

Provision	Section in the Franchise Agreement	Summary
u. Dispute resolution by arbitration or mediation	Section 23.7	Except for claims relating to the Marks, Trade Secrets or other Confidential Information and covenants not to compete, all disputes must be arbitrated in Mecklenburg County, North Carolina (or, if Monster Entertainment LLC's headquarters subsequently move to a location outside of Mecklenburg, North Carolina, such other state or federal for the district within which the new headquarters is located, or if such court lacks subject matter jurisdiction, such state court for the district within which the new headquarters is located), subject to state law.
v. Choice of forum	Section 23.2	Any litigation must be pursued in courts located in Mecklenburg County, North Carolina (or, if Monster Entertainment LLC's headquarters subsequently move to a location outside of Mecklenburg, North Carolina, such other state or federal court for the district within which the new headquarters is located, or if such court lacks subject matter jurisdiction, such state court for the district within which the new headquarters is located), (subject to applicable state law)..
w. Choice of law	Section 23.1	North Carolina law applies (or, if Monster Entertainment, LLC relocates its headquarters to another state, the law of that state shall apply), except that disputes over the Marks will be governed by the United States Trademark Act of 1946 (Lanham Act, 15 U.S.C. Sec. 1051 et seq.) (subject to applicable state law)..

ITEM 18. PUBLIC FIGURES

We do not presently 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 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.

As of December 31, 2024, there were 24 franchised MONSTER MINI GOLF® Outlets operated by franchisees open and in operation. Of the 24 franchised MONSTER MINI GOLF®, 23 outlets were open for the full reporting period of January 1, 2024 through December 31, 2024 (the "FPR Franchised Outlets" for purposes of this Item 19). As of December 31, 2024, there were 3 owned or affiliated outlets operated by Ready Set Glow, LLC, and RSG II, LLC, and RSG III, LLC, 2 of which were open for the full reporting

period of January 1, 2024 through December 31, 2024 (the “FPR Affiliated Outlets” for purposes of this Item 19).

All information reported in this Item 19 reflects data as supplied to us by each FPR Franchised Outlet and FPR Affiliated Outlet in their P&L statement, except that for the Coral Springs, Florida outlet we did not receive a P&L and have instead relied on information generated from the POS System. As such, the figures below have not been independently verified by us.

PART I.
Revenue and Expense Data By Outlet
For the Period 1/1/2024 through 12/31/2024

	Bellevue	Chantilly	Cordova	Towson	Yonkers	Frisco	San Antonio	Gaithersburg	Round Rock
Year Opened	2023	2017	2023	2015	2020	2020	2011	2014	2017
Total Income	2,058,662	1,791,088	1,477,066	1,235,744	1,269,149	1,265,869	1,242,425	1,167,985	1,157,060
Arcade Operator Revenue Split									
Cost of Goods Sold	196,343	178,172	138,560	91,727	140,111	94,036	131,651	62,546	75,490
Total COGS	196,343	178,172	138,560	91,727	140,111	94,036	131,651	62,546	75,490
Gross Profit	1,862,318	1,612,916	1,338,506	1,144,017	1,129,038	1,171,834	1,110,774	1,105,439	1,081,570
Advertising & Promotion	84,336	10,678	33,329	19,211	25,412	13,251	9,788	15,331	3,122
Computer & Internet	3,175	1,039	3,445	-	3,243	2,521	3,319	1,929	5,165
Insurance	22,202	15,404	24,496	27,500	30,695	16,123	14,553	38,153	20,775
Payroll	428,993	372,215	373,931	463,499	331,661	184,448	362,299	295,990	238,313
Professional Fees	24,869	4,040	8,356	4,282	3,600	11,550	5,471	4,717	4,743
Rent	361,840	470,656	252,205	214,771	224,212	260,896	211,398	221,275	273,637
Repair & Maintenance	13,560	42,591	20,239	18,356	12,620	11,227	39,721	6,264	35,211
Utilities	2,907	734	-	31,224	36,637	41,858	39,150	19,989	22,486
Royalties	183,901	151,536	103,859	113,435	106,073	116,979	108,338	86,848	99,632
Other Expenses	47,025	50,963	16,030	54,348	28,653	13,236	78,373	77,322	36,829
Total Expenses	1,172,808	1,119,857	835,890	946,626	802,807	672,088	872,409	767,817	739,912
EBITDA	689,510	493,059	502,616	197,391	326,231	499,745	238,365	337,621	341,658
	33%	28%	34%	16%	26%	39%	19%	29%	30%

