

PROVISION	SECTION IN FRANCHISE AGREEMENT	SUMMARY
		poses an imminent risk of violating): (i) any federally protected intellectual property rights in the Proprietary Marks, the System, or in any Confidential Information; (ii) any claims pertaining to or arising out of any warranty issue; or (iii) any of the restrictive covenants contained in the Franchise Agreement.
v. Choice of forum	Section 21(E)	Subject to Sections 21(B)-(D) of the Agreement, claims and/or disputes must only be brought in a competent court of general jurisdiction located in Illinois or, if appropriate, the United States District Court for the Northern District of Illinois (subject to state law) as determined solely by Franchisor.
w. Choice of law	Section 21(A)	Illinois law governs all claims arising out of the Franchise Agreement, without reference to its conflicts of law provisions.

ITEM 18 PUBLIC FIGURES

We do not currently use any public figure to promote our System.

ITEM 19 FINANCIAL PERFORMANCE REPRESENTATIONS

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

HISTORICAL FINANCIAL PERFORMANCE REPRESENTATION

As of the Issue Date of this Disclosure Document, there were ten Franchised Businesses in operation and one affiliate-owned and operated Mi-Box business in operation. All ten of the Franchised Businesses were previously Dealers that converted to Franchised Businesses. Three of the Franchised Businesses converted from Dealers to Franchised Businesses during the 2025 calendar year and because these Franchised Businesses were not in full operations as System franchisees for the entire 2025 calendar year, they were excluded from the results presented in this Item 19 (the “2025 Converted Dealers”).

As of the Issue Date, five of the seven Franchised Businesses that were in operation as Franchised Businesses for the entire 2025 calendar year provided us with the financial reports we requested to compile this Item 19 financial performance representation. Two of these seven Franchised

Businesses failed to provide any financial reports to us (including the reports we requested) and were therefore excluded from the results presented in this Item 19 (the “Excluded Businesses”).

The affiliate-owned and operated Mi-Box business has been operating in Joliet, Illinois since 2004 and operates in a substantially similar manner as compared to the Franchised Business offered under this Disclosure Document and provides the same primary Approved Services and Approved Products to clientele within its territory (the “Affiliate Business”).

The historical financial performance information presented in this Item 19 includes the following information for each of the five Franchised Businesses and the Affiliate Business (collectively, the “Item 19 Businesses”): (i) total monthly Gross Revenue derived from the rental of Containers during the period January 1, 2025 through December 31, 2025 (the “Reporting Period”), as reported to us by the Item 19 Businesses; (ii) total number of Containers rented each month during the Reporting Period; (iii) the average Gross Revenue per Container rented each month during the Reporting Period; (iv) the median Gross Revenue per rented Container for each month during the Reporting Period; and (v) the highest and lowest Gross Revenue generated by a rented Container during each month of the Reporting Period. With the exception of the Excluded Businesses and the 2025 Converted Dealers, we did not exclude any Franchised Businesses were open and operating pursuant to a franchise agreement with us as of December 31, 2025.

Only the Businesses below have sold this much. There is no guarantee that you will sell as much in connection with your Franchised Business.

This information was provided to us by the owners of each of the Item 19 Businesses. We have not audited or independently verified this reported information.

Table 1: Dallas, Texas

2025 Month of Operations	Total Monthly Gross Revenue	Containers Rented*	Average Monthly Gross Revenue per Rented Container	Median Monthly Gross Revenue per Rented Container	High/Low
Jan	\$33,212.32	120	\$276.77	\$379.00	\$719.00 / \$254.00
Feb	\$38,314.18	134	\$285.93	\$339.00	\$489.00 / \$164.00
March	\$38,002.91	144	\$263.91	\$339.00	\$509.00 / \$164.00
April	\$35,895.26	143	\$251.02	\$235.98	\$528.99 / \$60.98
May	\$34,561.04	135	\$256.01	\$314.00	\$569.00 / \$134.00
June	\$32,031.01	123	\$260.41	\$319.00	\$669.00 / \$254.00
July	\$33,816.46	120	\$281.80	\$339.00	\$669.00 / \$244.00
Aug	\$33,733.96	119	\$280.45	\$339.00	\$669.00 / \$254.00
Sept	\$38,440.89	129	\$297.99	\$339.00	\$749.00 / \$254.00
Oct	\$37,354.63	130	\$297.99	\$339.00	\$669.00 / \$254.00
Nov	\$34,308.73	119	\$287.34	\$349.00	\$669.00 / \$254.00
Dec	\$36,329.65	131	\$277.33	\$314.00	\$749.00 / \$254.00
Total Over	\$426,001.04	1,547	\$276.41	\$339.00	\$763.99 / \$134.00

*The Dallas, Texas Franchised Business first launched its business in 2022, only utilizes 16-foot containers and operates in the Dallas, Texas Territory, servicing clients that are generally located within a one-hour drive time from the franchisee’s business location.

