FRANCHISE DISCLOSURE DOCUMENT

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PRECISION DOOR SERVICE SPV LLC
a Delaware limited liability company
2395 Washington Avenue, Suite 5
Titusville, Florida 32780
(321) 225-3500
(321) 225-3513 (fax)
precisiondoor@nbly.com (email)
www.precisiondoor.net (website)

As a franchisee you will perform garage door repair, service and installation and other related services and sell related products pursuant to certain standards and specifications.

The total investment necessary to begin operation of a Precision Garage Door Service® franchise ranges from $164,285 to $360,294. This includes $76,250 to $151,250 that must be paid to the franchisor and our affiliates.

If you or your owner is a private equity firm, you may qualify to obtain area development rights under our Development Agreement. The total investment necessary to begin operation of a Precision Garage Door Service® area development business is $171,785 (which includes the development fee for two Precision Garage Door Service® businesses plus the minimum cost of opening the first business) to $382,794 (which includes the development fee for five Precision Garage Door Service® businesses plus the cost of opening the first business). This includes $83,750 to $173,750 that must be paid to the franchisor or affiliate. The minimum number of Precision Garage Door Service® franchised businesses required to be opened under a development agreement is two.

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 to you. To discuss the availability of disclosures in different formats, contact Bradley Stevenson, 1010 North University Parks Drive, Waco, Texas 76707, (254) 745-2400.

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: April 1, 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 E & F.
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 C 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 PRECISION GARAGE DOOR SERVICE® 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 PRECISION GARAGE DOOR SERVICE® franchisee?	Item 20 or Exhibits E & F 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 B.

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 Texas. 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 Texas than in your own state.

2. **Mandatory Minimum Payments**. You must make minimum license fee payments, regardless of your sales levels. Your inability to make the payments may result in termination of your franchise and loss of your investment.

3. **Spousal Liability**. Your spouse may be required to sign a document that makes your spouse liable for all financial obligations under the franchise agreement even though your spouse has no ownership interest in the franchise. This guarantee will place both your and your spouse's marital and personal assets, perhaps including your house, at risk if your franchise fails.

4. **Sales Performance Requirement**. You must maintain minimum sales performance levels. Your inability to maintain these levels may result in loss of any territorial rights you are granted, termination of your franchise, and loss of your investment.

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 PROVISIONS APPLY ONLY TO TRANSACTIONS GOVERNED BY THE MICHIGAN FRANCHISE INVESTMENT LAW

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 franchisee 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 subfranchisor.

(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.

(j) If the franchisor's most recent financial statements are unaudited and show a net worth of less than $100,000, the franchisor shall, at the request of a franchisee, arrange for the escrow of initial investment and other funds paid by the franchisee or subfranchisor until the obligations 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 ENDORSEMENT BY THE ATTORNEY GENERAL.

Any questions regarding the notice should be directed to:

State of Michigan
Consumer Protection Division
Attention: Franchise
G. Mennen Williams Building, First Floor
525 West Ottawa
Lansing, Michigan 48933
Telephone: 517-373-7117

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APPLICABLE STATE LAW MIGHT REQUIRE ADDITIONAL DISCLOSURES RELATED TO THE INFORMATION CONTAINED IN THIS DISCLOSURE DOCUMENT. THESE ADDITIONAL DISCLOSURES, IF ANY, APPEAR IN EXHIBIT N.

ITEM 1

THE FRANCHISOR, AND ANY PARENT, PREDECESSORS AND AFFILIATES

For ease of reference in this disclosure document, the franchisor, PRECISION DOOR SERVICE SPV LLC, is referred to as "we," "us" or "Franchisor," and sometimes "PDS", and the person who buys the franchise is referred to as "you", "your", or "Franchisee". The business that is operated under the Franchise Agreement is referred to as the "franchise" or the "Business" and the right to operate granted by the Franchise Agreement is sometimes referred to as the "license" or "franchise." If you are a legal entity, the provisions of the Franchise Agreement and related agreements apply to your owners.

This disclosure document outlines and summarizes some contractual obligations of both the Franchisor and the Franchisee which are found in the Franchise Agreement and other agreements. For ease of reference and understanding, these obligations may be paraphrased or described in general terms in this document.

The Franchisor and Predecessor

The Franchisor is PRECISION DOOR SERVICE SPV LLC. We are a Delaware limited liability company organized on December 1, 2020. We maintain our principal place of business at 2395 S. Washington Avenue, Suite 5, Titusville, Florida 32780. We do business under our corporate name and under the name PRECISION GARAGE DOOR SERVICE®. Our agents for service of process are listed on Exhibit B.

Our predecessor and affiliate is Precision Holdings of Brevard, Inc., a Florida corporation formed on August 16, 2004 ("Predecessor"). Predecessor's principal place of business is 2395 S. Washington Avenue, Suite 5, Titusville, Florida 32780. Predecessor offered franchises under the name PRECISION DOOR SERVICE® from February 2005 until the closing of the 2021 Securitization Transaction (as defined below) in March 2021. Predecessor has not offered franchises in any other line of business. Predecessor only operated garage door repair service businesses on a temporary basis where it had placed advertising and there was no franchisee to operate the business at the time the advertising is placed. In addition, because advertising placement may last a year, Predecessor may have operated the business as a result of an abandonment by a franchisee or a termination until a new franchisee was identified and a new franchise agreement was signed. Predecessor was acquired by Dwyer Franchising LLC d/b/a Neighborly on December 31, 2020.

Predecessor acquired rights to the Precision Garage Door Service® franchise system in February 2005 from Precision Door Service, Inc. ("PDSI"), which was initially founded in May 1997 as an informal partnership operating a garage door repair service business under the trade name Garage Door Services and then incorporated as an Arizona corporation Precision Door Service, Inc. on May 21, 1999. On June 13, 2003, PDSI changed its domicile from Arizona to Florida. PDSI offered franchises from September 1999 through February 2005. PDS also offered area development agreements between June 1999 and December 1999. All such area developers have converted to franchises or have left the Precision Door system.

We have not had any other predecessors during the 10-year period immediately before the date of this disclosure document.

Our Business Experience

Since 1999, we and/or our predecessors have offered franchises that provide garage door repair, service and installation services and other related services and products pursuant to certain standards and

specifications. We offer these franchises as "start-ups," or you have the option to convert an existing business into a Business. We do not own or operate Precision Garage Door Service businesses. We have not offered franchises in any other line of business nor engaged in any other activity.

As of December 31, 2025, there were a total of 147 Precision Garage Door Service franchises in operation in the U.S. We and/or our licensees also offer franchises internationally in various countries, as identified below.

Our Parents and Affiliates

We are a direct, wholly-owned subsidiary of Neighborly Assetco LLC ("Parent"). The name and principal business address of each of our direct or indirect parents that exercise control over the policies and direction of the System (as defined below) are as follows:

Name of Company	**Principal Business Address**	**Ownership or Control of Company**
Nest Holdings LP ("Nest Holdings")	2800 Sand Hill Road, Suite 200 Menlo Park, CA 94025	Controlled by investment funds affiliated with Kohlberg Kravis Roberts & Co. L.P.
Nest Holdings Inc. ("Nest Holdco")	2800 Sand Hill Road, Suite 200 Menlo Park, CA 94025	Wholly owned by Nest Holdings
Nest Topco Guarantor Inc. ("Nest Guarantor")	2800 Sand Hill Road, Suite 200 Menlo Park, CA 94025	Wholly owned by Nest Holdco
Nest Topco Borrower Inc. ("Nest Topco Borrower")	2800 Sand Hill Road, Suite 200 Menlo Park, CA 94025	Wholly owned by Nest Guarantor
Nest Bidco Inc. ("Nest Bidco")	2800 Sand Hill Road, Suite 200 Menlo Park, CA 94025	Wholly owned by Nest Topco Borrower
Balcones Holdco, Inc. ("Balcones Holdco")	2800 Sand Hill Road, Suite 200 Menlo Park, CA 94025	Wholly owned by Nest Bidco
TDG Intermediate, LLC ("Intermediate")	2800 Sand Hill Road, Suite 200 Menlo Park, CA 94025	Wholly owned by Balcones Holdco
Neighborly Company ("Manager")	1010 North University Parks Drive Waco, Texas 76707	Wholly owned by Intermediate
TDG Holding Company ("TDGHC")	1010 North University Parks Drive Waco, Texas 76707	Wholly owned by Manager
The Dwyer Group, Inc. ("TDG")	1010 North University Parks Drive Waco, Texas 76707	Wholly owned by TDGHC
The Dwyer Group LLC ("Dwyer")	1010 North University Parks Drive Waco, Texas 76707	Wholly owned by TDG

Name of Company	Principal Business Address	Ownership or Control of Company
Dwyer Franchising LLC d/b/a Neighborly ("Neighborly")	1010 North University Parks Drive Waco, Texas 76707	Wholly owned by Dwyer
Neighborly SPV Guarantor LLC ("SPV Guarantor")	1010 North University Parks Drive Waco, Texas 76707	Wholly owned by Neighborly
Neighborly Issuer LLC ("Issuer")	1010 North University Parks Drive Waco, Texas 76707	Wholly owned by SPV Guarantor
Neighborly Assetco LLC	1010 North University Parks Drive Waco, Texas 76707	Wholly owned by Issuer

On August 31, 2021, Nest Bidco, a Delaware corporation, purchased from TDG Investment Holdings, LP all of the issued and outstanding shares of common stock of Balcones Holdco under the terms of a Stock Purchase Agreement dated June 30, 2021 by and among Nest Bidco, Balcones Holdco, and TDG Investment Holdings, LP ("KKR Acquisition"). Upon the closing of the KKR Acquisition, Nest Bidco became our indirect parent company. Nest Bidco is controlled by investment funds affiliated with Kohlberg Kravis Roberts & Co. L.P., which is a leading global investment firm ("KKR").

We currently have no affiliates required to be included in this item except as provided below.

The following affiliates are wholly-owned direct subsidiaries of Parent and they offer franchises in the U.S. under separate franchise disclosure documents:

Since 1992, Aire Serv SPV LLC, a Delaware limited liability company ("Aire Serv"), and its predecessor (Aire Serv LLC) have offered franchises which provide installation, maintenance and repair of residential and commercial heating, ventilating and air-conditioning equipment under the name AIRE SERV®. Aire Serv maintains its principal place of business at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total 229 Aire Serv franchises in operation in the U.S. Aire Serv has never conducted business or offered franchises of the type described in this disclosure document.

Since April 2011, Dryer Vent Wizard SPV LLC, a Delaware limited liability company ("DVW") and its predecessor (Dryer Vent Wizard International LLC) have been offering franchises for the operation of businesses providing installation and repair of, and cleaning products and services for: dryer vents, bathroom vents, kitchen vents, appliances, exhaust vents, air movement systems and washing machine filters and hoses to enhance the performance and safety of clothes dryers and other household appliances to residential and commercial customers, under the Dryer Vent Wizard® name. DVW maintains its principal business address at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 163 Dryer Vent Wizard franchises in operation in the U.S. DVW has never conducted business or offered franchises of the type described in this disclosure document.

Since September 2007, Five Star Painting SPV LLC, a Delaware limited liability company ("Five Star Painting"), and its predecessors (Five Star Painting, LLC and Five Star Painting, Inc.) have offered franchises which perform and provide residential and commercial painting services and other related

products and services under the name Five Star Painting®. Five Star Painting maintains its principal place of business at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 245 Five Star Painting franchises in operation in the U.S. Five Star Painting has never conducted business or offered franchises of the type described in this disclosure document. On March 25, 2016, ProTect Painters International, LLC ("ProTect Painters"), a Michigan limited liability company, merged with and into Five Star Painting's predecessor, with Five Star Painting's predecessor being the surviving entity in the merger (the "Merger"). As a result of the Merger, Five Star Painting's predecessor offered, and now Five Star Painting offers, franchises under both, the Five Star Painting marks and the ProTect Painters marks. As of December 31, 2025, there were 2 ProTect Painters franchises in the U.S.

Since March 2004, Glass Doctor SPV LLC, a Delaware limited liability company ("Glass Doctor"), and its predecessor (Synergistic International, LLC) have offered franchises that repair and replace auto and/or flat glass under the name GLASS DOCTOR®. From 1977 to March 2004, Glass Doctor's predecessors offered similar franchises. Glass Doctor maintains its principal place of business at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 172 Glass Doctor franchises in operation in the U.S. Glass Doctor has never conducted business or offered franchises of the type described in this disclosure document.

Since April 2010, The Grounds Guys SPV LLC, a Delaware limited liability company ("Grounds Guys"), and its predecessor (The Grounds Guys LLC) have offered franchises which perform and provide commercial, residential and municipal property maintenance, landscaping and hardscaping services, snow and ice maintenance services, trash and debris removal, arboriculture services, lawn renovation, turf care services and other related products and services under the name The Grounds Guys®. Grounds Guys maintains its principal place of business at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 219 The Grounds Guys franchises in operation in the U.S. Grounds Guys has never conducted business or offered franchises of the type described in this disclosure document.

Since 1979, HouseMaster SPV LLC, a Delaware limited liability company ("HMS"), and its predecessors (HM Services, LLC) have been offering franchises for the operation of a building inspection and related services business under the HouseMaster™ trademark. HMS maintains its principal business address at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 190 HouseMaster franchises in operation in the U.S. HMS has never conducted business or offered franchises of the type described in this disclosure document.

Since 2005, Junk King SPV LLC, a Delaware limited liability company ("JUK") and its predecessors (Junk King Industries, LLC, Junk King Franchise Systems, Inc., and Junk King, LLC) have been offering franchises for the operation of businesses providing junk removal, dumpster and recycling services and related services under the Junk King® name. JUK maintains its principal business address at 1010 N. University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 171 Junk King franchises in operation in the U.S. Through an agreement with The Dwyer Group Canada, Inc., JUK offers franchises for the same type of business in Canada under the trademark Junk King (which previously operated under the name JUNK WORKS and is transitioning to JUNK KING), as described below. JUK has never conducted business or offered franchises of the type described in this disclosure document.

Since January 2023, Lawn Pride SPV LLC, a Delaware limited liability company ("LAP") has been offering franchises for the operation of a business that provides lawn care and maintenance services through the application of fertilizer and other products, perimeter pest control services, and performance of related services including fungus control and prevention, grub treatments, aeration, mole control, and tree and shrub feeding and insect control (but specifically excluding mosquito or other flying pest, tick and flea control services), to both residential and commercial customers under the Lawn Pride trademark. LAP

maintains its principal business address at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were 44 Lawn Pride franchised outlets and one affiliate-operated Lawn Pride business in operation in the U.S. LAP has never conducted business or offered franchises of the type described in this disclosure document.

Since May 1984, Molly Maid SPV LLC, a Delaware limited liability company ("Molly Maid"), and its predecessors (Molly Maid LLC and Molly Maid, Inc.) have offered franchises for the operation of businesses that offer professional residential housekeeping services as well as a carpet cleaning program under the name Molly Maid®. Molly Maid maintains its principal place of business at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 432 Molly Maid franchises in operation in the United States and Puerto Rico. Molly Maid has never conducted business or offered franchises of the type described in this disclosure document.

Since 2012, Mosquito Joe SPV LLC, a Delaware limited liability company ("MoJo"), and its predecessor (Mosquito Joe Franchising, LLC) have been offering franchises for the operation of businesses providing services and equipment to both residential and commercial customers to control undesirable outdoor insects, such as mosquitoes, ticks and fleas, under the Mosquito Joe® name. MoJo maintains its principal business address at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 407 Mosquito Joe franchises in operation in the U.S. MoJo has never conducted business or offered franchises of the type described in this disclosure document.

Since August 1996, Mr. Appliance SPV LLC, a Delaware limited liability company ("Appliance") and its predecessor (Mr. Appliance LLC) have offered franchises which perform and provide service and repair on all major appliances for residential and commercial customers under the name MR. APPLIANCE®. Appliance maintains its principal place of business at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 311 Mr. Appliance franchises in operation in the U.S. Appliance has never conducted business or offered franchises of the type described in this disclosure document.

Since 1994, Mr. Electric SPV LLC, a Delaware limited liability company ("Electric"), and its predecessor (Mr. Electric LLC) have offered franchises which perform electrical services and repairs under the name MR. ELECTRIC®. Electric maintains its principal place of business at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2024, there were a total of 236 Mr. Electric franchises in operation in the U.S. Electric has never conducted business or offered franchises of the type described in this disclosure document.

Since January 2000, Mr. Handyman SPV LLC, a Delaware limited liability company ("Mr. Handyman"), and its predecessor (Mr. Handyman International, L.L.C.) have offered franchises for the operation of companies dedicated to performing business and residential maintenance and repair services under the name Mr. Handyman®. Mr. Handyman maintains its principal business address at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 357 Mr. Handyman franchises in the U.S. Mr. Handyman has never conducted business or offered franchises of the type described in this disclosure document.

Since 1993, Mr. Rooter SPV LLC, a Delaware limited liability company ("Rooter"), and its predecessor (Mr. Rooter LLC) have offered franchises which provide plumbing and plumbing repair services; sewer, drain and pipe cleaning services; septic tank pumping; water heater replacement; TV pipe inspection; line and leak detection; hydronics; excavation and replacement of sewer lines and other related services and products in homes and commercial buildings under the names MR. ROOTER® and AMERICA'S TROUBLE SHOOTER®. Rooter maintains its principal place of business at 1010 North University Parks Drive, Waco, TX 76707. As of December 31, 2025, there were a total of 238 Mr. Rooter

franchises and two affiliate-operated locations in operation in the U.S. Rooter has never conducted business or offered franchises of the type described in this disclosure document. As of December 31, 2025, Rooter also had 4 franchised locations in the UK (through a master franchise relationship).

Since 1981, Rainbow International SPV LLC, a Delaware limited liability company ("Rainbow International"), and its predecessor (Rainbow International LLC) have offered franchises which provide carpet cleaning, dyeing, repair, reinstallation and related services; upholstery, drapery and ceiling cleaning and related services; and deodorization services under the names RAINBOW RESTORATION®, RAINBOW INTERNATIONAL®, RAINBOW INTERNATIONAL CARPET CARE & RESTORATION SPECIALIST®, RAINBOW INTERNATIONAL RESTORATION & CLEANING® and RAINBOW INTERNATIONAL RESTORATION®. In 1997, Rainbow International's predecessor added an option to perform air duct cleaning services. In 2000, Rainbow International's predecessor added water, smoke and disaster restoration services. In 2001, Rainbow International's predecessor added an option to perform mold remediation services. Rainbow International maintains its principal place of business at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 328 Rainbow Restoration franchises in operation in the U.S. In addition, Rainbow International offers Rainbow Restoration franchises in the UK (through a master franchise relationship), with 48 franchises in operation in the UK as of December 31, 2025. Rainbow International has never conducted business or offered franchises of the type described in this disclosure document.

Since 2005, Real Property Management SPV LLC, a Delaware limited liability company ("RPM"), and its predecessor (Property Management Business Solutions, LLC) have been offering franchises for the operation of businesses providing property management services, including management of maintenance and repair services and rent collection under the Real Property Management name. RPM maintains its principal business address at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 450 Real Property Management franchises in operation in the U.S. RPM has never conducted business or offered franchises of the type described in this disclosure document.

Since May 2008, ShelfGenie SPV LLC, a Delaware limited liability company ("ShelfGenie"), and its predecessor (ShelfGenie Franchise Systems, LLC) have been offering franchises for the operation of a business that designs and installs customized solutions for new and existing cabinets, pantries and other structures under the ShelfGenie™ trademark. ShelfGenie maintains its principal business address at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 262 ShelfGenie franchised outlets and 12 affiliate-operated outlets in operation in the U.S. ShelfGenie has never conducted business or offered franchises of the type described in this disclosure document.

Since 1998, Window Genie SPV LLC, a Delaware limited liability company ("Window Genie"), and its predecessor (FOR Franchising, LLC) have offered franchises for the operation of a residential and commercial window cleaning, window tinting and pressure washing business operated under the Window Genie® name. Window Genie maintains its principal business address at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, there were a total of 103 Window Genie franchises in operation in the U.S. Window Genie has never conducted business or offered franchises of the type described in this disclosure document.

The affiliates named above offer franchises using separate franchise disclosure documents. We will make any of those disclosure documents available to you upon request. Except as specifically noted above, the affiliates named above have not conducted any other business nor have they offered franchises in any other line of business.

The following affiliates are direct or indirect wholly-owned subsidiaries of Neighborly and they offer franchises outside of the U.S.:

The Dwyer Group Canada, Inc. ("TDGC"), a wholly owned subsidiary of Neighborly since January 1998, was incorporated in the Province of Ontario, Canada on January 21, 1998. TDGC has the right to offer and sell Aire Serv, Dryer Vent Wizard, Five Star Painting, Glass Doctor, HouseMaster, Junk Works, Mr. Appliance, Mr. Electric, Mr. Handyman, Mr. Rooter, Rainbow Restoration, ShelfGenie and The Grounds Guys franchises in Canada under 3-party agreements between TDGC, us or the applicable affiliate-franchisor, and the franchisee. TDGC, in cooperation with us or such affiliate-franchisor, provides support and supervision and, at times, assistance or guidance, to Canadian franchisees operating under our or the affiliate's trademarks and systems. TDGC maintains its principal place of business at 1010 North University Parks Drive, Waco, Texas 76707. As of December 31, 2025, TDGC had 14 Mr. Handyman franchises, 24 Mr. Rooter franchises, 13 Rainbow Restoration franchises, 9 Glass Doctor franchises, 12 Mr. Appliance franchises, 6 Mr. Electric franchises, 4 Aire Serv franchises, 4 Dryer Vent Wizard franchises, 10 Five Star Painting franchises, 27 The Grounds Guys franchises, 14 HouseMaster franchises and 22 ShelfGenie franchises and 4 Junk King franchises (formerly operated under the name Junk Works and in the process of transitioning to this name) in operation in Canada. TDGC offers franchises in Canada for the same type of business as described in this disclosure document.

Dwyer (UK Franchising) Limited ("Dwyer UK"), a wholly-owned subsidiary of Neighborly since March 9, 2012, was incorporated in England and Wales on March 9, 2012. Dwyer UK has the right to offer and sell Aire Serv and Mr. Electric franchises in the United Kingdom using agreements between Dwyer UK and the franchisee. Dwyer UK, in cooperation with Aire Serv and Electric, provides support and supervision and, at times, assistance or guidance, to franchisees operating under those trademarks and systems in the United Kingdom. Dwyer UK maintains its principal place of business in Five Mile House, 128 Hanbury Rd., Stroke Prior, Bromsgrove, Worcester EG B60 4JZ, United Kingdom. As of December 31, 2025, Dwyer UK had 2 Mr. Electric franchises, and 2 Aire Serv franchises. Dwyer UK has the right to offer franchises in the United Kingdom for the same type of business as Aire Serv and Electric offer in the U.S. under separate franchise disclosure documents.

In October 2015, a wholly-owned subsidiary of Neighborly, Drain Doctor Holdings Limited (f/k/a Dwyer DD UK Limited), a private limited company registered in England and Wales, acquired ownership of Rooter's UK master licensee that had been offering Mr. Rooter franchises in the U.K. under the name Drain Doctor®. There were 62 Drain Doctor® franchises in the UK as of December 31, 2025.

Rainbow International Systemzentrale Deutschland GmbH ("Rainbow Germany"), a wholly-owned subsidiary of Neighborly since September 18, 2014, was incorporated in Germany on September 18, 2014. Rainbow Germany has the right to offer and sell Rainbow Restoration franchises in Germany using agreements between Rainbow Germany and the franchisee. Rainbow Germany, in cooperation with Rainbow International, provides support and supervision and, at times, assistance or guidance, to franchisees operating under the Rainbow Restoration marks and system in Germany. Rainbow Germany maintains its principal place of business at Flözstraße 18, 73433 Aalen, Germany. As of December 31, 2025, Rainbow Germany had 39 Rainbow Restoration franchises in Germany. Rainbow Germany has the right to offer franchises in Germany for the same type of business as Rainbow International offers in the U.S. under a separate franchise disclosure document.

Locatec Ortungstechnik GmbH ("Locatec") is a wholly-owned subsidiary of Neighborly since April 27, 2016. Locatec has the right to offer and sell Locatec franchises in Austria and Germany using agreements between Locatec and the franchisee. Locatec, in cooperation with our affiliates, provides support and supervision and, at times, assistance or guidance to franchisees operating under Locatec trademarks and systems in Germany and Austria. Locatec maintains its principal place of business at Flözstraße 18, 73433 Aalen, Germany. Locatec franchisees offer non-destructive detection of all types of leaks in pipe systems (indoor and outdoor including pipes for gas, water, sewage, and district heat) and flat

roofs as well as emergency repair services. As of December 31, 2025, Locatec had 55 franchises in Germany and 3 in Austria.

Bright and Beautiful UK Limited ("Bright and Beautiful") is a wholly owned subsidiary of Neighborly since April 13, 2017. Bright and Beautiful has the right to offer and sell Bright and Beautiful franchises in the United Kingdom using agreements between Bright and Beautiful and the franchisee. Bright and Beautiful provides support and supervision and, at times, assistance or guidance to franchisees operating under Bright and Beautiful trademarks and systems in the United Kingdom. Bright and Beautiful franchisees offer domestic cleaning services. As of December 31, 2025, Bright and Beautiful had 85 franchises in the United Kingdom.

Countrywide Garden Maintenance Services Limited ("Countrywide") is a wholly owned subsidiary of Neighborly since May 2, 2017. Countrywide has the right to offer and sell Countrywide franchises in the United Kingdom using agreements between Countrywide and the franchisee. Countrywide provides support and supervision and, at times, assistance or guidance to franchisees operating under Countrywide trademarks and systems in the United Kingdom. Countrywide franchisees offer commercial grass cutting, landscape maintenance, grounds maintenance and winter gritting services. As of December 31, 2025, Countrywide had 43 franchises in the United Kingdom.

Dream Doors Holdings Limited ("Dream Doors") has been a wholly owned subsidiary of Neighborly since February 26, 2019. Dream Doors has the right to offer and sell Dream Doors franchises in the United Kingdom using agreements between Dream Doors and the franchisee. Dream Doors provides support and supervision and, at times, assistance or guidance to franchisees operating under Dream Doors trademarks and systems in the United Kingdom. Dream Doors franchisees offer fully-fitted kitchen makeovers, replacement doors and countertops and the installation of new appliances. As of December 31, 2025, Dream Doors had 81 franchises in the United Kingdom.

GreenSleeves Lawn Care Limited (UK) ("GreenSleeves") is a wholly owned subsidiary of Neighborly since October 28, 2022. GreenSleeves has the right to offer and sell GreenSleeves franchises in the United Kingdom using agreements between GreenSleeves and the franchisee. GreenSleeves provides support and supervision and, at times, assistance or guidance to franchisees operating under GreenSleeves trademarks and systems in the United Kingdom. GreenSleeves franchisees offer lawn care services including fertilizer treatments, moss treatments and debris removal in the United Kingdom. As of December 31, 2025, GreenSleeves had 90 franchised and 11 corporate locations in the United Kingdom.

The following affiliates provide services to Precision Garage Door Service® franchisees:

BackOffice SPV LLC ("BackOffice"), a Delaware limited liability company and a wholly-owned subsidiary of Neighborly, has been providing certain temporary bookkeeping assistance and training services to the franchisees of several of our affiliates, and BackOffice may in the future provide some of these services to our franchisees. BackOffice is located at 1010 North University Parks Drive, Waco, Texas 76707. BackOffice has not offered any franchises in any line of business. BackOffice does not and has not previously conducted business of the type operated by our franchisees.

Neighborly Service Solutions SPV LLC, a Delaware limited liability company and a wholly-owned subsidiary of Neighborly ("Neighborly Service Solutions") was formed in June 2021 to, among other things, negotiate, and sometimes enter into, contracts with some of the Key Accounts. Neighborly Service Solutions also offers certain marketing and other services. Neighborly Service Solutions maintains its principal place of business at 1010 North University Parks Drive, Waco, Texas 76707. Neighborly Service Solutions does not own or operate any franchises nor has it offered franchises in any line of business.

ProTradeNet SPV LLC, a Delaware limited liability company and wholly-owned subsidiary of Neighborly ("ProTradeNet") negotiates, and sometimes enters into contracts with some of the vendors, suppliers and others who do business or propose to do business with our and our affiliates' franchisees with the goal of obtaining better terms and conditions on which franchisees purchase goods and services for their businesses. ProTradeNet maintains its principal place of business at 1010 North University Parks Drive, Waco, Texas 76707. ProTradeNet does not own or operate any franchises nor has it offered franchises in any line of business.

ZorWare SPV LLC, a Delaware limited liability company and a wholly-owned subsidiary of Neighborly ("ZorWare"), provides software to us and our affiliates and provides technical support to franchisees and collects fees from franchisees for certain software programs. ZorWare maintains its principal place of business at 1010 North University Parks Drive, Waco, Texas 76707. ZorWare does not own or operate any franchises nor has it offered franchises in any line of business.

Except as noted above, none of our affiliates have offered franchises in the same line of business as offered in this disclosure document or in any other line of business, nor have they conducted any other business.

2021 Securitization Transaction

Under a securitization financing transaction that closed in March 2021 (the "2021 Securitization Transaction"), certain of Neighborly's subsidiaries were restructured. As part of the 2021 Securitization Transaction, all existing U.S. franchise agreements and related agreements for Precision Garage Door Service® franchised businesses were transferred to us, and we became the franchisor of all existing and future franchise and related agreements. Ownership and control of the U.S. trademarks and certain intellectual property relating to the operation of Precision Garage Door Service® businesses in the U.S. were also transferred to us.

At the time of the closing of the 2021 Securitization Transaction, Manager entered into a management agreement with us to provide the required support and services to Precision Garage Door Service® franchisees under their franchise agreements. Manager also acts as our franchise sales agent. We will pay management fees to Manager for these services. However, as the franchisor, we will be responsible and accountable to you to make sure that all services we promise to perform under your Franchise Agreement or other agreement you sign with us are performed in compliance with the applicable agreement, regardless of who performs these services on our behalf.

Description of the Franchise

Our PRECISION GARAGE DOOR SERVICE® franchisees sell, service, repair, install, and maintain garage doors, operators, including related equipment, components and supplies, and perform upgrades, remodeling and other related services, pursuant to certain standards and specifications, within a designated territory as we determine. The franchised businesses operate under our service mark PRECISION GARAGE DOOR SERVICE®, and the additional principal service marks, trademarks, trade names, logos, emblems, slogans or indicia of origin which are or may be designated by us in the future (the "Marks") for use in accordance with the methods and processes developed by us in connection with the franchise (the "System") within a specified geographical area (the "Territory"). The System includes our operating systems, marketing systems, business techniques, and methods, processes, policies and procedures for providing garage door repair, service and installation services and related services and products, including, but not limited to garage door operators, equipment, components and supplies, including upgrades, remodeling and related services, along with items of trade dress and sales, leadership and management training for the development and operation of Precision Garage Door Service®

Businesses, including all training materials, all as the same may exist today or as the same may change from time to time, as specified in the Operations Manual or as otherwise reasonably directed by us from time to time. You may, if we approve, convert an existing business offering similar services to a Business or add additional territory to a Business under the terms stated in the Franchise Agreement and related agreements.

The standard form of franchise agreement we are now offering is included in this disclosure document as Exhibit A (the "Franchise Agreement"). When we update our disclosure document, the form of franchise agreement and other agreements may change, fees and other obligations may increase, and the terms and conditions on which you may obtain a franchise may be less favorable as compared with a previous disclosure document.

Uniformity of franchise agreements among our franchisees may not always be possible or practical. We and our predecessors have offered in the past and we may offer in the future, franchise agreements to other franchisees on terms materially different from those included in this disclosure document. We also may materially vary the franchise agreement terms, conditions, and obligations (including those relating to fees, territories, training and other items) offered to other franchisees and except as may be required by applicable law we have no obligation to disclose these variations to you or to grant the same or similar variation to you. If you are a private equity firm and you meet our qualifications to become an owner of multiple Precision Garage Door Service® franchises (a "PE Owner"), we may allow you to enter into an addendum to Franchise Agreement, substantially in the form of Exhibit N-1 to this disclosure document (the "PE Addendum"), which modifies certain terms of our Franchise Agreement as further described in this disclosure document.

We also offer to qualified PE Owners the right to develop a minimum of two Precision Garage Door Service® Businesses and a maximum of 5 Businesses within a Development Area determined by us, under a development agreement ("Development Agreement"). The Development Agreement requires the PE Owner to open an agreed-upon number of Businesses in accordance with a development schedule. The PE Owner (or its affiliate approved by us) must sign one Franchise Agreement at the time it signs the Development Agreement, and that Business must be opened within 9 months of signing. For each additional Business, the PE Owner (or approved affiliate) must sign our then-current form of Franchise Agreement for each Business that it opens.

The market for Precision Garage Door Service® services is a developed market. Sales are not seasonal. Your primary competition will be garage door repair and new door installation services companies. You may compete with other independent, local repair service businesses for customers and for qualified technicians to work in your business. Some competitors may be garage door repair businesses not affiliated with the Precision Garage Door Service® franchise system, but use one or more of the words "Precision," "Overhead," "Door" or "Service" in their business name. The franchisees of our affiliate, Mr. Handyman, perform maintenance and repair services and you may on occasion compete in your territory with a MR. HANDYMAN® franchisee if they perform certain garage door maintenance and repair services that do not require licensing from the jurisdiction having authority, when you open for business or sometime in the future as the Mr. Handyman system expands. In addition, the following portfolio company of KKR sells goods or services that are similar to those sold by Precision Garage Door Service® franchisees: C.H.I. Overhead Doors, LLC, an Illinois limited liability company ("C.H.I."), manufactures and sells through dealers high-quality residential garage doors, commercial doors, and rolling steel doors. There are currently approximately 2,000 C.H.I. dealers in the United States. C.H.I.'s principal place of business is 1485 Sunrise Drive, Arthur, Illinois 61911.

Industry Specific Regulations

Precision Garage Door Service® businesses are subject to all of the federal, state and local laws that apply to businesses generally, including minimum wage and occupational health and safety laws. Your state or local laws also may require you to obtain a contractors' license and post a bond in order to conduct your garage door repair and service business. These laws vary from place to place. You must obtain and maintain all necessary permits, certificates and licenses for the operation of your business. You must comply with all federal, state and local regulations regarding proper handling, cleaning and disposal of chemicals as well as educating customers of the potential health hazards of lead. There may be other laws that apply to the Business. You should investigate these matters further and consult with local authorities and your attorney about them.

ITEM 2

BUSINESS EXPERIENCE

President: Michael K. Brickner

Mr. Brickner has been our President since March 2021 in Titusville, Florida. From June 2018 until March 2021, he was President of Predecessor in Titusville, Florida. From June 2018 until December 2020, he was also a member of Predecessor's board of directors in Titusville, Florida. From May 2013 until June 2018, he was Vice President of Operations for Predecessor in Titusville, Florida.

Vice President of Operations: George Payor

Mr. Payor has been our Vice President of Operations since November 2024. Prior to that, he was an Assistant General Counsel in the legal department of Neighborly, our parent company, from February 2021 until October 2024 in Waco, Texas. From July 2010 until January 2021, he was the General Counsel for Predecessor in Titusville, Florida.

Chief Executive Officer: Michael Anthony Davis

Mr. Davis has been our Chief Executive Officer since November 2024. Since July 2024, he has also been the Chief Executive Officer of a number of our affiliates and parent companies, including Neighborly, Manager, The Dwyer Group LLC, The Dwyer Group, Inc., TDG Intermediate, LLC, Balcones Holdco, Inc., Nest Bidco Inc., Nest Topco Borrower Inc., Nest Topco Guarantor Inc., and Nest Holdings Inc. From July 2022 until July 2024, he was the CEO of Mathnasium Center Licensing, LLC in Los Angeles, CA. From April 2021 till July 2022, he was self-employed as a consultant in Los Angeles, CA. From May 2017 until April 2021, he was the CEO of Valpak Direct Marketing Systems, LLC in St. Petersburg, FL.

SVP, Corporate Controller: Malia Gelfo

Ms. Gelfo has been SVP Corporate Controller for us and a number of our affiliates and parent companies since December 2024. From February 2023 until December 2024, she was Chief Accounting Officer for Likewize Corp in Southlake, TX. From December 2019 until February 2023, she was VP Corporate Controller for Reece Inc. in Dallas, TX.

VP of Finance: Heather Shipley

Ms. Shipley has been our VP of Finance since January 2026. From November 2025 until January 2026, she was Director of Business Analytics for KFC in Plano, Texas. From May 2024 until November 2025, she was Director of Strategic Planning for Yum! Brands in Plano, Texas. From August 2023 until May 2024, she was Director of Finance for Yum! Brands in Plano, Texas. From March 2022 until August 2023, she was Senior Finance Manager for Yum! Brands in Plano, Texas. From February 2020 until March 2022, she was Finance Manager for Yum! Brands in Plano, Texas.

Chief Marketing Officer: Stacy Lynn Bourgeois

Ms. Bourgeois has been our Chief Marketing Officer as well as the Chief Marketing Officer of Neighborly and a number of our other affiliates since December 2024. From May 2023 till November 2024, she was the Head of Product, Quality and Ops for Renewed with Amazon in Seattle, WA. From February 2021 until April 2023, she was the U.S. Head of Musical Instruments with Amazon in Seattle, WA.

Secretary of Manager and Franchisor, and EVP, General Counsel and Secretary of Neighborly: Grayson Brown

Mr. Brown has been the Secretary of Manager since May 2018. He has also been the Executive Vice President, General Counsel and Secretary of Neighborly and The Dwyer Group Inc. since May 2018. Previously, he was Vice President and General Counsel of Neighborly from August 2015 until May 2018. He has been our Secretary since March 2021 and previously he was the Secretary of Predecessor from December 2020 until March 2021. He is also the Secretary of our affiliates listed in Item 1 that offer franchises in the U.S. under separate franchise disclosure documents.

The following individuals are included here because they are either officers of Manager or they have management responsibility relating to the sale or operation of franchises offered by this disclosure document:

Group President: Jason Himber

Mr. Himber has been Group President of Neighborly for the "Repair Cluster" group of the Neighborly brands, which group includes the Precision Door Service brand, since August 2025. From March 2021 until April 2025, Mr. Himber was the CEO for Mina Group in San Francisco, CA.

Chief Information Officer for Neighborly: Gagan Sinha

Mr. Sinha has been the Chief Information Officer of Neighborly since September 2025. From April 2024 until September 2025, he was the Chief Information Officer for Bloomin' Brands in Atlanta, GA. From January 2021 until April 2024, Mr. Sinha was the Senior Vice President of Information Technology for Inspire Brands in Atlanta, GA. From February 2020 until January 2021, he was the Vice President of Information Technology for Dunkin' Brands in Canton, MA.

