then-current form of lease agreement used by Lessor. In the event Lessee exercises this option, the new equipment will be delivered in exchange for the old Equipment, provided that Lessee pays applicable rent as specified therein; or

(b) Lessee may retain the Equipment leased hereunder for an additional six (6)-year period without any further obligation for rent to Lessor; provided that for and in consideration of such arrangement Lessee agrees to execute the then-current lease agreement at Lessor's sole discretion; provided, however, that Lessee shall not be required to make any additional rent payments to Lessor in connection with such lease agreement.

6. LESSOR'S WARRANTIES.

Lessor warrants that it has the right to lease the Equipment to Lessee, and that at the time of delivery the Equipment will be free of all liens and encumbrances other than a security interest given to, or a lease-financing agreement with, a lending institution. Lessor shall repair or supply replacements for all defective parts of the Equipment as Lessor in its sole discretion deems necessary upon inspection. This warranty does not cover or extend to any part damaged by improper maintenance or use of the Equipment. Lessee shall pay all labor charges incurred in replacing defective parts. EXCEPT AS OTHERWISE

PROVIDED HEREIN, LESSOR DOES NOT MAKE ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, CONDITION OR QUALITY OF ANY ASPECT OF THE EQUIPMENT. LESSEE HAS MADE AN INDEPENDENT INVESTIGATION OF THE EQUIPMENT AND IN ENTERING INTO THIS LEASE HAS RELIED SOLELY UPON HIS OWN INVESTIGATION AND HAS PLACED NO RELIANCE UPON, NOR HAS HE ACTED UPON, ANY REPRESENTATIONS OR WARRANTIES OF LESSOR OR LESSOR'S AGENTS WHICH ARE NOT SPECIFICALLY SET FORTH HEREIN. LESSEE AGREES THAT LESSOR SHALL NOT BE LIABLE TO LESSEE FOR ANY CLAIM, LOSS, DAMAGE OR EXPENSE OF ANY KIND CAUSED, DIRECTLY OR INDIRECTLY, BY ANY INADEQUACY, DEFECT OR DEFICIENCY RELATING TO THE EQUIPMENT. LESSEE'S RECOURSE FOR ANY SUCH ACTUAL OR ALLEGED CLAIM, LOSS, DAMAGE OR EXPENSE SHALL BE LIMITED TO THE RETURN OF THE EQUIPMENT TO LESSOR AND TERMINATION OF THIS LEASE. FURTHER, THIS WARRANTY DOES NOT COVER OR EXTEND TO ANY LOSS OF BUSINESS OR OTHER COSTS INCURRED BY LESSEE DUE TO THE USE OF THE EQUIPMENT, NOR DOES IT COVER OR EXTEND TO ANY PART DAMAGED BY IMPROPER MAINTENANCE OR OPERATION OF THE EQUIPMENT.

7. MAINTENANCE, REPAIR AND RETURN.

Lessee shall, at his sole expense, keep the Equipment clean and in good repair, condition and working order and free from dents, rust and any other damage or deterioration and shall promptly replace or repair all damaged parts and accessories. Lessee shall purchase replacement parts and accessories exclusively from Lessor at Lessor's selling price plus a reasonable handling charge or replacement parts and accessories of approved manufacturers. Such parts and accessories shall be deemed to be the sole property of Lessor. Replacement of defective and damaged parts and other repairs to the Equipment shall be effected strictly as prescribed in the applicable Equipment manuals. Upon expiration or termination of this Lease, Lessee shall immediately disassemble the Equipment as prescribed in the applicable Equipment manuals and crate and ship the Equipment to a location designated by Lessor in clean and good condition, repair and working order, and free from dents, rust and all other damage and deterioration, excepting only ordinary wear and tear. Lessee agrees to pay the cost of any parts or labor required to place the Equipment in such condition. Lessor shall pay the cost of disassembly, crating and transport. At Lessor's request, Lessee shall store the disassembled and crated Equipment without charge for a reasonable period, not to exceed six (6) months and will exercise reasonable care to safeguard such stored Equipment.

8. ALTERATIONS.

Lessee may not make any alterations, modifications, additions, subtractions or improvements to the Equipment without Lessor's prior written consent (the "Alterations"). If Lessor consents to any Alterations, any such Alterations shall become the property of Lessor and shall be deemed to be a part of the Equipment.

9. TITLE.

The Equipment shall at all times be the sole property of Lessor, and Lessee shall have no proprietary interest therein except the right to use the Equipment during the term of this Lease and any extensions thereof. Title to the Equipment shall at all times remain exclusively with Lessor (or its lessor under a lease-financing agreement). Lessee, at his sole cost and expense, shall protect and defend Lessor's title in and/or rights to the Equipment and shall at all times keep the Equipment free and clear of and from all levies, attachments, liens, encumbrances and charges or other judicial process of every kind or nature whatsoever. Lessee shall not perform or permit any act or do or permit anything to be done whereby Lessor's title or rights may be encumbered or impaired. Lessee shall give Lessor immediately written notice of any attempted or completed seizure by process of law or otherwise affecting or relating to the Equipment and agrees to indemnify and hold Lessor harmless from any loss or damage caused thereby. Lessee shall cooperate with Lessor to file, register or record this Lease and/or any memorandum or notice thereof in such governmental offices as Lessor may determine or wherever Lessor determines the same to be required or permitted by and advisable under law, for the proper protection of Lessor's (or its lessor's) title to the Equipment. No name plates, labels, identifying numbers, trade names, trademarks or other commercial symbols identifying Lessor or any other company or in any way indicating Lessor's (or its lessor's) title to the Equipment may be removed, changed, covered, obliterated or obscured in any manner. Upon request of Lessor, Lessee shall affix to the Equipment in the place designated by Lessor such identifying plates as are supplied by Lessor.

10. DAMAGE AND DESTRUCTION.

No loss of the Equipment or any part thereof due to theft or any other cause, and no damage to or destruction of the Equipment or any part thereof from fire, collision, vandalism, lightning, windstorm or any other cause shall excuse Lessee of any of the obligations under this Lease (including the obligation to pay rent). Lessee agrees, at his sole expense, to maintain insurance on behalf of and payable to Lessor, for the full replacement value of the Equipment and all related accessories and components, against loss, damage or destruction from theft, fire, collision, vandalism, lightning, windstorm and other peril generally included in a broad form extended coverage insurance, for the full insurable value of the Equipment as specified by Lessor, subject to a deductible amount not to exceed One Thousand Dollars (\$1,000.00). Lessee shall be responsible for any loss, damage or destruction not covered by such insurance, including any deductible amount. Lessee shall report any loss, damage or destruction to Lessor within forty eight (48) hours after it becomes known or should have become known to Lessee. In the event of such loss, damage or destruction, upon written notice thereof, Lessor shall replace such lost, damaged or destroyed Equipment or component thereof. Lessee shall return to Lessor, at Lessee's expense, any salvageable parts of any destroyed Equipment. "Destruction" shall mean damage to the Equipment or any component thereof for which the cost of repair equals or exceeds fifty percent (50%) of the insurable value of the Equipment or part thereof. Notwithstanding the foregoing, Lessor may at its option replace the lost, damaged or destroyed Equipment with equipment currently being provided to new franchisees.

11. LIABILITY INSURANCE.

During the term of this Lease, Lessee, at its sole expense, shall maintain in force for the benefit of Lessor and Lessee, the following insurance, all to be obtained from insurance companies rated A-:VII or better by Alfred M. Best & Company, Inc.: comprehensive general liability insurance (including products and completed operations liability) on an occurrence basis against claims for bodily and personal injury, death and property damage caused by or occurring in conjunction with the use of the Equipment and any products or materials used in conjunction with the operation of the Equipment. Such insurance shall afford protection at minimum limits of One Million Dollars (\$1,000,000) combined single limit each occurrence, Two Million Dollars (\$2,000,000) combined single limit aggregate, One Million Dollars (\$1,000,000) combined single limit products and completed operations aggregate, and shall contain all standard comprehensive or commercial general liability broad form terms and conditions. Coverage for application of herbicides must be included. All policies shall provide for ten (10) days' notice to Lessor prior to cancellation for any cause. Lessee and Lessor shall be named insured on all such policies.

12. EVIDENCE OF INSURANCE.

Annually, Lessee must obtain from its insurance agent and provide to Lessor evidence of insurance on an ACORD form 25-S (or other form specified by Lessor) and name Lessor as an additional insured with respect to the Equipment. Lessee also must obtain from its insurance agent and provide to Lessor a valid Evidence of Property Insurance on an ACORD form 27 (or other form specified by Lessor) listing the Equipment and amounts of insurance. If Lessor so requires, such insurance policy or policies shall be held by it or by such lending institution. If Lessee fails or refuses to maintain required insurance coverage in full force and effect or to furnish satisfactory evidence thereof, Lessor, at its option and in addition to any other rights and remedies it may have, may obtain such insurance coverage on behalf of Lessee and Lessee shall fully cooperate with Lessor in its effort to obtain such insurance policies and pay to Lessor, on demand, any costs and premiums incurred by Lessor. All amounts expended by Lessor in connection therewith shall be deemed additional rent due from Lessee.

13. INSPECTION.

Lessor shall have the right at any time during business hours to enter the premises where the Equipment is located for the purpose of inspecting the Equipment.

14. INDEMNITIES.

Lessee agrees to indemnify and hold harmless Lessor, its shareholders, directors, officers, employees, agents, successors and assigns from and against any liability for all losses, damages, injuries, claims, demands, taxes, costs and expenses (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) directly or indirectly arising out of or relating to the use, operation or condition of the Equipment or any chemical or other products or materials used in conjunction with the operation of the Equipment regardless of where, how, and by whom used. Lessee shall assume the cost of defense of all suits and other legal proceedings brought to enforce liability for any such losses, damages, injuries, claims or demands and shall pay all judgments entered in any such suits or other legal proceedings.

The indemnities and assumptions of liabilities and obligations herein provided for shall continue in full force and effect notwithstanding the expiration or termination of this Lease, whether by lapse of time, by operation of law or otherwise.

15. TAXES.

All taxes, fees and similar charges, including, without limitation, personal property taxes imposed on the ownership, possession or use of the Equipment during the term of this Lease, shall be paid by Lessee. If Lessor is, in its sole discretion, at any time obligated to pay any such tax, the amount of any such tax and any interest or penalties thereon shall become additional rent due hereunder, payable by Lessee to Lessor on demand.

16. ASSIGNMENT.

A. BY LESSOR.

Lessee agrees that Lessor may, without prior notice to Lessee, assign all right, title and interest of Lessor in and to the Equipment, this Lease and/or all rents due or to become due to Lessor hereunder, including any security deposit and the right to apply same to the payment of any obligation to Lessor hereunder, and Lessee agrees to recognize such assignment. Following such assignment the term "Lessor" herein shall be deemed to include or refer to Lessor's assignee. No lending institution assignee shall be obligated to perform any duty, covenant or condition required to be performed by Lessor under the terms of this Lease. If Lessor defaults in the performance of the terms and conditions of this Lease, or otherwise breaches any provisions of this Lease, Lessee may not, as to the assignee, terminate this Lease, nor shall Lessee's obligation to pay rent under this Lease be subject to any diminution or right of set-off, counterclaim or recoupment whatsoever arising out of any breach of any obligation of Lessor hereunder or by reason of any other liability at any time owing by Lessor to Lessee. Nothing herein contained shall be deemed to release Lessor from its obligations to Lessee hereunder. Notwithstanding any of the foregoing, so long as the terms of this Lease are performed by Lessee, no such lending institution shall interfere with Lessee's rights under this Lease.

B. BY LESSEE.

Lessee may not assign this Lease or grant any sublease hereunder nor shall this Lease, the Equipment or any rights granted hereunder inure to the benefit of any trustee in bankruptcy, receiver, creditor or successor to Lessee or his property, whether by operation of law or otherwise, without the prior written consent of Lessor.

17. DEFAULT AND TERMINATION.

This Lease shall automatically terminate upon delivery of notice of termination to Lessee, if Lessee: (1) fails to pay any installment or rent due hereunder within ten (10) days after the date on which same becomes due; (2) breaches or fails to observe or perform any of his other obligations hereunder and such breach or failure continues for fifteen (15) days after notice in writing to Lessee of the existence of such breach or failure; (3) Lessee is adjudicated a bankrupt, is the subject of any proceeding under federal or

state insolvency law, suspends business, becomes insolvent, makes an assignment for the benefit of creditors or enters into or petitions for a creditor's arrangement; or (4) the Franchise Agreement between Lessor and Lessee is terminated pursuant to the terms and conditions of the Franchise Agreement for the operation of a LAWN DOCTOR business. Upon such termination, the Equipment and all rights of Lessee thereto shall be surrendered to Lessor and all rental and other payments shall become immediately due and owing to Lessor. Lessor or its agent(s) may take possession of the Equipment, with or without process of law, and for this purpose may enter upon any premises of Lessee without liability to Lessee and remove the Equipment. Repossession of the Equipment shall not bar an action by Lessor against Lessee for damages, injunction or specific performance. Further, the entry of judgment against Lessee shall not bar Lessor's right to repossess the Equipment. All rights and remedies conferred upon Lessor by this Lease or by law shall be cumulative and in addition to any other right and remedy available to Lessor.

18. ENFORCEMENT.

In addition to and not in lieu of all rights it may have at law to enforce the provisions of this Lease and the obligations of Lessee hereunder, Lessee agrees to entry without prior notice or bond of temporary and permanent injunctions and orders of specific performance enforcing any of the provisions of this Lease, and further agrees to pay to Lessor an amount equal to the aggregate of its costs of obtaining any such relief, 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, and any damages incurred by Lessor as a result of the breach of any provisions hereof, including, without limitation, all costs incurred by Lessor in repossessing, transporting, reconditioning and re-leasing the Equipment.

19. WAIVER.

Lessor and Lessee may by written instrument unilaterally waive or reduce any obligation of or restriction upon the other under this Lease, effective upon delivery of written notice thereof to the other or such other effective date stated in the notice of waiver. Any waiver granted by Lessor shall be without prejudice to any other rights Lessor may have, will be subject to continuing review by Lessor, and may be revoked, in Lessor's sole discretion, at any time and for any reason, effective upon delivery to Lessee of ten (10) days' prior written notice. Lessor and Lessee shall not be deemed to have waived or impaired any right, power or option reserved by this Lease (including, without limitation, the right to demand exact compliance with every term, condition and covenant herein, or to declare any breach thereof to be a default and to terminate the Lease prior to the expiration of its term), by virtue of any custom or practice of the parties at variance with the terms hereof; any failure, refusal or neglect of Lessor or Lessee to exercise any right under this Lease or to insist upon exact compliance by the other with its obligations hereunder.

20. FILING.

Lessee hereby irrevocably authorizes Lessor at any time and from time to time to file in any Uniform Commercial Code jurisdiction any financing statements and amendments covering the Equipment, naming Lessee as debtor and Lessor as secured party. Lessee agrees to meet all requirements necessary to perfect the interest of Lessor in the Equipment in any jurisdiction, including the signing of all

financing statements and continuations thereof and other documents as Lessor may from time to time require.

21. NOTICES.

All notices to Lessor shall be in writing and shall be sent by a commercial carrier service for next business day delivery, or Registered or Certified Mail, postage prepaid, addressed to its principal office or at such other address as Lessor shall from time to time designate in writing. All notices to Lessee shall be in writing and shall be sent by a commercial carrier service for next business day delivery, or Registered or Certified Mail, postage prepaid, addressed to Lessee at his principal office or at such other address as Lessee shall from time to time designate.

22. MISCELLANEOUS.

Section and paragraph titles are used for convenience only and are not a part of the text hereof. All terms used in any number or gender shall extend to, mean, and include any other number and gender as the facts, context, or sense of this Lease or any paragraph or section hereof may require. Anything herein to the contrary notwithstanding, Lessee shall use and maintain the Equipment in a lawful manner and so as not to violate any law or regulation of the state, city or other political subdivisions in which Lessee uses the Equipment or of the United States.

This Lease may be executed in multiple copies, each of which shall be deemed an original.

23. PARTNERSHIP/CORPORATION.

If Lessee becomes a partnership, corporation, limited liability company, or other entity or if this Lease is assigned to an entity, all general partners, shareholders of voting stock (including securities convertible thereto), members or other owners shall execute this Lease and be bound jointly and severally by all provisions hereof. The signatories to this Lease from time to time represent and warrant that they are the sole proprietor of Lessee or all of the persons required to sign this Lease pursuant to this paragraph.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Lease the day and year first above written.

LESSOR
LAWN DOCTOR, INC

ATTEST:

By _____
Its Secretary,
JOHN MISKIN

By _____
Its Chief Executive Officer,
SCOTT D. FRITH

LESSEE(S)

By _____
Its: _____

By _____
Its: _____

EXHIBIT F
EXTRANET AGREEMENT

EXTRANET AGREEMENT

This Extranet Agreement (the "**Agreement**") is made as of _____, 20__ by and between Lawn Doctor, Inc. ("**Lawn Doctor**") and _____ ("**Lawn Doctor Franchisee**").

Introduction

*Lawn Doctor is offering its franchisees an opportunity to access Lawn Doctor's official web site (the "**Web site**"). Lawn Doctor has also developed a communication network that utilizes a password protected Internet web site (the "**Extranet**") for the benefit of the Lawn Doctor system and its franchisees. To have access privileges to use the Extranet, you must agree to the terms and conditions set forth herein and to the Terms of Use ("**TOU**") attached as Exhibit A. This Agreement and the TOU establish the terms and conditions of the access privileges granted to you and anyone you so designate to use the Extranet.*

The parties to this Agreement – Lawn Doctor and Lawn Doctor Franchisee – are also parties to a Franchise Agreement relating to the establishment and operation of a Lawn Doctor business at the address noted in the signature block of this Agreement.

*In this Agreement, the words "**you**" and "**your**" mean Lawn Doctor Franchisee, any other person or agent logging onto the Extranet on your behalf, any other person or agent otherwise using your account password and/or any sub-account that has been created. The words "**we**," "**us**" and "**our**" mean Lawn Doctor.*

System Requirements

In order to use the Extranet, you will need a computer with an internet connection, current internet browser software, and other compatible software (collectively, your "**computer system**"). You are solely and completely responsible for the installation, maintenance and operation of your computer system, and for all costs and expenses that you will incur in connection therewith, as well as telephone and/or cable charges incurred while connecting to the Web site, the Extranet, and for any charges by any internet provider you choose to use to gain access to the Internet and, ultimately, the Web site or the Extranet.

We are not responsible for any errors or failures caused by any malfunction of your computer, and we are not responsible for any computer virus or related problems that may be associated with your use of the Extranet, the Web site or of your computer.

Security

Lawn Doctor is committed to helping to keep your information private and secure. However, we cannot guarantee that this will be the case. You play a critical role in maintaining the security of your system. By using this system, you agree to the following:

- To keep your password and user ID confidential, and not to post them on or in the proximity of your computer, nor to store your password or other sensitive data on your computer. You further agree not to disclose your password and/or user ID to anyone.

- That your password and user ID are your authorization for using the Extranet.
- To log out of the Extranet when you are finished using the service.

The Extranet permits you to create sub-accounts for franchise partners and/or employees. You alone are responsible for the access granted to these sub-accounts as well as for ensuring these sub-accounts do not post derogatory or defamatory statements or comments. Lawn Doctor reserves the right to immediately disconnect any sub-accounts so created.

The Extranet permits you to electronically communicate with us, but at present, it does not permit you to transfer money, give notices or otherwise communicate with us so as to satisfy the obligations under your Franchise Agreement or any other agreements with Lawn Doctor.

Limits On Our Responsibility

We agree to make reasonable efforts to ensure the performance of the Extranet and the Web site, but we are not responsible for any losses or delays in transmission arising out of the use of any Internet service provider providing connection to the Internet or caused by any browser software. We are not responsible for any direct, indirect, special, incidental or consequential damages arising in any way out of your use of the Extranet or the Web site. Because some states do not allow the exclusion or limitation of liability for incidental or consequential damages, in such states our liability is limited to the extent permitted by law.

Lawn Doctor makes no express or implied warranties concerning the Extranet service or the Web site, including, but not limited to, any warranties of merchantability, fitness for a particular purpose or non-infringement of third-party proprietary rights.

Franchise Agreement

This Agreement is part of your Franchise Agreement with Lawn Doctor. If you are in default under this Agreement, that will also constitute a default under your Franchise Agreement. The provisions of the Franchise Agreement relating to matters such as confidential information, use of the system, use of the trademarks, and indemnity also apply to your use of the Extranet and the Web site.

Changes to the Extranet and Web site

We reserve the right to change, modify or discontinue the Web site, the Extranet and/or any of its components or features from time to time.

Property Rights

The Extranet, the Web site, and all rights in and to any information or data relating to the Extranet and the Web site, including the logs of "hits" by visitors, the Web pages they visited, and any personal or business data they voluntarily supply, will be owned solely by Lawn Doctor.

Governing Law

This Agreement shall be governed by, and construed, exclusively in accordance with the laws of the State of New Jersey (without regard to its conflicts of laws rules). If any provision of this Agreement shall be unlawful, void or for any reason unenforceable, then that provision shall be deemed severable from this Agreement and shall not affect the validity and enforceability of any remaining provisions.

No Other Agreements

This Agreement and the exhibits hereto are the only agreements between us and you concerning the Extranet and the Web site, and supersede any and all prior communication on the subject matter hereof. Neither party is relying on anything other than the words of this Agreement and the exhibits hereto in deciding whether to enter into this Agreement.

Amendments

This Agreement may be amended but only with both parties' written consent; however, revisions to the TOU shall be deemed to have been consented to, in writing, if you receive notice of any such changes online, and then continue to use the Extranet and/or the Web site.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have entered into this Agreement as of the date first written above.

LAWN DOCTOR, INC.

FRANCHISEE:

By: _____

Title: SCOTT D. FRITH
Chief Executive Officer

FRANCHISEE:

FRANCHISEE:

TERMS OF USE FOR LAWN DOCTOR'S EXTRANET FOR FRANCHISEES

Lawn Doctor, Inc. ("**Lawn Doctor**" or "**we**" or "**us**") welcomes you to Lawn Doctor's Extranet ("**Extranet**") for its franchisees. Please read these Terms of Use (the "**TOU**") carefully before using the Web site (the "**Site**").

By making any use of this Site (such as reading or perusing the Site's content, or downloading material from it), you will indicate your agreement to abide by these TOU. If you do not agree with any of these terms, please do not use this Site or download any materials from it.

We reserve the right to modify, alter or otherwise update these TOU at any time, and you agree to be bound by such modifications, alterations or updates. You should review the then-current terms because they will be binding on you if you continue to use this Site after receiving notice of any such changes.

Objectives

The Extranet is intended solely for the business use of Lawn Doctor, its franchisees and any so designated sub-accounts. Any other use of the Extranet is not permitted.

The TOU are designed to assist in protecting the Extranet, Lawn Doctor's franchisees, and other users of the Extranet from improper and/or illegal activity over the Internet. You are expected to use the Extranet in a reasonable fashion and to adhere to commonly accepted practices of the Internet community.

The categories listed below are intended merely to serve as guidelines regarding appropriate and inappropriate conduct. This list is by no means exhaustive and should not be interpreted as such. We reserve the right to take action and stop any activity that we deem to be inappropriate, derogatory or defamatory that takes place on the Extranet.

While we do not intend to control or monitor your use of the Extranet or the content of your online communications, and we are not obligated to do so, we reserve the right to edit or remove content or accounts that we deem to be in violation of the TOU or that we otherwise deem harmful or offensive. The TOU apply to all aspects of the Extranet, including (without limitation) e-mail, message posting, chatting and browsing.

Access Rights

We are granting you the right to access the Extranet using the appropriate user ID and password. You agree to accept the affirmative duty to keep your user ID and password secure, and further agree that you will not post that information anywhere in, on, or near your computer or otherwise where it can be easily found by someone else. If your password is lost, stolen or otherwise compromised, you must immediately take reasonable steps to deactivate the compromised password. Lawn Doctor is not responsible for any data that is lost, altered or that becomes public through your failure to protect your password.

We will allow you (and any sub-accounts you create) access to the Extranet so long as you comply with these TOU and for so long as you remain a Lawn Doctor franchisee in good standing. You may not transfer your user account to anyone without our prior written consent. We reserve the right to terminate access to the Extranet by you or any sub-accounts, in our sole judgment, to discontinue the Extranet itself. We will have no liability to you if we terminate access to the Extranet.

Rights of Lawn Doctor

If you engage in conduct while using the Extranet that is in violation of the TOU or is otherwise illegal or improper, we reserve the right to suspend or terminate your access to the Extranet without prior notice to you. In most cases, we may attempt to notify you of any activity in violation of the TOU and request that you cease such activity; however, we are not required to do so. In addition, we may take any other appropriate action against you for violations of the TOU. We do not make any promise, nor do we have any obligation, to monitor or police activity occurring via the Extranet and will have no liability to any party, including you, for any violation of the TOU.

Linked Sites

We may provide links from our Site to other Web sites. Linked sites are not under the control of Lawn Doctor, and Lawn Doctor is not responsible for the content of any linked site or any link contained in a linked site. Lawn Doctor reserves the right to terminate any link or linking program at any time. Lawn Doctor does not endorse companies or products to which it links and reserves the right to note as such on its Web pages. If you decide to access any of the third-party sites that may be linked to this Site, you do so entirely at your own risk.

Unauthorized Access/Interference

You may not attempt to gain unauthorized access to, or attempt to interfere with or compromise the normal functioning, operation or security of the Extranet. You may not use the Extranet to engage in any activities that may interfere with the ability of others to access or use the Extranet. You may not attempt to gain unauthorized access to the user accounts or passwords of other users.

Trademarks and Copyright

The materials on this Site are copyrighted and are protected by U.S. and international copyright laws and treaty provisions. All content included on this Site, such as text, graphics, logos, button icons, images, audio clips and software, is the property of Lawn Doctor. The compilation (meaning the collection, arrangement and assembly) of all content on this site is the exclusive property of Lawn Doctor. No material from this Extranet or any Web site owned, operated, licensed or controlled by Lawn Doctor may be copied, reproduced, republished, uploaded, posted, transmitted or distributed in any way, except that you may view the materials online, download the materials and retain one electronic copy on any single computer and one print copy of any individual file solely for your use in connection with the business of operating your Lawn Doctor Franchise under the terms of the relevant franchise agreement, provided that you keep intact all copyright and other proprietary notices. Modification, decompiling, reverse engineering or any use of the materials for any other purpose is a violation of Lawn Doctor's copyrights. Lawn Doctor's trademarks may only be used with express written consent from Lawn Doctor. Except as expressly provided in these TOU, Lawn Doctor does not grant any express or implied right to you under any copyrights, trademarks or other proprietary rights. All other brands and names are property of their respective owners.

You agree that you will not upload, post, or otherwise distribute or facilitate distribution of any content, including text, communications, software, images, sounds, data or other information that:

- a. is unlawful, threatening, abusive, harassing, defamatory, libelous, deceptive, fraudulent, invasive of another's privacy, tortious, contains explicit or graphic descriptions or accounts of sexual acts (including, without limitation, sexual language of a violent or threatening nature directed at another individual or group of individuals), or otherwise violates Lawn Doctor's rules or policies;
- b. victimizes, harasses, degrades, or intimidates an individual or group of individuals on the basis of religion, gender, sexual orientation, race, ethnicity, age or disability;
- c. infringes on any patent, trademark, trade secret, copyright, right of publicity or any other proprietary right of any party; or
- d. contains software viruses or any other computer code, files, or programs that are designed or intended to disrupt, damage or limit the functioning of any software, hardware, or telecommunications equipment or to damage or obtain unauthorized access to any data or other information of any third party.

We have no obligation to monitor, do not control, and are not responsible for the content of postings made by Lawn Doctor franchisees, their guests and others. If we become aware of posted information that is illegal, infringing upon any intellectual property rights, otherwise improper or that violates the TOU, we reserve the rights at all times to disclose any information as necessary to satisfy any law, regulation or governmental request, or to edit, refuse to post or to remove any information or materials, in whole or in part, that, in Lawn Doctor's sole discretion, are objectionable or in violation of the TOU.

You also agree not to harvest or collect information about the users or members of this Extranet or use such information for any purpose.

The Extranet contains materials published by Lawn Doctor (the "**Materials**"). We authorize you to copy the Materials only for the internal use of your employees in conducting your franchised Lawn Doctor business. No other use of the Materials is permitted. In consideration of this authorization, you agree that any copy of the Materials (or any portion of the Materials) that you make will retain all copyright and other proprietary notices contained thereon.

Spamming/Mailbombing

You may not use the Extranet to transmit unsolicited e-mail messages (whether commercial or otherwise) or deliberately send very large attachments to one recipient. Any unsolicited e-mail messages sent to 10 or more recipients, or a series of unsolicited e-mail messages or large attachments sent to one recipient, constitutes "spamming" or "mailbombing" and is prohibited. Likewise, you may not use the Extranet to collect responses from mass unsolicited e-mail messages.

Spoofing/Fraud

You may not attempt to send e-mail messages or transmit any electronic communications using a name or address of someone other than yourself for purposes of deception. Any attempt to impersonate someone else using forged headers or other identifying information is prohibited. Any attempt to fraudulently conceal, forge or otherwise falsify your identity in connection with your use of the Extranet is prohibited.

E-Mail Relay

Any use of another party's electronic mail server to relay e-mail without express permission from such other party is prohibited.

Illegal Activity

You agree to use the Extranet only for lawful purposes. Use of the Extranet for transmission, distribution, retrieval or storage of any information, data or other material in violation of any applicable law, regulation, tariff or treaty is prohibited. This includes, without limitation, the use or transmission of any data or material protected by copyright, trademark, trade secret, patent or other intellectual property right without proper authorization and the transmission of any material that constitutes an illegal threat, violates export control laws or is obscene, defamatory or otherwise unlawful.

Privacy

Any data or information submitted to or provided by us through the Extranet will be subject to any Privacy Statement that Lawn Doctor has or may develop in the future. Any data or information submitted through the Extranet to any party or person will be transmitted at your own risk. We make no guarantee regarding, and assume no liability for, the security and privacy of any data or information you transmit via the Extranet or over the Internet (including, without limitation, data or information transmitted via any server designated as "secure").

Excessive Usage and Inactivity Disconnects

If we have specified bandwidth limitations for your user account, we will inform you and you will not use the Extranet in excess of those limitations. Also, if you are accessing the Extranet via a dial-up connection, we may terminate your user session if you are connected for an excessive amount of time in order to protect our network resources and maintain Extranet availability for others.

You may keep your user session connected only when you are actively using the Extranet. We may disconnect your user session if there appears to be no interactive activity within a prescribed amount of time. Activity that is automatically generated by your computer system through automated programs, scripts, re-dialers, or any other software or hardware device

will not be considered "interactive." The use of any automated method to avoid inactivity disconnects or to automatically reinstate an inactive connection is prohibited.

Other Prohibited Activities

The following activities are also prohibited:

- Attempting to intercept, redirect or otherwise interfere with communications intended for others;
- Transmitting files, data or other materials containing a computer virus, corrupted data, worms, Trojan horses or other limiting routine, instruction or design that would erase data or programming or cause the Extranet or any other equipment or system to become inoperable or incapable of being used in the full manner for which it was designed;
- Using the Extranet to threaten, harass, stalk, abuse or otherwise violate the legal rights of others; and
- Any other inappropriate activity or abuse of the Extranet (as we determine in our sole discretion), whether or not specifically listed in these TOU, may result in suspension or termination of your access to and use of the Extranet.

Disclaimer

Lawn Doctor does not promise that any software or other material will work on your computer and is not responsible if they do not. Lawn Doctor makes no representation or warranty as to the timeliness or availability of the Extranet or the information contained therein or that the Extranet will be error-free. Lawn Doctor has no obligation to maintain or support the Extranet and may, at its option, discontinue the Extranet at any time.

THE MATERIALS ON THIS SITE ARE PROVIDED "AS IS" AND WITHOUT EXPRESS OR IMPLIED WARRANTIES OF ANY KIND, INCLUDING WARRANTIES OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF NON-INFRINGEMENT AND THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. LAWN DOCTOR DOES NOT WARRANT THAT THE INFORMATION ON OUR SITE WILL BE ACCURATE, COMPLETE, UNINTERRUPTED OR ERROR-FREE, THAT DEFECTS WILL BE CORRECTED, OR THAT THIS SITE OR THE SERVERS THAT MAKE IT AVAILABLE ARE FREE OF VIRUSES, WORMS, TROJAN HORSES OR OTHER HARMFUL COMPONENTS. LAWN DOCTOR DOES NOT MAKE ANY REPRESENTATIONS REGARDING THE USE OF THE MATERIALS ON THIS SITE IN TERMS OF THEIR CORRECTNESS, ACCURACY, RELIABILITY OR OTHERWISE.

LAWN DOCTOR WILL NOT BE LIABLE FOR ANY DAMAGES SUFFERED BY OR INJURY CAUSED TO ANY PARTY (INCLUDING, WITHOUT LIMITATION, YOU AND/OR YOUR EMPLOYEES), INCLUDING, WITHOUT LIMITATION, ANY DIRECT, INDIRECT, SPECIAL, CONSEQUENTIAL AND/OR INCIDENTAL DAMAGES, RESULTING FROM YOUR ACCESS TO, OR INABILITY TO ACCESS, THE EXTRANET, OR FROM YOUR RELIANCE ON ANY INFORMATION PROVIDED ON THE EXTRANET, EVEN IF LAWN DOCTOR AND ITS AFFILIATES HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

Indemnification

You agree to indemnify and hold harmless Lawn Doctor and Lawn Doctor's corporate affiliates, as well as their respective direct and indirect owners, officers, directors, agents and employees from and against any and all claims brought by any other party relating to your use of the Extranet (as well as the associated costs of defense, including, without limitation, legal fees).

Submissions

Notes, messages, ideas, suggestions, concepts or other material submitted to Lawn Doctor ("**Submissions**") will be considered non-confidential and non-proprietary. Lawn Doctor will have no obligation regarding Submissions. Lawn Doctor and its designees will be entitled to copy, distribute, incorporate, modify and otherwise use the Submissions for any type of

commercial or non-commercial use, including in any media, whether now known or not yet conceived. You agree that Lawn Doctor has the right to publish Submissions for any type of use as outlined above, including promotional and advertising purposes.

Lawn Doctor is not responsible for any Submissions posted on our forums. You will not submit or otherwise publish through these forums any content that:

- Defames, libels, or invades the privacy of other persons, is obscene, pornographic, abusive or threatening;
- Infringes on any intellectual property or other right of any person or entity, including, but not limited to, copyrights and trademarks;
- Violates any law;
- Advocates any illegal activity; or
- Advertises or solicits funds for goods or services.

Governing Law

This agreement shall be governed by and construed in accordance with the laws of the State of New Jersey, without regard to its conflicts of laws rules. If any provision of these TOU is unlawful, void or for any reason unenforceable, then that provision shall be deemed severable from the TOU, and shall not affect the validity and enforceability of any remaining provisions.

Your Assent to These Terms

Your use of the Extranet is subject to the conditions of this TOU and the Extranet Agreement, and is also subject to the terms and conditions in your Franchise Agreement.

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EXHIBIT G

LIST OF STATE AGENCIES/AGENTS FOR SERVICE OF PROCESS

STATE AGENCIES/AGENTS FOR SERVICE OF PROCESS

Listed here are the names, addresses and telephone numbers of the state agencies having responsibility for the franchising disclosure/registration laws. We may not yet be registered to sell franchises in any or all of these states.

If a state is not listed, we have not appointed an agent for service of process in that state in connection with the requirements of the franchise laws. There may be states in addition to those listed below in which we have appointed an agent for service of process.

There also may be additional agents appointed in some of the states listed.

CALIFORNIA

Website: www.dfpi.ca.gov

Email: ask.DFPI@dfpi.ca.gov

(for service of process)

Commissioner of Department of Financial
Protection & Innovation

(state franchise administrator)

Department of Financial Protection &
Innovation

Toll Free: 1 (866) 275-2677

Los Angeles

320 West 4th Street, Suite 750
Los Angeles, California 90013-2344
(213) 576-7500

Sacramento

651 Bannon Street, Suite 300
Sacramento, California 95811
(916) 327-7585

San Diego

1455 Frazee Road, Suite 315
San Diego, California 92108
(619) 525-4233

San Francisco

One Sansome Street, Suite 600
San Francisco, California 94104-4428
(415) 972-8559

HAWAII

(for service of process)

Commissioner of Securities
Department of Commerce
and Consumer Affairs
Business Registration Division
335 Merchant Street, Room 203
Honolulu, Hawaii 96813
(808) 586-2722

(for other matters)

Commissioner of Securities
Department of Commerce
and Consumer Affairs
Business Registration Division
335 Merchant Street, Room 205
Honolulu, Hawaii 96813
(808) 586-2722

ILLINOIS

Illinois Attorney General
500 South Second Street
Springfield, Illinois 62706
(217) 782-4465

INDIANA

(for service of process)

Indiana Secretary of State
201 State House
200 West Washington Street
Indianapolis, Indiana 46204
(317) 232-6531

(state agency)

Indiana Secretary of State
Securities Division
Room E-111
302 West Washington Street
Indianapolis, Indiana 46204
(317) 232-6681

MARYLAND

(for service of process)

Maryland Securities Commissioner
at the Office of Attorney General-
Securities Division
200 St. Paul Place
Baltimore, Maryland 21202-2021
(410) 576-6360

(state agency)

Office of the Attorney General-
Securities Division
200 St. Paul Place
Baltimore, Maryland 21202-2021
(410) 576-6360

MICHIGAN

Michigan Department of Attorney General
Corporate Oversight Division
525 W. Ottawa Street
G. Mennen Williams Building, 5th Floor
Lansing, Michigan 48913
(517) 335-7567

MINNESOTA

Commissioner of Commerce
Department of Commerce
85 7th Place East, Suite 280
St. Paul, Minnesota 55101
(651) 539-1500

NEW YORK

(for service of process)

Attention: New York Secretary of State
New York Department of State
One Commerce Plaza,
99 Washington Avenue, 6th Floor
Albany, New York 12231-0001
(518) 473-2492

(Administrator)

NYS Department of Law
Investor Protection Bureau
28 Liberty Street, 21st Floor
New York, New York 10005
(212) 416-8236

NORTH DAKOTA

(for service of process)

Insurance Commissioner
North Dakota Insurance & Securities
Department
600 East Boulevard Avenue, Dept. 401
Bismarck, North Dakota 58505
(701) 328-2910

(state agency)

North Dakota Insurance & Securities
Department
600 East Boulevard Avenue, Dept. 401
Bismarck, North Dakota 58505
(701) 328-2910

OREGON

Oregon Division of Financial Regulation
350 Winter Street NE, Suite 410
Salem, Oregon 97301
(503) 378-4140

RHODE ISLAND

Securities Division
Department of Business Regulations
1511 Pontiac Avenue
John O. Pastore Complex-Building 69-1
Cranston, Rhode Island 02920
(401) 462-9500

SOUTH DAKOTA

Division of Insurance
Securities Regulation
124 S. Euclid, Suite 104
Pierre, South Dakota 57501
(605) 773-3563

VIRGINIA

(for service of process)

Clerk, State Corporation Commission
1300 East Main Street
First Floor
Richmond, Virginia 23219
(804) 371-9733

(for other matters)

State Corporation Commission
Division of Securities and Retail Franchising
Tyler Building, 9th Floor
1300 East Main Street
Richmond, Virginia 23219
(804) 371-9051

WASHINGTON

(for service of process)

Securities Division
Department of Financial Institutions
150 Israel Road SW
Tumwater, Washington 98501
(360) 902-8760

(for other matters)

Securities Division
Department of Financial Institutions
P. O. Box 41200
Olympia, Washington 98504-1200
(360) 902-8760

WISCONSIN

(for service of process)

Administrator, Division of Securities
Department of Financial Institutions
4822 Madison Yards Way, North Tower
Madison, Wisconsin 53705
(608) 266-2139

(state administrator)

Division of Securities
Department of Financial Institutions
4822 Madison Yards Way, North Tower
Madison, Wisconsin 53705
(608) 266-9555

EXHIBIT H
LAWN DOCTOR, INC.
OPERATIONS MANUAL TABLE OF CONTENTS

Lawn Doctor, Inc.
Operations Manual Table of Contents

Manual	Number of Chapters	Number of Pages
Sales Playbook	17	133
Marketing Playbook	5	58
People Playbook	10	62
Customer Service Manual	0	97
Mosquito Control Manual	0	85
Service Vehicle Equipment Manual	5	125
Technical Resource Manual	3	266
Turf Tamer Power Seeder Manual	3	253
Turf Tamer Stand-On Manual	2	250
Turf Tamer Walk Behind Manual	3	253
Warehouse & Equipment Manual	4	30

Total number of pages: 1,612

HOLIDAY LIGHTING HEROES
OPERATIONS MANUAL TABLE OF CONTENTS

MANUAL	NUMBER OF PAGES
Learning Management System	1
Strategy Overview	3
Sales	16
Referrals & Warm Outreach	10
Marketing	1
Finance	3
Operations	26
Tools, Equipment & Apparel	2
Commercial	5
Terms & Conditions Template	3
Warm Outreach Quiz	14
Total Number of Pages	84

EXHIBIT I

LIST OF CURRENT FRANCHISEES

LAWN DOCTOR, INC.