Table 2: Colorado Springs, Colorado

2025 Month of Operations	Total Monthly Gross Revenue	Containers Rented*	Average Monthly Gross Revenue per Rented Container	Median Monthly Gross Revenue per Rented Container	High/Low
Jan	\$31,475.00	108	\$291.44	\$180.00	\$370.00 / \$180.00
Feb	\$27,311.00	119	\$229.50	\$180.00	\$630.00 / \$180.00
Mar	\$32,151.00	126	\$255.17	\$180.00	\$314.00 / \$180.00
Apr	\$28,451.00	130	\$218.85	\$180.00	\$390.00 / \$125.00
May	\$21,451.00	131	\$163.75	\$180.00	\$350.00 / \$165.00
Jun	\$29,037.00	135	\$215.09	\$180.00	\$450.00 / \$125.00
Jul	\$33,874.00	144	\$235.24	\$180.00	\$360.00 / \$126.00
Aug	\$26,657.00	134	\$198.93	\$180.00	\$370.00 / \$162.00
Sep	\$30,935.00	127	\$243.58	\$180.00	\$1,000.00 / \$162.00
Oct	\$23,523.00	109	\$215.81	\$180.00	\$499.50 / \$162.00
Nov	\$20,000.00	108	\$185.19	\$180.00	\$380.00 / \$162.00
Dec	\$22,607.00	97	\$233.06	\$180.00	\$442.50 / \$125.00
Total Over	\$327,472.00	1,468	\$223.80	\$180.00	\$463.00 / \$154.50

*The Colorado Springs, Colorado Franchised Business first commenced operation as a Dealer in 2014, signed a Franchise Agreement with us in March of 2024 and converted its Dealer business to a Franchised Business. This Franchised Business is a mature business, having been in operation for approximately 10 years and uses only 16ft. containers. The Dealer business operated by this Franchisee prior to the conversion in 2024 was substantially similar to the business operated under the Franchise Agreement. This franchisee operates in the Colorado Springs area and services clients that are generally located within a one-hour drive time from the franchisee's business location.

Table 3: San Diego County, California

2025 Month of Operations	Total Monthly Gross Revenue	Containers Rented*	Average Monthly Gross Revenue per Rented Container	Median Monthly Gross Revenue per Rented Container	High/Low
Jan	\$195,069.00	518	\$376.58	\$254.00	\$424.00 / \$159.00
Feb	\$212,867.00	540	\$394.19	\$254.00	\$424.00 / \$159.00
Mar	\$198,741.00	565	\$351.75	\$254.00	\$424.00 / \$159.00
Apr	\$205,604.00	537	\$388.23	\$254.00	\$424.00 / \$159.00
May	\$211,812.00	549	\$374.50	\$254.00	\$424.00 / \$159.00
Jun	\$185,269.00	540	\$343.09	\$254.00	\$424.00 / \$159.00
Jul	\$199,670.00	544	\$367.04	\$254.00	\$424.00 / \$159.00
Aug	\$201,886.00	536	\$376.65	\$254.00	\$424.00 / \$159.00
Sep	\$199,620.00	560	\$356.46	\$254.00	\$424.00 / \$159.00
Oct	\$202,622.00	524	\$386.83	\$254.00	\$424.00 / \$159.00
Nov	\$194,964.00	529	\$368.55	\$254.00	\$424.00 / \$159.00
Dec	\$190,857.00	512	\$372.76	\$254.00	\$424.00 / \$159.00
Total Over	\$2,398,981.00	6,454	\$371.39	\$254.00	\$424.00 / \$159.00

*The San Diego County, California Franchised Business first commenced operation as a Dealer in 2016, signed a Franchise Agreement with us in February of 2024 and converted its Dealer business to a Franchised Business. This Franchised Business is a mature business, having been in operation for approximately 10 years and used 8ft., 16ft. and 20ft. containers. The Dealer

business operated by this Franchisee prior to the conversion in 2024 was substantially similar to the business operated under the Franchise Agreement. This Franchised Business services clients that are generally located within a 45-minute to a one-hour drive time from the franchisee's business location.