Chief Development Officer for Neighborly: Bradley Stevenson

Mr. Stevenson has been Chief Development Officer for Neighborly since October 2019.

Group Vice President of Franchise Development: Brian Wieters

Mr. Wieters has been the Group Vice President of Franchise Development for Neighborly since February 2022 in Waco, TX. From March 2018 until February 2022, he was the Executive VP of Enviro-Master Services in Charlotte, NC.

Except as otherwise stated above, the location of each of the positions described above was 1010 North University Parks Drive, Waco, Texas 76707.

ITEM 3

LITIGATION

Concluded Matters Involving Predecessor:

Precision Holdings of Brevard, Inc. v. Charan Gohlwar and Tej, Inc.(American Arbitration Association, Brevard County, Case No. 01-19-0000-0863); Charan Gohlwar v. Precision Holdings of Brevard, Inc. (United State District Court for the Middle District of Florida, Case No. 6:19-cv-00075-JA-GJK). On January 9, 2019 Predecessor served a notice of incurable breach and termination to its franchisees Charan Gohlwar ("Gohlwar")and Tej, Inc. ("Tej") due to the franchisees having committed an incurable breach of the Phoenix franchise agreement for Violating the Precision Garage Door Service® Uniform Standards for Sales Practices, Violating Precision Garage Door Service® Uniform Standards for Handling Customer Complaints and Honoring Obligations to Customers, Violating Precision Garage Door Service® Uniform Standard for Protecting Their Companies and the Industry, and Violating Precision Garage Door Service® Uniform Standards for Conduct and Practices Aimed at Competitors and Customers, as outlined under the Precision Garage Door Service® Operations Manual. The franchisees, Gohlwar and Tej, owned and operated five separate Precision Garage Door Service® franchises in the Phoenix & Tucson, AZ, Dallas and Fort Worth, TX, and Baltimore, MD areas. Simultaneously, Predecessor filed an action for arbitration against Gohlwar and Tej; two days later on January 11, 2019 Gohlwar and Tej filed a separate action for copyright infringement, breach of contract, conversion, and unjust enrichment. Prior to either case going any further than the initial pleading stage Predecessor, Gohlwar and Tej entered into a confidential settlement agreement wherein (1) Gohlwar's and Tej's Phoenix and Tucson franchises were terminated, (2) Gohlwar and Tej had 12 months from the executed settlement agreement date to close on the sale of the Dallas, Fort Worth and Baltimore Maryland franchises which would be taken over by Predecessor if not sold within the specified time period, and (3) Gohlwar and Tej. would be able to continue operating a garage door repair business in the Phoenix and Tucson areas but under a different name and not as a Precision Garage Door Service® franchisee. Predecessor denied any liability but as a business decision made the determination to settle both cases. Predecessor received an executed Mutual Confidential Settlement Agreement and release in exchange for the settlement terms. Predecessor withdrew the arbitration action, and Gohlwar and Tej filed a notice of voluntary dismissal with the federal court which issued an order February 26, 2019 dismissing the case with prejudice.

Precision Holdings of Brevard, Inc. v. Charan Gohlwar and Tej, Inc. (United State District Court for the Middle District of Florida, Case No. 6:20-cv-00095); Precision Holdings of Brevard, Inc. v. Charan Gohlwar and Tej, Inc. (American Arbitration Association, Brevard County, Case No. 01-20-0003-7127). On December 18, 2019 Predecessor served a notice of incurable breach and termination to its franchisees Charan Gohlwar and Tej, Inc. (collectively "Franchisees") due to the Franchisees having committed an incurable breach of the Maryland, Dallas and Fort Worth, Texas franchise agreements and Settlement Agreement dated February 15, 2019 for violating the in-term and post-term noncompetition covenants, respectively contained therein. Under the terms of the Settlement Agreement the Franchisees were allowed to continue operating the Maryland, Dallas and Fort Worth, Texas Precision Garage Door Service®

franchise markets until either the market selling or February 15, 2020, whichever occurred first. Franchisees began operating a competing garage door repair business violating in-term noncompetition covenants. A notice of termination was then issued January 7, 2020, however Franchisees continued thereafter to operate a competing garage door repair business which violated the post-term noncompetition covenants. Predecessor subsequently filed suit in the U.S. District Court for the Middle District of Florida January 17, 2020 seeking a permanent injunction enforcing the post-term noncompete provisions and also for Lanham Act violations. Simultaneously, Predecessor filed an action for arbitration against the Franchisees March 11, 2020 for Breach of Contract, Unfair Competition, Injunctive Relief and Attorneys' Fees for violation of the in-term and post-term noncompetition provisions under the respective franchise agreements and settlement agreement. Prior to a hearing before the U.S. District Court judge on Predecessor's petition Predecessor and the Franchisees reached a confidential settlement agreement wherein (1) the Franchisees' exclusivity in Arizona to continue operating a garage door repair business in the Phoenix and Tucson areas under a different name and not as a Precision Garage Door Service® franchisee (see preceding case summary above) was reduced from five years to three years, beginning August 14, 2019, and (2) Franchisees agreed to cease operations in Maryland and Texas no later than April 1, 2020. The Court entered a consent order enforcing the post-term noncompetition covenants. Predecessor withdrew the arbitration action once the consent order was issued.

Administrative Order involving Affiliate and not involving the Franchisor:

The Commissioner of Business Oversight of the State of California v. FOR Franchising LLC d/b/a Window Genie and Richard Nonelle. On November 14, 2017, For Franchising LLC ("FOR"), a predecessor to our affiliate Window Genie that offered Window Genie franchises until March 2021, and Richard Nonelle, then-president of FOR, entered into a Consent Order with the Commissioner of Business Oversight of the State of California (the "Consent Order"). The Commissioner alleged that FOR and Mr. Nonelle had violated Section 31156 of the California Franchise Investment Law by failing to submit to the Commissioner copies of two advertisements offering a Window Genie franchise before such documents were provided to California residents in 2013. In an effort to resolve the matter in the most economical manner, and without admitting any liability or wrongdoing, FOR and Mr. Nonelle entered into the Consent Order and agreed, in full, final and complete resolution of the matter, that (a) FOR and Mr. Nonelle would desist and refrain from violations of section 31156 of the California Franchise Investment Law; (b) FOR would pay an administrative penalty in the total amount of $5,000 (which amount FOR paid) and (c) within 90 days of the date of the Consent Order, Mr. Nonelle and all persons employed by FOR who assist in preparing franchise registrations or who assist in franchise selling would attend remedial education of eight hours of franchise law training courses per person (which requirement has been completed).

Other than these actions, no litigation is required to be disclosed in this Item.

ITEM 4

BANKRUPTCY

Bankruptcy proceedings involving portfolio companies controlled by KKR (at the time of the bankruptcy proceeding) and not involving the Franchisor:

Marelli Holdings Co. Ltd. On June 11, 2025, Marelli Holdings Co. Ltd, a global technology partner to the automotive industry, filed for Chapter 11 proceedings in the United States Bankruptcy Court for the District of Delaware. *In re. The Collected Group LLC*. The Collected Group LLC, a Delaware limited liability company (a fashion brand owner), located at 4775 Eucalyptus Avenue, Chino, California, filed a prepackaged Chapter 11 Plan of Reorganization in the United States Bankruptcy Court for the District of

Delaware on April 5, 2021 (Case No.: 21-10663). The company emerged from bankruptcy on May 25, 2021 after completing a restructuring.

In re. Envision Healthcare Corporation. Envision Healthcare Corporation, a healthcare provider headquartered at 20 Burton Hills Blvd, Suite 500, Nashville, Tennessee, filed a Chapter 11 reorganization in the United States Bankruptcy Court for the Southern District of Texas on May 15, 2023 (Case No.: 23-90341). The company emerged from bankruptcy on November 3, 2023, after completing a restructuring.

In re. Genesis Care Pty Limited. Genesis Care Pty Limited, a healthcare provider, headquartered at Building 1 The Mill, 41-43 Bourke Road, Sydney, New South Wales, Australia, filed Chapter 11 reorganization in the United States Bankruptcy Court for the Southern District of Texas on June 1, 2023 (Case No.: 23-90614). The company emerged from bankruptcy on February 16, 2024, after completing a restructuring.

In re. IPI Legacy Liquidation Co. IPI Legacy Liquidation Co. (f/k/a Impel Pharmaceuticals Inc.), a commercial-stage pharmaceutical company, headquartered at 201 Elliott Avenue West, Suite 260, Seattle, Washington, filed a Chapter 11 reorganization in the United States Bankruptcy Court for the Northern District of Texas on December 19, 2023 (Case No.: 23-80016). The company emerged from bankruptcy on April 5, 2024, after completing a restructuring.

Café Coffee Day, an operator of a retail chain of cafes in India, headquartered at #23/2, Vittal Mallya Road, Bangalore, Karnataka 560001, India, filed an insolvency resolution in the Bangaluru Bench of the National Company Law Tribunal on August 8, 2024 (Company Petition (IB) No. 152/BB/2023). As of February 27, 2025, the Chennai bench of the National Company Law Appellate Tribunal passed the order, allowing the appeal of Coffee Day Enterprises, and set aside the National Company Law Tribunal's (NCLT) August 2024 insolvency order against the company. The initial petition for insolvency was filed on January 18, 2021 by creditors of Café Coffee Day.

Other than the above-listed proceedings, no other bankruptcy proceeding is required to be disclosed in this Item.

ITEM 5

INITIAL FEES

Initial Franchise Fee

The initial franchisee fee you must pay to us is $0.50 per single family home one unit detached ("SFHUD") included in your territory. The number of SFHUDs in your territory is determined by us from estimates prepared by the U.S. Census Bureau (see www.census.gov), but we may use a substitute or successor source of SFHUD information and the source and date of the information we use is determined solely by us. A typical territory will include between 150,000 and 300,000 SFHUDs, making the typical initial franchise fee $75,000 ("Minimum Initial Franchise Fee") to $150,000. The initial franchise fee is subject to applicable discounts, as described below.

The minimum territory of 150,000 single family homes with a detached unit is not appropriate or available in all cases and in all areas, depending on demographics, proximity to larger population centers, percentage of area population, the need to buy whole counties, how well the proposed territory matches what you and we expect will be the territory you will actually serve and also how well it fits within our current plan for development of the applicable larger area or region. The maximum population is generally

300,000 single family homes with a detached unit but a larger population may be allowed under certain circumstances (e.g., densely populated urban areas or a high percentage of the territory is impoverished).

You must pay the initial franchise fee in full when you sign the Franchise Agreement. The initial franchise fee is fully earned upon receipt and is non-refundable. Financing for the initial franchise fee may be available as noted in Item 10.

In the year ended December 31, 2025, the initial franchise fees paid during that period ranged from $48,539 to $135,375 based on the population in the territory purchased and available discounts (discussed below).

Discount Programs

Our discount programs are as follows:

Multi-Unit Franchisee Discount

If you have been a Precision Garage Door Service® franchisee for at least 2 years and you purchase additional territory from us, either by executing an Option to Purchase Agreement or a new franchise agreement, you will receive a discounted initial franchise fee based on the number of years you have been our franchisee, calculated as follows (the "Multi-Unit Franchisee Discount"):

Percentage Discount	Number of Years as Our Franchisee
5%	2
10%	3
15%	4
20%	5 years or more

If you pay us the entire initial franchise fee for the additional territory within 90 days after executing an Option to Purchase Agreement or a new franchise agreement for the additional territory, you will receive an additional 5% discount (the "Cash Discount") in addition to the Multi-Unit Franchisee Discount. The Cash Discount will not apply if you purchase your franchise through an arrangement with a broker.

Additional Concept Discount

If you have been a franchisee of one of our affiliates (see Item 1) for at least 2 years and you purchase a franchise from us, you will receive a 10% discount on the initial franchise fee (the "Additional Concept Discount").

HIRE Discount for Employees of Franchisees

We offer a discounted initial franchise fee to qualified employees of our and our affiliates' franchisees who (i) have been recommended by their employer, (ii) have been employed by our franchisee or a franchisee of our affiliate for at least 2 years and (iii) otherwise qualify to be our franchisee, calculated as follows (the "HIRE Discount"):

Percentage Discount	Years of Consecutive Employment
10%	2

Percentage Discount	Years of Consecutive Employment
15%	3
20%	4
25%	5 years or more

Franchises granted by us under the HIRE Discount program will generally contain 100,000 and 1,000,000 single family homes with a detached unit.

You may use the HIRE Discount only once and only in accordance with the subsection in this Item titled "Combination and Application of Discounts."

VetFran Discount

As a member of the International Franchise Association ("IFA"), we participate in the IFA's VetFran Program. If you are a United States or Canadian honorably discharged veteran (as such term is defined by us) who meets our qualifications for purchasing a franchise, we will discount the Initial Franchise Fee by 20%. In determining who is a "veteran," we may be guided, in whole or in part, by any definitions we find appropriate, including definitions used by the federal government of the United States or Canada, as applicable, in determining who is eligible for federal benefits intended for veterans.

If you qualify for the VetFran discount, you must have a 51% majority interest in the beneficial ownership and voting interest of the franchisee if the franchisee is a corporation, partnership or other entity at the time the franchise agreement is signed.

Combination and Application of Discounts

If you qualify for one or more of our discount programs, and your initial franchise fee is computed to be below our Minimum Initial Franchise Fee, unless the discount is the VetFran Discount, you must pay us the Minimum Initial Franchise Fee.

Additional restrictions apply on whether and how you may combine multiple discount programs, as shown in these examples:

The Multi-Unit Franchisee Discount, the HIRE Discount or the Additional Concept Discount may not be used with any other type of discount.

The VetFran discount can be used with the Additional Concept Discount but not with the Multi-Unit Franchisee Discount. The VetFran discount can only be used on any given concept one time.

The above descriptions are for illustration only. Any questions about application or combination of discounts, including the order in which discounts may be applied, will be resolved by us.

Deposit for an Option for Additional Territory

If you qualify under our then-current Expansion Criteria (see also Item 12), you may purchase an option for an additional territory by paying us, at the time you purchase your franchise, a fee of 10% of the initial franchise fee for such additional territory and executing an Option to Purchase Agreement (in the form attached to this disclosure document as Exhibit G). Under the Option to Purchase Agreement, at any time within the 18 month period beginning from the effective date of your franchise agreement, you may

purchase the additional territory if you are in compliance with your franchise agreement by paying us the balance of the initial franchise fee applicable to such territory. The 10% deposit will be applied to the purchase price. We do not refund your deposit if you decide not to purchase or do not qualify to purchase the additional territory.

Training Fee for Additional Trainees Attending Initial Training Program

If you wish for us to provide the initial training program to more than one trainee (i.e., you or your manager), you will be required to pay us, prior to attending the training, our then-current training fee per each additional person attending our initial training program (currently, $1,000 - $2,000 per person depending on the extent of training required based on the trainee's experience in the garage door industry).

Software System Enrollment Fee

You must pay to us, or our designee, an enrollment fee for the setup and initial training for our required software system (currently ServiceTitan and the Technology Package, which currently includes Qvinci,Customer Engagement Platform, Neighborly Franchise Portal, FranConnect, one Microsoft Office365 E1 email account and one Microsoft Office365 Exchange email account) (collectively, the "Software System"). See also Items 6, 8, and 11. The amount of the enrollment fee is currently $1,250 per license granted to you. The enrollment fee is currently collected via automatic bank draft from your bank account, at signing of the Franchise Agreement. Other fees for software usage are described in Item 6. The amount of the enrollment fee and other software fees may change in the future. We will notify you of any such change. None of the fees for Software System are refundable.

Development Agreement

If you are a PE Owner and we agree to grant you the right to develop and operate two or more Precision Garage Door Service® franchises in a defined Development Area under a Development Agreement, you must pay us a development fee in an amount equal to 10% of the initial franchise fee for the total number of Businesses to be opened pursuant to the Development Agreement, which development fee will be credited towards the initial franchise fee due under each Franchise Agreement. The development fee is due to us upon execution of the Development Agreement. The initial franchise fee for each franchised business is due to us upon execution of each Franchise Agreement. When you sign the Development Agreement, you must at the same time sign the Franchise Agreement for your first Business to be developed under the Development Agreement, and pay us the initial franchise fee for that Business at the time you sign the Franchise Agreement. The initial franchise fee for each subsequent Business to be opened is due at the time the applicable Franchise Agreement is executed.

Under a Development Agreement, the minimum number of Businesses a PE Owner may be required to open is 2 and the maximum number is 5.

The initial franchise fee and development fee are fully earned upon execution of the agreements by us and are non-refundable.

During our last fiscal year ended December 31, 2025, the aggregate area development and initial franchise fees paid by PE Owners ranged from $48,539 to $93,709.

ITEM 6

OTHER FEES

TYPE OF FEE	AMOUNT	DUE DATE	REMARKS
License Fee[1, 2, 5]	6% of Gross Sales; in addition, minimum license fees apply.	Monthly, currently on the 5th of each month.	See Fees Chart for Minimum License Fees ("Fees Chart") and notes. We may change the date on which fees are due and we will advise you of any such change.
MAP Fee[1, 2, 3, 5]	2% of Gross Sales	Same as License Fees	We may change the date on which fees are due and we will advise you of any such change.
Local Marketing Groups[1, 2, 3]	Not to exceed 3% of Gross Sales.	Determined by LMG members	We may designate local advertising markets and advertising cooperatives and/or local marketing groups for such markets (collectively, "LMGs"), and, if designated, you must participate in and contribute to the LMG advertising and marketing programs in your market. We have the right to establish how LMGs operate (see Item 11).
Software System Fees[1,5]	Currently $124.45 per month, plus: Additional Microsoft Office365 Exchange, E1 and E3 e-mail accounts are available at an additional cost ranging from $5.50 to $30 per month, depending on the type of email account purchased. Additional Franchise Portal User Accounts are available at $20 - $40/month. We (or our affiliate) provide support and maintenance on ServiceTitan at our	Paid monthly (currently on the 15th of each month) via ACH, starting the earlier of the month you begin operating your Business, or the month when the first software solution is set up.	You must use the business management software that we specify (currently, ServiceTitan) and the accounting, reporting and other software we specify. Currently, the monthly fees cover the use of, and maintenance and support for, Qvinci, Customer Engagement Platform, Neighborly Franchise Protal, FranConnect, one Microsoft Office365 E1 email account and one Microsoft Office365 Exchange email account (collectively, the "Technology Package"). Also see Exhibit K and Item 11. If you obtain QuickBooks Online through ZorWare, QuickBooks Online will also be included in the Software System (as defined in Note 4). Other QuickBooks add-ons may be available (that are not required), such as QuickBooks Payroll, W-2 processing, etc. for additional fees.

TYPE OF FEE	AMOUNT	DUE DATE	REMARKS
	hourly rates (currently $125 per hour). If you obtain QuickBooks Online through ZorWare, you will pay an additional fee of $30-$220 per month depending on the license tier that you select.		These fees may increase in the future, but as of the date of this Disclosure Document, we don't anticipate the fees to increase by more than 30% annually, in addition to increases due to additional or different software being added to the Software System and direct price increases from third-party vendors. You pay the license fees for the use of ServiceTitan directly to the third-party provider, ServiceTitan, Inc. See Note 1 and Item 11. We and ZorWare reserve the right to suspend your access to any or all software within the Software System if you fail to timely pay these fees.
Late Fees (on Software System Fees) [1,5]	$25 per month or the maximum amount allowed under the law, whichever is less.	As incurred	If you fail to pay the Technology Package Fees or the Business Management Software Fees (collectively, the "Software System Fees") within 30 days of the invoice date, you will be required to pay this late fee.
Annual Convention ("Reunion") Fees[1]	currently up to $1,000. $2,000 if you fail to attend or participate.	When you are billed, which may be via automatic bank draft, or within 30 days after Reunion via automatic bank draft	We charge you a per-person registration fee to attend the Reunion. You must attend Reunion each year (see Item 11). If you fail to attend the Reunion, we will require you to pay to us $2,000 upon receipt of notice from us on a pro-rata basis based on number of days you miss at said convention. We may increase the fees but as of the date of this Disclosure Document we don't anticipate these fees to increase by more than 30% annually.
Transfer Fee[1, 5]	$20,000	Before transfer	You must pay us this fee when you sell your Business, but we may discount or waive the transfer fee if the transfer is to a legal entity you control or to a member of your immediate family (See Section 10.C. of the Franchise Agreement). If we approve a transfer of a Development Agreement, you must pay this fee for the transfer of the Development Agreement

TYPE OF FEE	AMOUNT	DUE DATE	REMARKS
			and for each Franchise Agreement transferred at the same time.
Training Fee as part of Buyer Commitment Agreement[1]	$14,900	Prior to attending training.	This fee is payable only in the event of a transfer where you and your transferee buyer request that the transferee buyer attend training prior to the closing on the sale of your Business and is in addition to all other transfer requirements.
Late Fees[1] (Franchise Agreement)	$10 per day	On demand	Applies to fees that are overdue.
Dishonored Check or ACH Draft[1]	$50	On demand	You must pay us for each check returned or ACH draft refused by your financial institution for insufficient funds in your account.
Interest[1]	12% on unpaid balances	On demand	Payable on all overdue amounts. The twelve percent (12%) charge is calculated as a per annum rate but may be collected on demand, including weekly or monthly through automatic bank draft.
Audit[1]	Cost of audit plus expenses, plus any amount owed as shown by the audit, plus interest and late fees	When you are billed	Payable only if we find an understatement of Gross Sales of 2% or more or if you fail to provide requested information within 30 days of our request
Audit Noncompliance Fee	$500 per document (up to $2,500 per audit) that you fail to timely make available to us in connection with an audit; And/or: cost of audit, if audit is rescheduled due to your failure to cooperate with the audit	On demand	Payable if you fail to timely make available to us requested documents in connection with an audit. In addition, if we must reschedule an audit due to your lack of cooperation, you will be required to pay for the cost of the audit.
Renewal Fee[1]	$5,000	On renewal	See Item 17 for terms and conditions for renewal.

TYPE OF FEE	AMOUNT	DUE DATE	REMARKS
Amendment Fee[1]	$300	When you are billed	You must pay us a processing fee for modifications to your franchise agreement that are made at your request. When you request an amendment to your franchise agreement or related agreements, we may require that you sign a general release releasing us from all claims you may have except claims which, under state law, may not be released.
Indemnification and attorneys' fees and costs[1]	Varies according to loss	On demand	If we must engage an attorney to enforce our rights under the Franchise Agreement and we prevail, or if we are sued because of something you do or fail to do, you must indemnify us and/or reimburse us for all costs, including reasonable attorneys' fees (which may include outside counsel fees and in-house legal costs charged at rates comparable to outside attorneys), interest, court costs and expenses expended or incurred in enforcing our rights. If you are a PE Owner that signs a Development Agreement with us, you will be required to indemnify us for any losses or damages resulting from your performance or failure to perform or comply with the Development Agreement.
Tax Reimbursement[1]	Varies according to tax	When you are billed	You must pay us or to taxing authorities (as applicable) an amount equal to any sales tax, use tax, gross receipts tax, documentary stamp tax or similar tax (other than income tax), fees or charges imposed on us due to any required payments you make to us. You must pay us such additional amounts as necessary so that we receive all payments from you in full as if no such tax applied.
Key Accounts/ Management Fee[4]	Up to 5% of total Gross Sales related to Key Account work, including Gross Sales that relate to Key Accounts; Gross Sales that are the result of any lead or any agreement developed	When you are billed or when the fee is deducted from your payment(s) for work performed	If you participate in our Key Accounts program, we reserve the right to require you to pay a Key Accounts / Management Fee to us or our designee. We may also sometimes refer to this fee as a "Key Accounts Management fee" or "Management fee."

TYPE OF FEE	AMOUNT	DUE DATE	REMARKS
	by our Business Development Department or any similar group that is part of our company or is our designee; Gross Sales for work that is dispatched from any call center operated by us or our designee; Gross Sales that are audited by us or our designee according to Key Accounts standards or Gross Sales that otherwise benefit from our Key Accounts activities or management.	or added to the invoice	
Additional Training Fees[1]	Then-current fee; Currently: Up to $500 per day.	When you are billed	If you request training in addition to the initial training program (see Item 11), we may charge you a training fee, plus you must pay your costs and expenses in connection with such training. As of the date of this Disclosure Document, we may conduct our training programs remotely/virtually. Therefore, you may not incur travel expenses if your training is done remotely/virtually. We may increase the fees but as of the date of this Disclosure Document we don't anticipate these fees to increase by more than 30% annually.

Notes:

1. **Fee Payment Information**. All fees are non-refundable. All fees are uniformly imposed, except that certain franchisees who signed franchise agreements on or before December 31, 2020 ("Legacy Franchisees") may be eligible, upon renewal, for a lower license fee rate and a lower MAP fee rate (with an annual cap), and a transferee of a franchised business from such a franchisee may initially be eligible for a lower license fee rate for a period of time before being subject to the standard license fee rates and will receive a cap on its total transfer fee. All fees are imposed by us and are payable to us, except the fees for (i) our business management software (currently, ServiceTitan), which are imposed and collected by ServiceTitan, Inc. (the current ServiceTitan fees are $228-241 per month for each service professional user up to 5 service professional users, $220-233 per month for each service professional user from 6 to 10 service professional users, $210-222 per month for service professional user from 11 – 30 service

professional users, and $151- 160 per month for each service professional user from 31 and greater; these fees are subject to change); (ii) our Technology Package software, which are imposed by us, collected by our designee (currently our affiliate ZorWare) and may be passed through to the service provider, and (iii) any local or regional LMG fees, which are imposed by us, and may be payable to us or the LMG. You may be required to pay by automatic bank draft all current and future fees specified in this Item 6. See Item 11 for information about electronic reporting of Gross Sales and payment of fees by automatic bank draft. Some banks or other financial institutions may charge a fee for electronic transfers.

2. **Gross Sales**. Gross Sales include the total revenues and receipts from whatever source (whether in the form of cash, credit, agreement to pay, barter, trade or other consideration) that arise, directly or indirectly, from the operation of — or in connection with — your Business whether under any of the Marks or otherwise. Gross Sales exclude sales taxes collected from customers and paid to the appropriate taxing authority and any other bona fide refunds, rebates or discounts that we authorize in writing. Gross Sales also exclude sales from any Excluded Services (as defined in a mutually executed Excluded Services Addendum (see Schedule I to the Franchise Agreement). The Excluded Services Addendum requirements include that (i) the operation of the Existing Business does not interfere with your operation of the Business; (ii) you do not utilize our Marks, System and Confidential Information in the operation of the Existing Business; (iii) the Existing Business offers only the Excluded Services (the gross sales of which are excluded from the Gross Sales of the Business) specifically identified in the Excluded Services Addendum, which are services specified by us that are related to but distinguishable from the services of your Business, and does not compete with the Business by offering the same services and/or products as the Business; and (iv) you maintain separate books and records for each of the Business and the Existing Business. You must agree to make the books and records for your Existing Business available to us on reasonable prior written notice so that we may verify your compliance with the requirement concerning separate books and records.

3. **Minimum Local Marketing Spending; Local Marketing Group/Advertising Cooperatives**. After the time period covered by the Initial Marketing Spend Requirement, you must spend an amount annually on approved local marketing and advertising of your Business (the "Minimum Local Marketing Spending")equal to the greater of: (a) $20,000; or (b) 8% of your Gross Sales for the previous year. The amount you spend on Minimum Local Marketing Spending will be in addition to any MAP fees you must pay to us. Amounts paid to an LMG, the Start-Up Phase Marketing Spending (as defined below) and certain other amounts of local advertising spending will count towards the Minimum Local Marketing Spending, as more particularly described in the Manuals. Also, during the start-up phase of your Business (i.e., the initial three months following opening), you will be required to spend at a minimum $15,000 (the "Start-Up Phase Marketing Spending"). You must spend a minimum of $60,000 for local marketing during the first 12 months of the operation of your Business and $75,000 during the months 13-24 of the operation of your Business (the "Initial Marketing Spend Requirement"), and collectively with the Start-up Phase Marketing Spending and Minimum Local Marketing Spending, the "Minimum Local Marketing Amounts"), which amount will count towards your Minimum Local Marketing Spending. We may request each month that you submit to us, in the format that we require, an accurate accounting of your local marketing expenditures during the preceding month for approved marketing, advertising and promotion. If you fail to make the required expenditures, we have the right to collect the deficiency and spend it as provided below in this paragraph. We reserve the right to require you to use one or more designated vendors in connection with your local marketing and promotional activities. In addition, we reserve the right to collect (on a monthly or quarterly basis, as we may from time to time designate) the Minimum Local Marketing Amounts and in return provide to you local promotional, marketing and advertising materials and related services to promote the Business in the Territory. Should your franchise agreement terminate prior to our providing such local promotional, marketing and advertising materials and related services in the Territory, we reserve the right to contribute the Minimum Local Marketing Amounts collected to the MAP Fund.

If advertising cooperatives are set up, franchisor-owned outlets will not have controlling voting power, although as franchisor, we will set the contribution rates and franchisor-owned outlets will contribute at the same rate. If local marketing groups are set up, the franchisor will set the contribution rates and franchisor-owned outlets will contribute at the same rate; the members will have no votes but they will advise the franchisor on the local marketing group's strategies and initiatives. There currently are no cooperatives.

4. **Key Accounts and Third Party Fees.** If we establish a Key Accounts program, you may participate in it, and, if you participate, you must comply with all Key Accounts standards and procedures described in the Operations Manual and/or as we may otherwise communicate to you, which participation may, in some cases, require you to use a third party billing provider that offers additional services and those services may include additional software. These third party providers charge a range of fees, normally a percentage of the Gross Sales of the invoice and/or a per invoice referral or work order dispatched fee which may be in addition to the fees stated above. A company that refers customers may also charge a fee for referrals or the use of their software. We cannot estimate the amount of these fees.

5. **Software and Technology Fees**. Currently, we require that you license QuickBooks Online either directly from our designated vendor, Intuit Limited, or through ZorWare. If you license QuickBooks Online through ZorWare, you will pay the QuickBooks Online fee to ZorWare as noted in the Item 6 table above and your use of QuickBooks Online will be subject to the Software System User and Maintenance Agreement.

You must also engage the services of a third-party vendor that will provide you website management and maintenance services, including search engine optimization services, management of Pay-per-click ad campaigns, updates and enhancements of online content, and improvements of the quality and quantity of traffic to websites. Currently, such services cost approximately $3,000 per website per month and the fees are paid directly to the third-party vendor.

FEES CHART
FOR LICENSE FEES AND MINIMUM LICENSE FEES

ALL FEES EXPRESSED IN PERCENTAGES ARE CALCULATED BY MULTIPLYING THE PERCENTAGE STATED BY MONTHLY GROSS SALES, EXCEPT FOR MONTHLY MINIMUM LICENSE FEES, WHICH ARE CALCULATED BY THE TOTAL NUMBER OF SINGLE-FAMILY HOMES WITH A DETACHED UNIT (SFHUD) IN THE TERRITORY. SEE NOTES BELOW CHART.

The monthly License Fee equals to 6% of the previous calendar month's Gross Sales.

The minimum License Fee is as follows:

Table 1

Minimum Monthly License Fees[1]				
	Months 0-12	**Months 13- 18**	**Months 19- 24**	**Months 25- end**
Minimum License Fee	$0	$1,000 - $4,000	$1,500 - $5,500	$2,000 - $7,000

***** The Minimum License Fee of $1,000 to $7,000 is determined based on the number of single-family homes with a detached unit (SFHUD) in your Territory, as follows:

Table 2

Minimum Monthly License Fee Calculation Based on SFHUD				
	Minimum Monthly License Fee			
SFHUD	**Months 0-12**	**Months 13- 18**	**Months 19-24**	**Months 25 - end**
0 – 150,000	$0	$1,000	$1,500	$2,000
151,000 – 300,000	$0	$1,500	$2,000	$2,500
300,001 – 500,000*	$0	$2,000	$2,500	$3,000
500,001 – 1,000,000*	$0	$3,000	$4,000	$5,000
1,000,001 and Above*	$0	$5,000	$6,000	$7,000

*Not applicable to new franchisees.

Notes:

1. **License Fees.** From and after you execute your Franchise Agreement, you begin to report Gross Sales and pay us a monthly license fee (the "License Fee"), equal to the greater of: (i) 6% of the previous month's Gross Sales; or (ii) the applicable Minimum License Fee described in Tables 1 and 2 above. For avoidance of doubt, all Gross Sales generated by the Business in servicing customers in TAFS or under the Preferred Lead Program or any Key Accounts program shall be subject to the License Fee.

If you currently perform services that are related to, but distinguishable from the services to be performed by the Business, you may elect, if we consent, in our sole discretion, to exclude that work from your franchise. If so, the services to be excluded must be specifically listed as Excluded Services performed by your Existing Business on Schedule I to the Franchise Agreement. If you do not currently perform these services or sales in an existing business but elect to start offering those services in the future you will not have the option of excluding those services from the franchise.

For avoidance of doubt, if you are purchasing an operating Business (as opposed to a territory that has not yet been developed) or you are signing a renewal Franchise Agreement, you will pay us a License Fee beginning the first month you sign your Franchise Agreement.

ITEM 7

ESTIMATED INITIAL INVESTMENT

YOUR ESTIMATED INITIAL INVESTMENT

TYPE OF EXPENDITURE	AMOUNT (ACTUAL OR ESTIMATED) (LOW)	AMOUNT (ESTIMATED) (HIGH)	METHOD OF PAYMENT	WHEN DUE	TO WHOM PAYMENT IS TO BE MADE
Initial Franchise Fee[2]	$75,000	$150,000	Lump Sum	When you sign the franchise agreement	Us
Office lease[3]	$1,725	$5,750	Installments	Before opening	Landlord
Office build-out	$0	$4,600	Lump Sum	As incurred	Landlord, vendors or contractors
Telephone number charges	$0	$575	Lump sums	Before opening	Local telephone provider
Software System Enrollment Fee	$1,250	$1,250	Lump sum	When you sign the franchise agreement	Us
Deposits & other prepaid expenses[4]	$230	$575	Lump sums	As incurred	Utilities & other providers
Tools[5]	$460	$1,840	Lump sums	Before training	Approved vendors
Training & travel, lodging and food expenses[6]	$2,300	$5,175	Lump sum	Before and during training	Hotel, rental car agency, restaurants, Us
Furniture & fixtures	$1,095	$4,600	Lump sums	Before opening	Vendors
Office equipment[7]	$1,725	$4,600	Lump sums	Before opening	Vendors
Signage[8]	$345	$4,600	As arranged	Before opening	Sign company
Opening parts & electronics inventory[9]	$17,250	$28,750	Lump sums	Before opening	Approved vendors
Office supplies[9]	$345	$920	Lump sums	Before opening	Vendors
Vehicle(s) [10]	$1,380	$2,764	Installments	As incurred	Vendor
Insurance[11]	$5,750	$23,000	Lump sum or as arranged	As incurred	Insurance carriers
Uniforms[12]	$230	$345	Lump sum	Monthly	Vendors

TYPE OF EXPENDITURE	AMOUNT (ACTUAL OR ESTIMATED) (LOW)	AMOUNT (ESTIMATED) (HIGH)	METHOD OF PAYMENT	WHEN DUE	TO WHOM PAYMENT IS TO BE MADE
Professional Fees, Licenses & trade association memberships[13]	$575	$5,750	Lump sums	As incurred	Attorney, Accountant, Licensing Agencies, trade industry affiliations
Website Development [14]	$2,875	$11,500	Lump sum	Before opening	Vendors
Advertising & Promotional and Local Marketing Spending/ [15]	$17,250	$34,500	As arranged	Prior to and during first three months after opening	3rd parties
ADDITIONAL FUNDS for First 3 Months of Operation[16]	$34,500	$69,000	As incurred	As incurred	Us, landlord & vendors
Totals[17]	$164,285 (Does not include real estate costs)	$360,294			

Notes:

1. Except as specifically disclosed in this footnote, payments to us are non-refundable.
2. As described in Item 5, the initial franchise fee is $0.50 for each single family home one unit detached ("SFHUD") in your territory. A typical territory will include between 150,000 and 300,000 SFHUDs, making the typical initial franchise fee $75,000 to $150,000. You may qualify for a discount on the initial franchise fee. You must pay the initial franchise fee in full when you sign the franchise agreement. We may agree to finance a portion of the initial franchise fee, depending on your credit-worthiness, the collateral that you have available and our then-current financing policies. Monthly payments depend on the amount financed. See Item 5 for more information on the initial franchise fee (including applicable discounts), see Item 10 for more information about financing and see Item 12 for more information about territory.
3. The estimate is for one month's rent and a security deposit equal to two months' rent, which may be entirely or partially refundable. Rent can vary significantly depending on factors such as size, condition, location of the property, local market conditions and tax rates. A Precision Garage Door Service® business requires a space of at least 2,000 square feet.

4. The security deposits are for telephone and other utility services. These may be partially refundable.

5. Before you begin training, you must acquire one complete set of standardized tools, which you will use during your initial training. We also recommend that each technician purchases their own tools.

6. Includes travel to the national training center (currently located in Titusville, Florida), lodging and meals for up to four persons for a 2-week period. It also includes the training fee for one technician. Your actual costs will vary, depending on the distance to be traveled, your method of travel, your lodging and your personal circumstances. As of the date of this Disclosure Document, we may conduct our training programs remotely/virtually. Therefore, you may not incur travel expenses if your training is done remotely/virtually.

7. The estimate for office equipment includes a computer system and mobile devices such as tablets and cell phones. The low end of the estimate assumes an owner-operator franchise with minimal computer equipment and the high-end estimate assumes cell phones for three technicians, desktop computer, and fax.

8. The estimate is for one exterior sign.

9. Before you open your office, you must purchase your opening parts inventory, electronic inventory and doors from approved suppliers in accordance with our specifications. The amount of inventory will vary depending on the size of your market. Inventory and additional parts must also be purchased from approved suppliers.

10. You must use in your Business vehicles that meet our specifications (as described in the Manuals) and that have the Marks professionally applied as we specify before the vehicles are put into service. The current requirement is for one to two white late-model pick-up style trucks or vans for use in your Business, depending on the size and population of the area covered by your designated territory. Each of your trucks or vans must have a vehicle wrap, rack and boxes as we specify; the $800 to $1,600 monthly estimated lease payments take that into account. There is no additional cost if you currently possess vehicles that meet our specifications. The low estimate assumes that you have a vehicle that meets our specifications and you obtain the wrap, rack and boxes.

    Should you decide to purchase the vehicles rather than lease, it is estimated that your costs will range from $40,000 to $75,000 per purchased vehicle, depending on the model and options you choose. In addition, if purchasing vehicles, the low estimate for wraps, racks and boxes outfitting for one vehicle is $8,000, and for two vehicles the cost is estimated at $16,000, which costs would be in addition to the vehicle purchase price. The high estimate in this Item 7 table assumes that you are purchasing two vehicles with the wraps, rack and boxes outfitting.