LIST OF FRANCHISEES AS OF DECEMBER 31, 2025

Franchisee	Market	Address	Phone
ALABAMA			
Smith, Corey	LD of East Montgomery	P.O. Box 3285 Auburn, Alabama 36832	(334) 264-5296
Smith, Corey	LD of Prattville-Millbrook	P.O. Box 3285 Auburn, Alabama 36832	(334) 264-5296
Smith, Corey	LD of Auburn-Opelika-LaGrange	P.O. Box 3285 Auburn, Alabama 36832	(334) 501-2323
Womack, Starr	LD of Madison-Decatur	2309 Diamond Pointe Dr. SE Decatur, Alabama 35603	(256) 355-4362
Womack, Starr	LDd of South Huntsville	2309 Diamond Pointe Dr. SE Decatur, Alabama 35603	(256) 355-4362
Womack, Starr	LD of Athens	2309 Diamond Pointe Dr. SE Decatur, Alabama 35603	(256) 355-4362
Womack, Starr	LD of Harvest-Hazel Green- WestHuntsville	2309 Diamond Pointe Dr. SE Decatur, Alabama 35603	(256) 355-4362
Moore, Ryan	LD of South Hoover-Pelham- Helena-Alabaster	102 Windsor Lane Rainbow City, Alabama 35906	(205) 942-3989
Moore, Ryan	LD of Mountain Brook-Homewood	102 Windsor Lane Rainbow City, Alabama 35906	(205) 942-3989
Moore, Ryan	LD of Vestavia-North Hoover	102 Windsor Lane Rainbow City, Alabama 35906	(205) 942-3989
Moore, Ryan	LD of Anniston-Jacksonville	102 Windsor Lane Rainbow City, Alabama 35906	(256) 442-3108
Moore, Edgar LeRay Moore, Ryan	LD of Gadsden-Boaz-Albertville	102 Windsor Lane Rainbow City, Alabama 35906	(256) 442-3108
Stewart, Joshua Stinson Stewart, Shannon	LD of Baldwin County	30941 Mill Ln, Suite G Spanish Fort, Alabama 36527	(251) 597-2959
Stewart, Joshua Stinson Stewart, Shannon	LD of Mobile Counties	30941 Mill Ln, Suite G Spanish Fort, Alabama 36527	(251) 597-2959
Tesreau, Paul Bradley	LD of Florence-Muscle Shoals	1804 North Parkway Corinth, Mississippi	(662) 287-5551
Minor, Jacob S.	LD of Cullman-Jasper-Hartselle	3874 County Road 831 Logan, Alabama 35098	(256) 841-7377

Franchisee	Market	Address	Phone
ARKANSAS			
Miller, Lauren Miller, Nathan	LD of Benton-Bryant	P.O. Box 1044 Benton, Arkansas 72018	(501) 315-7775
Rucker, Janis Lynn Rucker, Jeffrey Todd	LD of Hot Springs	P.O. Box 20587 Hot Springs, Arkansas 71903-0587	(501) 609-0055
Johnson, Sharon Tebbetts, Tracey M. Tebbetts, John J.	LD of West Little Rock	6 Hoggards Ridge Little Rock, Arkansas 72211	(501) 455-4800
Johnson, Sharon Tebbetts, Tracey M. Tebbetts, John J.	LD of Maumelle-North Little Rock	6 Hoggards Ridge Little Rock, Arkansas 72211	(501) 455-4800
Bowman, Kent	LD of Northeast Arkansas	500 Tech Street, Paragould, Arkansas 72450	(870) 573-0997
CALIFORNIA			
McClaine, Steve McClaine, Linda	LD of Carmichael-Folsom-El Dorado Hills	3123 Corsica Drive El Dorado Hills, California 95762	(916) 432-3987
Smith, Brad Smith, Emilee	LD of Bakersfield	13403 Challis Forest Lane, Bakersfield California, 93314	(661) 399-5296
Taylor, Thomas Taylor, Marie	LD of North County Coastal	723 Rivertree Drive Oceanside, California 92058	(760) 967-7800
Flynn, William	LD of Claremont-Upland-Chino	3045 S. Archibald #332, Ontario, California 91761	(909) 923-9262
Flynn, William	LD of Rancho Cucamonga	3045 S. Archibald #332, Ontario, California 91761	(909) 923-9262
Jones, James	LD of SW Fresno-Merced-Madera	2336 W Monte Vista Ave Visalia, California 93277	(559) 372-9040
Jones, James	LD of Visalia-Hanford-Tulare	2336 W Monte Vista Ave Visalia, California 93277	(559) 372-9040
Larson, David Larson, Peter	LD of Concord-Clayton-Blackhawk	160 Canyon Green Place San Ramon, California 94582	(925) 294-0333
Larson, David Larson, Peter	LD of Danville-Alamo-Walnut Creek	160 Canyon Green Place San Ramon, California 94582	(925) 294-0333
COLORADO			
Verde, Michael	LD of Fort Collins	P.O. Box 1784 Fort Collins, Colorado 80522	(970) 221-0441

Franchisee	Market	Address	Phone
Harl, J. Brent	LD of Colorado Springs	5315 W. Mississippi Ave Lakewood, Colorado 80226	(719) 596-0740
Harl, J. Brent	LD of Douglas-Elbert Counties	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of Southeast Denver-Cherry CreekDam	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of Englewood-Arapahoe County	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of Littleton-Englewood East	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of Brighton	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of Thornton-Northglenn	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of Lakewood	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of South Denver County-N.W. Littleton	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of Aurora North	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of Aurora South	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of North Central Denver	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of Columbine	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of Broomfield-North Westminster	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of Arvada-Wheatridge	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001
Harl, J. Brent	LD of Pueblo	5315 W. Mississippi Ave Lakewood, Colorado 80226	(719) 543-2491
Harl, J. Brent	LD of Loveland-Greeley	5315 W. Mississippi Ave Lakewood, Colorado 80226	(303) 936-8001

Franchisee	Market	Address	Phone
Johnson, Karen Johnson, Marion	LD of Boulder	P.O. Box 1511 Longmont, Colorado 80502	(303) 442-1074
Johnson, Karen Johnson, Marion	LD of Longmont	P.O. Box 1511 Longmont, Colorado 80502	(303) 772-2827
CONNECTICUT			
Tyson, Elizabeth Tyson, Anthony	LD of Bristol-Southington	271 Farm Meadow Lane Cheshire, Connecticut 06410	(203) 439-7008
Tyson, Elizabeth Tyson, Anthony	LD of Newington-Glastonbury	271 Farm Meadow Lane Cheshire, Connecticut 06410	(203) 439-7008
Luciani, Mario Mazzone, Brian	LD of Torrington	150 Bradley Street East Haven, Connecticut 06512	(203) 951-3221
Luciani, Mario Mazzone, Brian	LD of Middletown-Essex	150 Bradley Street East Haven, Connecticut 06512	(203) 951-3221
Luciani, Mario Mazzone, Brian	LD of Old Lyme-Groton	150 Bradley Street East Haven, Connecticut 06512	(203) 951-3221
Luciani, Mario Mazzone, Brian	LD of Tolland	150 Bradley Street East Haven, Connecticut 06512	(203) 951-3221
Pesarini, Stenio Pesarini, Fernanda	LD of Hartfords-Manchester	56 Beaver Bog Road New Fairfield, Connecticut 06812	(860) 643-9956
Pesarini, Fernanda Pesarini, Stenio	LD of Windsor-Coventry	56 Beaver Bog Road New Fairfield, Connecticut 06812	(860) 643-9956
Pesarini, Stenio Pesarini, Fernanda	LD of Avon-Farmington	56 Beaver Bog Road New Fairfield, Connecticut 06812	(860) 643-9956
Demeyer, John M.	LD of Milford-Stratford	3 Turnberry Lane, Unit 1 Sandy Hook, Connecticut 06482	(203) 881-9998
Demeyer, John M.	LD of Greater New Haven	3 Turnberry Lane, Unit 1 Sandy Hook, Connecticut 06482	(203) 881-9998
Demeyer, John M.	LD of Hamden-Wallingford-Cheshire	3 Turnberry Lane, Unit 1 Sandy Hook, Connecticut 06482	(203) 881-9998
Demeyer, John M.	LD of The Naugatuck Valley	3 Turnberry Lane, Unit 1 Sandy Hook, Connecticut 06482	(203) 881-9998
Demeyer, John M.	LD of Bethel-Brookfield-Redding	3 Turnberry Lane, Unit 1 Sandy Hook, Connecticut 06482	(203) 881-9998

Franchisee	Market	Address	Phone
Demeyer, John M.	LD of Newtown-Southbury	3 Turnberry Lane, Unit 1 Sandy Hook, Connecticut 06482	(203) 881-9998
Demeyer, John M.	LD of Trumbull	3 Turnberry Lane, Unit 1 Sandy Hook, Connecticut 06482	(203) 881-9998
Demeyer, John M.	LD of Branford-Guilford-Madison	3 Turnberry Lane, Unit 1 Sandy Hook, Connecticut 06482	(203) 881-9998
Demeyer, John M.	LD of New Fairfield-New Milford	3 Turnberry Lane, Unit 1 Sandy Hook, Connecticut 06482	(203) 881-9998
Demeyer, John M.	LD of Ridgefield-Danbury	3 Turnberry Lane, Unit 1 Sandy Hook, Connecticut 06482	(203) 881-9998
Farrell, Glenn	LD of Greenwich	76 Viaduct Road Stamford, Connecticut 06907	(203) 348-3025
Farrell, Glenn	LD of Norwalk-Wilton	76 Viaduct Road Stamford, Connecticut 06907	(203) 348-3025
Farrell, Glenn	LD of Fairfield	76 Viaduct Road Stamford, Connecticut 06907	(203) 348-3025
Farrell, Glenn	LD of Stamford-Darien-New Canaan	76 Viaduct Road Stamford, Connecticut 06907	(203) 348-3025
Farrell, Glenn	LD of Westport-Weston	76 Viaduct Road Stamford, Connecticut 06907	(203) 348-3025
DELAWARE			
Singleton, Brian S.	LD of Newark	113 Megan Drive Bear, Delaware 19701	(302) 731-1616
Hopkins, Aaron Hopkins, Emily	LD of Dover-Middletown	P.O. Box 719 Greenwood, Delaware 19950	(302) 378-3435
Hopkins, Aaron Hopkins, Emily	LD of Sussex County	P.O. Box 719 Greenwood, Delaware 19950	(302) 656-4900
Jason R. Miller	LD of Cecil County	408 Nona Lane Newark, Delaware 19702	(302) 650-9358
McCarther, Nicole McCarther, Michael E.	LD of Wilmington	P.O. Box 3049 Newport, Delaware 19804	(302) 656-4900
Grasso, Salvatore A.	LD of Brandywine	P.O. Box 488 Chester Heights, Pennsylvania 19017	(302) 764-2030
FLORIDA			
Ramirez, Joe	LD of Winter Haven	1370 S. Gordon Avenue Bartow, Florida 33830	(863) 268-5095

Franchisee	Market	Address	Phone
Ramirez, Joe	LD of Lakeland	1370 S. Gordon Avenue Bartow, Florida 33830	(863) 268-5095
Berry Jr., Edward A.	LD of Clearwater-Palm Harbor	P.O. Box 16294 Clearwater, Florida 33766	(727) 797-3639
Berry Jr., Edward A.	LD of West Tampa-Oldsmar	P.O. Box 16294 Clearwater, Florida 33766	(727) 797-3639
Roca, Carlos	LD of North Bradenton-Sun City Center	8955 Bunker Hill Road Duette, Florida 34219	(941) 527-9836
Roca, Carlos	LD of Riverview-Valrico-Lithia	8955 Bunker Hill Road Duette, Florida 34219	(941) 527-9836
Romeo, Michael	LD of Deltona-DeBary-DeLand	342 Admiralty Ct Edgewater, Florida 32141	(386) 437-4303
Romeo, Michael	LD of Daytona Beach	342 Admiralty Ct Edgewater, Florida 32141	(386) 437-4303
Duffy, James P. Duffy, Dorothy A.	LD of Fort Myers	12458 Kentwood Avenue Fort Myers, Florida 33913	(239) 768-9366
Duffy, James P. Duffy, Dorothy A.	LD of North Naples-Bonita Springs	12458 Kentwood Avenue Fort Myers, Florida 33913	(239) 768-9366
Duffy, James P. Duffy, Dorothy A.	LD of Cape Coral-Sanibel Island	12458 Kentwood Avenue Fort Myers, Florida 33913	(239) 768-9366
Duffy, James P. Duffy, Dorothy A.	LD of East Sarasota-East Bradenton	12458 Kentwood Avenue Fort Myers, Florida 33913	(239) 768-9366
Duffy, James P. Duffy, Dorothy A.	LD of Nokomis-Venice-Englewood	12458 Kentwood Avenue Forty Myers, Florida 33913	(239) 768-9366
Valle, Rafael Valle, Lara C. Harkrider, Gregory T. Harkrider, Sherri	LD of Fleming Island and Oakleaf	2611 Old Middleburg Road, Suite 203, Jacksonville, Florida 32210	(904) 672-7690
Valle, Rafael Valle, Lara C. Harkrider, Gregory T. Harkrider, Sherri.	LD of Jacksonville West Side-Orange Park	2611 Old Middleburg Road, Suite 203, Jacksonville, Florida 32210	(904) 672-7690
Valle, Rafael Valle, Lara C. Harkrider, Gregory T. Harkrider, Sherri	LD of Jacksonville-South Side-The Beaches	2611 Old Middleburg Road, Suite 203, Jacksonville, Florida 32210	(904) 672-7690
Valle, Rafael Valle, Lara C. Harkrider, Gregory T. Harkrider, Sherri	LD of Jacksonville East	2611 Old Middleburg Road, Suite 203, Jacksonville, Florida 32210	(904) 672-7690
Valle, Rafael Valle, Lara C. Harkrider, Gregory T. Harkrider, Sherri	LD of South Jacksonville-Saint Johns	2611 Old Middleburg Road, Suite 203, Jacksonville, Florida 32210	(904) 672-7690
Charles Matthew Reddington, Mary Elizabeth Reddington	LD of Clermont-Winter Garden	327 Pine Shadow Ln Lake Mary, Florida 32746	(779) 456-0829

Franchisee	Market	Address	Phone
Charles Matthew Reddington, Mary Elizabeth Reddington	LD of Southwest Orlando	327 Pine Shadow Ln Lake Mary, Florida 32746	(779) 456-0829
Charles Matthew Reddington, Mary Elizabeth Reddington	LD of Windermere-Apopka	327 Pine Shadow Ln Lake Mary, Florida 32746	(779) 456-0829
Smith, Pete Smith, Alex	LD of Boynton Beach	18 Bella Vista Avenue Lake Worth, Florida 33460	(561) 383-2818
Smith, Pete Smith, Alex	LD of Northern Boca Raton	18 Bella Vista Avenue Lake Worth, Florida 33460	(561) 383-2818
Smith, Pete Smith, Alex	LD of Central and South Boca Raton	18 Bella Vista Avenue Lake Worth, Florida 33460	(561) 383-2818
Spitz, Scott	LD of Lake Worth-Southwest Palm Beach	5475 Maule Way Unit 20, Mangonia Park, Florida 33407	(561) 643-6407
Spitz, Scott	LD of West Palm Beach	5475 Maule Way Unit 20, Mangonia Park, Florida 33407	(561) 643-6407
Spitz, Scott	LD of Jupiter-Palm Beach Gardens	5475 Maule Way, Unit 20 Mangonia Park, Florida 33407	(561) 643-6407
Riveira, Stephen	LD of Coral Gables-Kendall	1801 SW 14th Street Miami, Florida 33145	(786) 427-7001
Retzlaff, Peter	LD of Ocala-Homosassa	4080 NE 22nd Ct Ocala, Florida 34473	(352) 844-6198
Retzlaff, Peter	LD of The Villages-Lady Lake-Wildwood	4080 NE 22nd Ct Ocala, Florida 34473	(352) 844-6198
Leon, Carlos Leon, Luz C	LD of NW Tampa-East New Port Richey-Odessa	15578 Black Pepper Lane, Odessa, Florida 33556	(813) 578-7222
Aldehneh, Bayan	LD of St. Cloud-Kissimmee	3251 Lake Jean Drive Orlando, Florida 32817	(321) 430-0333
Scott, Joshua Scott, Mary	LD of Panama City Beach-Port St. Joe	114 Byrd Dr. Panama City, Florida 32404	(850) 215-0474
Hagen, Erik A. Tudela Hagen, Selene	LD of Fort Lauderdale West	1208 NW 180th Ave. Pembroke Pines, Florida 33029	(954) 842-3784
Hagen, Erik A. Tudela Hagen, Selene	LD of Coral Springs-Sunrise	1208 NW 180th Ave. Pembroke Pines, Florida 33029	(954) 842-3784
Hagen, Erik A. Tudela Hagen, Selene	LD of Southwest Broward	1208 NW 180th Ave. Pembroke Pines, Florida 33029	(954) 842-3784
Joseph A. WeingatesIV Alicia A. Weingates	LD of Saint Petersburg	3959 San Rocco Drive, Unit 212, Punta Gorda, Florida 33950	(941) 315-6774

Franchisee	Market	Address	Phone
Joseph A. WeingatesIV Alicia A. Weingates	LD of Bradenton-North Sarasota	3959 San Rocco Drive, Unit 212 Punta Gorda, Florida 33950	(941) 315- 6774
Joseph A. WeingatesIV Alicia A. Weingates	LD of Northeast Tampa	3959 San Rocco Drive, Unit 212 Punta Gorda, Florida 33950	(941) 315- 6774
Joseph A. WeingatesIV Alicia A. Weingates	LD of North Tampa-Lutz	3959 San Rocco Drive, Unit 212 Punta Gorda, Florida 33950	(941) 315- 6774
Joseph A. WeingatesIV Alicia A. Weingates	LD of Seminole-Largo	3959 San Rocco Drive, Unit 212 Punta Gorda, Florida 33950	(941) 315- 6774
Haase, Ted W.	LD of Fort Walton Beach-Destin- Niceville	P.O. Box 802 Shalimar, Florida 32579	(850) 651- 8232
Fischer, ChristopherG.	LD of Zephyrhills-Land O Lakes	1653 Firewheel Drive Wesley Chapel, Florida 33543	(813) 973- 1602
Pennella, Dominick	LD of Naples-LaBelle-Marco Island	16149 Rosemallow Ln Alva, Florida 33920	(239) 837-8599
Heimer, Justin	LD of Altamonte Springs-Lake Mary- Longwood	5513 Palm Lake Cir Orlando, Florida 32819	(407) 487- 8860
Heimer, Justin	LD of NE Orlando-Oviedo-Winter Springs	5513 Palm Lake Cir Orlando, Florida 32819	(407) 487- 8860
Vega, Hector	LD of Southeast Orlando-Winter Park	1735 leatherback LN St. Cloud, Florida 34771	(407) 338-3774
GEORGIA			
Ammons, George H.	LD of Brunswick-St. Simons-St. Marys	P.O. Box 17252 Fernandina Beach, Florida 32035	(912) 265-0801
Lang, Gordon O.	LD of South Dunwoody-Sandy Springs	6112 Hadden Hall Court Alpharetta, Georgia 30005	(404) 492-2897
Lang, Gordon O.	LD of North Norcross-North Dunwoody	6112 Hadden Hall Court Alpharetta, Georgia 30005	(404) 492-2897
Lang, Gordon O.	LD of Duluth	6112 Hadden Hall Court Alpharetta, Georgia 30005	(404) 492-2897
Smith, Corey	LD of Newnan	P.O. Box 3285 Auburn, Georgia 36832	(706) 884-1909
Ross, Antonio W.	LD of McDonough-Covington	105 West Forest Drive Covington, Georgia 30016	(678) 310-2449
Ross, Antonio W.	LD of Conyers	105 West Forest Drive Covington, Georgia 30016	(678) 310-2449

Franchisee	Market	Address	Phone
Ayodele, Tesia Sade Quinitchett, Kevin	LD of Douglasville	6140 Belmont Drive Douglasville, Georgia 30135	(770) 609-3330
Wood, Marshall	LD of Columbus-Phenix City	1481 Mayo Road, Ellerslie, Georgia 31807	(706) 653-8923
Wood, Marshall	LD of East Columbus-Fortson	1481 Mayo Road, Ellerslie, Georgia 31807	(706) 653-8923
Deloach, Mark D.	LD of S.W. Savannah	P.O. Box 7542 Garden City, Georgia 31418	(912) 966-1123
Deloach, Mark D.	LD of S.E. Savannah	P.O. Box 7542 Garden City, Georgia 31418	(912) 966-1123
Jourdan, Daniel B. Jourdan, Sharon Davis	LD of Acworth	2594 Chimney Springs Drive Marietta, Georgia 30062	(770) 517-2129
Pickering, Matthew	LD of Alpharetta-Cumming	2640 Fraser Rd Marietta, Georgia 30066	(770) 888-4779
Pickering, Matthew	LD of Gainesville	2640 Fraser Rd Marietta, Georgia 30066	(770) 888-4779
Pickering, Matthew	LD of Auburn-Jefferson	2640 Fraser Rd Marietta, Georgia 30066	(770) 888-4779
Pickering, Matthew	LD of Buford-Dacula	2640 Fraser Rd Marietta, Georgia 30066	(770) 888-4779
Smith, Jabar	LD of Brookhaven-Buckhead	4550 Eastwood Trl NE Marietta, Georgia 30068	(770) 731-5328
Smith, Jabar	LD of Smyrna-Mableton	4550 Eastwood Trl NE Marietta, Georgia 30068	(770) 731-5328
Tudor, James J.	LD of Southeast Marietta	703 Fairgate Road, Suite 302 Marietta, Georgia 30064	(770) 240-0638
Tudor, James J.	LD of North and Southwest Marietta	703 Fairgate Road, Suite 302 Marietta, Georgia 30064	(770) 240-0638
Polhamus, Steve	LD of Loganville-Lilburn-North Snellville	2634 Cindy Lane Snellville, Georgia 30078	(770) 715-5303
Cunha, Antonio	LD of South Lawrenceville	P.O. Box 1525 Suwanee, Georgia 30024	(678) 629-3752
Cunha, Antonio	LD of North Lawrenceville-Suwanee	P.O. Box 1525 Suwanee, Georgia 30024	(678) 629-3752
Kriegh, Matthew Oliver, Shawn	LD of Woodstock	538 Industrial Drive Woodstock, Georgia 30189	(770) 591-9101
Kriegh, Matthew Oliver, Shawn	LD of Hiram-Dallas-Powder Springs	538 Industrial Drive Woodstock, Georgia 30189	(770) 591-9101
Kriegh, Matthew Oliver, Shawn	LD of N.E. Marietta	538 Industrial Drive Woodstock, Georgia 30189	(770) 591-9101
Kriegh, Matthew Oliver, Shawn	LD of Kennesaw	538 Industrial Drive Woodstock, Georgia 30189	(770) 591-9101
Kriegh, Matthew Oliver, Shawn	LD of Cartersville-Canton	538 Industrial Drive Woodstock, Georgia 30189	(770) 591-9101

Franchisee	Market	Address	Phone
Kriegh, Matthew Oliver, Shawn	LD of Roswell	538 Industrial Drive Woodstock, Georgia 30189	(770) 591-9101
IDAHO			
Aaron Dollahite	LD of Meridian-Nampa-Caldwell	9901 W Lake Hazel Boise, Idaho 83709	(208) 922-6000
Aaron Dollahite	LD of South Boise-Kuna	9901 W Lake Hazel Boise, Idaho 83709	(208) 922-6000
ILLINOIS			
Shkyria, ChristopherJ.	LD of Antioch-Gurnee-Lake Villa	P.O. Box 918 Antioch, Illinois 60002	(847) 395-0940
Shkyria, ChristopherJ.	LD of Waukegan-Lake Forest	P.O. Box 918 Antioch, Illinois 60002	(847) 395-0940
Toth, Kimberly	LD of Naperville	1921 W. Wilson St. Suite A #215 Batavia, Illinois 60510	(630) 406-8535
Toth, Kimberly	LD of Geneva-Saint Charles	1921 W. Wilson St. Suite A #215 Batavia, Illinois 60510	(630) 406-8535
Toth, Kimberly	LD of Downers Grove-Woodridge	1921 W. Wilson St. Suite A #215 Batavia, Illinois 60510	(630) 406-8535
Toth, Kimberly	LD of Batavia-Aurora	1921 W. Wilson St. Suite A #215 Batavia, Illinois 60510	(630) 406-8535
Toth, Kimberly	LD of Wheaton-Glen Ellyn-Winfield	1921 W. Wilson St. Suite A #215 Batavia, Illinois 60510	(630) 681-8580
Toth, Kimberly	LD of Oswego - Yorkville - Sugar Grove	1921 W. Wilson St. Suite A #215 Batavia, Illinois 60510	(630) 681-8580
Winfrey, Sallie M.	LD of Buffalo Grove-Lake Zurich	P.O. Box 5918 Buffalo Grove, Illinois 60089	(847) 844-1332
Winfrey, Sallie M.	LD of Barrington-Palatine	P.O. Box 5918 Buffalo Grove, Illinois 60089	(847) 844-1332
Winfrey, Sallie M.	LD of Northbrook-Highland Park	P.O. Box 5918 Buffalo Grove, Illinois 60089	(847) 844-1332
Winfrey, Sallie M.	LD of Arlington Heights-North Shaumburg-ElkGrove Village	P.O. Box 5918 Buffalo Grove, Illinois 60089	(847) 844-1332
Katsahnias, Thomas	LD of Elgin-Bartlett-Carpentersville	6920 Zachary Drive Carpentersville, Illinois 60110	(224) 454-4864
Majchrzak, John	LD of Edwardsville-Collinsville	P.O. Box 338 Edwardsville, Illinois 62025	(618) 977-3355
Majchrzak, John	LD of Belleville-Columbia-Waterloo	P.O. Box 338 Edwardsville, Illinois 62025	(618) 977-3355

Franchisee	Market	Address	Phone
Gratzke, Joseph T. Gratzke, Christine K.	LD of La Grange-Willowbrook	13740 W. Chicago-Bloomington Trail Homer Glen, Illinois 60491	(630) 324-6985
Hipkins, Benjamin	LD of Metamora-Morton-East Peoria	735 Mt. Vernon Street Metamora, Illinois 61548	(309) 222-8808
Black, Brian	LD of Greater Springfield	408 Treeline Lane Springfield, Illinois 62703	(217) 529-5288
Barclay, Ben	LD of Villa Park-Elmhurst-Oak Brook	417 N Harvard Avenue Villa Park, Illinois 60181	(630) 923-9626
Barclay, Ben	LD of Lombard-Carol Stream	417 N Harvard Avenue Villa Park, Illinois 60181	(630) 923-9626
Berrens, Odalys	LD of McHenry County North	414 Purcell Road Volo, Illinois 60073	(815) 728-0600
Berrens, Odalys	LD of McHenry County South	414 Purcell Road Volo, Illinois 60073	(815) 728-0600
Berrens, Odalys	LD of Libertyville-Mundelein-Vernon Hills	414 Purcell Road Volo, Illinois 60073	(815) 728-0600
Berrens, Odalys	LD of Round Lake-Grayslake	414 Purcell Road Volo, Illinois 60073	(815) 728-0600
Jones, Nathan	LD of Chicago NW-Glenview-Park Ridge	2236 N Central Park Ave Chicago, Illinois 60647	(847) 607-1220
Jones, Nathan	LD of Chicago NE-Skokie-Evanston	2236 N Central Park Ave Chicago, Illinois 60647	(847) 607-1220
INDIANA			
Koone, David	LD of Carmel-Zionsville	13234 Antonia Blvd. Carmel, Indiana 46074	(317) 218-9933
Koone, David	LD of Noblesville-Westfield	13234 Antonia Blvd. Carmel, Indiana 46074	(317) 218-9933
Koone, David	LD of Fishers-Geist	13234 Antonia Blvd. Carmel, Indiana 46074	(317) 218-9933
Young, Jason	LD of Anderson-Muncie-Kokomo	4600 W 850 N Frankton, Indiana 46044	(765) 425-4641
Shaw, Raymond N.	LD of West Lake County	1103 E. Highway 330 Griffith, Indiana 46319	(219) 440-7098
Faller, Chris Faller, Ginnie A.	LD of Harrison-Batesville	24879 Sawdon Ridge Road Guilford, Indiana 47022	(812) 637-0563
Sallmen, Bryan R.	LD of South Bend-Granger-Mishawaka	10819 Poplar Bluff Court Portage, Michigan 49024	(269) 321-1731
Sallmen, Bryan R.	LD of Elkhart-Goshen	10819 Poplar Bluff Court Portage, Michigan 49024	(269) 321-1731
Rogers, Logan	LD of Valparaiso-Chesterton-Portage	PO Box 603 Portage, Indiana	(219) 706-3110

Franchisee	Market	Address	Phone
Ray, Rip	LD of Lafayette-Frankfort-Logansport	4150 S 95 E Bringinghurst, Indiana 46913	(765) 819-6330
IOWA			
Grutz, Jerry A. Grutz, Cathleen J.	LD of Dubuque	P.O. Box 1713 Dubuque, Iowa 52004-1713	(563) 690-5296
KANSAS			
Coltrain, Merik	LD of Overland Park-Shawnee-Lenexa	9218 Metcalf Ave., Suite 143 Overland Park, Kansas 66212	(913) 890-3838
Coltrain, Merik	LD of South Overland Park-Leawood	9218 Metcalf Ave., Suite 143 Overland Park, Kansas 66212	(913) 890-3838
KENTUCKY			
Zetterberg, Joshua	LD of Florence-Burlington-Union	8376 East Main Street Alexandria, Kentucky 41001	(859) 993-5296
Zetterberg, Joshua	LD of Alexandria-Fort Mitchell-Independence	8376 East Main Street Alexandria, Kentucky 41001	(859) 993-5296
Pemberton, Timothy A. Pemberton, Kathy L.	LD of Bowling Green	P.O. Box 51208 Bowling Green, Kentucky 42102-5508	(270) 846-1130
Allen, Steven D. Waymire, Adam	LD of South Lexington	P.O. Box 121 Nicholasville, Kentucky 40340	(859) 699-1999
Allen, Steven D. Waymire, Adam	LD of North Lexington-Georgetown	P.O. Box 121 Nicholasville, Kentucky 40356	(859) 699-1999
Allen, Steven D. Waymire, Adam	LD of Southeast Lexington	P.O. Box 121 Nicholasville, Kentucky 40340	(859) 699-1999
Allen, Steven D. Waymire, Adam	LD of Nicholasville	P.O. Box 121 Nicholasville, Kentucky 40340	(859) 699-1999
Ratliff, Susan R. Ratliff Jr., Mathew	LD of Hardin County	240 Forest Trace Radcliff, Kentucky 40160	(270) 877-0369
LOUISIANA			
Fouquier Jr., Homer J.	LD of South Lafayette	440 Industrial Pkwy #2 Lafayette, Louisiana 70508	(337) 591-5432
MARYLAND			
Evans, Matthew T.	LD of Harford County	P.O. Box 848 Bel Air, Maryland 21014-0848	(410) 836-8181
Evans, Matthew T.	LD of Perry Hall-Parkville-Rosedale	P.O. Box 848 Bel Air, Maryland 21014-0848	(410) 836-8181
Cole, Jason A.	LD of The Lower Eastern Shore	8905 Logtown Road Berlin, Maryland 21811	(410) 641-3111

Franchisee	Market	Address	Phone
Hodgson, Joseph	LD of Germantown-Damascus	P.O. Box 34004 Bethesda, Maryland 20817	(301) 926-6320
Hodgson, Joseph	LD of Gaithersburg	P.O. Box 34004 Bethesda, Maryland 20817	(301) h926-6320
Hodgson, Joseph	LD of Rockville-Olney	P.O. Box 34004 Bethesda, Maryland 20817	(877) 762-4461
Hodgson, Joseph	LD of Southwest Montgomery County	P.O. Box 34004 Bethesda, Maryland 20817	(877) 762-4461
Tyron Ward	LD of Waldorf-Brandywine-La Plata	15401 Bennetts Run Ct Brandywine, Maryland 20613	(301) 463-4331
Tyron Ward	LD of Fort Washington-Clinton	15401 Bennetts Run Ct Brandywine, Maryland 20613	(301) 463-4331
Richardson, FranklinS.	LD of Reisterstown	P.O. Box 261 Finksburg, Maryland 21048	(410) 526-6400
Richardson, FranklinS.	LD of Towson	P.O. Box 261 Finksburg, Maryland 21048	(410) 526-6400
Richardson, FranklinS.	LD of Carroll County	P.O. Box 261 Finksburg, Maryland 21048	(410) 526-6400
Dell'Oro, Kevin J. Dell'Oro, Jennifer M.	LD of West County	212 Najoles Road Annapolis, Maryland 21403	(410) 956-8300
Dell'Oro, Kevin J. Dell'Oro, Jennifer M.	LD of Bowie	41 E. Lake Drive Millersville, Maryland 21108	(410) 956-8300
Dell'Oro, Kevin J. Dell'Oro, Jennifer M.	LD of South County	41 E. Lake Drive Millersville, Maryland 21108	(410) 956-8300
Dell'Oro, Kevin J. Dell'Oro, Jennifer M.	LD of Severna Park-Arnold-Kent Island	41 E. Lake Drive Millersville, Maryland 21108	(410) 956-8300
Dell'Oro, Kevin J. Dell'Oro, Jennifer M.	LD of Annapolis	41 E. Lake Drive Millersville, Maryland 21108	(410) 956-8300
Dell'Oro, Kevin J. Dell'Oro, Jennifer M.	LD of Upper Marlboro	41 E. Lake Drive Millersville, Maryland 21108	(410) 956-8300
Dell'Oro, Kevin J. Dell'Oro, Jennifer M.	LD of Columbia	41 E. Lake Drive Millersville, Maryland 21108	(410) 956-8300
Dell'Oro, Kevin J. Dell'Oro, Jennifer M.	LD of Ellicott City	41 E. Lake Drive Millersville, Maryland 21108	(410) 956-8300

Franchisee	Market	Address	Phone
Dell'Oro, Kevin J. Dell'Oro, Jennifer M.	LD of Northern Prince Georges County	41 E. Lake Drive Millersville, Maryland 21108	(410) 956-8300
Dell'Oro, Kevin J. Dell'Oro, Jennifer M.	LD of Catonsville	41 E. Lake Drive Millersville, Maryland 21108	(410) 956-8300
Dell'Oro, Kevin J. Dell'Oro, Jennifer M.	LD of Glen Burnie-Pasadena	41 E. Lake Drive Millersville, Maryland 21108	(410) 956-8300
DiMarino, Joseph N. DiMarino, Deborah L.	LD of Frederick	2718 Flintridge Drive Myersville, Maryland 21773	(301) 371-5966
DiMarino, Joseph N. DiMarino, Deborah L.	LD of Greater Frederick County	2718 Flintridge Drive Myersville, Maryland 21773	(301) 371-5966
O'Roke, Eric	LD of Washington County-Cumberland	190 Spartan Court Winchester, Virginia 22603	(301) 739-5299
MASSACHUSETTS			
Adamuska, Stacy	LD of Grafton-Milford	15 Johnathan Pass Dudley, Massachusetts 01571	(508) 579-2761
Adamuska, Stacy	LD of Franklin-Foxboro	15 Johnathan Pass Dudley, Massachusetts 01571	(508) 579-2761
Farrell, Glenn	LD of Shrewsbury-Worcester	76 Viaduct Road Stamford, Connecticut 06907	(978) 592-2237
Farrell, Glenn	LD of Marblehead-Peabody	76 Viaduct Road Stamford, Connecticut 06907	(978) 592-2237
Farrell, Glenn	LD of Billerica-Chelmsford	76 Viaduct Stamford, Connecticut 06907	(978) 592-2237
Farrell, Glenn	LD of Melrose-Wakefield	76 Viaduct Road Stamford, Connecticut 06907	(978) 592-2237
Farrell, Glenn	LD of Winchester-Arlington	76 Viaduct Road Stamford, Connecticut 06907	(978) 592-2237
Farrell, Glenn	LD of Waltham-Lexington	76 Viaduct Road Stamford, Connecticut 06907	(978) 592-2237
Haworth, George W.	LD of Taunton-Fall River-New Bedford-Westport	P.O. Box 3712 Pawtucket, Rhode Island 02861-0733	(401) 392-1025
Marshall, Gary P.	LD of Andover-Reading-Wilmington	106 Route 125 Unit 4 Brentwood, New Hampshire 03833	(978) 699-3200

Franchisee	Market	Address	Phone
Marshall, Gary P.	LD of Haverhill-Amesbury-Newburyport	106 Route 125 Unit 4 Brentwood, New Hampshire 03833	(978) 699-3200
Norton, James M. Norton, Thomas A.	LD of Hingham-Scituate-Weymouth	800 Franklin St Hanson Massachusetts 02341	(781) 826-2920
Norton, James M. Norton, Thomas A.	LD of Framingham-Natick	800 Franklin St Hanson Massachusetts 02341	(781) 826-2920
Norton, James M. Norton, Thomas A.	LD of Braintree-Quincy	800 Franklin St Hanson Massachusetts 02341	(781) 826-2920
Norton, James M. Norton, Thomas A.	LD of Plymouth-Duxbury-Hanover	800 Franklin St Hanson Massachusetts 02341	(781) 826-2920
Norton, James M. Norton, Thomas A.	LD of Norwood-Brockton	800 Franklin St Hanson Massachusetts 02341	(781) 826-2920
Norton, James M. Norton, Thomas A.	LD of Newton-Wellesley-Dedham	800 Franklin St Hanson Massachusetts 02341	(781) 826-2920
Underdown, JamesR.	LD of Pittsfield-Westfield	116 Karen Drive Pittsfield, Massachusetts 01201	(413) 446-7795
MICHIGAN			
Hines, Jordan Joseph Hough, Angelica Judiette	LD of Ada-Caledonia	6225 McCords Ave SE Alto, Michigan 49302	(616) 281-7109
Hines, Jordan Joseph Hough, Angelica Judiette	LD of Southeast Grand Rapids	6225 McCords Ave SE Alto, Michigan 49302	(616) 281-7109
Hines, Jordan Joseph Hough, Angelica Judiette	LD of Northeast Grand Rapids	6225 McCords Ave SE Alto, Michigan 49302	(616) 281-7109
Hines, Jordan Joseph Hough, Angelica Judiette	LD of Hudsonville-Grandville	6225 McCords Ave SE Alto, Michigan 49302	(616) 281-7109
Hines, Jordan Joseph Hough, Angelica Judiette	LD of Holland-Zeeland	6225 McCords Ave SE Alto, Michigan 49302	(616) 281-7109
Hines, Jordan Joseph Hines, Angelica	LD of Muskegon-Grand Haven-Spring Lake	6225 McCords Ave SE Alto, Michigan 49302	(616) 281-7109
Herzberg II, David	LD of Midland-Bay City	708 Garfield Ave Bay City, Michigan 48708	(989) 980-5516
Wolinski, Mark J.	LD of Saginaw-Birch Run-Frankenmuth	P.O. Box 208 Frankenmuth, Michigan 48734	(989) 652-8750
Wier, Jason	LD of Northville-Novl	P.O. Box 700628 Plymouth, Michigan 48170	(734) 309-7870

Franchisee	Market	Address	Phone
Wier, Jason	LD of Plymouth-Canton	P.O. Box 700628 Plymouth, Michigan 48170	(734) 309-7870
Sallmen, Bryan R.	LD of East Lansing-Okemos-DeWitt	10819 Poplar Bluff Court Portage, Michigan 49024	(269) 321-1731
Sallmen, Bryan R.	LD of Kalamazoo	8536 Shaver Road Portage, Michigan 49024	(269) 321-1731
Sallmen, Bryan R.	LD of Battle Creek-Portage	8536 Shaver Road Portage, Michigan 49024	(269) 321-1731
Eisbrenner, Robert Eisbrenner, Kristin	LD of Royal Oak-Birmingham	3226 Harvard Road Royal Oak, Michigan 48073	(248) 439-0072
Eisbrenner, Robert Eisbrenner, Kristin	LD of Farmington-Southfield	3226 Harvard Road Royal Oak, Michigan 48073	(248) 439-0072
Eisbrenner, Robert Eisbrenner, Kristin	LD of Troy-Rochester	3226 Harvard Road Royal Oak, Michigan 48073	(248) 439-0072
Eisbrenner, Robert Eisbrenner, Kristin	LD of Bloomfield Hills-West Bloomfield	3226 Harvard Road Royal Oak, Michigan 48073	(248) 439-0072
Pipitone, Joan Pipitone, Christopher	LD of Utica-Macomb	7000 Gunlock Bay Shelby Township, Michigan 48317	(586) 737-7246
MINNESOTA			
Anderson, Ryan	LD of Fargo-Moorhead-Detroit	2505 Valley View Hawley, Minnesota 56549	(701) 951-9749
Hamernick, Dan	LD of NE Minneapolis-Coon Rapids-Brooklyn Center	1749 17th Avenue NW New Brighton, Minnesota 55112	(612) 431-1410
Hamernick, Dan	LD of Saint Paul North-Circle Pines-Forest Lake	1749 17th Avenue NW New Brighton, Minnesota 55112	(612) 431-1410
John Greven	LD of Lakeville-Burnsville-Farmington	7908 204 TH ST West Lakeville, Minnesota 55044	(952) 237-9236
MISSISSIPPI			
Canada, Scott J. Canada, Loren Bruce	LD of Brandon-Madison-Ridgeland	P.O. Box 4358 Brandon, Mississippi 39047	(601) 829-0044
Tesreau, Paul Bradley	LD of Tupelo-Corinth-Jackson	2488 Oak Trail Dr Germantown, Tennessee 38139	(901) 654-7134
Linyard, Ricki	LD of Oxford-Senatobia	P.O. Box 310 Olive Branch, Mississippi 38654-0310	(662) 890-4788
Linyard, Ricki	LD of DeSoto County	P.O. Box 310 Olive Branch, Mississippi 38654-0310	(662) 890-4788
MISSOURI			

Franchisee	Market	Address	Phone
Haug, Richard	LD of Fenton-Eureka-Wildwood	806-808 Marshall Road Valley Park, Missouri, 63088	(636) 517-1300
Haug, Richard	LD of Oakville-Arnold-Imperial	806-808 Marshall Road Valley Park, Missouri, 63088	(636) 517-1300
Bagley, Karrie Petersen, Mitch	LD of Springfield-Lebanon-Bolivar	721 S. Jefferson ave Lebanon, Missouri 65536	(417) 872-0479
Bagley, Karrie Petersen, Mitch	LD of Ozark-Nixa-Republic	721 S. Jefferson ave Lebanon, Missouri 65536	(417) 872-0479
Linberry, Preston Lee Brad	LD of Liberty-Gladstone	1335 N Clayview Drive Liberty, Missouri 64068	(816) 845-8484
Turner, Jeremy A.	LD of Webster-Kirkwood	107 North Service Road St. Peters, Missouri 63376	(314) 594-5025
Turner, Jeremy A.	LD of St. Charles	107 North Service Road St. Peters, Missouri 63376	(314) 594-5025
Turner, Jeremy A.	LD of Saint Peters-O Fallon	107 North Service Road St. Peters, Missouri 63376	(314) 594-5025
Turner, Jeremy A.	LD of Ladue	107 North Service Road St. Peters, Missouri 63376	(314) 594-5025
Turner, Jeremy A.	LD of Creve Coeur-Maryland Heights	107 North Service Road St. Peters, Missouri 63376	(314) 594-5025
Turner, Jeremy A.	LD of Chesterfield-Ballwin	107 North Service Road St. Peters, Missouri 63376	(314) 594-5025
Tahour, Soheil	LD of Blue Springs-Odessa-Lees Summit	6989 Odessa Hills Road Odessa, Missouri 64076	(816) 988-6145
MONTANA			
Hamilton, Erik	LD of Missoula-Ravalli Counties	P.O. Box 17916 Missoula, Montana 59808	(406) 542-6210
NEBRASKA			
Trader, Patrick Trader, Jessica	LD of Northwest Omaha	413 Sorbonne Rue Yutan, Nebraska 68073	(402) 277-0061
Trader, Patrick Trader, Jessica	LD of West Omaha-Elkhorn-Gretna	413 Sorbonne Rue Yutan, Nebraska 68073	(402) 277-0061
NEW HAMPSHIRE			
Marshall, Gary P.	LD of Portsmouth-Exeter	106 Route 125, Unit 4 Brentwood, New Hampshire 03833	(603) 772-0810
Marshall, Gary P.	LD of Hampstead-Salem-Derry	106 Route 125, Unit 4 Brentwood, New Hampshire 03833	(603) 772-0810
Marshall, Gary P.	LD of Merrimack Valley New Hampshire	106 Route 125, Unit 4 Brentwood, New Hampshire 03833	(603) 772-0810
NEW JERSEY			
O'Rourke, Deborah	LD of Cherry Hill South	1916 Old Cuthbert Road Unit A-11 Cherry Hill, New Jersey 08034	(856) 428- 0858

