



AREA DEVELOPMENT AGREEMENT

Provision	Article in Area Development Agreement	Summary
p. Death or disability of franchisee	Not applicable.	Not applicable.
q. Non-competition covenants during the term of the franchise	12.1	You are prohibited from diverting business or operating a Competitive Business anywhere, subject to applicable state law.
r. Non-competition covenants after the franchise is terminated or expires	12.2	No competing business for 24 months within 10 miles of the former Protected Territory or of the territory of any other Another Nine Business (including after assignment) (subject to state law).
s. Modification of the Agreement	18	No modifications except by mutual agreement of the parties.
t. Integration/Merger Clause	18	Only the terms of the Area Development Agreement are binding (subject to state law).
u. Dispute resolution by arbitration or mediation	19	Except for certain claims, all disputes must be arbitrated in Cincinnati, Ohio (subject to state law). If a claim can be brought in court, both you and we agree to waive our rights to a jury trial.
v. Choice of forum	19.3	Arbitration will be in Cincinnati, Ohio. Any litigation must be brought in the United States District Court for the Southern District of Ohio or the Hamilton County District Court, Ohio, except as provided in state-specific addendum.
w. Choice of law	19.4	Subject to state law, Ohio law generally applies.

ITEM 18. PUBLIC FIGURES

We do not use any public figure 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 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.

The data presented below reflects the actual performance of one (1) company-owned indoor golf facility, representing 100% of all company-owned locations operating under the franchise system for



the twelve-month period ending June 30, 2025. As of June 30, 2025, there were no franchised locations in operation. This facility, located in Cincinnati, Ohio, offers guests and members 24/7 access to private golf simulator suites for playing full rounds of golf, participating in tournament play, entertaining, and improving golf skills.

Financial Performance Data from Company-Owned Location

- Annual Gross Revenue (TTM ending 6/30/2025): \$261,168
- Number of Golf Simulator Suites: 3
- Gross Revenue per Suite (TTM ending 5/31/2025): \$87,056
- Net Operating Income: \$143,574

The financial performance data above is based solely on the historical performance of one company-owned unit that opened in March 2024 and has been in continuous operation through June 30, 2025. The location had 3 private golf simulator suites.

Total Operating Expenses (TTM ending 6/30/2025) of \$117,593 are broken down as follows:

- Commercial lease: 47%
- Marketing expenses: 18%
- Software and web services: 8%
- Utilities: 7%
- Office supplies and equipment: 6%
- Cleaning, maintenance, and repairs: 4%
- Insurance: 4%
- Professional services: 3%
- Miscellaneous expenses: 2%

“Gross Revenue” means all revenue generated from operating the Facility (whether or not in compliance with this Agreement), whether from cash, check, credit and debit card, barter exchange, trade credit, or other credit transactions, including any revenue derived from the sublease of any portion of the Premises and any sponsorship revenue received by or allocated to the Facility. Gross Sales shall exclude only: (1) all federal, state, or municipal sales, use, or service taxes collected from customers and paid to the appropriate taxing authority; (2) the amount of any documented refunds; and (3) the amount of any credits and discounts approved by Franchisor that Franchisee in good faith gives to customers and employees. Gift certificate, gift card or similar program payments shall be included in Gross Sales at the time of redemption. Gross Sales shall also include all insurance proceeds Franchisee receives to replace revenue lost from the interruption of the Facility's operations due to a casualty or similar event.

This representation does not include data from any franchised locations, as no franchised outlets were operational during the measured period.

Written substantiation for the financial performance representation is available upon reasonable request.

Some outlets have earned this amount. Your individual results may differ. There is no assurance that you'll earn as much.

Other than the preceding financial performance representation, we do not make any financial performance representations. 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, 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 Brett Jewell, Chief Operations Officer, 727 Madison Ave, Covington, KY 41011, 513-239-7516.

ITEM 20. OUTLETS AND FRANCHISEE INFORMATION

Table No. 1
Systemwide Outlet Summary
For years 2022 to 2024

Outlet Type	Year	Outlets at the start of the Year	Outlets at the End of the Year	Net Change
Franchised	2022	0	0	0
	2023	0	0	0
	2024	0	0	0
Company-Owned	2022	0	0	0
	2023	0	0	0
	2024	0	1	+1
Total Outlets	2022	0	0	0
	2023	0	0	0
	2024	0	1	+1

Table No. 2
Transfer of Outlets From Franchisees to New Owners (Other Than To Us)
For Years 2022 To 2024

State	Year	Number of Transfers
N/A	2022	0
	2023	0
	2024	0
Total Transfers	2022	0
	2023	0
	2024	0