11. You must purchase and maintain, throughout the term of your franchise agreement, insurance of the types and amounts we require as provided in our Operations Manual. The current insurance requirements are described in Item 8. The cost of insurance will vary based on policy limits, deductibles, the type of policies procured, geographic location and other related factors. These figures anticipate a monthly premium for the insurance coverage, but you may be able to negotiate the method of payment with your insurance agent.

12. This figure includes initial rental of uniforms for two to five persons. Uniforms can also be purchased, at costs ranging from $400 to $2,000, as long as they are in compliance with the requirements that appear in the Operations Manual.

13. We recommend that you retain an attorney to assist you in evaluating this franchise opportunity and setting up your business, including review of your office lease, forming a corporation or other business entity, and complying with local laws. It is suggested that the attorney you select be

familiar with the franchise business concept. You may also retain an accountant for advice in establishing and operating your business and the filing of necessary tax forms and returns. The low end of the estimate includes associate IDA (International Door Association) membership (including in its educational arm, the International Door Education Association), whereas the high estimate also includes subscribing dealer IDA membership as well as the cost of contractor license fees and contractor bond.

14. The estimate includes the cost of designing and constructing a website for your Business, as well as initial search engine optimization costs and pay-per-click campaign costs to run online paid advertisements in connection with the launch of the Business.

15. You must spend the Start-Up Phase Marketing Spending (a minimum of $15,000) during the start-up phase of your Business (prior to opening/during the first three months after opening). See also Item 6. This amount counts towards the annual Minimum Local Marketing Spending requirement (i.e., the greater of: (a) $20,000; or (b) 5% of your Gross Sales for the previous year), but the amount is in addition to any MAP Fees you must pay.

16. We recommend that you have additional funds available during the start-up phase of your franchise. The estimate for additional operating funds includes funds that may be required to cover shortfalls and cash flow shortages during your first three months of business. In computing this estimate, we relied on information provided to us by our franchisees as well as on our and our predecessors' 24 years of experience in managing and developing this franchise system. We recommend you have funds available for a longer time period and 3 months should be viewed as the minimum time you should plan for. In addition, the actual amount you may need will vary depending on the size of your territory and your knowledge of the business. Payroll for three employees has been considered, but no salary for you or a manager has been included. No debt service is included for any financing you may obtain. This estimate includes registration fees for our annual Reunion (See item 6 for an estimate related to attending the Reunion).

17. We do not guarantee that you will not have greater start-up expenses than these estimates, or that you will not need more operating funds than those indicated. Your need for additional funds during this period will depend on numerous factors, including: how well you follow our methods and procedures; your management and sales skills experience and business abilities; local economic conditions; the local market for garage door repair services; whether you extend credit to your customers; the availability of sufficient qualified technicians; the prevailing wage rate; competition; and the sale levels you reach during the initial period. Also, if your territory is large or you are adding a large territory, your costs may be more than the typical costs described above. For example, you may need several vehicles and more equipment than you would need as compared with a smaller territory. We recommend that you review these figures carefully with your business advisors.

Renewal and Purchase of Operating Franchises

If you are renewing your franchise or if you are purchasing an operating franchised business (as opposed to a territory that has not yet been developed), the above costs will not apply except to the extent they apply in your ongoing business. You will pay a Renewal Fee of $5,000 instead of an Initial Franchise Fee when you renew the franchise. Also, instead of an Initial Franchise Fee, we charge a transfer fee of $20,000 in the case of a resale/transfer (purchase of an existing Business). If you choose to have legal review of your renewal franchise documents, the cost item above titled “Professional Fees” would apply but we estimate the amount to be approximately $4,000 for a renewal since your business has already been formed. The $5,000 estimated in the case of review of a franchise agreement and formation of a legal entity to be the franchisee, if needed, would apply in the case of a resale/transfer. This estimate does not include the cost of preparing and negotiating the purchase agreement with the owner of the franchised business you

are purchasing, if applicable, and you must make your own estimate of those costs. If you are acquiring an operating franchise, you will pay to the selling franchisee a purchase price for the business, which purchase price you will negotiate with the selling franchisee.

Development Agreement (PE Owners Only)

YOUR ESTIMATED INITIAL INVESTMENT

TYPE OF EXPENDITURE	AMOUNT	METHOD OF PAYMENT	WHEN DUE	TO WHOM PAYMENT MADE
Development Fee1/	$15,000 - $37,500	Lump Sum 1/	Development Fee due on signing the Development Agreement Initial Franchise Fee due when each Franchise Agreement is signed	Us
Total Estimated Initial Investment for the First Business (*minus 10% of Initial Franchise Fee*)	$156,785 - $345,294	See first table in this Item 7	See first table in this Item 7	See first table in this Item 7
TOTALS	**Developer $171,785- $382,794**			

Notes:

Except as otherwise described in Item 5 above, all payments are nonrefundable.

1. The Development Fees vary depending on the number of Businesses that a PE Owner will open and the territory size of each Business. The Development Fee is calculated as 10% of the initial franchise fee for the total number of Businesses to be opened pursuant to the Development Agreement. The minimum number of Businesses a PE Owner may be required to open is two and the maximum number is 5. The low end of the Development Fee noted above is for the opening of 2 Businesses (with a territory of 150,000 SFHUD each); the high end of the Development Fee is for the opening of 5 Businesses (with a territory of 300,000 SFHUD each). The Initial Franchise Fee for each franchise developed under a Development Agreement is the standard Initial Franchise Fee (i.e., $0.50 per SFHUD), subject to any applicable discounts as provided in Item 5, and is due and payable to us upon execution of each Franchise Agreement. The first Franchise Agreement will be executed upon simultaneously with the execution of the Development Agreement.

2. Under a Development Agreement, a PE Owner will incur the full cost of opening at least one Business within 9 months of the date of the Development Agreement. The total above represents the estimated initial investment for the opening of the first Business, as described in the first table

in this Item 7, minus an amount equal to 10% of the applicable Initial Franchise Fee (which amount is already included in the Development Fee). A PE Owner must also factor in the costs associated with opening multiple Businesses. For example, if you acquire development rights to open three Businesses and you agree with us to sign two franchise agreements when you sign the Development Agreement and open both of the Businesses within 9 months, then your initial investment will be comprised of the Development Fee for three franchises, Initial Franchise Fee for two franchises (as noted in Item 5), plus the cost of opening your first two franchises (therefore increasing the estimate described in the table above).

ITEM 8

RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES

You must maintain the highest standards of quality and workmanship in order to provide the highest quality of service to your customers. You must use in the operation of your Business, and in the offer and sale of the services and products we approve, only those techniques, procedures, and supplies we specify in writing. You must offer all, and only such, products and services as we approve from time to time. We may change any of our requirements periodically. We will notify you of any changes to the standards or the Manuals.

Approved Supplies and Suppliers

We may furnish you from time to time lists of approved supplies and approved suppliers. We reserve the right to require that you only use approved products, inventory, supplies, uniforms, tools, equipment, signs, telephone and internet equipment and service, advertising materials, and other items (the "approved supplies") in the Business as described in the approved supplies and approved suppliers' lists, as we may amend from time to time. We also may develop and research new products or services as we determine necessary. We reserve the right to designate a primary or single source of supply for certain products and supplies, and we or our affiliates may be that single source. You must pay the then current price in effect for any purchases from us or our affiliates. You may not contract with an alternative supplier for any products and/or services for which we have designated a supplier.

You may purchase from other suppliers if you follow our supplier approval procedures, as described in the Manuals, and obtain our prior written approval. You must give us at least thirty (30) business days' prior written notice if you wish to purchase from a source other than our approved suppliers. We may require that samples be delivered to us or to a designated independent testing laboratory for testing before our approval is given. You must pay upon demand our (or the third party's) actual costs of the testing and any related costs/expenses (regardless of whether we grant an approval). We will usually notify you of our decision within 10 days after we receive the test results. Additional or different procedures may be required for approval of services, software or other special items, as described in the Manuals. We reserve the right to revoke our approval at any time upon the supplier's failure to meet our then-current criteria.

We may also require that other products, supplies, equipment, inventory or services you use in connection with the operation of your Business meet our then-current specifications (as we may from time to time modify).

Software System

You must license, and use in the operation of the Business, the Software System, which currently includes (1) business management software (currently ServiceTitan) and (2) our Technology Package (which currently includes Qvinci, Customer Engagement Platform, Neighborly Franchise Portal,

FranConnect, one Microsoft Office365 E1 email account and one Microsoft Office365 Exchange email account). You license ServiceTitan directly from the third-party vendor (ServiceTitan, Inc.) and pay the associated license fees directly to the vendor. You obtain access to the software included in the Technology Package from us and pay us or our designee the monthly fees for your usage. We may update the Software System from time to time and require you to use different and/or additional proprietary and/or other software and you will be required to purchase/enter into software agreements/licenses for such software as we (or the third-party supplier) specify and you will be required to pay to us or the third-party supplier fees for such software. You must have a personal computer to use the Software System in the operation of your Business and one mobile device per technician or vehicle, which meet the standards described in the Manuals. See also Item 11.

Other than with respect to the Technology Package, neither we nor our affiliates are currently an approved supplier for any products or services, but we and our affiliates may be approved suppliers for other/additional products and services in the future.

We believe the Technology Package fees are equal to or lower than the prevailing market price you would obtain if you engaged a third party on your own to provide comparable services of a comparable quality on a consistent basis. This does not mean that we offer the lowest price; however, based on our experience, vendors that provide lower pricing for a single franchisee or a small group of franchisees and/or for a limited time do not promote the same level of uniformity in long-term system-wide product quality and service that we, as the franchisor, or our affiliates are able to provide. The Technology Package fees include a mark-up to offset ZorWare's costs of administering and managing the Technology Package related services; such mark-up exceeds ZorWare's direct costs of the Technology Package related services, and we or our affiliate (as applicable) may derive a profit from the Technology Package fees.

Vehicles

You may buy or lease any vehicle that meets our specifications. You are not required to buy your vehicles from any specified dealer, but you will receive the discount or Rebate only if your purchase qualifies under the specific program in place and only at the times specified in the program. Vehicle Rebates are applied at the time of purchase by the vehicle dealer, typically as a discount off of the vehicle purchase price. Program details and documentation are available from ProTradeNet and must be used when ordering the vehicle to receive the full benefit. All vehicle wraps must be professionally done and are subject to our prior written approval.

Call Center

You must use, at your own cost, one of our approved third-party call center providers for rollover customer calls and for answering customer calls outside business hours, including on weekends. We reserve the right to require you to use a designated call center provider, which may be us or our affiliate, and/or to require you to pay the call center fees to us or our affiliate.

Marketing

All advertising and promotional materials, signs and other items we designate, including your website for the Business, must bear the Marks (see Item 13) in the form, color, location and manner we specify. Your advertising and promotion, including the design and layout of your Business' website, must meet our standards as described in the Manuals or otherwise by us in writing. You may prepare and use your own advertising or promotional materials provided that we have approved them in writing prior to use.

We reserve the right to require you to purchase reputation management services from a designated supplier, which will perform brand analytics, reputation intelligence and social media monitoring services.

Telephone Numbers and Electronic Identities

The telephone numbers and electronic identities you use in connection with the Business must be owned and controlled by us or an approved supplier. We require you to "port" or transfer to an approved call routing and tracking supplier all phone numbers associated with the Business or published in any print or online directory, advertisement, marketing or promotion associated with the Marks and/or the Business.

Purchasing Arrangements and Rebates

We do not provide you with any material benefits based on your purchase of particular products or services, or your use of designated or approved sources. Our affiliate, ProTradeNet, negotiates and enters into purchase arrangements, which may include discounted pricing, special terms, rebates or other incentives with suppliers for the benefit of our franchisees. We may also negotiate or enter into these types of arrangements directly. ProTradeNet has and may enter into relationships with other buying groups, which may include competitors, for the purpose of improving negotiating strength and purchase volume for the entire group.

We or an affiliate (including ProTradeNet) may make available to you the opportunity to participate from time to time in certain discounts, rebates, or other benefits in connection with approved suppliers (collectively, "Rebates"), if you meet certain conditions, such as supplier terms and conditions and attendance at annual meetings. All Rebates not returned to franchisees may be retained by us or our affiliate (including ProTradeNet) and used to cover administrative costs or to promote our system and brands. Although neither we nor ProTradeNet have any contractual obligation to pay you Rebates, in most instances, but subject to change and vendor relationships, on average ProTradeNet will retain 25% of all Rebates, pay 25% of all Rebates to us and pay 50% of all Rebates to you, the franchisee, based on qualifying purchases. The Rebates received by ProTradeNet from suppliers are generally a percentage of each supplier's annual billings to franchisees with respect to certain products or services provided by the supplier to the franchisees. In 2025, these Rebates ranged from 1% to 25% of the suppliers' annual billings to franchisees. Some suppliers may also pay additional fees for advertising, which fees range from $500 to $35,000; for marketing, which fees range from .5% to 1% of total qualified purchases by franchisees from the supplier; and for sponsorships, and tradeshow space, which fees range from $500 to $175,000, for the purpose of promoting their product or service to franchisees. All of these amounts and percentages, including the percentages of Rebates retained by ProTradeNet and paid to us and to you and all additional fees, may change in the future at our sole discretion. The agreement you are required to sign with ProTradeNet to participate is included as Exhibit J hereto, and additional terms and conditions, which may change from time to time, are included on the ProTradeNet website, www.protradenet.com. While you are required to enter into the ProTradeNet Agreement, you are not required to purchase any items under the ProTradeNet Program except as otherwise stated in this disclosure document or required by your Franchise Agreement, our Manuals or our policies and procedures. However, certain benefits, Rebates and special pricing will be available to you only if you participate on the terms required by ProTradeNet or each individual supplier.

We may derive revenue as a result of your required purchases. Amounts listed below are based on cash received and cash disbursed. Some Rebates may be received and the portion of any that are disbursed may be held until the next national meeting before being disbursed. Not all suppliers provide Rebates. A complete listing of suppliers providing Rebates and their rates is available from ProTradeNet.

- In the year ended December 31, 2025, we had revenue of $2,040,352, or about 5.79% of our total revenues of $35,236,403, as a result of purchases by Precision Garage Door Service® franchisees from approved suppliers or under our specifications or as a result of purchases, if any, directly from us. These figures were computed from our internal accounting records for the year ended December 31, 2025.

- In the year ended December 31, 2025, ProTradeNet had revenue of $1,946,794, from purchases by Precision Garage Door Service® franchisees. These figures were computed from ProTradeNet's internal accounting records for the year ended December 31, 2025.

- In the year ended December 31, 2025, ZorWare had revenue of $1,806,950 from the required purchases or payments by our franchisees for initial training and maintenance and monthly support. These figures were computed from ZorWare's internal accounting records for the year ended December 31, 2025.

- We or our affiliates may receive a commission from the brokerage of a capital lease or other equipment finance, should you require financial assistance from third parties.

You must comply with all terms and conditions applicable to these programs to receive the discount or Rebate. Additional information is available by contacting us. These programs may be changed or discontinued at any time. Other than the ProTradeNet program described above, we do not currently participate in any purchasing or distribution cooperatives. We or our affiliate(s) may from time to time negotiate purchase arrangements with suppliers (including price terms to the extent permitted by law) for the items and services described in this Item 8 that you may obtain only from designated sources.

Key Accounts Program

We may, but have no obligation to, offer a Key Accounts or similar program. From time to time we evaluate opportunities for Key Accounts which might be best administered through our parent, an affiliate or a third party, as we determine. If we establish a Key Accounts program, you may participate in it subject to compliance with the standards and procedures of that program. We, Neighborly Service Solutions and/or a third party we select, may solicit Key Accounts for the franchisees of certain franchise systems affiliated with Neighborly, including us. A "Key Account" is a customer account which may be national or regional and cover multiple customer locations (within and/or outside your territory) with whom we have entered into arrangements (i) for servicing of multiple locations of such customers and/or (ii) that we determine are designed to benefit the System as a whole by gaining otherwise unavailable business or addressing the concerns of such customers that may require specific terms or provisions of our arrangement with them, including without limitation special insurance, experience, equipment, pricing, payment terms, turnaround requirements, or approvals. A Key Account is generally, but not always, a large organization with multiple locations that need products and services provided by franchisees in our franchise system and/or the franchise systems of our affiliates around the country or in a region or other area. The agreement to provide services may be formal or informal and the account may be administered by us, an affiliate or a designee of ours. In some cases our Key Accounts program provides a central number customers may call for those services. If you elect to participate in our Key Accounts program, you must comply with the terms we specify, which may include provisions that require the payment of management fees or other fees, including sales commissions or similar payments, offering of special products or services at certain times or for certain prices (to the extent allowed by law) and special insurance, indemnity, quality control and other provisions. You may also be required to enter into additional agreements required by a Key Account or our policies and procedures. The Key Accounts administrator may collect payments from Key Account customers and distribute payments to franchisees for work provided but has no obligation, and we have no obligation, to make any payments to you for work to the extent payment in good funds by the Key Accounts

customer has not been made to us or the administrator. We and/or the administrator of the Key Accounts program have the right to charge additional amounts, including commissions or other fees or charges, to third parties and/or to Key Account customers on account of work performed on Key Accounts by you or other third-party service providers.

Insurance

Before you begin operating your Business, you must purchase, and maintain at all times during the term of your franchise agreement, at your sole cost, insurance coverage, from a responsible carrier, with an A.M. Best rating of A-VIII or better, with the coverage amounts, types and other features as we from time to time specify, using the insurance industry form(s) acceptable to us, and such other insurance coverage as required by law and any other agreement related to the Business. We reserve the right to designate a primary or single source for all or any of the insurance coverage for the Business, and we or our affiliates may be that primary or single source. We may develop an insurance program and require you to participate in it. Any person or entity with an insurable interest that we designate (each, an "Additional Insured") must be named an additional insured on all required liability policies. Each insurance policy must contain a waiver of subrogation in favor of the Additional Insureds. Your insurance must apply as primary and non-contributory. Currently, our minimum insurance requirements include (i) commercial general liability insurance, with a minimum liability coverage of $1,000,000 per occurrence (Including Products/Completed Operations and Personal Injury and Advertising Injury) and $2,000,000 in the aggregate; (ii) auto liability coverage, combined single limit in the amount we specify, up to $2,000,000 but no less than $1,000,000, on each owned, non-owned or hired vehicle used in connection with the Business.; (iii) workers' compensation coverage regardless of whether required by state law, but with minimum coverage as required by law (if applicable); (iv) employment practices liability insurance with a minimum amount of $100,000 in coverage; (v) $500,000 per claim and in the aggregate cyber-liability insurance for financial losses arising from unauthorized access, loss or corruption of data, including but not limited to privacy and data security breaches, misdirected funds, virus transmission, denial of service and loss of income from network security failures; and (vi) such other insurance as from time to time required by us, under applicable law and under other agreements applicable to your Business. With respect to Key Accounts, if the insurance amount required for any Key Account or for Key Account work in general exceeds the amount specified as the maximum amount required by us for any type of insurance, that higher amount required for the Key Account work will apply. Additional insurance requirements are described in the Operations Manual.

You must deliver to us at commencement and thereafter annually or at our request a proper certificate of insurance evidencing the existence of the required insurance coverage. We also may request copies of all insurance policies. We may modify the required minimum limits and types of coverage, by written notice to you. Upon such notification, you must immediately implement the modification of the policy, and provide evidence thereof, in accordance with our request. You may satisfy the insurance coverage limits through an umbrella policy that meets all our requirements. We have the right to terminate your Franchise Agreement for cause if you fail to comply with our insurance requirements

Accounting Software and Other Requirements

We recommend that you engage the services of a certified public accountant to assist you with the set-up of your books and records, in using the appropriate chart of accounts that we require and in producing monthly and annual compiled financial statements. If you request, we will provide you with information about companies we are aware of that offer these services to our franchisees. We require that you use an appropriate chart of accounts, comply with our operating procedures and specifications, including internal audit standards, and use our required software (as part of the Software System) and that your accounting must also be compatible with our required Software System. Currently, we also require that you license QuickBooks Online (either directly from our designated vendor, Intuit Limited, or through our affiliate

ZorWare as described in Item 6). We may, upon demand, require you to provide us, within the time as we specify, with audited financial statements, using an independent certified public accountant designated by or satisfactory to us, to adopt a fiscal year consistent with ours, to cooperate with our auditors and to comply with such additional requirements as may be reasonably necessary to enable us to meet our obligations under Generally Accepted Accounting Principles and to comply with applicable accounting standards and rules.

None of our officers currently have an ownership interest in any approved supplier.

The cost of items purchased in accordance with our specifications represents approximately 40% of your total purchases in connection with the establishment of your Business and approximately 24% of your on-going purchases in connection with operation of your Business.

ITEM 9

FRANCHISEE'S OBLIGATIONS

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

	OBLIGATION	SECTION IN FRANCHISE AGREEMENT or DEVELOPMENT AGREEMENT ("DA")	ITEM IN DISCLOSURE DOCUMENT
a.	Site selection and acquisition/lease	2, 5(A) and Schedule A DA: 2	11
b.	Pre-opening purchase/leases	5(A) – (F); 9(C)	7, 8 & 11
c.	Site development and other pre-opening requirements	5(A) – (F); 9(C)	7, 8 & 11
d.	Initial and ongoing training	6	11
e.	Opening	5(A) – (F); 9(C); 6; Schedule A	11
f.	Fees	8; 10(C); Schedule A DA: 3	5, 6, 7 & 11
g.	Compliance with standards and policies/Operating Manual	2(A), (B); 3; 5; 6; 8(H), (I); 9;	11
h.	Trademarks and proprietary information	3; 5(G), 5(J), Schedule F	13 & 14
i.	Restrictions on products/services offered	2(A); 3(A) - (C); 5(C), (D), (K), (L) and (M)	8 & 16
j.	Warranty and customer service requirements	5(N)	11
k.	Territorial development and sales quotas	2(A), (B); Schedule A	12

	OBLIGATION	SECTION IN FRANCHISE AGREEMENT or DEVELOPMENT AGREEMENT ("DA")	ITEM IN DISCLOSURE DOCUMENT
		DA: 1, 2	
l.	Ongoing product/service purchases	5(A)-(F)	8 & 16
m.	Maintenance/appearance/remodeling requirements	5(A) and (B)	11
n.	Insurance	9(C)	6 & 8
o.	Advertising	7	11
p.	Indemnification	9(B) DA: 9	6, 9, 13 & 14
q.	Owner's participation/management/ staffing	6 DA: 7.1	11 & 15
r.	Records and reports	8(H) and (I)	6
s.	Inspections and audits	5(H); 8(J)	6 & 11
t.	Transfer	10 DA: 6	17
u.	Renewal	4(B) and (C)	17
v.	Post-Termination obligations	13 DA: 5.6	17
w.	Non-competition covenants	9(D); Schedule F DA: 7.2	17
x.	Dispute resolution	11 DA: 13	17
y.	Other		
	Guarantee of Franchisee Obligations (Note 1)	14(F); Schedule C	14. 15

Notes:

1. If Franchisee is a corporation or other entity, all persons having a 5% or more ownership interest must personally guarantee the obligations to be performed by the Franchisee under the Franchise Agreement.

ITEM 10

FINANCING

We have no obligation to provide you any financing, but we may agree to finance a portion of the initial franchise fee for qualified prospective franchisees under specified terms and conditions. Our decision to finance the initial franchise fee will be based, in part, on your credit-worthiness, the collateral you have available to secure the financing and our then-current financing policies. We do not provide any financing in any transaction in which brokers are involved.

We limit the amount that we will finance -- currently to an amount less than 50% of the total equity, debt and other financial support of your Business (collectively, "obligations"). You must make a written representation to us, in a form we specify, confirming the dollar amount of your obligations. The representation must remain true through execution of your franchise agreement and we may elect not to approve a transfer, including a transfer to a corporation or other entity wholly owned by you, if you do not either maintain the same investment in your Business or pay any loans payable to us and our Affiliates in full. Subject to the obligation limit, our standard financing is up to 70% of your initial franchise fee, and we may agree, in our sole discretion, to finance up to 80% of your initial franchise fee if you meet certain requirements.

You must qualify to purchase a franchise, meet our credit standards and be otherwise eligible for financing to qualify for the following interest rates. We currently charge an interest rate based on your credit score as follows:

Credit Score	Annual Interest Rate
Under 600	12%
600 - 649	11%
650 - 699	10%
700 or more	9%

If we agree to finance a portion of the initial franchise fee, you must sign a promissory note when you sign the Franchise Agreement. An example of our promissory note is attached as Schedule G to the franchise agreement. You must pay us the down payment when you sign the franchise agreement and pay the balance in monthly installments.

You must make note payments to us by automatic bank draft. Some banks and other financial institutions may charge a fee for electronic transfers. Monthly payments will begin approximately 2 months after you complete the initial training program. The length of the repayment term may be negotiable but will generally follow these guidelines:

Loan Amount	Length of Repayment Term
Less than $45,000	Up to 5 years
$45,001 - $75,000	6 years
$75,001 - $100,000	7 years
$100,001 - $150,000	8 years

Loan Amount	Length of Repayment Term
Greater than $150,000	9 years

We require a security interest in the franchise. You must sign a security agreement, substantially in the form included in the promissory note attached as Schedule G to the franchise agreement, granting us a security interest in all your assets, including after-acquired property, and we will file a UCC financing statement with the appropriate governmental authority. We have the right to require additional forms of security.

You may prepay the note at any time without penalty. If you default, including if you default under the Franchise Agreement, we may declare the entire remaining amount due. If you do not pay us the entire balance and any accrued, unpaid interest, you may be responsible for the court costs and attorneys' fees we incur in collecting the debt from you. We may terminate your franchise agreement if you do not pay us.

You must waive your rights to certain notices of a collection action in our promissory note, security agreement and guaranty but there are no waivers of defense in our promissory note, security agreement or guaranty. If you are a legal entity, your shareholders, members, partners and/or owners must personally guarantee the debt and agree to pay the entire debt and all collection costs. We have the right to require a spouse's personal guaranty.

The financing described in this Item 10 is provided by us, PRECISION DOOR SERVICE SPV LLC.

We may sell, assign or discount any promissory note or other obligation arising out of the franchise agreement to a third party. If we sell or assign your promissory note, it will not affect our obligation to provide the services to you that are described in the franchise agreement but the third party may be immune under the law to any defenses to payment you may have against us.

We may periodically agree with third party lenders to make financing available to our qualified franchisees and we may, in our sole discretion, refer you to a third-party lender for financing. We have no control over whether financing will be offered to you by any third-party lender. The lender is not obligated to provide financing to you or to any other franchisee that the lender finds does not meet its credit requirements and loan criteria. If we refer you to a third party lender for financing, we may agree to take a short-term promissory note (in a form we provide to you) until your financing is arranged. You must use the proceeds from the lender to pay any promissory note to us.

We do not currently derive income from referrals or placement of financing with any third-party lender. However, we may require payment from you or other persons for the placement of financing in the future. If we charge for placing financing in the future, we expect to use the payments to offset our expenses in doing so.

We do not guarantee your obligations to third parties.

We may, in limited circumstances, agree to finance a portion of any renewal fee for qualified franchisees at a 12% interest rate under specified terms and conditions. Our decision to finance a renewal fee will be based, in part, on your credit-worthiness, the collateral you have available to secure the financing and our then-current financing policies.

ITEM 11

FRANCHISOR'S ASSISTANCE, ADVERTISING,

COMPUTER SYSTEMS AND TRAINING

Except as listed below, we are not required to provide you with any assistance.

As noted in Item 1, we have entered into a management agreement with Manager for the provision of support and services to Precision Garage Door Service® franchisees. However, we remain responsible for all of the support and services required under the Franchise Agreement.

Pre-Opening Assistance: Before you open your Business, we or our designee will:

1. Provide you with site selection guidelines and general specifications and standards (Franchise Agreement, Section 5A).

2. Provide you with the list of approved supplies (which will include written specifications for certain items of equipment, signs, fixtures, opening inventory and supplies in some instances and approved suppliers in other instances). We do not deliver or install any items. (Franchise Agreement, Section 5D).

3. Provide you with either a written or an electronic copy of the Manuals (or electronic access to the Manuals) that detail the specifications and procedures incidental to the operation of the Business (Franchise Agreement, Section 5F).

4. Provide the training programs described below (Franchise Agreement, Sections 6B and C).

5. Provide you with opening support for your Business and any additional support we determine necessary (Franchise Agreement, Sections 6B and C).

6. Provide you with rules, procedures, policies and guidance in connection with the set-up of the website for your Business (Franchise Agreement, Section 5.K).

Ongoing Assistance. During the operation of your Business, we or our designee will:

1. Maintain the Marketing, Advertising and Promotion Fund (the "MAP Fund") (Franchise Agreement, Section 7A).

2. Provide updates to the lists of approved supplies and approved suppliers and continue to research and develop new products and services (Franchise Agreement, Section 5D).

3. Make periodic visits to your Business as we reasonably determine to be necessary to provide consultation and guidance (Franchise Agreement, Section 5H).

4. Provide refresher training courses, and regional meetings and conventions as we determine necessary and require you to attend. We may charge you a fee to attend (and for your employees to attend) regional meetings or conventions that we deem necessary. In this event, you must pay all expenses for you and your employees, including training materials, travel and living expenses (Franchise Agreement, Section 6C and E). For more information on the Reunion, see Item 6. As of the date of this Disclosure Document, we may conduct

our training programs remotely/virtually. Therefore, you may not incur travel expenses if your training is done remotely/virtually.

5. Provide ongoing communication and support and updates to the Operations Manual (Franchise Agreement, Section 5F).

In addition, based on examples from PRECISION GARAGE DOOR SERVICE® businesses, we may, from time to time, make suggestions to you with regard to your pricing policies. In addition, we have the right to negotiate Key Account arrangements, including pricing, which will bind all PRECISION GARAGE DOOR SERVICE® businesses providing services to such Key Accounts. Although you generally have the right to establish prices for the products and services you sell, we reserve the right to establish and enforce prices, both minimum and maximum, to the extent permitted by applicable law. We may offer preferred customer plans that offer customers discount prices under certain terms and conditions. You are not required to offer these plans to customers but, if you do elect to participate in our preferred customer plans, you must offer the discount prices set by the plans in accordance with the terms of the plan. (Franchise Agreement, Sections 5M and 5N).

We are not required to provide any other service or assistance to you during your operations.

Development Agreement

The Development Agreement does not require us to provide any pre-opening or ongoing services to a PE Owner.

Marketing

MAP Fund and Local Advertising

We collect a MAP Fee from you for the MAP Fund equal to 2% of monthly Gross Sales, as provided in Item 6. (Franchise Agreement, Section 8.C)

We have established the MAP fund and have designated the Manager (i.e., Neighborly Company) to administer the MAP Fund. The MAP Fund is not a trust or escrow account, and neither we nor the Manager will have any fiduciary obligations with respect to the MAP Fund. If all of the MAP Fees are not spent in the fiscal year in which they accrue, the remaining amounts will be retained in the MAP Fund for use in the following years. The Manager may use the MAP Fund for various purposes related to the Precision Garage Door Service® franchise system, including, but not limited to, (1) broadcast, print or digital advertising; (2) the creation, development and production of advertising and promotional materials (*i.e.*, print ads, digital, radio, film and television commercials, video, digital ads, direct mail pieces, and other print advertising); (3) any marketing or related research and development; (4) advertising and marketing expenses, including product research and development, services provided by advertising agencies, public relations firms or other marketing, research or consulting firms or agencies; (5) the development, licensing and/or use of any tools and platforms in connection with marketing, advertising and promotional activities; and (6) expenses, administrative costs and overhead we or the Manager may incur in activities related to maintaining, administering, directing, and conducting the MAP Fund and its programs, including compensation to employees or any other individual or entity providing services to the MAP Fund. (Franchise Agreement, Section 7.A)

The Manager determines the use of the monies in the MAP Fund. The Manager is not required to spend any particular amount on marketing, advertising or promotion in the area in which your Business is located. The Manager and the MAP Fund may collaborate with the advertising funds of certain franchise

systems affiliated with us. There can be no assurance that the MAP Fund's participation in these collaborations and joint efforts will benefit the franchised businesses using the Marks proportionately or equivalently to the benefits received by the other franchised businesses or the other franchised systems affiliated with us that also participate. The Manager oversees the advertising programs and uses the MAP Fund to create marketing materials and conduct national, regional or local advertising. We will contribute to the MAP Fund amounts equal to your required percentage for each similarly situated company-owned and affiliate-owned Precision Garage Door Service® businesses. From time to time we may contribute to the MAP Fund some amounts paid to us by outside suppliers. The Manager will prepare an annual unaudited accounting of the MAP Fund and will make it available for your review upon your written request. The Manager has its own in-house marketing and advertising production capabilities, but also may use an outside national, regional, or local agency. Neither we nor the Manager will use any of the advertising funds for the solicitation of franchise sales, but any marketing materials the Manager produces may designate "Franchises Available."

We reserve the right to cause the MAP Fund to be incorporated or operated through another entity separate from us or the Manager at such time as we may deem appropriate, and any such successor entity will have all our rights and duties with respect to the MAP Fund. We or the Manager may use collection agents and institute legal proceedings at the MAP Fund's expense to collect MAP Fund contributions. We may also forgive, waive, settle, and compromise all claims by or against the MAP Fund. If we terminate the MAP Fund, we will refund to you your pro-rata portion of any amounts remaining in the MAP Fund, based on your contributions to the MAP Fund. (Franchise Agreement, Section 7.A)

We and the Manager established operation of the MAP Fund effective October 1, 2022. The use of the MAP Fund by us and the Manager during fiscal year ended December 31, 2025 was primarily allocated toward the following purposes:

Type of Expense	**Percent of Expenses**
Production	19.2%
Administrative Cost	2%
Digital & Other Media	70.3%
Public Relations	8.5%
Other	0%
Total	100%

In addition to your payments of the MAP Fee, you must spend annually the Minimum Local Marketing Spending, and you must spend the Start-Up Phase Marketing Spending of $15,000 during the first three months of operation in connection with the opening of your Business, plus the Initial Marketing Spend Requirement, which is a minimum of $60,000 for local marketing during the first 12 months of the operation of your Business and $75,000 during the months 13-24 of the operation of your Business (the Start-Up Phase Marketing Spending and Initial Marketing Spend Requirement, together with the Minimum Local Marketing Spending are referred to as the Minimum Local Marketing Amounts). If you fail to make the required expenditures, we have the right to collect the deficiency and spend it as provided below in this paragraph. We reserve the right to require you to use one or more designated vendors in connection with your local marketing and promotional activities. In addition, we reserve the right to collect (on a monthly or quarterly basis, as we may from time to time designate) the Minimum Local Marketing Amounts and in return provide to you local promotional, marketing and advertising materials and related services to promote the Business in the Territory. See Items 5 and 6 for more information. All of your local marketing and promotion (including through social media) must be in media that we approve, conducted in a dignified

manner and conform to the standards and requirements that we specify, including compliance with all Mark usage and branding standards. Specifically, you must submit all advertising materials to us at least fourteen (14) days prior to use. If we do not respond within 14 days after you submit the proposed advertising materials to us, the advertising materials will be deemed to have been not approved. Should your franchise agreement terminate prior to our providing such local promotional, marketing and advertising materials and related services in the Territory, we reserve the right to contribute the Minimum Local Marketing Amounts collected to the MAP Fund. (Franchise Agreement, Section 7.B)

We reserve the right to require advertising or marketing cooperatives and/or local marketing groups ("LMG") to be formed, changed, dissolved or merged, based on specific criteria determined by us for designated marketing areas. We typically determine the local marketing areas based on a combination of designated market area and core-based statistical area data. We have the right to establish how LMGs operate and to administer the LMGs. If an LMG is established in your market, you will be designated to be a member of the LMG. We will determine the amount of member contribution, which will be a percentage of Gross Sales and will not to exceed 3% of Gross Sales. Other franchisees that will be members of the same LMG will contribute on the same basis as you. Each company-owned or affiliate-owned Precision Garage Door Service® business located within the LMG's market will be a member and will contribute to the LMG on the same terms as franchisees. The LMG will not be required to operate from written governing documents although we may establish written operating guidelines and rules for the LMG. The LMG will not be required to prepare annual or periodic financial statements. All promotional and advertising materials proposed to be used by the LMG must be approved by us prior to use. As of the date of this disclosure document, the LMGs we plan to establish will be local marketing groups rather than advertising cooperatives. (Franchise Agreement, Section 7.D)

We serve as a coordinating facilitator of various marketing and advertising methods to assist you in promoting your garage door repair service business. The PDS Franchise Association Advisory Council serves as a standing advertising committee to promote, evaluate and present ideas for potential regional and national advertising and marketing campaigns and public relations matters. The Advisory Council serves in an advisory capacity and its decisions are subject to our approval. If created, the MAP Fund will be administered in part by the Advisory Council. Other than the advisory input from the Advisory Council, we direct all advertising, marketing and promotional activities and control the creative concepts, graphics, materials, communication media, and endorsements used and their geographic, market, and media placement and allocation. The PDS Franchise Association is governed by its bylaws and is managed by an Advisory Council consisting of four regular members and one or more alternative members that are elected annually by the PDS Franchise Association. Every franchisee in good standing is a member of the PDS Franchise Association and has one vote. We are a non-voting member of the Franchise Association and do not have the power to form, change or dissolve the Franchise Association. The Franchise Association has the power to amend its bylaws and change how it operates.

Call Center Program

You must use, at your own cost, one of our approved third-party call center providers for rollover customer calls and for answering customer calls outside business hours, including on weekends. We reserve the right to require you to use a designated call center provider, which may be us or our affiliate and/or to require you to pay the call center fees to us or our affiliate. Fees vary by vendor and current fees may include a one-time set up fee of $0-$249; recurring fees are based on a per minute, per call basis or a flat monthly fee (currently $160/month), and a fee per booked sales appointment (currently $25/appointment). Minimum monthly fees currently range from $160-$600. (Franchise Agreement, Section 5.E)

Computer System

You must purchase a computer system that meets our standards and requirements (the "Computer System"). You must license the Software System and pay the license and other fees for use of same, as discussed below and in Items 5 and 6. Additionally, you may be required to license additional software from us, an affiliate, or a third party and you also may be required to pay an additional software licensing or user fee in connection with your use of such software. You will be liable for all damages and problems caused by your use of any software or the Computer System. We will have full and complete access to the information and data entered and produced by the Computer System and can use them in any way we deem appropriate. You must maintain a dedicated email account for the Business, separate from any personal or other email account. You must purchase any upgrades, enhancements or replacements to the Computer System and/or hardware and software that we may from time to time require, and that may be referenced in the Operations Manual. Except as provided in Exhibit K (Software System User and Maintenance Agreement), we have no contractual obligation to maintain, repair, update, or upgrade the Computer System. You must make sure that you are in compliance with all laws that are applicable to the Computer System or other technology used in the operation of your Business, including all data protection or security laws as well as payment card industry compliance. (Franchise Agreement, Section 5.E)

You must use the following hardware and software in the operation of the Business:

Hardware

The current cost of hardware for the Computer System is between $1,000 and $1,500 per computer, although the cost may increase in the future. You must use a computer with adequate memory, speed and storage to run the software we require you to use (described below). We will periodically assist you in determining the appropriate hardware and operating systems needed to support the required software but we are not obligated to provide or assist you in obtaining computer hardware. You may acquire your computer hardware from any source. You may use any type of computer that meets our requirements and will run the required software.