Franchisee	Market	Address	Phone
O'Rourke, Deborah	LD of Cherry Hill West	1916 Old Cuthbert Road Unit A-11 Cherry Hill, New Jersey 08034	(856) 428-0858
Reich, David	LD of Bernardsville-Basking Ridge	P.O. Box 718 Far Hills, New Jersey 07931	(908) 626-0303
Shank, Gloria Shank, Howard Shank Jr., Howard	LD of Burlington-Willingboro	52 Colts Gait Road Marlton, New Jersey 08053	(856) 751-1623
Marcario, Mark	LD of Matawan-Colts Neck-Holmdel	P.O. Box 547 Matawan, New Jersey 07747	(732) 817-0909
Tamburro, Harold C. Tamburro, Tracey	LD of Southern Cape May County	P.O. Box 417 Mullica Hill, New Jersey 08062	(609) 465-3700
Tamburro, Harold C. Tamburro, Tracey	LD of Northern Atlantic County	P.O. Box 417 Mullica Hill, New Jersey 08062	(856) 478-6110
Tamburro, Harold C. Tamburro, Tracey	LD of Southeastern Atlantic County	P.O. Box 417 Mullica Hill, New Jersey 08062	(856) 478-6110
Tamburro, Harold C. Tamburro, Tracey	LD of Cinnaminson-Delran	P.O. Box 417 Mullica Hill, New Jersey 08062	(856) 478-6110
Tamburro, Harold C. Tamburro, Tracey	LD of Woodbury	P.O. Box 417 Mullica Hill, New Jersey 08062	(856) 478-6110
Tamburro, Harold C. Tamburro, Tracey	LD of Stratford-Turnersville	P.O. Box 417 Mullica Hill, New Jersey 08062	(856) 478-6110
Tamburro, Harold C. Tamburro, Tracey	LD of Pitman-Glassboro	P.O. Box 417 Mullica Hill, New Jersey 08062	(856) 478-6110
Tamburro, Harold C. Tamburro, Tracey	LD of Millville-Vineland	P.O. Box 417 Mullica Hill, New Jersey 08062	(856) 478-6110
Tamburro, Harold C. Tamburro, Tracey	LD of Cherry Hill East	P.O. Box 417 Mullica Hill, New Jersey 08062	(609) 953-1533
Tamburro, Harold C. Tamburro, Tracey	LD of Moorestown-Medford	P.O. Box 417 Mullica Hill, New Jersey 08062	(609) 953-1533
Elwood, Lauren S. Elwood III, William P.	LD of Central Bergen	6 Mohawk Avenue Oakland, New Jersey 07436	(201) 445-2007
Elwood, Lauren S. Elwood III, William P.	LD of Paramus	6 Mohawk Avenue Oakland, New Jersey 07436	(201) 445-2007

Franchisee	Market	Address	Phone
Elwood, Lauren S. Elwood III, William P.	LD of The Palisades	6 Mohawk Avenue Oakland, New Jersey 07436	(201) 445-2007
Elwood, Lauren S. Elwood III, William P.	LD of Clifton-Little Falls-West Paterson	6 Mohawk Avenue Oakland, New Jersey 07436	(201) 445-2007
Elwood, Lauren S. Elwood III, William P.	LD of Wayne	6 Mohawk Avenue Oakland, New Jersey 07436	(201) 445-2007
Elwood, Lauren S. Elwood III, William P.	LD of North Morris	6 Mohawk Avenue Oakland, New Jersey 07436	(201) 445-2007
Elwood, Lauren S. Elwood III, William P.	LD of Fair Lawn-Saddlebrook-Hasbrouck Heights	6 Mohawk Avenue Oakland, New Jersey 07436	(201) 445-2007
Martucci, Rhonda Martucci, Paul	LD of Livingston-Short Hills-Maplewood	41 Winfield Drive Parsippany, New Jersey 07054	(973) 500-3684
Heym, Martin	LD of Manchester-Hawthorne-Totowa	44 Refy Avenue Ramsey, New Jersey 07446	(973) 427-3141
Martucci, Rhonda Martucci, Paul	LD of East Morris	14 Union Street Rockaway, New Jersey 07866	(973) 500-3684
Martucci, Rhonda Martucci, Paul	LD of Bloomfield-Nutley	14 Union Street Rockaway, New Jersey 07866	(973) 500-3684
Martucci, Rhonda Martucci, Paul	LD of Parsippany	14 Union Street Rockaway, New Jersey 07866	(973) 500-3684
Martucci, Rhonda Martucci, Paul	LD of Hanover	14 Union Street Rockaway, New Jersey 07866	(973) 500-3684
Magda, Robert M.	LD of Eastern and Southeastern MercerCounty	P.O.Box 13 Somerset, New Jersey 08875	(732) 246-1101
Magda, Robert M.	LD of Yardville-Bordentown	P.O.Box 13 Somerset, New Jersey 08875	(732) 246-1101
Magda, Robert M.	LD of Somerset-North & South Brunswick	P.O.Box 13 Somerset, New Jersey 08875	(732) 246-1101
Magda, Robert M.	LD of East Brunswick	P.O.Box 13 Somerset, New Jersey 08875	(732) 246-1101
Magda, Robert M.	LD of Sayreville-Parlin-South Amboy	P.O.Box 13 Somerset, New Jersey 08875	(732) 246-1101

Franchisee	Market	Address	Phone
Magda, Robert M.	LD of Edison-Metuchen	P.O.Box 13 Somerset, New Jersey 08875	(732) 246-1101
Magda, Robert M.	LD of Mountainside-Cranford	P.O.Box 13 Somerset, New Jersey 08875	(732) 246-1101
Magda, Robert M.	LD of The Plainfields	P.O.Box 13 Somerset, New Jersey 08875	(732) 246-1101
Magda, Robert M.	LD of Westfield-Scotch Plains-Clark	P.O.Box 13 Somerset, New Jersey 08875	(732) 246-1101
Kotalic, Christopher	LD of Springfield-Summit	P.O. Box 395 Somerville, New Jersey 08876	(908) 273-2220
Kotalic, Christopher	LD of Bridgewater-Hillsborough	P.O. Box 395 Somerville, New Jersey 08876	(908) 526-3030
Kotalic, Christopher	LD of Flemington-Clinton	P.O. Box 395 Somerville, New Jersey 08876	(908) 782-5296
Whilby, Rayon	LD of Teaneck-Englewood-Leonia-Ridgefield	1265 Arlington Ave Teaneck, New Jersey 07666	(201) 851-4440
Mlotkiewicz, David J. Mlotkiewicz, Dawn M.	LD of Bricktown-Point Pleasant	P.O. Box 1264 Toms River, New Jersey 08754-1264	(732) 797-2405
Mlotkiewicz, David J. Mlotkiewicz, Dawn M.	LD of Southeast Monmouth	P.O. Box 1264 Toms River, New Jersey 08754-1264	(732) 797-2405
Mlotkiewicz, David J. Mlotkiewicz, Dawn M.	LD of Southern Ocean County	P.O. Box 1264 Toms River, New Jersey 08754-1264	(732) 797-2405
Mlotkiewicz, David J. Mlotkiewicz, Dawn M.	LD of Eatontown-Ocean Township	P.O. Box 1264 Toms River, New Jersey 08754-1264	(732) 797-2405
Mlotkiewicz, David J. Mlotkiewicz, Dawn M.	LD of Rumson-Greater Red Bank Area	P.O. Box 1264 Toms River, New Jersey 08754-1264	(732) 797-2405
Mlotkiewicz, David J. Mlotkiewicz, Dawn M.	LD of South Monmouth Shore	P.O. Box 1264 Toms River, New Jersey 08754-1264	(732) 797-2405
Mlotkiewicz, David J. Mlotkiewicz, Dawn M.	LD of Berkeley-Manchester-Whiting	P.O. Box 1264 Toms River, New Jersey 08754	(732) 797-2405
Mlotkiewicz, David J. Mlotkiewicz, Dawn M.	LD of Toms River	P.O. Box 1264 Toms River, New Jersey 08754-1264	(732) 797-2405

Franchisee	Market	Address	Phone
Parlegreco, Gregg Parlegreco, Incoronata Tina	LD of Dover-Rockaway	363 Delaware Avenue Union, New Jersey 07083	(973) 784- 9549
Fransen, Erik C.	LD of Warren County	51 Willow Street Suite D Washington, New Jersey 07882	(908) 835- 8700
Fransen, Erik C.	LD of Randolph-Roxbury-Mount Olive	51 Willow Street Suite D Washington, New Jersey 07882	(908) 835- 8700
Fransen, Erik C.	LD of South Morris	51 Willow Street Suite D Washington, New Jersey 07882	(908) 835- 8700
Fransen, Erik C.	LD of Southern Sussex County	51 Willow Street Suite D Washington, New Jersey 07882	(908) 835- 8700
Fransen, Erik C.	LD of Oakland-Ringwood-West Milford	51 Willow Street Suite D Washington, New Jersey 07882	(908) 835- 8700
Mumm, Paul	LD of Lakewood-Jackson	2 Waycake Drive Wayside, New Jersey 07712	(732) 928- 6736
Mumm, Paul	LD of Middletown-Lincroft-Oak Hill	2 Waycake Drive Wayside, New Jersey 07712	(732) 928- 6736
Mumm, Paul	LD of Howell	2 Waycake Drive Wayside, New Jersey 07712	(732) 928- 6736
Mumm, Paul	LD of Freehold-Upper Freehold	2 Waycake Drive Wayside, New Jersey 07712	(732) 928- 6736
Mumm, Paul	LD of Manalapan-Central and South Marlboro	2 Waycake Drive Wayside, New Jersey 07712	(732) 928- 6736
Mumm, Paul	LD of Pennington-Hopewell	2 Waycake Drive Wayside, New Jersey 07712	(732) 928- 6736
Mumm, Paul	LD of Princeton-Montgomery	2 Waycake Drive Wayside, New Jersey 07712	(732) 928- 6736
Pelliccio, Karen M. Pelliccio III, John R.	LD of Pascack Valley	175 Long Clove Road New City, New York, 10956	(201) 664- 4358
NEW MEXICO			
Milks, Regina Milks Jr., Charles H.	LD of LaCueva-Sandia Heights	1500 Acapulco Road Rio Rancho, New Mexico 87144	(505) 884-4433

Franchisee	Market	Address	Phone
Milks, Regina Milks Jr., Charles H.	LD of West Albuquerque	1500 Acapulco Road Rio Rancho, New Mexico 87144	(505) 884-4433
Milks Jr., Charles H. Milks, Regina	LD of The Foothills	1500 Acapulco Road Rio Rancho, New Mexico 87144	(505) 884-4433
NEW YORK			
Farrell, Glenn	LD of White Plains-Scarsdale-Tuckahoe-Pelham	76 Viaduct Road Stamford, Connecticut 06907	(203) 348-3025
Farrell, Glenn	LD of S.E. Westchester	76 Viaduct Road Stamford, Connecticut 06907	(203) 348-3025
Farrell, Glenn	LD of West Westchester	76 Viaduct Road Stamford, Connecticut 06907	(203) 348-3025
Farrell, Glenn	LD of Peekskill-Cortlandt-Yorktown	76 Viaduct Road Stamford, Connecticut 06907	(203) 348-3025
Farrell, Glenn	LD of Central Westchester	76 Viaduct Road Stamford, Connecticut 06907	(203) 348-3025
Stenio Pesarini Fernanda Pesarini	LD of Brewster-Carmel-Mahopac	56 Beaver Bog Road New Fairfield, Connecticut 06812	(860) 643-9956
Stenio Pesarini Fernanda Pesarini	LD of Wappinger Falls	56 Beaver Bog Road New Fairfield, Connecticut 06812	(860) 643-9956
Stenio Pesarini Fernanda Pesarini	LD of Putnam Valley-Cold Spring-Beacon	56 Beaver Bog Road New Fairfield, Connecticut 06812	(860) 643-9956
Pflaumer, Kim	LD of Oyster Bay-Syosset	1 Tradewinds Drive Bayville, New York 11709	(516) 628-0275
Mazzone, Matthew	LD of Clifton Park-Ballston	2 Lavant Lane Burnt Hills, New York 12027	(518) 362-9888
Mazzone, Matthew	LD of Schenectady	2 Lavant Lane Burnt Hills, New York 12027	(518) 362-9888
Mazzone, Matthew	LD of Saratoga Springs-Queensbury-Gansevoort	2 Lavant Lane Burnt Hills, New York 12027	(518) 362-9888
Kramer, Ted	LD of West Islip-North Bayshore	P.O. Box 791 Deer Park, New York 11729	(516) 586-5528
Kramer, Ted	LD of Bayshore-Brightwaters	P.O. Box 791 Deer Park, New York 11729	(516) 586-5528
Kramer, Ted	LD of North Babylon-Deer Park	P.O. Box 791 Deer Park, New York 11729	(516) 586-5528

Franchisee	Market	Address	Phone
Kramer, Ted	LD of Babylon-Lindenhurst	P.O. Box 791 Deer Park, New York 11729	(516) 586-5528
Kramer, Ted	LD of Great Neck-Manhasset- Port Washington	P.O. Box 791 Deer Park, New York 11729	(516) 586-5528
Kramer, Ted	LD of Plainview-Old Bethpage	P.O. Box 791 Deer Park, New York 11729	(516) 586-5528
Kramer, Ted	LD of Garden City-Hicksville-Levittown	P.O. Box 791 Deer Park, New York 11729	(516) 586-5528
Kramer, Ted	LD of Bethpage-Massapequa-Seafood	P.O. Box 791 Deer Park, New York 11729	(516) 586-5528
Kramer, Ted	LD of Merrick-Bellmore-Wantagh	P.O. Box 791 Deer Park, New York 11729	(516) 586-5528
Barry, Jason T.	LD of Middletown- Montgomery-Newburgh	57 Brook Trail Greenwood Lake New York 10925	(845) 496-0582
Barry, Jason T.	LD of Greater Monroe- Washingtonville-Cornwall Area	57 Brook Trail Greenwood Lake, New York 10925	(845) 496-0582
Foote, Timothy P.	LD of Bayport-Sayville	129 Bradford Avenue Holbrook, New York 11741	(631) 384-1977
Augustine, Ronald J.	LD of Ulster and N.W. Dutchess Counties	177 Van Kleecks Lane Kingston, New York 12401	(845) 339-6788
Augustine, Ronald J.	LD of Poughkeepsie-Hyde Park	177 Van Kleecks Lane Kingston, New York 12401	(845) 471-6788
Matynka, Carrie A. Matynka, Kenneth F.	LD of Central Erie County	PO Box 372 Lancaster, New York 14086	(716) 515-5525
Matynka, Carrie A. Matynka, Kenneth F.	LD of Southern Erie County	PO Box 372 Lancaster, New York 14086	(716) 515-5525
Pelliccio, Karen M. Pelliccio III, John R.	LD of North Rockland	175 Long Clove Road New City, New York 10956	(845) 638-4999
Pelliccio, Karen M. Pelliccio III, John R.	LD of Southeast Rockland	175 Long Clove Road New City, New York 10956	(845) 638-4999
Cloninger, Aron	LD of Huntington	P.O. Box 479 Oyster Bay, New York 11771	(631) 244-0448
Cloninger, Aron	LD of East Setauket-Coram-Rocky Point	P.O. Box 479 Oyster Bay, New York 11771	(631) 244-0448
Cloninger, Aron	LD of Northport-Greenlawn	P.O. Box 479 Oyster Bay, New York 11771	(631) 244-0448

Franchisee	Market	Address	Phone
Cloninger, Aron	LD of Commack-Kings Park	P.O. Box 479 Oyster Bay, New York 11771	(631) 244-0448
Cloninger, Aron	LD of Brookhaven	P.O. Box 479 Oyster Bay, New York 11771	(631) 244-0448
Bernhardt, Adam	LD of Fairport-Webster	P.O. Box 25093 Rochester, New York 14625	(585) 338-1520
Bernhardt, Adam	LD of East Monroe County	P.O. Box 25093 Rochester, New York 14625	(585) 338-1520
Conklin, Ross N. Navan, James E.	LD of The Hamptons	P.O. Box 755 Water Mill, New York 11976	(631) 537-7122
NORTH CAROLINA			
Britt, Victor W.	LD of Pittsboro-Sanford	1457 Kelly Road #265 Apex, North Carolina 27502	(919) 362-1808
Britt, Victor W.	LD of Chapel Hill	1457 Kelly Road #265 Apex, North Carolina 27502	(919) 362-1808
Britt, Victor W.	LD of Cary-Apex	1457 Kelly Road #265 Apex, North Carolina 27502	(919) 362-1808
Britt, Victor W.	LD of West Durham	1457 Kelly Road #265 Apex, North Carolina 27502	(919) 362-1808
Britt, Victor W.	LD of Southern Wake County	1457 Kelly Road #265 Apex, North Carolina 27502	(919) 362-1808
Goheen, Michael A.	LD of North Mecklenburg	9628 Lawing School Road Charlotte, North Carolina 28214	(704) 948-7111
Goheen, Michael A.	LD of Lake Norman	9628 Lawing School Road Charlotte, North Carolina 28214	(704) 948-7111
Goheen, Michael A.	LD of Harrisburg-East Charlotte	9628 Lawing School Road Charlotte, North Carolina 28214	(704) 948-7111
Goheen, Michael A.	LD of Matthews-Weddington- Ballantyne	9628 Lawing School Road Charlotte, North Carolina 28214	(704) 948-7111
Goheen, Michael A.	LD of South Charlotte	9628 Lawing School Road Charlotte, North Carolina 28214	(704) 948-7111
Goheen, Michael A.	LD of Concord-Mt Pleasant	9628 Lawing School Road Charlotte, North Carolina 28214	(704) 948-7111

Franchisee	Market	Address	Phone
Goheen, Michael A.	LD of Southwest Charlotte-Clover-York	9628 Lawing School Road Charlotte, North Carolina 28214	(704) 948-7111
Benbow, Richard J.	LD of Clayton-Knightdale	101 Gussett Drive Garner, North Carolina 27529	(919) 977-4379
Harkness, John H.	LD of Greensboro West	4047 Ridgeline Drive Kernersville, North Carolina 27284	(336) 497-4845
Harkness, John H.	LD of Kernersville-Walkertown-Summerfield	4047 Ridgeline Drive Kernersville, North Carolina 27284	(336) 497-4845
Harkness, John H.	LD of Greensboro East	4047 Ridgeline Drive Kernersville, North Carolina 27284	(336) 497-4845
Harkness, John H.	LD of Lewisville-Advance-Pfafftown	4047 Ridgeline Drive Kernersville, North Carolina 27284	(336) 497-4845
Harkness, John H.	LD of Winston-Salem West	4047 Ridgeline Drive Kernersville, North Carolina 27284	(336) 497-4845
Harkness, John H.	LD of Hillsborough-Mebane	4047 Ridgeline Drive Kernersville, North Carolina 27284	(336) 497-4845
Harkness, John H.	LD of High Point	4047 Ridgeline Drive Kernersville, North Carolina 27284	(336) 497-4845
Harris, Heather G. Harris III, Jesse Wilson	LD of North Raleigh	2105 Lovdal Drive Raleigh, North Carolina 27613	(984) 232-8596
Harris, Heather G. Harris III, Jesse Wilson	LD of East Raleigh-Wake Forest-Falls Lake	2105 Lovdal Drive Raleigh, North Carolina 27613	(984) 232-8596
Harris, Heather G. Harris III, Jesse Wilson	LD of Morrisville-SW Raleigh - Harris	2105 Lovdal Drive Raleigh, North Carolina 27613	(984) 232-8596
Antonio Gonzalez	LD of Gastonia-Hickory-Lincolnton	8188 McCormick Street Terrell, North Carolina 28682	(828) 569-9211
McGee, Susan S.	LD of Wilmington NC	P.O. Box 15072 Wilmington, North Carolina 28408	(910) 452-0090
McGee, Susan S.	LD of Brunswick County	P.O. Box 15072 Wilmington, North Carolina 28408	(910) 452-0090
Hutchins, Nathaniel	LD of Rocky Mount-Wendell-Louisburg	1026 Saddlebrook Drive Rocky Mount, North Carolina 27804	(252) 886-0984
OHIO			

Franchisee	Market	Address	Phone
Faller, Chris Faller, Ginnie A.	LD of NW Cincinnati	24879 Sawdon Ridge Road Guilford, Indiana 47022	(812) 637-0563
Faller, Chris Faller, Ginnie A.	LD of West Cincinnati	24879 Sawdon Ridge Road Guilford, Indiana 47022	(812) 637-0563
Eggleston, Alan D.	LD of Willoughby-Mentor	9665 Bascom Road Chardon, Ohio 44024	(440) 241-9703
Eggleston, Alan D.	LD of Chagrin Falls-Chardon	9665 Bascom Road Chardon, Ohio 44024	(440) 241-9703
Cooper, Scott A. Cooper, Mary N.	LD of Delaware-Lewis Center	1005 Old Henderson Road Columbus, Ohio 43220	(740) 879-3774
Cooper, Mary N. Cooper, Scott A.	LD of Arlington-Hilliard	1005 Old Henderson Road Columbus, Ohio 43220	(614) 771-1589
Cooper, Scott A. Cooper, Mary N.	LD of New Albany-Gahanna	1005 Old Henderson Road Columbus, Ohio 43220	(740) 879-3774
Cooper, Scott A. Cooper, Mary N.	LD of Westerville	1005 Old Henderson Road Columbus, Ohio 43220	(740) 879-3774
Cooper, Scott A. Cooper, Mary N.	LD of Grove City-Galloway	1005 Old Henderson Road Columbus, Ohio 43220	(614) 771-1589
Cooper, Scott A. Cooper, Mary N.	LD of Dublin-Powell-Worthington	1005 Old Henderson Road Columbus, Ohio 43220	(614) 771-1589
Cooper, Mary N. Cooper, Scott A.	LD of Reynoldsburg	1005 Old Henderson Road Columbus, Ohio 43220	(740) 879-3774
Cooper, Mary N. Cooper, Scott A.	LD of South Columbus	1005 Old Henderson Road Columbus, Ohio 43220	(614) 771-1589
Coia, James Foster, Brian	LD of Hudson-Stow-Fairlawn	68 Ravenna Street #1085 Hudson, Ohio 44236	(330) 810-9749
Coia, James Foster, Brian	LD of Independence-Strongsville- Richfield	68 Ravenna Street #1085 Hudson, Ohio 44236	(330) 810-9749
Coia, James Foster, Brian	LD of Medina-Sterling-Brunswick	68 Ravenna Street #1085 Hudson, Ohio 44236	(330) 810-9749
Coia, James Foster, Brian	LD of Akron-Kent-Barberton	68 Ravenna Street #1085 Hudson, Ohio 44236	(330) 810-9749
Coia, James Foster, Brian	LD of Solon-Northfield-Aurora	68 Ravenna Street #1085 Hudson, Ohio 44236	(330) 810-9749
Coia, James Foster, Brian	LD of Parma-Middleburg Heights	68 Ravenna Street #1085 Hudson, Ohio 44236	(330) 810-9749
Coia, James Foster, Brian	LD of Pepper Pike-Beachwood	68 Ravenna Street #1085 Hudson, Ohio 44236	(330) 810-9749
Satcher Jr., David G.	LD of Middletown, Ohio	6471 Cedar Hill Drive Liberty Township, Ohio 45011	(513) 422-9563
Satcher Jr., David G.	LD of Centerville-Springboro	6471 Cedar Hill Drive Liberty Township, Ohio 45011	(937) 681-0400
Satcher Jr., David G.	LD of Beavercreek-Bellbrook	6471 Cedar Hill Drive Liberty Township, Ohio 45011	(937) 681-0400

Franchisee	Market	Address	Phone
Satcher Jr., David G.	LD of Mason-West Chester	6471 Cedar Hill Drive Liberty Township, Ohio 45011	(513) 896-5296
Satcher Jr., David G.	LD of East Hamilton-North Cincinnati	6471 Cedar Hill Drive Liberty Township, Ohio 45011	(513) 896-5296
Satcher Jr., David G.	LD of Southeast Cincinnati-Anderson	6471 Cedar Hill Drive Liberty Township, Ohio 45011	(513) 896-5296
Klima, Ross J.	LD of Sandusky-Fremont	6410 Royce Drive Marblehead, Ohio 43440	(419) 734-1035
Klima, Ross J.	LD of Elyria-Amherst	6410 Royce Drive Marblehead, Ohio 43440	(419) 734-1035
Hall, Kevin D. Gray, Shawn	LD of Findlay-Bowling Green	1563 Township Road 92 McComb, Ohio 45858	(419) 429-2124
Miller, Jacob C.	LD of Westlake-North Olmsted	7864 Root Road, Suite C North Ridgeville, Ohio 44039	(440) 554-3020
Miller, Jacob C.	LD of Avon-North Ridgeville	7864 Root Road, Suite C North Ridgeville, Ohio 44039	(440) 554-3020
Freeman, Andrew	LD of Lancaster-Newark-Zanesville	1775 Red Oak Drive NE Lancaster, Ohio 43130	(740) 675-0803
OKLAHOMA			
Morrison, David S. Morrison, Rhonda J.	LD of Yukon-Mustang-Bethany	17151 N. Macarthur Blvd. Edmond, Oklahoma 73012	(405) 509-2266
Morrison, David S. Morrison, Rhonda J.	LD of NW Oklahoma City	17151 N. Macarthur Blvd. Edmond, Oklahoma 73012	(405) 509-2266
Morrison, David S. Morrison, Rhonda J.	LD of Edmond-Piedmont	17151 N. Macarthur Blvd. Edmond, Oklahoma 73012	(405) 509-2266
Morrison, David S. Morrison, Rhonda J.	LD of South OKC-Moore-Norman	17151 N. Macarthur Blvd. Edmond, Oklahoma 73012	(405) 509-2266
Morrison, David S. Morrison, Rhonda J.	LD of Midwest City-Choctaw-Harrah	17151 N. Macarthur Blvd. Edmond, Oklahoma 73012	(405) 509-2266
OREGON			
Jacquemin, Stefanie	LD of Milwaukee-Lake Oswego- Clackamas	31163 NE Corral Creek Road Newberg, Oregon 97132	(503) 476- 1500
Jacquemin, Stefanie	LD of South Hillsboro-West Linn- Tigard	31163 NE Corral Creek Road Newberg, Oregon 97132	(503) 476- 1500
PENNSYLVANIA			
Tamburro, Harold C Tamburro, Tracey.	LD of Aston-Middletown	P.O. Box 417 Mullica Hill, New Jersey 08062	(856) 478-6110

Franchisee	Market	Address	Phone
Tamburro, Harold C Tamburro, Tracey.	LD of Marple-Upper Providence	P.O. Box 417 Mullica Hill, New Jersey 08062	(856) 478-6110
Tamburro, Harold C Tamburro, Tracey.	LD of Chester County-Main Line	P.O. Box 417 Mullica Hill, New Jersey 08062	(856) 478-6110
Tamburro, Harold C Tamburro, Tracey.	LD of Chester-Springs- Glenmore-Coatesville	P.O. Box 417 Mullica Hill, New Jersey 08062	(856) 478-6110
Fransen, Erik C.	LD of West Allentown-Whitehall	51 Willow Street, Suite D Washington, New Jersey 07882	(908) 835-8700
Fransen, Erik C.	LD of Easton	51 Willow Street Suite D Washington, New Jersey 07882	(908) 835-8700
Fransen, Erik C.	LD of Macungie-Emmaus-Coopersburg	51 Willow Street Suite D Washington, New Jersey 07882	(908) 835-8700
Fransen, Erik C.	LD of Quakertown-Perkasie	51 Willow Street Suite D Washington, New Jersey 07882	(908) 835-8700
Fransen, Erik C.	LD of Western Lehigh County	51 Willow Street Suite D Washington, New Jersey 07882	(908) 835-8700
Fransen, Erik C.	LD of Bethlehem-Hellertown	51 Willow Street, Suite D Washington, New Jersey 07882	(908) 835-8700
Tamburro, Harold C Tamburro, Tracey.	LD of Haverford Township	P.O. Box 417 Mullica Hill, New Jersey 08062	(856) 478-6110
Tamburro, Harold C Tamburro, Tracey.	LD of Tredyffrin-Easttown- Newtown Square	P.O. Box 417 Mullica Hill, New Jersey 08062	(856) 478-6110
Hill, Barbara E.	LD of Greater Boyertown Area	813 Bethel Ave Unit 2 Aston, Pennsylvania 19014	(610) 497-2220
Hill, Barbara E.	LD of Greater Lansdale	813 Bethel Ave Unit 2 Aston, Pennsylvania 19014	(610) 497-2220
Hill, Barbara E. Davidheiser, Aaron E.	LD of Collegeville-Upper Providence- Upper Merion	813 Bethel Ave Unit 2 Aston, Pennsylvania 19014	(610) 497-2220
Hill, Barbara E. Davidheiser, Aaron E.	LD of Plymouth-Whitemarsh-East and West Norriton	813 Bethel Ave Unit 2 Aston, Pennsylvania 19014	(610) 497-2220

Franchisee	Market	Address	Phone
Dapp, Megan Dapp, Jeffrey	LD of Camp Hill	349 Blacklatch Ln Camp Hill, Pennsylvania 17011	(717) 774-2446
Day, Kathleen M.Day, Robert F.	LD of Doylestown Area	P.O. Box 100 Chalfont, Pennsylvania 18914	(215) 822-0346
Day, Kathleen M.Day, Robert F.	LD of North Wales-Lower Gwynedd-Ambler-Whitpain	P.O. Box 100 Chalfont, Pennsylvania 18914	(215) 822-0346
Day, Kathleen M. Day, Robert F.	LD of Warrington-Warminster	P.O. Box 100 Chalfont, Pennsylvania 18914	(215) 822-0346
Day, Kathleen M. Day, Robert F.	LD of Lower Bucks County	P.O. Box 100 Chalfont, Pennsylvania 18914	(215) 822-0346
Day, Kathleen M. Day, Robert F.	LD of Eastern Montgomery County	P.O. Box 100 Chalfont, Pennsylvania 18914	(215) 822-0346
Grasso, Salvatore A.	LD of Lower Merion	P.O. Box 488 Chester Heights, Pennsylvania 19017	(610) 361-8560
May, Christopher	LD of Luzerne County	136 Saddle Ridge Drive Dallas, Pennsylvania 18612	(570) 654-2575
May, Christopher	LD of East Lackawanna County	136 Saddle Ridge Drive Dallas, Pennsylvania 18612	(570) 654-2575
May, Christopher	LD of Greater Scranton	136 Saddle Ridge Drive Dallas, Pennsylvania 18612	(570) 654-2575
Joseph R. Battillo	LD of Stroudsburg-Bangor	10 Mountain Top Drive Easton, Pennsylvania 18042	(570) 402 5002
Phillip M. Diniaco	LD of Erie-Edinboro-Hermitage	4411 Homeland Blvd Erie Pennsylvania 16509	(724) 747-9218
Dapp, Megan Dapp, Jeffrey	LD of Mechanicsburg	1243 E. Lisburn Rd Mechanicsburg, Pennsylvania 17055	(717) 774-2446
Carness, Daniel J.	LD of Wexford-McCandless-Sewickley	1773 Clearview Drive Pittsburgh, Pennsylvania 15241	(724) 935-0007
Carness, Daniel J.	LD of Cranberry Twp-Gibsonia-Mars	1773 Clearview Drive Pittsburgh, Pennsylvania 15241	(724) 935-0007
Cieniewicz, Jody F. Cieniewicz, Dawn M.	LD of Northeast Reading	210 Indiandale Road Reinholds, Pennsylvania 17569	(610) 582-7285
Cieniewicz, Jody F. Cieniewicz, Dawn M.	LD of Southwest Berks	210 Indiandale Road Reinholds, Pennsylvania 17569	(610) 582-7285

Franchisee	Market	Address	Phone
Cieniewicz, Jody F. Cieniewicz, Dawn M.	LD of Lebanon-Palmyra	210 Indiandale Road Reinholds, Pennsylvania 17569	(717) 270-0981
French, James L.	LD of Lancaster Northwest	2109 Prospect Road Washington Boro, Pennsylvania 17582	(717) 397-2000
French, James L.	LD of West Lancaster	2109 Prospect Road Washington Boro, Pennsylvania 17582	(717) 397-2000
Seiders, John R. II	LD of NW York-Dover-Spring Grove	2135 Farm Lane York, Pennsylvania 17408	(717) 793-3107
Seiders, John R. II	LD of SE York County	2135 Farm Lane York, Pennsylvania 17408	(717) 793-3107
RHODE ISLAND			
Haworth, George W.	LD of Kingstown-Narragansett- Westerly	P.O. Box 3712 Pawtucket, Rhode Island 02861-0733	(401) 392-1025
Haworth, George W.	LD of Warwick-Greenwich-Coventry	P.O. Box 3712 Pawtucket, Rhode Island 02861-0733	(401) 392-1025
Haworth, George W.	LD of Cranston-Providence-Pawtucket	P.O. Box 3712 Pawtucket, Rhode Island 02861-0733	(401) 392-1025
Haworth, George W.	LD of Cumberland-Lincoln-Smithfield	P.O. Box 3712 Pawtucket, Rhode Island 02861-0733	(401) 392-1025
Haworth, George W.	LD of Newport-Portsmouth-Barrington	P.O. Box 3712 Pawtucket, Rhode Island 02861-0733	(401) 392-1025
SOUTH CAROLINA			
Goheen, Michael A.	LD or Rock Hill-Fort Mill	9628 Lawing School Road Charlotte, North Carolina 28214	(704) 948- 7111
DeLoach, Mark D.	LD of Beaufort County	P.O. Box 7542 Garden City, Georgia 31418	(843) 837- 5296
Franks, Scott W.	LD of Greenville – Easley – Berea	PO Box 26091 Greenville, South Carolina 29616	(864) 918- 1030
Franks, Scott W.	LD of Simpsonville – Mauldin – Fountain Inn	PO Box 26091 Greenville, South Carolina 29616	(864) 918- 1030
Bussert, Dave Bussert, Zackary D.	LD of Central Columbia	519 Oak Drive Lexington, South Carolina 29073	(803) 786- 1414
Bussert, Dave Bussert, Zackary D.	LD of Florence-Darlington	519 Oak Drive Lexington, South Carolina 29073	(803) 786- 1414

Franchisee	Market	Address	Phone
Bussert, Dave Bussert, Zackary D.	LD of Columbia SC	519 Oak Drive Lexington, South Carolina 29073	(803) 786- 1414
Bussert, Dave Bussert, Zackary D.	LD of Lexington-West Columbia	519 Oak Drive Lexington, South Carolina 29073	(803) 786- 1414
Pope, ChristopherG.	LD of Horry County	4473 Farm Lake Drive Mrytle Beach, South Carolina 29579	(843) 436- 0189
Hagan, Tyler	LD of Georgetown County	336 Stone Throw Drive Murrells Inlet, South Carolina 29576	(843) 235- 2070
Culpepper III, Shelton S.	LD of Summerville	917 South Main Street Summerville, South Carolina 29483	(843) 873- 5711
Culpepper III, Shelton S.	LD of South Charleston	917 South Main Street Summerville, South Carolina 29483	(843) 873- 5711
Culpepper III, Shelton S.	LD of Goose Creek-North Charleston	917 South Main Street Summerville, South Carolina 29483	(843) 873- 5711
Culpepper III, Shelton S.	LD of Mt. Pleasant-Isle of Palms	917 South Main Street Summerville, South Carolina 29483	(843) 849- 1029
Culpepper III, Shelton S.	LD of West Ashley	917 South Main Street Summerville, South Carolina 29483	(843) 873- 5711
SOUTH DAKOTA			
Nieuwsma, Ryan	LD of Sioux Falls	27527 468th Avenue Lennox, South Dakota 57039	(605) 610-8154
TENNESSEE			
Clark, Allen Clark, Renata C.	LD of Hixson-Signal Mountain	4015 Tennessee Avenue Chattanooga, Tennessee 37409	(423) 708-7900
Clark, Allen Clark, Renata C.	LD of Cleveland-Ooltewah	4015 Tennessee Avenue Chattanooga, Tennessee 37409	(423) 708-7900
Clark, Renata C. Clark, Allen	LD of South Chattanooga	4015 Tennessee Avenue Chattanooga, Tennessee 37409	(423) 708-7900
Berry, Michael Gary Hernandez, Julio C.	LD of Greeneville-Morristown- Rogersville	3390 Stone Dam Road Chuckey, Tennessee 37641-4724	(423) 257-8987
Williams, Mark T. Williams, Marcia M. Williams, Bradley T.	LD of Mt. Juliet-Lebanon	725 Madison Street Clarksville, Tennessee 37040	(931) 648-4459

Franchisee	Market	Address	Phone
Williams, Mark T. Williams, Marcia M. Williams, Bradley T.	LD of Antioch-Smyrna	725 Madison Street Clarksville, Tennessee 37040	(615) 962-7225
Williams, Marcia M. Williams, Mark T. Williams, Bradley T.	LD of Clarksville	725 Madison Street Clarksville, Tennessee 37040	(931) 648-4459
Williams, Mark T. Williams, Marcia M. Williams, Bradley T.	LD of East Nashville	725 Madison Street Clarksville, Tennessee 37040	(931) 648-4459
Williams, Marcia M. Williams, Mark T. Williams, Bradley T.	LD of Green Hills-Bellevue	725 Madison Street Clarksville, Tennessee 37040	(615) 665-9777
Williams, Mark T. Williams, Marcia M. Williams, Bradley T.	LD of Murfreesboro	725 Madison Street Clarksville, Tennessee 37040	(615) 962-7225
Williams, Marcia M. Williams, Mark T. Williams, Bradley T.	LD of Hendersonville- Goodlettsville-Gallatin-Madison	725 Madison Street Clarksville, Tennessee 37040	(615) 665-9777
Williams, Marcia M. Williams, Mark T. Williams, Bradley T.	LD of Robertson County	725 Madison Street Clarksville, Tennessee 37040	(615) 665-9777
Williams, Marcia M. Williams, Mark T. Williams, Bradley T.	LD of Franklin-Brentwood	725 Madison Street Clarksville, Tennessee 37040	(615) 665-9777
Tesreau, Kevin Tesreau, Cynthia Lynn	LD of Eastern Shelby County	P.O. Box 383313 Germantown, Tennessee 38183-3313	(901) 385-0808
Tesreau, Kevin Tesreau, Cynthia Lynn	LD of Bartlett-Arlington-Oakland	P.O. Box 383313 Germantown, Tennessee 38183-3313	(901) 385-0808
Mitchell, Steve	LD of West Knoxville	10933 McBride Lane Knoxville, Tennessee 37932	(865) 777-0458
Mitchell, Steve	LD of Maryville-Alcoa	10933 McBride Lane Knoxville, Tennessee 37932	(865) 777-0458
Mitchell, Steve	LD of Oak Ridge-Lenoir City-Harriman	10933 McBride Lane Knoxville, Tennessee 37932	(865) 777-0458
Mitchell, Steve	LD of East Knoxville-Sevier County	10933 McBride Lane Knoxville, Tennessee 37932	(865) 777-0458
Hobbs, Jason Lee	LD of Johnson City-Bristol-Blountville	708 Westhills Drive Rogersville, Tennessee 37857	(423) 247-1600

Franchisee	Market	Address	Phone
Hobbs, Jason Lee	LD of Kingsport-Jonesborough	708 Westhills Drive Rogersville, Tennessee 37857	(423) 247-1600
TEXAS			
Tarkenton, Scott Tarkenton, Sheryl	LD of Abilene-Breckenridge- Brownwood	1149 Sunset Drive Abilene, Texas 79605	(325) 603-8887
Juan Ramos Tamara Ramos	LD of McKinney	P.O. Box 51661 Denton, Texas 76206	(910) 546-1025
Juan Ramos Tamara Ramos	LD of Allen	P.O. Box 51661 Denton, Texas 76206	(910) 546-1025
Voss, Todd D.	LD of Greater Waco	130 Creek View Drive Blum, Texas 76627	(254) 563-4101
Voss, Todd D.	LD of Killeen-Temple-Gatesville	130 Creek View Drive Blum, Texas 76627	(254) 563-4101
Voss, Todd D.	LD of Waxahachie-Midlothian-Red Oak	130 Creek View Drive Blum, Texas 76627	(254) 563-4101
Voss, Todd D. Voss, Caron	LD of Southwest Austin	130 Creek View Drive Blum, Texas 76627	(254) 563-4101
Voss, Todd D. Voss, Caron	LD of Bee Cave-Barton Creek-West Lake	130 Creek View Drive Blum, Texas 76627	(254) 563-4101
Jantho, Connor	LD of South Austin-San Marcos	338 Satsuma Drive Buda, Texas 78610	(512) 269-0777
Black, Robert	LD of Sherman-Denison-Gainesville	P.O. Box 1256 Denison, Texas 75020	(903) 271-7070
Ramos, Juan L.	LD of Denton	P.O. Box 51661 Denton, Texas 76206	(940) 268-3666
Ramos, Juan L. Ramos, Tamara	LD of Aubrey-Celina-Sanger	P.O. Box 51661 Denton, Texas 76206	(940) 268-3666
Toups, Aaron Toups, Lanny Toups, Corey	LD of Bedford-Euless-Colleyville	P.O. Box 380822 Duncanville, Texas 75138	(972) 803-1682
Toups, Aaron Toups, Lanny Toups, Corey	LD of North Arlington	P.O. Box 380822 Duncanville, Texas 75138	(972) 803-1682
Toups, Aaron Toups, Lanny Toups, Corey	LD of North Richland Hills	P.O. Box 380822 Duncanville, Texas 75138	(972) 803-1682
Toups, Aaron Toups, Lanny Toups, Corey	LD of South Arlington	P.O. Box 380822 Duncanville, Texas 75138	(972) 803-1682
Toups, Aaron Toups, Lanny Toups, Corey	LD of Grand Prairie	P.O. Box 380822 Duncanville, Texas 75138	(972) 803-1682
Harris Jr., William D.	LD of Friendswood-League City	4915 Widerop Lane Friendswood, Texas 77546	(281) 853-4828

Franchisee	Market	Address	Phone
Campbell, KimberlyA. Campbell, John T.	LD of Round Rock	P.O. Box 880 Georgetown, Texas 78627	(737) 245-4213
Campbell, KimberlyA. Campbell, John T.	LD of Georgetown-Hutto-Liberty Hill	P.O. Box 880 Georgetown, Texas 78627	(737) 245-4213
Stannell, Richard Stannell, Kerrie	LD of North Austin-Wells Branch- Pflugerville	PO Box 1493 Georgetown, Texas 72627	(737)637-5296
Barnes, Craig R.	LD of Granbury-Burleson	P.O. Box 7153 Granbury, Texas 76049	(817) 243-4948
Barnes, Craig R.	LD of Weatherford-Stephenville	P.O. Box 7153 Granbury, Texas 76049	(817) 243-4948
Barnes, Craig R.	LD of Central Fort Worth	P.O. Box 7153 Granbury, Texas 76049	(817) 243-4948
Barnes, Craig R.	LD of Southwest Fort Worth	P.O. Box 7153 Granbury, Texas 76049	(817) 243-4948
Lix, Patrick	LD of Northwest San Antonio	10937 Irish Glen Trail Haslet, Texas 76052	(817) 577-1405
Lix, Patrick	LD of Northwest Fort Worth	10937 Irish Glen Trail Haslet, Texas 76052	(817) 577-1405
Lix, Patrick	LD of Hollywood Park-Shavano	10937 Irish Glen Trail Haslet, Texas 76052	(817) 577-1405
Lix, Patrick	LD of Keller-Southlake-Haltom City	10937 Irish Glen Trail Haslet, Texas 76052	(817) 577-1405
Lix, Patrick	LD of San Antonio West	10937 Irish Glen Trail Haslet, Texas 76052	(817) 577-1405
Lix, Patrick	LD of San Antonio East-Converse	10937 Irish Glen Trail Haslet, Texas 76052	(817) 577-1405
Shaw, Rosalyn M.	LD of Copperfield-Windermere Lakes	16107 Speyburn Court Houston, Texas 77095	(713) 866-4019
Shaw, Rosalyn M.	LD of Cypress	16107 Speyburn Court Houston, Texas 77095	(713) 866-4019
Shaw, Rosalyn M.	LD of West Spring	16107 Speyburn Court Houston, Texas 77095	(713) 866-4019
Noordin, Shahul	LD of Southwest Houston	16203 Park Row, Suite 175 Houston, Texas 77084	(832) 831-6181
Noordin, Shahul	LD of South Katy	16203 Park Row, Suite 175 Houston, Texas 77084	(832) 831-6181
Noordin, Shahul	LD of Missouri City-Stafford	16203 Park Row, Suite 175 Houston, Texas 77084	(832) 831-6181
Noordin, Shahul	LD of Northwest Houston	16203 Park Row, Suite 175 Houston, Texas 77084	(832) 831-6181
Noordin, Shahul	LD of North Katy	16203 Park Row, Suite 175 Houston, Texas 77084	(832) 831-6181
Noordin, Shahul	LD of Sugar Land-Richmond	16203 Park Row, Suite 175 Houston, Texas 77084	(832) 831-6181