	Charlotte	Garden City	Columbia	Paramus	Cherry Hill	Fairfield	Edison	Eatontown
Year Opened	2021	2022	2013	2010	2019	2008	2014	2013
Total Income	1,142,946	1,142,723	1,011,063	1,077,834	1,007,816	1,003,264	995,416	934,804
Arcade Operator Revenue Split	54,285	121,238						
F&B	10,010	47,801		51,652	2,404	41,147	43,388	
Redemption	41,019	14,308	47,145	34,300	52,355	32,118	26,741	42,233
Retail Merch	1,393		4812.15	10,209		20,651	7,942	
Party & Golf Supplies	11,233	1,565	11,588	7,450		8,024	9,710	
Merchant Fees	23,977	29,018	21,312	22,444		21,138	20,044	19,865
Other	2,460	-		-		-	-	-
Cost of Goods Sold	90,092	92,691	84,856	126,056	54,758	123,078	107,825	62,097
Total COGS	144,377	213,929	84,856	126,056	54,758	123,078	107,825	62,097
Gross Profit	998,570	928,795	926,207	951,779	953,057	880,186	887,591	872,707
Avertising & Promotion	24,646	24,249	15,718	16,911	12,730	19,452	14,678	25,892
Computer & Internet	2,853	7,450	-	2,479	13,844	2,522	1,125	12,336
Insurance	25,067	34,611	22,545	21,934	25,850	26,638	24,910	27,516
Payroll	201,164	205,690	379,226	330,950	266,552	289,982	304,609	220,686
Professional Fees	7,532	9,688	3,503	3,600	17,525	3,600	3,300	4,250
Rent	204,335	249,793	175,722	271,099	174,499	166,601	245,072	106,728
Repair & Maintenance	28,459	7,615	15,019	7,335	6,615	9,430	6,000	32,171
Utilities	19,993	42,854	25,547	44,430	26,995	30,915	28,946	26,001
Royalties	96,890	98,772	92,810	86,736	96,075	84,248	82,935	85,020
Other Expenses	58,265	32,221	34,615	21,123	65,936	23,564	23,029	67,953
Total Expenses	669,204	712,943	764,706	806,596	706,621	656,951	734,603	608,554
EBITDA	329,366	215,852	161,502	145,183	246,437	223,235	152,988	264,153
	29%	19%	16%	13%	24%	22%	15%	28%

	Deer Park	Gastonia	Centennial	Norwood	Marietta	Stafford	Seekonk	Lafayette
Year Opened	2014	2022	2013	2005	2007	2023	2007	2007
Total Income	876,802	861,914	795,716	748,315	651,497	642,185	627,115	371,364
Arcade Operator Revenue Split		50,600		88,671				
Cost of Goods Sold	75,850	84,135	77,710	40,202	71,474	75,859	43,179	42,770
Total COGS	75,850	134,735	77,710	128,873	71,474	75,859	43,179	42,770
Gross Profit	800,953	727,179	718,006	619,442	580,023	566,326	583,936	328,593
Avertising & Promotion	25,857	16,602	15,805	14,483	13,044	28,491	14,482	8,041
Computer & Internet	7,719	2,032	4,818	4,389	5,567		4,347	2,830
Insurance	24,650	27,392	10,923	26,096	15,506	13,215	24,772	11,283
Payroll	157,824	188,636	183,319	186,752	130,673	181,865	199,909	118,334
Professional Fees	18,073	-	3,594	-	2,399	5,491	-	7,630
Rent	160,462	216,319	204,200	147,550	182,340	201,856	109,192	118,324
Repair & Maintenance	8,900	22,335	18,127	52,804	18,695	3,490	9,750	2,629
Utilities	27,972	23,888	19,680	40,014	26,613	23,416	77,885	15,601
Royalties	83,071	72,002	73,073	57,499	56,026	65,263	56,493	34,257
Other Expenses	91,856	28,062	103,763	32,829	12,003	21,536	26,535	5,550
Total Expenses	606,385	597,268	637,302	562,415	462,866	544,622	523,365	324,478
EBITDA	194,567	129,911	80,704	57,027	117,156	21,704	60,570	4,115
	22%	15%	10%	8%	18%	3%	10%	1%

Notes to Part I.