Currently, for office use, we recommend a PC with a 3.0GHz or higher 10 Core processor; 16 GB RAM; minimum 120 GB SSD hard drive; high speed Internet access capability, 1080P color monitor; 2 monitors; keyboard; mouse; and a laser or ink jet printer.

Currently, you must bring a laptop computer to training with at least a Quad Core 3.0 GHz processor or the equivalent; 8 GB RAM; 120 GB SSD hard drive; 1080P color monitor; and WI-FI 5 capable.

Currently, you must provide a current model iPad to each of your technicians for use with customers or otherwise in connection with the operation of the Business. We estimate the current cost of these tablets to be $500 each.

You must pay for all maintenance of your Computer System, internet access, and local area networks, at your own expense. We do not require you to sign any hardware maintenance or support contracts with us or any third party suppliers. In our experience, most of the computer hardware will have a manufacturer's warranty that you can extend at additional cost. We estimate that the annual cost to maintain the Computer System is $100 - $200 for maintenance not covered under manufacturer's warranty. We do not guarantee, warranty, maintain or support any computer hardware in any manner. You should determine for yourself whether or not any third party supplier from whom you purchase any component of your Computer System is obligated to provide ongoing maintenance, repairs, upgrades or updates to any component of your Computer System, and determine the additional cost for the services.

Software System

You must use, in the operation of the Business, our Software System (currently ServiceTitan business management software and our Technology Package (which currently includes Qvinci, Customer Engagement Platform, Neighborly Franchise Portal, FranConnect, and one Office365 E1 and one Office365 Exchange email account)). You must license ServiceTitan from the third-party vendor (ServiceTitan, Inc.) and pay the associated license fees directly to the vendor (currently $200/technician). You must obtain the Technology Package from our designated supplier (currently us), sign a software license agreement for same in the form prescribed by us or such designated supplier (the current Software System User and Maintenance Agreement is attached as Exhibit K), and pay us or our designee (currently our affiliate ZorWare) initial enrollment fee (currently $1,250; see Item 5) and monthly support and maintenance fees (currently $68/month for the Technology Package; see Item 6). Additional Office365 Exchange email accounts are $5.50 per month, Office365 E1 email accounts are $19 per month, and Office365 E3 email accounts are $30.00 per month. For these fees, we provide maintenance on the Technology Package as provided in the Software System User and Maintenance Agreement (attached as Exhibit K); any maintenance on the ServiceTitan software is provided at ZorWare's then-current hourly rates (currently $125/hour), as provided in the Software System User and Maintenance Agreement.

We will provide you access to the Software System in its hosted environment (via Remote Desktop or access to a website) which is proprietary to our Software System. The Software System provides payroll automation, inventory tracking and management, customer and prospect tracking, scheduling, dispatching, point of sale invoicing interfaced with general ledger software, customer service history, sales analysis, reporting functions and our confidential operations set-up and menu pricing guide. We may update our Software System from time to time and require you to use different and/or additional proprietary and/or other software and you will be required to purchase/enter into software agreements/licenses for such software as we (or the third-party supplier) specify and you will be required to pay to us or the third-party supplier fees for such software. You must purchase one mobile device per technician or vehicle.

Currently, you must participate in an electronic system of reporting Gross Sales from the operation of your franchise through our Software System.

You may not at any time substitute any other software for the software we require. We will have independent access to the Software System and certain information in your Computer System, including sales and related data, and there are no contractual limitations on our right to access this information and data.

We will request from ServiceTitan, Inc. access to information that you input into the ServiceTitan system (the "system") or develop on the system in or with respect to accounts related to your franchised business, including, but not limited to customer data, transaction data and operational and financial data about your franchised business(es) (the "data"). Such access may be in individual or aggregated form and may take place with or without notice to you. You must consent to this disclosure by ServiceTitan of any and all data to franchisor and its affiliates and agree to indemnify and hold harmless ServiceTitan and its subsidiaries, affiliates, officers, agents, and employees, for any damages, expenses, losses or liabilities suffered by you in connection with any such disclosure whether such damages are under contract or tort or under any other theory of liability.

We may also request to be granted administrative access to your ServiceTitan user account(s) related to your franchised business(es), to export, transfer or grant access to your account or to data associated with such account(s) or your franchised business(es), to suspend such account(s) or your access to the system for your franchised business(es) or, in connection with a termination of your franchise agreement(s) with us, to terminate or delete your ServiceTitan account(s) related to your franchised

businesses. You must consent to all such access and actions by us and agree that you will not seek any mass export of your data with respect to your franchised business without our written consent. You must also agree to indemnify and hold harmless ServiceTitan and its subsidiaries, affiliates, officers, agents, and employees, for any damages, expenses, losses or liabilities suffered by you in connection with any such actions of franchisor whether such damages are under contract or tort or under any other theory of liability.

In addition, you must also purchase or obtain separately and use the following:

- An operating system that will provide access to the Internet and run the Software System
- Google Chrome
- Adobe Acrobat Portable Document File (PDF) Reader
- Software providing spreadsheet capability and word processing functions
- QuickBooks Online, licensed pursuant to the terms and conditions at https://quickbooks.intuit.com/global/terms-of-service

We currently estimate the cost for the software you must purchase separately to be approximately $300 to $700, but this may vary based on whether some of the software is purchased together with your computer hardware. You have the option to obtain QuickBooks Online directly from the third-party vendor (Intuit) or you can obtain it through our affiliate, Zorware, in which case your use of QuickBooks Online will also be subject to the terms of the Software System User and Maintenance Agreement and you will pay to ZorWare the fee for QuickBooks Online (which will be $30-$220 per month depending on the license tier that you select).

Our computer hardware and software requirements, including the Software System, will periodically change and you will be required to update your systems and you may incur additional or higher fees and costs in connection with any such changes or updates. There are no contractual limitations on your obligations to upgrade your Computer System and pay for those upgrades or changes. We will advise you of any required upgrades, updates, or changes.

We may periodically develop other proprietary software and other systems, products and upgrades that we may require you to use. We may charge you a license fee for any new software.

Other than the Computer System requirements described above, you do not have to buy or use an electronic cash register.

We will make available to you an optional third-party web-based job applicant tracking system ("Paradox ATS"), which will allow you to create and manage local job postings online, track job applicants, and manage your recruiting efforts. Your use of the Paradox ATS will be subject to Paradox, Inc.'s terms of use. You will pay us or our affiliate an annual fee at the then-current rate ($703/year). We may increase the fee annually to reflect any price increases from the vendor, Paradox, Inc, but as of the date of this Disclosure Document we don't anticipate an increase to be more than 30% annually in addition to any direct price increases from the Vendor, Paradox, Inc. You may opt out of using Paradox at any time. Your access to this third-party applicant tracking system in no way shifts any employee or employment related responsibility from you to us. You are, and will remain, the sole employer of your employees at all times, and you are solely responsible for all employment decisions and actions related to your employees.

Internet Service Provider

You must have a primary and we recommend a secondary or "back-up" source of internet access. Your primary internet access must be high speed business class internet service with a minimum of 1 megabit per second (Mbps) of available band width per named Software System user. We may modify these requirements in the future. You may use any independent Internet service providers ("ISP") of your choice as long as each allows you to perform all necessary functions. (Franchise Agreement, Section 5.E)

System Website, Intranet and Electronic Communications and Data

We own the domain name www.precisiondoor.net and use it as our primary website for information about franchised businesses. You must provide information to us promoting your Business to post on the website. You may not separately register any domain name or any social media account containing any of the Marks or establish a website or social media account for the Business without our prior written consent. We reserve the right to pre-approve, establish rules, procedures, and policies relating to any website or social media account you create for the operation of your Business. Our system standards will apply to website advertising. At our option, we may, in the future, establish one or more additional websites to advertise, market, promote and operate Precision Garage Door Service® businesses and the franchise opportunity, and provide you certain additional website-related services such as a listing for your location, or a web page, and we may charge you a fee for such services (see Item 6). (Franchise Agreement, Section 5K)

We make no warranties and disclaim any express or implied warranty relating to any software, data, Intranet, website or other related items provided or recommended by us. If we provide you with any software or require the use of any software, Intranet, website or other related items we will not be liable for any costs or expenses, including any special, indirect, or other damages (including lost profits), even if we have been advised of the possibility of damages and even if the software did not function properly or had design problems that may have contributed to any loss.

You must comply with all policies and procedures as described in our Manuals, and execute any required agreements for use of our Intranet or any electronic communication, or data storage/retrieval system, website or software, as we periodically require, including policies that require you to identify yourself in all electronic communications as an independently owned business. We may periodically modify these rules and policies at our discretion. We are not obligated to provide you with an internet or intranet email account or system but we do currently use an on-line system for the communication of information and Internet/electronic mail access. We may discontinue the current system of communication and Internet/electronic mail at any time and you may be required to maintain an account we designate with a provider of our selection and pay the required fees. See Item 6. We are not obligated to monitor or create/maintain any backup of email and information/data related to email. There are no contractual limitations on our right to access information and data on the electronic communication and Internet/electronic mail systems. You agree you have no right of privacy with respect to such communications and data and we may access these email communications and data. Any access to, monitoring or copies of, data related to electronic communications and emails will be solely for our benefit.

We may use all data provided by you to us for any and all purposes for which we may solely determine, including financial information and assessments or similar data, and may share and disclose the data to/with our affiliates, their franchisees and our franchisees, and all prospective franchisees, without restriction and without compensation, subject to compliance with applicable laws. We will disclose such financial information and data to any other third party only after your name has been omitted unless you consent or as required by judicial process or a governmental investigation, in each case subject to compliance with applicable laws. (Franchise Agreement, Section 5E).

Site Selection

You select the site for the Business with site selection guidelines we provide. You must verify to us that your site complies with our site selection guidelines. We do not select your site. You may not operate the Business from your home. You must operate from an industrial or commercial office space. We will approve your site so long as it meets our site selection guidelines. The factors we consider in approving your site are whether the site is located within your Territory and whether it meets zoning requirements. We will attempt to approve or disapprove your selected site within 10 business days after you submit the location (together with evidence of its compliance with our site selection guidelines) to us for approval. There are no consequences if you and we can't agree upon the location, except that the franchised business cannot be operational. We do not generally own the premises for a franchised business and lease them to a franchisee. You must begin operating your Business within 9 months from the date you sign a Franchise Agreement, although you may not commence operations of your Business until you successfully complete our training program and have otherwise complied with your pre-opening obligations. (Franchise Agreement, Section 5.A)

If you are a PE Owner that signs a Development Agreement, we will determine the boundaries of each Territory for each Business that you must open at the time you sign the Development Agreement. The Territories will be determined in accordance with our standards then in effect and are collectively referred to as the Development Area.

Manuals

The "Manuals" include the Operations Manual and the Training Manual. The Operations Manual has a total of 58 pages. The Training Manual has a total of 262 pages. The tables of contents show the number of pages devoted to each subject.

We will loan you copies of or provide electronic access to our Manuals, which contain mandatory and suggested specifications, standards and procedures. You must adopt and use as your continuing operational routine the required standards, service style, procedures, techniques, and management systems described in our Manuals or other written materials relating to the Business. The Manuals will contain both mandatory standards and recommended standards. You must treat the Manuals, and other written materials created for or approved for use in the operation of the Business, and the information contained in them, as confidential. The Manuals will remain solely our property. We may, from time to time, revise the contents of the Manuals and you must comply with each new or changed standard. (Franchise Agreement, Section 5.G)

The table of contents from our Operations Manual is as follows:

Topic	**No. of Pages**
Cover, Revisions, Table of Contents	6
I. Introduction Letter	1
II. Getting Started	14
III. Inventory and Equipment	6
IV. Human Resources	6
V. Sales and Marketing	9
VI. Customer Relations	5
VII. Financial Guidelines	9

Topic	No. of Pages
VIII. Emergency Preparedness Plan	2
Total Pages	58

The table of contents from our Training Manual is as follows:

Topic	No. of Pages
Cover, Table of Contents	2
About Us	8
Tools	3
Parts	13
Springs & counter-Balance Systems	27
Door Installs	43
Operators	82
Troubleshooting	70
Safety	4
Review Questions	5
Measuring	5
Total Pages	262

Training

The training requirements may vary depending on your experience and other factors specific to the Business. We may, but we are not obligated to, provide you Phase I Training. If we require, you must attend the Phase I Training with your assigned Franchise Consultant or other designated person prior to participating in other training. We will provide the Phase I Training and Phase II Training to you (or, if franchisee is an entity, your designated manager) at no additional cost. You or your designated manager must attend and complete Phase I Training (if we so require), Phase II Training and Field Training to our satisfaction. If you wish to send more trainees to the Phase II Training or the Field Training, you will be required to pay us our then-current training fee per each such additional person (currently, $1,000 to $2,000, depending on the amount of training such person requires, for each additional person for the Phase II Training, and $1,000 per week for each additional person for the Field Training). You must pay all travel, living and miscellaneous expenses for you and your employees while attending training. If it becomes necessary to retrain a certain individual, we reserve the right to charge you a training fee. All Phase I and II Training occurs at our offices in Titusville, Florida or at such other locations as we may designate, or via webinar/video conferencing, at various times during the year, depending on the number of new franchisees entering our franchise system. The Phase II Training will generally last 5 days but training time may vary depending upon the knowledge, qualifications, and experience of the franchisee (Franchise Agreement § 4.1). In addition, you will be required to attend Field Training, which includes visiting the office of a designated existing franchised business selected by us for a period of 1 to 5 days to observe the office and field processes and procedures (although the training may be conducted virtually). You will not be compensated for your work at the franchised business and you must pay all your travel, living and miscellaneous or other associated expenses while attending Field Training.

If this is a resale/transfer, you will be required to complete the initial training program, although we may modify the training based on the circumstances in the event you are a transferee/buyer and have signed a Buyer Commitment Agreement.

Any training provided by us to any of your workers will be limited to training or guidance regarding the delivery of approved services to clients in a manner that reflects the customer and client service standards of the System. You are, and will remain, the sole employer of your employees at all times, including during all training programs, and you are solely responsible for all employment decisions and actions related to your workers. You are solely responsible for ensuring that your workers receive adequate training. (Franchise Agreement, Section 6)

The training schedule and activities of the training programs are described below:

PHASE 1 TRAINING PROGRAM

Subject	**Hours of Classroom Training**	**Hours of On-The-Job Training**	**Location**
Hand-off Call	1	0	Phone-Conference
What to Expect and Commitment to the System	1	0	Webinar/Video-Conference
ProTradeNet – System Overview	.25	0	Webinar/Video-Conference
ProTradeNet – Q&A	.5	0	Webinar/Video-Conference or Phone-Conference
Point-Of-Sale System Enrollment and Setup	1	0	Webinar/Video-Conference
Your PDS Business Plan	2.25	0	Webinar or Phone-Conference
Establishing Your PDS Business	2	0	Video-Conference or Phone Conference
Business Logistics and Communication	1.5	0	Webinar/Video-Conference
Menu Price Factor	.5	0	Webinar/Video-Conference
Budgeting	.5	0	Webinar/Video-Conference
Marketing Plan	1.5	0	Webinar/Video-Conference or Phone Conference
Menu Price Guide	1	0	Webinar/Video-Conference
Budgeting Review	2	0	Webinar/Video-Conference
TOTAL	15	0	

PHASE 2 TRAINING PROGRAM

Subject	Hours of Classroom Training	Hours of On-The-Job Training	Location
Open/Introduction	1	0	Offices in Titusville, FL or virtual training
Design your Life	3	0	Offices in Titusville, FL or virtual training
Front Line Service	1	0	Offices in Titusville, FL or virtual training
Recruiting	1	0	Offices in Titusville, FL or virtual training
Retaining the Team	1	0	Offices in Titusville, FL or virtual training
Introduction to the PDS System	1	0	Offices in Titusville, FL or virtual training
Introduction to ProTradeNet	1	0	Offices in Titusville, FL or virtual training
Introduction to Marketing	2	0	Offices in Titusville, FL or virtual training
CSR/Dispatching Basics	1	0	Offices in Titusville, FL or virtual training
Introduction to Field Management	4	0	Offices in Titusville, FL or virtual training
Compliance	1	0	Offices in Titusville, FL or virtual training
Introduction to Financial Management	2	0	Offices in Titusville, FL or virtual training
Strategic Leadership	2	0	Offices in Titusville, FL or virtual training
Advanced Field Management	2	0	Offices in Titusville, FL or virtual training
Time and Money Management	1	0	Offices in Titusville, FL or virtual training
Advertising/Lead Management	1	0	Offices in Titusville, FL or virtual training
Vendor Management	1	0	Offices in Titusville, FL or virtual training
Becoming a Business	1	0	Offices in Titusville, FL or virtual training
Growth Strategy	1	0	Offices in Titusville, FL or virtual training
Advanced Marketing	2	0	Offices in Titusville, FL or virtual training

Subject	Hours of Classroom Training	Hours of On-The-Job Training	Location
Advanced CRM/POS	2	0	Offices in Titusville, FL or virtual training
Introduction Orientation, Safety, Course Objectives	1	0	Offices in Titusville, FL or virtual training
Tools, Parts, Door Installation, Spring Systems, Torsion Springs, Extension Springs	1	0	Offices in Titusville, FL or virtual training
Residential Openers, Trouble shooting	8	0	Offices in Titusville, FL or virtual training
Residential Door Installation	16	0	Offices in Titusville, FL or virtual training
Customer Service Center	2	0	Offices in Titusville, FL or virtual training
Sales Training	8	0	Offices in Titusville, FL or virtual training
Miscellaneous	4	0	Offices in Titusville, FL or virtual training
TOTAL HOURS	72	0	

FIELD TRAINING

Subject	Hours of Classroom Training	Hours of On-The-Job Training	Location
Field Training in an Operating Franchised Business	0	8 - 40	Various locations to include franchised businesses selected by us as appropriate for training purposes, or virtual training

The training program is held 10 times per year or whenever minimum class sizes are achieved.

Our instructors include our President, who has 14 years of experience in the industry, 14 years of that with us and Predecessor; our Vice President of Operations, who has 15 years of experience in the industry, 15 years of that with us, and our Director of Systems, who has 22 years of experience in the industry and 22 years of that with us. Our President and Vice President have responsibility for our training staff, consisting of assistants, sales and marketing staff, franchise service personnel and officers and personnel from our affiliate companies. The instructors' length of experience in the industry ranges from 3 years to 22 years; with 3 years to 22 years of that experience with us and Predecessor. See Item 2 for additional information about the experience of our President and Vice President. Generally, the instructors will conduct the training using specified lectures, presentations, our manuals and other supplemental material. However, we may substitute, add or modify at various times during the year, the subjects covered, instructional materials, hours of classroom and/or hands-on training, and instructors for classroom and hands-on training.

You must also attend, every year, at your expense, the annual training or conference event specified by us and currently referred to as "Reunion" (see Item 6 for more detail), and any other training we designate as required. We may also require you to attend and complete a "refresher" training course or advanced training course if we determine that you are not current on all aspects of the System or are otherwise in need of training.

We also require you to join the International Door Association & International Door Education Association, and pay the associated membership fees to such organization (currently up to $575/year).

Opening of Franchise

Our franchisees typically open for business within 60 days after completing our initial training program, which will generally take place 1 to 3 months after signing the Franchise Agreement. The Franchise Agreement requires you to open within 9 months after signing the Franchise Agreement. The factors that affect how quickly you can open your Business include the training schedule, your ability to obtain necessary financing, any local requirements for permits or licenses and your ability to complete our recommended pre-training agenda. (Franchise Agreement, Section 5.A)

ITEM 12

TERRITORY

You will receive the right to operate a Precision Garage Door Service® business at a location within your territory that meets our site selection guidelines (the "Franchise Location"). Your Franchise Agreement will specify a designated territory that will provide you limited territory protection (the "Territory"). The Franchise Agreement does not grant you any territorial rights beyond the Territory. Your Territory will have a minimum number of single family home one unit detached ("SFHUD") that is generally at least 150,000 and a maximum SFHUD that is generally no more than 300,000. The number of SFHUDs in your territory is determined by us from estimates prepared by the U.S. Census Bureau (see www.census.gov), but we may use a substitute or successor source of SFHUD information and the source and date of the information we use is determined solely by us. You will maintain rights to your Territory even if the number of SFHUDs in your Territory increases.

If you wish to relocate from your Franchise Location to a new business site within your Territory, we will authorize you to do so; provided (1) you are not in default of the Franchise Agreement, any other agreements with us, or the lease for the former Franchise Location, (2) you are current on your financial obligations to us and our affiliates and all your third party creditors, and (3) you open for business at the new location on the same day you close your former Franchise Location.

In the limited instance that Google (or another designated vendor we use for search engine optimization purposes to drive online customer marketing) requires a secondary physical location in your Territory (in addition to your Franchise Location) in order to align with the marketing areas identified by Google/the vendor, we and you will agree on how you can establish and operate the secondary location in a manner that meets Google/the vendor's requirements as well as our applicable System standards for a secondary location; provided that this requirement will not apply during the first year of operation of your Business.

You will not receive an exclusive territory. You may face competition from other franchisees, from outlets we own, or from other channels of distribution or competitive brands that we, our affiliates or third parties control, operate or franchise. However, provided you are in full compliance with your Franchise Agreement, we will not operate or grant a franchise for the operation of another Precision Garage Door

Service® franchise with rights to market within your Territory during the term of your Franchise Agreement.

We and our affiliates reserve all other rights not specifically granted to you, including the right, while your Franchise Agreement is in effect, to sell or allow others to sell: any products or services anywhere using different trademarks; the same or similar products and services, competitive with those you will provide, anywhere using different channels of distribution; different products and services anywhere using the Marks; or the same products and services using the same trademarks anywhere outside your Territory. In addition, we may advertise, solicit and enter into Key Accounts, which are national, regional or other accounts we believe will benefit the system as further described in the Franchise Agreement, the Manuals and Item 8, and Key Accounts may involve marketing in your Territory. In addition to allowing others to offer products and services in your Territory generally, in the specific case when a Key Account is involved we may also designate or authorize a corporate employee, another franchisee or any other third party to perform or assist you in performing services within your Territory if you refuse or, in our judgment, are not qualified, interested, able or available to perform services for any customer in the Territory, including any Key Account customer; if you request assistance; or if a customer, orally or in writing, specifically requests services in the territory from a different franchisee or any other third party. If you agree to participate in or service Key Accounts, you must do so on the terms we specify, which terms may include, but may not be limited to, the provision of certain insurance, equipment, products and services, and the offer of services at prices not to exceed the maximum prices specified as well as payment by you of any applicable sales or broker commissions. If we allow others to provide services in your Territory, you will not be entitled to any compensation for the sales or services performed. Subject to the rights granted to you in your Franchise Agreement, we may provide in the Manuals for other programs in which we offer and sell, and/or authorize others to offer and sell, using the Marks or other marks, goods and services in your Territory that are identical or similar to and/or competitive with those provided at your Business. We may also acquire businesses or be acquired by a business offering similar products and services anywhere.

You cannot advertise for or attempt to solicit customers for any products or services, including using Internet, telemarketing or other direct marketing, outside your Territory. If we permit you to advertise, solicit, service or sell in areas outside the Territory that are not serviced by another franchisee (each, a "Territory Available for Sale" or "TAFS"), you must comply with all of the conditions and other requirements that we may from time to time specify (in the Manuals or otherwise in writing) with respect to such activities. At any time upon our demand or upon your actual notice that a TAFS has been purchased by another franchisee, you agree to immediately cease all activities in such TAFS and to comply with our procedures for the transition of customer accounts for such TAFS.

You may only provide products/services to customers outside your Territory in accordance with our policies and procedures (including the Preferred Lead Program described below) and only with our prior written consent. We may identify in the Manuals or otherwise in writing the conditions under which we would grant our consent to your servicing or selling outside of your Territory and our consent may be conditioned upon whether you have obtained a required level or the highest level of quality or service as determined by a rating system we designate, which may change from time to time. Under our Preferred Lead Program, you may provide services within a specified area outside your Territory (such area, "designated area"), if such services are provided to your existing customer that has locations inside your Territory and within the designated area and the franchisee who owns the territory in which the designated area is located also participates in the Preferred Lead Program. Additional terms and conditions of the Preferred Lead Program are described in the Manuals. You must meet the qualifications described in the Manuals before you may participate in the Preferred Lead Program.

Our Manuals may also set specific rules for engaging in, and what may constitute, marketing within your Territory and other related matters, including what telephone area codes and exchanges may be used

within the Territory (depending on the areas covered by those area codes/exchanges); which publications or media you may advertise in (depending on whether the circulation of the publication/media is wholly or mostly within your Territory); participation in promotional events, tradeshows, continuing education programs, chambers of commerce and industry association meetings; the post office box or mailing address that may be displayed on advertising; which phone numbers may be displayed on your vehicles; how, when and from which customers or accounts you may solicit work (depending on their location and the location and/or duration of the work); requirements for referral of work; enforcement, administration and interpretations of provisions of marketing/territory rules and procedures; and other matters; and we may update and change these rules from time to time.

We do not otherwise limit or restrict your solicitation of customers in your Territory.

Neither we nor any other party are required to pay you as a result of us exercising in your Territory any of our rights described in this Item.

Beginning with the second full calendar year of operations, your Business must achieve (a) in each calendar year, annual Gross Sales that are in the top 90% of the annual Gross Sales per franchised business for the Precision Garage Door Service® franchise system for that calendar year (the "Gross Sales MPS") and (b) a Net Promoter Score (or another customer satisfaction survey score we designate) ("NPS") that is not more than 10 points below the average NPS for the Precision Garage Door Service® franchise system for each applicable measurement period we set (the "Customer Satisfaction MPS" and collectively with the Gross Sales MPS, the "Minimum Performance Standards"). If you operate multiple Precision Garage Door Service® businesses, the Minimum Performance Standards will apply separately to each franchised business. We can make changes to the Minimum Performance Standards upon 6 months' prior written notice in accordance with our reasonable business judgement and so long as such revised Minimum Performance Standards are applied to all similarly situated Precision Garage Door Service® franchised businesses.

If you do not meet the Minimum Performance Standards for any applicable calendar year or measurement period, we will meet with you to identify the reasons for the substandard performance and establish a performance improvement plan ("PIP") for the Business to take specific actions with the goal to improve the overall performance of the Business, including its annual Gross Sales and/or NPS. Your failure to implement or comply with the PIP over the three to six month period we designate will be a default under your Franchise Agreement, subject to a 30-day cure period. During the cure period, you will have the opportunity to advise us of your intent to sell your Business to a third party, in which case we will give you an additional 90 days (from the date of your notice of intent to sell) to transfer the Business in accordance with the transfer requirements of the Franchise Agreement. Failure to timely cure the default or transfer the Business will give us the right to either reduce the size of your Territory or terminate your Franchise Agreement.

Although you do not have a right to do so, we may permit you to establish another Precision Garage Door Service® Business, if you meet our then-current Expansion Criteria. We have the absolute right to determine whether an existing franchisee meets our Expansion Criteria, which we may modify from time to time. As of the date of this Disclosure Document, the criteria we consider are, among other factors: a franchisee's compliance with the System, operational success (including your existing Franchised Business(es) meeting or exceeding certain performance thresholds), leadership ability and team development, financial stability and ability to expand and potential limits on the number of Businesses any franchisee owns.

We do not generally grant any right of first refusal to obtain additional territory. You may, if qualified, including under our then-current Expansion Criteria, purchase an 18 month option on additional

territory by paying us, at the time you purchase your franchise, a fee of 10% of the initial franchise fee for the territory you wish to buy. You must enter into an Option to Purchase Agreement. At any time in the 18 month period, you may, if you are in compliance with your franchise agreement, purchase the additional territory by paying us the balance of the initial franchise fee. The 10% deposit will be applied to the purchase price. We do not refund your deposit if you decide not to purchase or do not qualify to purchase the additional territory. If we approve you to purchase additional territory, whether or not through the Option to Purchase Agreement, we may require that you sign a general release releasing us from all claims you may have except claims that under state law may not be released.

If you do not qualify for renewal of your Franchise Agreement, we may, in some cases, but are not required to, offer to enter into a franchise agreement with you for a smaller territory and you would then have the option to accept that territory on the terms offered.

We do not operate or franchise, or currently plan to operate or franchise, any business under a different trademark that sells or will sell goods or services similar to those that our franchisees sell. However, certain of our affiliates described in Item 1, and other portfolio companies that currently are or in the future may be owned by private equity funds managed by our affiliates, may operate and/or franchise businesses that sell similar goods or services to those that our franchisees sell. Item 1 describes our current affiliated franchise programs that offer franchises, their principal business addresses, the goods and services they sell, whether their businesses are franchised and/or company-owned, and their trademarks. As noted in Item 1, all of these affiliated franchise brands have a different principal business address from us. None of the affiliated franchisors and the affiliated franchise brands are direct competitors of our franchise network given the products or services they sell, although some are to a very limited extent, as described in Item 1. All of the businesses that our affiliates and their franchisees operate may solicit and accept orders from customers in your territory. Because they are separate companies, we do not expect any conflicts between our franchisees and our affiliates' franchisees regarding territory, customers and support, and we have no obligation to resolve any perceived conflicts that may arise.

PE Owners

If you are a PE Owner, we will view any investment by you or your affiliate in a business that competes with our business or the business of any of our affiliates or any business operating under any franchise system owned by any of our affiliates that operate in the same Neighborly segment as us (i.e., the Neighborly "repair" segment) as grounds to not permit any further expansion by you or your affiliates within the Precision Garage Door Service® system or any other franchise system operated by any of our affiliates (excluding 5% or less holdings in a publicly traded company).

If you are a PE Owner and you and your affiliates are in good standing under all Franchise Agreements with us, your and your affiliates' franchised businesses' trailing 12 months' Gross Sales per SFHUD (single family housing unit detached) exceed our systemwide average Gross Sales per SFHUD, your and your affiliates' average Net Promoter Score (NPS) is at or above systemwide average for the prior 12 months, and you notify us that you wish to acquire additional franchised businesses that would make you an owner of multiple Precision Garage Door Service® businesses that collectively generate, on a pro forma basis, up to 10% of our systemwide Gross Sales, we will use commercially reasonable efforts to facilitate the acquisition so long as you meet all of our financial and other qualifications for expansion. If you are a PE Owner and you wish to acquire additional franchised businesses that would make you an owner of multiple Precision Garage Door Service® businesses that collectively generate, on a pro forma basis, more than 10% and up to 15% of our systemwide Gross Sales, in addition to meeting the above-listed conditions, your and your affiliates' franchised businesses' training 12 months' Gross Sales per SFHUD must exceed the average Gross Sales per SFHUD for the top quartile of our system, and you otherwise must meet all of our financial and other qualifications for expansion. These 10% and 15% limits on PE Owner's

ownership will not apply to the development and opening of new Precision Garage Door Service® businesses so long as you meet our then-current qualifications for expansion, you and your affiliates are in good standing under all Franchise Agreements, your and your affiliates' trailing 12 months' Gross Sales per SFHUD exceed systemwide average, and your and your affiliates' average NPS is at or above systemwide average for the prior 12 months.

Development Agreement

Under a Development Agreement, you will not receive an exclusive territory. You may face competition from other franchisees, from outlets we own, or from other channels of distribution or competitive brands that we, our affiliates or third parties control, operate or franchise. However, provided you are in full compliance with your Development Agreement, we will not operate or grant a franchise for the operation of another Precision Garage Door Service® franchise with rights to market within your Development Area during the term of your Development Agreement. If you sign a Development Agreement, we will agree on a Development Area and a Development Schedule. The Development Schedule will identify the number of Precision Garage Door Service® franchises to be developed and the minimum development rate. When you sign the Development Agreement, we will determine the boundaries of the Territories for each of your Businesses at that time in accordance with our standards then in effect. When you sign the Development Agreement, you must also sign one Franchise Agreement at the same time. The first Business must be operational within 9 months of the date of the Franchise Agreement.

We and our affiliates reserve all rights not expressly granted to you, including, but not limited to, the right to: (i) establish, operate or allow others to establish and operate businesses offering similar or dissimilar products and services through similar and dissimilar channels of distribution anywhere, under the Marks (but if inside the Development Area then only pursuant to programs included in our Operations Manual) or other trademarks; (ii) offer, sell or allow others to offer and sell similar and/or competitive products or services, under the Marks or other trademarks, anywhere, through dissimilar channels of distribution; (iii) establish, operate or allow others to establish or operate businesses offering dissimilar products and services, anywhere, under the Marks and on terms we deem appropriate; (iv) establish, operate, or allow others to establish and operate Precision Garage Door Service® businesses located anywhere outside the Development Area, regardless of proximity to, or impact on sales at, your businesses; (v) manage Key Accounts in any area, including in the Development Area, or if you are unable or not qualified to perform services to a customer in the Development Area or you request assistance or the customer specifically requests a different franchisee or another third party, we may authorize another franchisee (or our corporate employee or any other third party) to perform services inside the Development Area, without compensation to you; (vi) acquire competing businesses and franchise, license or create similar arrangements with respect to these businesses once acquired, wherever located or operating (including in the Development Area), and (vii) be acquired by a business providing similar products or services to the Businesses even if such business operates, franchises or licenses a business that competes with you in the Development Area.

Continuation of your territorial rights does not depend on your achievement of certain sales volume, market penetration or other similar contingency. We may not alter your Development Area without your prior written consent.

If you fail to satisfy the Development Schedule, we may terminate your future development rights within the Development Area. However, termination of your Development Agreement will not terminate the Franchise Agreements that you have already signed.

We do not grant you any options, first rights of refusal or other similar rights to (i) acquire any additional development areas, or (ii) acquire any additional franchises.

ITEM 13

TRADEMARKS

We grant you the right to operate a franchise under the name PRECISION GARAGE DOOR SERVICE®. You may use our other current or future trade names, trademarks, service marks, symbols, emblems, logos and indicia of origin designated by us ("Marks") to identify your franchise.

We own the following Marks that are registered on the Principal Register of the United States Patent and Trademark Office ("USPTO"):

Trademark	Registration Number	Registration Date
PRECISION DOOR SERVICE Word mark	2,171,000	July 7, 1998
PRECISION OVERHEAD GARAGE DOOR SERVICE design mark	2,723,414	June 10, 2003
PRECISION DOOR SERVICE trademark	2,834,387	April 20, 2004
PRECISION GARAGE DOOR Word mark	4,595,912	September 2, 2014
PRECISION GARAGE DOOR Word mark	4,563,278	July 8, 2014
OVERHEAD GARAGE PRECISION DOOR SERVICE Design Mark	4678057	May 19, 2014
PRECISION SPRING GUY Design Mark	4678057	January 27, 2015
A NAME YOU CAN TRUST Word mark	2,766,916	September 23, 2003
WE FIX GARAGE DOORS RIGHT! Word mark	2,862,835	July 13, 2004
PRECISION GARAGE DOOR SERVICE Word mark	7,415,821	June 11, 2024
	8,061,631	December 9, 2025

As noted in Item 1, we became the owner of the above listed Marks in March 2021.

Our Parent, Neighborly Assetco LLC, owns the following Marks, which are registered on the Principal Register of the USPTO, and we license from Parent the right to use and to allow our franchisees to use these Marks under a Trademark License Agreement (the "License Agreement"). The License Agreement grants us a worldwide, non-exclusive, nontransferable license to use and to license others to use the Marks. Parent may terminate the License Agreement due to our material breach, ownership change or for any reason upon 90 days' notice. Upon any termination of the License Agreement, we will be required to cease all use of these Marks and we will require you to do the same.

Description	Registration Number	Registration Date
NEIGHBORLY	5,365,894	December 26, 2017
NEIGHBORLY (Stylized)	5,365,895	December 26, 2017
(HOUSE LOGO)	5,347,941	November 28, 2017
YOUR HUB FOR HOME SERVICES	7,281,370	January 16, 2024

Required affidavits and renewals for the registrations for our principal trademarks have been filed when due. In addition to the Federal rights that apply to use of the registered Marks above, we claim common law rights, based on our use of the Marks, to all of our Marks. There may be areas, however, in which a third party has prior common law rights to the use of one of our Marks. If you propose to operate a franchise in one of those areas, we may attempt to obtain exclusive use of that Mark, or, in the alternative, we may designate and grant you permission to utilize a different proprietary mark. There may be other instances in which we may elect to use, or require you to use, a different proprietary mark in a market, region or systemwide. In any instance in which we require you to use a different proprietary mark, you must, at your expense, comply with our designation and use, or change your use to the designated mark. You must modify or discontinue the use of a Mark, at your expense, if we direct. If we direct, you must adopt or use one or more additional or substituted Marks.

There are no currently effective determinations of the USPTO, the Trademark Trial and Appeal Board, the trademark administrator of any state or any court, no pending infringement, opposition or cancellation proceedings and no pending litigation involving any of the Marks that may significantly affect the ownership or use of any Mark listed above. Except for the License Agreement noted above, no agreements limit our right to use or license the use of our Marks.

We do not have actual knowledge of any infringing uses that could materially affect your use of our Marks. You must notify us immediately when you learn about an infringement of or challenge to your use of our Marks. We will take the action we think appropriate but are not obligated to protect your rights to use the Marks. We have the right to control the defense of any claim using attorneys we choose and you must cooperate in that defense. You may participate in the defense and settlement at your own expense but our decisions will be final and binding. We will indemnify you or reimburse you for your liability and reasonable costs if there is a challenge to your authorized use of our Marks provided you have notified us immediately after you learned of the challenge and cooperate with us in defending the challenge as required.

You must follow our rules when you use the Marks and you may only use the Marks for the operation of your Business in your Territory. You must execute any documents we require to protect the Marks or to maintain their continued validity and enforceability. You may not directly or indirectly contest the validity of our Marks, our (or Parent's, as applicable) ownership of the Marks or our right to use or license our Marks, trade secrets, confidential information or business techniques that are part of our business. You cannot use the Marks as part of a corporate or other legal name and you must comply with our instructions in filing and maintaining trade name or fictitious name registrations.