Franchisee	Market	Address	Phone
Brown, Zane Brown, Amanda	LD of Cedar Park-Leander	3550 Lakeline Blvd., Suite 180 PMB 1014 Leander, Texas 78641	(512) 337-5023
Brown, Zane Brown, Amanda	LD of Avery Ranch-Lake Travis	3550 Lakeline Blvd., Suite 180 PMB 1014 Leander, Texas 78641	(512) 337-5023
Smith, Christopher M. Smith Jr., Raymond L. Smith, Kevin M.	LD of Plano	340 Lake Park Road Lewisville, Texas 75057	(214) 227-9292
Smith, Christopher M. Smith Jr., Raymond L. Smith, Kevin M.	LD of Lewisville	340 Lake Park Road Lewisville, Texas 75057	(214) 227-9292
Smith, Christopher M. Smith Jr., Raymond L. Smith, Kevin M.	LD of Flower Mound-Coppell	340 Lake Park Road Lewisville, Texas 75057	(214) 227-9292
Smith, Christopher M. Smith Jr., Raymond L. Smith, Kevin M.	LD of Frisco-Little Elm	340 Lake Park Road Lewisville, Texas 75057	(214) 227-9292
Anderson, Richard D. Anderson, Patricia W.	LD of New Braunfels-Cibolo	637 Powder Ridge Luling, Texas 78648	(210) 651-1698
Anderson, Richard D. Anderson, Patricia W.	LD of Northeast San Antonio	637 Powder Ridge Luling, Texas 78648	(210) 651-1698
Polmanteer, Kristena A.	LD of Tomball	30618 S. Sulphur Creek Drive Magnolia, Texas 77355	(281) 789-4580
Polmanteer, Kristena A.	LD of Montgomery-Conroe	30618 S. Sulphur Creek Drive Magnolia, Texas 77355	(281) 789-4580
Polmanteer, Kristena A.	LD of The Woodlands-Magnolia	30618 S. Sulphur Creek Drive Magnolia, Texas 77355	(281) 789-4580
Polmanteer, Kristena A.	LD of SE Spring	30618 S. Sulphur Creek Drive Magnolia, Texas 77355	(281) 789-4580
Best, Mark W.	LD of South Fort Worth-Mansfield	P.O. Box 1487 Mansfield, Texas 76063	(817) 734-3215
Walling, Lorie Walling, Jeffrey	LD of Texarkana-Magnolia-Idabel	P.O. Box 81 Nash, Texas 75569	(903) 556-8244
Barnes, Linda E. Barnes, Gary H. Barnes, Heston B.	LD of Kingwood-Porter	23341 Honey Bee Lane New Caney, Texas 77357	(281) 713-4080
Barnes, Linda E. Barnes, Gary H. Barnes, Heston B.	LD of Humble-Atascocita	23341 Honey Bee Lane New Caney, Texas 77357	(281) 713-4080
Bond, Andrew	LD of Pearland-Manvel-Fresno	2003 Plantain Lily Court Pearland, Texas 77581	(281) 699-5296
Erickson, Jetzamani Brennan, Michael	LD of Rockwall-Heath	1855 Moscatel Lane Rockwall, Texas 77032	(682) 362-8069

Franchisee	Market	Address	Phone
Erickson, Jetzamani Brennan, Michael	LD of Sunnyvale-Forney	1855 Moscatel Lane Rockwall, Texas 77032	(682) 362-8069
Mcmullen, Luke	LD of Wichita Falls-Graham-Bowie	1716 Victory Ave. Wichita Falls, Texas 76301	(940) 241-7080
Hickey, Paul	LD of Tyler-Lindale	919 Peggy Drive Whitehouse, Texas 75791	(903) 805-2071
Hickey, Paul	LD of Longview-Kilgore	919 Peggy Drive Whitehouse, Texas 75791	(903) 805-2071
Roberto, Ronald L. Jr. Roberto, Stacy L.	LD of Mesquite	P.O. Box 1148 Wylie, Texas 75098	(972) 520-5110
Roberto, Ronald L. Jr. Roberto, Stacy L.	LD of Richardson	P.O. Box 1148 Wylie, Texas 75098	(972) 520-5110
Roberto, Ronald L. Jr. Roberto, Stacy L.	LD of Wylie-Sachse	P.O. Box 1148 Wylie, Texas 75098	(972) 520-5110
Bond, Andrew	LD of Pearland-Manvel-Fresno	2003 Plantain Lily Court Pearland, Texas 77581	(281) 699-5296
Bond, Andrew	LD of South Pasadena-Clear Lake- Seabrook	2003 Plantain Lily Court Pearland, Texas 77581	(281) 699-5296
UTAH			
Merrill, Trevor	LD of Lehi-American Fork- SaratogaSprings	170 E Main Street #131 Lehi, Utah 84043	(801) 997-9002
Norton, Chad	LD of North Davis and Morgan County	P.O. Box 3668 Logan, Utah 84323	(435) 753-5296
Norton, Chad	LD of Bountiful-Kaysville	P.O. Box 3668 Logan, Utah 84323	(435) 753-5296
Norton, Chad	LD of Weber County	PO Box 3668 Logan, Utah 84323	(435) 753-5296
Norton, Chad Summers, Nicholas	LD of Cache Valley	P.O. Box 3668 Logan, Utah 84323	(435) 753-5296
Christensen, Thomas Trenery, Terra	LD of Provo-Spanish Fork-Orem	257 E Cottage Wood Ln Murray, Utah 84107	(385) 463-2430
Webster, Brian	LD of Southern Utah-Las Vegas North	1404 W SunRiver Pkwy #250 Saint George, Utah 84790	(435) 704-9500
Tenney, Derrick	LD of West Salt Lake City-Herriman- Tooele	5219 W Nokasippi Lane South Jordan Utah 84009	(385) 346-9601
Ludwig, Darin	LD of East Salt Lake-Holladay- Cottonwood Heights	PO Box 307 West Jordan, Utah 84084	(801) 819-2801
VIRGINIA			
Bradford, Christopher W. Bradford, Erin E.	LD of Spotsylvania-Fredericksburg	P.O. Box 5407 Fredericksburg, Virginia 22403	(540) 286-3074

Franchisee	Market	Address	Phone
Bradford, Christopher W. Bradford, Erin E.	LD of Stafford-Culpeper	P.O. Box 5407 Fredericksburg, Virginia 22403	(540) 286-3074
Bradford, Christopher W. Bradford, Erin E.	LD of Gainesville-Bristow- Haymarket-Fauquier	P.O. Box 5407 Fredericksburg, Virginia 22403	(540) 286-3074
Donovan, Lisa Donovan Jr., William	LD of West Henrico	10974 Richardson Road Suite A Ashland, Virginia 23005	(804) 550-3800
Donovan, Lisa Donovan Jr., William	LD of Hanover-Goochland	10974 Richardson Road Suite A Ashland, Virginia 23005	(804) 550-3800
Donovan, Lisa Donovan Jr., William	LD of Chesterfield	10974 Richardson Road Suite A Ashland, Virginia 23005	(804) 550-3800
Donovan, Lisa Donovan Jr., William	LD of Midlothian	10974 Richardson Road Suite A Ashland, Virginia 23005	(804) 550-3800
Herod, Edward Alan	LD of Kempsville	568 Central Drive #102 Virginia Beach, Virginia 23454	(757) 436-4965
Herod, Edward Alan	LD of Bayside-Great Neck	568 Central Drive #102 Virginia Beach, Virginia 23454	(757) 436-4965
Herod, Edward Alan	LD of Virginia Beach South	568 Central Drive #102 Virginia Beach, Virginia 23454	(757) 436-4965
Lawless IV, Andrew	LD of Great Falls-West McLean-Reston	25050 Riding Plaza Suite 130 #808 South Riding, Virginia 20152	(703) 378-8000
Lawless IV, Andrew	LD of McLean-Langley	25050 Riding Plaza Suite 130 #808 South Riding, Virginia 20152	(703) 378-8000
Lawless IV, Andrew	LD of Falls Church-Arlington	25050 Riding Plaza Suite 130 #808 South Riding, Virginia 20152	(703) 378-8000
Lawless IV, Andrew	LD of Fairfax East-Vienna East	25050 Riding Plaza Suite 130 #808 South Riding, Virginia 20152	(703) 378-8000
Lawless IV, Andrew	LD of South Fairfax City-Kings Park West	25050 Riding Plaza Suite 130 #808 South Riding, Virginia 20152	(703) 378-8000
Lawless IV, Andrew	LD of Burke-Springfield	25050 Riding Plaza Suite 130 #808 South Riding, Virginia 20152	(703) 378-8000

Franchisee	Market	Address	Phone
Lawless IV, Andrew	LD of East Loudoun	25050 Riding Plaza Suite 130 #808 South Riding, Virginia 20152	(703) 378-8000
Lawless IV, Andrew	LD of Fairfax North	25050 Riding Plaza Suite 130 #808 South Riding, Virginia 20152	(703) 378-8000
Lawless IV, Andrew	LD of Fairfax South	25050 Riding Plaza Suite 130 #808 South Riding, Virginia 20152	(703) 378-8000
Lawless IV, Andrew Lawless Jr., James Paul Ray	LD of Lee-Mt. Vernon	25050 Riding Plaza Suite 130 #808 South Riding, Virginia 20152	(703) 378-8000
Lawless IV, Andrew Lawless Jr., James Paul Ray	LD of Alexandria	25050 Riding Plaza Suite 130 #808 South Riding, Virginia 20152	(703) 378-8000
Napier, Joshua	LD of Hampton-Newport News- Yorktown	533 Piney Point Road Yorktown, Virginia 23692	(757) 525-4770
Napier, Joshua	LD of Williamsburg-Gloucester- Providence	533 Piney Point Road Yorktown, Virginia 23692	(757) 525-4770
O'Roke, Eric	LD of Northern Shenandoah Valley	190 Spartan Court Winchester, Virginia 22603	(540) 665-1990
Pierpoint, Gary	LD of Manassas-Dumfries	P.O. Box 2425 Woodbridge, Virginia 22195-0408	(703) 590-7950
Pierpoint, Gary	LD of Woodbridge	P.O. Box 2425 Woodbridge, Virginia 22195-0408	(703) 590-7950
Stuedemann, AngelaD. Stuedemann Jr., John A.	LD of Great Bridge-Hickory-Deep Creekand Greenbrier	P.O. Box 2892 Chesapeake, Virginia 23327	(757) 436-4265
Wade, Frank Wade, Patricia Wade, Shawn	LD of Salem-Hollins	P.O. Box 221 Salem, Virginia 24153	(540) 345-0530
Wade, Frank Wade, Patricia Wade, Shawn	LD of Southwest Roanoke	P.O. Box 221 Salem, Virginia 24153	(540) 345-0530
WASHINGTON			
Beliel, Ryan Beliel, Cody	LD of Kirkland-Redmond-Sammamish	6419 282nd Ave SE Issaquah, Washington 98027	(425) 891-7048

Franchisee	Market	Address	Phone
Beliel, Ryan Beliel, Cody	LD of Bothell-Woodinville-Snohomish	6419 282nd Ave SE Issaquah, Washington 98027	(425) 891-7048
Anderson, Jason	LD of East Puyallup-Bonney Lake- Maple Valley	23109 112th St E Buckley, Washington 98321	(253) 269-4141
Williams, Christopher M.	LD of North Spokane	P.O. Box 141753 Spokane Valley, Washington 99214	(509) 474-1017
Williams, Christopher M.	LD of South Spokane	P.O. Box 141753 Spokane Valley, Washington 99214	(509) 474-1017
WEST VIRGINIA			
O'Roke, Eric	LD of Berkeley-Jefferson Counties	190 Spartan Court Winchester, Virginia 22603	(304) 263-1966
Perry, John III	LD of Huntington-Ashland-Ironton	6433 US Rt 60 E, Ste. 100 Barboursville, West Virginia 25504	(304) 955-9282
Perry, John III	LD of Charleston-Hurricane-Saint Albans	6433 US Rt 60 E, Ste. 100 Barboursville, West Virginia 25504	(304) 955-9282
Byers, Justin Johnson, John	LD of Morgantown-Fairmont- Bridgeport	300 Scott Avenue Morgantown, West Virginia 25608	(304) 306-2552
WISCONSIN			
Shkyria, ChristopherJ.	LD of Kenosha	P.O. Box 918 Antioch, Illinois 60002	(847) 395-0940
Shkyria, ChristopherJ.	LD of East Troy-Waukesha- Mukwonago-Waterford	P.O. Box 918 Antioch, Illinois 60002	(847) 395-0940
Shkyria, ChristopherJ.	LD of Southwest Milwaukee	P.O. Box 918 Antioch, Illinois 60002	(847) 395-0940
Shkyria, ChristopherJ.	LD of New Berlin-Muskego	P.O. Box 918 Antioch, Illinois 60002	(847) 395-0940
Shkyria, ChristopherJ.	LD of Racine-Burlington	P.O. Box 918 Antioch, Illinois 60002	(847) 395-0940
Shkyria, ChristopherJ.	LD of Milwaukee Metro-Brookfield- Cudahy	P.O. Box 918 Antioch, Illinois 60002	(847) 395-0940
Grutz, Jerry A. Grutz, Cathleen J.	LD of West Madison-Middleton	P.O. Box 1713 Dubuque, Iowa 52004	(608) 270-6210
Grutz, Jerry A. Grutz, Cathleen J.	LD of Verona-Stoughton	P.O. Box 1713 Dubuque, Iowa 52004	(608) 270-6210

Franchisee	Market	Address	Phone
Grutz, Jerry A. Grutz, Cathleen J.	LD of East Madison-Waunakee	P.O. Box 1713 Dubuque, Iowa 52004	(608) 270-6210
Grutz, Jerry A. Grutz, Cathleen J.	LD of Sun Prairie-Cottage Grove-De Forest	P.O. Box 1713 Dubuque, Iowa 52004	(608) 270-6210
Snell, Michael	LD of Door County-Manitowoc- Bellevue	4378 Hillside Road Egg Harbor, Wisconsin 54209	(920) 857-7052
Harter, Daniel	LD of Hartford-Oconomowoc- Pewaukee	144 East Summit Avenue Suite 400 Wales, Wisconsin 53183	(262) 312-0233

**FRANCHISE AGREEMENTS SIGNED – NOT YET OPERATIONAL
AS OF DECEMBER 31, 2025**

Franchisee	Market	Address	Phone
ARKANSAS			
Kalin Dunning Russ Dunning	LD OF Hot Springs	TBD	(501) 609-0055
FLORIDA			
Brian Wiegmann	LD of West Hollywood-West Fort Lauderdale	TBD	(954) 256-6880
Brian Wiegmann	LD of Fort Lauderdale-South Pompano Beach	TBD	(954) 256-6880
ILLINOIS			
Amanda Hebert Andrew Paszta Erin Paszta Jason Hebert	LD of South Schaumburg- Bloomington-Wood Dale	TBD	(630) 423-5220
Amanda Hebert Andrew Paszta Erin Paszta Jason Hebert	LD of Des Plaines-Mount Prospect- Schiller Park	TBD	(630) 423-5220
Kentucky			
Austin Todd	LD of Hardin County	TBD	(270) 877-0369
Maryland			
Thomas Dolan	LD of Hyattsville-South Silver Spring- Kensington	TBD	(240) 296-2010
Thomas Dolan	LD of West Laurel-North Silver Spring- Highlan	TBD	(240) 296-2010
MISSOURI			
Holly Cartagena Nelson Cartagena	LD of Raymore-Belton-South Lees Summit	TBD	(816) 673-6032

EXHIBIT J

LIST OF FORMER FRANCHISEES

TRANSFERS AND TERMINATIONS AS OF DECEMBER 31, 2025

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

NAME	TERRITORY NAME	ADDRESS	PHONE
GEORGIA			
Powell, Erik (Terminated)	LD of Fayetteville-Hampton- Peachtree City	113 Standing Oaks Dr. Senoia, Georgia 30276	(678) 633-4915
LOUISIANA			
Steffens, Peter M. (Terminated)	LD of Mandeville-Covington	103 Chasse Place Mandeville, Louisiana 70471	(985) 792-9200
MINNESOTA			
Krambeer, Justice (Terminated)	LD of La Crosse	1222 W. 4th Street Winona, Minnesota 55987	(563) 605-0527
MISSOURI			
Ann M. Wessling Gale G. Wessling (Transferred)	LD of Fenton-Eureka-Wildwood	739 Oak Hall Lane Ballwin, Missouri USA 63021	(636) 795-5607
Ann M. Wessling Gale G. Wessling (Transferred)	LD of Oakville-Arnold-Imperial	739 Oak Hall Lane Ballwin Missouri, USA 63021	(636) 795-5607
NEW YORK			
Grolier, Jean-Marc (Transferred)	LD of Brewster-Carmel-Mahopac	6 Chauncey Circle Ardsley, New York 10502	(845) 582-0545
Grolier, Jean-Marc (Transferred)	LD of Wappinger Falls	6 Chauncey Circle Ardsley, New York 10502	(845) 582-0545
Grolier, Jean-Marc (Transferred)	LD of Putnam Valley-Cold Spring- Beacon	6 Chauncey Circle Ardsley, New York 10502	(845) 582-0545
PENNSYLVANIA			
Diane Lynn Wooleyhan Jesse R. Wooleyhan (Transferred)	LD of Aston-Middletown	409 Nichols Avenue Wilmington, Delaware 19803	(302) 478-7007
Diane Lynn Wooleyhan Jesse R. Wooleyhan (Transferred)	LD of Marple-Upper Providence	409 Nichols Avenue Wilmington, Delaware 19803	(302) 478-7007
Diane Lynn Wooleyhan Jesse R. Wooleyhan (Transferred)	LD of Chester County-Main Line	409 Nichols Avenue Wilmington, Delaware 19803	(302) 478-7007
Diane Lynn Wooleyhan Jesse R. Wooleyhan (Transferred)	LD of Chester-Springs- Glenmore- Coatesville	409 Nichols Avenue Wilmington, Delaware 19803	(302) 478-7007

NAME	TERRITORY NAME	ADDRESS	PHONE
Hill, Barbara E. (Transferred)	LD of Haverford Township	813 Bethel Ave Unit 2 Aston, Pennsylvania 19014	(610) 497-2220
Hill, Barbara E. (Transferred)	LD of Tredyffrin-Easttown- Newtown Square	813 Bethel Ave Unit 2 Aston, Pennsylvania 19014	(610) 497-2220
Krape, Curt (Transferred)	LD of State College-Bellefonte	132 Shady Farm Lane Bellefonte, Pennsylvania 16823	(814) 383-2218
Foose, Michael J. (Transferred)	LD of Altoona	1904 N. 4th Avenue Altoona, Pennsylvania 16601	(814) 943-2430
Foose, Michael J. (Transferred)	LD of Johnstown	1904 N. 4th Avenue Altoona, Pennsylvania 16601	(814) 943-2430
TEXAS			
Clark, Harry (Transferred)	LD of Longview-Kilgore	P.O. Box 3968 Longview, Texas 76606	(903) 720-6264
Dombrowski, Gregory (Transferred)	LD of McKinney	P.O. Box 2148 Allen, Texas 75013	(972) 765-7397
Dombrowski, Gregory (Transferred)	LD of Allen	P.O. Box 2148 Allen, Texas 75013	(972) 765-7397
Lix, Patrick (Terminated)	LD of South Tulsa-Bixby-Jenks	10937 Irish Glen Trail Haslet, Texas 76052	(817) 577-1405
Lix, Patrick (Terminated)	LD of Tulsa-Broken Arrow	10937 Irish Glen Trail Haslet, Texas 76052	(817) 577-1405
VIRGINIA			
Hodgson, Joseph (Transferred)	LD of Great Falls-West McLean-Reston	P.O. Box 34004 Bethesda, Maryland 20817	(877) 762-4461
Hodgson, Joseph (Transferred)	LD of McLean-Langley	P.O. Box 34004 Bethesda, Maryland 20817	(877) 762-4461
WASHINGTON			
Conforto, Michael (Transferred)	LD of Bothell-Woodinville-Snohomish	4415 219th Street SE Bothell, Washington 98021	(206) 595-6075
Conforto, Michael (Transferred)	LD of Kirkland-Redmond-Sammamish	4415 219th Street SE Bothell, Washington 98021	(206) 595-6075

EXHIBIT K
FINANCIAL STATEMENTS

LD Parent, Inc.

Consolidated Financial Statements

**As of and for the Years Ended December 31, 2025
and 2024**

The report accompanying these financial statements was issued by BDO USA, P.C., a Virginia professional corporation, and the U.S. member of BDO International Limited, a UK company limited by guarantee.



LD Parent, Inc.

Consolidated Financial Statements

As of and for the Years Ended December 31, 2025 and 2024

LD Parent, Inc.

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Tel: 732-750-0900
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90 Woodbridge Center Dr., 4th Floor
Woodbridge, NJ 07095

Independent Auditor's Report

Board of Directors
LD Parent, Inc.
Holmdel, New Jersey

Opinion

We have audited the consolidated financial statements of LD Parent, Inc. and its Subsidiaries (the Company), which comprise the consolidated balance sheets as of December 31, 2025 and 2024, and the related consolidated statements of operations, changes in stockholders' equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

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

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of 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 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 consolidated 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 issued or available to be issued.



Auditor's Responsibilities for the Audit of the 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 GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS, 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.

BDO USA, P.C.

March 17, 2026

Consolidated Financial Statements

LD Parent, Inc.

Consolidated Balance Sheets

December 31,	2025	2024
Assets		
Current assets:		
Cash and cash equivalents	\$ 4,191,903	\$ 4,604,289
Receivables from franchisees, current portion, net	2,999,235	2,835,331
Inventories, net	1,724,513	2,268,849
Prepaid expenses and other current assets	951,320	678,375
Total current assets	9,866,971	10,386,844
Non-current assets:		
Property, plant and equipment, net	2,563,340	2,135,933
Right-of-use assets, net	884,399	1,155,282
Intangible assets, net	35,872,741	38,237,677
Goodwill	40,360,774	38,879,416
Receivables from franchisees, net of current portion	2,109,007	2,089,910
Prepaid commissions	6,212,904	5,778,198
Other assets	62,786	55,786
Total non-current assets	88,065,951	88,332,202
Total assets	\$ 97,932,922	\$ 98,719,046
Liabilities and Stockholders' Equity		
Current liabilities:		
Accounts payable and accrued expenses	\$ 4,117,809	\$ 3,643,733
Current portion of lease obligations	319,139	320,560
Deferred revenue	1,453,172	1,253,940
Advertising funds	2,172,357	1,285,911
Franchisee deposits	1,771,125	1,997,925
Other current liabilities	347,535	319,127
Total current liabilities	10,181,137	8,821,196
Non-current liabilities:		
Long-term debt, net	29,489,500	29,487,668
Related party notes	18,000,000	18,000,000
Deferred income taxes, net	5,512,574	6,395,342
Deferred revenue, net of current portion	8,666,434	7,433,248
Lease obligations, net of current portion	565,260	834,722
Other non-current liabilities	432,505	409,194
Total non-current liabilities	62,666,273	62,560,174
Total liabilities	72,847,410	71,381,370
Commitments and contingencies		
Stockholders' equity:		
Parent Capital	25,529,281	27,350,161
Total LD Parent, Inc. stockholders' equity	25,529,281	27,350,161
Non-controlling interest	(443,769)	(12,485)
Total stockholders' equity	25,085,512	27,337,676
Total liabilities and stockholders' equity	\$ 97,932,922	\$ 98,719,046

See accompanying notes to the consolidated financial statements.

LD Parent, Inc.

Consolidated Statements of Operations

Years Ended December 31,	2025	2024
Net Revenues:		
Operating revenues	\$ 42,841,245	\$ 39,569,188
Initial franchise fees	4,118,089	4,655,248
Interest, service charges and other income	873,664	1,039,616
Total net revenues	47,832,998	45,264,052
Costs and expenses:		
Operating and training	7,586,929	4,631,926
Manufacturing	3,612,005	4,984,988
Selling, general and administrative	25,868,210	25,143,559
Total expenses	37,067,144	34,760,473
Income from operations	10,765,854	10,503,579
Other expense (income):		
Loss (gain) on disposal of assets	27,487	(4,268)
Interest expense, net	5,719,765	5,899,759
Income before income taxes	5,018,602	4,608,088
Income taxes:		
Income tax expense	(1,607,871)	(1,479,125)
Consolidated net income	3,410,731	3,128,963
Less: Net loss attributable to the non-controlling interest	(359,157)	(258,573)
Net income attributable to LD Parent, Inc.	\$ 3,769,888	\$ 3,387,536

See accompanying notes to the consolidated financial statements.

LD Parent, Inc.

Consolidated Statements of Changes in Stockholders' Equity

	Parent Capital	Non- controlling interest	Total Stockholders' Equity
Balance, December 31, 2023	\$ 29,765,383	\$ 246,088	\$ 30,011,471
Parent distributions	(5,800,000)	—	(5,800,000)
Loss on foreign currency translation	(2,758)	—	(2,758)
Net income (loss)	3,387,536	(258,573)	3,128,963
Balance, December 31, 2024	\$ 27,350,161	\$ (12,485)	\$ 27,337,676
Parent distributions	(4,575,132)	—	(4,575,132)
Repurchase of stock	(1,185,606)	(72,127)	(1,257,733)
Stock-based compensation expense	161,742	—	161,742
Gain on foreign currency translation	8,228	—	8,228
Net income (loss)	3,769,888	(359,157)	3,410,731
Balance, December 31, 2025	\$ 25,529,281	\$ (443,769)	\$ 25,085,512

See accompanying notes to the consolidated financial statements.

LD Parent, Inc.

Consolidated Statements of Cash Flows

Years Ended December 31,	2025	2024
Cash flows from operating activities:		
Consolidated net income	\$ 3,410,731	\$ 3,128,963
Adjustments to reconcile consolidated net income to net cash flows provided by operating activities:		
Provision for credit losses	284,957	360,642
Depreciation and leasehold improvement amortization	288,548	250,106
Amortization	2,364,936	2,364,022
Amortization of right-of-use asset	330,028	302,341
Deferred income taxes	(882,768)	(807,140)
Loss on disposal of assets	27,487	—
Stock based compensation	161,742	—
Amortization of debt issuance costs	1,832	21,989
Amortization of deferred financing costs	125,625	—
Changes in operating assets and liabilities:		
Receivables from franchisees	(467,958)	103,598
Inventories	568,812	447,297
Prepaid commission	(434,706)	(1,565,346)
Prepaid expenses and other current assets	(180,502)	433,478
Other assets	(7,000)	—
Accounts payable and accrued expenses	474,076	(93,401)
Deferred revenue	1,432,418	1,176,809
Advertising funds	886,446	8,059
Franchisee deposits	(226,800)	1,336,810
Other current liabilities	28,408	(148,814)
Other liabilities	31,539	29,676
Lease obligations	(330,028)	(302,341)
Net cash flows provided by operating activities	7,887,823	7,046,748
Cash flows from investing activities:		
Proceeds from sale of property and equipment	—	4,268
Purchases of intangible assets	—	(40,814)
Purchases of property, plant and equipment	(506,609)	(89,381)
Acquisition of a business	(1,742,667)	(50,000)
Net cash flows used in investing activities	(2,249,276)	(175,927)
Cash flows from financing activities:		
Cash amounts paid for debt issuance	(218,068)	—
Parent distributions	(4,575,132)	(5,800,000)
Repurchase of stock	(1,257,733)	—
Net cash flows used in financing activities	(6,050,933)	(5,800,000)
Net (decrease) increase in cash and cash equivalents	(412,386)	1,070,821
Cash and cash equivalents, beginning of period	4,604,289	3,533,468
Cash and cash equivalents, end of period	\$ 4,191,903	\$ 4,604,289
Supplemental cash flow information:		
Interest paid	\$ 5,591,000	\$ 5,876,271
Income taxes paid	2,624,756	2,209,470
Cash paid for amounts included in the measurement of operating lease obligations	400,758	388,640
Non-cash investing and financing activities:		
Initial recognition of right-of-use asset	59,145	143,251

See accompanying notes to the consolidated financial statements.

LD Parent, Inc.

Notes to Consolidated Financial Statements

1. Nature of the Business

LD Parent, Inc. (the “Company” or “LD Parent”) through its wholly-owned subsidiary Lawn Doctor, Inc., grants franchises to conduct lawn care/conditioning, tree/shrub care and pest control businesses throughout the United States, consisting of the sale of services and products authorized by the Company. As of December 31, 2025 and 2024, CNL Strategic Capital, LLC owns approximately 61% of LD Parent and the remaining 39% is owned by various related parties of LD Parent.

On April 20, 2018, the Company acquired a controlling interest in Mosquito Hunters, LLC (“Mosquito Hunters”). The Company has been able to expand their services in the pest industry as a result of this acquisition. As the Company has a controlling interest, the Company consolidates Mosquito Hunters in its consolidated financial statements.

On May 24, 2019, the Company acquired a controlling interest in Ecomaid LLC (“Ecomaid”), a franchisor of residential cleaning services. Ecomaid specializes as an innovator of environmentally responsible, non-toxic residential cleaning services for families throughout the United States. The Company believes this acquisition furthers its strategy of both growing organically and also through the acquisition of additional home service brands. The Company has been able to expand their services in the home cleaning as a result of this acquisition. As the Company has a controlling interest, the Company consolidates Ecomaid in its consolidated financial statements.

On October 7, 2022, the Company acquired a controlling interest in Elite Window Cleaning, Inc. (“Elite”), a Canadian based operator and franchisor offering window cleaning, gutter cleaning and power washing services to residential and commercial customers. Elite uses a unique approach, which virtually eliminates the need for ladders on residential and low-rise commercial jobs. The acquisition of Elite was made through Elite Franchising Corp.; a wholly owned subsidiary of Sparkle Squad LLC (“Sparkle Squad”), both of which were formed by the Company to facilitate the Elite transaction and eventually launch a similar franchise system in the U.S. As the Company has a controlling interest, the Company consolidates Elite in its consolidated financial statements.

On November 18, 2024, the Company acquired substantially all of the assets of Eco Clean KY, LLC, an Ecomaid franchisee operating out of Richmond, KY. See Note 3.

On January 16, 2025, the Company acquired substantially all of the assets of Lawnorder, Inc. and FMJ, LLC, a Lawn Doctor franchisee operating out of Altoona, PA. See Note 3.

2. Basis of Presentation and Significant Accounting Policies

Principles of Consolidation

The consolidated financial statements of LD Parent, Inc. include the accounts of Lawn Doctor, Inc. and its wholly-owned subsidiaries, Mosquito Hunters, LLC, Ecomaid, LLC, Sparkle Squad and Elite (collectively the “Company”). The consolidated financial statements of the Company are prepared in accordance with accounting principles generally accepted in the United States of America (“GAAP”). All significant intercompany transactions and accounts have been eliminated in consolidation.

Non-controlling Interests

Non-controlling interests in consolidated subsidiaries are required to be classified as a separate component of equity in the Consolidated Balance Sheets and the amounts of net income and any applicable comprehensive income attributable to the non-controlling interests are included in consolidated net income on the face of the Consolidated Statements of Operations.

The accounts of Mosquito Hunters, LLC have been included in the Company’s consolidated financial statements and the affiliates’ proportionate share of the net assets have been reflected in the accompanying Consolidated Balance Sheets as non-controlling interest in the amount of \$(81,181) and \$(110,124) at December 31, 2025 and 2024, respectively. Included in the years ended December 31, 2025 and 2024 Consolidated Statements of Operations is \$28,943 and \$91,878, of the non-controlling interest income allocation due to the related partial ownership of Mosquito Hunters.

LD Parent, Inc.

Notes to Consolidated Financial Statements

The accounts of Ecomaid, LLC have been included in the Company's consolidated financial statements and the affiliates' proportionate share of the net assets have been reflected in the accompanying consolidated financial statements as non-controlling interest in the amount of \$(804,192) and \$(598,596) at December 31, 2025 and 2024, respectively. Included in the years ended December 31, 2025 and 2024 Consolidated Statements of Operations is \$(197,258) and \$(123,851), of the non-controlling interest loss allocation due to the related partial ownership of Ecomaid.

The accounts of Sparkle Squad and Elite have been included in the Company's consolidated financial statements and the affiliates' proportionate share of the net assets have been reflected in the accompanying consolidated financial statements as non-controlling interest in the amount of \$441,604 and \$696,236 at December 31, 2025 and 2024, respectively. Included in the year ended December 31, 2025 and 2024 Consolidated Statement of Operations is \$(190,842) and \$(226,600) of the non-controlling interest loss allocation due to the related partial ownership of Sparkle Squad and Elite.

Revenue Recognition

The Company recognizes revenue in accordance with ASC 606, which provides a five-step model for recognizing revenue from contracts with customers as follows:

- Identify the contract with a customer
- Identify the performance obligations in the contract
- Determine the transaction price
- Allocate the transaction price to the performance obligations in the contract
- Recognize revenue when or as performance obligations are satisfied

The Company has identified the following revenue streams; initial franchise fees, operating revenues which consist of: service/royalty fees from franchises, corporate location sales, sales of parts and equipment, revenues from sales type leases, advertising revenue, and interest income related to notes receivable and loans receivables. The Company's initial franchise fees are recognized over the life of the contract. Commissions relating to such contracts are recorded as a prepaid asset and amortized over the life of the contract.

In accordance with ASC 606, the Company disaggregates its revenue from customers with contracts by revenue streams. The Company's revenue streams are presented in the following table:

Years Ended December 31,	2025	2024
Net Revenues:		
Service/royalty fees	\$ 27,389,193	\$ 25,368,940
Corporate location sales	2,973,238	1,455,186
Part and equipment sales	3,622,024	3,691,417
Advertising revenue	8,856,790	9,053,646
Initial franchise fees	4,118,089	4,655,247
Interest, service charges, and other	873,664	1,039,616
Total Net Revenues	\$ 47,832,998	\$ 45,264,052

Service/royalty fees derived from franchises ("Service Fees") are recognized as revenue when revenues are earned by the franchisees. The franchisees agree to pay to the Company a weekly royalty and service fee based on a percentage of the net revenues derived by the respective franchisees from the Company's business. Revenue from corporate location sales are recognized when home services have been rendered to the Company's customers and are earned by the Company. In 2024, corporate location sales were included with parts and equipment sales. Revenue from sales of parts and equipment are recognized, at the point in time which control is transferred, upon shipment. Interest income related to notes receivable and loans receivable is recorded as revenue when earned (and collection is reasonably assured) in accordance with the interest method.

Initial franchise fees are deferred and recognized over the life of the contract. Commissions paid on initial franchise fees are deferred and charged to expense upon recognition of the initial fee.

Advertising funds are presented as a gross up of revenue and related cost. Advertising funds, such as the Company's National Marketing Fund and Regional Marketing fund, promote the Company's brand nationally and in the local markets.

LD Parent, Inc.

Notes to Consolidated Financial Statements

In accordance with ASC 606, the Company records gross revenue related to Advertising funds which includes amounts charged by the Company to franchisees based on established contracts. Revenue related to these amounts is based on a percentage of sales of the franchisee and is recognized as earned. The sales-based royalty exception applies, and amounts are recognized as the underlying sales are done by the respective franchisees. Advertising fund revenue is deferred and is recognized as advertising expense as incurred by the Company.

Interest income mainly represents interest on notes receivable from franchisees and is recognized using the effective interest method. Service charges represent call center income, which is recognized at a point in time which the control is transferred, upon completion of calls.

Contract balances

The timing of revenue recognition may not align with the right to invoice the customer under franchisee agreements. The Company records accounts receivable when it has the unconditional right to issue an invoice and receive payment, regardless of whether revenue has been recognized. If revenue has not yet been recognized, a contract liability (deferred revenue) is recorded. Deferred revenue represents franchisee fees received that have not been earned yet. Included within the Consolidated Balance Sheets is an amount of \$10,119,606 and \$8,687,188 which represent deferred revenues as of the year ended December 31, 2025 and 2024, respectively. The opening balances of deferred revenues as of January 1, 2024 were \$7,510,379.

Costs to obtain a contract

Broker commissions paid to brokers, as well as commissions paid to internal sales personnel, that are incremental to the acquisition of franchisee contracts are capitalized as prepaid commissions on the Consolidated Balance Sheet when the period of benefit is determined to be greater than one year. The Company elected to apply the practical expedient to expense broker and sales commissions and associated costs as incurred when the expected amortization period is one year or less. The Company determines the period of benefit for broker and sales commissions paid for the acquisition of the franchisee contract by taking into consideration the term of the franchisee agreement. Amortization is recognized on a straight-line basis over a period of approximately ten years, which is commensurate with the pattern of revenue recognition. Included within the Consolidated Balance Sheets is an amount of \$6,212,904 and \$5,778,198 which represent prepaid commissions as of the year ended December 31, 2025 and 2024, respectively.

Receivables from Franchisees, net

The Company accounts for Receivables from Franchisees using the Current Expected Credit Losses (CECL) model. Credit losses for financial assets measured at amortized cost should be determined based on the total current expected credit losses over the life of the financial asset or group of financial assets. In effect, the financial asset or group of financial assets should be presented at the net amount expected to be collected. Credit losses will no longer be recorded under the current incurred loss model for financial assets measured at amortized cost.

Under the CECL model, the Company develops and documents its allowance for expected credit losses service fee (trade) receivables, notes receivables, and sales type equipment leases. The determination of portfolio segments is based primarily on asset type consideration of the credit risks.

Our quantitative allowance for credit loss estimates under CECL was determined using the loss rate method, which is impacted by certain adjustments for the nature of the aged receivables. In addition to our quantitative allowance for expected credit losses, we also incorporated a qualitative adjustment that may relate to unique risks or other relevant factors to further inform our estimate of the allowance for expected credit losses.

Additionally, due to the expansion of the time horizon over which we are required to estimate future credit losses, we may experience increased volatility in our future provisions for expected credit losses. Factors that could contribute to such volatility include, but are not limited to, changes in the composition and credit quality of customer base, economic conditions and forecasts, the allowance for credit loss models that are used, the data that is included in the models, the associated qualitative allowance framework, and our estimation techniques.

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Notes to Consolidated Financial Statements

Trade accounts receivable and unbilled receivables are recorded at invoiced amounts, net of allowance for expected credit losses, if applicable, and are unsecured and do not bear interest. Notes receivables reflect the outstanding balance, principal and interest, net of allowance for expected credit losses.

The allowance for expected credit losses is based on the probability of future collection under the current expected credit losses model. Under the CECL model, the Company determines its allowance by applying a loss-rate method based on an aging schedule using the Company's historical loss rate. The Company also considers reasonable and supportable current information in determining its estimated loss rates, such as external forecasts, macroeconomic trends or other factors including customers' credit risk and historical loss experience. The adequacy of the allowance is evaluated on a regular basis. Account balances are written off after all means of collection are exhausted and the balance is deemed uncollectible. Subsequent recoveries are credited to the allowance. Changes in the allowance are recorded as adjustments to bad debt expense in the period incurred.

The following table sets forth the activity in the Company's allowance for expected credit losses:

	Trade Receivables	Note Receivable	Sales Type Leases	Total Allowance for Expected Credit Losses
Beginning balances at January 1, 2024	\$ 345,305	\$ 656,890	\$ 4,380	\$ 1,006,575
Current period adjustment to allowance for expected credit losses	286,068	53,566	21,008	360,642
Write-offs charged against allowance	(202,718)	(441,551)	(16,619)	(660,888)
Ending balances as of December 31, 2024	428,655	268,905	8,769	706,329
Current period adjustment to allowance for expected credit losses	265,191	19,766	—	284,957
Write-offs charged against allowance	(46,696)	(190,831)	—	(237,527)
Ending balances as of December 31, 2025	\$ 647,150	\$ 97,840	\$ 8,769	\$ 753,759

The Company provides franchisees with an option to finance a portion of the initial franchise fee(s) over a period of up to 96 months with interest at 12% per annum. Additionally, the Company has converted accounts receivable from certain franchisees to notes receivable. These financing arrangements entered into during the years ended December 31, 2025 and 2024 were \$220,145 and \$369,450, respectively. These financing arrangements are recorded as notes receivable and included within receivables from franchisees in the accompanying Consolidated Balance Sheets. As of December 31, 2025 and 2024, \$794,193 and \$1,064,238 was outstanding of which \$340,234 and \$501,967 was classified as a current asset, which represents the principal amounts due on the aggregate notes receivable, respectively.

The Company leases equipment to its franchisees with an option to pay in full upon execution of the lease or finance over 60, 72 or 84 months depending on the type of equipment. Interest is not to exceed 1.5% per month and the Company recognizes the imputed interest over the term of the lease. The Company records these leases as a sales-type lease in accordance with ASC 842 Leases (Note 8). Leased equipment is recorded in receivables from franchisees in the accompanying Consolidated Balance Sheets.

As of December 31, 2025, \$2,137,617 was outstanding of which \$482,570 was classified as a current asset. As of December 31, 2025, the Company recorded \$546,786 as unearned interest of which \$173,581 was classified within other current liabilities.

As of December 31, 2024, \$1,992,905 was outstanding of which \$465,266 was classified as a current asset. As of December 31, 2024, the Company recorded \$503,338 as unearned interest of which \$162,093 was classified within other current liabilities.

Unearned interest beyond one year is recorded in long-term other liabilities.

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Notes to Consolidated Financial Statements

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. The Company believes that the significant accounting estimates most critical to aid in fully understanding and evaluating the consolidated financial results include the accounting for expected credit losses. Actual results, as determined at a later date, could differ from those estimates.

Shipping Costs

Costs to ship products to franchisees are expensed to manufacturing expenses as incurred. The Company recorded shipping costs of \$171,103 and \$161,727 for the years ended December 31, 2025 and 2024, respectively.

Cash and Cash Equivalents

The Company maintains cash balances in various financial institutions located in the United States of America which, at times, may exceed federally insured limits. The Company considers all highly liquid investments purchased with an original maturity of three months or less to be cash equivalents.

Concentration of Credit Risk

The Company maintains its cash and cash equivalents balances in a financial institution that is insured by the Federal Deposit Insurance Corporation up to \$250,000 each. At times, such balances may be in excess of the FDIC insurance limit. The Company has not experienced any losses in such accounts and management believes that the Company is not exposed to any significant credit risk with respect to the Company's cash balances.

No one franchise or vendor exceeded 10% of the Company's revenues, receivables, purchases, or payables for the years ended December 31, 2025 and 2024.

Inventories, net

Inventories are stated at the lower of cost and net realizable value. Parts and materials, included as inventory, are evaluated annually by management for net realizable value and obsolescence. At December 31, 2025 and 2024, the reserve for inventory was \$50,772.

Property, Plant and Equipment, net

Property, plant and equipment are stated at cost less accumulated depreciation and amortization. Depreciation of property and equipment is computed by the straight-line method over the estimated useful lives, which approximate 39 years for building, 5 to 7 years for furniture, fixtures and other equipment and 3 to 5 years for software and transportation equipment. Improvements to leasehold property are amortized on the straight-line method over the shorter of the asset life and remaining lease term.

Goodwill

As required by ASC 350, Goodwill and Other Intangible Assets ("ASC350"), the Company tests goodwill for impairment and follows ASU 2017-04 which amended ASC 350 for testing goodwill for impairment. Under ASU 2017-04, a goodwill impairment loss must be measured as the excess of a reporting unit's carrying amount (including goodwill) over its fair value. Impairment losses are limited to the total amount of goodwill allocated to the reporting unit. Goodwill is not amortized, but instead tested for impairment at the reporting unit level at least annually and more frequently upon the occurrence of certain events. The Company has one reporting unit. A qualitative assessment is performed to assess the qualitative factors and to determine whether it is more likely than not that the fair value of the reporting unit is less than its carrying amount. If the reporting unit does not pass the qualitative assessment, the carrying amount of the reporting unit, including goodwill, is compared to the fair value, and goodwill is considered impaired if the carrying value of the reporting unit exceeds its fair value. The fair value is estimated under a discounted cash flow approach, supplemented with a market multiple valuation approach.