1. Part I results exclude the Coral Springs, FL outlet because we did not receive a P&L statement prior to issuance.
2. Total Income as reported in Part I above reflects Gross Revenue. "Gross Revenue " includes all revenue derived from the sale of any and all products and services, and all other income of every kind and related in any way to the Monster Mini Golf® business, whether for cash or credit (and regardless of collection in the case of credit) and whether or not such sales are made at or by the Outlet *less* any sales taxes which were collected in accordance with applicable law and paid to the appropriate taxing authority and the amount of any documented refunds and credits. The financial results provided in Part I include 22 franchisee-owned MONSTER MINI GOLF® Outlets and 2 franchises owned by Ready Set Glow, LLC and, RSG II, LLC, affiliates of Monster Entertainment, LLC as of December 31, 2024.
3. With respect to the data disclosed in Part I of Item 19, FPR affiliate owned outlets are not expected to have any materially different financial or operational characteristics than the FPR Franchised Outlets.

PART II.
Revenue per Square Foot
With Square Footage and Attractions Offered
For the Period 1/1/2024 through 12/31/2024

LOCATION	SIZE (SF)	MODEL	2024 REVENUE	REVENUE/SF
BELLEVUE, WA	12,000	CC, LM, BOWL	2,058,662	172
CHANTILLY, VA	21,000	CC, BOWL, VR, SB, LT	1,791,088	85
CORDOVA, TN	15,000	CC, LT, SNACK	1,477,066	98
TOWSON, MD	10,533	CC, LT, LM	1,235,744	117
YONKERS, NY	9,500	CC, BOWL	1,269,149	134
FRISCO, TX	11,000	CC, LM, BOWL	1,265,869	115
SAN ANTONIO, TX	18,000	CC, LM, LT, VR, SB	1,242,425	69
CORAL SPRINGS, FL	10,503	CC, LM	1,200,181	114
GAITHERSBURG, MD	12,765	CC, BOWL, VR, SNACK	1,167,985	91
ROUND ROCK, TX	12,500	CC, LT, LM, VR	1,157,060	93
CHARLOTTE, NC	12,000	CC, LM, BOWL	1,142,946	95
GARDEN CITY, NY	18,000	CC, LM, BOWL	1,142,723	63
PARAMUS, NJ	10,500	CC, LM	1,077,834	103
COLUMBIA, MD	11,500	CC, VR	1,011,063	88
CHERRY HILL, NJ	11,500	CC, LM, VR	1,007,816	88
FAIRFIELD, NJ	9,000	CC, LM	1,003,264	111
EDISON, NJ	11,000	CC	995,416	90
EATONTOWN, NJ	9,500	CC, LM	934,804	98
DEER PARK, NJ	11,500	CC, VR, LM	876,802	76
GASTONIA, NC	12,500	CC, LM, BOWL	861,914	69
DENVER, CO	10,000	CC, VR	795,716	80
NORWOOD, MA	8,200	CC only	748,315	91
MARIETTA, GA	12,500	CC only	651,497	52
STAFFORD, VA	9,500	CC, LM, BOWL	642,185	68
SEEKONK, MA	9,400	CC only	627,115	67
LAFAYETTE, IN	8,600	CC only	371,364	43

Notes to Part II.