You must modify or discontinue the use of a Mark, at your expense if we direct. If we direct, you must adopt or use one or more additional or substituted Marks.

ITEM 14

PATENTS, COPYRIGHTS AND PROPRIETARY INFORMATION

You do not receive the right to use an item covered by a patent but you can use the proprietary information in our Manuals and software which are described in Item 11. We have not filed an application for a copyright registration in these items, but we claim a common-law copyright in our Manuals and software and we treat the information in these items as confidential and proprietary. Item 11 describes limitations on the use of the Manuals and software by you and your employees. You must treat these items and the information as confidential. You must also promptly tell us when you learn about unauthorized use of this proprietary information. We are not obligated to take any action to protect or defend use of proprietary information but will respond as we think appropriate and will control any action we decide to bring or defend. We are not required to participate in your defense or indemnify you for use of copyrighted material or patents. We do not actually know of any infringing uses of our copyrights that could materially affect your use of the copyrighted materials in any state and there are no agreements that limit our rights to use our copyrights or to allow others to use them.

Confidential information includes all information, data, knowledge, materials, techniques and know-how designated or treated by us as confidential and includes any and all Manuals, computer software or programs, training materials, operational videos, marketing programs, franchise rosters, franchisee lists, customer and prospective customer lists and data, and any other materials designated or treated by us as confidential. You may not, at any time during or after the term of the Franchise Agreement, disclose, copy or use any confidential information except as we specifically authorize.

If we ask, you must have your personnel who receive or will have access to confidential information sign covenants not to divulge the confidential information or use it for their own benefit. If you are a corporation or other business entity, your shareholders, members and/or owners must also abide by these covenants and sign a Guaranty (attached to the Franchise Agreement as Schedule C). If you are an individual, we may require your spouse to sign and abide by a confidentiality agreement. If we ask, your employees with access to your password and log-in name for our Intranet must sign a confidentiality agreement agreeing to not disclose this information.

If you develop any new product, service offering, concept, invention, business venture, technique, process or improvement in the operation or promotion of your Business, you must promptly notify us and provide us with all necessary information free of charge. You acknowledge that we own any such information and you agree to assign ownership of same to us, and you acknowledge that we may provide the information to other franchisees for use in their franchises.

There currently are no effective adverse determinations of the USPTO, United States Copyright Office or any court, nor are there any pending infringements, opposition or cancellation proceedings or material litigation, involving the copyright materials that are relevant to their use by our franchisees.

ITEM 15

OBLIGATION TO PARTICIPATE IN THE ACTUAL

OPERATION OF THE FRANCHISE BUSINESS

If you are an individual, you must directly perform or supervise the operation of the Business unless we consent otherwise. You must obtain and maintain an immigration status that will allow you to live, work, own and operate a business in the United States for the initial term of the Franchise Agreement and for the length of any renewal term of the Franchise Agreement. If you do not have or maintain the required status, the Franchise Agreement will immediately expire by its terms with no further notice or opportunity to cure and we will have no liability to you, and no refund of any fees will be made. However, you will remain bound by all post-termination obligations in the Franchise Agreement, including all obligations regarding non-compete, de-identification, confidentiality, and indemnity.

If we agree that you need not personally perform or supervise operation of the Business, an individual who has successfully completed our training program ("manager") must directly supervise the Business, and that individual must be a bona fide manager, as determined by us. If we ask, the manager must sign a written agreement to maintain confidentiality of the trade secrets described in Item 14.

If you are a corporation or other legal entity, direct, on-site supervision must be done by a designated owner who has successfully completed our training program unless we consent otherwise ("principal owner"). If we ask, the principal owner must sign a written statement to maintain confidentiality of the trade secrets described in Item 14 and to conform to the covenants not to compete described in Item 17. If we agree that a principal owner need not personally perform or supervise the operation of the Business, a manager must directly supervise the Business. The manager need not have an ownership interest in the Business. If you are a PE Owner, your Business may be under the direct and active supervision and management of a managing principal who must meet our qualifications and complete all required training; such individual does not need to have an ownership interest in the Business. If you are a corporation or other legal entity, your principal shareholders, members and/or owners must sign a Guaranty agreeing to pay and perform all obligations under the Franchise Agreement (attached to the Franchise Agreement as Schedule C). If you obtain financing from us as provided in Item 10, we have the right to require a spouse's personal guaranty. If you are a PE Owner, we may agree to accept a corporate guarantee or a letter of credit in lieu of a personal guaranty.

While you own the Business, you cannot have an interest or relationship with any competitors. If you own an existing business when you sign the Franchise Agreement, we may (in our sole discretion) allow you to exclude such business from the Business by executing the Excluded Services Addendum attached as Schedule H to the Franchise Agreement.

ITEM 16

RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL

You must offer and sell only the goods and services that conform to our standards and specifications. You must offer the goods and/or services that we designate as required for all franchisees and you may elect to offer other products and/or services only if we approve them in advance. You must

provide garage door repair, service and installation services and other related services and products. We may change the authorized services and/or products that we require you and all franchisees to offer by adding additional services and/or products or deleting products and/or services, or both, and there are no limits on our right to make changes. If we make any changes, we will notify you. We have no plans to make significant changes in the future.

You must honor our warranty policies for installations, repairs and replacements as described in the Manuals. This policy states that we handle warranty claims on a case-by-case basis with some basic guidelines and, as a result, you will be obligated to perform warranty work, at no charge, on certain services, including services that another franchisee originally performed.

You must comply with all applicable laws and regulations and obtain all appropriate governmental approvals for the Business, including obtaining a contractor's license if required by your locality. To ensure that the highest degree of quality and service is maintained, you must operate in conformity with the methods, standards and specifications in the Manuals and as we may otherwise require in writing periodically. You must not deviate from our standards and specifications without our prior written consent.

We reserve the right to limit the types of customers to which you may provide services, as from time to time specified in the Manuals. We do not otherwise limit or restrict your solicitation of customers in your Territory, although we own all customer information and may use the customer information as we deem appropriate (subject to applicable law), including, without limitation, sharing it with our affiliates for cross-marketing, customer loyalty programs or other purposes.

Development Agreement

The Development Agreement does not contain provisions restricting the products or services a PE Owner may offer. However, with respect to each Business developed under the Development Agreement, a PE Owner will be subject to the restrictions on products and services contained in our then-current Franchise Agreement. The restrictions in our current Franchise Agreement are described above.

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 Agreement (unless otherwise specified)	Summary
a. Length of the franchise term	4(A)	Initial term is 10 years.
b. Renewal or extension of the term	4(B), (C)	Your Franchise Agreement can be renewed for one additional 10-year term by executing the then-current form of franchise agreement and meeting the other requirements for renewal; if

Provision	Section in Franchise Agreement (unless otherwise specified)	Summary
		you continue to operate after expiration of the initial or a renewal term, we may, at our sole election, treat the Franchise Agreement as expired or as continued on a month-to month basis until both parties agree to enter into our then-current form of franchise agreement for a renewal term or until one party provides the other with written notice of termination, in which case the interim period will terminate 30 days after receipt of the notice of termination. In the latter case, all of your obligations shall remain in full force and effect during the interim period as if the Franchise Agreement had not expired, except that the License Fee during the interim period will be increased to 125% of the License Fee amount payable under the Franchise Agreement prior to expiration for all types of products/services and without any reductions. Once you have renewed your Franchise Agreement, you have no automatic further right of renewal and the provisions about renewal described in this section do not apply. At that point you may enter into a new franchise agreement on the then current terms if you and we agree to a new agreement.
c. Requirements to renew or extend	4(B), (C)	Requirements for renewal are as follows: you cannot be in default of current Franchise Agreement or any related agreement, have satisfied all monetary and other material obligations on a timely basis during the term, are in good standing and have received no more than 2 written notices of default during the term of the Franchise Agreement; you have not failed to meet the Minimum Performance Standards for any 2 calendar years (or 2 measurement periods, as applicable) during the term of the Franchise Agreement; you must give us written notice at least 180 days (but not more than 240 days) before the end of the expiring term; you and your guarantors must sign a general release; you must pay us a renewal fee of $5,000; you must complete our

Provision	Section in Franchise Agreement (unless otherwise specified)	Summary
		then-current training requirements, and you must sign the then-current version of our franchise agreement, which may have terms, conditions and fees that could be materially different as compared with your original franchise agreement; provided that if you are a Legacy Franchisee (as defined in item 6), you may be eligible for a lower license fee rate and a lower MAP fee rate (with an annual cap).
d. Termination by you	12(C)	You may terminate the Franchise Agreement as a result of our breach of a material provision of the Franchise Agreement, provided that you give us written notice of the breach and we fail to cure the breach within 30 days after our receipt of your written notice. If we fail to cure the breach, the termination will become effective 60 days after our receipt of your written notice of breach. You may also terminate for any reasons allowed under the law.
e. Termination by us without Cause	None	We cannot terminate your Franchise Agreement without cause.
f. Termination by us with Cause	12(B)	We can terminate your Franchise Agreement only if you default.
g. "Cause" defined – curable defaults	12(B)(1)	You have 10 days (subject to local state law) to cure if you fail to pay amounts due or fail to submit required reports. You have 30 days to cure all other defaults of the Franchise Agreement except for the non-curable defaults described below.
h. "Cause" defined – non-curable defaults	12(B)(2)	You made material misrepresentations to us in the application for the franchise or other reports or information provided to us; you voluntarily abandon performance of the Franchise Agreement (including by failing to operate the Business for seven or more consecutive days); state or local authority close the Business for safety reasons; you register any domain name containing our Marks or use Confidential Information in

Provision	Section in Franchise Agreement (unless otherwise specified)	Summary
		unauthorized manner; you or your guarantor become insolvent or make an assignment for the benefit of creditors or other similar arrangements; you or your guarantor are convicted of (or plead no contest to) any misdemeanor bringing the Marks into disrepute or impairing your reputation or goodwill of the Marks or of the Business; you or your guarantor are convicted of (or plead no contest to) any felony; you intentionally understate or underreport Gross Sales, License Fees, or MAP Fees; any understatement or 2% variance on a subsequent audit within a 2-year period; any transfer or assignment without our consent as provided in the Franchise Agreement; or any default by you that is the second default of any type within any 12-month consecutive period even if the default(s) were cured.
i. Your obligations on termination/non-renewal	13	Your obligations include complete de-identification of the Business (including all vehicles) and immediate discontinuation of advertising or any other use of the Marks or any other promotional materials furnished by us; return to us all copies of the Manuals, software, customer lists and ongoing customer contracts; assignment to us of all right in the telephone numbers, websites, social media accounts and domain names for the Business and cancelation or assignment, at our option, of any assumed name rights or equivalent registrations; assignment to us, upon our demand, of your remaining interest in any lease for the Business; and payment of any amounts due to us or to third parties for amounts guaranteed by us; compliance with non-competition covenants (see r., below).
j. Assignment of contract by us	10(G)	We may assign your Franchise Agreement to any 3rd party without prior notice to you and without your consent.
k. "Transfer" by you – defined	10(A)	Includes any sale, lease, pledge, management agreement, contract for deed, option

Provision	Section in Franchise Agreement (unless otherwise specified)	Summary
		agreement, bequest, gift, any arrangement in which you turn over all or part of the operation of the Business to someone who shares in the losses or profits of the Business other than an employee; any 20% or more change in the direct or indirect ownership of the franchisee entity; or any change in the general partner of a franchisee that is a partnership entity.
l. Franchisor approval of transfer by Franchisee	10(B)	We have the right to approve all transfers but will not unreasonably withhold approval.
m. Conditions for Franchisor approval of transfer	10(B) – (D)	You are not in default; you have paid in full all amounts owed to us, our affiliates, or your suppliers, or upon which we have contingent liability; you have provided all required reports; the new franchisee qualifies; training for new franchisee is arranged; you, owners and guarantors sign release; transfer fee paid; current Franchise Agreement signed by new franchisee; new franchisee agrees to be bound by all customer obligations of Franchisee, including all warranty work and service plans obligations (also see r, below). A transferee of a franchised business from a Legacy Franchisee may initially be eligible for a lower license fee rate for a period of time before being subject to the standard license fee rates and will receive a cap on its total transfer fee.
n. Franchisor's right of first refusal to acquire the Business	10(F)	We may buy your franchise at the same price and on the same terms as those of a third-party offer.
o. Franchisor's option to purchase the Business	None	N/A
p. Death or disability of Franchisee	10(E)	Your personal representative must, within 120 days, tender the right of first refusal, apply for our consent to the transfer, pay the transfer fee and satisfy the transfer conditions (provided that no right of first refusal or transfer fee is applicable if the transferee is your spouse or child).

Provision	Section in Franchise Agreement (unless otherwise specified)	Summary
q. Non-competition covenants during the term of the Franchise Agreement	9(D)	You (including your guarantors and owners, if you are an entity, or your spouse, children, parents, or siblings if you are an individual) cannot be involved in a Competitive Business. A "Competitive Business" is any business that offers or sells any product or service or component thereof that (i) composes a part of our System, (ii) is the same as or similar to any product or service then-offered by our franchisees or (iii) otherwise competes directly or indirectly with our System.
r. Non-competition covenants after the Franchise Agreement is terminated or expires	9(D)	For 2 years, no Competitive Business in your Territory, within a 25-mile radius of the outer boundary of your Territory, or inside the territory of another PRECISION GARAGE DOOR SERVICE® business.
s. Modification of the Franchise Agreement	14(B)	No modification of the Franchise Agreement except by written agreement of both parties.
t. Integration/merger clause	14(B)	Only the terms of the Franchise Agreement are binding (subject to state law). Any other promises may not be enforceable. Nothing in the Franchise Agreement or any related agreement is intended to disclaim our representations made in this disclosure document.
u. Dispute resolution by arbitration or mediation	11	Most disputes must be initially mediated. If a dispute is not resolved through the mediation process described in the Franchise Agreement, most disputes must be settled by litigation, subject to state law. Only if a court invalidates a jury waiver or a class action waiver will the dispute be resolved by arbitration, subject to state law.
v. Choice of venue	14(H)	Unless state law supersedes this provision, venue for mediation, arbitration, and litigation is in McLennan County, Texas.
w. Choice of law	14(G)(1)	Texas law applies unless state law supersedes this provision.

SEE THE ATTACHED STATE ADDENDA (Exhibit N) FOR ADDITIONAL DISCLOSURES.

This table lists certain important provisions of the development agreement and related agreements. You should read these provisions in the agreements in EXHIBIT M-2 to this disclosure document.

Provision	Section in Development Agreement ("DA") (unless otherwise specified	Summary
a. Term of the franchise	Section 4	DA expires on a date upon which PE Owner has opened and has in operation all of the Businesses set forth in the Development Schedule.
b. Renewal or extension of the term	None	None
c. Requirements for you to renew or extend	None	None
d. Termination by you	None	Not Applicable
e. Termination by us without cause	None	Not Applicable
f. Termination by us with cause	Section 6	We may terminate if you default under the DA or any Franchise Agreement.
g. "Cause" defined - defaults which can be cured	Section 6	120 days to cure a development schedule default; 30 days to satisfy a final judgment, to dismiss a suit to foreclose any lien or mortgage against the premises or any equipment of the Business or to remedy other defaults that are curable.
h. "Cause" defined - defaults which cannot be cured	Section 6	Bankruptcy or insolvency, execution against PE Owner's business or property; real or personal property is sold after levy.
i. Your obligations on termination/non-renewal	Section 5 and 7.2	Compliance with post-termination covenant not to compete.
j. Assignment of contract by us	Section 6	No restriction on our right to assign.
k. "Transfer" by you – definition	Section 6	Transfer of rights or obligations under the DA.

Provision	Section in Development Agreement ("DA") (unless otherwise specified	Summary
l. Our approval of transfer by you	Section 6	You may not transfer your rights or obligations under the DA without our approval.
m. Conditions for our approval of transfer	Section 6	You may not transfer your development rights under the DA separate and independent from Franchise Agreements for Businesses in the Development Area, although you are not required to transfer all of your Franchise Agreements as part of the transfer of development rights. You must pay a transfer fee and we must agree on which Businesses will be included in the transfer.
n. Our right of first refusal to acquire your business	None	Not Applicable.
o. Our option to purchase your business	None	Not Applicable
p. Your death or disability	None	None.
q. Non-competition covenants during the term of the franchise	Section 7.2	You will not have any interest in any other competing business without our prior written consent.
r. Non-competition covenants after the franchise is terminated or expires	Section 7.2	No competition for a period of 2 years following a permitted transfer or expiration or termination of the DA within the Development Area or a 15-mile radius of the territories of any other Precision Garage Door Service® franchisees or our affiliate-owned business.
s. Modification of the agreement	Section 13	No modifications except by written agreement signed by both parties.
t. Integration/ merger clause	Section 13	Only the terms of the Development Agreement are binding (subject to state law). Any representations or promises made outside the

Provision	Section in Development Agreement ("DA") (unless otherwise specified	Summary
		disclosure document and Development Agreement may not be enforceable.
u. Dispute resolution by arbitration or mediation	None	Most disputes must be initially mediated. If a dispute is not resolved through the mediation process described in the Franchise Agreement, most disputes must be settled by litigation, subject to state law. Only if a court invalidates a jury waiver or a class action waiver will the dispute be resolved through arbitration, subject to state law.
v. Choice of venue	Section 16	Unless state law supersedes this provision, venue for mediation, arbitration, and litigation is in McLennan County, Texas.
w. Choice of law	Section 16	Texas law applies unless state law supersedes this provision.

ITEM 18

PUBLIC FIGURES

We do not use any public figure to promote our franchise 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 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 sales figures listed below include (a) average and median annual Gross Sales, and (b) Gross Sales per Job, which figures are derived from historical operating results of the Precision Garage Door Service® franchised businesses indicated for the time period covered. We obtained these sales figures from information provided to us by Precision Garage Door Service® franchisees for the period from January 1,

2024 through December 31, 2025 (the "Reporting Period"). Franchisees are not required to use generally accepted accounting principles when reporting these figures.

As of December 31, 2025, there were 147 Precision Garage Door Service® businesses in operation in the United States, all of which were franchised businesses. The financial figures in Table A below are calculated based on data from 116 franchised businesses, which were all in operation and reporting sales for the full 52 weeks of the Reporting Period (the "Reporting Businesses"). The information provided in Table A of this Item 19 does not include data from (i) 15 franchised businesses that opened during the year 2025 and therefore were not in operation for the entire 52-week Reporting Period and (ii) 16 franchised businesses that underwent a transfer during the Reporting Period and therefore did not operate and report data to us for all 52 weeks of the Reporting Period. Table B includes data from the same Reporting Businesses as Table A, except that Table B also excludes data from one additional franchised business that did not properly report Gross Sales per job data to us.

"Gross Sales" means the total revenues and receipts from whatever source (whether in the form of cash, credit, agreement to pay, barter, trade or other consideration) that arise, directly or indirectly, from the operation of a franchised business, or in connection with a franchised business whether under any of the Marks or otherwise. Gross Sales exclude sales taxes collected from customers and paid to the appropriate taxing authority and any other bona fide refunds, rebates or discounts that we authorize in writing. Gross Sales also exclude sales from any Excluded Services (as defined in a mutually executed Excluded Services Addendum (see Schedule I to the Franchise Agreement).

TABLE A - 2025 AVERAGE AND MEDIAN GROSS SALES FOR THE REPORTING BUSINESSES

The following table provides the average and median annual Gross Sales during the Reporting Period for the Reporting Businesses.

Number of SFHUDs in the Territory[1]	Number of Reporting Businesses in Group	Average Gross Sales	#/ % of Franchised Businesses that Achieved at least the Average[4]	Actual Highest Gross Sales[2]	Actual Lowest Gross Sales[3]	Median Gross Sales
91,000-230,000	19	$1,382,488	6/31.58%	$4,910,761	$210,238	$857,807
230,001-312,000	27	$3,783,827	12/44.44%	$8,193,701	$584,768	$3,209,267
312,001-378,000	15	$4,451,119	6/40%	$9,146,155	$932,653	$4,322,441
378,001-532,000	15	$6,629,607	6/40%	$14,616,575	$1,623,678	$6,536,657
532,001-630,000	10	$7,854,580	2/20%	$20,271,193	$1,967,353	$5,610,646
630,001-750,000	11	$8,454,433	5/45.45%	$14,069,383	$2,183,024	$7,911,960
750,001-960,000	9	$9,053,526	3/33.33%	$18,482,910	$3,414,018	$6,601,389
960,001-1,800,000	10	$11,791,975	4/40%	$43,390,376	$3,251,114	$4,697,521

[1] The Reporting Businesses are divided into 8 groups based on the territory size of the Reporting Businesses (i.e., the number of Single-Family Home One Unit Detached ("SFHUD") in the Reporting Business' territory).

[2] This is the highest actual annual Gross Sales of the applicable group of Reporting Businesses for the Reporting Period.

[3] This is the lowest actual annual Gross Sales of the applicable group of Reporting Businesses for the Reporting Period.

[4] This is the number and percentage of the Reporting Businesses in the applicable group that achieved or exceeded the Average Gross Sales for the group for the Reporting Period.

TABLE B – 2025 AVERAGE AND MEDIAN GROSS SALES PER JOB

The following table provides the average and median Gross Sales per job for the Reporting Businesses for the Reporting Period.

Percentage or Quartile Rank (in Terms of Level of Average Gross Sales Per Job) of Franchised Businesses open in 2025	Average Gross Sales Per Job Attained by this Group	Highest Average Gross Sales Per-Job Attained by this Group	Lowest Average Gross Sales Per Job by Attained by This Group	Median Average Gross Sales Per Job Attained by this Group	Number in This Group	Number and Percent in Group that Attained the Average or Greater
Top 10%	$1,640	$1,975	$1,514	$1,589	12	1/8.3%
1st Quartile	$1,531	$1,975	$1,388	$1,494	29	11/38%
2nd Quartile	$1,274	$1,372	$1,195	$1,259	29	14/48%
3rd Quartile	$1,146	$1,196	$1,087	$1,142	29	14/48%
4th Quartile	$902	$1,073	$425	$947	29	16/72%
Bottom 10%	$763	$882	$425	$791	12	9/75%
100%	$1,213	$1,975	$425	$1,194	116	59/51%

We calculated the average and median Gross Sales Per Job as follows: (i) first, we received the annual Gross Sales of each Reporting Business during the Reporting Period, as provided to us through our Software System, (ii) we then received the total number of jobs of each Reporting Business during the Reporting Period, as provided to us through our Software System, (iii) next we divided the annual Gross Sales for each Reporting Business by the total number of jobs for that Reporting Business to determine each Reporting Business' average Gross Sales per job (the "Individual Business Per-Job Average"), and (iv) then we calculated the average and median of all Reporting Businesses' Individual Business Per-Job Average for the Reporting Period. The highest and lowest Gross Sales per Job in this Table B refer to the highest Individual Business Per-Job Average and the lowest Individual Business Per-Job Average, respectively.

Notes:

Written substantiation for these financial performance representations will be made available to a prospective franchisee upon reasonable request.

Some outlets have earned this amount. Your individual results may differ. There is no assurance that you will 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 George Payor, 2395 Washington Avenue, Suite 5, Titusville, Florida 32780, (321) 225-3500, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20

OUTLETS AND FRANCHISEE INFORMATION

Table No. 1
Systemwide Outlet[1] 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 Outlets	2023	111	118	+7
	2024	118	132	+14
	2025	132	147	+15
Company-Owned	2023	0	0	0
	2024	0	0	0
	2025	0	0	0
Total Outlets	2023	111	118	+7
	2024	118	132	+14
	2025	132	147	+15

[1] Included in "outlets" are all Businesses that have opened an operating location. Neither sale of a new territory to an existing franchisee where a separate operating location will not be opened nor execution of a franchise agreement for a new location where the location is not yet open are included.

Table No. 2

Transfers[1] of Outlets From Franchisees to New Owners (Other than Franchisor or Affiliate) for Years 2023 to 2025

State	Year	Number of Transfers
Alabama	2023	0
	2024	0
	2025	1
California	2023	1
	2024	6
	2025	0
Delaware	2023	0
	2024	0
	2025	1
Florida	2023	1
	2024	2
	2025	1
Georgia	2023	1
	2024	0
	2025	0
Idaho	2023	1
	2024	0
	2025	0
Indiana	2023	0
	2024	0
	2025	1
Kentucky	2023	0
	2024	0
	2025	0
Maryland	2023	0
	2024	0
	2025	1
Michigan	2023	0
	2024	0
	2025	2
Minnesota	2023	0
	2024	1
	2025	0
New Jersey	2023	0
	2024	1
	2025	0
New York	2023	0
	2024	2
	2025	1

State	Year	Number of Transfers
North Carolina	2023	3
	2024	2
	2025	0
Ohio	2023	2
	2024	1
	2025	1
Oklahoma	2023	1
	2024	0
	2025	0
South Carolina	2023	3
	2024	0
	2025	0
Texas	2023	0
	2024	2
	2025	5
Utah	2023	1
	2024	0
	2025	0
Virginia	2023	1
	2024	2
	2025	0
Washington	2023	2
	2024	0
	2025	0
TOTAL	**2023**	**17**
	2024	**19**
	2025	**14**

[1] "Transfer" means the acquisition of a controlling interest in a franchised outlet, during its term, by a person other than the franchisor or an affiliate. Sale of territory only, not including a franchised outlet, from one franchisee to another franchisee is not included in transfers.

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

State	Year	Outlets at Start of Year	Outlets Opened	Terminations	Non-Renewals	Reacquired by Franchisor	Ceased Operations Other Reasons	Outlets at End of the Year
Alabama	2023	3	0	0	0	0	0	3
	2024	3	0	0	0	0	0	3
	2025	3	1	0	0	0	0	4
Arizona	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	2	0	0	0	0	2

State	Year	Outlets at Start of Year	Outlets Opened	Terminations	Non-Renewals	Reacquired by Franchisor	Ceased Operations Other Reasons	Outlets at End of the Year
Arkansas	2023	2	0	0	0	0	0	2
	2024	2	0	0	0	0	0	2
	2025	2	0	0	0	0	0	2
California	2023	11	2	0	0	0	0	13
	2024	13	0	0	0	0	0	13
	2025	13	1	0	0	0	0	14
Colorado	2023	3	0	0	0	0	0	3
	2024	3	0	0	0	0	0	3
	2025	3	0	0	0	0	0	3
Connecticut	2023	2	0	0	0	0	0	2
	2024	2	0	0	0	0	0	2
	2025	2	0	0	0	0	0	2
Delaware	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
Florida	2023	9	0	0	0	0	0	9
	2024	9	0	0	0	0	0	9
	2025	9	1	0	0	0	0	10
Georgia	2023	5	1	0	0	0	0	6
	2024	6	0	0	0	0	0	6
	2025	6	0	0	0	0	0	6
Idaho	2023	1	0	0	0	0	0	1
	2024	1	1	0	0	0	0	2
	2025	2	0	0	0	0	0	2
Illinois	2023	2	0	0	0	0	0	2
	2024	2	1	0	0	0	0	3
	2025	3	0	0	0	0	0	3
Indiana	2023	3	0	0	0	0	0	3
	2024	3	0	0	0	0	0	3
	2025	3	0	0	0	0	0	3
Iowa	2023	1	0	0	0	0	0	1
	2024	1	1	0	0	0	0	2
	2025	2	1	0	0	0	0	3
Kansas	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	1	0	0	0	0	1
Kentucky	2023	2	1	0	0	0	0	3
	2024	3	1	0	0	0	0	4
	2025	4	0	0	0	0	0	4
Louisiana	2023	2	0	0	0	0	0	2
	2024	2	0	0	0	0	0	2
	2025	2	1	0	0	0	0	3
Maine	2023	0	0	0	0	0	0	0
	2024	0	1	0	0	0	0	1
	2025	1	0	0	0	0	0	1

State	Year	Outlets at Start of Year	Outlets Opened	Terminations	Non-Renewals	Reacquired by Franchisor	Ceased Operations Other Reasons	Outlets at End of the Year
Maryland	2023	2	0	0	0	0	0	2
	2024	2	0	0	0	0	0	2
	2025	2	0	0	0	0	0	2
Massachusetts	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
Michigan	2023	2	0	0	0	0	0	2
	2024	2	0	0	0	0	0	2
	2025	2	1	0	0	0	0	3
Minnesota	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	1	0	0	0	0	2
Mississippi	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
Missouri	2023	3	0	0	0	0	0	3
	2024	3	0	0	0	0	0	3
	2025	3	0	0	0	0	0	3
Nebraska	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
Nevada	2023	1	0	0	0	0	0	1
	2024	1	1	0	0	0	0	2
	2025	2	0	0	0	0	0	2
New Hampshire	2023	2	0	0	0	0	0	2
	2024	2	0	0	0	0	0	2
	2025	2	0	0	0	0	0	2
New Jersey	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 Mexico	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
New York	2023	6	0	0	0	0	0	6
	2024	6	0	0	0	0	0	6
	2025	6	0	0	0	0	0	6
North Carolina	2023	5	1	0	0	0	0	6
	2024	6	1	0	0	0	0	7
	2025	7	0	0	0	0	0	7
Ohio	2023	6	0	0	0	0	0	6
	2024	6	0	0	0	0	0	6
	2025	6	2	0	0	0	0	8
Oklahoma	2023	1	0	0	0	0	0	1
	2024	1	1	0	0	0	0	2
	2025	2	0	0	0	0	0	2

State	Year	Outlets at Start of Year	Outlets Opened	Terminations	Non-Renewals	Reacquired by Franchisor	Ceased Operations Other Reasons	Outlets at End of the Year
Oregon	2023	2	0	0	0	0	0	2
	2024	2	0	0	0	0	0	2
	2025	2	0	0	0	0	0	2
Pennsylvania	2023	4	0	0	0	0	0	4
	2024	4	0	0	0	0	0	4
	2025	4	0	0	0	0	0	4
Rhode Island	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
South Carolina	2023	4	0	0	0	0	0	4
	2024	4	0	0	0	0	0	4
	2025	4	0	0	0	0	0	4
South Dakota	2023	0	1	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
Tennessee	2023	5	0	0	0	0	0	5
	2024	5	0	0	0	0	0	5
	2025	5	0	0	0	0	0	5
Texas	2023	5	1	0	0	0	0	6
	2024	6	3	0	0	0	0	9
	2025	9	3	0	0	0	0	12
Utah	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
Virginia	2023	3	0	0	0	0	0	3
	2024	3	2	0	0	0	0	5
	2025	5	0	0	0	0	0	5
Washington	2023	2	0	0	0	0	0	2
	2024	2	0	0	0	0	0	2
	2025	2	0	0	0	0	0	2
Wisconsin	2023	1	0	0	0	0	0	1
	2024	1	1	0	0	0	0	2
	2025	2	0	0	0	0	0	2
Total	**2023**	**111**	**7**	**0**	**0**	**0**	**0**	**118**
	2024	**118**	**14**	**0**	**0**	**0**	**0**	**132**
	2025	**132**	**15**	**0**	**0**	**0**	**0**	**147**

Notes:

[1] "Outlets opened" does not include outlets for which a franchise agreement was signed but the outlet was not open as of the end of our last fiscal year. Included in "Outlets Opened" are outlets that were opened after a new franchisee purchased the franchised business from an existing owner and the previous owner's franchise agreement was terminated.

[2] "Termination" means the franchisor's termination of a franchise agreement prior to the end of its term and without paying any money or other compensation to the franchisee. Mutual terminations, where both the Franchisor and franchisee agree to end the franchise relationship are also included in terminations listed above.

[3] For purposes of these tables, a "reacquisition" means the Franchisor's acquisition of a franchised outlet during its term in exchange for a payment of money or other compensation. The franchisor's purchase of a territory or a portion of a territory not including an operating outlet is not included in the "reacquisitions" listed above.

[4] "Ceased operations – other reasons" includes abandonment of the franchise outlet after an existing outlet was opened. If no outlet was opened and there was no termination of the franchise agreement, the "abandonment" would not be included in the "ceased operations" column. Also included in this column are franchise outlets that have been sold and/or transferred to an existing franchisee or a franchisee in another state. Also included in "Ceased operations – other reasons" are outlets where the franchise agreement was terminated and the territory was added to an existing franchise outlet.

Table No. 4

Status of Company-Owned Outlets
For Years 2023 to 2025

State	Year	Outlets at Start of Year	Outlets Opened	Reacquired from Franchisee	Outlets Closed	Outlets Sold to Franchisees	Outlets at End of Year
All States	2023	0	0	0	0	0	0
	2024	0	0	0	0	0	0
	2025	0	0	0	0	0	0
Total	**2023**	**0**	**0**	**0**	**0**	**0**	**0**
	2024	**0**	**0**	**0**	**0**	**0**	**0**
	2025	**0**	**0**	**0**	**0**	**0**	**0**

Table No. 5
Projected Openings as of December 31, 2025

State	Franchise Agreements Signed But Outlet Not Opened	Projected New Franchised Outlets in the Next Fiscal Year	Projected New Company-Owned Outlets in the Next Fiscal Year
Arizona	2	0	0
California	1	0	0
Indiana	1	0	0
Louisiana	0	1	0
Maryland	0	1	0
New York	0	1	0
Oregon	1	0	0
Pennsylvania	0	1	0

State	Franchise Agreements Signed But Outlet Not Opened	Projected New Franchised Outlets in the Next Fiscal Year	Projected New Company-Owned Outlets in the Next Fiscal Year
Texas	0	1	0
Vermont	0	1	0
Total	**5**	**6**	**0**

Included in this Disclosure Document as Exhibit E is a list of the names, addresses and telephone numbers of our franchisees as of December 31, 2025. Also included in this Disclosure Document as Exhibit E-2 is a list of the names, addresses and telephone numbers of our franchisees that have signed a Franchise Agreement but not yet opened the outlet as of December 31, 2025. Included as Exhibit F is a list of former franchise markets that were transferred, terminated, cancelled, not renewed or otherwise voluntarily or involuntarily ceased to do business under a franchise agreement during the fiscal year ended December 31, 2025. No franchisees have failed to communicate with us in the 10 weeks prior to the date of this Disclosure Document. If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

During the last three fiscal years, we have not signed any confidentiality clauses with current or former franchisees which would restrict them from speaking openly with you about their experience about us.

* * *

FRANCHISEE ASSOCIATIONS

We sponsor a franchisee advisory council:

PDS Franchise Association Advisory Council
2395 S. Washington Avenue, Suite 5
Titusville, Florida 32780
T: (321) 225-3500
mbrickner@precisiondoor.net
www.precisiondoor.net

The following independent franchisee association has asked to be included in this disclosure document:

PDS Franchise Owners Association, LLC
16 Central Pl.
Caldwell, NJ 07006
E-mail: bfalone@pdsfranchiseownersassociation.com

ITEM 21

FINANCIAL STATEMENTS

Included as Exhibit C are the following audited combined financial statements of Neighborly Assetco LLC, our direct parent: (a) audited combined financial statements as of and for the year ended December 31, 2023,(b) audited combined financial statements as of and for the year ended December 31, 2024, and (c) audited combined financial statements as of and for the year ended December 31, 2025.

Neighborly Assetco LLC guarantees our performance under the Franchise Agreement. A copy of the Parent guaranty is included in Exhibit D.

As reflected in Item 1, Manager (i.e., Neighborly Company) will be providing required support and services to franchisees under a management agreement with us. Attached in Exhibit C are the audited consolidated financial statements of Manager (a) as of and for the year ended December 31, 2025, (b) as of and for the year ended December 31, 2024, and (c) as of and for the year ended December 31, 2023. These financial statements are being provided for disclosure purposes only. Manager is not a party to the Franchise Agreement we sign with franchisees nor does it guarantee our obligations under the Franchise Agreement we sign with franchisees.

ITEM 22

CONTRACTS

EXHIBIT A - Franchise Agreement and Schedules:
- Schedule A. Data Sheet
- Schedule B. ACH Form
- Schedule C. Personal Guarantee
- Schedule D. Acknowledgement Addendum
- Schedule E. Telephone Number and Internet Agreement
- Schedule F. Confidentiality Agreement
- Schedule G. Promissory Note and Security Agreement
- Schedule H. Excluded Services Addendum
- Schedule I. State Addendum

EXHIBIT B Agencies/Agents For Service Of Process
EXHIBIT C Financial Statements
EXHIBIT D Parent Guarantee
EXHIBIT E Current Franchisees In The United States As Of December 31, 2025
EXHIBIT F Franchisees In The United States Who Left The System In The Past 12 Months As Of December 31, 2025
EXHIBIT G Option to Purchase Agreement
EXHIBIT H Renewal Addendum
EXHIBIT I General Release [sample]
EXHIBIT J ProTradeNet Agreement
EXHIBIT K Software System User and Maintenance Agreement
EXHIBIT L-1 Assignment and Consent Agreement
EXHIBIT L-2 Buyer Commitment Agreement
EXHIBIT M-1 Private Equity Addendum to Franchise Agreement (“PE Addendum”)
EXHIBIT M-2 Private Equity Development Agreement, including schedules
EXHIBIT N State Addenda and Riders to Franchise Agreement
EXHIBIT O State Effective Dates

ITEM 23

RECEIPTS

Our and your copies of the Franchise Disclosure Document Receipt are located at the last 2 pages of this disclosure document.

EXHIBIT A

PRECISION DOOR SERVICE SPV LLC

FRANCHISE AGREEMENT

RECEIPT FOR FRANCHISE AGREEMENT

The undersigned hereby acknowledges and agrees that on the date below, they received a FRANCHISE AGREEMENT for a PRECISION GARAGE DOOR SERVICE® franchised business including all applicable exhibits with all information completed in a form ready to execute.

_____	_____
Date	Signature
_____	_____
Date	Signature

PRECISION GARAGE DOOR SERVICE® FRANCHISE AGREEMENT

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PRECISION GARAGE DOOR SERVICE® FRANCHISE AGREEMENT

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SCHEDULES

Schedule A	Data Sheet
Schedule B	ACH Form
Schedule C	Personal Guarantee
Schedule D	Acknowledgement Addendum
Schedule E	Telephone Number and Internet Agreement
Schedule F	Confidentiality Agreement
Schedule G	Promissory Note and Security Agreement
Schedule H	Excluded Services Addendum
Schedule I	State Addendum

FRANCHISE AGREEMENT

This Franchise Agreement (the "Agreement") is made as of the Effective Date by and between PRECISION DOOR SERVICE SPV LLC, a Delaware limited liability company with its principal business located at 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("we", "us" or "Franchisor"), and the person or entity (the "Franchisee" or "you") identified as Franchisee on the Data Sheet attached as Schedule A (together with addenda attached thereto, the "Data Sheet"). If the Franchisee is a corporation, partnership, limited liability company or other legal entity, the provisions of this Agreement also apply to its owners.