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Significant estimates used in the discounted cash flow models include assumptions regarding future growth rates, terminal values, and discount rates. Any excess is recognized as an impairment loss. In conjunction with the management's annual review of goodwill and based on the qualitative assessments performed in 2025 and 2024, the Company determined it is not more likely than not that the fair value of the reporting unit is less than the carrying amount.

Indefinite and Finite Lived Intangibles

In accordance with ASC 350, indefinite lived intangible assets are recorded at cost and are reviewed for impairment on an annual basis and whenever events or circumstances indicate that their carrying values may not be recoverable. Impairment is recorded if the carrying amount exceeds fair value. Intangible assets which have finite useful lives are amortized using the straight-line method over their useful lives and consist of franchisee and customer relationships, and a leasehold interest.

Future adverse changes in market conditions or poor operating results could result in losses or an inability to recover the carrying value of the goodwill and other intangible assets thereby possibly requiring an impairment charge in the future.

Long-lived Assets

The Company accounts for the impairment of long-lived assets in accordance with ASC 360, *Accounting for the Impairment or Disposal of Long-Lived Assets*. In accordance with ASC 360, the Company evaluates long-lived assets, including intangible assets, for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable based on expected undiscounted cash flows attributable to that asset or group of assets. The amount of any impairment is measured as the difference between the carrying value and the fair value of the impaired asset. The Company did not have any long-lived assets impairment indicators during the years ended December 31, 2025 and 2024.

Debt Issuance Costs

Costs related to financing are being capitalized and amortized straight line, which approximates the effective interest method, over the term of the related debt facilities. Unamortized debt issuance costs were \$0 and \$1,832 as of December 31, 2025 and 2024, respectively, and are presented as a reduction to long-term debt in the Consolidated Balance Sheets. Amortization of debt issuance costs for the years ended December 31, 2025 and 2024 was \$1,832 and \$21,989, respectively, and is recorded in interest expense in the Consolidated Statements of Operations.

Income Taxes

The asset and liability approach is used to recognize deferred tax assets and liabilities for the expected future tax consequences of temporary differences between the carrying amounts and the tax basis of assets and liabilities.

The Company recognizes a tax benefit from an uncertain position only if it is more likely than not the position is sustainable, based solely on its technical merits and consideration of the relevant taxing authority's widely understood administrative practices and precedents. If this threshold is met, the Company measures the tax benefit as the largest amount of benefit that is greater than fifty percent likely being realized upon ultimate settlement. The Company recognizes interest and penalties, if any, related to unrecognized tax benefits as income tax expense in the statement of operations. As of December 31, 2025 and 2024, there was no impact to the consolidated financial statements relating to accounting for uncertainty in income taxes.

Fair Value Measurements

Fair value is a market-based measurement, which is defined as the price that would be received to sell an asset or transfer a liability in an orderly transaction between market participants at the measurement date. Valuation techniques for fair value measurements include the market approach (comparable market prices), the income approach (present value of future income or cash flow) and the cost approach (cost to replace the service capacity of an asset or replacement cost), which are each based upon observable and unobservable inputs. Observable inputs reflect market data obtained from independent sources, while unobservable inputs reflect the Company's market assumptions. The Company utilizes a fair value hierarchy that prioritizes inputs to fair value measurement techniques into three broad levels:

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- Level 1: Observable inputs such as quoted prices for identical assets or liabilities in active markets.
- Level 2: Observable inputs other than quoted prices that are directly or indirectly observable for the asset or liability, including quoted prices for similar asset or liabilities in active markets; quoted prices for similar or identical assets or liabilities in markets that are not active; and mode-derived valuations whose inputs are observable or whose significant value drivers are observable.
- Level 3: Unobservable inputs that reflect the reporting entity's own assumptions.

The Company's material financial instruments at December 31, 2025 and 2024, for which disclosure of estimated value is required by certain accounting standards, consisted primarily of cash and cash equivalents, receivables from franchisees, accounts payable, accrued expenses, and long-term debt. Cash and cash equivalents, receivables from franchisees, accounts payable, and accrued expenses are considered Level 1 due to their short-term nature and their market interest rates. The carrying value of long-term debt, which the Company does not record at fair value, approximates fair value due to the variable interest rate associated with this financial instrument which reflects current market rates available to the Company and is considered Level 2.

Business Acquisitions

The Company accounts for business combinations in accordance with ASC 805 Business Combinations. ASC 805 requires business combinations to be accounted for using the purchase method of accounting and includes specific criteria for recording intangible assets separate from goodwill. Results of operations of acquired businesses are included in the financial statements of the acquiring company from the date of acquisition. Assets acquired and liabilities assumed of the acquired company are recorded at their fair value at the date of acquisitions.

Leases

The Company engages in leasing activity as both a lessee and a lessor.

The Company accounts for leases pursuant to ASC Topic 842, *Leases*, which the Company adopted effective January 1, 2022, using the modified retrospective method of adoption. The Company elected the package of practical expedients, which, among other items, permits the Company not to reassess under the new standard its prior conclusions about lease identification and initial direct costs. The Company also elected the short-term lease recognition exemption for all leases that qualify. Under this election, the Company does not recognize right-of-use assets or lease liabilities for leases with a term of 12 months or less. The Company also elected to not separate lease and non-lease components for all leases.

Lessee

The Company enters into operating leases and determines whether an arrangement is a lease at inception of the arrangement. The Company accounts for a lease when it has the right to control the leased asset for a period of time while obtaining substantially all of the assets' economic benefits. Leases are classified as operating or finance leases at the lease commencement date. A lease is classified as a finance lease if any one of the following criteria are met:

1. The lease transfers ownership of the asset at the end of the lease term.
2. The lease contains an option to purchase the asset that is reasonably certain to be exercised.
3. The lease term is for a major part of the remaining useful life of the asset, or
4. The present value of the lease payments equals or exceeds substantially all of the fair value of the asset.

A lease is classified as an operating lease if it does not meet any one of these criteria. The Company currently only has operating leases as a lessee. The operating leases consist primarily of facility space, vehicles, and office equipment.

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Notes to Consolidated Financial Statements

Lease liabilities are recognized at the lease commencement date based on the estimated present value of future minimum lease payments over the lease term, excluding lease incentives and initial direct costs incurred, if any. Lease liabilities represent the company's obligation to make lease payments arising from the lease and Right-of-Use (ROU) assets represent the Company's right to use an underlying asset for the lease term. The discount rate used to determine the present value of the lease payments is the Company's incremental borrowing rate based on the information available at lease inception, as generally an implicit rate in the lease is not readily determinable. The Company's leases do not include residual value guarantees or covenants.

Lease expense for operating leases with original terms of less than 12 months is recognized on a straight-line basis over the lease term.

When determining the lease term at inception, options to extend or renew leases are included in the measurement and recognition of ROU asset and liability when it is reasonably certain that the Company will exercise the option. The Company considers various economic factors when making the determination, including, but not limited to, the significance of leasehold improvements incurred in the facility space, the difficulty in replacing the lease, underlying contractual obligations, or specific characteristics unique to a particular lease. Subsequent to entering a lease, if it becomes reasonably certain that the Company will exercise an option that was not included in the lease term, the Company accounts for the change in circumstances as a lease modification, which results in the remeasurement of the ROU asset and liability as of the modification date. The Company continually evaluates whether facts or circumstances indicate it is reasonably certain that it will exercise an option.

Lessor

The Company classifies leases as sales-type based on the results of the classification tests in accordance with ASC 842 and has elected, as an accounting policy, to present all funds collected from lessees for sales and other similar taxes net of the related sales tax expense for all lessor leases. The Company also excludes executory costs from lease accounting if the lessee's payments of those costs are made to a third party (e.g. taxing authority or insurer).

Advertising Expenses

The Company expenses its advertising costs the first time the advertising takes place. All advertising costs are expensed as incurred. Total advertising expense recorded in selling, general, and administrative expense within the Consolidated Statements of Operations was \$731,808 and \$704,758 for the years ended December 31, 2025 and 2024, respectively.

The Company incurs regional advertising costs, which are repaid weekly by franchisees based upon their cash receipts. The balances are reported as prepaid or accrued expenses at year-end.

3. Acquisitions

2025 Formation of LD Local Operations LLC and Acquisition of Lawnorder Inc. and FMJ LLC

On January 13, 2025 the Company formed a new limited liability company, LD Local Operations LLC, to operate a corporate location. Subsequently, on January 16, 2025, Lawn Doctor, Inc. entered into an agreement to acquire substantially all of the assets of Lawnorder Inc. and FMJ, LLC, a Lawn Doctor franchisee operating out of Altoona PA.

Total consideration was a \$1,742,667 cash payment by the Company. The acquisition was accounted for as a business combination using the acquisition method of accounting in accordance with Accounting Standards Codification ("ASC") 805, Business Combinations (ASC 805). In accordance with ASC 805, acquisition related costs must be accounted for separately from the business combination and are not part of the consideration transferred. In connection with the acquisition, the Company incurred \$39,821 in acquisition related costs which is included in the selling, general and administrative expenses in the Consolidated Statements of Operations.

The allocation of the total consideration paid of the Company's net tangible and identifiable intangible assets was based upon the estimated fair value, using available information at acquisition date, of those assets as of January 16, 2025. The Company allocated the excess of purchase price over the identifiable intangible and net tangible assets to goodwill and expected synergies with the Company's existing operations. To the extent the Company has a tax basis in goodwill and intangibles, it is deductible over 15 years.

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Notes to Consolidated Financial Statements

The following table presents the breakdown between purchase consideration and the allocation of the total purchase price:

Acquired tangible assets and liabilities:	
Inventory	\$ 24,476
Property and equipment	236,833
Net tangible assets	261,309
Identifiable intangible assets:	
Goodwill	1,481,358
Total purchase consideration	\$ 1,742,667

At the time of the acquisition by the Company, there were no existing enforceable contractual rights remaining pursuant to the original franchise agreement and as a result, the Company did not record any reacquired right intangible assets in connection with this transaction. The Company estimated the fair value of property and equipment and intangible assets using the income, cost and market approaches to value the related assets. Fair values were determined by management.

The consolidated financial statements include results of operations following the Altoona acquisition for the period from January 16, 2025 through December 31, 2025.

2024 Formation of EM Corporate - Lexington Richmond LLC and Acquisition of Eco Clean KY LLC

On October 9, 2024 the Company formed a new limited liability company, EM Corporate - Lexington Richmond LLC, to operate a corporate location. Subsequently, on November 18, 2024, Ecomaid LLC entered into an agreement to acquire substantially all of the assets of Eco Clean KY, LLC, an Ecomaid franchisee operating out of Richmond KY.

Total consideration was a \$50,000 cash payment by the Company. The acquisition was accounted for as a business combination using the acquisition method of accounting in accordance with ASC 805. In accordance with ASC 805, acquisition related costs must be accounted for separately from the business combination and are not part of the consideration transferred. In connection with the acquisition, the Company incurred \$19,694 in acquisition related costs which is included in the selling, general and administrative expenses in the Consolidated Statements of Operations.

The allocation of the total consideration paid of the Company's net tangible and identifiable intangible assets was based upon the estimated fair value, using available information at acquisition date, of those assets as of November 18, 2024. The Company allocated the excess of purchase price over the identifiable intangible and net tangible assets to goodwill and expected synergies with the Company's existing operations. To the extent the Company has a tax basis in goodwill and intangibles, it is deductible over 15 years.

The following table presents the breakdown between purchase consideration and the allocation of the total purchase price:

Acquired tangible assets and liabilities:	
Property and equipment	\$ 41,685
Net tangible assets	41,685
Identifiable intangible assets:	
Goodwill	8,315
Total purchase consideration	\$ 50,000

The Company estimated the fair value of property and equipment and intangible assets using the income, cost and market approaches to value the related assets. Fair values were determined by management.

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Notes to Consolidated Financial Statements

The consolidated financial statements include results of operations following the Lexington acquisition for the period from November 18, 2024 through December 31, 2024.

The Company follows Account Standards Update (ASU) 2021-08, Business Combinations (Topic 805) – Accounting for Contract Assets and Contract Liabilities from Contracts with Customers. ASU 2021-08 requires that an entity (acquirer) recognize and measure contract assets and contract liabilities acquired in a business combination in accordance with Topic 606, as if it had originated the contracts.

4. Receivables from Franchisees, net

December 31,	2025	2024
Amounts billed and currently receivable from franchisees	\$ 2,930,190	\$ 2,574,427
Notes receivable from franchisees	340,234	501,967
Net investment in sales type leases	482,570	465,266
Less: Allowance for expected credit losses	(753,759)	(706,329)
Current portion	2,999,235	2,835,331
Notes receivable from franchisees	453,959	562,271
Net investment in sales type leases	1,655,048	1,527,639
Noncurrent portion	2,109,007	2,089,910
Receivables from Franchisees, net	\$ 5,108,242	\$ 4,925,241

The Company wrote off uncollectible accounts totaling \$237,527 and \$660,888 for the years ended December 31, 2025 and 2024, respectively. The opening balances of billed receivables and unbilled receivables from franchisees, net as of January 1, 2024 were \$5,389,481.

5. Inventories, net

December 31,	2025	2024
Raw materials	\$ 179,016	\$ 158,373
Work-in-progress	235,530	215,931
Finished goods	1,309,967	1,894,545
Inventories, net	\$ 1,724,513	\$ 2,268,849

6. Property, Plant and Equipment, net

Property, plant and equipment consist of the following:

December 31,	2025	2024
Land	\$ 440,304	\$ 440,304
Building	1,126,624	1,126,624
Furniture, fixtures and other equipment	2,094,799	1,447,095
Leasehold improvements	609,669	541,418
Gross property	4,271,396	3,555,441
Less: accumulated depreciation and amortization	(1,708,056)	(1,419,508)
Property, plant and equipment, net	\$ 2,563,340	\$ 2,135,933

Depreciation and amortization expense totaled \$288,548 and \$250,106 for the years ended December 31, 2025 and 2024, respectively, and is included within selling, general and administrative expenses in the Consolidated Statements of Operations.

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Notes to Consolidated Financial Statements

7. Goodwill

The following is a summary of goodwill as of December 31, 2025 and 2024:

Balance as of January 1, 2024	\$	38,871,101
Addition due to EM Lexington acquisition (Note 3)		8,315
Balance as of December 31, 2024		38,879,416
Addition due to LD Altoona acquisition (Note 3)		1,481,358
Balance as of December 31, 2025	\$	40,360,774

8. Intangibles, net

Intangibles are summarized as follows:

December 31,	2025	2024	Useful Life
Franchisee and customer relationships	\$ 34,940,000	\$ 34,940,000	10-15 years
Trade name	12,398,201	12,398,201	Indefinite
Systems-in-place	6,800,000	6,800,000	Indefinite
Gross intangibles	54,138,201	54,138,201	
Less: accumulated amortization	(18,265,460)	(15,900,524)	
Intangibles, net	\$ 35,872,741	\$ 38,237,677	

As of December 31, 2025 and 2024, the remaining weighted average amortization period of the Company's franchise and customer relationship intangible asset is 7.08 years and 8.08 years, respectively.

Amortization expense totaled \$2,364,936 and \$2,364,022 for the years ended December 31, 2025 and 2024, respectively, and is included within selling, general and administrative expenses in the Consolidated Statements of Operations.

Estimated future amortization expense for the next five years of franchisee and customer relationships at December 31, 2025 is as follows:

Years ending December 31,	
2026	\$ 2,365,336
2027	2,365,336
2028	2,365,336
2029	2,365,336
2030	2,365,336

LD Parent, Inc.

Notes to Consolidated Financial Statements

9. Leases

The Company currently has operating leases for its facility space, vehicles, and postage equipment. These leases are used for the operations of the business and are mostly located in the state of New Jersey. The initial lease term and whether the Company has the option to renew are outlined below:

- Facility space – 10 years with the option to renew
- Vehicles – 2 to 10 years with no option to renew
- Postage equipment – 5 years with no option to renew

The option to renew was not included in the calculation of the liability and ROU asset for the facility space since it was not reasonably certain the Company would exercise this option at the effective date of ASC 842.

The components of lease expense were as follows:

Year ending December 31,	2025	2024
Operating lease cost	\$ 330,028	\$ 302,341
Short-term lease cost	—	—
Total lease cost	\$ 330,028	\$ 302,341

The weighted-average remaining lease term and discount rate for operating leases, for the year ended December 31, 2025, are as follows:

Operating leases	2025	2024
Weighted-average remaining lease term	2.62 years	3.44 years
Weighted-average discount rate	6.93%	6.93%

The following table indicates the financial statement lines where the Company's operating lease liabilities and ROU assets are included in the Consolidated Balance Sheets:

	2025	2024	Balance sheet classifications
Assets:			
Operating lease ROU assets	\$ 884,399	\$ 1,155,282	Right-of-use asset
Total lease assets	\$ 884,399	\$ 1,155,282	
Liabilities:			
Current operating lease liabilities	\$ 319,139	\$ 320,560	Current portion of lease obligations
Non-current operating lease liabilities	565,260	834,722	Lease obligations, net of current portion
Total lease liabilities	\$ 884,399	\$ 1,155,282	

LD Parent, Inc.

Notes to Consolidated Financial Statements

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

	Operating leases
2026	\$ 368,261
2027	369,912
2028	214,526
2029	9,960
2030	2,082
Total minimum lease payments	964,741
Less: Amounts representing interest	80,342
Present value of lease payments	<u>\$ 884,399</u>

The Company's lessor portfolio consists of sales-type leases. The Company's has over 100 leases consisting of three types of lawn care equipment. Leases to the franchisees have an initial term of five to seven years with the option to renewal. Option periods were not included. The Company leases three types of lawn care equipment to its franchisees, including (i.) Turf Tamer Walk Behind, (ii.) Turf Tamer Stand-on Applicator, and (iii.) Turf Tamer Power Seeder.

Income from sales-type leases is recorded within the equipment revenue line item in the Consolidated Statements of Operations. The Company's income from sales-type leases at December 31, 2025 and 2024 were as follows:

	2025	2024
Interest income	\$ 130,769	\$ 116,371
Variable lease income	—	—
Total sales-type income	<u>\$ 130,769</u>	<u>\$ 116,371</u>

The net investment in sales-type leases as of December 31, 2025 and 2024 were as follows:

	2025	2024
Lease receivables	\$ 2,137,617	\$ 1,992,905
Unguaranteed residual assets	—	—
Net investment in sales-type leases	<u>\$ 2,137,617</u>	<u>\$ 1,992,905</u>

Future minimum payments to be received as lessor under non-cancelable sales-type leases as of December 31, 2025, were as follows:

	Sales-type leases
2026	\$ 448,334
2027	433,750
2028	390,365
2029	324,910
2030	253,624
Thereafter	286,634
Total minimum lease payments	2,137,617
Less: Amounts representing interest	546,786
Present value of lease payments	<u>\$ 1,590,831</u>

LD Parent, Inc.

Notes to Consolidated Financial Statements

10. Borrowing Arrangements

Credit Agreements

On June 30, 2023 the Company entered into a new credit agreement with LD Strategic DEBT CO, LLC, a related party in the amount of \$29,489,500 (referred to as the “Credit Agreement”). The proceeds from the loan were used to pay down the prior credit agreement that previously existed in 2023 in full. The Credit Agreement has no required installment payments until the maturity date, which was subsequently extended from February 7, 2025 to August 6, 2029, the date at which the outstanding balance is to be due and payable. The Credit Agreement also provides for annual prepayment of principal based on excess cash flow (as defined in the Credit Agreement). During the years ended December 31, 2025 and 2024, the Company did not make a prepayment based on excess cash flow. The Credit Agreement also provides for the maintenance of certain financial ratios, including leverage and fixed charge ratios. At December 31, 2025 and 2024, the Company was in compliance with all of its covenant requirements. At December 31, 2025 and 2024, \$29,489,500 was outstanding on the Term Loan.

The interest rate on the Credit Agreement varies depending if the Term Loan is a Base Rate Loan or a SOFR Loan. At December 31, 2023, the Company elected to treat the Credit Agreement as a SOFR Loan, which carried an effective interest rate of 9.94%.

	2025	2024
Long-term debt	\$ 29,489,500	\$ 29,489,500
Less: Current portion	—	—
Less: Deferred financing costs	—	(1,832)
Long-term debt, net	\$ 29,489,500	\$ 29,487,668

On May 21, 2025, the Company entered into a Loan and Security Agreement with Old Plank Trail Community Bank, N.A., which provides for a revolving credit facility with maximum borrowings of \$3.5 million. Borrowings under the facility are limited to the lesser of the committed amount or a borrowing base calculated based on eligible accounts receivable and inventory. Amounts outstanding under the revolving credit facility bear interest at variable rates based on either the Prime Rate or Term SOFR plus an applicable margin of 3.00%, subject to the terms of the agreement. The revolving credit facility is secured by substantially all of the Company’s assets, including accounts receivable and inventory, and matures on May 20, 2026. As of December 31, 2025, there were no amounts outstanding under the revolving credit facility.

In 2025, the Company incurred \$218,068 of costs in connection with entering into the revolving credit facility. These deferred financing costs are included in prepaid expenses and other current assets on the Company’s balance sheet and are amortized on a straight-line basis over the contractual term of the revolving credit facility, which approximates the effective interest method. At December 31, 2025, unamortized deferred financing costs totaled \$92,443 and the amortization of deferred financing costs was \$125,625.

Note Purchase Agreement

On February 7, 2018, in conjunction with the acquisition, the Company entered into a Note Purchase Agreement for an \$18,000,000 aggregate principal amount of senior secured notes with related parties. The notes are subordinate to the Credit Agreement noted above. The notes contain an annual interest rate of 16% and were payable upon maturity on August 7, 2023, which was subsequently extended to February 7, 2030, based on a sixth amendment to Note Purchase Agreement entered into in February 5, 2024. Payment of the notes is due in full on the maturity date. The Company may prepay the notes at a premium based upon the schedule set forth in the note purchase agreement. The note purchase agreement is collateralized by substantially all assets of Lawn Doctor, Inc. and was guaranteed by the Company. The note purchase agreement also provides for the maintenance of certain financial ratios, including leverage and fixed charge ratios. At December 31, 2025 and 2024, the Company was in compliance with all of its covenant requirements. At December 31, 2025 and 2025, \$18,000,000 was outstanding on the Note Purchase Agreement with related parties.

LD Parent, Inc.

Notes to Consolidated Financial Statements

Repayment of borrowing arrangements is as follows:

Years ending December 31,

2029	\$	29,489,500
2030		18,000,000
Total	\$	47,489,500

11. Accounts Payable and Accrued Expenses

	2025	2024
Accounts payable	\$ 652,974	\$ 384,806
Accrued expenses	2,471,781	1,834,818
Deferred franchise package costs	993,054	1,424,109
Accounts payable and accrued expense	\$ 4,117,809	\$ 3,643,733

12. Commitments and Contingencies

Employment Agreement

The Company has an employment agreement with a key executive which provides for an annual base salary plus an incentive bonus which is payable upon the achievement of certain defined financial benchmarks. The agreement was amended in 2018 to renew automatically for an additional one-year term unless the agreement is earlier terminated by either party. The agreement also includes a non-compete clause should the employee be terminated under specific terms of the agreement.

Employee Benefit Plan

The Company has a 401(k) savings retirement plan for all eligible employees. The plan allows for employee contributions to be matched by the Company on a pro rata basis. Contributions made to the plan by the Company, including fees, were \$170,000 and \$143,492 for the years ended December 31, 2025 and 2024, respectively.

Litigation

The Company is party to various legal proceedings that arise in the normal course of business. In the present opinion of management, none of these proceedings, individually or in the aggregate, are likely to have a material adverse effect on the consolidated financial position or consolidated results of operations or cash flows of the Company. However, management cannot provide assurance that any adverse outcome would not be material to the Company's consolidated financial position or consolidated results of operations or cash flows.

13. Related Party Balances and Transactions

See Note 10 for credit agreement and note purchase agreement with the stockholders of LD Parent. The Company made distributions to its stockholders of \$4,575,132 and \$5,800,000 during the years ended December 31, 2025 and 2024, respectively.

LD Parent, Inc.

Notes to Consolidated Financial Statements

14. Income Taxes

Deferred income taxes result from timing differences in the recognition of income and expenses for income tax and financial reporting purposes.

Net deferred tax assets and liabilities are summarized as follows:

December 31,	2025	2024
Employee compensation	\$ 496,991	\$ 453,171
Accounts receivable	147,319	135,011
Inventory	13,038	13,072
Partnership interest	691,942	807,393
Deferred revenue	1,359,494	820,899
Interest limitation	1,636,938	1,267,346
Lease liability	227,113	267,501
Foreign net operating loss	166,488	203,528
Valuation allowance	(642,101)	(487,291)
Deferred tax assets	4,097,222	3,480,630
Property and equipment	(623,504)	(569,439)
Intangible assets	(8,969,088)	(9,298,130)
Other	(17,204)	(8,403)
Deferred tax liabilities	(9,609,796)	(9,875,972)
Net deferred income tax liabilities	\$ (5,512,574)	\$ (6,395,342)

In assessing the realizability of deferred tax assets, management considers whether it is more-likely-than-not that some portion or all of the deferred tax assets will not be realized. The ultimate realization of deferred tax assets is dependent upon the generation of future taxable income during the periods in which those temporary differences become deductible. Management considers the scheduled reversal of deferred tax liabilities (including the impact of available carryback and carryforward periods), projected future taxable income, and tax-planning strategies in making this assessment. Based on this analysis, the Company has determined that a valuation allowance against certain attributes related to Sparkle Squad, LLC and Elite Franchise were appropriate due to lack of predictable income. As of December 31, 2025 and December 31, 2024, the Company maintained a valuation allowance in the amount of \$642,101 and \$487,291 respectively.

As of December 31, 2025 and 2024, the Company had approximately \$17,000 and \$160,000 in tax affected federal net operating loss carryforwards, respectively. The federal net operating losses have indefinite lives. As of December 31, 2025 and 2024, the Company had approximately \$146,000 and \$203,000, respectively, of net operating loss carryforwards in jurisdictions outside the U.S. which have a 20 year carryforward period and begin to expire in 2043. As of December 31, 2025 and 2024, the Company had approximately \$1,637,000 and \$1,267,000, respectively, of tax affected U.S. federal and disallowed interest carryforwards which also have an indefinite carryforward period.

LD Parent, Inc.

Notes to Consolidated Financial Statements

A summary of current and deferred income taxes included in the Consolidated Statements of Operations is as follows:

Year Ended December 31,	2025	2024
Current:		
Federal	\$ 1,952,158	\$ 1,718,652
State	538,481	567,613
Current tax expense	2,490,639	2,286,265
Deferred:		
Federal	(756,107)	(696,368)
State	(184,255)	(100,702)
Foreign	57,594	(10,070)
Deferred benefit	(882,768)	(807,140)
Total tax expense	\$ 1,607,871	\$ 1,479,125

The Company's effective income tax rate reconciles with the federal statutory rate as follows:

Years Ended December 31,	2025	2024
Federal statutory rate	21.0 %	21.0 %
State income taxes, net of federal tax benefit	5.2	5.6
Foreign taxes	0.1	(0.4)
Non-deductible expenses	0.1	0.1
Non-controlling interest	0.3	0.1
Return to provision adjustment	(0.9)	0.8
State Rate Changes	(0.3)	1.2
Change in valuation allowance	2.8	3.5
Other	1.9	0.1
Effective income tax rate on income before taxes	30.2 %	32.0 %

On July 4, 2025, the "One Big Beautiful Bill Act" (the "Act") was enacted into law. The Act made permanent certain tax provisions of the Tax Cuts and Jobs Act (2017) and includes changes to U.S. tax law that will be applicable to the Company beginning in 2025. The Act provides for significant U.S. tax law changes and modifications including provisions allowing for accelerated tax deductions on qualified research expenditures and the increased ability to deduct interest expense. The Company has included the provisions that are effective for this tax year.

As of December 31, 2025, The Company has not identified any uncertain tax positions. The Company does not anticipate that the total amount of the unrecognized tax benefits will change significantly within the next twelve months. The Company has analyzed its filing positions in all of the jurisdictions where it is required to file income tax returns, as well as all open years in these jurisdictions. Generally, tax years open for examination include the year 2022 and forward.

LD Parent, Inc.

Notes to Consolidated Financial Statements

15. Stock-Based Compensation

Share Options

Stock Options are issued by LD Parent pursuant to its 2018 Stock Incentive Plan (“the Plan”). The related stock-based compensation is pushed down to its subsidiary and recorded by the Company. The Company follows ASC 718, *Share-Based Payment*, for recording stock-based compensation. The fair value of each time-based and performance-based option award is estimated on the date of grant using a Black-Scholes option pricing model. These options, along with performance-based options, will be expensed when such events are deemed probable. Expected volatility is based on historical volatility of an appropriate industry sector index and other factors. The expected term of options with fixed exercise prices is derived by using the midpoint between vesting and expiration as the expected term of the option grant which is permitted under the guidance. The risk-free rate for periods within the contractual life of the option is based on the U.S. Treasury yield curve in effect at the time of grant. During the year ended December 31, 2025, 287 option shares that were fully vested expired and there was no change related to previously recognized stock compensation expense. In May 2025, the Company granted 212 new options pursuant to the Plan.

A summary of assumptions is presented below in connection with the Plan option grants:

	2025 Grants	2018 Grants
Expected volatility	33 %	23 %
Expected term (years)	7	5
Expected dividend yield	—	—
Risk-free interest rate	4.18 %	1.81 %

	Stock Options			Non-Exercisable	Exercisable
	Number of stock option shares	Weighted Average Exercise Price	Weighted Average Remaining Contractual Term (in years)		
Outstanding at December 31, 2023	891	\$ 3,931	4.30	—	891
Granted	—	—	—	—	—
Exercised	—	—	—	—	—
Forfeited or expired	—	—	—	—	—
Outstanding at December 31, 2024	891	\$ 3,931	3.30	—	891
Granted	212	12,089	9.33	182	30
Exercised	—	—	—	—	—
Forfeited or expired	(287)	—	—	—	(287)
Outstanding at December 31, 2025	816	\$ 6,055	4.87	182	634

The Company has time-based share-based compensation arrangements under the Plan, that vested over 5 years and were fully vested as of December 2023. The 2025 options vest over a 7 year period and include both a service condition and a performance condition. The performance condition is based on achievement of a certain Company target metric as defined in the option agreements. Achievement of the performance condition and related vesting is evaluated at the end of each fiscal year during the 7 year vesting period.

For the years ended December 31, 2025 and 2024, the Company recorded expense of \$161,742 and \$0, respectively, in selling, general, and administrative expenses for stock-based compensation. Unamortized stock-based compensation at December 31, 2025 and 2024 was \$970,449 and \$0, respectively.

LD Parent, Inc.

Notes to Consolidated Financial Statements

16. Subsequent Events

Management has reviewed and evaluated all events and transactions as of March 17, 2026, the date that the consolidated financial statements were available for issuance.

LD Parent, Inc.

Consolidated Financial Statements As of and for the Years Ended December 31, 2024 and 2023

The report accompanying these financial statements was issued by BDO USA, P.C., a Virginia professional corporation, and the U.S. member of BDO International Limited, a UK company limited by guarantee.



LD Parent, Inc.

Consolidated Financial Statements

As of and for the Years Ended December 31, 2024 and 2023

LD Parent, Inc.

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Independent Auditor's Report

Board of Directors
LD Parent, Inc.
Holmdel, NJ

Opinion

We have audited the consolidated financial statements of LD Parent, Inc. and its Subsidiaries (the Company), which comprise the consolidated balance sheets as of December 31, 2024 and 2023, and the related consolidated statements of operations, changes in stockholders' equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

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

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of 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 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 consolidated 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 issued or available to be issued.



Auditor's Responsibilities for the Audit of the 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 GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS, 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.

BDO USA, P.C.

March 17, 2025

Consolidated Financial Statements

LD Parent, Inc.

Consolidated Balance Sheets

December 31,	2024	2023
Assets		
Current assets:		
Cash and cash equivalents	\$ 4,604,289	\$ 3,533,468
Receivables from franchisees, current portion, net	2,835,331	2,997,724
Inventories, net	2,268,849	2,716,146
Prepaid expenses and other current assets	678,375	1,111,853
Total current assets	10,386,844	10,359,191
Non-current assets:		
Property, plant and equipment, net	2,135,933	2,259,241
Right-of-use assets, net	1,155,282	1,314,373
Intangible assets, net	38,237,677	40,560,885
Goodwill	38,879,416	38,871,101
Receivables from franchisees, net of current portion	2,089,910	2,391,757
Prepaid commissions	5,778,198	4,212,852
Other assets	55,786	55,786
Total non-current assets	88,332,202	89,665,995
Total assets	\$ 98,719,046	\$ 100,025,186
Liabilities and Stockholders' Equity		
Current liabilities:		
Accounts payable and accrued expenses	\$ 3,643,733	\$ 3,737,134
Current portion of lease obligations	320,560	275,352
Deferred revenue	1,253,940	1,064,125
Advertising funds	1,285,911	1,277,852
Franchisee deposits	1,997,925	661,115
Other current liabilities	319,127	467,941
Total current liabilities	8,821,196	7,483,519
Non-current liabilities:		
Long-term debt, net	29,487,668	29,465,679
Related party notes	18,000,000	18,000,000
Deferred income taxes, net	6,395,342	7,202,482
Deferred revenue, net of current portion	7,433,248	6,446,254
Lease obligations, net of current portion	834,722	1,039,021
Other non-current liabilities	409,194	376,760
Total non-current liabilities	62,560,174	62,530,196
Total liabilities	71,381,370	70,013,715
Commitments and contingencies		
Stockholders' equity:		
Parent Capital	\$ 27,350,161	\$ 29,765,383
Total LD Parent, Inc. stockholders' equity	27,350,161	29,765,383
Non-controlling interest	(12,485)	246,088
Total stockholders' equity	27,337,676	30,011,471
Total liabilities and stockholders' equity	\$ 98,719,046	\$ 100,025,186

See accompanying notes to the consolidated financial statements.

LD Parent, Inc.

Consolidated Statements of Operations

Years Ended December 31,	2024	2023
Net Revenues:		
Operating revenues	\$ 39,569,188	\$ 36,442,144
Initial franchise fees	4,655,248	3,281,425
Interest, service charges and other income	1,039,616	1,272,652
Total net revenues	45,264,052	40,996,221
Costs and expenses:		
Operating and training	4,631,926	3,624,960
Manufacturing	4,984,988	4,448,823
Selling, general and administrative	25,143,559	23,300,589
Total expenses	34,760,473	31,374,372
Income from operations	10,503,579	9,621,849
Other expense:		
Loss on extinguishment of debt	—	208,183
Gain on sale of assets	(4,268)	—
Interest expense, net	5,899,759	5,879,568
Income before income taxes	4,608,088	3,534,098
Income taxes:		
Income tax expense	(1,479,125)	(1,058,719)
Consolidated net income	3,128,963	2,475,379
Less: Net loss attributable to the non-controlling interest	(258,573)	(266,398)
Net income attributable to LD Parent, Inc.	\$ 3,387,536	\$ 2,741,777

See accompanying notes to the consolidated financial statements.

LD Parent, Inc.

Consolidated Statements of Changes in Stockholders' Equity

	Parent Capital	Non- controlling interest	Total Stockholders' Equity
Balance, December 31, 2022	\$ 32,310,607	\$ 512,486	\$ 32,823,093
Distributions	(5,250,000)	—	(5,250,000)
Adoption of ASC326, net of tax	(36,500)	—	(36,500)
Loss on foreign currency translation	(501)	—	(501)
Net income (loss)	2,741,777	(266,398)	2,475,379
Balance, December 31, 2023	\$ 29,765,383	\$ 246,088	\$ 30,011,471
Distributions	(5,800,000)	—	(5,800,000)
Loss on foreign currency translation	(2,758)	—	(2,758)
Net income (loss)	3,387,536	(258,573)	3,128,963
Balance, December 31, 2024	\$ 27,350,161	\$ (12,485)	\$ 27,337,676

See accompanying notes to the consolidated financial statements.

LD Parent, Inc.

Consolidated Statements of Cash Flows

Years Ended December 31,	2024	2023
Cash flows from operating activities:		
Consolidated net income	\$ 3,128,963	\$ 2,475,379
Adjustments to reconcile consolidated net income to net cash flows provided by operating activities:		
Provision for credit losses	360,642	226,965
Depreciation	250,106	265,252
Amortization	2,364,022	2,387,578
Amortization of right-of-use asset	302,341	298,507
Deferred income taxes	(807,140)	(1,393,013)
Loss on extinguishment of debt	—	151,183
Amortization of debt issuance costs	21,989	58,736
Changes in operating assets and liabilities:		
Receivables from franchisees	103,598	(119,822)
Inventories	447,297	(283,913)
Income tax receivable	—	61,847
Prepaid commission	(1,565,346)	508,714
Prepaid expenses and other current assets	433,478	(502,849)
Other assets	—	(30,072)
Accounts payable and accrued expenses	(93,401)	(393,660)
Deferred revenue	1,176,809	(612,543)
Advertising funds	8,059	(378,040)
Franchisee deposits	1,336,810	(200,925)
Other current liabilities	(148,814)	260,374
Other liabilities	29,676	2,021
Lease obligations	(302,341)	(298,506)
Net cash flows provided by operating activities	7,046,748	2,483,213
Cash flows from investing activity:		
Proceeds from sale of property and equipment	4,268	—
Purchases of intangible assets	(40,814)	—
Purchases of property, plant and equipment	(89,381)	(169,487)
Acquisition of a business	(50,000)	—
Net cash flows used in investing activity	(175,927)	(169,487)
Cash flows from financing activities:		
Proceeds from long term debt	—	29,489,500
Repayment for long-term debt	—	(29,566,250)
Parent distributions	(5,800,000)	(5,250,000)
Payment of debt issuance costs	—	(34,816)
Net cash flows used in financing activities	(5,800,000)	(5,361,566)
Net increase (decrease) in cash and cash equivalents	1,070,821	(3,047,840)
Cash and cash equivalents, beginning of period	3,533,468	6,581,308
Cash and cash equivalents, end of period	\$ 4,604,289	\$ 3,533,468
Supplemental cash flow information:		
Interest paid	\$ 5,876,271	\$ 5,820,225
Income taxes paid	2,209,470	2,153,631
Cash paid for amounts included in the measurement of operating lease obligations	388,640	321,151
Non-cash investing and financing activities:		
Initial recognition of right-of-use asset	143,251	1,380,507

See accompanying notes to the consolidated financial statements.

LD Parent, Inc.

Notes to Consolidated Financial Statements

1. Nature of the Business

LD Parent, Inc. (the “Company” or “LD Parent”) through its wholly-owned subsidiary Lawn Doctor, Inc., grants franchises to conduct lawn care/conditioning, tree/shrub care and pest control businesses throughout the United States, consisting of the sale of services and products authorized by the Company. As of December 31, 2024 and 2023, CNL Strategic Capital, LLC owns approximately 61% of LD Parent and the remaining 39% is owned by various related parties of LD Parent.

On April 20, 2018, the Company acquired a controlling interest in Mosquito Hunters, LLC (“Mosquito Hunters”). The Company has been able to expand their services in the pest industry as a result of this acquisition. As the Company has a controlling interest, the Company consolidates Mosquito Hunters in its consolidated financial statements.

On May 24, 2019, the Company acquired a controlling interest in Ecomaid LLC (“Ecomaid”), a franchisor of residential cleaning services. Ecomaid specializes as an innovator of environmentally responsible, non-toxic residential cleaning services for families throughout the United States. The Company believes this acquisition furthers its strategy of both growing organically and also through the acquisition of additional home service brands. The Company has been able to expand their services in the home cleaning as a result of this acquisition. As the Company has a controlling interest, the Company consolidates Ecomaid in its consolidated financial statements.

On October 7, 2022, the Company acquired a controlling interest in Elite Window Cleaning, Inc. (“Elite”), a Canadian based operator and franchisor offering window cleaning, gutter cleaning and power washing services to residential and commercial customers. Elite uses a unique approach, which virtually eliminates the need for ladders on residential and low-rise commercial jobs. The acquisition of Elite was made through Elite Franchising Corp.; a wholly owned subsidiary of Sparkle Squad LLC (“Sparkle Squad”), both of which were formed by the Company to facilitate the Elite transaction and eventually launch a similar franchise system in the U.S. As the Company has a controlling interest, the Company consolidates Elite in its consolidated financial statements.

On November 18, 2024, the Company acquired substantially all of the assets of Eco Clean KY, LLC, an Ecomaid franchisee operating out of Richmond KY. See Note 3.

2. Basis of Presentation and Significant Accounting Policies

Principles of Consolidation

The consolidated financial statements of LD Parent, Inc. include the accounts of Lawn Doctor, Inc. and its wholly-owned subsidiaries, Mosquito Hunters, LLC, Ecomaid, LLC, Sparkle Squad and Elite (collectively the “Company”). The consolidated financial statements of the Company are prepared in accordance with accounting principles generally accepted in the United States of America (“GAAP”). All significant intercompany transactions and accounts have been eliminated in consolidation.

Non-controlling Interests

Non-controlling interests in consolidated subsidiaries are required to be classified as a separate component of equity in the Consolidated Balance Sheets and the amounts of net income and comprehensive income attributable to the non-controlling interests are included in consolidated net income on the face of the Consolidated Statements of Operations.

LD Parent, Inc.

Notes to Consolidated Financial Statements

The accounts of Mosquito Hunters, LLC have been included in the Company's consolidated financial statements and the affiliates' proportionate share of the net assets have been reflected in the accompanying Consolidated Balance Sheets as non-controlling interest in the amount of \$(110,124) and \$(202,002) at December 31, 2024 and 2023, respectively. Included in the years ended December 31, 2024 and 2023 Consolidated Statements of Operations is \$91,878 and \$56,661, of the non-controlling interest income allocation due to the related partial ownership of Mosquito Hunters.

The accounts of Ecomaid, LLC have been included in the Company's consolidated financial statements and the affiliates' proportionate share of the net assets have been reflected in the accompanying consolidated financial statements as non-controlling interest in the amount of \$(598,596) and \$(474,746) at December 31, 2024 and 2023, respectively. Included in the years ended December 31, 2024 and 2023 Consolidated Statements of Operations is \$(123,851) and \$(177,161), of the non-controlling interest loss allocation due to the related partial ownership of Ecomaid.

The accounts of Sparkle Squad and Elite have been included in the Company's consolidated financial statements and the affiliates' proportionate share of the net assets have been reflected in the accompanying consolidated financial statements as non-controlling interest in the amount of \$696,236 and \$922,836 at December 31, 2024 and 2023, respectively. Included in the year ended December 31, 2024 and 2023 Consolidated Statement of Operations is \$(226,600) and \$(145,898) of the non-controlling interest loss allocation due to the related partial ownership of Sparkle Squad and Elite.

Revenue Recognition

The Company recognizes revenue in accordance with ASC 606, which provides a five-step model for recognizing revenue from contracts with customers as follows:

- Identify the contract with a customer
- Identify the performance obligations in the contract
- Determine the transaction price
- Allocate the transaction price to the performance obligations in the contract
- Recognize revenue when or as performance obligations are satisfied

The Company has identified the following revenue streams; initial franchise fees, operating revenues which consist of: service/royalty fees from franchises, sales of parts and equipment, revenues from sales type leases, advertising revenue, and interest income related to notes receivable and loans receivables. The Company's initial franchise fees are recognized over the life of the contract. Commissions relating to such contracts are recorded as a prepaid asset and amortized over the life of the contract.

In accordance with ASC 606, the Company disaggregates its revenue from customers with contracts by revenue streams. The Company's revenue streams are presented in the following table:

Years Ended December 31,	2024	2023
Net Revenues:		
Service/royalty fees	\$ 25,368,940	\$ 23,693,686
Part and equipment sales	5,146,603	4,450,670
Advertising revenue	9,053,646	8,297,789
Initial franchise fees	4,655,247	3,281,425
Interest, service charges, and other	1,039,616	1,272,651
Total Net Revenues	\$ 45,264,052	\$ 40,996,221

LD Parent, Inc.