1. Model abbreviations used in Part II above refer to the following: CC (Core Concept – mini golf, arcade, events, parties); LT (Laser Tag); BOWL (Bowling); SNACK (Snack Bar); LM (Laser Maze); and VR (Virtual Reality Arena).
2. The average amount of additional space required beyond that which is required to implement the Core Concept model (9,000 – 12,000 sq. feet) to implement the optional models referenced in Part II of Item 19 are as follows:
 - a. LT: 2,000 – 3,500 sq ft
 - b. BOWL: 750 – 1,500 sq ft
 - c. SNACK: 500 – 1,500 sq ft
 - d. LM: 150 – 250 sq ft
 - e. VR: N/A - No longer available.
3. 2024 Revenue as reported in Part II above reflects Gross Revenue. "Gross Revenue" includes all revenue derived from the sale of any and all products and services, and all other income of every kind and related in any way to the Monster Mini Golf® business, whether for cash or credit (and regardless of collection in the case of credit) and whether or not such sales are made at or by the Outlet *less* any sales taxes which

were collected in accordance with applicable law and paid to the appropriate taxing authority and the amount of any documented refunds and credits. The financial results provided in Part II include 23 franchisee-owned MONSTER MINI GOLF® Outlets and 2 franchises owned by Ready Set Glow, LLC and, RSG II, LLC, affiliates of Monster Entertainment, LLC as of December 31, 2024.

4. With respect to the data disclosed in Part II of Item 19, FPR affiliate owned outlets are not expected to have any materially different financial or operational characteristics than the FPR Franchised Outlets.

PART III.
Revenue Mix by Type and Month By Outlet
For the Period 1/1/2024 through 12/31/2024

	TOTAL	ADMISSIONS	ARCADE	PARTIES	EVENTS	FOOD/BEV	RETAIL
BELLEVUE	2,058,662	1,099,221	628,750	247,039	61,760	20,587	1,305
	53%	31%	12%	3%	1%	0%	
CHANTILLY	1,791,088	1,050,073	305,451	323,374	90,591	10,780	10,820
	59%	17%	18%	5%	1%	1%	
CORDOVA	1,477,066	704,506	401,220	175,979	86,353	104,307	4,702
	48%	27%	12%	6%	7%	0%	
TOWSON	1,235,744	717,114	204,796	230,242	74,562	6,321	2,709
	58%	17%	19%	6%	1%	0%	
YONKERS	1,269,149	617,127	310,170	262,047	50,031	24,943	4,831
	49%	24%	21%	4%	2%	0%	
FRISCO	1,265,869	907,133	236,627	99,410	12,035	9,114	1,552
	72%	19%	8%	1%	1%	0%	
SAN ANTONIO	1,242,425	801,953	288,873	97,609	38,645	12,517	2,828
	65%	23%	8%	3%	1%	0%	
CORAL SPRINGS	1,200,181	694,993	282,017	108,290	85,134	28,622	1,127
	58%	23%	9%	7%	2%	0%	
GAITHERSBURG	1,167,985	629,332	220,323	229,449	61,445	17,619	9,816
	54%	19%	20%	5%	2%	1%	
ROUND ROCK	1,157,060	782,103	218,277	124,282	20,229	11,331	838
	68%	19%	11%	2%	1%	0%	
CHARLOTTE	1,142,946	732,464	278,589	84,228	38,670	8,242	754
	64%	24%	7%	3%	1%	0%	
GARDEN CITY	1,142,723	552,175	416,411	113,704	55,450	-	4,983
	48%	36%	10%	5%	0%	0%	
PARAMUS	1,077,834	525,319	149,539	246,748	88,835	36,933	30,461
	49%	14%	23%	8%	3%	3%	
COLUMBIA	1,011,063	621,124	150,012	199,997	36,635	1,350	1,945
	61%	15%	20%	4%	0%	0%	
CHERRY HILL	1,007,816	604,428	222,039	148,449	23,586	5,983	3,331
	60%	22%	15%	2%	1%	0%	
FAIRFIELD	1,003,264	558,183	134,707	227,395	61,528	4,690	16,761
	56%	13%	23%	6%	0%	2%	
EDISON	995,416	579,457	140,064	184,581	62,340	27,880	1,094
	58%	14%	19%	6%	3%	0%	
EATONTOWN	934,804	514,467	238,985	142,338	33,785	3,756	1,472
	55%	26%	15%	4%	0%	0%	
DEER PARK	876,802	468,952	216,487	165,385	20,783	3,464	1,732
	53%	25%	19%	2%	0%	0%	
GASTONIA	861,914	470,644	273,950	85,367	18,668	11,999	1,285
	55%	32%	10%	2%	1%	0%	
DENVER	795,716	578,963	108,288	82,700	24,030	-	1,735
	73%	14%	10%	3%	0%	0%	
NORWOOD	748,315	502,063	119,591	100,972	25,257	-	432
	67%	16%	13%	3%	0%	0%	
MARIETTA	651,497	452,261	123,000	49,421	22,465	1,385	2,966
	72%	20%	8%	4%	0%	0%	
STAFFORD	642,185	384,372	186,729	43,901	20,075	3,253	3,855
	60%	29%	7%	3%	1%	1%	
SEEKONK	627,115	412,899	158,338	47,650	7,814	-	414
	66%	25%	8%	1%	0%	0%	
LAFAYETTE	371,364	226,053	122,054	14,324	2,107	3,332	3,493
	61%	33%	4%	1%	1%	1%	
TOTAL	27,756,005	16,187,378	6,135,285	3,834,881	1,122,812	358,409	117,240
	58%	22%	14%	4%	1%	0%	