RECITALS

A. We have developed a system for establishing and operating businesses identified by the Marks (as defined below) and engaged in the sale, repair, service, and installation of garage doors and operators, equipment, components and supplies, including installation, upgrades and remodeling, and performance of related services and repairs, pursuant to certain standards and specifications (each, a "PRECISION GARAGE DOOR SERVICE® Business").

B. We own the PRECISION GARAGE DOOR SERVICE service mark and other marks, as well as other Intellectual Property (as defined below) used in connection with the operation of a PRECISION GARAGE DOOR SERVICE® Business.

C. You desire to develop and operate a PRECISION GARAGE DOOR SERVICE® Business, and we have agreed to grant you a franchise to operate a PRECISION GARAGE DOOR SERVICE® Business subject to the terms and conditions of this Agreement.

In consideration of the foregoing and the promises and consideration below, you and we agree as follows:

DEFINITIONS

1. For purposes of this Agreement, the terms below have the following definitions (other terms are defined in the body of this Agreement):

A. "Business" means the PRECISION GARAGE DOOR SERVICE® Business you develop and operate pursuant to this Agreement.

B. "Confidential Information" means any proprietary and non-public information, data, Intellectual Property, materials and know-how relating to the development or operation of PRECISION GARAGE DOOR SERVICE® Businesses, whether contained in the Operations Manual or otherwise, including, but not limited to: (1) training programs and materials; (2) databases of customers and potential customers, including Customer Information; (3) sales and marketing programs and techniques for PRECISION GARAGE DOOR SERVICE® Businesses; (4) knowledge of operating systems of PRECISION GARAGE DOOR SERVICE® Businesses; and (5) computer systems, technology and software programs.

C. "Customer" means any person or entity (1) included on any marketing or customer lists you develop or use, including any such list provided by us to you; (2) who has purchased or purchases products or services from you during the term (even if you have solicited the person and/or established a relationship independent of us and without our assistance) or whom you have solicited to purchase any products or services; (3) for whom you provide products or services on

our behalf or at our direction; and (4) if any of the foregoing is an entity, all employees of such entity.

D. "Customer Information" means any contact information (including name, address, phone and fax numbers, and e-mail addresses), sales and payment history, and all other information about any Customer, including any information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular individual or household.

E. "Effective Date" means the date designated as Effective Date on the Data Sheet. If no Effective Date is designated on the Data Sheet, the Effective Date is the date when we sign this Agreement.

F. "Franchise Location" is the premises that are located within the Territory, that meet our site selection guidelines and criteria and from which you will operate your Business.

G. "Gross Sales" include the total revenues and receipts from whatever source (whether in the form of cash, credit, agreement to pay, barter, trade or other consideration) that arise, directly or indirectly, from the operation of or in connection with your Business whether under any of the Marks or otherwise. Gross Sales exclude sales taxes collected from Customers and paid to the appropriate taxing authority and any other bona fide refunds, rebates or discounts that we authorize in writing. Gross Sales also exclude sales from any Excluded Services (as defined in a mutually executed Excluded Services Addendum (attached as Schedule H hereto)).

H. "Intellectual Property" means patents, rights to inventions, copyright and related rights, the Marks, business names, domain names, social media accounts and identifiers (and all related content and programming, and related security codes and passwords), rights in goodwill and the right to sue for passing off, rights in designs, database rights, rights to use, and protect the confidentiality of, confidential information (including know-how), and all other intellectual property rights, in each case whether registered or unregistered and including all applications and rights to apply for and be granted, renewals or extensions of, and rights to claim priority from, such rights and all similar or equivalent rights or forms of protection that subsist or will subsist now or in the future in any part of the world relating to the PRECISION GARAGE DOOR SERVICE® Business and the System, owned by us and acquired by us from time to time.

I. "Internet" means all communications between computers and television, telephone, facsimile and any other communication or communication capable devices and another such device or machine, including the World Wide Web, proprietary online services, social media platforms, blogs, E-mail, news groups and electronic bulletin boards and forums.

J. "Key Accounts" means national, regional or other customers of PRECISION GARAGE DOOR SERVICE® Businesses located within and/or outside the Territory with whom we have entered or plan to enter into contracts, programs or other arrangements (i) for servicing of multiple locations of such customers and/or (ii) that we determine are designed to benefit the System as a whole by gaining otherwise unavailable business or addressing the concerns of such customers that may require specific terms or provisions of our arrangement with them, including without limitation special insurance, experience, equipment, pricing, payment terms, turnaround requirements, or approvals.

K. "Marks" means the "PRECISION GARAGE DOOR SERVICE®" service mark and logo, the "neighborly" service mark and logo and such other trade names, trademarks, service

marks, trade dress, logos, social media indicators, social media handles and commercial symbols as we may from time to time expressly authorize or direct you, in writing, to use in connection with the operation of the Business.

L. "Operations Manual" means any collection of written, video, audio and/or software media (including materials distributed electronically), regardless of title and consisting of various subparts and separate components, all of which we or our agents produce and which contain specifications, standards, policies, procedures and recommendations for operating PRECISION GARAGE DOOR SERVICE® Businesses, all of which we may change from time to time. The term "Operations Manual" includes all means of communicating such information, regardless of format.

M. "Preferred Lead Program" means a program that we offer to qualified franchisees that permits each such franchisee to perform services in a defined area outside of its territory (the "designated area") so long as (i) such services are for such franchisee's existing customer that has locations within and outside of such franchisee's territory (but within the designated area) and (ii) the franchisee who owns the territory in which the designated area is located also participates in the Preferred Lead Program. Additional terms and conditions of the Preferred Lead Program are set forth in the Operations Manual. You must meet the qualifications set forth in the Operations Manual before you may participate in the Preferred Lead Program.

N. "Principal Owner" means any person or entity who, now or hereafter, directly or indirectly, owns a 5% or greater interest in the franchisee when the franchisee is a corporation, limited liability company, partnership, or other entity. However, if we are entering into this Agreement totally or partially based on the financial qualifications, experience, skills or managerial qualifications of any person or entity who directly or indirectly owns less than a 5% interest in the franchisee, we have the right to designate that person or entity as a Principal Owner for all purposes under this Agreement. In addition, if the franchisee is a partnership entity, then each person or entity who, now or hereafter is or becomes a general partner is a Principal Owner, regardless of the percentage ownership interest. If the franchisee is one or more individuals, each individual is a Principal Owner of the franchisee. Each franchisee must have at least one Principal Owner. Your Principal Owner(s) are identified in the Data Sheet in Schedule A to this Agreement. As used in this Agreement, any reference to Principal Owner includes all Principal Owners.

O. "System" means our operating systems, marketing systems, business techniques, and methods, processes, policies and procedures for the offer, sale, performance, service, installation and repair of garage doors and operators, along with items of trade dress, sales, leadership and management training for the development and operation of PRECISION GARAGE DOOR SERVICE® Businesses, including all training materials; all as the same may exist today or as the same may change from time to time, as specified in the Operations Manual or as otherwise reasonably directed by us from time to time.

P. "Territory" means the area designated on the Data Sheet. If the Territory is not designated at the time you and we sign this Agreement, we will notify you of the Territory within 30 days of the Effective Date. To the extent any portion of the Territory includes an area designated as an Indian Reserve, a governmental territory or other territory that may have separate or additional laws, regulations or other requirements for performing work in such territory, Franchisee is granted such territory only to the extent and for so long as Franchisee is qualified under such separate or additional requirements to perform work in such territory; knowledge of and compliance with such requirements being the sole responsibility of Franchisee.

GRANT OF LICENSE

2. The following provisions control with respect to the license granted hereunder:

A. Rights Granted. Subject to the terms and conditions of this Agreement, we hereby grant you the right and license to engage in and conduct, in the Territory, during the term of this Agreement, a PRECISION GARAGE DOOR SERVICE® Business identified by the Marks.

You hereby accept said license and undertake the obligation to operate your Business faithfully, honestly and diligently, using the System and in compliance with this Agreement and our standards and requirements. You may not subfranchise, sublicense, assign or transfer your rights under this Agreement, except as specifically provided in this Agreement.

B. Rights to Territory. During the term of this Agreement and provided that you are in compliance with the terms and conditions of this Agreement, we will not (i) modify the Territory without your written permission, subject to your compliance with the Minimum Performance Standards set forth in Section 5.R, or (ii) subject to our reservation of rights set forth in Section 2.C, establish either a company- or affiliate-owned or franchised PRECISION GARAGE DOOR SERVICE® Business geographically located within the Territory.

You may not advertise or solicit customers, perform services or sell products related to the Business outside the Territory without our prior written consent, which consent we may give, condition or withdraw as we deem appropriate. If you receive a request for services or products from outside the Territory, you must refer that request to the franchisee, if any, that owns the applicable territory, or seek our written permission to process such a request. Notwithstanding the foregoing, under certain limited circumstances, you may process such a request from outside the Territory if such activity is permitted under our Preferred Lead Program as more particularly set forth in the Operations Manual.

If we permit you to advertise, solicit, service or sell in areas outside the Territory that are not serviced by another franchisee (each, a "Territory Available for Sale" or "TAFS"), you must comply with all of the conditions and other requirements that we may from time to time specify (in the Operations Manual or otherwise in writing) with respect to such activities. At any time upon our demand or upon your actual notice that a TAFS has been purchased by another franchisee, you agree to immediately cease all activities in such TAFS and to comply with our procedures for the transition of Customer accounts for such TAFS.

C. Our Reservation of Rights. Except as expressly limited by Section 2.B, we and our affiliates may engage in any activity whatsoever on any terms and conditions we deem advisable whenever and wherever we or they desire. We and our affiliates retain all rights whatsoever not expressly granted herein, including, but not limited to:

(i) the right to establish and operate, and to grant to others the right to establish and operate similar businesses or any other businesses offering similar or dissimilar products and services through similar or dissimilar channels of distribution, at any locations inside or outside the Territory (A) under trademarks or service marks other than the Marks and on any terms and conditions we deem appropriate or (B) under the Marks, but if inside the Territory, then only pursuant to programs set forth in the Operations Manual (including the Preferred Lead Program);

(ii) the right to provide, offer and sell and to grant others the right to provide, offer and sell goods and services that are identical or similar to and/or competitive with those provided at the Franchise Location hereunder, whether identified by the Marks or other trademarks or service marks, through dissimilar channels of distribution (including internet or similar electronic media) both inside and outside the Territory and on any terms and conditions we deem appropriate;

(iii) the right to establish and operate, and to grant to others the right to establish and operate businesses offering dissimilar products and services, both inside and outside the Territory under the Marks and on any terms and conditions we deem appropriate;

(iv) the right to establish and operate, and to grant others the right to establish and operate a PRECISION GARAGE DOOR SERVICE® Business located anywhere outside the Territory under any terms and conditions we deem appropriate and regardless of their proximity to the Franchise Location or their actual or threatened impact on sales at the Franchise Location;

(v) (a) the right, directly or through an authorized third party (including, another franchisee), to advertise, solicit, enter into contracts with and service Key Accounts in any area, including in the Territory, upon such terms as we negotiate from time to time; or (b) further, if (i) you refuse or, in our sole judgment, are not qualified, interested or available to perform services or otherwise cannot or do not perform services for any customer located within the Territory, including a Key Account, (ii) you request assistance in the performance of services to a customer, or (iii) a customer, orally or in writing, specifically requests services within the Territory from a different franchisee or another third party, we have the right to authorize another franchisee (or designate or authorize a corporate employee or any other third party) to perform services for or sell products to the applicable customers inside the Territory. You agree that you will not be entitled to any compensation for sales or services performed inside the Territory by someone other than you as contemplated under this paragraph;

(vi) the right to acquire the assets or ownership interests of one or more businesses providing products and services similar to those provided at the 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 the Territory); and

(vii) the right to be acquired (in whole or in part and regardless of the form of transaction), by a business providing products and services similar to those provided at the Business, or by another business, even if such business operates, franchises and/or licenses a business(es) that competes with you in the Territory.

TRADEMARK STANDARDS AND REQUIREMENTS

3. We hereby grant you the right to use the Marks in connection with the operation of the Business hereunder, subject to the following terms and conditions:

A. Mark Ownership. The Marks are our and/or our affiliates' valuable property, and we and/or our affiliate(s) are the sole and exclusive owner of all right, title and interest in and to the Marks and all past, present or future goodwill of the Business and of the business conducted

that is associated with or attributable to the Marks. Your use of the Marks will inure to our benefit. You may not, during or after the term of this Agreement, engage, directly or indirectly, in any conduct that would infringe upon, harm, contest or otherwise interfere with our or our affiliates' rights in any of the Marks or the goodwill associated with the Marks, including any use of the Marks in a derogatory, negative, or other inappropriate manner in any media, including but not limited to print or electronic media. You agree that you will not grant or attempt to grant a security interest in, or otherwise encumber, the Marks or record any such security interest or encumbrance against any application or registration regarding the Marks in the United States Patent and Trademark Office or elsewhere.

B. Use of Marks. You may not use, or permit the use of, any trademarks, trade names, logos, service marks or any other names or marks in connection with the Business except those we authorize or direct in writing. You may use the Marks only in the form and manner we prescribe in writing and only in connection with the products and services that we specify and that meet our standards and requirements with respect to quality, production, installation and sale. You must strictly comply with all trademark, trade name and service mark notice marking requirements and other brand usage guidelines that we may provide from time to time.

C. Business Identification. You must use the name PRECISION GARAGE DOOR SERVICE® and the city, county or region we designate for you as the trade name of the Business (e.g., PRECISION GARAGE DOOR SERVICE® of Waco), and you must obtain and maintain corresponding fictitious or assumed name registration as required under applicable laws in the jurisdiction in which your Business is located and provide us with evidence of the same prior to opening for business. You may not use the words "PRECISION GARAGE DOOR SERVICE" or any other Mark as part of the name of your corporation, partnership, limited liability company or other business entity. You may not use any other mark or words to identify the Business without our prior written consent. You may not change your legal entity name, trade name, or fictitious or assumed name without our prior written consent. You may use the Marks on various materials associated with the Business, such as business cards, stationery and checks; provided that you (i) accurately depict the Marks on the materials as we direct, (ii) use the Marks in accordance with all of our trademark usage and branding standards, (iii) include a statement on the materials indicating that the Business is independently owned and operated by you, (iv) do not use the Marks in connection with any other trademarks, trade names, logos, service marks or any other names or marks unless we specifically approve in writing prior to such use, and (v) make available to us, upon our request, a copy of any materials depicting the Marks. You must put Customers on notice (by language in your contracts) identifying you as a PRECISION GARAGE DOOR SERVICE® franchisee in a format we deem acceptable, including an acknowledgment that you independently own and operate the Business.

D. Litigation. If any person or entity improperly uses or infringes the Marks or challenges your use or our use or ownership of or the validity of the Marks, we will control all litigation and other proceedings and we have the right to determine whether suit or other proceeding will be instituted, prosecuted or settled, the terms of settlement and whether any other action will be taken. You must promptly notify us of any such use or infringement of which you become aware or any challenge or claim arising out of your use of any Mark. You must take reasonable steps, without compensation, to assist us with any action we undertake. We will be responsible for our fees and expenses incurred in connection with any such action, unless the challenge or claim results from your misuse of the Marks in violation of this Agreement, in which case you must pay us for our costs and expenses including our attorney's fees.

Provided that you are using the Marks in compliance with the terms of this Agreement, we will defend, at our own expense, any action against you brought by a third party alleging that any of the Marks infringes any U.S. trademark of a third party, and we will pay those costs and damages finally awarded against you in any such action that are specifically attributable to such claim or those costs and damages agreed to in a monetary settlement of such action. The foregoing obligations are conditioned on you: (i) notifying us promptly in writing of such action; (ii) giving us sole control of the defense thereof and any related settlement negotiations; and (iii) cooperating and, at our request and expense, assisting in such defense.

E. Changes. Unless we direct you so in writing, you may not make any changes or substitutions to the Marks. We reserve the right to change the Marks at any time and you must comply with any such changes within the time frames we specify.

F. Creative Works. All ideas, business ventures, concepts, inventions, techniques, or materials concerning a PRECISION GARAGE DOOR SERVICE® Business, whether or not protectable Intellectual Property and whether created by or for you or one of your owners or employees, must be promptly disclosed to us in writing and will be deemed to be solely and exclusively our property, part of the System, and "works made-for-hire," as the phrase is defined in the Copyright Act of 1976 (17 U.S.C. 101 et seq.), for us. To the extent any item does not qualify as a "work made-for-hire" for us, by operation of law or otherwise, you agree to assign and hereby irrevocably assign, for no additional consideration, ownership of that item, and all related rights to that item, to us, our successors and assigns, including without limitation, the right to sue, counterclaim, and recover for all past, present, and future infringement, misappropriation, or dilution thereof, and all rights corresponding thereto throughout the world and agree to take whatever action (including signing an assignment agreement or other documents or obtaining an assignment from any third party, when necessary) we request to show our ownership or to help us obtain intellectual property rights in the item. Notwithstanding anything to the contrary, neither the expiration nor the termination of this Agreement shall affect our ownership of the items herein or alter any of our rights or privileges hereunder.

TERM AND RENEWAL

4. The following provisions control with respect to the term and renewal of this Agreement:

A. Term. The initial term of this Agreement commences on the Effective Date and expires on the 10-year anniversary of the Effective Date, unless terminated earlier as provided herein.

B. Renewal Term and Conditions of Renewal. You may renew your license for one renewal term of 10 years; provided that: (i) you have given us written notice of your request to renew at least 180 days but not more than 240 days prior to the end of the expiring term; (ii) you sign our then-current form of franchise agreement (modified to reflect that the agreement relates to the grant of a renewal), the terms of which may differ from this Agreement, including higher fees; (iii) you are not in default of this Agreement or any other agreement pertaining to the franchise granted, have satisfied all monetary and other material obligations on a timely basis during the term, are in good standing, have received no more than 2 written notices of default during the term of this Agreement, and have not failed to meet the Minimum Performance Standards for any two calendar years (or two measurement periods, as applicable) during the term; (iv) you comply with our then-current training requirements; (v) you and your guarantors execute a general release of claims in a form we prescribe; and (vi) you pay a renewal fee of $5,000.

C. Interim Period. If this Agreement expires without you properly exercising your renewal right and you continue to accept the benefits of this Agreement thereafter, then, at our option, we may treat this Agreement either as (i) expired as of the date of expiration, with you then illegally operating a franchise in violation of our rights; or (ii) continued on a month-to-month basis (the "Interim Period") until both parties agree to enter into our then-current form of franchise agreement for a renewal term or until one party provides the other with written notice of termination, in which case the Interim Period will terminate 30 days after receipt of the notice of termination. In the latter case, all of your obligations shall remain in full force and effect during the Interim Period as if this Agreement had not expired, except that the License Fee during the Interim Period will be increased to 10% of Gross Sales for all types of products/services and without any reductions. All obligations and restrictions imposed on you upon expiration of this Agreement shall take effect upon termination of the Interim Period.

OPERATIONS STANDARDS AND REQUIREMENTS

5. You must implement and abide by our requirements and standards directed to enhancing substantial System uniformity. The following provisions control with respect to operation of your Business:

A. Franchise Location. You are responsible for finding and purchasing or leasing a site that meets our site selection guidelines and standards and is located in the Territory. We will approve your site as long as it meets our site selection guidelines and we will attempt to provide our approval or disapproval within 10 business days after you submit the location information (together with evidence of compliance with our site selection guidelines) to us. In addition, your Franchise Location must meet the following conditions:

(i) You must begin operating your Business within 9 months of the date we sign this Agreement, although you may not commence operations of your Business until you have satisfactorily completed our training program and complied with your other pre-opening obligations. We are not responsible or liable for any of your pre-opening obligations, losses or expenses, including those you might incur for your failure to comply with these obligations or your failure to open by a particular date. We have no responsibility for any lease; it is your sole responsibility to evaluate, negotiate and enter into a lease or a purchase agreement for the Franchise Location premises.

(ii) You must construct and equip your Franchise Location in accordance with our current approved specifications and standards as set forth in the Operations Manual. You must maintain and periodically refresh the building, equipment, vehicles, fixtures, furnishings, signage and trade dress (including the interior and exterior appearance) used in the operation of your Business in accordance with our requirements established periodically and any periodic evaluations of the premises by our representatives.

From time to time as we require, you must effect items of modernization and/or replacement of the premises, trade dress, vehicles, equipment and grounds as may be necessary for your Business to conform to the standards for similarly situated new PRECISION GARAGE DOOR SERVICE® Businesses.

Each Transfer of any interest in this Agreement or your Business under Section 10 and each renewal under Section 4 are expressly conditioned upon your compliance with our then-current modernization or replacement requirements.

(iii) If you need to relocate your Franchise Location for reasons other than your breach of your lease, we will grant you authority to relocate to another site within the Territory that meets our site selection guidelines and standards; provided that you are not in default under this Agreement or any other agreement with us and you are current on all of your financial obligations to us, our affiliates and third parties. You still must continue to operate the Business at all times during any such relocation.

(iv) In the limited instance that Google (or another designated vendor we use for search engine optimization purposes to drive online customer marketing) requires a secondary physical location in your Territory (in addition to your Franchise Location) in order to align with the marketing areas identified by Google/the vendor, we and you will agree on how you can establish and operate the secondary location in a manner that meets Google/the vendor's requirements as well as our applicable System standards for a secondary location; provided that this requirement will not apply during the first year of operation of the Business.

B. Vehicle Acquisition and Maintenance. You must acquire and maintain, at your sole expense, one or more vehicles as specified by us for use in the Business. Each vehicle shall be equipped, outfitted, insured and maintained in accordance with our specifications and standards. You must maintain the interior, exterior and mechanical parts of all required vehicles in good repair and condition and regularly service and maintain the vehicles to keep them clean and in good working order.

C. Authorized Services and Products. You can only offer and sell authorized services and products from your Business and you must refrain from selling any other services or products. You must use in the operation of your Business and in the offer and sale of authorized services and products of your Business only those techniques, procedures and supplies we specify in writing. You acknowledge and agree that we may change any of our requirements periodically and you agree to conform to any such changes. All Customer service materials, techniques, and promotional items of all descriptions and types must meet our standards of uniformity and quality.

D. Approved Supplies and Suppliers. We reserve the right to require that you only use approved products, services, inventory, equipment, signs, advertising materials, and other items (collectively "approved products and supplies") in the Business. We may introduce new products and supplies and change previously approved products and supplies from time to time and you agree to promptly comply with our new or changed requirements. Although we do not do so for every item, we have the right to approve the supplier of approved products and supplies. You acknowledge and agree that certain approved products and supplies may only be available from one approved supplier source, and we or our affiliates may be that source. You will pay the then-current price in effect for any approved products and supplies you purchase from us or our affiliates. All products, materials, services and other items and supplies used in the operation of the Business must conform to the specifications and standards we establish from time to time. We may furnish to you from time to time lists of approved products and supplies and/or approved suppliers, which lists we may amend from time to time. We or our affiliate may make available to you the opportunity to participate from time to time in certain discounts, rebates or other benefits in connection with your purchases from approved suppliers.

WE AND OUR AFFILIATES MAKE NO WARRANTY WITH RESPECT TO ANY PRODUCTS, SERVICES, EQUIPMENT, SUPPLIES OR OTHER ITEMS WE APPROVE AND WE EXPRESSLY DISCLAIM ALL WARRANTIES, EXPRESS AND IMPLIED, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR

PURPOSE, WITH RESPECT TO ANY SUCH PRODUCTS, EQUIPMENT (INCLUDING WITHOUT LIMITATION AND ANY REQUIRED COMPUTER SYSTEMS), SUPPLIES, OR OTHER APPROVED ITEMS.

E. Computer System; Call Center Program. You must purchase a computer system (including all future updates, supplements and modifications) and other technology that meets our standards and requirements (the "Computer System"). The Computer System will be used to develop a database of Customers and prospective customers and other related Customer Information, schedule appointments, generate proposals, maintain communications over the Internet, and produce your accounting records. You agree that, without our prior written consent, you may not input, provide or otherwise use any Confidential Information in connection with any Computer System that leverages artificial intelligence or machine learning models, including but not limited to any publicly-available generative AI tools (*e.g.,* ChatGPT). The foregoing restriction includes inputting, providing or otherwise using any Confidential Information to train, develop or modify any such models. In addition, you may be required to use our proprietary call center program.

You may be required to license software from us, our affiliate, or a third party and you also may be required to sign software license agreements and pay an additional software licensing or user fee(s) in connection with your use of the software. All right, title and interest in and to the software will remain with the licensor of the software. You will be liable for all damages (under this Agreement, any other software license agreement you execute and under applicable law) and problems caused by your use of any software on the Computer System. You acknowledge and agree that we will have full and complete access to the information and data entered into or produced by the Computer System, including, without limitation, email communications and related data, and we can use the same in any way we deem appropriate, including in connection with the development, training, or modification of artificial intelligence / machine learning models, subject to applicable law. You must have Internet access with a form of high-speed connection as we may require and you must maintain a dedicated email account for the Business, separate from any personal or other email account. You must purchase any upgrades, updates, enhancements and/or replacements to the Computer System and/or related hardware, software or other technology as we may from time to time require. It is your responsibility to make sure that you are in compliance with all laws that are applicable to the Computer System, including all data protection, privacy and security laws as well as payment card industry (PCI) compliance.

As to any malfunctioning of the Computer System or any website as further described in Section 5.L, neither we nor any affiliate will be liable to you for any consequential, incidental, indirect, economic, special, exemplary or punitive damages, such as, but not limited to, loss of revenue or anticipated profits or lost business, even if you have advised us that such damages are possible as a result of any breach or malfunction.

F. Customer Information. You agree that we own all Customer Information and may use the Customer Information as we deem appropriate (subject to applicable law), including disclosing it to vendors, developing, training or modifying artificial intelligence / machine learning models, or sharing it with our affiliates for cross-marketing or other purposes. You may only use Customer Information for the purpose of operating the Business to the extent permitted under this Agreement, including the Operations Manual during the term hereof and subject to such restrictions as we may from time to time impose and in compliance with all data privacy, security and other applicable laws. Without limiting the foregoing, you agree to comply with applicable law in connection with your collection, storage, disclosures and your use and our use of such Customer Information, including complying with all laws and regulations relating to data protection, privacy

and security, including data breach response requirements ("Privacy Laws"), as well as data privacy and security policies, procedures and other requirements we may periodically establish. Some laws require you to obtain consent to collect, store, disclose, and use (collectively "process") personal information or provide notice regarding your processing of personal information. You are responsible for obtaining appropriate Customer consent and notice, as well as all necessary rights in the Customer Information, to ensure you and we may process Customer Information as outlined in this Agreement, including but not limited to as set forth in Section 5(E). You must notify us immediately of any suspected data breach at or in connection with the Business. You must fully cooperate with us and our counsel in determining the most effective way to meet our standards and policies pertaining to Privacy Laws within the bounds of applicable law. You are responsible for any financial losses you incur or remedial actions that you must take as a result of breach of security or unauthorized access to Customer Information in your control or possession.

If any federal or state Privacy Law, including the California Consumer Privacy Act , as revised by the California Consumer Privacy Rights Act , Cal. Civ. Code § 1798.100, et seq. (collectively, "CCPA"), and any related regulations, applies to the operation of the Business, whenever and to the extent you operate as a "Service Provider" or "Contractor" under the CCPA, a data processor, or in a similar capacity under any federal or state Privacy Law, you represent and warrant that:

(1) Except for the purpose of operating the Business in accordance with this Agreement, including the Operations Manual, you will not retain, use, combine or disclose any Customer Information;

(2) You will not sell, share, make available or otherwise disclose any Customer Information to any third party for valuable consideration or for the purpose of performing cross-context behavioral advertising, targeted advertising, or profiling, as those terms are defined under applicable Privacy Laws;

(3) You will not retain, use, or disclose Customer Information outside of the direct business relationship between you and us;

(4) You will delete any Customer Information upon our request unless you can prove that such request is subject to an exception under applicable law; and

(5) If you receive a Customer Information data request (e.g., a request to delete Customer Information) directly from a consumer (e.g., a California resident under the CCPA, or a resident of another jurisdiction under other applicable Privacy Law), you shall inform us of that request within one business day and cooperate with us to ensure that the consumer receives an appropriate and timely acknowledgement and response.

(6) You will implement reasonable security procedures and practices appropriate to the Customer Information you collect, retain, use or disclose, in order to protect it from unauthorized or illegal access, including following minimum requirements that may be set forth in the Operations Manual.

(7) You will cooperate with us to the extent necessary to assist us with conducting required data protection assessments or other similar assessments under applicable Privacy Laws, responding to Customer Information data requests, responding to requests or inquiries from government authorities, or if we seek to ensure that you have collected, retained, used, or disclosed Customer Information consistent with Privacy Laws and this Agreement, including but not limited

to providing us with requested compliance documents, or allowing us or our designee to assess, audit, or test your privacy and security controls at least annually.

(8) You will cooperate with us to stop or remediate any unauthorized use of Customer Information, including verifying that you no longer retain or process personal information that a consumer has asked you or us to delete under applicable Privacy Laws.

(9) You will notify us immediately if you determine you cannot meet your obligations under Privacy Laws or this Agreement regarding your collection, retention, use, or disclosure of Customer Information.

You certify that you understand the restrictions in Paragraphs (1) – (9) of this section and will comply with them. You also acknowledge and agree that we may modify these restrictions from time to time by written notice to you, by issuing updates to our standards and policies pertaining to Privacy Laws, including by adding other similar restrictions that may be required under other state or federal Privacy Laws, and you agree to comply with the same. You also agree to execute any addenda that we may determine are required to conform this Agreement to new or changed Privacy Laws.

To the extent that you engage another person third party to collect, use, sell, share, store, disclose, analyze, delete, modify, or to otherwise perform any processing of Customer Information for the purpose of operating the Business (a "Subprocessor"), you will notify us of such engagement, which shall be governed by a written contract that includes the same restrictions as in Paragraphs (1) – (9) of this section and imposes reasonable confidentiality obligations and privacy and security controls on the Subprocessor.

G. Operating Procedures; Operations Manual. We will loan you a copy of our Operations Manual. We will make it available to you online or in such other manner and format as we approve. You acknowledge that the Operations Manual is at all times our Intellectual Property and owned exclusively by us. You must, at all times, treat the Operations Manual, and the information it contains, as secret and confidential, and must use all reasonable efforts to maintain such information secret and confidential. You must adopt and use as your continuing operational routine the required standards, service style, procedures, techniques and management systems described in the Operations Manual or other written materials relating to the Business provided from time to time by us. We will revise the Operations Manual and these standards, procedures, techniques and management systems periodically to meet changing conditions and in the best interest of the PRECISION GARAGE DOOR SERVICE® Businesses and the System. We will notify you of any such updates or revisions and you expressly agree to comply with each new or changed requirement. You must at all times ensure that your copy of the Operations Manual is kept current and up to date, and in the event of any dispute as to the contents of said Operations Manual, the terms of the master copy of the Operations Manual that we maintain are controlling.

The Operations Manual will contain both mandatory standards and recommended standards. Any required standards exist to protect our interests in the System and the Marks and not for the purpose of establishing any control or duty to take control over those matters that are reserved to you. The required standards generally will be set forth in the Operations Manual or other written materials. The Operations Manual also will include guidelines or recommendations in addition to required standards. In some instances, the required standards will include recommendations or guidelines to meet the required standards. You may follow the recommendations or guidelines or some other suitable alternative, provided you meet and comply with the required standards. In other instances, no suitable alternative may exist. In order to protect

our interests in the System and the Marks, we reserve the right to determine if you are meeting a required standard and whether an alternative is suitable to any recommendations or guidelines.

H. Confidential Information. You may not, during the term of this Agreement or thereafter, communicate, divulge or use any Confidential Information for the benefit of any other person or entity, except that you may communicate Confidential Information to such employees as must have access to it in order to operate the Business. All Confidential Information, including, without limitation, methods, procedures, suggested pricing, specifications, processes, materials, techniques, Customer Information and other data, may not be used for any purpose other than operating the Business hereunder. In the interest of protecting our System, we may require that you obtain nondisclosure and confidentiality agreements in a form satisfactory to us from your owners (if franchisee is an entity), your spouse, your manager and other key employees. You must provide executed copies of these agreements to us upon our request. A copy of the current Confidentiality Agreement form to be used with your owners (if franchisee is an entity) or your spouse is included as Schedule F. Notwithstanding anything to the contrary herein, as between you and us, you agree that all Confidential Information, including all Intellectual Property rights therein, belong to us.

I. Evaluations. We and our authorized representative have the right to visit and inspect your Business at all reasonable times during the business day for the purpose of making periodic evaluations and to ascertain your compliance with the provisions of this Agreement, and to inspect and evaluate your services, supplies or products and other aspects of your Business. Any failure of an inspection is a default under this Agreement. Further, if we determine that any condition in the Business presents a threat to customers or public health or safety, we may take whatever measures we deem necessary, including requiring you to immediately close the Business until the situation is remedied to our satisfaction. Any evaluation or inspection we conduct is not intended to exercise control over your day-to-day operation of your Business or to assume any responsibility for your obligations under this Agreement.

J. Compliance with Laws; Licenses and Permits. You must, at your expense and at all times, maintain and conduct your Business operations in compliance with all applicable federal, state and local laws, regulations, codes and ordinances. You must secure and maintain in force all required licenses, permits and certificates relating to your Business, including but not limited to obtaining and maintaining required authorizations from federal and state transportation authorities and public utility commissions. Without limiting the foregoing, if you or any of your Principal Owners is not a U.S. national, you represent that you and/or such Principal Owner(s) have an immigration status that allows you and/or such Principal Owner(s) to live and work in the United States, and you hereby promise that you and/or such Principal Owner(s) will maintain such status during the term of this Agreement.

You acknowledge that you are an independent business and responsible for control and management of your Business, including, but not limited to, the hiring and discharging of your employees, tax withholdings, and setting and paying wages and benefits of your employees. You acknowledge that we have no power, responsibility or liability in respect to the hiring or discharging of employees, tax withholdings or setting or paying of wages or related matters.

You must immediately notify us in writing of any claim, litigation or proceeding that arises from or affects the operation or financial condition of your Business or names us as a party.

K. Participation in Internet Websites or Other Online Communications. We may require you, at your expense, to participate in our PRECISION GARAGE DOOR SERVICE®

website on the Internet, our intranet or extranet system or other online communications as we may from time to time prescribe. We have the right to determine the content and use of our website and intranet or extranet system and establish the rules under which franchisees may or must participate. We will post your Business contact information on our website. You may not separately register any domain name containing any of the Marks or operate a website or social media account for your Business. We reserve the right to pre-approve, establish rules, procedures and policies relating to any website and social media account that you create or use for the operation of your Business. We may immediately terminate this Agreement if you register any domain name or social media account containing any of the Marks. We retain all rights relating to our website, intranet system and social media accounts and may alter or terminate our website, extranet system or intranet system or any social media accounts. Your general conduct on our website, social media accounts, intranet or extranet system or other online communications and specifically your use of the Marks or any advertising is subject to the provisions of this Agreement. You acknowledge that certain information related to your participation in our website, social media accounts, extranet system or intranet system may be considered Confidential Information, including access codes and identification codes. Your right to participate in our website, social media accounts, and intranet or extranet system, or otherwise use the Marks or System on the Internet or other online communications, will terminate when this Agreement expires or terminates. You acknowledge and agree that you do not have any right to use the Marks or other Intellectual Property of the System on any website or any social media platform except as expressly approved by us in writing.

Unless we direct otherwise, simultaneously herewith, you agree to execute the Telephone Number and Internet Agreement (attached hereto as Schedule E), pursuant to which you assign to us ownership of all Telephone Listings and Internet Listings (each term as defined in Schedule E).

L. System Modifications. You acknowledge and agree that we have the right to modify, add to or rescind any requirement, standard or specification that we prescribe under this Agreement to adapt the System to changing conditions, competitive circumstances, business strategies, business practices and technological innovations and other changes as we deem appropriate. You must comply with these modifications, additions or rescissions at your expense, subject to any express limitations set forth in this Agreement.

M. Suggested Pricing Policies. Based on examples from PRECISION GARAGE DOOR SERVICE® Businesses, we may, from time to time, make suggestions to you with regard to your pricing policies. In addition, we have the right to negotiate Key Account arrangements, including pricing which will bind all PRECISION GARAGE DOOR SERVICE® Businesses providing services to such Key Accounts. Although you generally have the right to establish prices for the products and services you sell, we reserve the right to establish and enforce prices, both minimum and maximum, to the extent permitted by applicable law.

N. Key Accounts. We reserve the right to establish and administer a Key Accounts program. If such a program is established, you may participate in it. If you elect to participate, you must comply with all Key Accounts standards and procedures set forth in the Operations Manual and/or as we may otherwise communicate to you, as well as the specific terms of our arrangement with each applicable Key Account, which terms may include, without limitation, the provision of certain insurance and other products and services, special pricing, payment terms, turnaround on services, etc.

O. Customer Service; Service Warranties. You must honor our warranty policies for services provided to Customers, whether provided by you or a previous franchisee in the Territory, as described in the Operations Manual. You are solely responsible for the quality and results of the

services and products you sell and provide to Customers, maintaining a continuing responsibility with respect to such services and products beyond the termination or expiration of this Agreement. You must render and must cause each of your employees to render prompt, competent and courteous service to Customers and you shall offer and honor such service warranties as we direct.

You must respond to any dissatisfied Customers within 24 hours after the complaint is received or as otherwise set forth in the Operations Manual. If you are unable to equitably resolve the Customer's complaint within 3 days after the initial contact, you must contact us for assistance in handling the complaint. In no event shall our assistance be construed to make us liable to you or to a Customer in connection with such complaint. You are solely responsible for satisfactorily and timely resolving all warranty claims, Customer disputes, and online Customer reviews. Should you fail to do so, you must reimburse the cost of any such services to us or any third party that we authorize to perform the services or you must reimburse us for any refund or other payment we may make to a Customer (as applicable). We may at any time contact Customers concerning the quality of services you provide, the level of Customer satisfaction, or other aspects of the Business that we deem relevant.

P. Ethical Business Conduct. You agree to adhere to good business practices, observing high standards of honesty, integrity, fair dealing and ethical business conduct and good faith in all business dealings with Customers, vendors, your employees, our corporate employees, and all other PRECISION GARAGE DOOR SERVICE® franchisees. You must not engage in deceptive, misleading or unethical practices or conduct that may have a negative impact on the reputation and goodwill associated with the Marks.

Q. Crisis Situations. In the interest of protecting the PRECISION GARAGE DOOR SERVICE® brand, Marks and the System, we have the sole and absolute right to determine a response, including what steps will be taken and what communications will be made, in instances of a Crisis, and you agree to comply with and implement our directions in response to a Crisis. "Crisis" means an event or development that negatively impacts the PRECISION GARAGE DOOR SERVICE® brand or System in such a way that we determine may cause substantial harm or injury to the Marks, System, the Intellectual Property associated with the System, or the reputation or image of the PRECISION GARAGE DOOR SERVICE® brand.