Notes to Consolidated Financial Statements

Service/royalty fees derived from franchises (“Service Fees”) are recognized as revenue when revenues are earned by the franchisees. The franchisees agree to pay to the Company a weekly royalty and service fee based on a percentage of the net revenues derived by the respective franchisees from the Company’s business. Revenue from sales of parts and equipment are recognized, at the point in time which control is transferred, upon shipment. Interest income related to notes receivable and loans receivable is recorded as revenue when earned (and collection is reasonably assured) in accordance with the interest method.

Initial franchise fees are deferred and recognized over the life of the contract. Commissions paid on initial franchise fees are deferred and charged to expense upon recognition of the initial fee.

Advertising funds are presented as a gross up of revenue and related cost. Advertising funds, such as the Company’s National Marketing Fund and Regional Marketing fund, promote the Company’s brand nationally and in the local markets.

In accordance with ASC 606, the Company records gross revenue related to Advertising funds which includes amounts charged by the Company to franchisees based on established contracts. Revenue related to these amounts is based on a percentage of sales of the franchisee and is recognized as earned. The sales-based royalty exception applies, and amounts are recognized as the underlying sales are done by the respective franchisees. Advertising fund revenue is deferred and is recognized as advertising expense as incurred by the Company.

Interest income mainly represents interest on notes receivable from franchisees and is recognized using the effective interest method. Service charges represent call center income, which is recognized at a point in time which the control is transferred, upon completion of calls.

Contract balances

The timing of revenue recognition may not align with the right to invoice the customer under franchisee agreements. The Company records accounts receivable when it has the unconditional right to issue an invoice and receive payment, regardless of whether revenue has been recognized. If revenue has not yet been recognized, a contract liability (deferred revenue) is recorded. Deferred revenue represents franchisee fees received that have not been earned yet. Included within the Consolidated Balance Sheets is an amount of \$8,687,188 and \$7,510,379 which represent deferred revenues as of the year ended December 31, 2024 and 2023, respectively.

Costs to obtain a contract

Broker commissions paid to brokers, as well as commissions paid to internal sales personnel, that are incremental to the acquisition of franchisee contracts are capitalized as prepaid commissions on the Consolidated Balance Sheet when the period of benefit is determined to be greater than one year. The Company elected to apply the practical expedient to expense broker and sales commissions and associated costs as incurred when the expected amortization period is one year or less. The Company determines the period of benefit for broker and sales commissions paid for the acquisition of the franchisee contract by taking into consideration the term of the franchisee agreement. Amortization is recognized on a straight-line basis over a period of approximately ten years, which is commensurate with the pattern of revenue recognition. Included within the Consolidated Balance Sheets is an amount of \$5,778,198 and \$4,212,852 which represent prepaid commissions as of the year ended December 31, 2024 and 2023, respectively.

LD Parent, Inc.

Notes to Consolidated Financial Statements

Receivables from Franchisees, net

In June 2016, the FASB issued ASU 2016-13, Financial Instruments - Credit Losses (CECL). The amendments in this update introduce a new accounting model to measure credit losses for financial assets measured at amortized cost. The FASB has also issued additional ASUs to clarify the scope and provide additional guidance for ASU 2016-13. Credit losses for financial assets measured at amortized cost should be determined based on the total current expected credit losses over the life of the financial asset or group of financial assets. In effect, the financial asset or group of financial assets should be presented at the net amount expected to be collected. Credit losses will no longer be recorded under the current incurred loss model for financial assets measured at amortized cost.

The amendments were effective on January 1, 2023 for the Company, and have been applied using a modified retrospective approach with a cumulative-effect adjustment through retained earnings as of the beginning of the fiscal year upon adoption as required. While the standard modifies the measurement of the allowance for credit losses, it does not alter the credit risk of our trade or unbilled receivables.

The impact of applying the CECL methodology upon adoption was a decrease to opening retained earnings of \$50,000, less tax effect of \$13,500, primarily driven by additional reserves allocated to trade receivables aged greater than one year assumption used in the updated methodology.

Under the CECL impairment model, the Company develops and documents its allowance for credit losses service fee (trade) receivables, notes receivables, and sales type equipment leases. The determination of portfolio segments is based primarily on asset type consideration of the credit risks.

Our quantitative allowance for credit loss estimates under CECL was determined using the loss rate method, which is impacted by certain adjustments for the nature of the aged receivables. In addition to our quantitative allowance for credit losses, we also incorporated a qualitative adjustment that may relate to unique risks or other relevant factors to further inform our estimate of the allowance for credit losses.

Additionally, due to the expansion of the time horizon over which we are required to estimate future credit losses, we may experience increased volatility in our future provisions for credit losses. Factors that could contribute to such volatility include, but are not limited to, changes in the composition and credit quality of customer base, economic conditions and forecasts, the allowance for credit loss models that are used, the data that is included in the models, the associated qualitative allowance framework, and our estimation techniques.

Trade accounts receivable and unbilled receivables are recorded at invoiced amounts, net of allowance for credit losses, if applicable, and are unsecured and do not bear interest. Notes receivables reflect the outstanding balance, principal and interest, net of allowance for credit losses.

The allowance for doubtful accounts is based on the probability of future collection under the current expected credit losses impairment model. Under the CECL impairment model, the Company determines its allowance by applying a loss-rate method based on an aging schedule using the Company's historical loss rate. The Company also considers reasonable and supportable current information in determining its estimated loss rates, such as external forecasts, macroeconomic trends or other factors including customers' credit risk and historical loss experience. The adequacy of the allowance is evaluated on a regular basis. Account balances are written off after all means of

LD Parent, Inc.

Notes to Consolidated Financial Statements

collection are exhausted and the balance is deemed uncollectible. Subsequent recoveries are credited to the allowance. Changes in the allowance are recorded as adjustments to bad debt expense in the period incurred.

Prior to December 31, 2023, trade and unbilled receivables and notes receivables were presented net of allowance for doubtful accounts based on the credit risk of specific clients, past collection history, and management's evaluation of other risks.

The following table sets forth the activity in the Company's allowance for credit losses:

	Trade Receivables	Note Receivable	Sales Type Leases	Total Allowance for Credit Losses
Beginning balances at January 1, 2023	\$ 234,955	\$ 588,276	\$ —	\$ 823,231
Impact of CECL adoption	(3,650)	35,770	4,380	36,500
Current period adjustment to allowance for expected credit	157,353	69,612	—	226,965
Write-offs charged against allowance	(43,353)	(36,768)	—	(80,121)
Ending balances as of December 31, 2023	345,305	656,890	4,380	1,006,575
Current period adjustment to allowance for expected credit	286,068	53,566	21,008	360,642
Write-offs charged against allowance	(202,718)	(441,551)	(16,619)	(660,888)
Ending balances as of December 31, 2024	\$ 428,655	\$ 268,905	\$ 8,769	\$ 706,329

The Company provides franchisees with an option to finance a portion of the initial franchise fee(s) over a period of up to 96 months with interest at 12% per annum. Additionally, the Company has converted accounts receivable from certain franchisees to notes receivable. These financing arrangements entered into during the years ended December 31, 2024 and 2023 were \$369,450 and \$467,550, respectively. These financing arrangements are recorded as notes receivable and included within receivables from franchisees in the accompanying Consolidated Balance Sheets. As of December 31, 2024 and 2023, \$1,064,238 and \$2,008,382 was outstanding of which \$501,967 and \$1,080,621 was classified as a current asset, which represents the principal amounts due on the aggregate notes receivable, respectively.

The Company leases equipment to its franchisees with an option to pay in full upon execution of the lease or finance over 60, 72 or 84 months depending on the type of equipment. Interest is not to exceed 1.5% per month and the Company recognizes the imputed interest over the term of the lease. The Company records these leases as a sales-type lease in accordance with ASC 842 Leases (Note 8). Leased equipment is recorded in receivables from franchisees in the accompanying Consolidated Balance Sheets.

As of December 31, 2024, \$1,992,905 was outstanding of which \$465,266 was classified as a current asset. As of December 31, 2024, the Company recorded \$503,338 as unearned interest of which \$162,093 was classified within other current liabilities.

As of December 31, 2023, \$1,898,166 was outstanding of which \$434,170 was classified as a current asset. As of December 31, 2023, the Company recorded \$478,528 as unearned interest of which \$153,466 was classified within other current liabilities.

LD Parent, Inc.

Notes to Consolidated Financial Statements

Unearned interest beyond one year is recorded in long-term other liabilities.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results, as determined at a later date, could differ from those estimates.

Shipping Costs

Costs to ship products to franchisees are expensed to manufacturing expenses as incurred. The Company recorded shipping costs of \$161,727 and \$141,866 for the years ended December 31, 2024 and 2023, respectively.

Cash and Cash Equivalents

The Company maintains cash balances in various financial institutions located in the United States of America which, at times, may exceed federally insured limits. The Company considers all highly liquid investments purchased with an original maturity of three months or less to be cash equivalents.

Concentration of Credit Risk

The Company maintains its cash and cash equivalents balances in a financial institution that is insured by the Federal Deposit Insurance Corporation up to \$250,000 each. At times, such balances may be in excess of the FDIC insurance limit. The Company has not experienced any losses in such accounts and management believes that the Company is not exposed to any significant credit risk with respect to the Company's cash balances.

No one franchise or vendor exceeded 10% of the Company's sales or purchases for the years ended December 31, 2024 and 2023.

No one franchise or vendor exceeded 10% of the Company's accounts receivable or payables at December 31, 2024 and 2023.

Inventories, net

Inventories are stated at the lower of cost and net realizable value. Parts and materials, included as inventory, are evaluated annually by management for net realizable value and obsolescence. At December 31, 2024 and 2023, the reserve for inventory was \$50,772 and \$109,576, respectively.

Property, Plant and Equipment, net

Property, plant and equipment are stated at cost less accumulated depreciation. Depreciation of property and equipment is computed by the straight-line method over the estimated useful lives, which approximate 39 years for building, 5 to 7 years for furniture, fixtures and other equipment and 3 to 5 years for software and transportation equipment. Improvements to leasehold property are amortized on the straight-line method over the shorter of the asset life and remaining lease term.

LD Parent, Inc.

Notes to Consolidated Financial Statements

Goodwill

As required by ASC 350, Goodwill and Other Intangible Assets (“ASC350”), the Company tests goodwill for impairment and follows ASU 2017-04 which amended ASC 350 for testing goodwill for impairment. Under ASU 2017-04, a goodwill impairment loss must be measured as the excess of a reporting unit’s carrying amount (including goodwill) over its fair value. Impairment losses are limited to the total amount of goodwill allocated to the reporting unit. Goodwill is not amortized, but instead tested for impairment at the reporting unit level at least annually and more frequently upon the occurrence of certain events. The Company has one reporting unit. A qualitative assessment is performed to assess the qualitative factors and to determine whether it is more likely than not that the fair value of the reporting unit is less than its carrying amount. If the reporting unit does not pass the qualitative assessment, the carrying amount of the reporting unit, including goodwill, is compared to the fair value, and goodwill is considered impaired if the carrying value of the reporting unit exceeds its fair value. The fair value is estimated under a discounted cash flow approach, supplemented with a market multiple valuation approach.

Significant estimates used in the discounted cash flow models include assumptions regarding future growth rates, terminal values, and discount rates. Any excess is recognized as an impairment loss. In conjunction with the management’s annual review of goodwill and based on the qualitative assessments performed in 2024 and 2023, the Company determined it is not more likely than not that the fair value of the reporting unit is less than the carrying amount.

Indefinite and Finite Lived Intangibles

In accordance with ASC 350, indefinite lived intangible assets are recorded at cost and are reviewed for impairment on an annual basis and whenever events or circumstances indicate that their carrying values may not be recoverable. Impairment is recorded if the carrying amount exceeds fair value. Intangible assets which have finite useful lives are amortized using the straight-line method over their useful lives and consist of franchisee and customer relationships, and a leasehold interest.

Future adverse changes in market conditions or poor operating results could result in losses or an inability to recover the carrying value of the goodwill and other intangible assets thereby possibly requiring an impairment charge in the future.

Long-lived Assets

The Company accounts for the impairment of long-lived assets in accordance with ASC 360, *Accounting for the Impairment or Disposal of Long-Lived Assets*. In accordance with ASC 360, the Company evaluates long-lived assets, including intangible assets, for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable based on expected undiscounted cash flows attributable to that asset or group of assets. The amount of any impairment is measured as the difference between the carrying value and the fair value of the impaired asset. The Company did not have any long-lived assets impairment indicators during the years ended December 31, 2024 and 2023.

Debt Issuance Costs

Costs related to financing are being capitalized and amortized straight line, which approximates the effective interest method, over the term of the related debt facilities. Debt issuance costs were \$1,832 and \$23,821 as of December 31, 2024 and 2023, respectively, and are presented as a reduction to long-term debt in the Consolidated Balance Sheets. Amortization of deferred financing costs for the years ended December 31, 2024 and 2023 was \$21,989 and \$58,736, respectively, and is recorded in interest expense in the Consolidated Statements of Operations.

LD Parent, Inc.

Notes to Consolidated Financial Statements

Income Taxes

The asset and liability approach is used to recognize deferred tax assets and liabilities for the expected future tax consequences of temporary differences between the carrying amounts and the tax basis of assets and liabilities.

The Company recognizes a tax benefit from an uncertain position only if it is more likely than not the position is sustainable, based solely on its technical merits and consideration of the relevant taxing authority's widely understood administrative practices and precedents. If this threshold is met, the Company measures the tax benefit as the largest amount of benefit that is greater than fifty percent likely being realized upon ultimate settlement. The Company recognizes interest and penalties, if any, related to unrecognized tax benefits as income tax expense in the statement of operations. As of December 31, 2024 and 2023, there was no impact to the consolidated financial statements relating to accounting for uncertainty in income taxes.

Fair Value Measurements

Fair value is a market-based measurement, which is defined as the price that would be received to sell an asset or transfer a liability in an orderly transaction between market participants at the measurement date. Valuation techniques for fair value measurements include the market approach (comparable market prices), the income approach (present value of future income or cash flow) and the cost approach (cost to replace the service capacity of an asset or replacement cost), which are each based upon observable and unobservable inputs. Observable inputs reflect market data obtained from independent sources, while unobservable inputs reflect the Company's market assumptions. The Company utilizes a fair value hierarchy that prioritizes inputs to fair value measurement techniques into three broad levels:

- Level 1: Observable inputs such as quoted prices for identical assets or liabilities in active markets.
- Level 2: Observable inputs other than quoted prices that are directly or indirectly observable for the asset or liability, including quoted prices for similar asset or liabilities in active markets; quoted prices for similar or identical assets or liabilities in markets that are not active; and mode-derived valuations whose inputs are observable or whose significant value drivers are observable.
- Level 3: Unobservable inputs that reflect the reporting entity's own assumptions.

The Company's material financial instruments at December 31, 2024 and 2023, for which disclosure of estimated value is required by certain accounting standards, consisted primarily of cash and cash equivalents, receivables from franchisees, accounts payable, accrued expenses, and long-term debt. Cash and cash equivalents, receivables from franchisees, accounts payable, and accrued expenses are considered Level 1 due to their short-term nature and their market interest rates. The carrying value of long-term debt, which the Company does not record at fair value, approximates fair value due to the variable interest rate associated with this financial instrument which reflects market rates and is considered Level 2.

LD Parent, Inc.

Notes to Consolidated Financial Statements

Business Acquisitions

The Company accounts for business combinations in accordance with ASC 805 Business Combinations. ASC 805 requires business combinations to be accounted for using the purchase method of accounting and includes specific criteria for recording intangible assets separate from goodwill. Results of operations of acquired businesses are included in the financial statements of the acquiring company from the date of acquisition. Assets acquired and liabilities assumed of the acquired company are recorded at their fair value at the date of acquisitions.

Leases

The Company engages in leasing activity as both a lessee and a lessor.

The Company accounts for leases pursuant to ASC Topic 842, *Leases*, which the Company adopted effective January 1, 2022, using the modified retrospective method of adoption. The Company elected the package of practical expedients, which, among other items, permits the Company not to reassess under the new standard its prior conclusions about lease identification and initial direct costs. The Company also elected the short-term lease recognition exemption for all leases that qualify. Under this election, the Company does not recognize right-of-use assets or lease liabilities for leases with a term of 12 months or less. The Company also elected to not separate lease and non-lease components for all leases.

Lessee

The Company enters into operating leases and determines whether an arrangement is a lease at inception of the arrangement. The Company accounts for a lease when it has the right to control the leased asset for a period of time while obtaining substantially all of the assets' economic benefits. Leases are classified as operating or finance leases at the lease commencement date. A lease is classified as a finance lease if any one of the following criteria are met:

1. The lease transfers ownership of the asset at the end of the lease term.
2. The lease contains an option to purchase the asset that is reasonably certain to be exercised.
3. The lease term is for a major part of the remaining useful life of the asset, or
4. The present value of the lease payments equals or exceeds substantially all of the fair value of the asset.

A lease is classified as an operating lease if it does not meet any one of these criteria. The Company currently only has operating leases as a lessee. The operating leases consist primarily of facility space, vehicles, and office equipment.

Lease liabilities are recognized at the lease commencement date based on the estimated present value of future minimum lease payments over the lease term, excluding lease incentives and initial direct costs incurred, if any. Lease liabilities represent the company's obligation to make lease payments arising from the lease and Right-of-Use (ROU) assets represent the Company's right to use an underlying asset for the lease term. The discount rate used to determine the present value of the lease payments is the Company's incremental borrowing rate based on the information available at lease inception, as generally an implicit rate in the lease is not readily determinable. The Company's leases do not include residual value guarantees or covenants.

LD Parent, Inc.

Notes to Consolidated Financial Statements

Lease expense for operating leases with original terms of less than 12 months is recognized on a straight-line basis over the lease term.

When determining the lease term at inception, options to extend or renew leases are included in the measurement and recognition of ROU asset and liability when it is reasonably certain that the Company will exercise the option. The Company considers various economic factors when making the determination, including, but not limited to, the significance of leasehold improvements incurred in the facility space, the difficulty in replacing the lease, underlying contractual obligations, or specific characteristics unique to a particular lease. Subsequent to entering a lease, if it becomes reasonably certain that the Company will exercise an option that was not included in the lease term, the Company accounts for the change in circumstances as a lease modification, which results in the remeasurement of the ROU asset and liability as of the modification date. The Company continually evaluates whether facts or circumstances indicate it is reasonably certain that it will exercise an option.

Lessor

The Company classifies leases as sales-type based on the results of the classification tests in accordance with ASC 842 and has elected, as an accounting policy, to present all funds collected from lessees for sales and other similar taxes net of the related sales tax expense for all lessor leases. The Company also excludes executory costs from lease accounting if the lessee's payments of those costs are made to a third party (e.g. taxing authority or insurer).

Advertising Expenses

The Company expenses its advertising costs the first time the advertising takes place. All advertising costs are expensed as incurred. Total advertising expense recorded in selling, general, and administrative expense within the Consolidated Statements of Operations was \$704,758 and \$783,196 for the years ended December 31, 2024 and 2023, respectively.

The Company incurs regional advertising costs, which are repaid weekly by franchisees based upon their cash receipts. The balances are reported as prepaid or accrued expenses at year-end.

3. Acquisitions

2024 Formation of EM Corporate - Lexington Richmond LLC and Acquisition of Eco Clean KY LLC

On October 9, 2024 the Company formed a new limited liability company, EM Corporate - Lexington Richmond LLC, to operate a corporate location. Subsequently, on November 18, 2024, Ecomaid's LLC entered into an agreement to acquire substantially all of the assets of Eco Clean KY, LLC, an Ecomaid's franchisee operating out of Richmond KY.

Total consideration was a \$50,000 cash payment by the Company. The acquisition was accounted for as a business combination using the acquisition method of accounting in accordance with Accounting Standards Codification ("ASC") 805, Business Combinations. In accordance with ASC 805 Business Combinations, acquisition related costs must be accounted for separately from the business combination and are not part of the consideration transferred. In

LD Parent, Inc.

Notes to Consolidated Financial Statements

connection with the acquisition, the Company incurred \$19,694 in acquisition related costs which is included in the selling, general and administrative expenses in the Consolidated Statements of Operations.

The allocation of the total consideration paid of the Company's net tangible and identifiable intangible assets was based upon the estimated fair value, using available information at acquisition date, of those assets as of November 18, 2024. The Company allocated the excess of purchase price over the identifiable intangible and net tangible assets to goodwill and expected synergies with the Company's existing operations. To the extent the Company has a tax basis in goodwill and intangibles, it is deductible over 15 years.

The following table presents the breakdown between purchase consideration and the allocation of the total purchase price:

Acquired tangible assets and liabilities:

Property and equipment	\$	41,685
Net tangible assets		41,685

Identifiable intangible assets:

Goodwill		8,315
Total purchase consideration	\$	50,000

The Company estimated the fair value of property and equipment and intangible assets using the income, cost and market approaches to value the related assets. Fair values were determined by management. .

The consolidated financial statements include results of operations following the Lexington acquisition for the period from November 18, 2024 through December 31, 2024.

The Company follows Account Standards Update (ASU) 2021-08, Business Combinations (Topic 805) – Accounting for Contract Assets and Contract Liabilities from Contracts with Customers. ASU 2021-08 requires that an entity (acquirer) recognize and measure contract assets and contract liabilities acquired in a business combination in accordance with Topic 606, as if it had originated the contracts.

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LD Parent, Inc.

Notes to Consolidated Financial Statements

4. Receivables from Franchisees, net

December 31,	2024	2023
Amounts billed and currently receivable from franchisees	\$ 2,574,427	\$ 2,489,508
Notes receivable from franchisees	501,967	1,080,621
Net investment in sales type leases	465,266	434,170
Less: Allowance for credit losses	(706,329)	(1,006,575)
Current portion	2,835,331	2,997,724
Notes receivable from franchisees	562,271	927,761
Net investment in sales type leases	1,527,639	1,463,996
Noncurrent portion	2,089,910	2,391,757
Receivables from Franchisees, net	\$ 4,925,241	\$ 5,389,481

The Company wrote off uncollectible accounts totaling \$660,888 and \$80,121 for the years ended December 31, 2024 and 2023, respectively.

5. Inventories, net

December 31,	2024	2023
Raw materials	\$ 158,373	\$ 183,324
Work-in-progress	215,931	428,373
Finished goods	1,894,545	2,104,449
Inventories, net	\$ 2,268,849	\$ 2,716,146

6. Property, Plant and Equipment, net

Property, plant and equipment consist of the following:

December 31,	2024	2023
Land	\$ 440,304	\$ 440,304
Building	1,126,624	1,126,624
Furniture, fixtures and other equipment	1,447,095	1,312,309
Leasehold improvements	541,418	549,406
Gross property	3,555,441	3,428,643
Less: accumulated depreciation	(1,419,508)	(1,169,402)
Property, plant and equipment, net	\$ 2,135,933	\$ 2,259,241

Depreciation expense totaled \$250,106, and \$265,252 for the years ended December 31, 2024 and 2023, respectively, and is included within selling, general and administrative expenses in the Consolidated Statements of Operations.

LD Parent, Inc.

Notes to Consolidated Financial Statements

7. Goodwill

The following is a summary of goodwill as of December 31, 2024 and 2023:

Balance as of January 1, 2023	\$	38,871,101
Additions		—
Balance as of December 31, 2023		38,871,101
Addition due to EM Lexington acquisition (Note 3)		8,315
Balance as of December 31, 2024	\$	38,879,416

8. Intangibles, net

Intangibles are summarized as follows:

December 31,	2024	2023	Useful Life
Franchisee and customer relationships	\$ 34,940,000	\$ 34,940,000	10-15 years
Trade name	12,398,201	12,357,388	Indefinite
Systems-in-place	6,800,000	6,800,000	Indefinite
Gross intangibles	54,138,201	54,097,388	
Less: accumulated amortization	(15,900,524)	(13,536,502)	
Intangibles, net	\$ 38,237,677	\$ 40,560,886	

Amortization expense totaled \$2,364,022 and \$2,387,578 for the years ended December 31, 2024 and 2023, respectively, and is included within selling, general and administrative expenses in the Consolidated Statements of Operations.

The weighted average useful life of the Company's finite-lived intangible assets acquired during the year 2024 was 8.9 years as of December 31, 2024.

Estimated future amortization expense of franchisee and customer relationships and leasehold interest at December 31, 2024 is as follows:

Years ending December 31,	
2025	\$ 2,355,061
2026	2,355,061
2027	2,355,061
2028	2,355,061
2029	2,355,061
2030 and thereafter	7,264,171
	\$ 19,039,476

LD Parent, Inc.

Notes to Consolidated Financial Statements

9. Leases

The Company currently has operating leases for its facility space, vehicles, and postage equipment. These leases are used for the operations of the business and are mostly located in the state of New Jersey. The initial lease term and whether the Company has the option to renew are outlined below:

- Facility space – 10 years with the option to renew
- Vehicles – 2 to 10 years with no option to renew
- Postage equipment – 5 years with no option to renew

The option to renew was not included in the calculation of the liability and ROU asset for the facility space since it was not reasonably certain the Company would exercise this option at the effective date of ASC 842.

The components of lease expense were as follows:

Year ending December 31,	2024	2023
Operating lease cost	\$ 302,341	\$ 298,507
Short-term lease cost	—	—
Total lease cost	\$ 302,341	\$ 298,507

The weighted-average remaining lease term and discount rate for operating leases, for the year ended December 31, 2024, are as follows:

Operating leases	2024	2023
Weighted-average remaining lease term	3.44 years	4.37 years
Weighted-average discount rate	6.93%	6.75 %

The following table indicates the financial statement lines where the Company's operating lease liabilities and ROU assets are included in the Consolidated Balance Sheets:

	2024	2023	Balance sheet classifications
Assets:			
Operating lease ROU assets	\$ 1,155,282	\$ 1,314,373	Right-of-use asset
Total lease assets	\$ 1,155,282	\$ 1,314,373	
Liabilities:			
Current operating lease liabilities	\$ 320,560	\$ 275,352	Current portion of lease obligations
Non-current operating lease	834,722	1,039,021	Lease obligations, net of current
Total lease liabilities	\$ 1,155,282	\$ 1,314,373	

LD Parent, Inc.

Notes to Consolidated Financial Statements

Future minimum lease payments under non-cancelable operating leases as of December 31, 2024, are as follows:

	<u>Operating leases</u>
2025	\$ 388,537
2026	353,415
2027	355,065
2028	199,679
Total minimum lease payments	1,296,696
Less: Amounts representing interest	141,414
Present value of lease payments	<u>\$ 1,155,282</u>

The Company's lessor portfolio consists of sales-type leases. The Company's has over 100 leases consisting of three types of lawn care equipment. Leases to the franchisees have an initial term of five to seven years with the option to renewal. Option periods were not included. The Company leases three types of lawn care equipment to its franchisees, including (i.) Turf Tamer Walk Behind, (ii.) Turf Tamer Stand-on Applicator, and (iii.) Turf Tamer Power Seeder.

Income from sales-type leases is recorded within the equipment revenue line item in the Consolidated Statements of Operations. The Company's income from sales-type leases at December 31, 2024 and 2023 were as follows:

	<u>2024</u>	<u>2023</u>
Interest income	\$ 116,371	\$ 116,687
Variable lease income	—	—
Total sales-type income	<u>\$ 116,371</u>	<u>\$ 116,687</u>

The net investment in sales-type leases as of December 31, 2023 and 2022 were as follows:

	<u>2024</u>	<u>2023</u>
Lease receivables	\$ 1,992,905	\$ 1,898,166
Unguaranteed residual assets	—	—
Net investment in sales-type	<u>\$ 1,992,905</u>	<u>\$ 1,898,166</u>

LD Parent, Inc.

Notes to Consolidated Financial Statements

Future minimum payments to be received as lessor under non-cancelable sales-type leases as of December 31, 2024, were as follows:

	<u>Sales-type leases</u>
2025	\$ 422,788
2026	410,772
2027	354,125
2028	304,703
2029	233,240
2030 and thereafter	<u>267,277</u>
Total minimum lease payments	1,992,905
Less: Amounts representing interest	<u>630,193</u>
Present value of lease payments	<u>\$ 1,362,712</u>

10. Borrowing Arrangements

Credit Agreements

On February 7, 2018, in conjunction with the acquisition by CNL Strategic Capital, LLC (“CNLSC”), the Company entered into an amendment to their Credit Agreement dated December 12, 2014. The amendment permitted the repayment of all of the outstanding principal amount of Subordinated Debt as of the date of the agreement, issuances up to \$18,000,000 of subordinated second lien indebtedness, increase in the Term Loan by \$6,000,000 and extended the maturity date to February 7, 2023. The amendment also contains revisions to the restrictive covenants inclusive of senior debt to adjusted EBITDA ratio, total debt to adjusted EBITDA ratio, fixed charge ratio, and excess cash flow. The Revolving Loan Commitment remained unchanged. The Revolving Loan Commitment was payable upon maturity on December 11, 2019. This was later amended in March 2019 to extend the maturity date to February 7, 2023 and clarify certain definitions in the prior amendment.

On August 11, 2021, the Company entered into a new amendment to their Credit Agreement dated December 12, 2014. The amendment increased the Term Loan by \$10,700,000 and extended the maturity date for the Term Loan as well as the Revolving Loan Commitment to February 7, 2025. The amendment was treated as a debt modification.

On June 30, 2023 the Company entered into a new credit agreement with a LD Strategic DEBT CO, LLC, related party in the amount of \$29,489,500. The proceeds from the loan were used to pay down the existing loan in full. The Company wrote off \$208,183 as loss on extinguishment of debt, comprised \$151,183 of unamortized deferred financing costs and \$57,000 in legal costs in connection with the extinguishment of the existing credit agreement at June 30, 2023 which also included the revolving loan commitment. The new credit agreement has no required installment payments until the maturity date, which was subsequently extended from February 7, 2025 to August 6, 2029. The outstanding balance is to be due and payable. The Credit Agreement also provides for annual prepayment of principal based on excess cash flow (as defined in the Credit Agreement). During the years ended December 31, 2024 and 2023, the Company did not make a prepayment based on excess cash flow. The Credit Agreement also provides for the maintenance of certain financial ratios, including leverage and fixed charge ratios. At December 31, 2024 and 2023, the Company was in compliance with all of its covenant requirements. At December 31, 2024 and 2023, \$29,489,500 was outstanding on the Term Loan.

The interest rate on the Credit Agreement varies depending if the Term Loan is a Base Rate Loan or a SOFR Loan. At December 31, 2023, the Company elected to treat the Credit Agreement as a SOFR Loan, which carried an effective interest rate of 9.94%.

LD Parent, Inc.

Notes to Consolidated Financial Statements

	2024	2023
Long-term debt	\$ 29,489,500	\$ 29,489,500
Less: Current portion	—	—
Less: Deferred financing costs	(1,832)	(23,821)
Long-term debt, net	\$ 29,487,668	\$ 29,465,679

Note Purchase Agreement

On February 7, 2018, in conjunction with the acquisition, the Company entered into a Note Purchase Agreement for an \$18,000,000 aggregate principal amount of senior secured notes with related parties. The notes are subordinate to the Credit Agreement noted above. The notes contain an annual interest rate of 16% and were payable upon maturity on August 7, 2023, which was subsequently extended to February 7, 2030, based on a sixth amendment to Note Purchase Agreement entered into on February 5, 2024. Payment of the notes is due in full on the maturity date. The Company may prepay the notes at a premium based upon the schedule set forth in the note purchase agreement. The note purchase agreement is collateralized by substantially all assets of Lawn Doctor, Inc. and was guaranteed by the Company. The note purchase agreement also provides for the maintenance of certain financial ratios, including leverage and fixed charge ratios. At December 31, 2024 and 2023, the Company was in compliance with all of its covenant requirements. At December 31, 2024 and 2023, \$18,000,000 was outstanding on the Note Purchase Agreement with related parties.

Repayment of borrowing arrangements is as follows:

Years ending December 31,	
2029	\$ 29,489,500
2030	18,000,000
	\$ 47,489,500

11. Accounts Payable and Accrued Expenses

	2024	2023
Accounts payable	\$ 384,806	\$ 317,174
Accrued expenses	1,834,818	2,158,136
Deferred franchise package costs	1,424,109	1,261,824
Accounts payable and accrued expense	\$ 3,643,733	\$ 3,737,134

12. Commitments and Contingencies

Employment Agreement

The Company has an employment agreement with a key executive which provides for an annual base salary plus an incentive bonus which is payable upon the achievement of certain defined financial benchmarks. The agreement was amended in 2018 to renew automatically for an additional one-year term unless the agreement is earlier terminated by either party. The agreement also includes a non-compete clause should the employee be terminated under specific terms of the agreement.

Employee Benefit Plan

LD Parent, Inc.

Notes to Consolidated Financial Statements

The Company has a 401(k) savings retirement plan for all eligible employees. The plan allows for employee contributions to be matched by the Company on a pro rata basis. Contributions made to the plan by the Company, including fees, were \$143,492 and \$139,500 for the years ended December 31, 2024 and 2023, respectively.

Litigation

The Company is party to various legal proceedings that arise in the normal course of business. In the present opinion of management, none of these proceedings, individually or in the aggregate, are likely to have a material adverse effect on the consolidated financial position or consolidated results of operations or cash flows of the Company. However, management cannot provide assurance that any adverse outcome would not be material to the Company's consolidated financial position or consolidated results of operations or cash flows.

13. Related Party Balances and Transactions

See Note 10 for credit agreement and note purchase agreement with the stockholders of LD Parent. The Company made distributions to its stockholders of \$5,800,000 and \$5,250,000 during the year ended December 31, 2024 and 2023, respectively.

14. Income Taxes

Deferred income taxes result from timing differences in the recognition of income and expenses for income tax and financial reporting purposes.

Net deferred tax assets and liabilities are summarized as follows:

December 31,	2024	2023
Employee compensation	\$ 453,171	\$ 450,312
Accounts receivable	135,011	171,677
Inventory	13,072	27,988
Partnership interest	807,393	971,781
Deferred revenue	820,899	892,631
Interest limitation	1,267,346	719,102
Lease liability	267,501	—
Foreign net operating loss	203,528	90,322
Valuation allowance	(487,291)	(327,391)
Deferred tax assets	3,480,630	2,996,422
Property and equipment	(569,439)	(331,465)
Intangible assets	(9,298,130)	(9,856,241)
Other	(8,403)	(11,198)
Deferred tax liabilities	(9,875,972)	(10,198,904)
Net deferred income tax liabilities	\$ (6,395,342)	\$ (7,202,482)

In assessing the realizability of deferred tax assets, management considers whether it is more-likely-than-not that some portion or all of the deferred tax assets will not be realized. The ultimate realization of deferred tax assets is dependent upon the generation of future taxable income during the periods in which those temporary differences become deductible. Management considers the scheduled reversal of deferred tax liabilities (including the impact of available carryback and carryforward periods), projected future taxable income, and tax-planning strategies in

LD Parent, Inc.

Notes to Consolidated Financial Statements

making this assessment. Based on this analysis, the Company has determined that a valuation allowance on certain deferred tax assets related to Sparkle Squad, LLC were

appropriate due to lack of predictable income. As of December 31, 2024 and December 31, 2023, the Company maintained a valuation allowance in the amount of \$487,291 and \$327,094 respectively.

A summary of current and deferred income taxes included in the Consolidated Statements of Operations is as follows:

Year Ended December 31,	2024	2023
Current:		
Federal	\$ 1,718,652	\$ 1,815,919
State	567,613	635,213
Current tax expense	2,286,265	2,451,132
Deferred:		
Federal	(696,368)	(1,079,171)
State	(100,702)	(233,434)
Foreign	(10,070)	(79,808)
Deferred benefit	(807,140)	(1,392,413)
Total tax expense (benefit)	\$ 1,479,125	\$ 1,058,719

The Company's effective income tax rate reconciles with the federal statutory rate as follows:

Years Ended December 31,	2024	2023
Federal statutory rate	21.0 %	21.0 %
State income taxes, net of federal tax benefit	5.6	5.1
Foreign taxes	(0.4)	(2.2)
Non-deductible expenses	0.1	0.1
Non-controlling interest	0.1	0.7
Return to provision adjustment	0.8	2.1
State Rate Changes	1.2	—
Change in valuation allowance	3.5	2.0
Other	0.1	1.1
Effective income tax rate on income before taxes	32.0 %	29.9 %

As of December 31, 2024, the Company has not identified any uncertain tax positions. The Company does not anticipate that the total amount of the unrecognized tax benefits will change significantly within the next twelve months. The Company has analyzed its filing positions in all of the jurisdictions where it is required to file income tax returns, as well as all open years in these jurisdictions. Generally, tax years open for examination include the year 2020 and forward.

LD Parent, Inc.

Notes to Consolidated Financial Statements

15. Stock-Based Compensation

Share Options

Stock Options are issued by LD Parent pursuant to its 2018 Stock Incentive Plan (“the Plan”). The related stock-based compensation is pushed down to its subsidiary and recorded by the Company. The Company follows ASC 718, *Share-Based Payment*, for recording stock-based compensation. The fair value of each time-based and performance-based option award is estimated on the date of grant using a Black-Scholes option pricing model. These options, along with performance-based options, will be expensed when such events are deemed probable. Expected volatility is based on historical volatility of an appropriate industry sector index and other factors. The expected term of options with fixed exercise prices is derived by using the midpoint between vesting and expiration as the expected term of the option grant which is permitted under the guidance. The risk-free rate for periods within the contractual life of the option is based on the U.S. Treasury yield curve in effect at the time of grant. No stock options were granted during the years ended December 31, 2024 and 2023.

A summary of assumptions is presented below in connection with 2018 grants:

Expected volatility	23 %
Expected term (years)	5
Expected dividend yield	—
Risk-free interest rate	1.81 %

	Stock Options			Non-Exercisable	Exercisable
	Number of stock option shares	Weighted Average Exercise Price	Weighted Average Remaining Contractual Term (in years)		
Outstanding at December 31, 2022	891	\$ 3,931	5.30	—	89
Granted	—	—	—	—	—
Exercised	—	—	—	—	—
Forfeited or expired	—	—	—	—	—
Outstanding at December 31, 2023	891	\$ 3,931	4.30	—	89
Granted	—	—	—	—	—
Exercised	—	—	—	—	—
Forfeited or expired	—	—	—	—	—
Outstanding at December 31, 2024	891	\$ 3,931	3.30	—	89

The Company has time-based share-based compensation arrangements under the Plan, which vest over 5 years. In addition to time-based awards, the Company has performance-based awards which vest upon meeting certain financial metrics.

For the years ended December 31, 2024 and 2023, the Company recorded expense of \$0 and \$0, respectively, in selling, general, and administrative expenses for stock-based compensation. Unamortized stock-based compensation at December 31, 2024 and 2023 was \$0.

LD Parent, Inc.

Notes to Consolidated Financial Statements

16. Subsequent Events

Management has reviewed and evaluated all events and transactions as of March 17, 2025, the date that the consolidated financial statements were available for issuance.

The Company purchased the assets of one of its' franchise locations in January 2025 for cash proceeds in the amount of \$1,729,309. The transaction is expected to be accounted for as a business combination pursuant to ASC 805.

GUARANTEE OF PERFORMANCE

GUARANTEE OF PERFORMANCE

For value received, **LD PARENT, INC.**, a Delaware corporation located at 142 State Route 34, Holmdel, New Jersey 07733 (the "Guarantor"), absolutely and unconditionally guarantees to assume the duties and obligations of **LAWN DOCTOR, INC.**, a New Jersey corporation located at 142 State Route 34, Holmdel, New Jersey 07733 (the "Franchisor"), under its franchise registration in each state where the franchise is registered, and under its Franchise Agreement identified in its 2026 Franchise Disclosure Document, as it may be amended, and as that Franchise Agreement may be entered into with franchisees and amended, modified or extended from time to time. This guarantee continues until all such obligations of the Franchisor under its franchise registrations and the Franchise Agreement are satisfied or until the liability of Franchisor to its franchisees under the Franchise Agreement has been completely discharged, whichever first occurs. The Guarantor is not discharged from liability if a claim by a franchisee against the Franchisor remains outstanding. Notice of acceptance is waived. The Guarantor does not waive receipt of notice of default on the part of the Franchisor. This guarantee is binding on the Guarantor and its successors and assigns.

The Guarantor signs this guarantee at Holmdel, New Jersey on the 28th day of April, 2026.

Guarantor:

LD PARENT, INC.

By: 

Scott D. Frith

Title: President

EXHIBIT L

STATE ADDENDA AND AGREEMENT RIDERS

NO WAIVER OR DISCLAIMER OF RELIANCE IN CERTAIN STATES

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

No statement, questionnaire, or acknowledgement signed or agreed to by you 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 us, any franchise seller, or any other person acting on our behalf. This provision supersedes any other term of any document executed in connection with the franchise.

**ADDITIONAL DISCLOSURES FOR THE
MULTI-STATE FRANCHISE DISCLOSURE DOCUMENT OF
LAWN DOCTOR, INC.**

The following are additional disclosures for the Franchise Disclosure Document of LAWN DOCTOR, INC. required by various state franchise laws. Each provision of these additional disclosures will not apply unless, with respect to that provision, the jurisdictional requirements of the applicable state franchise registration and disclosure law are met independently without reference to these additional disclosures.

CALIFORNIA

Item 21 of the Disclosure Document is amended to add Lawn Doctor, Inc.'s unaudited balance sheet as of December 31, 2025, its most recent fiscal year end, as follows:

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Lawn Doctor Inc
COMPARATIVE BALANCE SHEET
December 31, 2025 and 2024

	December 31,	
ASSETS	<u>2025</u>	<u>2024</u>
CURRENT ASSETS:		
Cash	\$ 1,498,783.24	\$ 2,243,095.67
Receivables from franchisees, net	2,778,121.81	2,555,031.79
Inventories, net	1,679,205.35	2,203,577.33
Prepaid expenses and other current assets	<u>1,047,368.22</u>	<u>524,400.27</u>
Total Current Assets	<u>7,003,478.62</u>	<u>7,526,105.06</u>
PROPERTY, PLANT, AND EQUIPMENT, NET	<u>2,377,579.55</u>	<u>1,921,342.43</u>
OTHER ASSETS:		
Intangible assets, net	34,907,337.78	37,180,665.78
Goodwill	38,988,532.00	37,507,174.00
Receivables from franchisees	1,950,817.30	1,846,316.41
Due from Affiliates	5,694,504.35	5,477,955.00
Other non-current assets	<u>2,375,134.87</u>	<u>2,672,048.87</u>
Total Other Assets	<u>83,916,326.30</u>	<u>84,684,160.06</u>
	<u>\$ 93,297,384.47</u>	<u>\$ 94,131,607.55</u>
LIABILITIES AND STOCKHOLDERS' EQUITY		
CURRENT LIABILITIES:		
Term Loan, current portion	\$ -	\$ -
Accounts payable and accrued expenses	2,861,904.94	2,496,807.30
Other current liabilities	<u>3,649,472.79</u>	<u>2,809,004.87</u>
Total Current Liabilities	<u>6,511,377.73</u>	<u>5,305,812.17</u>
OTHER LIABILITIES:		
Term Loan, less current portion	29,397,056.59	29,487,667.55
Subordinated senior debt	18,000,000.00	18,000,000.00
Deferred income taxes	5,393,293.80	6,334,015.80
Deferred revenue, less current portion	3,441,706.00	3,214,995.00
Other non-current liabilities	<u>938,465.11</u>	<u>1,175,966.18</u>
Total Other Liabilities	<u>57,170,521.50</u>	<u>58,212,644.53</u>
STOCKHOLDERS' EQUITY:		
Parent contribution	<u>29,615,485.24</u>	<u>30,613,150.85</u>
Total Stockholders' Equity	<u>29,615,485.24</u>	<u>30,613,150.85</u>
	<u>\$ 93,297,384.47</u>	<u>\$ 94,131,607.55</u>
Supplemental Information:		
Term Loan Balance, excluding deferred financing costs	<u>\$ 29,489,500.00</u>	<u>\$ 29,489,500.00</u>

UNAUDITED - FOR INTERNAL USE ONLY

THESE FINANCIAL STATEMENTS WERE PREPARED WITHOUT AN AUDIT, COMPILATION OR REVIEW. INVESTORS IN OR SELLERS OF FRANCHISES SHOULD BE ADVISED THAT NO CERTIFIED PUBLIC ACCOUNTANT HAS AUDITED, COMPILED, OR REVIEWED THESE FIGURES OR EXPRESSED HIS OPINION WITH REGARD TO THEIR CONTENTS OR FORM.

