

	Provision	Section in Franchise Agreement	Summary
			offers lodging featuring upscale tents, such as dome tents, safari tents, bell tents and/or yurts within 25 miles of your former Territory or any other Ferncrest Campground site; do any act that could damage the goodwill of the Marks or System, or disrupt or jeopardize our business or that of our franchisees.
s.	Modification of the agreement	Sections 9.4, 14.6 19.1.4 and 21.12	No oral modifications generally, but we may change the Operations Manual and System standards at any time. You may be required to implement these changes at your own costs. We have the right to modify our Marks at any time upon written notice to you.
t.	Integration/merger clause	Section 21.12	Only the terms of the Franchise Agreement and other related written agreements are binding (subject to applicable state law). Any representations or promises outside of the disclosure document and Franchise Agreement may not be enforceable. Notwithstanding the foregoing, nothing in any Franchise Agreement is intended to disclaim the express representations made in this Franchise Disclosure Document.
u.	Dispute resolution by arbitration or mediation	Sections 20.1, 20.2 and 20.3	At our option, claims that are not resolved internally may be submitted to non-binding mediation at our headquarters, and then to binding arbitration, excluding claims related to injunctive relief, antitrust, the trademarks, possession of the Ferncrest Campground site and post-termination obligations. Subject to state law.
v.	Choice of forum	Section 20.5	Litigation takes place in Florida, subject to applicable state law.
w.	Choice of law	Section 20.5	Florida, subject to applicable state law.

See the state addenda to this Franchise Disclosure Document and the Franchise Agreement for special state disclosures.

ITEM 18: PUBLIC FIGURES

We do not currently use any public figures to promote our franchise.

ITEM 19: FINANCIAL PERFORMANCE REPRESENTATIONS

The FTC’s Franchise Rule permits a franchisor to provide information about the actual or potential financial performance of its franchised and/or franchisor owned outlets, if there is a reasonable-basis for the information, and if the information is included in the Franchise 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 performance at a particular location or under particular circumstances.

The following table shows the historical performance of certain dome units at our company-owned Ferncrest Promised Land campground in Promised Land, Pennsylvania for the 2025 calendar year. This does not include the crest tents, which are not part of the franchise model moving forward, nor does it include incremental add-on or store revenue.

We have included only the months during which the property was open for the full calendar month. The property was not open for the full month of April 2025 and therefore April has been excluded from this presentation. January through March 2025 is excluded because the

property was not operating during those months. Starting in 2026, the property will be open all 12 months.

During the period from May through December 2025, Ferncrest Promised Land operated two sizes of dome tents: 5-meter and 7-meter units. These measurements refer to the diameter of the circular footprint of each dome. The 5-meter domes have an interior area of approximately 201 square feet, while the 7-meter domes have an interior area of approximately 390 square feet. Both dome sizes are equipped with electricity but do not include water or sewer connections and do not contain bathrooms.

The 7-meter domes were newly added during 2025. These units were fully available to guests from June through October 2025. November and December 2025 included limited or no availability for these units. As such, 7-meter domes are presented only for June through October 2025. These units were in their first operating season, and their performance reflects an initial ramp-up period and we anticipate the monthly gross revenue per 7-meter to grow accordingly.

The figures below represent historical results only. Your individual results may differ. We do not guarantee that you will achieve the same results.

Table 1: Average Monthly Revenue per Dome & Weighted ADR (2025)

Dome Type	Months Included	Average Monthly Gross Room Revenue Per Dome	Weighted ADR	High Monthly Gross Revenue Per Dome	Low Monthly Gross Revenue Per Dome	Median Monthly Gross Revenue Per Dome
5-Meter Domes	May–December 2025	\$4,121.36	\$216.27	\$5,486	\$2,460	\$3,796
7-Meter Domes	June–October 2025	\$3,366.97	\$285.52	\$4,533	\$2,044	\$3,465

*Weighted ADR = Total Room Revenue divided by Rooms Sold for the applicable dome type and month.

Notes:

1. “Gross Room Revenue” refers solely to lodging revenue and excludes add-ons, merchandise, activities, or food and beverage sales.
2. “Weighted ADR” reflects the average nightly rate received, weighted by the number of room nights sold for each room type.
3. Dome availability varied during certain months, particularly in November and December for the 5-meter domes, and in November and December for the 7-meter domes. Calculations above account for this variation.
4. The 7-meter domes were newly introduced during 2025. Performance for these units is expected to ramp up in subsequent years as awareness, reviews, and repeat visitation increase.
5. These results are from a single company-owned location and may not reflect results achieved by other locations.

6. We do not provide projections or forecasts. This information is provided solely to illustrate the historical performance of one Ferncrest location.

Other than the proceeding representations, we do not make any representations about a franchisee’s future financial performance or the past financial performance of company-owned or franchised outlets. We also do not authorize our employees or representatives to make any such representations either orally or in writing. If you are purchasing an existing outlet, we may provide you with the actual records of that outlet. If you receive any other financial performance information or projections of your future income, you should report it to the franchisor’s management by contacting Brian Linton at 3127 W. Waverly Avenue, Tampa, Florida, 33629, or 610-472-9427, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20: OUTLETS AND FRANCHISEE INFORMATION

Table No. 1
System-wide Outlet Summary
For Years 2023 to 2025

Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of the Year	Net Change
Franchised	2023	0	0	0
	2024	0	0	0
	2025	0	2	+2
Company – Owned	2023	0	1	+1
	2024	1	1	0
	2025	1	1	0
Total Outlets	2023	0	1	+1
	2024	1	1	0
	2025	1	3	+2

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

State	Year	Number of Transfers
None	2023	0
	2024	0
	2025	0
Total	2023	0
	2024	0
	2025	0

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