Table 4: Affiliate Business: Joliet, IL

2025 Month of Operations	Total Monthly Gross Revenue	Containers Rented*	Average Monthly Gross Revenue per Rented Container	Median Monthly Gross Revenue per Rented Container	High/Low
Jan	\$36,790.19	148	\$248.58	\$209.00	\$299.00 / \$169.00
Feb	\$26,221.31	139	\$188.64	\$209.00	\$299.00 / \$169.00
Mar	\$29,222.33	152	\$192.25	\$209.00	\$299.00 / \$169.00
Apr	\$31,556.24	154	\$204.91	\$209.00	\$299.00 / \$157.00
May	\$33,092.64	159	\$208.13	\$219.00	\$299.00 / \$169.00
Jun	\$35,837.68	171	\$209.58	\$219.00	\$299.00 / \$169.00
Jul	\$36,563.67	152	\$240.55	\$209.00	\$299.00 / \$169.00
Aug	\$30,125.68	183	\$164.62	\$209.00	\$239.00 / \$169.00
Sep	\$29,110.42	140	\$207.93	\$209.00	\$239.00 / \$169.00
Oct	\$29,960.20	135	\$221.93	\$204.00	\$239.00 / \$169.00
Nov	\$35,755.03	153	\$233.69	\$209.00	\$239.00 / \$169.00
Dec	\$38,035.92	128	\$297.16	\$209.00	\$259.00 / \$169.00
Total Over	\$392,271.31	1,814	\$218.16	\$210.25	\$275.67 / \$168.08

*The Affiliate Business has been in operation since 2004 and is a mature operation. The Affiliate Business provides services in the Joliet, Illinois area and services clients that are generally located within a one-hour drive time from the franchisee's business location. The Affiliate Business also offers and provides System Containers that are 12-foot in size, which we do not expect or intend our System franchisees to purchase, utilize or lease as part of their Franchised Business. Currently, our standard franchise offering assumes that a System franchisee will have 8-foot, 16-foot and 20-foot System Containers to make up their inventory of Approved Products to lease to third-party clientele.

Table 5: Central Jersey, New Jersey

2025 Month of Operations	Total Monthly Gross Revenue	Containers Rented*	Average Monthly Gross Revenue per Rented Container	Median Monthly Gross Revenue per Rented Container	High/Low
Jan	\$79,416.00	361	\$219.99	\$199.00	\$349.00 / \$159.00
Feb	\$74,882.00	389	\$192.50	\$199.00	\$349.00 / \$159.00
Mar	\$81,710.00	371	\$220.24	\$199.00	\$349.00 / \$159.00
Apr	\$69,192.00	344	\$201.14	\$199.00	\$349.00 / \$159.00
May	\$77,341.00	340	\$227.47	\$199.00	\$349.00 / \$159.00
Jun	\$68,958.00	317	\$217.53	\$199.00	\$349.00 / \$159.00
Jul	\$55,604.00	327	\$170.04	\$199.00	\$349.00 / \$159.00
Aug	\$68,418.00	335	\$204.23	\$199.00	\$349.00 / \$159.00
Sep	\$64,916.00	353	\$183.90	\$199.00	\$349.00 / \$159.00
Oct	\$70,874.00	359	\$197.42	\$199.00	\$349.00 / \$159.00
Nov	\$73,004.00	362	\$201.67	\$199.00	\$349.00 / \$159.00
Dec	\$59,307.00	391	\$151.68	\$199.00	\$349.00 / \$159.00
Total Over	\$843,622.00	4,249	\$198.98	\$199.00	\$349.00 / \$159.00

*The Central Jersey Franchised Business first commenced operation as a Dealer in 2016, signed a Franchise Agreement with us in June of 2024 and converted its Dealer business to a Franchised Business. This Franchised Business is a mature business, having been in operation for approximately 9 years and used 8ft., 16ft. And 20ft. Containers. The Dealer business operated by this Franchisee prior to the conversion in 2024 was substantially similar to the business operated under the Franchise Agreement. This Franchised Business services clients that are generally located within a 45-minute to a one-hour drive time from the franchisee's business location.