MARYLAND

1. The following language is added as a new last paragraph in Item 5 and to the end of footnote 1 in Item 7:

Despite the payment provisions above, LDI will defer your payment of the initial franchise fee due under the Franchise Agreement until it has fulfilled all of its initial obligations to you under the Franchise Agreement and you have commenced operating your LAWN DOCTOR Business. You must pay LDI the initial franchise fee on the day you begin operating your LAWN DOCTOR Business.

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

Any release required as a condition of renewal and/or assignment/transfer will not apply to any liability under the Maryland Franchise Registration and Disclosure Law. (The form of general release that LDI currently intends to use in connection with franchise transfers and renewals is included in the Assignment and Assumption Agreement appearing at Exhibit C of this Disclosure Document.)

3. The following language is added to the end of the “Summary” section of Item 17(h), entitled **“Cause” defined – non-curable defaults**:

Termination upon insolvency might not be enforceable under federal bankruptcy law (11 U.S.C. Section 101 et seq.), but LDI will enforce it to the extent enforceable.

4. The “Summary” section of Item 17(v), entitled **Choice of forum**, is amended to read as follows:

Arbitration of most disputes within 10 miles of LDI’s then-current principal office (currently in New Jersey), except that, subject to your arbitration obligation, and to the extent required by the Maryland Franchise Registration and Disclosure Law, you may bring an action in Maryland.

5. The “Summary” section of Item 17(w), entitled **Choice of forum**, is amended to read as follows:

New Jersey law generally governs, except for Federal Arbitration Act, other federal law, and claims arising under the Maryland Franchise Registration and Disclosure Law.

6. The following paragraphs are added to the end of Item 17:

You must bring any claims arising under the Maryland Franchise Registration and Disclosure Law within 3 years after the grant of the franchise.

No statement, questionnaire, or acknowledgement signed or agreed to by you 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 us, any franchise seller, or any other person acting on our behalf. This provision supersedes any other term of any document executed in connection with the franchise.

MINNESOTA

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

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

1. The following paragraph is added to the end of Item 13:

LDI will indemnify you against and reimburse you for all damages for which you are held liable in any proceeding arising out of your use of any Mark pursuant to and in compliance with the Agreement, and for all costs you reasonably incur in defending any such claim brought against you or in any such proceeding in which you are named as a party, provided that you have timely notified LDI of such claim or proceeding and have otherwise complied with the Agreement.

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

Any release required as a condition of renewal and/or assignment/transfer will not apply to the extent prohibited by the Minnesota Franchises Law.

3. The following paragraphs are added to the end of Item 17:

For franchises governed by the Minnesota Franchises Law, LDI will comply with Minn. Stat. Sec. 80C.14, Subds. 3, 4, and 5 which require, except in certain specified cases, that you be given 90 days’ notice of termination (with 60 days to cure) and 180 days’ notice for non-renewal of the franchise agreement.

Minnesota Statutes, Section 80C.21 and Minnesota Rule 2860.4400(J) prohibit LDI from requiring litigation to be conducted outside Minnesota, requiring waiver of a jury trial, or requiring you to consent to liquidated damages, termination penalties or judgment notes. In addition, nothing in the Disclosure Document or agreements can abrogate or reduce any of your rights as provided for in Minnesota Statutes, Chapter 80C or your rights to any procedure, forum, or remedies provided for by the laws of the jurisdiction. However, LDI and you will enforce these provisions in the Agreement to the extent the law allows.

No statement, questionnaire, or acknowledgement signed or agreed to by you 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 us, any franchise seller, or any other person acting on our behalf. This provision supersedes any other term of any document executed in connection with the franchise.

VIRGINIA

1. The following language is added to the end of the “Summary” section of Item 17(r), titled **Non-competition covenants after the franchise is terminated or expires**:

Effective July 1, 2026, under subdivision A 4 of § 13.1-563 of the Virginia Retail Franchising Act (“Act”), it is unlawful to offer or enter into a franchise agreement that restricts the right of a franchisee to engage in the business of offering, selling, or distributing goods or services at retail after termination or expiration of the franchise agreement. However, subsection B of § 13.1-563 of the Act provides that if a franchisee sells a franchise at a mutually agreed upon price to a third party or back to the franchisor, such sale may include a term restricting the right of such franchisee to engage in the business of offering, selling, or distributing goods or services at retail for a period of no more than two years after such sale.

2. The following language is added to the end of the “Summary” section of Item 17(w), titled Choice of Law:

Effective July 1, 2026, under subsection D of § 13.1-559 of the Virginia Retail Franchising Act, for all franchises located in Virginia, the franchise contract or agreement offered or entered into pursuant to terms of this chapter shall be governed by the laws of the Commonwealth of Virginia.

3. The following paragraph is added to the end of Item 17:

No statement, questionnaire, or acknowledgement signed or agreed to by you 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 us, any franchise seller, or any other person acting on our behalf. This provision supersedes any other term of any document executed in connection with the franchise.

**THE FOLLOWING PAGES ARE
STATE-SPECIFIC RIDERS TO THE
FRANCHISE AGREEMENT**

**RIDER TO
LAWN DOCTOR, INC.
FRANCHISE AGREEMENT
REQUIRED BY THE STATE OF MARYLAND
BETWEEN LAWN DOCTOR, INC.
AND _____
DATED _____**

THIS RIDER is made and entered into by and between LAWN DOCTOR, INC., a New Jersey corporation, with its principal office at 142 State Route 34, Holmdel, New Jersey 07733 (the "COMPANY"), and _____, d/b/a Lawn Doctor of _____, whose principal address is _____ ("FRANCHISEE"), as of the date signed by the COMPANY and set forth opposite the COMPANY's signature on this Rider (the "Rider Date").

1. **BACKGROUND.** The COMPANY and FRANCHISEE are parties to that certain Franchise Agreement dated _____, 20__ (the "Franchise Agreement") that has been signed concurrently with the signing of this Rider. This Rider is annexed to and forms part of the Franchise Agreement. This Rider is being signed because (a) FRANCHISEE is a resident of Maryland, or (b) the LAWN DOCTOR Business that FRANCHISEE will operate under the Franchise Agreement will be located in Maryland.

2. **PREAMBLES.** The following language is added to the end of Section 1.B of the Franchise Agreement:

Such representations 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. **ACKNOWLEDGMENTS.** Sections 1.B(4) through 1.B(6) of the Franchise Agreement are hereby deleted.

4. **FEES.** The following language is added to the end of Section 6.A. of the Franchise Agreement:

Despite the payment provisions above, the COMPANY will defer FRANCHISEE's payment of the Initial Franchise Fee due under this Agreement until the COMPANY has fulfilled all of its initial obligations to FRANCHISEE under this Agreement and FRANCHISEE has commenced operating his LAWN DOCTOR Business. FRANCHISEE must pay the COMPANY the full Initial Franchise Fee on the day he begins operating his LAWN DOCTOR Business.

5. **RELEASES.** The following language is added to the end of both Section 11.C.(7) and the first sentence of Section 12.C of the Franchise Agreement:

; provided, however, that such general release shall not apply to any liability under the Maryland Franchise Registration and Disclosure Law.

6. **GOVERNING LAW**. The following language is added to the end of Section 15.G of the Franchise Agreement:

However, to the extent required by applicable law, Maryland law will apply to claims arising under the Maryland Franchise Registration and Disclosure Law.

7. **JURISDICTION**. The following language is added to the end of Section 15.H of the Franchise Agreement:

Notwithstanding the foregoing, FRANCHISEE may, subject to its arbitration obligations, bring an action in Maryland for claims arising under the Maryland Franchise Registration and Disclosure Law.

8. **LIMITATIONS OF CLAIMS**. The following language is added to the end of Section 15.M of the Franchise Agreement:

, except that any and all claims arising under the Maryland Franchise Registration and Disclosure Law must be brought within three (3) years after the grant of the Franchise.

IN WITNESS WHEREOF, the parties have executed this Rider on the Rider Date.

LAWN DOCTOR, INC.

By: _____
Title: _____
Date: _____

FRANCHISEE
Date: _____

FRANCHISEE
Date: _____

**RIDER TO
LAWN DOCTOR, INC.
FRANCHISE AGREEMENT
REQUIRED BY THE STATE OF MINNESOTA
BETWEEN LAWN DOCTOR, INC.
AND _____
DATED _____**

THIS RIDER is made and entered into by and between LAWN DOCTOR, INC., a New Jersey corporation, with its principal office at 142 State Route 34, Holmdel, New Jersey 07733 (the "COMPANY"), and _____, d/b/a Lawn Doctor of _____, whose principal address is _____ ("FRANCHISEE"), as of the date signed by the COMPANY and set forth opposite the COMPANY's signature on this Rider (the "Rider Date").

1. **BACKGROUND.** The COMPANY and FRANCHISEE are parties to that certain Franchise Agreement dated _____, 20__ (the "Franchise Agreement") that has been signed concurrently with the signing of this Rider. This Rider is annexed to and forms part of the Franchise Agreement. This Rider is being signed because (a) the LAWN DOCTOR business that FRANCHISEE will operate under the Franchise Agreement will be located in Minnesota, and/or (b) any of the offering or sales activity relating to the Franchise Agreement occurred in Minnesota.

2. **MARKS.** The following language is added as a new Section 3.C of the Franchise Agreement:

C. **INDEMNIFICATION OF FRANCHISEE.**

The COMPANY agrees to indemnify FRANCHISEE against and to reimburse FRANCHISEE for all damages for which it is held liable in any proceeding arising out of its authorized use of any Mark pursuant to and in compliance with this Agreement, and for all costs reasonably incurred by FRANCHISEE in the defense of any such claim brought against him or in any such proceeding in which he is named as a party, provided that FRANCHISEE has timely notified the COMPANY of such claim or proceeding and has otherwise complied with this Agreement.

3. **RELEASES.** The following language is added to the end of Section 11.C(7) and to the end of the first sentence of Section 12.C of the Franchise Agreement:

; provided, however, that such general release shall not apply to the extent prohibited by the Minnesota Franchises Law.

4. **RENEWAL AND TERMINATION.** The following language is added to the end of Section 12.B and to the end of Section 13 of the Franchise Agreement:

Minnesota law provides FRANCHISEE with certain termination and non-renewal rights. Minn. Stat. Section 80C.14, subd. 3, 4 and 5 require, except in certain specified cases, that FRANCHISEE be given ninety (90) days' notice of termination (with sixty (60) days to cure) and one hundred eighty (180) days' notice for non-renewal of this Agreement.

5. **INJUNCTIVE RELIEF.** Section 15.C of the Franchise Agreement is deleted in its entirety and is replaced with the following:

C. **INJUNCTIVE RELIEF.**

Notwithstanding anything to the contrary contained in Subsection F of this Section, either party may seek in a court of competent jurisdiction an action or actions for temporary or preliminary injunctive relief; provided, however, that such party shall contemporaneously submit the dispute for arbitration on the merits in accordance with Subsection F of this Section. FRANCHISEE agrees that the COMPANY may seek such temporary or preliminary injunctive relief, but upon due notice, and FRANCHISEE's sole remedy in the event of the entry of such injunctive relief shall be the dissolution of such injunctive relief, if warranted, upon hearing duly had (all claims for damages by reason of the wrongful issuance of any such injunction being expressly waived hereby).

6. **GOVERNING LAW/JURISDICTION.** The following language is added to the end of Sections 15.G and 15.H of the Franchise Agreement:

Minnesota Statutes, Section 80C.21 and Minnesota Rule 2860.4400(J) prohibit the COMPANY from requiring litigation to be conducted outside Minnesota, requiring waiver of a jury trial, or requiring FRANCHISEE to consent to liquidated damages, termination penalties or judgment notes. In addition, nothing in the Franchise Disclosure Document or agreements can abrogate or reduce any of FRANCHISEE's rights as provided for in Minnesota Statutes, Chapter 80C or FRANCHISEE's rights to any procedure, forum, or remedies provided for by the laws of the jurisdiction.

7. **WAIVER OF PUNITIVE DAMAGES/WAIVER OF JURY TRIAL.** The following language is added to the beginning of Section 15.I and to the beginning of Section 15.J of the Franchise Agreement:

Except as otherwise required by the Minnesota Franchises Law,

8. **LIMITATIONS OF CLAIMS.** The following language is added to the end of Section 15.M of the Franchise Agreement:

Minnesota law provides that no action may be commenced pursuant to Minn. Stat. Section 80C.17 more than three (3) years after FRANCHISEE pays the initial franchise fee due upon execution of this Agreement. Minn. Stat. Section 80C.17, subd. 5.

IN WITNESS WHEREOF, the parties have executed this Rider on the Rider Date.

LAWN DOCTOR, INC.

By: _____
Title: _____
Date: _____

FRANCHISEE

Date: _____

FRANCHISEE

Date: _____

**RIDER TO
LAWN DOCTOR, INC.
FRANCHISE AGREEMENT
REQUIRED BY THE STATE OF VIRGINIA
BETWEEN LAWN DOCTOR, INC.
AND _____
DATED _____**

**THIS RIDER IS TO BE SIGNED ONLY IF THE FRANCHISE AGREEMENT TO
WHICH IT RELATES IS SIGNED ON OR AFTER JULY 1, 2026.**

THIS RIDER is made and entered into by and between LAWN DOCTOR, INC., a New Jersey corporation, with its principal office at 142 State Route 34, Holmdel, New Jersey 07733 (the "COMPANY"), and _____, whose principal address is _____ d/b/a Lawn Doctor of _____ ("FRANCHISEE"), as of the date signed by the COMPANY and set forth opposite the COMPANY's signature on this Rider (the "Rider Date").

1. **BACKGROUND.** The COMPANY and FRANCHISEE are parties to that certain Franchise Agreement dated _____, 20__ (the "Franchise Agreement") that has been signed concurrently with the signing of this Rider. This Rider is annexed to and forms part of the Franchise Agreement. This Rider is being signed because the LAWN DOCTOR business that FRANCHISEE will operate under the Franchise Agreement will be located in Virginia.

2. Effective July 1, 2026, the Virginia Retail Franchising Act provides as follows:

Under subdivision A 4 of § 13.1-563 of the Virginia Retail Franchising Act ("Act"), it is unlawful to offer or enter into a franchise agreement that restricts the right of a franchisee to engage in the business of offering, selling, or distributing goods or services at retail after termination or expiration of the franchise agreement. However, subsection B of § 13.1-563 of the Act provides that if a franchisee sells a franchise at a mutually agreed upon price to a third party or back to the franchisor, such sale may include a term restricting the right of such franchisee to engage in the business of offering, selling, or distributing goods or services at retail for a period of no more than two years after such sale.

Under subsection D of § 13.1-559 of the Virginia Retail Franchising Act, for all franchises located in Virginia, the franchise contract or agreement offered or entered into pursuant to terms of this chapter shall be governed by the laws of the Commonwealth of Virginia.

To the extent the Franchise Agreement includes any provision that is wholly or partially unlawful under Virginia law, the unlawful portions of the provision will be deemed to be severed from, and not a part of, the Franchise Agreement to the extent they are unlawful. However, any remaining lawful portions of the provision may be fully enforced.

IN WITNESS WHEREOF, the parties have executed this Rider on the Rider Date.

LAWN DOCTOR, INC.

By: _____
Title: _____
Date: _____

FRANCHISEE

Date: _____

FRANCHISEE

Date: _____

EXHIBIT M

VEHICLE LEASE AGREEMENT AND SCHEDULES



LESSEE NAME AND ADDRESS

Legal Name:

Business Type:

Street Address:

Mailing Address:

City:

State:

Zip:

County:

Telephone:

Facsimile:

Federal ID/SSN:

Customer No:

State of Formation:

THIS VEHICLE LEASE AGREEMENT dated as of _____ ("Lease") is made by and between **ISUZU FINANCE OF AMERICA, INC.** having an address at 2500 Westchester Ave., Suite 312, Purchase, NY 10577 ("Lessor"), and **LESSEE**.

1. **Lease.** Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Vehicle(s), specified in the Vehicle Schedule executed in connection herewith (the "Schedule"), subject to and upon the terms set forth herein and in the Schedule (this Lease and the related Schedule are collectively referred to herein as the "Lease").

2. **Definitions.** Unless the context otherwise requires, as used in the Lease, the following terms shall have the respective meanings indicated below and shall be equally applicable to both the singular and the plural forms thereof:

"Fair Market Rental Value" or **"Fair Market Sale Value"** means the value of the Vehicle for lease or sale, in place and in continued use, which would be obtained in an arm's length transaction between an informed and willing retail lessor or seller (under no compulsion to lease or sell) and an informed and willing retail lessee or buyer (under no compulsion to lease or purchase), assuming that the Vehicle is in the condition specified by this Lease, as determined by the parties or, if the parties cannot agree, by an American Society of Appraisers certified appraiser selected by Lessor and paid for by Lessee.

"Guarantor" means any guarantor of Lessee's obligations hereunder.

"Initial Term Expiration Date" shall have the meaning specified in the Schedule.

"Lease Documents" means this Lease, the Schedule and all other documents relating to or provided in connection with a Lease, prepared by Lessor, and now or hereafter executed in connection herewith or therewith, as the same may be modified, amended, extended or replaced.

"Lessor Assignee" shall have the meaning set forth in Section 23.

"Purchase Agreement" means any purchase agreement or other contract between a Supplier and Lessee for the acquisition of the Vehicle to be leased or financed under a Lease.

"Rent" means the periodic payments due for the leasing of the Vehicle as set forth on the Schedule and, where the context hereof requires, all such additional amounts as may, from time to time, be payable under a Lease. The term "Rent" shall include interim rent, if any, as described in Section 5 hereof.

"Rent Commencement Date" means, with respect to the Vehicle, the date on which (a) Lessor receives an executed Certificate of Acceptance for the Vehicle from Lessee or (b) Lessor disburses funds for the purchase of the Vehicle, as determined by Lessor in its sole discretion.

“Rent Payment Date” shall have the meaning specified in the Schedule.

“Stipulated Loss Value” shall have the meaning specified in the Schedule.

“Supplier” means the vendor or dealer of the Vehicle.

“Term” means the Initial Term or any Renewal Term, each as defined in Section 6 hereof.

“Vehicle” means certain new motor vehicles, including trucks and trailers, associated equipment accessories and attachments and such other item of property designated on the Schedule that will be leased by Lessee pursuant to the Lease, together with all replacement parts and additions incorporated therein or affixed thereto.

3. **Ordering Vehicles.** Lessee hereby assigns to Lessor all of Lessee's rights, but none of its obligations, under any Purchase Agreement related to a Vehicle. Lessor may (a) accept such assignment from Lessee of Lessee's rights, but none of Lessee's obligations, under any such Purchase Agreement and/or (b) issue a purchase order for Vehicles to the Supplier. Lessee shall arrange for delivery of Vehicles. If a Vehicle is subject to an existing Purchase Agreement between Lessee and the Supplier, and the Vehicle has been delivered to Lessee as of the date of the Schedule applicable thereto, Lessee warrants that it has advised Lessor of the delivery date(s) of such Vehicle. Lessee hereby authorizes Lessor to complete the Schedule with the VIN numbers and other identification data of Vehicles associated therewith as such data is received by Lessor. In the event any Vehicle order is cancelled by Lessee, Lessee agrees to reimburse Lessor for any and all losses, costs, charges, fees and expenses incurred as a result of such cancellation.

4. **Delivery and Acceptance.** Upon delivery to and acceptance by Lessee of any Vehicle, Lessee shall inspect such Vehicle and, if in good order and in conformance with any applicable purchase order or supply contract, Lessee will accept delivery of the Vehicle on behalf of the Lessor, and initial the Delivery and Acceptance certificate at the foot of the applicable Vehicle Schedule or execute and deliver to Lessor such other Certificate of Acceptance as shall be in form acceptable to Lessor (“Certificate of Acceptance”). **LESSOR SHALL HAVE NO OBLIGATION TO ADVANCE ANY FUNDS HEREUNDER UNLESS AND UNTIL LESSOR RECEIVES A CERTIFICATE OF ACCEPTANCE FOR SUCH VEHICLE EXECUTED BY LESSEE.**

5. **Rent; Delinquent Payments.** (a) Lessee shall pay Rent commencing on the Rent Commencement Date, and, unless otherwise set forth on the Schedule, on the same day of each payment period thereafter for the balance of the Term. Rent shall be due whether or not Lessee has received any notice that it is due, and all Rent shall be paid to Lessor at its address set forth on the Schedule, or as otherwise directed by Lessor in writing. All sales and use taxes and the like will accompany each payment in an amount sufficient to pay such taxes and other charges in full. Notwithstanding any other provision of this Agreement, the term of this Agreement and Lessee's obligations to pay Rent on a Vehicle shall continue if Lessee has not returned the Vehicle to Lessor in the condition required by this Agreement on the Lease Termination Date (unless Lessee had previously paid Lessor the Stipulated Loss Value for such Vehicle or is exercising any option to purchase the Vehicle) until the Vehicle is returned to Lessor in the required condition.

(b) If Lessee fails to pay any Rent or other sums under the Lease on or before the date when the same becomes due, Lessee shall pay to Lessor (in addition to and not in lieu of other rights of Lessor) a late charge equal to the lesser of ten percent of such delinquent amount or the maximum permitted by law. Such late charge shall be payable by Lessee upon demand by Lessor and shall be deemed Rent hereunder. Lessee acknowledges and agrees that the late charge (i) does not constitute interest, (ii) is an estimate of the costs Lessor will incur as a result of the late payment and (iii) is reasonable in amount.

6. **Term; Survival.** With respect to any Vehicle, unless otherwise specified on the Schedule, the initial term of the Lease (the “Initial Term”) shall commence on the earlier of (a) the date risk of loss is transferred from the Supplier to Lessee or Lessor or (b) the date on which such Vehicle is delivered to Lessee and, unless earlier terminated as provided herein, shall expire on the Initial Term Expiration Date. Any renewal term of the Lease (individually, a “Renewal Term”) shall commence immediately upon the expiration of the Initial Term or any prior Renewal Term, as the case may be, and, unless earlier terminated as provided herein, shall expire on the last day of the period for which the final payment of Rent is due. All obligations of Lessee hereunder shall survive the expiration, cancellation or other termination of the Term of this Lease.

7. **Reserved.**

8. **Inspection.** Lessor shall have the right to enter upon any premises where the Vehicle is located and inspect the Vehicle at any reasonable time.

9. Net Lease. THE LEASE IS A NET LEASE. LESSEE'S OBLIGATION TO PAY RENT AND PERFORM ITS OBLIGATIONS HEREUNDER ARE ABSOLUTE, IRREVOCABLE AND UNCONDITIONAL AND SHALL NOT BE SUBJECT TO ANY RIGHT OF SET OFF, COUNTERCLAIM, DEDUCTION, DEFENSE OR OTHER RIGHT LESSEE MAY HAVE AGAINST THE SUPPLIER, MAINTENANCE PROVIDER, LESSOR OR ANY OTHER PARTY PROVIDED, HOWEVER, THAT NOTHING HEREIN SHALL PRECLUDE LESSEE FROM ASSERTING ANY SUCH CLAIMS IN A SEPARATE CAUSE OF ACTION. LESSEE UNDERSTANDS AND AGREES THAT NEITHER THE SUPPLIER NOR ANY SALES REPRESENTATIVE OR OTHER AGENT OF THE SUPPLIER IS AN AGENT OF LESSOR OR IS AUTHORIZED TO WAIVE OR ALTER ANY TERM OR CONDITION OF THE LEASE, AND NO SUCH WAIVER OR ALTERATION SHALL VARY THE TERMS OF THE LEASE. LESSOR IS NOT A SUPPLIER, AND LESSOR IS NOT RESPONSIBLE FOR REPAIRS, SERVICE OR DEFECTS IN VEHICLES. LESSEE AGREES NOT TO ASSERT AGAINST LESSOR ANY CLAIMS OR DEFENSES LESSEE MAY HAVE WITH RESPECT TO VEHICLES, AND UNDERSTANDS THAT IT MAY ASSERT SUCH CLAIMS AGAINST SUPPLIER.

10. Restrictions; Use; Alterations. (a) Lessee shall use Vehicles (i) lawfully, (ii) only for business purposes, (iii) only in the United States (or in Canada for not more than 60 days per rolling 12 calendar month) in accordance with all applicable laws, regulations, and insurance policies, and (iv) only in the manner for which it was designed and intended and so as to subject it only to ordinary wear and tear. Lessee will not use or permit the use of any Vehicle off an improved road or for transportation of passengers or of material designated as hazardous, corrosive, radioactive, toxic, flammable, or explosive, or environmentally hazardous, unsafe, or dangerous under any federal, state, or local law, rule, regulation or requirement. Lessee agrees to operate only those Vehicles that have insurance coverage as required hereunder and to comply with all terms and conditions of insurance maintained with respect to the Vehicles. Lessee shall comply with all applicable laws in storage, maintenance and operation of Vehicles. Lessee shall immediately notify Lessor, in writing, upon becoming aware of any existing or threatened investigation, claim or action by any governmental authority that could adversely affect Vehicles, Lessor or the Lease. Lessee, at its own expense, shall make such alterations, additions or modifications (each, a "Required Alteration") to Vehicles as may be required from time to time to meet the requirements of applicable law or a governmental body. All such Required Alterations shall immediately, and without further act, be deemed to constitute "Vehicles" and be fully subject to the Lease as if originally leased hereunder. Except as otherwise permitted herein, Lessee shall not make any alterations to Vehicles without Lessor's prior written consent.

(b) The Vehicle shall be operated only by safe, careful and licensed drivers to be selected, employed, paid and controlled by Lessee. Such drivers shall be conclusively deemed to be the sole agents of Lessee and shall be required to operate the Vehicle with reasonable care and diligence and to use normal reasonable precautions to prevent loss or damage to the Vehicle because of fire, theft or collision. All drivers, and Lessee's employees, servants and agents shall cooperate fully with Lessor and all insurance companies providing insurance under this Lease in the investigation and defense of any claims and suits arising from the operation of the Vehicle. Lessee will maintain all records, logs and other materials required by any governmental authority to be maintained in respect of the Vehicle regardless of the party upon which any such requirements shall, by their terms, nominally be imposed. Lessee, at its own expense, will procure and pay for and maintain in full force and effect all permits, franchises, inspections and licenses necessary or appropriate in connection with the Vehicle and any repair, restoration, replacement, renewal, addition or improvement thereof and thereto. Lessee agrees not to utilize the Vehicle in excess of the average annual mileage of other similar vehicles owned or leased by Lessee from other sources. Lessee shall at its own expense title, license, inspect and register the Vehicle in compliance with the laws of any jurisdictions where it may be operated and in such manner as shall protect the interests of Lessor. Lessee shall not re-title or register an item of Vehicle in a state other than that where such item of Vehicle was initially titled or registered without the prior written consent of Lessor.

(c) Lessee, at its own expense, may from time to time add or install upgrades or attachments (each an "Upgrade") to Vehicles during the Term; provided, that such Upgrades (i) are readily removable without causing material damage to Vehicles, (ii) do not materially adversely affect the Fair Market Sale Value, the Fair Market Rental Value, residual value, productive capacity, utility or remaining useful life of Vehicles and (iii) do not cause Vehicles to become "limited use property" within the meaning of Revenue Procedure 2001-28, 2001-19 I.R.B. 1156 (or such other successor tax provision), as of the date of installation of such Upgrade. Any such Upgrades shall remain the property of Lessee. Upon the expiration or earlier cancellation of the Lease, Lessee may, at its option, remove any such Upgrades and, upon such removal, shall restore Vehicles to the condition required hereunder.

(d) If any Vehicles covered under any Lease becomes attached or affixed to, or used in connection with, Vehicles covered under another Lease hereunder (a "Related Lease"), Lessee agrees that, if Lessee elects to exercise a purchase or renewal option under any such Lease, or if Lessee elects to return Vehicles under any such Lease, then Lessor, in its sole discretion, may require that all Vehicles leased under all Related Leases be similarly disposed of.

11. Repairs and Maintenance. Lessee, at Lessee's cost and expense, shall (a) keep Vehicles in good repair, good operating condition, appearance and working order in compliance with the manufacturer's recommendations and Lessee's standard practices (but in no event less than industry practices), (b) take all actions necessary to ensure that the Vehicles will be eligible, at the expiration of the Initial Term and any Renewal Term, for a standard, full service maintenance contract with the manufacturer, (c) properly service all components of Vehicles following the manufacturer's written operating and servicing procedures, (d) enter into and keep in full force and effect during the Term a maintenance agreement covering the Vehicles with the manufacturer, or a manufacturer-approved maintenance organization (the "Maintenance Provider"), to maintain, service and repair such Vehicles (a "Maintenance Agreement"), as otherwise required herein (but an alternate source of maintenance may be used by Lessee with Lessor's prior written consent), (e) upon Lessor's request furnish Lessor with an executed copy of any such Maintenance Agreement, (f) keep each Vehicle in roadworthy condition so as to continuously and fully comply with all government requirements, including the United States Department of Transportation ("DOT") and (g) replace any part of the Vehicles that becomes unfit or unavailable for use from any cause (whether or not such replacement is covered by the Maintenance Agreement) with a replacement part that, in Lessor's sole opinion, is of the same manufacture, value, remaining useful life and utility as the replaced part immediately preceding the replacement, assuming that such replaced part was in the condition required by this Lease. Replacement parts shall be free and clear of all liens, constitute part of the Vehicles and be fully subject to this Lease as if originally leased hereunder. Lessee shall look solely to the Maintenance Provider for any claims related to the Equipment; and, acknowledges and agrees that: (i) Lessor is not a party to the Maintenance Agreement, (ii) if the cost to Lessee of such maintenance and services is included in its monthly or periodic lease payment, Lessor is collecting such costs as an administrative convenience to Lessee and the Maintenance Provider, (iii) Lessee will look only to the Maintenance Provider for the provision of any maintenance, repair or other services required or permitted under any Maintenance Agreement, and Lessor has no maintenance, repair, service or other obligations or liabilities whatsoever under any Maintenance Agreement or otherwise, (iv) Lessee's obligations under this Lease (including, without limitation, the obligation to make complete and timely payments of all amounts due under this Lease) are unconditional notwithstanding any failure on the part of the Maintenance Provider to perform under any Maintenance Agreement, and (v) notwithstanding any dispute regarding a party's performance under a Maintenance Agreement, Lessee will continue to pay to the Lessor all amounts which may become due under this Lease.

12. Sublease. LESSEE SHALL NOT, WITHOUT LESSOR'S PRIOR WRITTEN CONSENT, (i) SELL, ASSIGN, TRANSFER, PLEDGE, HYPOTHECATE OR OTHERWISE DISPOSE OF THE LEASE, VEHICLES OR ANY INTEREST THEREIN, (ii) RENT, SUBLET OR LEND VEHICLES TO ANYONE OTHER THAN LESSEE OR LESSEE'S AFFILIATES OR (iii) PERMIT VEHICLES TO BE USED BY ANYONE OTHER THAN THEIR RESPECTIVE QUALIFIED EMPLOYEES.

13. Risk of Loss; Damage to Vehicles. (a) Lessee shall bear the entire risk of loss (including without limitation, theft, destruction, disappearance of or damage to Vehicles from any cause whatsoever), whether or not insured against, during the Term of this Lease and until the Vehicles are returned to Lessor in accordance with this Lease. No such loss shall relieve Lessee of the obligation to pay Rent or of any other obligation under the related Lease.

(b) Lessee shall notify Lessor immediately of any accident involving any Vehicle that is required to be reported under applicable federal, state and local statutes, ordinances, laws and regulations, or under the terms and conditions of insurance policies maintained with respect to that Vehicle. Such notice shall be by telephone and in writing and shall include full details of the accident and the names and addresses of all parties and witnesses. Lessee shall keep the Lessor and insurer fully informed of all claims, actions, suits or proceedings arising out of or relating to any accident involving a Vehicle. Lessee shall forward to Lessor and the insurer a copy of every police or investigation report prepared with respect to each accident, all witness statements, and of every demand, notice, claim, summons or other process received in connection with such accident(s).

(c) If any Vehicles are lost, stolen or damaged beyond repair, or confiscated, seized or the use and/or title thereof requisitioned to someone other than Lessee (any such event being a "Total Loss"), Lessee shall immediately notify Lessor of such event. On the next Rent Payment Date following the occurrence of the Total Loss, at Lessor's option, Lessee shall either (i) replace Vehicles with equipment that, in Lessor's sole opinion, is of the same manufacture, value, remaining useful life and

utility as the replaced Vehicles immediately preceding the replacement, assuming such replaced Vehicles was in the condition required by the Lease or (ii) pay to Lessor the sum of (A) all Rent due and owing under the Lease with respect to such Vehicles (at the time of such payment) plus (B) the Stipulated Loss Value for the Vehicles as of that Rent Payment Date. If Lessor elects to allow replacement of Vehicles as set forth in subsection (i) above, Lessee shall cause the Supplier of such replacement equipment to deliver to Lessor a bill of sale for such equipment free and clear of all liens and encumbrances, and such replacement equipment shall become Vehicles subject to the applicable Lease. Upon Lessor's receipt of the bill of sale or the amounts specified in subsection (ii) above, Lessee shall be entitled to Lessor's interest in the replaced Vehicles, in its then condition and location, "as is" and "where is," without any warranties, express or implied.

14. Insurance. (a) All insurance policies required hereunder shall include terms, and be with insurance carriers, reasonably satisfactory to Lessor. Without limiting the generality of the foregoing, in addition to the requirements under the Schedule, each policy shall include the following terms: (i) all physical damage insurance shall name Lessor and its assigns as sole loss payee, (ii) all liability insurance shall name Lessor and its assigns as additional insureds, (iii) the policy shall not be canceled or altered without at least thirty days advance notice to Lessor and its assigns and (iv) coverage shall not be invalidated against Lessor or its assigns because of any violation of any condition or warranty contained in any policy or application therefore by Lessee or by reason of any action or inaction of Lessee. On each anniversary of the Rent Commencement Date during the term hereof, Lessee shall deliver to Lessor certificates or other proof of insurance satisfactory to Lessor evidencing the coverage required by this section. If Lessee fails to provide the required insurance, Lessor may purchase such insurance at Lessee's expense, the purchase of which need not include liability coverage or protection of Lessee's interest. Lessee irrevocably appoints Lessor as Lessee's attorney-in-fact to execute and endorse all documents, checks, or drafts received in payment of loss or damage under any insurance policy.

15. Taxes. Lessee shall pay when due and shall indemnify and hold harmless Lessor (on an after-tax basis) from and against any and all taxes, fees, withholdings, levies, imposts, duties, assessments and charges of every kind and nature whatsoever (including any related penalties and interest) imposed upon or against Lessor, any Lessor Assignee, Lessee or any Vehicles by any governmental authority in connection with, arising out of or otherwise related to Vehicles, the Lease Documents or the Rent and receipts or earnings arising there from and excepting only all Federal, state and local taxes on or measured by Lessor's net income. Whenever this Lease expires, terminates or is canceled as to any Vehicles, Lessee, upon written request by Lessor, shall advance to Lessor the amount estimated by Lessor to be the taxes on said Vehicles that are not yet payable, but for which Lessee is responsible. At Lessee's request, Lessor shall provide Lessee with Lessor's method of computation of any such estimated taxes.

16. Lessor's Right to Perform for Lessee. If Lessee fails to perform any of its obligations contained herein, Lessor may (but shall not be obligated to) itself perform such obligations, and the amount of the reasonable costs and expenses of Lessor incurred in connection with such performance, together with interest on such amount at the lesser of fifteen percent (15%) per annum or the maximum permitted by law, shall be payable by Lessee to Lessor upon demand. No such performance by Lessor shall be deemed a waiver of any rights or remedies of Lessor or be deemed to cure the default of Lessee hereunder.

17. Certificate of Title, Registration, Plates, Licenses; Liens. Lessee agrees at its sole expense, (i) to obtain a certificate of title on the Vehicles showing Lessor's title to the Vehicles, and to preserve and perfect Lessor's title to all of the Vehicles, and (ii) to obtain, in the name of Lessor, all registration, certificates, license plates, permits, inspections and other certificates, permits or licenses required to be obtained. Lessee shall promptly forward copies of all such titles, registration certificates, permits, inspections and other certificates and licenses to Lessor. Lessee agrees to pay all fines, tickets and other charges imposed on any Vehicle or its driver, including without limitation, storage charges, towing charges, parking charges, and fines. Lessee shall at all times keep Vehicles free and clear from all liens and encumbrances of any kind or nature other than those created by, through or under Lessor. If, in violation of the foregoing covenant, any prohibited lien or encumbrance shall attach to Vehicles, Lessee shall (a) give Lessor immediate written notice thereof and (b) promptly, at Lessee's sole cost and expense, take such action as may be necessary to discharge such lien.

18. Default; Remedies. (a) As used herein, the term "Default" means any of the following events: (i) Lessee fails to pay any Rent or other amount due under a Lease within ten days after the same shall have become due; (ii) Lessee or any Guarantor becomes insolvent or makes an assignment for the benefit of its creditors; (iii) a receiver, trustee, conservator or liquidator of Lessee or any Guarantor of all or a substantial part of Lessee's or such Guarantor's assets is appointed with or without the application or consent of Lessee or such Guarantor, respectively; (iv) a petition is filed by or against Lessee or any Guarantor under any bankruptcy, insolvency or similar law; (v) Lessee or any Guarantor violates or fails to perform any provision of either

this Lease or any other loan, lease or credit agreement or any acquisition or purchase agreement with Lessor or any other party; (vi) any warranty or representation made by Lessee herein proves to have been false or misleading when made; (vii) there is a material change in Lessee's or any Guarantor's financial condition since the related Rent Commencement Date; (viii) Lessee or any Guarantor merges or consolidates with any other corporation or entity, or sells, leases or disposes of all or substantially all of its assets without the prior written consent of Lessor; (ix) Lessee or any Guarantor, if an individual, dies or, if not an individual, is dissolved; (x) Lessee assigns, sublets, liens, encumbers or transfers any interest in any Vehicle or in this Vehicle Lease Agreement to any party, or attempts to do so, without Lessor's prior consent; or (xi) any filing by Lessee of a termination statement for any financing statement filed by Lessor while any obligations are owed by Lessee under a Lease. A Default with respect to any Lease shall, at Lessor's option, constitute a Default for all Leases and any other agreements between Lessor and Lessee.

(b) Upon the occurrence of a Default, Lessor may do one or more of the following as Lessor in its sole discretion shall elect: (i) proceed by appropriate court action to enforce performance by Lessee of the related Lease or to recover damages, including incidental and consequential damages, for the breach thereof; (ii) cause Lessee, at its expense, promptly to assemble Vehicles and return the same to Lessor at such place as Lessor may designate in writing; (iii) by notice in writing to Lessee, cancel or terminate the related Lease, without prejudice to any other remedies hereunder; (iv) enter upon the premises of Lessee or other premises where any Vehicles may be located and, without notice to Lessee and with or without legal process, take possession of and remove all or any such Vehicles without liability to Lessee by reason of such entry or taking possession, and without such action constituting a cancellation or termination of the Lease unless Lessor notifies Lessee in writing to such effect; (v) by written notice to Lessee specifying a payment date (the "Remedy Date"), demand that Lessee pay to Lessor, and Lessee shall pay to Lessor, on the Remedy Date, as liquidated damages for loss of a bargain and not as a penalty, a sum equal to (A) any unpaid Rent due prior to the Remedy Date (together with interest on such amount at the lesser of fifteen percent (15%) per annum or the maximum permitted by law from the Remedy Date to the date of actual payment), plus (B) the Stipulated Loss Value; (vi) sell Vehicles at public or private sale or hold, keep idle or lease to others any Vehicles; and (vii) exercise any other right or remedy available to Lessor under applicable law. In addition, Lessee shall be liable for all reasonable costs, expenses, and legal fees incurred in enforcing Lessor's rights under the Lease, before or in connection with litigation or arbitration and for any deficiency in the disposition of the Vehicles. Lessor's recovery hereunder shall in no event exceed the maximum recovery permitted by law.

(c) If a Default occurs, Lessee hereby agrees that ten days' prior notice to Lessee of any public sale or of the time after which a private sale may be negotiated shall be conclusively deemed reasonable notice. None of Lessor's rights or remedies hereunder are intended to be exclusive, but each shall be cumulative and in addition to any other right or remedy referred to hereunder or otherwise available to Lessor at law or in equity, and no express or implied waiver by Lessor of any Default shall constitute a waiver of any other Default or a waiver of any of Lessor's rights.

(d) With respect to any exercise by Lessor of its right to recover and/or dispose of any Vehicles or any other collateral securing Lessee's obligations under any Lease, Lessee acknowledges and agrees that Lessor may dispose of Vehicles on an "AS-IS, WHERE-IS" basis, in compliance with applicable law and with such preparation (if any) as Lessor determines to be commercially reasonable. Lessee shall remain liable for any deficiency in the disposition of the Vehicles, and any purchase by Lessor of the Vehicles may be through a credit to some or all of Lessee's obligations under any Lease.

19. Indemnity. Lessee shall indemnify and hold harmless Lessor and each Lessor Assignee, on an after tax basis, from and against any and all liabilities, causes of action, claims, suits, penalties, damages, losses, costs or expenses (including attorneys' fees), obligations, liabilities, demands and judgments (collectively, a "Liability") arising out of or in any way related to: (a) Lessee's failure to perform any covenant under the Lease Documents, (b) the untruth of any representation or warranty made by Lessee under the Lease Documents, (c) the order, manufacture, purchase, ownership, selection, acceptance, rejection, possession, rental, sublease, operation, use, maintenance, control, loss, damage, destruction, removal, storage, surrender, sale, condition, delivery, return or other disposition of or any other matter relating to any Vehicles or (d) injury to persons, property or the environment including any Liability based on strict liability in tort, negligence, breach of warranties or Lessee's failure to comply fully with applicable law or regulatory requirements; *provided*, that the foregoing indemnity shall not extend to any Liability to the extent resulting solely from the gross negligence or willful misconduct of Lessor.

20. Fees and Expenses. Lessee shall pay all reasonable costs and expenses of Lessor, including, without limitation, attorneys' and other professional fees, returned check or non-sufficient funds charges, the fees of any collection agencies and

appraisers and all other costs and expenses related to any sale or re-lease of Vehicles (including storage costs) incurred by Lessor in enforcing any of the terms, conditions or provisions hereof or in protecting Lessor's rights hereunder.

21. Financial and Other Data. During the Term hereof, Lessee shall furnish Lessor (a) as soon as available, and in any event within one hundred twenty days after the last day of each fiscal year, financial statements of Lessee and each Guarantor and (b) from time to time as Lessor may reasonably request, other financial reports, information or data (including federal and state income tax returns) and quarterly or interim financial statements of Lessee and each Guarantor. All such information shall be audited (or if audited information is not available, compiled or reviewed) by an independent certified public accountant.