Month	% of Systemwide Revenue
January	7%
February	8%
March	10%
April	8%
May	7%
June	9%
July	11%
August	10%
September	7%
October	7%
November	8%
December	6%

Notes to Part III:

1. “Total” as reported in Part III above reflects Gross Revenue. “Gross Revenue ” includes all revenue derived from the sale of any and all products and services, and all other income of every kind and related in any way to the Monster Mini Golf® business, whether for cash or credit (and regardless of collection in the case of credit) and whether or not such sales are made at or by the Outlet *less* any sales taxes which were collected in accordance with applicable law and paid to the appropriate taxing authority and the amount of any documented refunds and credits. The financial results provided in Part III include 23 franchisee-owned MONSTER MINI GOLF® Outlets and 2 franchises owned by Ready Set Glow, LLC and, RSG II, LLC, affiliates of Monster Entertainment, LLC as of December 31, 2024.
2. With respect to the data disclosed in Part III of Item 19, FPR affiliate owned outlets are not expected to have any materially different financial or operational characteristics than the FPR Franchised Outlets.

Some outlets sold this amount. Your individual results may differ. There is no assurance you will sell as much.

The financial performance representations do not include any costs or expenses that must be deducted from the gross revenue 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 MONSTER MINI GOLF® Outlet. Franchisees or former franchisees, listed in the Disclosure Document, may be one source of this information.

Written substantiation for the financial performance representation will be made available to the prospective franchisee upon reasonable request.

You are strongly advised to conduct, with the assistance of an accountant, an independent investigation of the costs and expenses you will incur in operating your Franchised Outlet. You and your accountant should build a business plan for the opportunity you are pursuing, taking into account such

independent information as may be available at the time.

Other than the preceding historic financial performance representation, we do not make any representations about a franchisee's future financial performance. 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 Christopher King, 230 East W.T. Harris Blvd., Suite C-4., Charlotte, NC 89103, (702) 583-6161, the Federal Trade Commission, and the appropriate state regulatory agencies listed in Exhibit A.

ITEM 20. OUTLETS AND FRANCHISEE INFORMATION

**TABLE 1
SYSTEM-WIDE 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	18	20	+2
	2023	20	24	+4
	2024	24	25	+1
Company-Owned or Affiliated	2022	5	6	+1
	2023	6	2	-4
	2024	2	3	+1
Total Outlets	2022	23	26	+3
	2023	26	26	0
	2024	26	28	+2

**TABLE 2
TRANSFERS OF OUTLETS FROM FRANCHISEES TO NEW OWNERS
(OTHER THAN THE FRANCHISOR)
FOR YEARS 2022 TO 2024**

State	Year	Number of Transfers
Maryland	2022	1
	2023	0
	2024	0
New Jersey	2022	2
	2023	0
	2024	0