Table 6: MI-BOX NWI, Northwest Indiana

2025 Month of Operations	Total Monthly Gross Revenue	Containers Rented*	Average Monthly Gross Revenue per Rented Container	Median Monthly Gross Revenue per Rented Container	High/Low
Jan	\$36,054.52	123	\$293.13	\$277.99	\$668.00 / \$144.00
Feb	\$34,712.45	124	\$279.94	\$282.35	\$601.00 / \$144.00
Mar	\$33,558.13	116	\$289.29	\$269.14	\$572.00 / \$144.00
Apr	\$44,779.85	120	\$373.17	\$305.00	\$664.00 / \$149.00
May	\$47,484.14	134	\$354.36	\$292.48	\$609.00 / \$149.00
Jun	\$47,950.44	139	\$344.97	\$287.71	\$630.00 / \$140.00
Jul	\$42,552.14	133	\$319.94	\$288.79	\$668.00 / \$149.00
Aug	\$40,723.27	135	\$301.65	\$290.91	\$657.00 / \$149.00
Sep	\$48,549.72	146	\$332.53	\$295.61	\$641.00 / \$149.00
Oct	\$50,446.38	150	\$336.31	\$318.93	\$2,565.00 / \$149.00
Nov	\$42,417.47	149	\$284.68	\$285.51	\$659.00 / \$149.00
Dec	\$43,531.24	129	\$337.45	\$281.75	\$773.00 / \$125.00
Total Over	\$512,759.75	1,598	\$320.62	\$289.68	\$808.00 / \$145.00

*The NWI Indiana Franchised Business first commenced operation as a Dealer in 2016, signed a Franchise Agreement with us in October of 2024 and converted its Dealer business to a Franchised Business. This Franchised Business is a mature business, having been in operation for approximately 10 years and used 8ft., 16ft. And 20ft. Containers. The Dealer business operated by this Franchisee prior to the conversion in 2024 was substantially similar to the business operated under the Franchise Agreement. This Franchised Business services clients that are generally located within a 45-minute to a one-hour drive time from the franchisee's business location.

Explanatory Notes

- 1. Gross Revenues.** The term Gross Revenues means the total monthly revenues generated in each month, as reported to us by the Item 19 Businesses.
- 2. Containers Rented.** The term "Containers Rented" means the number of Containers that were rented or leased by a customer of the applicable Item 19 Business at some point during the calendar month detailed in the Charts above.
- 3. Average Monthly Gross Revenue per Rented Container.** For each calendar month, the term "Average Revenue per Rented Container" is calculated by taking (a) the Total Revenue generated over that calendar month and dividing that figure by (b) the Rented Container figure for that same calendar month of operations.

4. Median Monthly Gross Revenue per Rented Container. For each calendar month, the median figure presented is the middle value of the monthly Gross Revenue amounts generated by the individual Containers rented during that calendar month (half of the rented Containers generated Gross Revenue above this figure, and half generated Gross Revenue below this figure).

5. High/Low. For each calendar month, the “High/Low” figures presented are the highest and the lowest monthly Gross Revenue generated by an individual rented Container during that calendar month.

Except as provided above in this Item, we do not make any financial performance representations. We also do not authorize our employees or representatives to make any such either orally or in writing. If you are purchasing an existing outlet, however, we may provide you with the actual records of that outlet. If you

receive any other financial performance information or projections of your future income, you should report it to the franchisor's management by contacting Michael Born at MI-BOX, L.L.C., 511 Oak Leaf Court, Suite B, Joliet, IL 60436 and (815) 729-2403, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20
OUTLETS AND FRANCHISEE INFORMATION

TABLE 1
System-wide Outlet* Summary
For Fiscal Years 2023, 2024 and 2025

Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of the Year	Net Change
Franchised	2023	1	2	+1
	2024	2	7	+5
	2025	7	10	+3
Company/Affiliate Owned	2023	1	1	0
	2024	1	1	0
	2025	1	1	0
Total Outlets	2023	3	3	+1
	2024	3	8	+5
	2025	8	11	+3

*As disclosed in Item 1, our affiliate previously offered dealership opportunities under the Proprietary Marks. As of the December 31, 2025, there were 28 Dealers. These Dealers have not signed franchise agreements with us and are therefore not listed as franchised outlets. We intend to offer the Dealers the opportunity to convert to franchised outlets.

TABLE 2
Transfers of Outlets from Franchisees to New Owners (other than Franchisor)
For Fiscal Years 2023, 2024 and 2025

State	Year	Number of Transfers
Totals	2023	0
	2024	0
	2025	0