22. Representations and Warranties of Lessee. Lessee represents and warrants that (a) the address stated above is the chief place of business and chief executive office of Lessee, Lessee's full and accurate legal name is as stated above and the information describing Lessee set forth under Lessee's signature below is accurate in all respects; (b) Lessee is either (i) an individual and the sole proprietor of its business which is located at the address set forth above and doing business only under the names disclosed herein, or (ii) a limited liability company or corporation duly organized and validly existing in good standing under the laws of the state of its organization or incorporation, or (iii) a general or limited partnership organized under the laws of the state of its principal place of business set forth in the Lease or the Lease Documents and the individual general partner executing this Lease has the full authority to represent, sign for and bind Lessee in all respects; (c) the execution, delivery and performance of this Lease and all related instruments and documents (i) have been duly authorized by all necessary action on the part of Lessee, (ii) do not require the approval of any stockholder, partner, manager, trustee, or holder of any obligations of Lessee except such as have been duly obtained, and (iii) do not and will not contravene any law, governmental rule, regulation or order now binding on Lessee, or contravene the operating agreement, charter or by-laws of Lessee, or constitute a default under, or result in the creation of any lien or encumbrance upon the property of Lessee under, any indenture, mortgage, contract or other agreement to which Lessee is a party or by which it or its property is bound; (d) the Lease Documents when entered into will constitute legal, valid and binding obligations of Lessee enforceable against Lessee in accordance with their terms; (e) there are no actions or proceedings to which Lessee is a party, and there are no other threatened actions or proceedings of which Lessee has knowledge, before any governmental authority which, either individually or in the aggregate, would adversely affect the financial condition of Lessee or the ability of Lessee to perform its obligations hereunder; (f) Lessee is not in default under any obligation for the payment of borrowed money, for the deferred purchase price of property or for the payment of any rent under any lease agreement which, either individually or in the aggregate, would adversely affect the financial condition of Lessee or the ability of Lessee to perform its obligations hereunder and (g) the financial statements of Lessee (copies of which have been furnished to Lessor) have been prepared in accordance with generally accepted accounting principles consistently applied and fairly present Lessee's financial condition and the results of its operations as of the date of and for the period covered by such statements, and since the date of such statements there has been no material adverse change in such conditions or operations.

23. Transfer or Assignment. (a) Lessor, at any time with or without notice to Lessee, may sell, transfer, assign and/or grant a security interest in all or any part of Lessor's interest in this Lease or any Vehicles (each, a "Lessor Transfer"). Any purchaser, transferee, assignee or secured party of Lessor (each a "Lessor Assignee") shall have and may exercise all of Lessor's rights hereunder with respect to the items to which any such Lessor Transfer relates, and Lessee shall not assert against any Lessor Assignee any claim that Lessee may have against Lessor provided, Lessee may assert any such claim in a separate action against Lessor. Upon written notice of a Lessor Transfer, Lessee shall promptly acknowledge in writing its obligations under the applicable Lease, shall comply with the written directions or demands of any Lessor Assignee and shall make all payments due under the Schedule as directed in writing by the Lessor Assignee. Following such Lessor Transfer, the term "Lessor" shall be deemed to include or refer to each Lessor Assignee. Lessee will provide reasonable assistance to Lessor to complete any transaction contemplated by this subsection (b).

(b) Subject to the restriction on assignment contained in Section 12, the Lease Documents shall inure to the benefit of, and are binding upon, the successors and assigns of the parties thereto including, without limitation, each person who becomes bound thereto as a "new debtor" as set forth in the Uniform Commercial Code ("UCC").

(c) The rights and obligations of Lessee may not be assigned or delegated.

24. Lessee's Waivers. TO THE EXTENT PERMITTED BY APPLICABLE LAW, LESSEE WAIVES (a) ANY AND ALL RIGHTS AND REMEDIES CONFERRED UPON A LESSEE BY ARTICLE 2A OF THE UCC AND (b) ANY RIGHTS NOW OR HEREAFTER CONFERRED BY STATUTE OR OTHERWISE TO RECOVER INCIDENTAL OR CONSEQUENTIAL DAMAGES FROM LESSOR FOR ANY BREACH OF WARRANTY OR

FOR ANY OTHER REASON OR TO SET OFF OR DEDUCT ALL OR ANY PART OF ANY CLAIMED DAMAGES RESULTING FROM LESSOR'S DEFAULT, IF ANY, UNDER THE RELATED LEASE.

25. Collection Costs and Other Costs, Expenses and Fees. In addition to the Rent and late payment charges (if any), Lessee shall pay Lessor on demand, and Lessor shall be entitled to collect all costs and expenses of collection, including, without limitation, reasonable attorneys' fees and expenses, incurred in connection with enforcement of its rights and remedies hereunder and under the other Lease Documents, the protection or realization of the Vehicle or in connection with any bankruptcy or other judicial proceeding, whether or not suit on this Lease. All such costs, expenses, and fees shall be payable on demand.

26. Usury; Partial Invalidity. At no time shall the interest rate (or other amounts paid or collected hereunder) exceed the highest rate allowed by applicable law for the type of lease evidenced hereby.

27. Severability. If any provision of any of the Lease Documents is unenforceable, such provision shall be modified to the minimum extent possible to make such provision enforceable, and the enforceability of the other provisions of the Lease Documents shall not be affected.

28. Choice of Law. The Lease Documents (including all matters of construction, validity, performance and the creation, validity, enforcement or priority of the lien of, and security interests created by, this Lease in or upon the Vehicle) and all related controversies shall be governed in all respects by, and construed in accordance with, the laws of the State of New York, without reference to conflicts of law (other than Section 5-1401 of the New York General Obligations Law), except as required by mandatory provisions of law.

29. Notices and Demands. All demands or notices under the Lease Documents shall be in writing (including, without limitation, telecopy or facsimile - receipt confirmed) and mailed, telecopied, or delivered to the address specified on page 1 of this Lease or in writing by the party to which such notice is given. Any demand or notice mailed shall be mailed first-class mail, post-prepaid, return-receipt requested. Demands or notices shall be effective upon the earlier of (i) actual receipt by the addressee, or (ii) the date shown on the return receipt, fax confirmation, or delivery receipt.

30. Rescission or Return of Payments. If at any time, all or any part of any amount received by the Lessor under this Agreement, must or is claimed to be subject to avoidance, rescission, or return to Lessee or any other party for any reason whatsoever, such obligation and any liens, security interests, and other encumbrances that secured such obligations at the time such avoidance, rescission, or returned payment was received by Lessor shall be deemed to have continued in existence or shall be reinstated, as the case may be, all as though such payment had not been received.

31. Waivers. Lessee waives, to the fullest extent permitted by law, presentment, notice of dishonor, and all other notices or demands of any kind (except as otherwise expressly provided in this Agreement).

LESSEE HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED UNDER APPLICABLE LAW, ITS RIGHT TO TRIAL BY JURY OF ANY CLAIM OR CAUSE OF ACTION BASED UPON OR ARISING OUT OF OR RELATED TO THIS LEASE, THE OTHER LEASE DOCUMENTS OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY, IN ANY ACTION OR PROCEEDING TO WHICH LESSOR, LESSEE OR ANY PARTY HEREUNDER MAY BE PARTIES, WHETHER WITH RESPECT TO CONTRACT CLAIMS, TORT CLAIMS, OR OTHERWISE, INCLUDING WITHOUT LIMITATION ANY ACTION, COUNTERCLAIM OR OTHER PROCEEDING WHICH SEEKS, IN WHOLE OR IN PART, TO CHALLENGE THE VALIDITY OR ENFORCEABILITY, OF THIS LEASE OR ANY OTHER LEASE DOCUMENTS OR ANY PROVISION HEREOF OR THEREOF. THIS WAIVER IS MADE KNOWINGLY, WILLINGLY AND VOLUNTARILY, AND LESSEE ACKNOWLEDGES THAT NO REPRESENTATIONS HAVE BEEN MADE BY ANY INDIVIDUAL TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. THIS WAIVER SHALL APPLY TO ANY SUBSEQUENT AMENDMENTS, RENEWALS, SUPPLEMENTS OR MODIFICATIONS TO THIS LEASE AND THE OTHER LEASE DOCUMENTS.

32. UCC Filings. LESSEE HEREBY AUTHORIZES LESSOR TO AUTHENTICATE AND/OR FILE ALL UCC FINANCING STATEMENTS AND AMENDMENTS THAT IN LESSOR'S SOLE DISCRETION ARE DEEMED NECESSARY OR PROPER TO SECURE OR PROTECT LESSOR'S INTEREST IN VEHICLES IN ALL APPLICABLE JURISDICTIONS. Lessee hereby ratifies, to the extent permitted by law, all that Lessor shall lawfully and in good faith do or cause to be done by reason of and in compliance with this section. Lessee shall provide written notice to Lessor

at least thirty days prior to any contemplated change in Lessee's name, jurisdiction of organization or chief executive office address.

33. Quiet Enjoyment. So long as no Default has occurred and is continuing, Lessee shall peaceably hold and quietly enjoy Vehicles without interruption by Lessor or any person or entity claiming through Lessor.

34. Entire Agreement. This Lease, together with all other Lease Documents, constitutes the entire understanding or agreement between Lessor and Lessee with respect to the leasing of Vehicles covered thereby, and there is no understanding or agreement, oral or written, which is not set forth herein or therein. No Lease may be amended except by a writing signed by Lessor and Lessee. Delivery of an executed Lease Document by facsimile or any other reliable means shall be deemed as effective for all purposes as delivery of a manually executed copy. Lessee shall provide to Lessor the manually executed original of any Lease Document delivered by facsimile within five days.

35. More than One Lessee. If more than one person or entity executes the Lease Documents as "Lessee," the obligations of "Lessee" shall be deemed joint and several and all references to "Lessee" shall apply both individually and jointly.

36. Execution in Counterparts. The Lease and all other Lease Documents may be executed in several counterparts and by different parties hereto or thereto on separate counterparts, each of which when so executed or otherwise authenticated and delivered shall be an original, but all such counterparts shall together consist of one and the same instrument; except, to the extent that any Lease Documents constitute chattel paper under the UCC, no security interest therein may be created other than through the transfer or possession of the original counterpart, which shall be identified by Lessor.

37. Power of Attorney. Lessee grants Seller a power of attorney to correct obvious errors and fill in such blanks as serial numbers, date of first payment and similar provisions, and for registering, transferring, titling, or perfecting Lessor's interest in the Vehicle. Such power of attorney is coupled with an interest and is irrevocable during the term of the credit evidenced by this Lease.

38. Miscellaneous. No provision of any Lease Document can be amended, waived, discharged, or terminated except in writing executed by the parties thereto. Acceptance of late payments shall not waive the TIME IS OF THE ESSENCE PROVISION, the right of Lessor to require that subsequent payments be made when due, or the right of Lessor to declare a Default if subsequent payments are not made when due. Any approval, consent, or statement that a matter is acceptable to Lessor under the Lease Documents must be in writing executed by Lessor and shall be construed to apply only to the party and facts specifically set forth in writing. This Lease may be executed and delivered by facsimile signature and a facsimile signature shall be treated as an original. TIME IS OF THE ESSENCE IN THIS LEASE AND THE OTHER LEASE DOCUMENTS.

[Signature Page Follows]

LESSEE HEREBY CERTIFIES, UNDER PENALTY OF PERJURY, THAT ONE HUNDRED PERCENT (100%) OF THE USE OF THE EQUIPMENT IS TO BE IN A TRADE OR BUSINESS OF LESSEE AND NOT FOR PERSONAL, FAMILY OR HOUSEHOLD PURPOSES.

IN WITNESS WHEREOF, Lessor and Lessee have caused this Vehicle Lease Agreement to be duly authenticated and delivered on the day and year first above written.

Lessor:
Isuzu Finance of America, Inc.

Lessee:

Co-Lessee:

_____ Signature	_____ Signature	_____ Signature
_____ Print Name and Title(s)	_____ Print Name and Title(s)	_____ Print Name and Title(s)
_____ Date	_____ Date	_____ Date

Lessor's Name & Address:

Name: Isuzu Finance of America, Inc.

Address: 2500 Westchester Ave., Suite 312, Purchase, NY 10577

ISUZU FINANCE OF AMERICA, INC.

Finance Schedule Vehicle Schedule

This **VEHICLE SCHEDULE** ("Schedule") between **ISUZU FINANCE OF AMERICA, INC.**, ("Lessor"), and , a(n) corporation ("Lessee") is dated as of , and is issued in connection with the Vehicle Lease Agreement dated as of ("Lease"). Unless otherwise defined, capitalized terms used herein shall have the meanings specified in the Lease.

EQUIPMENT & INVOICING TERMS

1. **EQUIPMENT.** Pursuant to the terms and conditions of this Lease, Lessor leases to Lessee and Lessee leases from Lessor, the vehicles and other items of equipment listed below or on Exhibit A attached hereto (the "Vehicles"). The aggregate capitalized cost of such Vehicles is \$ ("Total Cost").

<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>VIN Number</u>	<u>Body Description</u>	<u>Serial Number</u>

Vehicle Location Address:

2. **TERM.** The Initial Term of this Lease expires on the date that is __ months after the Rent Commencement Date (the "Initial Term Expiration Date").

3. **RENT PAYMENT DATES; RENT.** Lessee hereby agrees to pay (i) a required, upfront, cash down payment in the amount of **\$0.00**, and (ii) Rent for the Vehicles throughout the Initial Term in __ consecutive monthly installments payable in advance with the first payment due on the Rent Commencement Date and the remaining payments due and payable on the same day of each month thereafter (each, a "Rent Payment Date"). Each such installment of Rent shall be in an amount equal to \$.

4. **EQUIPMENT LOCATION; BILLING ADDRESS.** The Vehicles described on this Schedule shall be garaged at the following address: . The billing address of Lessee is: .

5. **PURCHASE, RENEWAL AND OPTION TERMS.** On the Initial Term Expiration Date and so long as no Default or Event of Default shall have occurred and be continuing, Lessee shall pay to Lessor an amount equal to **\$1.00**. Upon payment in full by Lessee of all Rent (and all other sums) payable to Lessor hereunder, Lessor shall release its interest in the Equipment.

6. **NATURE OF TRANSACTION; SECURITY AGREEMENT.** (a) General. To secure the prompt payment and performance as and when due of all obligations and indebtedness of Lessee, now existing or hereafter created, to Lessor pursuant to this Lease or otherwise, Lessee hereby grants to Lessor a first priority security interest in the Equipment and all related accessions, substitutions, replacements and proceeds. The parties intend to comply with all applicable laws, and if it is determined that any payment under the Lease exceeds any amount allowed by applicable law, then the excess portion shall be applied to the repayment of principal, and any interest will be charged at the highest rate allowed by law.

(b) Property Tax. Unless otherwise directed in writing by Lessor or required by applicable law, Lessee will list itself as owner of all Equipment for property tax purposes and will promptly pay all such taxes when due. In those jurisdictions in which Lessor is required to list itself as owner of Equipment, upon receipt by Lessee of any property tax bill pertaining to Equipment, Lessee will promptly forward the property tax bill and related payment to Lessor. Upon receipt by Lessor of a property tax bill (whether from Lessee or directly from the taxing authority), Lessor will pay the tax and invoice Lessee for the expense if Lessee has not submitted its payment with the bill.

(c) Disclaimer. **LESSOR MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, TITLE TO, DESIGN, OPERATION, CONDITION, OR QUALITY OF THE MATERIAL OR WORKMANSHIP IN, VEHICLES, THEIR MERCHANTABILITY OR ITS FITNESS FOR ANY PARTICULAR PURPOSE, THE ABSENCE OF LATENT OR OTHER DEFECTS (WHETHER OR NOT DISCOVERABLE), LACK OF INFRINGEMENT ON ANY PATENT, TRADEMARK OR COPYRIGHT, AND LESSOR HEREBY DISCLAIMS ALL SUCH WARRANTIES; IT BEING UNDERSTOOD THAT THE VEHICLE IS LEASED TO LESSEE "AS IS, WHERE IS." LESSEE HAS MADE THE SELECTION OF THE VEHICLE FROM THE SUPPLIER BASED ON ITS OWN JUDGMENT AND EXPRESSLY DISCLAIMS ANY RELIANCE ON ANY STATEMENTS OR REPRESENTATIONS MADE BY LESSOR. IN NO EVENT SHALL LESSOR BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES. LESSOR HEREBY ASSIGNS TO LESSEE FOR THE TERM OF EACH LEASE WITHOUT RECOURSE AND FOR SO LONG AS LESSEE IS NOT IN DEFAULT UNDER ANY LEASE, ANY WARRANTY PROVIDED BY THE SUPPLIER.**

7. **INSURANCE; STIPULATED LOSS VALUE.** (a) Lessee shall arrange and pay for public liability and property damage insurance (comprehensive general and/or automobile/truck liability) in an amount satisfactory to Lessor, but not less than **\$500,000** (or higher if required by state law), and collision, casualty, physical damage, fire and theft (all risk) insurance in an amount satisfactory to Lessor, but not less than the actual value of each Vehicle from time to time.

b) As to any affected Vehicles leased pursuant to this Schedule, "Stipulated Loss Value" means as of the date of its calculation, the sum of the present value of all future Rent owed, discounted to the date of payment by Lessee at a per annum rate of interest equal to 3%.

MISCELLANEOUS TERMS & CONDITIONS

8. **CERTIFICATION.** Lessee does hereby certify, under the penalties of perjury, that Lessee intends one hundred percent (100%) of the use of the Vehicles is to be in a trade or business of Lessee

9. **COUNTERPARTS; DOCUMENT DELIVERY.** (a) This Schedule may be executed in any number of counterparts, each of which when executed or otherwise authenticated and delivered constituting an original, but all together one and the same instrument. Notwithstanding the foregoing, Lessor and Lessee agree that they intend that there shall be only one manually executed original of this Schedule and, to the extent that this document constitutes chattel paper under the UCC, no security interest herein may be created by the transfer or possession of any counterpart other than the original hereof.

(b) Lessee represents and warrants that the Lease Documents have not been, and shall not be, altered or modified by Lessee regardless of whether such documentation was transmitted to Lessee *via* electronic or analog means.

10. RELATIONSHIP TO LEASE; FURTHER ASSURANCES. The terms of the Lease are incorporated herein by reference and Lessee hereby reaffirms all terms of the Lease. If any of the terms of this Schedule are contrary to or inconsistent with any terms of the Lease, the terms of this Schedule shall govern. As to all Schedules to said Vehicle Lease Agreement, the parties EXPRESSLY ACKNOWLEDGE THE ENFORCEABILITY OF AUTOMATIC RENEWAL CLAUSES CONTAINED IN THE VEHICLE LEASE AGREEMENT OR SCHEDULES if such acknowledgment is required by applicable law. This Schedule together with the Lease as incorporated herein, shall constitute a separate lease agreement and **LESSEE HEREBY CERTIFIES TO LESSOR THAT THE REPRESENTATIONS AND WARRANTIES MADE BY LESSEE IN THE LEASE ARE TRUE AND CORRECT IN ALL MATERIAL RESPECTS AS OF THE DATE OF THIS SCHEDULE.** Lessee will promptly execute or otherwise authenticate and deliver to Lessor such further documents, instruments, assurances and other records and take such further action as Lessor may reasonably request in order to carry out the intent and purpose of this Lease and to establish and protect the rights and remedies created or intended to be created in favor of Lessor under this Lease.

[Signature Page Follows]

Sample

IN WITNESS WHEREOF, Lessor and Lessee have caused this Schedule to be duly authenticated and delivered on the day and year first above written.

Lessor:
Isuzu Finance of America, Inc.

Lessee:

Co-Lessee :

Signature

Signature

Signature

Printed Name and Title(s)

Printed Name and Title(s)

Printed Name and Title(s)

Date

Date

Date

Delivery and Acceptance Certificate

On _____ (the “**Date of Acceptance**”), each Vehicle listed in this Schedule was delivered to Lessee, in conjunction with Lessee's lease of the Vehicle, and Lessee acknowledges its receipt and irrevocable acceptance of the Vehicle. Lessee represents and warrants to Lessor that Lessee has: accepted delivery of and inspected each Vehicle; determined that each Vehicle contains all of the major components and accessories as agreed; each Vehicle is in good working order, repair, and condition; and that each Vehicle is fit for immediate and continued use and conforms to Lessee's requirements without exception. Lessee understands and acknowledges that Lessor is entering into the Lease Documents based on Lessee's representation and warranty that Lessee will pay in full to Lessor all payments when due as required by the Lease Documents. Lessee also represents and warrants to Lessor that no Default or event which, but for the passage of time or the giving of notice, or both, would constitute a Default under the Lease Documents has occurred and is continuing as of the Date of Acceptance and that all of the representations and warranties made by Lessee in the Lease Documents are correct and complete as though made on and as of the date of this Schedule.

Lessee's Initials: _____

This **VEHICLE SCHEDULE** ("Schedule") between **ISUZU FINANCE OF AMERICA, INC.**, ("Lessor"), and _____, a(n) _____ corporation ("Lessee") is dated as of _____ and is issued in connection with the Vehicle Lease Agreement dated as of _____ ("Lease"). Unless otherwise defined, capitalized terms used herein shall have the meanings specified in the Lease.

EQUIPMENT & INVOICING TERMS

1. **EQUIPMENT.** Pursuant to the terms and conditions of this Lease, Lessor leases to Lessee and Lessee leases from Lessor, the vehicles and other items of equipment listed below or on Exhibit A attached hereto (the "Vehicles"). The aggregate capitalized cost of such Vehicles is \$ _____ ("Total Cost").

<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>VIN Number</u>	<u>Body Description</u>	<u>Serial Number</u>

Vehicle Location Address:

2. **TERM.** The Initial Term of this Lease expires on the date that is _____ months after the Rent Commencement Date (the "Initial Term Expiration Date").

3. **RENT PAYMENT DATES; RENT.** Lessee hereby agrees to pay (i) a required, upfront, cash down payment in the amount of **\$0.00**, and (ii) Rent for the Vehicles throughout the Initial Term in _____ consecutive monthly installments payable in advance with the first payment due on the Rent Commencement Date and the remaining payments due and payable on the same day of each month thereafter (each, a "Rent Payment Date"). Each such installment of Rent shall be in an amount equal to \$ _____.

4. **EQUIPMENT LOCATION; BILLING ADDRESS.** The Vehicles described on this Schedule shall be garaged at the following address: _____. The billing address of Lessee is: _____.

5. **PURCHASE OPTION TERMS.** So long as no Default shall have occurred and be continuing and Lessee shall have given Lessor at least ninety (90) days' prior written notice, Lessee shall have the option (the "Purchase Option") to purchase all, but not less than all, Vehicles on the Initial Term Expiration Date at a price (the "Purchase Option Price") equal to the Estimated Fair Market Value (defined in Section 6(b) below). Payment of the Purchase Option Price, together with applicable sales taxes, and all other amounts due and owing by Lessee under the Lease on or before the Initial Term Expiration Date, shall be made on the Initial Term Expiration Date in immediately available funds against delivery of a bill of sale transferring to Lessee all right, title and interest of Lessor in and to the Vehicles **ON AN "AS IS, WHERE IS" BASIS, WITHOUT ANY WARRANTIES, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING WITHOUT LIMITATION, THE CONDITION OF THE VEHICLES, THEIR MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. LESSOR HEREBY SPECIFICALLY DISCLAIMS ANY SUCH REPRESENTATIONS AND WARRANTIES AND MAY INCLUDE THESE AND OTHER DISCLAIMERS IN ANY SALE DOCUMENTATION.**

6. **TERMINAL RENTAL ADJUSTMENT CLAUSE.** (a) If Lessee elects not to exercise the Purchase Option, Lessee shall, upon Lessor's request, sell the Vehicles, as agent of Lessor, to a third party on or before the Initial Term Expiration Date (a "Third Party Sale"). Except as set forth in Section (b) below, the total selling price realized from such Third Party Sale shall be retained by Lessor. Any Third Party Sale shall be subject to Lessor's approval and, in the case of a Third Party Sale by Lessee, for cash payable upon the closing of such sale. **IT IS EXPRESSLY UNDERSTOOD THAT SUCH THIRD PARTY SALE IS "AS IS, WHERE IS", WITHOUT ANY WARRANTIES, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING WITHOUT LIMITATION, THE CONDITION OF THE VEHICLES, THEIR MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, AND LESSOR EXPRESSLY DISCLAIMS THE SAME.**

(b) If the Net Proceeds (as hereinafter defined) of a sale of the Vehicles to a third party (in connection with a Third Party Sale) are less than the Estimated Fair Market Value (as hereinafter defined) of such Vehicles, Lessee shall, on the Initial Term Expiration Date, pay to Lessor, in immediately available funds, an amount equal to such deficiency as an adjustment to the Rent payable under the Lease. If such Net Proceeds (as hereinafter defined) as are actually received by Lessor exceed such Estimated Fair Market Value (as hereinafter defined), Lessor shall remit to Lessee an amount equal to such excess as an adjustment to the Rent payable under the Lease. As used herein, the term "Net Proceeds" shall mean, with respect to the Vehicles sold, the gross proceeds of such sale less (i) all sales taxes and other taxes (excluding taxes on or measured by Lessor's income) as may be applicable to the sale of the Vehicles, (ii) all fees, expenses of sale, reconditioning expenses and any other expenses of Lessor in connection with storage, handling of the Vehicles or its preparation for sale, and (iii) any other amounts for which, if not paid, Lessor would be liable for payment or which, if not paid, would constitute a lien on the Vehicles. As used herein, the term "Estimated Fair Market Value" shall mean an amount equal to _____% of the Total Cost of the Vehicles.

7. **NATURE OF TRANSACTION; LIEN; PROPERTY TAX; DISCLAIMER.** (a) General. This Lease is intended to be a true lease and not a sale of Vehicles. Title to Vehicles shall at all times remain in Lessor, and the parties agree that this Lease is a "Finance Lease" as defined in the UCC. Lessee represents that Lessee: (i) has selected the Supplier and directed Lessor to purchase Vehicles from the Supplier in connection with this Lease, (ii) has been informed in writing in this Lease, before Lessee's execution of this Lease, that Lessee is entitled under UCC Article 2A to the promises and warranties provided to Lessor by the Supplier in connection with or as part of the Purchase Agreement, including those of any third party, and (iii) understands that it may communicate with the Supplier and receive an accurate and complete statement of those promises and warranties, including any disclaimers and limitations of them or of remedies.

(b) Lien. Should a court of competent jurisdiction determine that this agreement is not a true lease, but rather one intended as security, then solely in that event and for the expressly limited purposes thereof, Lessee shall be deemed to have hereby granted Lessor a security interest in the Vehicles and all accessions, substitutions and replacements thereto and therefor, and proceeds thereof, to secure the prompt payment and performance as and when due of all obligations of Lessee to Lessor pursuant to this Lease or otherwise, now existing or hereafter created.

(c) Property Tax. Unless otherwise directed in writing by Lessor or required by applicable law, Lessee will not list itself as owner of any Vehicles for property tax purposes. Upon receipt by Lessee of any property tax bill pertaining to Vehicles, Lessee will promptly forward such bill to Lessor. Upon receipt by Lessor of a property tax bill (whether from Lessee or directly from the taxing authority), Lessor will pay the tax and will invoice Lessee for the expense. In addition, Lessee hereby agrees to be responsible for payment of all taxes (and for filing all returns with respect thereto) associated with each motor vehicle constituting a part of the Vehicles, including, without limitation, federal highway use taxes and any sales taxes required for the registration of such vehicles. Lessee shall provide to Lessor copies of all such filings and proof of payment promptly upon such filing or payment, but in the case of any sales tax required for the registration of the vehicles, such copies shall be provided to Lessor no later than thirty days after the Rent Commencement Date.

(d) Disclaimer. **LESSOR MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, TITLE TO, DESIGN, OPERATION, CONDITION, OR QUALITY OF THE MATERIAL OR WORKMANSHIP IN, VEHICLES, THEIR MERCHANTABILITY OR ITS FITNESS FOR ANY PARTICULAR PURPOSE, THE ABSENCE OF LATENT OR OTHER DEFECTS (WHETHER OR NOT DISCOVERABLE), LACK OF INFRINGEMENT ON ANY PATENT, TRADEMARK OR COPYRIGHT, AND LESSOR HEREBY DISCLAIMS ALL SUCH WARRANTIES; IT BEING UNDERSTOOD THAT THE VEHICLE IS LEASED TO LESSEE "AS IS, WHERE IS." LESSEE HAS MADE THE SELECTION OF THE VEHICLE FROM THE SUPPLIER BASED ON ITS OWN JUDGMENT AND EXPRESSLY DISCLAIMS ANY RELIANCE ON ANY STATEMENTS OR REPRESENTATIONS MADE BY LESSOR. IN NO EVENT SHALL LESSOR BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES. LESSOR HEREBY ASSIGNS TO LESSEE FOR THE TERM OF EACH LEASE WITHOUT RECOURSE AND FOR SO LONG AS LESSEE IS NOT IN DEFAULT UNDER ANY LEASE, ANY WARRANTY PROVIDED BY THE SUPPLIER.**

8. **TAX INDEMNIFICATION**. Lessor and Lessee intend that the Lease be treated as a true lease in which Lessor shall be entitled to all federal and state tax benefits, including but not limited to the ability to take MACRS depreciation and, if applicable, bonus depreciation (the "Tax Benefits") available to the owner of the Vehicles. If Lessor is not entitled to claim the Tax Benefits or the Tax Benefits are adjusted, deferred or recaptured (in each case, a "Tax Loss") due in whole or in part to any act, omission or misrepresentation of Lessee, then Lessee shall pay to Lessor, as indemnity and as additional rent, the amount, on an after tax basis, necessary to provide Lessor the same net economic return under the Lease that Lessor would have realized had there not been a Tax Loss. This indemnity shall be computed assuming that Lessor is taxed at the highest corporate rate then in effect and otherwise applying the same assumptions used by Lessor in originating the Lease, and shall include all penalties and interest that may be assessed with respect to the Tax Loss. The indemnity due hereunder shall be payable in full within thirty days of a demand by Lessor accompanied by the supporting computation of the Tax Loss. In the absence of manifest error, Lessor's computation shall be binding. For purposes of this Section, the term "Lessor" shall include any entities with which Lessor consolidates tax returns. All rights arising from this indemnity shall survive the expiration or termination of the Lease.

9. **INSURANCE; STIPULATED LOSS VALUE**. (a) Lessee shall arrange and pay for (i) public liability and property damage insurance (comprehensive general and/or automobile/truck liability) in an amount satisfactory to Lessor and collision, casualty, physical damage, fire and theft (all risk) insurance in an amount satisfactory to Lessor, but not less than the actual value of each Vehicle from time to time.

(b) As to any affected Vehicles leased pursuant to this Schedule, "Stipulated Loss Value" means as of the date of its calculation, the sum of the present value of all future Rent owed, discounted to the date of payment by Lessee at a per annum rate of interest equal to 3% plus Lessor's anticipated residual interest in any or all of the Vehicle(s) subject thereto.

MISCELLANEOUS TERMS & CONDITIONS

10. **RETURN OF VEHICLES**. In addition to the other requirements of this Lease, whenever Lessee's right to possess any of the Vehicles terminates, for any reason whatsoever, including after the occurrence of an Event of Default, Lessee will promptly, at its sole expense, assemble and return the Vehicles to locations selected by Lessor. Lessee will also return to Lessor all license plates, registration certificates, manufacturer warranty agreements, maintenance records, and other documents relating to the Vehicles. Upon return of a Vehicle, should the average annual miles exceed the maximum mileage provision as specified in this Schedule, Lessee will pay to Lessor an additional return charge equal to the Excess Mileage Rate set forth on this Schedule, times the number of excess miles. If Lessor takes possession of any property not subject to its interests, it shall notify Lessee and may dispose of the property if Lessee fails to take possession within thirty (30) days. If a Vehicle is not returned in the condition set forth below, at the sole option of the Lessor, (i) Lessee shall pay to Lessor within five (5) days of receipt of written notice from Lessor an amount to repair and recondition the Vehicle, in order to offset its decline in value, and to obtain the appropriate licenses and registration, or (ii) Lessee shall continue to pay Rent on the Vehicle until the Vehicle is returned to Lessor in the condition required by this Agreement (unless Lessee had previously paid Lessor the Stipulated Loss Value for such Vehicle or is exercising any option to purchase the Vehicle).

(a) Engine. Engine must be mechanically and operationally sound. It must be within the manufactures specifications with regard to oil pressure, coolant temperature and pressure, as well as fuel and rail pressures. The engine must operate at a minimum of 80% of the original manufactures rated horsepower after allowing for driveline losses and as verified by a chassis dynamometer test. Engine must have no oil or coolant leaks and must be free of contamination. Electronic engines must retain mileage information and be cleared of all passwords. Batteries, starter, alternator and other ignition system components must be in sound condition and capable of starting and charging system under chassis's own power. Batteries must be intact with no dead cells. Air conditioning compressor must be operational. System must be free from defect and blow cold air.

(b) Drivetrain. The clutch, transmission front and rear axles must be roadworthy and free from defects with no visible bends, cracks or leaks. Clutch must be in adjustment or must be replaced if it cannot be adjusted to within acceptable tolerances. The driveline must be free of noise and vibration and excessive free-play in u-joints. Transmission, cooler assembly and rear axle must have no fluid leaks.

(c) Brakes. Brakes linings are to be no less than fifty percent (50%) of original specifications. All drums and rotors must be within useable tolerances.

(d) Tires. Tire tread must not be less than 10/32 of an inch of tread depth at the lowest point on original tires with no irregular wear. Casings must be sound without cuts, bulges or gouges. Wheels must be free of cracks with no broken wheel studs.

(e) Frame. Frame rails, cross members, cab mounts/supports, suspension hangers and other structural systems must be free of cracks, improper welds, and defects. All pins and bushings must be free of play or within manufactures published tolerances. Frames that have been improperly repaired, welded or otherwise altered are not acceptable.

(f) Cab/Body. Body damage must not exceed \$250.00 total per unit, including bumper grill, fuel tanks, fairings, dents, rust damage, etc. All attached body equipment and hydraulic components must be in good working order and free of fluid leaks. All radio and power accessories must be intact and operational. Upholstery, headliner, and door liners must have no tears, burns, stains or open seams. All dash components must be in place and in operating condition. Dash panels and interior trim pieces must not be missing and must be free from holes, cracks and breaks. There must be no broken or cracked glass and no "bulls-eyes" in the glass. All power equipment, lights, and audio equipment security systems and other electrical components must be maintained in good working condition.

(g) Refrigeration Unit. The refrigeration unit must be mechanically and operationally sound. The engine must start on its own and operate within manufactures specifications with regard to oil pressure, coolant temperature and pressure as well as fuel and rail pressure. Compressor must be free of oil and coolant gas leaks. Unit must be capable of operating within manufactures specified guidelines with regard to maintaining temperatures within the body.

(h) General. Each Vehicle will have a title free and clear of all liens and encumbrances at the time of its return. All replacement parts bought throughout the time of the lease must meet original equipment manufacturers specifications. Each Vehicle must be de-identified prior to return. All stickers, nameplates, decals, etc. must be removed. Any damage to the finish resulting from this activity must be repaired. Any Vehicle that has been wrecked must be declared at the onset of the return process, and any wreck damage is subject to reappraisal and/or re-inspection including, but not limited to, frame inspection, the cost of which will be the responsibility of the Lessee. Vehicles must pass DOT inspection and be able to go into service without repair. Lessor reserves the right to reject any Vehicle that has not been repaired in accordance with acceptable standards of workmanship. If any Vehicle is deemed to have been significantly damaged by accident or incident and repairs have not been completed by acceptable standards as determined at the sole discretion of Lessor, and or the Vehicle remains in disrepair, Lessee shall, on demand from Lessor, pay Lessor the full stipulated loss value of the Vehicle. Each Vehicle will be in roadworthy condition, and all original equipment or replacement equipment of similar value made by the same manufacture will be intact and in good working order, free of mechanical problems to any of its parts and accessories. Permanently installed attachments must remain with the Vehicle unless a written exemption is executed by each of Lessor and Lessee. If attachments are removed the Vehicle must be returned to its original condition. Lessee is not permitted to perform any mechanical modifications to the Vehicle such as changes in the suspension, engine adaptations, post-delivery customizations, fuel system adaptations etc.

(i) Odometer Disclosure. Lessee must certify that to the best of Lessee's knowledge that the odometer readings on the Vehicles accurately reflect the actual miles for each Vehicle unless otherwise noted and properly documented.

(j) Inspections. Not more than 90 days and not less than 45 days prior to return of a Vehicle at the end of the applicable Term, Lessee will make the Vehicle available so that Lessor or its agents may conduct an appraisal and/or inspection. The initial appraisal and/or inspection will be at the expense of the Lessor. If the Vehicle(s) does not meet the return conditions in this Lease, Lessee will be responsible for the costs and expenses of any subsequent appraisals and/or inspections until the Vehicle(s) meet the return conditions in this Lease.

11. **TURN-IN FEE.** If the Lessee does not purchase the Vehicle at the Initial Term Expiration Date, Lessee will pay Lessor a Turn-In Fee in an amount equal to \$350.00 per Vehicle. However, the Turn-In Fee will be waived by Lessor if Lessee simultaneously replaces the Lease on such Vehicle with a new lease or loan with the Lessor on another Vehicle.

12. **CERTIFICATION.** Lessee does hereby certify, under the penalties of perjury, that (i) Lessee intends one hundred percent (100%) of the use of the Vehicles is to be in a trade or business of Lessee, and (ii) Lessee has been advised that for Federal income tax purposes, Lessee will not be treated as the owner of the Vehicles leased to Lessee under the Lease.

13. **COUNTERPARTS; DOCUMENT DELIVERY.** (a) This Schedule may be executed in any number of counterparts, each of which when executed or otherwise authenticated and delivered constituting an original, but all together one and the same instrument. Notwithstanding the foregoing, Lessor and Lessee agree that they intend that there shall be only one manually executed original of this Schedule and, to the extent that this document constitutes chattel paper under the UCC, no security interest herein may be created by the transfer or possession of any counterpart other than the original hereof.

(b) Lessee represents and warrants that the Lease Documents have not been, and shall not be, altered or modified by Lessee regardless of whether such documentation was transmitted to Lessee via electronic or analog means.

14. **RELATIONSHIP TO LEASE; FURTHER ASSURANCES.** The terms of the Lease are incorporated herein by reference and Lessee hereby reaffirms all terms of the Lease. If any of the terms of this Schedule are contrary to or inconsistent with any terms of the Lease, the terms of this Schedule shall govern. As to all Schedules to said Vehicle Lease Agreement, the parties EXPRESSLY ACKNOWLEDGE THE

ENFORCEABILITY OF AUTOMATIC RENEWAL CLAUSES CONTAINED IN THE VEHICLE LEASE AGREEMENT OR SCHEDULES if such acknowledgment is required by applicable law. This Schedule together with the Lease as incorporated herein, shall constitute a separate lease agreement and LESSEE HEREBY CERTIFIES TO LESSOR THAT THE REPRESENTATIONS AND WARRANTIES MADE BY LESSEE IN THE LEASE ARE TRUE AND CORRECT IN ALL MATERIAL RESPECTS AS OF THE DATE OF THIS SCHEDULE. Lessee will promptly execute or otherwise authenticate and deliver to Lessor such further documents, instruments, assurances and other records and take such further action as Lessor may reasonably request in order to carry out the intent and purpose of this Lease and to establish and protect the rights and remedies created or intended to be created in favor of Lessor under this Lease.

[Signature Page Follows]

Sample

IN WITNESS WHEREOF, Lessor and Lessee have caused this Schedule to be duly authenticated and delivered on the day and year first above written.

Lessor:
Isuzu Finance of America, Inc.

Lessee:

Co-Lessee:

_____ Signature	_____ Signature	_____ Signature
_____ Print Name and Title(s)	_____ Print Name and Title(s)	_____ Print Name and Title(s)
_____ Date	_____ Date	_____ Date

Delivery and Acceptance Certificate

On _____ (the "Date of Acceptance"), each Vehicle listed in this Schedule was delivered to Lessee, in conjunction with Lessee's lease of the Vehicle, and Lessee acknowledges its receipt and irrevocable acceptance of the Vehicle. Lessee represents and warrants to Lessor that Lessee has: accepted delivery of and inspected each Vehicle; determined that each Vehicle contains all of the major components and accessories as agreed; each Vehicle is in good working order, repair, and condition; and that each Vehicle is fit for immediate and continued use and conforms to Lessee's requirements without exception. Lessee understands and acknowledges that Lessor is entering into the Lease Documents based on Lessee's representation and warranty that Lessee will pay in full to Lessor all payments when due as required by the Lease Documents. Lessee also represents and warrants to Lessor that no Default or event which, but for the passage of time or the giving of notice, or both, would constitute a Default under the Lease Documents has occurred and is continuing as of the Date of Acceptance and that all of the representations and warranties made by Lessee in the Lease Documents are correct and complete as though made on and as of the date of this Schedule.

Lessee's Initials: _____

State Effective Dates

The following states have franchise laws that require that the Franchise Disclosure Document be registered or filed with the state, or be exempt from registration: California, Hawaii, Illinois, Indiana, Maryland, Michigan, Minnesota, New York, North Dakota, Rhode Island, South Dakota, Virginia, Washington, and Wisconsin.

This document is effective and may be used in the following states, where the document is filed, registered or exempt from registration, as of the Effective Date stated below:

State	Effective Date
California	April 28, 2026 (Exempt)
Illinois	April 28, 2026 (Exempt)
Indiana	April 28, 2026
Maryland	Pending (Exempt)
Michigan	April 28, 2026
Minnesota	Pending
New York	April 28, 2026 (Exempt)
North Dakota	Pending (Exempt)
Rhode Island	Pending (Exempt)
South Dakota	April 28, 2026
Virginia	Pending (Exempt)
Washington	Pending (Exempt)
Wisconsin	April 28, 2026

Other states may require registration, filing, or exemption of a franchise under other laws, such as those that regulate the offer and sale of business opportunities or seller-assisted marketing plans.

RECEIPT

This Disclosure Document summarizes certain provisions of the franchise agreement and other information in plain language. Read this Disclosure Document and all agreements carefully.

If Lawn Doctor, Inc. 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.

[Michigan requires that Lawn Doctor, Inc. give you 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 Lawn Doctor, Inc. 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 law and state law may have occurred and should be reported to the Federal Trade Commission, Washington, D.C. 20580 and the appropriate state agency identified on Exhibit G.

The Franchisor is Lawn Doctor, Inc. located at 142 State Route 34, Holmdel, New Jersey 07733-2092. Its telephone number is (732) 946-4300.

The franchise sellers for this offering are Eric Martin and _____, at Lawn Doctor, Inc., 142 State Route 34, Holmdel, New Jersey 07733-2092, (732) 946-4300.

Issuance Date: April 28, 2026

Lawn Doctor, Inc. authorizes the respective state agents identified on Exhibit G to receive service of process for it in the particular states. I received a Disclosure Document from Lawn Doctor, Inc. dated as of April 28, 2026, that included the following Exhibits:

Exhibit A - Franchise Agreement
Exhibit B - Electronic Funds Transfer Authorization
Exhibit C - Assignment and Assumption Agreement
Exhibit D - Turf Tamer Stand-On Applicator Equipment Lease Agreement
Exhibit E - Turf Tamer Power Seeder Equipment Lease Agreement
Exhibit F - Extranet Agreement
Exhibit G - List of State Agencies/Agents for Service of Process
Exhibit H - Operating Manual Table of Contents
Exhibit I - List of Current Franchisees
Exhibit J - List of Former Franchisees
Exhibit K - Financial Statements
Exhibit L - State Addenda and Agreement Riders
Exhibit M - Vehicle Lease Agreement and Schedules

Date

Franchisee Candidate [Print Name]

(Date, Sign, and Return to Lawn Doctor, Inc.)

Franchisee Candidate [Signature]

RECEIPT

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Date

Franchisee Candidate [Print Name]

(Date, Sign, and Keep for Your Own Records)

Franchisee Candidate [Signature]