R. Minimum Performance Standards. Beginning with the second full calendar year of operating the Business, the Business must achieve (a) in each calendar year, annual Gross Sales that are in the top 90% of the annual Gross Sales per franchised business for the PRECISION GARAGE DOOR SERVICE® franchise system for that calendar year (the "Gross Sales MPS") and (b) a Net Promoter Score (or another customer satisfaction survey score we designate) ("NPS") that is not more than 10 points below the average NPS for the PRECISION GARAGE DOOR SERVICE® franchise system for each applicable measurement period we set (the "Customer Satisfaction MPS" and collectively with the Gross Sales MPS, the "Minimum Performance Standards"). If you operate multiple PRECISION GARAGE DOOR SERVICE® businesses, the Minimum Performance Standards will apply separately to each franchised business. You agree we can make changes to the Minimum Performance Standards upon 6 months' prior written notice in accordance with our Reasonable Business Judgement (as defined in Section 14.G.3) and so long as such revised Minimum Performance Standards are applied to all similarly situated PRECISION GARAGE DOOR SERVICE® franchised businesses.

If you do not meet the Gross Sales MPS (i.e., the Business' annual Gross Sales are in the bottom 10% of the PRECISION GARAGE DOOR SERVICE® franchised businesses for that calendar year) for any applicable calendar year or the Customer Satisfaction MPS for any

applicable measurement period, we will meet with you to identify the reasons for the substandard performance and establish a performance improvement plan ("PIP") for the Business to take specific actions with the goal to improve the overall performance of the Business, including its annual Gross Sales and/or NPS. Your failure to implement or comply with the PIP over the three to six month period we designate will be a default under this Agreement, subject to a 30-day cure period. During the cure period, you will have the opportunity to advise us of your intent to sell the Business to a third party, in which case we will give you an additional 90 days (from the date of your notice of intent to sell) to transfer the Business in accordance with the transfer requirements of Section 10 of this Agreement. Failure to timely cure the default or transfer the Business as provided herein will give us the right to either reduce the size of your Territory or terminate this Agreement.

PERSONNEL AND SUPERVISION STANDARDS

6. The following provisions and conditions control with respect to personnel, training and supervision:

A. Supervision of the Business; Guarantors. You, or your Principal Owner(s) (as identified on the Data Sheet) if you are a business entity, must devote full-time attention to your Business, which at all times must be under your, or your Principal Owner(s)'s direct and active supervision and management. If you are a business entity, (i) all your owners must sign a Confidentiality Agreement; (ii) you must designate one or more Principal Owners; and (iii) all persons and entities that, as of the date of this Agreement hold, or during the term of this Agreement become holders of, 5% or more of your ownership interests must personally guarantee your performance hereunder to us by executing the personal guarantee attached hereto as Schedule C. If two (2) or more persons are the Franchisee or guarantors, their obligations and liability to us shall be joint and several.

B. Training. You must comply with all of the training requirements we prescribe for the Business. You, or your Principal Owners if you are a legal entity, must attend our initial training program and complete it to our satisfaction. You must pay all costs and expenses, including hotel and transportation costs, you incur in attending our initial training program. If it becomes necessary to re-train a certain individual, we reserve the right to charge you a training fee. You also must pay all costs and expenses for any additional personnel who attend our initial training program. The training requirements may vary depending on your experience and other factors specific to the Business. If you are given notice of default that relates, in whole or in part, to your failure to meet any operational standards, we may require that, as a condition of curing the default, you and your manager, at your expense, comply with the additional training requirements we prescribe. Under no circumstances may you permit management of the Business' operations on a regular basis by a person who has not successfully completed to our reasonable satisfaction all applicable training we require.

C. Ongoing Training. We may require you and other key employees of the Business to attend ongoing training at our training facility or other locations we designate. If you request training in addition to the initial training program identified above, we reserve the right to charge you a training fee, plus you must pay your costs and expenses in connection with such training. Any training provided by us to any of your workers will be limited to training or guidance regarding the delivery of approved services to clients in a manner that reflects the customer and client service standards of the System. You are, and will remain, the sole employer of your employees at all times, including during all training programs, and you are solely responsible for all employment

decisions and actions related to your workers. You are solely responsible for ensuring that your workers receive adequate training.

D. Staffing. You must employ a sufficient number of competent and trained employees to ensure efficient service to Customers. It is your responsibility to make sure that no employee or subcontractor enters a Customer's property if such person has not passed the required background checks. No employee of yours will be deemed to be an employee of ours for any purpose whatsoever, and nothing in any aspect of the System or the Marks in any way shifts any employee or employment related responsibility from you to us.

E. Attendance at Reunion and Meetings. You must attend, at your expense, any annual franchise convention we may hold or sponsor and any meetings relating to new services or products, new operational procedures or programs, training, business management, sales or sales promotion, or similar topics, including any system-wide teleconferences or web-conferences, as more particularly set forth in the Operations Manual. We reserve the right to charge you a fee to attend any such franchise conventions, meetings, programs or other trainings, and we may collect such a fee from you whether you attend or not. If you do not attend or participate in at least one annual franchise convention (Reunion), we may charge you up to $2,000 on a pro-rata basis based on number of days you miss at said convention. If you are not able to attend a meeting or convention, you must give us prior notice and must have a substitute person acceptable to us attend such meeting or convention. Nothing in this Agreement is intended to require us to hold any annual conventions or other meetings.

MARKETING

7. You agree to actively promote your Business, to abide by all of our marketing and advertising requirements and to comply with the following provisions:

A. MAP Fund. If and when we begin to collect MAP Fees as provided in Section 8.D, we reserve the right to establish and manage a Marketing, Advertising and Promotion Fund for PRECISION GARAGE DOOR SERVICE® Businesses (the "MAP Fund") and deposit all MAP Fees you pay to us hereunder in the MAP Fund. On behalf of our company and affiliate-owned PRECISION GARAGE DOOR SERVICE® Businesses, we will pay the same MAP Fee as similarly situated franchised PRECISION GARAGE DOOR SERVICE® Businesses. The MAP Fund will not be a trust or escrow account, and we will have no fiduciary obligation to franchisees with respect to it. We will have the right to make disbursements from the MAP Fund for expenses incurred in connection with the cost of formulating, developing, implementing and administering marketing, advertising, public relations, and promotional campaigns. The disbursements may include payments to us for the expense of administering the MAP Fund, including accounting expenses and salaries and benefits paid to our employees engaged in the administration and operation of the MAP Fund or otherwise providing services with respect to the MAP Fund. We will have the right to determine the methods of marketing, advertising, media employed and contents, terms and conditions of marketing campaigns and promotional programs. Because of the methods used, we will not be required to spend a prorated amount on each PRECISION GARAGE DOOR SERVICE® Business or in each advertising market. We, as the administrator of the MAP Fund, will have the right to collaborate with the administrators of advertising funds of certain other franchise systems affiliated with us. You acknowledge that there can be no assurance that the MAP Fund's participation in these collaborations and joint efforts will benefit PRECISION GARAGE DOOR SERVICE® Businesses proportionately or equivalently to the benefits received by any other franchised businesses of the other participating affiliated franchise systems.

The MAP Fund will be accounted for separately and will not be used to defray any of our general operating expenses, except for such expenses, administrative costs and overhead relating to MAP Fund business, including compensation of employees and others providing services to the MAP Fund and other expenses that we incur in activities related to maintaining, administering, directing and conducting the MAP Fund programs, including, without limitation, conducting market research and public relations activities; preparing advertising promotion and marketing materials; and collecting and accounting for MAP Fund contributions and expenses. If requested, we will provide you an annual unaudited statement of the financial condition of the MAP Fund.

We will assume no direct or indirect liability or obligation to you with respect to collecting amounts due to the MAP Fund or related to our maintenance, direction or administration of the MAP Fund, including with respect to the efficiency or effectiveness, if any, of the MAP Fund in enhancing the Marks, brand or System or advancing the business interests of a franchisee or franchisees in general.

We shall have the right, but not the obligation, to cause the MAP Fund to be incorporated or operated through an entity separate from us at such time as we deem appropriate, and any such successor entity shall have all our rights and duties under this Section 7.A. We may use collection agents and institute legal proceedings at the MAP Fund's expense to collect MAP Fund contributions. We also may forgive, waive, settle, and compromise all claims by or against the MAP Fund. If we terminate the MAP Fund, we will refund to you your pro-rata portion of any amounts remaining in the Fund, based on your contributions to the MAP Fund.

B. Required Local Expenditures. You must use your best efforts to promote and advertise the Business and participate in any local marketing and promotional programs we establish from time to time. In addition to the payment of the MAP Fee, you must spend the minimum amounts set forth in the Data Sheet on approved local marketing and promotion in the Territory each year ("Minimum Local Marketing Amounts"). Upon our request, you must provide us with itemized documentation and proof of such expenditures. If you fail to make the required expenditures, we have the right to collect the deficiency and spend it as provided below in this paragraph. We reserve the right to require you to use one or more designated vendors in connection with your local marketing and promotional activities. In addition, we reserve the right to collect (on a monthly or quarterly basis, as we may from time to time designate) the Minimum Local Marketing Amounts and in return provide to you local promotional, marketing and advertising materials and related services to promote the Business in the Territory. Should this Agreement terminate prior to our providing such local promotional, marketing and advertising materials and related services in the Territory, we reserve the right to contribute the Minimum Local Marketing Amounts collected to the MAP Fund.

C. Approved Materials. You must use only such marketing materials (including any print, radio, television, electronic, on-line or other media forms that may become available in the future) as we furnish, approve in writing or make available, and the materials must be used only in the manner we prescribe and in compliance with all trademark usage and branding standards. Furthermore, any promotional activities you conduct for the Business are subject to our approval. You must submit all advertising and promotional materials to us for approval prior to your use. If we do not respond within 14 days of your submission, the materials will be deemed not approved. We will not unreasonably withhold approval of any materials or media and activities; provided that they are current, in good condition, in good taste and accurately depict the Marks. Notwithstanding our approval, it is solely your responsibility to conduct your promotional activities in accordance with all applicable laws.

D. Local Marketing Groups. We have the right to designate local advertising markets and advertising cooperatives and/or local marketing groups for such markets (collectively, each such cooperative or group, a "LMG"), and if designated, you must participate in the LMG and its programs in your designated local advertising market. If established, you must contribute to the LMG the amount we designate, but such contribution amount shall not exceed 3% of your Gross Sales. If established, each PRECISION GARAGE DOOR SERVICE® Business, including those operated by us or our affiliates within a designated local advertising area, will be a member of the LMG. You must obtain our written approval of all promotional and advertising materials, creative execution and media schedules prior to their implementation. We have the right to establish how the LMGs operate and we have the right to require LMGs to be formed, changed, dissolved or merged.

FEES, REPORTING AND AUDIT RIGHTS

8. You must pay the fees described below and comply with the following provisions:

A. Initial Franchise Fee. Upon signing of this Agreement, you must pay to us an initial franchise fee as set forth in the Data Sheet (the "Initial Franchise Fee"), which is earned upon receipt and is non-refundable. Any financing of the Initial Franchise Fee is only available if we offer you financing under the terms of the Promissory Note and Security Agreement included as Schedule G.

B. License Fees. From and after the Effective Date, you must pay to us, in the manner specified in Section 8.D, a monthly fee (the "License Fee") in the amount set forth on the Data Sheet.

C. MAP Fees. We reserve the right to charge you a MAP Fund fee, in an amount equal to the applicable percentage of Gross Sales set forth in the Data Sheet (the "MAP Fee"), and when we implement the MAP Fee, you must pay the MAP Fee to us each month as specified in Section 8.D.

D. Manner of Payment; Electronic Transfer of Funds. All payments of the License Fees and MAP Fees are due to us by the 5th of each month for the month just ended. You must sign an electronic ACH Form, attached as Schedule B, to authorize and direct your bank or financial institution to allow us or our affiliate to initiate a transfer of funds electronically directly to our or our affiliate's account and to charge to your account all amounts due to us or any affiliate. You must maintain a balance in your account sufficient to allow us and our affiliates to collect the amounts owed when due. You are responsible for any penalties, fines or other similar expenses associated with the transfer of funds described in this Section.

E. Late Payments. A late payment fee of $10.00 per day (the "Late Payment Fee") plus interest at the highest applicable legal rate for open account business credit in the state of your domicile, not to exceed 12.0% per annum, will accrue on all late payments from the due date until all sums are paid. If a check is returned or an ACH draft is refused by your financial institution due to insufficient funds in your account, you must pay us an insufficient funds fee of $50. In addition, if you fail to timely provide any Gross Sales report to us, in addition to any other rights available to us, we may withdraw the applicable License Fee (based on last reported Gross Sales) from your account, and once the applicable Gross Sales report becomes available to us, you will be required to immediately pay us any additional amounts owed as shown in the calculation of the License Fees and MAP Fees in such Gross Sales report. You acknowledge and agree that this Section 8.E does not constitute our agreement to accept payments or reports after they are due or a

commitment by us to extend credit to you or to otherwise finance your operation of the Business. Further, you acknowledge and agree that your failure to pay all amounts and provide all reports when due will constitute grounds for termination of this Agreement, notwithstanding the provisions of this Section 8.E. You will not, on grounds of the alleged nonperformance by us of any of our obligations under this Agreement, withhold payment of any License Fees, MAP Fees or any other amounts due to us and you will not, on such grounds, discontinue providing services to Customers in accordance with this Agreement.

F. Application of Fees. Notwithstanding any designation by you, we have the right to apply any payments received from you to any past due indebtedness to us or any affiliate in such amounts and in such order as we determine.

G. Financial Planning and Management. You must compile and keep books and records that accurately reflect the operations and condition of your Business, including detailed daily sales, cost of sales, and other relevant records and information, maintained in an electronic media format and using the methods of bookkeeping and accounting as we periodically may prescribe. You must also retain check registers, purchase records, invoices, sales summaries and inventories, sales tax records and returns, state, federal, personal and other income tax records and returns covering or related to the Business, payroll records, cash disbursement journals and general ledgers. You must submit to us such reports, statement of profit and loss, balance sheet, tax returns, books and records as we may require, including those identified in Section 8.H below, all on the forms and according to reporting formats, methodologies and time schedules that we establish from time to time. You must preserve the books, records and reports for the longer of (i) five years from creation or (ii) such period as required under applicable laws. You must allow us electronic and manual access to any and all records relating to your Business.

H. Reports. Simultaneously with each payment of License Fees and MAP Fees hereunder, you must submit to us a report of the corresponding Gross Sales and gross receipts of the Business, and a computation of the corresponding License Fees and MAP Fees with respect to the preceding month. Gross Sales must be entered into the software and reported for the month in which they are earned; you may not postpone the reporting of any Gross Sales for any reason. In addition, within 15 days after the end of each month, you must submit to us the following information for the preceding month: (i) copies of your most recent balance sheet and statement of profit and loss, including a summary of your costs for labor, rent and other material cost items; and (ii) if requested by us to verify your Gross Sales, all such books and records as we may require under our audit policies published from time to time. You also must, at your expense, submit to us within 90 days after the end of each fiscal year a detailed balance sheet, profit and loss statement and statement of cash flows for such fiscal year. All reports shall be provided in the form and content as we periodically prescribe. You must certify in writing all reports to be true and correct. You acknowledge and agree that we have the right to impose these requirements on you regardless of whether we impose the same requirement on our other franchisees. You further agree and acknowledge that, subject to compliance with applicable law, we may use any information, data or other materials related to your Business for any reason that we deem appropriate and you shall provide the same to us promptly upon our request. Without limiting the foregoing, we may disclose the Business' financial information and operating performance ratings, assessments or similar data to our other franchisees, our affiliates and their franchisees, and prospective franchisees through the use of newsletters, bulletins, award ceremonies, and otherwise as we deem necessary or advisable.

I. Audits. We or our authorized representative have the right at all times (i) during the business day to enter the premises where the books and records r of the Business are kept and

to evaluate, copy and audit such books and records, including, but not limited to any and all financial statements, reports, state, federal, personal income tax records or other income tax records covering or related to the Business, sales tax records, payroll records, databases, and other related records, (ii) to remotely access and evaluate, copy and audit your electronic records located on the Computer System, and (iii) to evaluate remotely or on the Business premises your compliance with your obligations regarding Customer Information. In addition, if, in our reasonable business judgment, we believe that you have failed to comply with your reporting and/or record keeping obligations hereunder, we have the right to also access and evaluate, copy and audit books and records related to any other business in which you have an ownership or management interest. We also have the right to request information from you and your suppliers, vendors, and Customers. You must fully cooperate with us in connection with our exercise of our audit rights. If you fail to timely make available to us requested documents in connection with an audit, we may charge you $500 per missing document (up to $2,500 per audit), and if we must reschedule an audit due to your failure to cooperate, you must reimburse us for the cost of the audit (including, without limitation, professional fees, travel, and room and board expenses directly related thereto, collectively "Audit Cost"). If any evaluation or audit reveals an understatement of 2% or more of your Gross Sales or you do not provide any requested information within 30 days from the date of our initial request, you must pay for the Audit Cost, in addition to the amount owed (if any) plus interest and late fees as provided in Section 8.E. In addition to any other rights we may have in such an event, we have the right to conduct further periodic audits and evaluations of your books and records as we reasonably deem necessary and you must reimburse us for the Audit Cost of any such further audits and evaluations conducted within two years thereafter. Furthermore, if you intentionally understate or underreport Gross Sales at any time, or if a subsequent audit or evaluation conducted within the two-year period reveals any understatement of your Gross Sales of 2% or more, in addition to any other remedies provided for in this Agreement, at law or in equity, we have the right to terminate this Agreement immediately. To verify the information that you supply, we have the right to reconstruct your Gross Sales through any reasonable method of analyzing and reconstructing Gross Sales, and you agree to accept any such reconstruction of Gross Sales unless you provide evidence in a form satisfactory to us of your Gross Sales within a period of 14 days from the date of notice of understatement or variance. If you dispute any audit findings, you must do so in writing and in accordance with the Operations Manual within 30 days of the notice of understatement or variance, or you will waive the right to challenge the audit findings. For avoidance of doubt, no provision of this Section 8.I shall be deemed to supersede or waive the 10-day cure period for failure-to-pay defaults set forth in Section 12.B.1.

YOUR OTHER OBLIGATIONS; NONCOMPETITION COVENANTS

9. You agree to comply with the following terms and conditions:

A. Payment of Debts. You agree to (i) pay promptly when due all payments, obligations, assessments and taxes due and payable to us and our affiliates, vendors, suppliers, lessors, federal, state or local governments, or creditors in connection with your Business; (ii) promptly discharge and remove all liens and encumbrances of every kind and character created or placed upon or against any of the property used in connection with the Business; and (iii) timely pay all accounts and discharge other indebtedness of every kind incurred by you in the conduct of the Business. If you default in making any such payment, we are authorized, but not required, to pay and discharge the same on your behalf and you agree promptly to reimburse us on demand for any such payment.

You also will pay all federal, state and local taxes, other than taxes assessed on our income, that may be imposed on us as the result of our receipt or accrual of the Initial Franchise Fee, the

License Fees, the MAP Fees, or other fees referenced in this Agreement, whether assessed against you through withholding or other means or whether paid by us directly. In either case, you shall pay us (and to the appropriate governmental authority) such additional amounts as are necessary to provide us, after taking such taxes into account (including any additional taxes imposed on such additional amounts), with the same amounts that we would have received or accrued had such withholding or other payment, whether by you or by us, not been required.

B. Indemnification. You waive any and all Claims (as defined below) against us for damages to property or injuries to persons arising in any way out of this Agreement, your servicing of Customers under this Agreement or any other contracts, your actions or omissions, or the operation of your Business. Except to the extent otherwise provided in Section 3.D, you agree, at your sole expense, to defend, fully protect, indemnify and hold harmless, us, our affiliates, our parent companies, our sister companies and our owners, directors, officers, members, managers, employees, attorneys, successors and assigns (collectively, "Franchisor Parties"), as well as our customers and the owners of each and every property you service, from any and all Claims. "Claims" as used herein means any and all claims, demands, damages, assessments, violations, interest, causes of action, lawsuits, liens, and liabilities of any nature whatsoever arising in any manner, directly or indirectly, out of or in connection with or incidental to the operation of your Business (regardless of cause or any concurrent, superseding or contributing fault, liability or negligence of us, our affiliates, our parent companies, and our customers and the owners of any property you service), your actions or omissions, or any breach by you or your failure to comply with any of the terms and conditions of this Agreement. We also reserve the right to select our own legal counsel to represent our interests, and you agree to reimburse us for our costs and attorneys' fees immediately upon our request.

It is the intention of the parties to this Agreement that we shall not be deemed a joint employer with you for any reason; however, you will at your sole expense, defend, fully protect, indemnify and hold harmless, Franchisor Parties, from any and all Claims arising in any manner, directly or indirectly, out of or in connection with or incidental to the actions or omissions of your employees or independent contractors or allegations that we are joint employer of your employees.

C. Insurance. Before you begin operating your Business you must purchase, and maintain at all times during the term of this Agreement, at your sole cost, insurance coverage, from a responsible carrier, with an A.M. Best rating of A-VIII or better, with the coverage amounts, types and other features as we from time to time specify, using the insurance industry form(s) acceptable to us, and such other insurance coverage as required by law and any other agreement related to the Business. We reserve the right to designate a primary or single source for all or any of the insurance coverage for the Business, and we or our affiliates may be that primary or single source. Any person or entity with an insurable interest that we designate (each, an "Additional Insured") must be named an additional insured on all required liability policies. Each insurance policy must contain a waiver of subrogation in favor of the Additional Insureds. Your insurance must apply as primary and non-contributory. Currently, our minimum insurance requirements include (i) commercial general liability insurance, with a minimum liability coverage of $1,000,000per occurrence (including Products/Completed Operations and Personal Injury and Advertising Injury) and $2,000,000 in the aggregate; (ii) auto liability coverage, combined single limit in the amount we specify, up to $2,000,000 but no less than $1,000,000, on each owned, non-owned or hired vehicle used in connection with the Business; (iii) workers' compensation coverage regardless of whether required by state law, but with minimum coverage as required by law (if applicable); (iv) employment practices liability insurance with a minimum amount of $100,000 in coverage; (v) $500,000 per claim and in the aggregate cyber-liability insurance for financial losses arising from unauthorized access, loss or corruption of data, including but not limited to privacy

and data security breaches, misdirected funds, virus transmission, denial of service and loss of income from network security failures; and (vi) such other insurance as from time to time required by us, under applicable law and under other agreements applicable to your Business. With respect to Key Accounts, if the insurance amount required for any Key Account or for Key Account work in general exceeds the amount specified as the amount required by us for any type of insurance, that higher amount required for the Key Account work will apply. Additional insurance requirements are set forth in the Operations Manual. We may develop an insurance program and require you to participate in it.

The commercial general liability policy must name Franchisor and any and all parents, subsidiaries, directors, officers, employees, and agents as their interest may appear as Additional Insureds. The policy must also include a waiver of subrogation against all parties named as Additional Insureds. The auto liability policy must name Franchisor and any and all parents, subsidiaries, directors, officers, employees, and agents as their interest may appear as Additional Insureds. The policy must also include a waiver of subrogation against all parties named as Additional Insureds. The workers' compensation policy must include a waiver of subrogation against Franchisor and any and all parents, affiliates, subsidiaries, directors, officers, employees, and agents.

Additional Insured status for Franchisor and any and all parents, subsidiaries, directors, officers, agents, employees or any other party required to be named as additional insureds under this Agreement will extend to the full limits of liability maintained by you even if those limits of liability are in excess of those required in this Agreement. Your insurance will be primary and any insurance carried by Franchisor is strictly excess and secondary and will not contribute with your insurance. The requirements of this Agreement as to insurance limits and acceptability of insurers and insurance to be maintained by you are not intended to and will not in any manner limit or qualify the liabilities and obligations assumed by you under this Agreement.

You must deliver to us at least 5 days prior to commencement and thereafter annually or at our request a proper certificate of insurance, insurance policy endorsements and other evidence of compliance - showing the existence of the insurance coverage and your compliance with this Section. Your certificate of insurance will provide proof of the following: (i) Franchisor and all other affiliated parties are included as an Additional Insured where required; (ii) waiver of subrogation included in favor of Franchisor and all other affiliated parties; (iii) your insurance is primary, and all insurance maintained by Franchisor is excess and secondary and shall not contribute with your insurance; and (iv) no insurance may be cancelled or substantially changed without thirty (30) days' prior written notice by certified mail to Franchisor. If you change your insurance provider, you must immediately deliver the proper certificate of insurance to us. We also may request copies of all insurance policies. Any review we conduct of your insurance coverage does not limit your obligation to comply with this Section. We may modify the required minimum limits and types of coverage, by written notice to you. Upon such notification, you must immediately implement the modification of the policy, and provide evidence thereof, in accordance with our request. You may satisfy the insurance coverage limits through an umbrella policy that meets all the requirements of this Section. We have the right to terminate this Agreement for cause if you fail to comply with this Section.

You acknowledge that these minimum insurance requirements do not constitute advice or a representation by us that such coverages are necessary or adequate to protect you from losses in connection with the Business. Nothing in this Agreement restricts you from obtaining insurance with higher policy limits and/or additional coverage.

D. Noncompetition Covenants. You agree that you will receive valuable training and Confidential Information that you otherwise would not have received or had access to but for the rights licensed to you under this Agreement. You therefore agree to the following noncompetition covenants and agree that the following noncompetition covenants are reasonable and necessary to protect the System's legitimate business interests, including its Confidential Information, Intellectual Property, and customer goodwill:

1. Unless otherwise specified, the term "you" as used in this Section 9.D means and includes, collectively and individually, (a) if you are an entity, the entity, all guarantors and all shareholders, members, partners, as the case may be, and other holders of any ownership interest in the entity (collectively, "Owners"), as well as any spouse, children, parents and siblings of any guarantor and Owner, or (b) if you are an individual, the individual and the individual's spouse, children, parents and siblings. We may require you to obtain from your guarantors and Owners, and/or from your spouse, children, parents and siblings or any spouse, children, parents, and siblings of any Owner or guarantor, as applicable, a signed non-compete agreement in a form satisfactory to us that contains the non-compete provisions of this Section 9.D.

2. You promise that during the term of this Agreement, and during any Interim Period (if applicable), you will not, either directly or indirectly, for yourself, or through, on behalf of, or in conjunction with, any person or entity, own, manage, operate, maintain, engage in, consult with or have any interest in any Competitive Business (as defined below).

3. You promise that you will not, for a period of two years after the expiration or termination of this Agreement, or after the expiration or termination of any Interim Period (as applicable), regardless of the cause of termination, or within two years of the sale or Transfer of the Business or any interest in you, either directly or indirectly, for yourself, or through, on behalf of, or in conjunction with any person or entity, own, manage, operate, maintain, engage in, advertise, promote in any media including social media platforms, or consult with or have any interest in a Competitive Business (as defined below) that is located:

a. In the Territory;

b. Within a 35-mile radius of the outer boundary of the Territory; or

c. Inside the territory of another PRECISION GARAGE DOOR SERVICE® Business, whether franchised or owned by us or our affiliates.

For purposes of this Agreement, a "Competitive Business" is any business that offers or sells any product or service or component thereof that (i) composes a part of our System, (ii) is the same as or similar to any product or service then-offered by our franchisees or (iii) otherwise competes directly or indirectly with our System.

4. You agree that the length of time in paragraph 3 above will be tolled for any period during which you are in breach of the non-compete covenants or any other period during which we seek to enforce this Agreement.

5. In addition, you agree that during the term of this Agreement and for one year thereafter, you will not, without our prior written consent, directly or indirectly, for yourself or on behalf of any other person, divert, or attempt to divert, any business or customer of the Business or any other PRECISION GARAGE DOOR SERVICE® Business away from the System.

6. The parties agree that each of the foregoing covenants in this Section 9.D will be construed as independent of any other covenant or provision of this Agreement. To the extent anyone successfully contests the validity or enforceability of any part of this Section 9.D in its present form predicated upon the area of coverage, this provision will not be deemed invalid or unenforceable, but will instead be deemed modified, so as to be valid and enforceable, to provide coverage for the maximum scope that any court of competent jurisdiction or arbitrator will deem reasonable and necessary to protect our legitimate interests.

TRANSFER OF FRANCHISE

10. You agree that the following provisions govern any Transfer or proposed Transfer:

A. Transfers. We have entered into this Agreement with specific reliance upon your financial qualifications, experience, skills and managerial qualifications as being essential to the satisfactory operation of the Business. Consequently, neither your interest in this Agreement nor in the Business may be directly or indirectly Transferred to or assumed by any other person or entity (at times referred to as the "Assignee"), in whole or in part, unless (i) you have first tendered to us the right of first refusal to acquire this Agreement in accordance with Section 10.F, and we do not exercise such right; (ii) our prior written consent is obtained; (iii) the Transfer fee provided for in Section 10.C is paid; and (iv) the Transfer conditions described in Section 10.D are satisfied. Any direct or indirect sale (including installment sale), lease, pledge, management agreement, contract for deed, option agreement, assignment, bequest, gift or otherwise, or any arrangement pursuant to which you turn over all or part of the daily operation of the Business to a person or entity who shares in the losses or profits of the Business (including merger, combination, or reorganization or as a result of death, disability, divorce, insolvency, or bankruptcy) in a manner other than as an employee will be considered a "Transfer" for purposes of this Agreement. A Transfer also includes the following which triggers the Transfer conditions set forth in this Section 10:

1. For purposes of this Section 10.A, a transfer, pledge or seizure, or change in control of any 20% direct or indirect ownership interest in you or in any Principal Owner, whether accomplished in a single transaction or a series of related or unrelated transactions; or

2. Any change in the general partner of a franchisee that is a general, limited or other partnership entity.

You may not place in any communication media or any form of advertising, any information relating to the sale of the Business or the rights under this Agreement, without our prior written consent.

B. Consent to Transfer. We will not unreasonably withhold our consent to a Transfer; provided we determine that all of the conditions described in this Section 10 have been satisfied. Application for our consent to a Transfer and tender of the right of first refusal provided for in

Section 10.F must be made by submission on our form of application for consent to Transfer, which must be accompanied by the documents (including a copy of the proposed purchase or other Transfer agreement) and other required information. The application must indicate whether you or an owner will retain an interest in the property to be Transferred. No interest may be retained or created without our prior written consent and only upon conditions acceptable to us. Any agreement used in connection with a Transfer shall be subject to our prior written approval, which approval will not be withheld unreasonably. You immediately must notify us of any proposed Transfer and must submit promptly to us the application for consent to Transfer. Any attempted Transfer by you without our prior written consent or otherwise not in compliance with the terms of this Agreement will be void and will provide us with the right to elect either to default and terminate this Agreement or to collect from you and the guarantors a Transfer fee equal to two times the Transfer fee provided for in Section 10.C as damages.

C. Transfer Fee. You must pay to us a Transfer fee in the amount equal to $20,000. We will reduce the Transfer fee to $500 for a Transfer to an immediate family member (i.e., a spouse or a child; for avoidance of doubt, a sibling is not considered an immediate family member for this purpose). The Transfer fee is nonrefundable. You will not be required to pay a Transfer fee if you are an individual and wish to Transfer this Agreement to a newly formed legal entity wholly owned by you and established solely for purposes of the convenience of ownership and the operation of the Business; provided that you must become a guarantor of the Business as required under Section 6.A.

D. Conditions of Transfer. We condition our consent to any proposed Transfer, whether to an individual, a corporation, a partnership or any other entity, upon the following:

1. Assignee Requirements. The Assignee must meet all of our then-current requirements for our PRECISION GARAGE DOOR SERVICE® franchise program we are offering at the time of the proposed Transfer, sign our then-current form of franchise agreement, and its owners must become guarantors of the Business as required under Section 6.A.

2. Payment of Amounts Owed. All amounts owed by you to us, or any of our affiliates or your suppliers, or upon which we or our affiliates have any contingent liability, must be paid in full.

3. Reports. You must have provided all required reports to us.

4. Guarantee. In the case of an installment sale for which we have consented to you or any owner retaining an interest or other financial interest in this Agreement or the Business, you or such owner, and the guarantors, are obligated to guarantee the performance under this Agreement until the final close of the installment sale or the termination of such interest, as the case may be.

5. Assumption of Obligations. The Assignee must assume and agree to be bound by all of your Customer obligations, including all warranty work and service plans obligations.

6. General Release. You and each guarantor must sign a general release of all claims arising out of or relating to this Agreement, your Business or the parties' business relationship, in the form we designate, releasing us and our affiliates.

7. Training. The assignee must, at your or assignee's expense, comply with our training requirements.

8. Financial Reports and Data. We have the right to require you to prepare and furnish to assignee and/or us such financial reports and other data relating to the Business and its operations as we deem reasonably necessary or appropriate for assignee and/or us to evaluate the Business and the proposed Transfer. You agree that we have the right to confer with proposed assignees and furnish them with information concerning the Business and proposed Transfer without being held liable to you, except for intentional misstatements made to an assignee. Any information furnished by us to proposed assignees is for the sole purpose of permitting the assignees to evaluate the Business and proposed Transfer and must not be construed in any manner or form whatsoever as earnings claims or claims of success or failure.

9. Other Conditions. You must have complied with any other conditions that we reasonably require from time to time as part of our Transfer policies. You acknowledge and agree that following any Transfer hereunder, you and your owners will continue to be subject to the noncompetition covenant under Section 9.D.3.

E. Involuntary Transfers.

1. Death, Disability or Incapacity. You will promptly notify us in the event of a death, disability or incapacity of Franchisee (or, if Franchisee is a legal entity, of Franchisee's Principal Owner). In such an event, if the decedent's or disabled or incapacitated person's heir or successor-in-interest wishes to continue as the Franchisee or the Principal Owner of the Franchisee entity, such person or entity must tender the right of first refusal provided for in Section 10.F, apply for our consent under Section 10.B, pay the applicable Transfer fee under Section 10.C, and satisfy the Transfer conditions under Section 10.D, as in any other case of a proposed Transfer, all within 120 days of the death or event of disability or incapacity. During any transition period to an heir or successor-in-interest, the Business still must be operated in accordance with the terms and conditions of this Agreement. If the assignee of the decedent, disabled, or incapacitated person is the spouse or child of such person, no Transfer fee will be payable to us and we will not have a right of first refusal as set forth in Section 10.F.

2. Insolvency or Bankruptcy. In the event of your insolvency or the filing of any petition by or against you under any provisions of any bankruptcy or insolvency law, if your legal representative, successor, receiver or trustee desires to succeed to your interest in this Agreement or the business conducted hereunder, such person first must notify us, tender the right of first refusal provided for in Section 10.F, and if we do not exercise such right, must apply for and obtain our consent to the Transfer, pay the Transfer fee provided for in the Section 10.C, and satisfy the Transfer conditions described in Section 10.D. In addition, you or the assignee must pay the attorneys' fees and costs that we incur in any bankruptcy or insolvency proceeding pertaining to you.

3. Divorce. You will promptly notify us of any divorce proceedings that may result in a Transfer and tender the right of first refusal provided for in subsection 10.F. If we do not exercise such right, you must apply for and obtain our consent to the Transfer, pay the Transfer fee provided for in Section 10.C, and satisfy the Transfer conditions described in Section 10.D.

F. Right of First Refusal. If you propose to Transfer this Agreement or your interest herein or in the Business, in whole or in part, to any third party, as contemplated by Section 10.A, you first must deliver a statement to us offering to sell to us your interest in this Agreement and the land, building, equipment, furniture and fixtures and any other assets or leasehold interests used in the operation of the Business (subject to this Section 10). If the proposed Transfer involves an offer from a third party, then you must obtain from the third-party offeror and deliver to us a statement, in writing, signed by the offeror and by you, of the binding terms of the offer.

If the Transfer does not involve an offer from a third party, then the purchase price for our purchase of assets described above will be established by a qualified appraiser selected by the parties. The price determined by the appraiser(s) will be the reasonable fair market value of the assets based on their continuing use in, as, and for the operation of the Business and the appraiser will designate a price for each category of asset (e.g., land, building, equipment, fixtures, etc.), but shall not include the value of any goodwill of the Business, as the goodwill of the Business is attributable to the Marks and the System. If the parties cannot agree upon the selection of such an appraiser, a Judge of the United States District Court for the District in which the Franchise Location is located will appoint one upon petition of either party. You or your legal representative must deliver to us a statement in writing incorporating the appraiser's report and all other information we have requested. We and you will each pay one-half of the appraiser's fees and expenses.

We then have 10 days from our receipt of the statement setting forth the third-party offer or the appraiser's report, as applicable (and all other information requested by us) to accept the offer by delivering written notice of acceptance to you. We will have an additional 45 days to complete the purchase if we elect to exercise our right of first refusal. Our acceptance of any right of first refusal will be on the same price and terms set forth in the statement delivered to us; provided, however (and regardless of whether the following are inconsistent with the price and terms set forth in the statement) (1) we have the right to substitute equivalent cash for any noncash consideration included in the offer, (2) we will prepare the transaction documents for the Transfer, which will be on terms customary for this type of transaction (including representations and warranties, covenants, conditions, and indemnification), and (3) our purchase may be limited to any assets related to the Business.

If we fail to accept the offer within the 10-day period, you will be free for 60 days after such period to effect the disposition described in the statement delivered to us; provided such Transfer is in accordance with this Section 10, including obtaining our consent under Section 10.B. You may effect no other sale or assignment of you, this Agreement or the Business without first offering the same to us in accordance with this Section 10F.

G. Transfer by Us. We have the right to sell or assign, in whole or in part, our interest in this Agreement without prior notice to you and without your consent.

DISPUTE RESOLUTION

11. The following provisions apply with respect to dispute resolution:

A. Mediation. Before any party may bring an action in court against the other, or commence an arbitration proceeding (except as noted in Section 11.B below), the parties must first meet to mediate the dispute. The mediation will be held in McLennan County, Texas. Any such mediation shall be non-binding and shall be conducted by the American Arbitration Association (the "AAA") in accordance with its then-current rules for mediation of commercial disputes unless the parties agree otherwise in writing. The mediator will be appointed in accordance with the rules

and regulations of the AAA unless the parties agree on a mediator in writing within 10 days after either party gives written notice of mediation. The mediation hearing will be held within 20 days after the mediator has been appointed. Each party will bear its own costs and expenses for the mediation and will be responsible to pay 50% of the mediator's costs and expenses.

B. Exceptions to Mediation. Notwithstanding Section 11.A or any other provision of this Agreement, the parties agree that the following claims will not be subject to mediation and may be brought in any court of competent jurisdiction, subject to Sections 14.G.1 and 14.H:

1. any action for temporary, preliminary or permanent injunctive relief, ex parte seizure, specific performance, writ of attachment, or other equitable relief necessary to enjoin any harm or threat of harm to such party's tangible or intangible property, including trademarks, service marks and other Intellectual Property, confidential and/or trade secret information, or noncompetition covenants. You specifically acknowledge that your breach or threatened breach of any of your obligations under this Agreement, including but not limited to Sections 3 (Trademark Standards and Requirements), 5.C (Authorized Services and Products), 5.E (Computer System; Call Center Program), 5.F. (Customer Information), 5.H (Confidential Information), 5.K (Participation in Internet Websites), 9.D (Noncompetition Covenants), 10.A (Transfers), or 13.A (Reversion of Rights; Discontinuation of Trademark Use), will cause irreparable harm to our tangible and/or intangible property and goodwill. You understand that irreparable harm is an injury for which monetary damages are not an adequate remedy. Therefore, upon any such breach or threatened breach by you, in addition to any other rights or remedies that may be available to us at law, equity or otherwise, you acknowledge that we will be entitled to equitable relief, including an injunction, restraining order or specific performance, without any requirement to prove irreparable harm. In addition, you hereby waive any right to request that a bond be issued as security (except for a nominal bond not to exceed $100);

2. any action in ejectment or for possession of any interest in real or personal property; and

3. any action related solely to the collection of moneys owed to us or our affiliates under this Agreement (including, without limitation License Fees, MAP Fees, and Minimum License Fees), or any other agreement related to the franchise granted under this Agreement, including, without limitation, any promissory note or a guarantee executed hereunder. "Moneys owed" also includes attorneys' fees incurred in the collection of moneys owed, including through the judicial process.

C. Litigation. Except as provided in Section 11.D., any dispute between you and us or any of our or your affiliates, including without limitation, your owners and guarantors, arising under, out of, in connection with or in relation to this Agreement, the parties' relationship, or your Business (collectively, "Dispute") not resolved through mediation under Section 11.A must be submitted to litigation pursuant to Section 14.H.

D. Arbitration. If a court of competent jurisdiction determines that Section 14.I (Jury Waiver) and/or Section 14.J (No Class or Consolidated Actions) is invalid or unenforceable with respect to the Dispute, then and only then, notwithstanding any other provision of this Agreement to the contrary, the Dispute must be submitted to binding arbitration under the authority of the Federal Arbitration Act and must be determined by arbitration administered by the AAA pursuant to its then-current commercial arbitration rules and procedures. The arbitration must take place in McLennan County, Texas. The arbitration must be conducted by a single arbitrator. The arbitrator

must follow the law and not disregard the terms of this Agreement. The arbitrator must have at least five years of significant experience in franchise law. The court shall decide the gateway issue of arbitrability. Any arbitration must be on an individual basis and the parties and the arbitrator will have no authority or power to proceed with any claim as a class action or otherwise to join or consolidate any claim with any other claim or any other proceeding involving third parties. If this limitation on joinder of or class action certification of claims within arbitration is held to be unenforceable, then this entire commitment to arbitrate shall become null and void and the parties shall submit all claims to the jurisdiction of the courts. A judgment may be entered upon the arbitration award in any court of competent jurisdiction. The decision of the arbitrator will be final and binding on all parties to the dispute; however, the arbitrator may not under any circumstances: (1) stay the effectiveness of any pending termination of this Agreement; (2) except as provided in Section 14.K., assess punitive or exemplary damages; or (3) make any award which extends, modifies or suspends any lawful term of this Agreement or any reasonable standard of business performance that we set. Each party will bear its own costs and expenses for the arbitration and will be responsible to pay 50% of the arbitrator's fees and costs (including arbitrator's and AAA's fees and costs); provided that the prevailing party will be entitled to reimbursement of its fees and costs under Section 11.E.

E. Attorneys' Fees. The prevailing party in any action or proceeding arising under, out of, in connection with, or in relation to this Agreement, the parties' relationship or the Business will be entitled to recover its reasonable attorneys' fees and costs (including arbitrator's and AAA's fees and costs).

DEFAULT AND TERMINATION

12. The following provisions apply with respect to default and termination:

A. Defaults. You are in default if we determine that you or any guarantor has breached any of the terms of this Agreement or any other agreement between you and us or our affiliates, which without limiting the generality of the foregoing includes (i) making any false report to us; (ii) intentionally understating or underreporting or failing to pay when due any amounts required to be paid to us or any of our affiliates; (iii) conviction of you or a guarantor of (or pleading no contest to) any misdemeanor that brings or tends to bring any of the Marks into disrepute or impairs or tends to impair your reputation or the goodwill of any of the Marks or the Business, or any felony; (iv) filing of tax or other liens that may affect this Agreement; or (v) the filing of voluntary or involuntary bankruptcy by or against you or any guarantor, insolvency, making an assignment for the benefit of creditors or any similar voluntary or involuntary arrangement for the disposition of assets for the benefit of creditors.

B. Termination by Us. We have the right to terminate this Agreement in accordance with the following provisions:

1. Termination After Opportunity to Cure. Except as otherwise provided in this Section 12.B: (i) you will have 30 days from the date of our issuance of a written notice of default to cure any default under this Agreement, other than a failure to pay amounts due or submit required reports, in which case you will have 10 days to cure those defaults; (ii) your failure to cure a default within the 30-day or 10-day period will provide us with good cause to terminate this Agreement; (iii) the termination will be accomplished by mailing or delivering to you written notice of termination that will identify the grounds for the termination; and (iv) the termination will be effective immediately upon our issuance of the written notice of termination.

2. Immediate Termination With No Opportunity to Cure. If any of the following defaults occur, you will have no right to cure the default and this Agreement will terminate effective immediately on our issuance of written notice of termination: (i) any material misrepresentation or omission in your franchise application or other reports or information provided to us; (ii) your voluntary abandonment of this Agreement (which includes your failure to operate the Business for seven or more consecutive days); (iii) the closing of the Business by any state or local authorities for public safety reasons; (iv) your registration of any domain name or social media account containing our Marks; (v) any unauthorized use of the Confidential Information; (vi) insolvency of you or guarantor, you or a guarantor making an assignment or entering into any similar arrangement for the benefit of creditors; (vii) conviction of you or any guarantor of (or pleading no contest to) any misdemeanor that brings or tends to bring any of the Marks into disrepute or impairs or tends to impair your reputation or the goodwill of the Marks or the Business, or any felony; (viii) intentionally understating or underreporting Gross Sales, License Fees or MAP Fees or any understatement or 2% variance on a subsequent audit within a 2-year period; (ix) a violation of the non-competition covenant under Section 9.D and/or Schedule F; (x) any actual or attempted unauthorized Transfer in violation of Section 10; (xi) a final judgment against you in our or our affiliates' favor is issued by a court or an arbitrator of competent jurisdiction; or (xii) any default by you that is the second default of any type within any 12-month consecutive period even if the default(s) were cured.

3. Immediate Termination After No More than 24 Hours to Cure. If a default under this Agreement occurs that materially impairs the goodwill associated with any of the Marks, violates any health or safety law or regulation, violates any System standard as to cleanliness, health and safety, or if the operation of your Business presents a health or safety hazard to the public or to Customers or employees: (i) you will have no more than 24 hours after we provide written notice of the default to cure the default; and (ii) if the default is not timely cured, this Agreement will terminate effective immediately on our issuance of written notice of termination.

4. Effect of Other Laws. The provisions of any valid, applicable law or regulation prescribing permissible grounds, cure rights or minimum periods of notice for termination of this franchise supersede any provision of this Agreement that is less favorable to you.

C. Termination by You. You may terminate this Agreement as a result of a breach by us of a material provision of this Agreement; provided that: (i) you provide us with written notice of the breach that identifies the grounds for the breach; and (ii) we fail to cure the breach within 30 days after our receipt of the written notice. If we fail to cure the breach, the termination will be effective 60 days after our receipt of your written notice of breach. Your termination of this Agreement under this Section will not release or modify your post-term obligations under Section 13 of this Agreement.

POST-TERM OBLIGATIONS

13. Upon the expiration or termination of this Agreement, or the expiration or termination of any Interim Period:

A. Reversion of Rights; Discontinuation of Trademark Use and Use of Intellectual Property. All of your rights to the use of the Marks and Intellectual Property and all other rights and licenses granted herein and the right and license to conduct business under the Marks will revert

to us immediately upon expiration or termination of this Agreement without further act or deed of any party. All of your right, title and interest in, to and under this Agreement will become our property. Upon our demand, you must assign to us or our assignee your remaining interest in any lease then in effect for the Business (although we will not assume any past due obligations).

You must immediately comply with the post-term noncompetition obligations under Section 9.D, cease all use and display of the Marks, all other Intellectual Property associated with the System and of any proprietary material (including the Operations Manual) and of all or any portion of promotional materials furnished or approved by us, assign and transfer all right, title and interest in the telephone numbers, domain names, and social media or digital marketing accounts used at any time for the Business and cancel or assign, at our option, any assumed name rights or equivalent registrations filed with authorities. You are solely responsible for removing and ceasing use of the Marks on any social media or digital marketing accounts that you setup for the Business and providing us with written confirmation of the same. You must immediately pay all sums due to us, our affiliates or designees and to third parties, such debts being accelerated automatically without further notice to you. You must immediately deliver to us, at your expense, all copies of the Operations Manual, Customer lists and ongoing Customer contracts then in your possession or control or previously disseminated to your employees and continue to comply with the confidentiality provisions of Section 5.H. You must promptly, at your expense, remove or obliterate all PRECISION GARAGE DOOR SERVICE® Business signage, displays or other materials in your possession that bear any of the Marks or names or material confusingly similar to the Marks, including all such signage and displays on any vehicles, and so alter the appearance of the Business premises, vehicles and trailers as to differentiate the Business unmistakably from duly licensed PRECISION GARAGE DOOR SERVICE® Businesses identified by the Marks. You must cease any and all advertising and use of any identifying materials generated during the term of the franchise, including, but not limited to, terminating all business listings in electronic and print format, cancelation of all websites, domain names, social media accounts, internet keywords and telephone numbers (if not assigned to us) used at any time in connection with the Business. You must provide sufficient proof to Franchisor that you have complied with the post-termination obligations. If you fail to immediately de-identify your Business, you must pay all expenses we incur to de-identify your Business.

Upon expiration or termination of this Agreement (or the expiration or termination of any Interim Period), any continued use of the Marks by you or the Business or use of any other Intellectual Property associated with the System: (i) will constitute willful and knowing infringement, dilution of our trademark rights and unfair competition; (ii) will constitute the false designation of origin, source, or sponsorship and false or misleading descriptions and representations in violation of Section 43 of the Lanham Act, 15 U.S.C. § 1125(a), and (iii) may constitute trafficking in a counterfeit mark, among other causes of action.

In the event of expiration or termination of this Agreement (or the expiration or termination of any Interim Period), you will remain liable for your obligations pursuant to this Agreement or any other agreement between you and us or our affiliates that expressly or by their nature survive the expiration or termination of this Agreement, including your indemnification obligations under Section 9.B.

B. Claims. You and your owners and guarantors may not assert any claim or cause of action against us or our affiliates arising out of or relating to this Agreement or your Business after the shortest period of (i) the applicable statute of limitations, (ii) two years and one day following the effective date of expiration or earlier termination of this Agreement or (iii) two years and one day from the accrual of any such claim or cause of action; provided that where the two-

year-and-one-day limitation of time in clause (ii) or clause (iii) is prohibited or invalid by or under any applicable law, then and in that event only, no suit or action may be commenced or maintained unless commenced within the applicable statute of limitations.

GENERAL PROVISIONS

14. The parties agree to the following provisions:

A. Severability. Should one or more clauses of this Agreement be held void or unenforceable for any reason by any court of competent jurisdiction, such clause or clauses will be deemed to be separable in such jurisdiction and the remainder of this Agreement is valid and in full force and effect and the terms of this Agreement must be equitably adjusted so as to compensate the appropriate party for any consideration lost because of the elimination of such clause or clauses. It is the intent and expectation of each party that each provision of this Agreement will be honored, carried out and enforced as written. Consequently, each party agrees that any provision of this Agreement sought to be enforced in any proceeding must, at the election of the party seeking enforcement and notwithstanding the availability of an adequate remedy at law, be enforced by specific performance or any other equitable remedy.

B. Waiver/Integration/Amendments. No waiver by us of any breach by you, nor any delay or failure by us to enforce any provision of this Agreement, may be deemed to be a waiver of any other or subsequent breach or be deemed a bar or an estoppel to enforce our rights with respect to that or any other or subsequent breach. Subject to our rights to modify the Operations Manual and/or standards and as otherwise provided herein, this Agreement may not be waived, altered or rescinded, in whole or in part, except by a writing signed by you and us. This Agreement together with the addenda and appendices hereto constitutes the entire agreement between the parties concerning the franchise for the Business and supersedes any and all prior negotiations, understandings, representations, and agreements. Nothing in this or in any related agreement, however, is intended to disclaim the representations we made in the Disclosure Document we furnished to you. You must pay us our then-current processing fee (currently $300) if we make any modifications to this Agreement upon your request.

C. Notices. Except as otherwise provided in this Agreement, any notice, demand or communication provided for herein must be in writing and signed by the party serving the same and either delivered personally, in electronic form via email to an authorized email address or deposited in the United States mail, service or postage prepaid, and if such notice is a notice of default or of termination, by a reputable overnight service, and addressed as follows:

1. If intended for us, addressed to PRECISION DOOR SERVICE SPV LLC, 2395 Washington Avenue, Suite 5, Titusville, Florida 32780: Attn: President, with a copy to 1010 North University Parks Drive, Waco, Texas 76707, Attn: General Counsel;

2. If intended for you, addressed to you at the address set forth on the Data Sheet; or,

in either case, to such other address as may have been designated by notice to the other party. Notices for purposes of this Agreement will be deemed to have been received if mailed or delivered as provided in this Section.

D. Authority. Any modification, consent, approval, authorization or waiver granted hereunder required to be effective by signature will be valid only if in writing executed by you or,

if on behalf of us, in writing executed by our President or one of our authorized Vice Presidents or other authorized officer.

E. References. If the franchisee is two or more individuals, the individuals are jointly and severally liable hereunder, and references to you in this Agreement include all of the individuals. Headings and captions contained herein are for convenience of reference and may not be taken into account in construing or interpreting this Agreement.

F. Successors/Assigns. Subject to the terms of Section 10 hereof, this Agreement is binding upon and inures to the benefit of the administrators, executors, heirs, successors and permitted assigns of the parties.

G. Interpretation of Rights and Obligations. The following provisions apply to and govern the interpretation of this Agreement, the parties' rights under this Agreement, and the relationship between the parties:

1. Applicable Law and Waiver. The parties agree that the execution of this Agreement and the acceptance of its terms occurred in the state of Texas. The parties further agree that the performance of material obligations arising under the Agreement, including but not limited to, your payment of monies due hereunder and the satisfaction of certain of our training requirements, shall occur in the state of Texas. Accordingly, subject to our rights under federal trademark laws and the parties' rights under the Federal Arbitration Act in accordance with Section 11, this Agreement, the parties' rights under this Agreement, and the relationship between the parties under this Agreement are governed by, and will be interpreted in accordance with, the laws (statutory and otherwise) of the state of Texas (excluding any conflicts of laws principles).

2. Our Rights. Whenever this Agreement provides that we have a certain right, that right is absolute and the parties intend that our exercise of that right will not be subject to any limitation or review. We have the right to operate, administrate, develop, and change the System in any manner that is not specifically precluded by the provisions of this Agreement.

3. Our Reasonable Business Judgment. Whenever we reserve discretion in a particular area or where we agree to exercise our rights reasonably or in good faith, we will satisfy our obligations whenever we exercise "Reasonable Business Judgment" (as defined below) in making our decision or exercising our rights. Our decisions or actions will be deemed to be the result of "Reasonable Business Judgment," even if other reasonable or even arguably preferable alternatives are available, if our decision or action is intended, in whole or significant part, to promote or benefit the System generally even if the decision or action also promotes our financial or other individual interest. Examples of items that will promote or benefit the System include, without limitation, enhancing the value of the Marks, improving Customer service and satisfaction, improving product and service quality, improving uniformity, enhancing or encouraging modernization and improving the competitive position of the System.

H. Venue. Any dispute between you and us or any of our or your affiliates, including without limitation, your owners and guarantors, arising under, out of, in connection with or in relation to this Agreement, the parties' relationship, or your Business, including disputes not resolved through mediation, must be brought in the state or federal district court located in McLennan County, Texas. Both parties hereto irrevocably submit themselves to, and consent to,

the jurisdiction of said courts and specifically waive any objection to the jurisdiction and venue of such courts. The parties specifically waive the right to remove any action brought in the state court of McLennan County, Texas to a federal district court. The provisions of this Section will survive the termination of this Agreement. The parties are aware of and acknowledge the business purposes and needs underlying the language of this Section, and with a complete understanding thereof, agree to be bound in the manner set forth.

I. **Jury Waiver. ALL PARTIES HEREBY WAIVE ANY AND ALL RIGHTS TO A TRIAL BY JURY IN CONNECTION WITH THE ENFORCEMENT OR INTERPRETATION BY JUDICIAL PROCESS OF ANY PROVISION OF THIS AGREEMENT, AND IN CONNECTION WITH ALLEGATIONS OF STATE OR FEDERAL STATUTORY VIOLATIONS, FRAUD, MISREPRESENTATION OR SIMILAR CAUSES OF ACTION OR ANY LEGAL ACTION INITIATED FOR THE RECOVERY OF DAMAGES FOR BREACH OF THIS AGREEMENT AND CLAIMS ARISING OUT OF THE PARTIES' RELATIONSHIP.**

J. **No Class or Consolidated Actions. ALL CLAIMS, CONTROVERSIES AND DISPUTES MAY ONLY BE BROUGHT BY THE FRANCHISEE ON AN INDIVIDUAL BASIS AND MAY NOT BE COMBINED OR CONSOLIDATED WITH ANY CLAIM, CONTROVERSY OR DISPUTE FOR OR ON BEHALF OF ANY OTHER FRANCHISEE OR BE PURSUED AS PART OF A CLASS ACTION**.

K. Waiver of Punitive and Consequential Damages. Except with respect to indemnification obligations hereunder with respect to third-party claims and except for damages under the Lanham Act, you and us and our affiliates agree to waive, to the fullest extent permitted by law, the right to or claim for any consequential, indirect, special, punitive or exemplary damages against the other and agree that in the event of any dispute between them, each will be limited to the recovery of actual damages sustained. Notwithstanding anything herein to the contrary, each party waives, to the fullest extent permitted by law, the right to or claim for any punitive or exemplary damages against the other.

L. WAIVER OF CONSUMER RIGHTS. YOU WAIVE ANY RIGHTS YOU MAY HAVE UNDER THE TEXAS DECEPTIVE TRADE PRACTICES CONSUMER PROTECTION ACT, SECTION 17.41, ET SEQ., BUSINESS AND COMMERCE CODE, AND UNDER ANY OTHER SIMILAR LAW OF TEXAS OR ANY OTHER JURISDICTION THAT GIVES CONSUMERS SPECIAL RIGHTS AND PROTECTIONS. AFTER AN ADEQUATE OPPORTUNITY TO REVIEW THIS PROVISION INCLUDING THE OPPORTUNITY TO CONSULT WITH AN ATTORNEY OF YOUR OWN SELECTION, YOU VOLUNTARILY CONSENT TO THIS WAIVER.

M. Relationship of the Parties. You and we are independent contractors. Neither party is the agent, legal representative, partner, subsidiary, joint venturer or employee of the other. Neither party may obligate the other or represent any right to do so. This Agreement does not reflect or create a fiduciary relationship or a relationship of special trust or confidence.

N. Construction. The parties mutually agree that any ambiguities in this Agreement shall not be construed or interpreted more strictly against the drafting party.

O. Force Majeure. A party's failure of performance of this Agreement according to its terms will not be deemed a breach of this Agreement to the extent such failure was caused by events beyond the party's control and which could not be avoided by the exercise of due care,

including, but are not limited to terrorism, strikes (except those caused by employees or agents), war, riots, civil disorder, and acts of government except as may be specifically provided for elsewhere in this Agreement. Nothing in this provision shall excuse a party from any obligations, or deprive any party of rights, that survive termination of this Agreement, including but not limited to those obligations and rights set forth in Sections 9.B. and 9.D.

P. Adaptations and Variances. You acknowledge that complete and detailed uniformity under many varying conditions may not always be possible, practical, or in the best interest of the System. Accordingly, we have the right to vary the standards, specifications, and requirements for any franchised business based on conditions we deem important to the operation of such business and/or the System, as more particularly set forth in the Operations Manual. We are not required to grant you a like or other variation. You acknowledge that the obligations and rights of the parties to other agreements may differ materially from your rights and obligations under this Agreement.

Q. Notice of Potential Profit. You acknowledge that we and/or our affiliates may from time to time make a profit on our sales of goods or services to you for use in your Business. Further, we and/or our affiliates may from time to time receive rebates and/or other consideration from suppliers and/or manufacturers in respect of sales of goods or services to you or in consideration of services rendered or rights licensed to such persons. You agree that we and/or our affiliates are entitled to said rebates, profits and/or consideration and we may use same as we deem appropriate.

R. Anti-Terrorism Provision. You and each of your Owners represent and warrant to us that: (i) neither you nor any Owner is named, either directly or by an alias, pseudonym or nickname, on the lists of "Specially Designated Nationals" or "Blocked Persons" maintained by the U.S. Treasury Department's Office of Foreign Assets Control currently located at www.treas.gov/offices/ enforcement/ofac/; (ii) you and each Owner will take no action that would constitute a violation of any applicable laws against corrupt business practices, against money laundering and against facilitating or supporting persons or entities who conspire to commit acts of terror against any person or entity, including as prohibited by the U.S. Patriot Act (currently located at www.epic.org/privacy/ terrorism/hr3162.html), U.S. Executive Order 13244 (currently located at www.treas.gov/offices/enforcement/ofac/sanctions/terrorism.html) or any similar laws; and (iii) you and each Owner shall immediately notify us in writing of the occurrence of any event or the development of any circumstance that might render any of the foregoing representations and warranties false, inaccurate or misleading.

S. Franchisor's Affiliates. You agree that except for any affiliate that guarantees our performance hereunder pursuant to a guarantee included in our Franchise Disclosure Document, no other past, present or future director, officer, employee, incorporator, member, partner, stockholder, subsidiary, affiliate, controlling party, entity under common control, ownership or management, vendor, service provider, agent, attorney or representative of Precision Door Service SPV LLC will have any liability for: (i) any obligations or liabilities of Precision Door Service SPV LLC relating to or arising from this Agreement; (ii) any claim against Precision Door Service SPV LLC based on, in respect of, or by reason of the relationship between you and Precision Door Service SPV LLC; or (iii) any claim against Precision Door Service SPV LLC based on any alleged unlawful act or omission of Precision Door Service SPV LLC.

EACH PERSON SIGNING THIS AGREEMENT REPRESENTS AND WARRANTS THAT HE OR SHE IS AUTHORIZED TO BIND THE RESPECTIVE PARTY TO THIS AGREEMENT. THIS AGREEMENT IS NOT BINDING OR ENFORCEABLE UNTIL WE SIGN IT.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the parties have executed this Franchise Agreement as of the dates written below.

FRANCHISEE:

_____
_____, individually

_____
Date

FRANCHISOR:

PRECISION DOOR SERVICE SPV LLC
A Delaware Limited Liability Company

BY: _____
_____, President

_____
Date

Schedule A to the Franchise Agreement

Data Sheet

1. Franchisee: _____

_____

_____

_____

Email: _____

Telephone: _____

Cell Phone: _____

2. Owners. You represent and warrant to us that the following persons are the only Owners of Franchisee:

Name	Home Address	Percentage of Ownership	Principal Owner (Y/N)

The foregoing Principal Owners will be devoting their full time to the Business with _____ being identified as the Managing Principal Owner. The Managing Principal Owner is a Principal Owner for all purposes under this Agreement, except that the Managing Principal Owner shall have primary responsibility for the management of the Business and shall have the authority to make all decisions on behalf of the Franchisee and the Managing Principal Owner's decisions will bind the Franchisee.

Within 10 days from the date of any and every change in the identity and/or ownership holdings of any Owner of Franchisee (any such change being subject to the limitations and requirements of this Agreement, including Section 10) or a change in the identity of the Managing Principal Owner you must update this Data Sheet accordingly and provide us a copy of the updated Data Sheet.

3. Territory. _____

_____

_____

Number of single family detached homes in Territory: _____
Number of single family detached homes plus population: _____

4. Initial Franchise Fee: $_____[1]

[1] Initial Franchise Fee is $0.45 per detached single family home, minus applicable discounts.

5. **License Fees.** From and after you execute your Franchise Agreement, you begin to report Gross Sales and pay us a monthly license fee (the "License Fee"), equal to the greater of: (i) 6% of previous month's Gross Sales; or (ii) the applicable Minimum License Fee described in Table 2 below.

The Minimum License Fee is as follows:

Minimum Monthly License Fees[1]				
	Months 0-12	**Months 13-18**	**Months 19 - 24**	**Months 25- end**
Minimum License Fee	$0	$1,000 - $4,000	$1,500 - $5,500	$2,000 - $7,000

***** The Minimum License Fee of $1,000 to $7,000 is determined based on the number of single-family homes with a detached unit (SFHUD) in your Territory, as follows:

Table 2

Minimum Monthly License Fee Calculation Based on SFHUD				
	Minimum Monthly License Fee			
SFHUD	**Months 0 - 12**	**Months 13- 18**	**Months 19 - 24**	**Months 25- end**
0 – 150,000	$0	$1,000	$1,500	$2,000
151,000 – 300,000	$0	$1,500	$2,000	$2,500
300,001 – 500,000*	$0	$2,000	$2,500	$3,000
500,001 – 1,000,000*	$0	$3,000	$4,000	$5,000
1,000,001 and Above*	$0	$5,000	$6,000	$7,000

*Not applicable to new franchisees.

For avoidance of doubt, all Gross Sales generated by the Business in servicing customers in TAFS or pursuant to the Preferred Lead Program or any Key Accounts program shall be subject to the License Fee.

If you currently perform services that are related to, but distinguishable from the services to be performed by the Business, you may elect, if we consent, in our sole discretion, to exclude that work from your franchise by executing the Excluded Service Addendum attached hereto. If so, the services to be excluded must be specifically listed as Excluded Services performed by your Existing Business under the Excluded Services Addendum. If you do not currently perform these services or sales in an existing business but elect to start offering those services in the future, you will not have the option of excluding those services from the franchise.

6. **MAP Fee:** 2% of Gross Sales.

7. Minimum Local Marketing Amounts:

a. Start-up phase minimum local marketing requirement: Prior to opening and during the first three months following the Business opening, you will be required to spend at least $15,000 on approved local marketing activities.

b. Initial Marketing Spend Requirement: You must spend a minimum of $60,000 for local marketing during the first 12 months of the operation of your Business and $75,000 during the months 13-24 of the operation of your Business (the "Initial Marketing Spend Requirement").

c. Immediately after the time period covering the Initial Marketing Spend Requirement, the following annual minimum local marketing requirement (start-up phase marketing costs count towards your first annual local marketing requirement): the greater of (i) $20,000 and (ii) 8% of Gross Sales for the prior year.

d. We may request each month that you submit to us, in the format that we require, an accurate accounting of your local marketing expenditures during the preceding month for approved marketing, advertising and promotion.

8. Effective Date: _____

[SIGNATURES ON FOLLOWING PAGE]

FRANCHISEE:

_____
_____, individually

_____
Date

FRANCHISOR:

PRECISION DOOR SERVICE SPV LLC
A Delaware Limited Liability Company

BY: _____
_____, President

_____
Date

Schedule B to the Franchise Agreement

ACH FORM

ACH Origination services will not be considered until this application is
FILLED OUT COMPLETELY

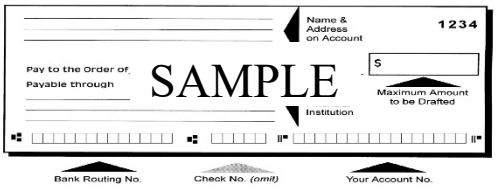
Date of Application:	Business Phone:
Franchise ID #:	Cell Phone:
Franchise Business Owner Name:	
Name of DBA:	
Contact Person:	Title:
Business Address:	
SPECIAL DRAFTING INSTRUCTIONS:	

Please complete blanks below with your banking information using the sample as a reference only, or attach a sample voided check that displays the required information.

We recommend attaching an image of a cancelled check, banking statement that clearly shows the routing and accounting number to ensure accuracy:

Name of Financial Institution:

Name and Address on Account:



Bank Routing No.:

Account No:

I hereby authorize PRECISION DOOR SERVICE SPV LLC ("Franchisor"), its affiliates, including Neighborly Assetco LLC, and the financial institution named above to initiate entries, including debit and credit entries, to my checking/savings account identified above periodically, including weekly, monthly, annually or as necessary, on a day specified from time to time by Franchisor to pay all fees, charges and any other amounts owed (including, License Fees, MAP fees, call center fees, late fees, interest charges, note payments, software fees and any other amounts owed) pursuant to the terms of the Franchise Agreement and all related agreements entered into with Franchisor and/or its affiliates, with License Fees and MAP fees to be in accordance with the monthly sales analysis submitted by me; and, if necessary, to initiate adjustments for any transactions credited in error. These debits are related to the operation of the franchised business and the amount of each debit will vary, including from month to month, to a maximum amount (if any) as set forth in the Franchise Agreement. The credits are the amounts due to the franchised business that Franchisor receives from third parties for services performed by the franchised business net of Franchisor's deductions for audit and any related administrative fees and/or credit entries to correct any debit entries that may have been made in error. This authority will remain in effect until I notify you in writing to cancel it in such time as to afford the financial institution a reasonable opportunity to act on such instructions. I can stop payment of any entry by notifying the financial institution at least 3 days before my account is scheduled to be charged. I can have the amount of an erroneous charge immediately credited to my account for up to 15 days following issuance of my statement by the financial institution or up to 60 days after deposit, whichever occurs first.

_____ _____

Date Signature of Franchisee

Schedule C to the Franchise Agreement

PERSONAL GUARANTEE AND AGREEMENT TO BE BOUND
PERSONALLY BY THE TERMS AND CONDITIONS
OF THE FRANCHISE AGREEMENT

In consideration of the execution of the Franchise Agreement by us, and for other good and valuable consideration, the undersigned, for themselves, their heirs, successors, and assigns, do jointly, individually and severally hereby become surety and guarantor for the payment of all amounts and the performance of the covenants, terms and conditions in the Franchise Agreement, to be paid, kept and performed by the franchisee, including without limitation the arbitration and other dispute resolution provisions of the Franchise Agreement.

Further, the undersigned, individually and jointly, hereby agree to be personally bound by each and every condition and term contained in the Franchise Agreement, including the provisions in Section 9, and agree that this Personal Guarantee will be construed as though the undersigned and each of them executed a Franchise Agreement containing the identical terms and conditions of the Franchise Agreement.

Each of the undersigned waives: (1) notice of demand for payment of any indebtedness or nonperformance of any obligations hereby guaranteed; (2) protest and notice of default to any party respecting the indebtedness or nonperformance of any obligations hereby guaranteed; and (3) any right he/she may have to require that an action be brought against the franchisee or any other person as a condition of liability.

In addition, each of the undersigned consents and agrees that: (1) the undersigned's liability will not be contingent or conditioned upon our pursuit of any remedies against the franchisee or any other person; and (2) such liability will not be diminished, relieved or otherwise affected by franchisee's insolvency, bankruptcy or reorganization, the invalidity, illegality or unenforceability of all or any part of the Franchise Agreement, or any amendment or extension of the Franchise Agreement, with or without notice to the undersigned. It is further understood and agreed by the undersigned that the provisions, covenants and conditions of this Guarantee will inure to the benefit of our successors and assigns.

FRANCHISEE: _____

PERSONAL GUARANTORS:

_____
_____, individually
Address
City, State, Zip Code
Telephone

Schedule D to the Franchise Agreement

THIS SCHEDULE D DOES NOT APPLY TO CANDIDATES LOCATED IN, OR FRANCHISED BUSINESSES TO BE LOCATED IN, ANY OF THE FOLLOWING FRANCHISE REGISTRATION STATES: CA, HI, IL, IN, MD, MI, MN, NY, ND, RI, SD, VA, WA, WI.

ACKNOWLEDGMENT ADDENDUM TO PRECISION GARAGE DOOR SERVICE® FRANCHISE AGREEMENT

As you know, you and we are entering into a Franchise Agreement for the operation of a PRECISION GARAGE DOOR SERVICE® franchise. The purpose of this Acknowledgment Addendum is to determine whether any statements or promises were made to you that we have not authorized or that may be untrue, inaccurate or misleading, and to be certain that you understand the limitations on claims that may be made by you by reason of the offer and sale of the franchise and operation of your business. Please review each of the following statements carefully and confirm their accuracy or advise us of their inaccuracy.

Acknowledgments and Representations. I, the undersigned, hereby acknowledge and represent to PRECISION DOOR SERVICE SPV LLC, as follows:

1. I have received a copy of PRECISION DOOR SERVICE SPV LLC Franchise Disclosure Document (and all exhibits and attachments) (the "Disclosure Document") at least fourteen calendar days prior to signing the PRECISION GARAGE DOOR SERVICE® Franchise Agreement (the "Franchise Agreement").
   Please select one: ☐ **I Agree** ☐ **I Disagree**
   If you disagree, please comment:_____

2. I have reviewed carefully the Disclosure Document and Franchise Agreement.
   Please select one: ☐ **I Agree** ☐ **I Disagree**
   If you disagree, please comment:_____

3. I understand all the information contained in both the Disclosure Document and Franchise Agreement.
   Please select one: ☐ **I Agree** ☐ **I Disagree**
   If you disagree, please comment:_____

4. No oral, written or visual claim or representation was made to me that contradicted the disclosures in the Disclosure Document.
   Please select one: ☐ **I Agree** ☐ **I Disagree**
   If you disagree, please comment:_____

5. Other than as expressly stated in Item 19 of the Disclosure Document, no employee or other person speaking on behalf of PRECISION DOOR SERVICE SPV LLC has made any oral, written or

visual claim, statement, promise or representation to me that stated, suggested, predicted or projected sales, revenues, expenses, earnings, income or profit levels at any PRECISION GARAGE DOOR SERVICE® business, or the likelihood of success at my franchised business.
Please select one: ☐ **I Agree** ☐ **I Disagree**
If you disagree, please comment:_____

6. No employee or other person speaking on behalf of PRECISION DOOR SERVICE SPV LLC has made any statement or promise regarding the costs involved in operating a franchise that is not contained in the Disclosure Document or that is contrary to, or different from, the information contained in the Disclosure Document.
Please select one: ☐ **I Agree** ☐ **I Disagree**
If you disagree, please comment:_____

7. I acknowledge and agree that except for the right granted to me to operate a PRECISION GARAGE DOOR SERVICE® Business within the Territory during the Franchise Agreement term so long as I am in compliance with the Franchise Agreement, PRECISION DOOR SERVICE SPV LLC and its affiliates reserve all other rights to the Marks and the System and they may engage in any activity whatsoever, whenever and wherever they desire, as set forth in the Franchise Agreement.
Please select one: ☐ **I Agree** ☐ **I Disagree**
If you disagree, please comment:_____

8. The Franchise Agreement together with the addenda and appendices thereto constitutes contains the entire agreement between me and PRECISION DOOR SERVICE SPV LLC concerning the franchise for the PRECISION GARAGE DOOR SERVICE® Business and supersedes any and all prior negotiations, understandings, representations, and agreements, which means that any prior oral or written statements not set out in the Franchise Agreement or Disclosure Document will not be binding. However, nothing in the Franchise Agreement or any related agreement is intended to disclaim the representations Precision Door Service SPV LLC made in the Disclosure Document it furnished to me.
Please select one: ☐ **I Agree** ☐ **I Disagree**
If you disagree, please comment:_____

9. I acknowledge and agree that in entering into the Franchise Agreement I have not relied on and am not relying on any representations, warranties or other statements whatsoever, whether written or oral other than those included in the Franchise Agreement and the Disclosure Document (including any exhibits, addenda, amendments and attachments) and that I will not have any right or remedy rising out of any representation, warranty or other statement not expressly set out in the Franchise Agreement and the Disclosure Document (including any exhibits, addenda, amendments and attachments). I am entering into the Franchise Agreement as a result of my own independent investigation of the franchised business and not as a result of any representations about PRECISION GARAGE DOOR SERVICE® system made by PRECISION DOOR SERVICE SPV LLC's shareholders, officers, members, managers, directors, employees, agents, representatives, independent contractors, or franchisees that are contrary to the terms set forth in the Franchise

Agreement or in any disclosure document given to me pursuant to applicable law. I UNDERSTAND THAT I SHOULD NOT SIGN THE FRANCHISE AGREEMENT IF I BELIEVE PRECISION DOOR SERVICE SPV LLC OR ANY OF ITS REPRESENTATIVES HAVE PROMISED ME SOMETHING THAT IS NOT PART OF THE FRANCHISE AGREEMENT, ANY ATTACHED EXHIBIT, SCHEDULE OR ADDENDUM OR THE FRANCHISE DISCLOSURE DOCUMENT.

Please select one: ☐ **I Agree** ☐ **I Disagree**
If you disagree, please comment:_____

10. I understand that the success or failure of my PRECISION GARAGE DOOR SERVICE® Business will depend in large part upon my skills and experience, my business acumen, my location, the local market for products under the PRECISION GARAGE DOOR SERVICE® trademarks, interest rates, the economy, inflation, taxes, the number of employees I hire and their compensation, the extent to which I follow established systems, policies and guidelines, the cost of capital and the extent to which I finance the business operations, my contractual arrangements with suppliers, landlord and professional advisors, competition and other economic and business factors. Further, I understand that the economic and business factors that exist at the time I open my PRECISION GARAGE DOOR SERVICE® Business may change.
Please select one: ☐ **I Agree** ☐ **I Disagree**
If you disagree, please comment:_____

11. I understand that I am bound by the non-compete covenants (both in-term and post-term) and that an injunction is an appropriate remedy to protect the interest of the PRECISION GARAGE DOOR SERVICE® system if I violate the covenant(s). Further, I understand that any actions in violation of the covenants by those holding any interest in the franchisee entity may result in an injunction, default and termination of the Franchise Agreement.
Please select one: ☐ **I Agree** ☐ **I Disagree**
If you disagree, please comment:_____

12. I understand that any training, support, guidance or tools PRECISION DOOR SERVICE SPV LLC provides to me as part of the franchise are for the sole purpose of protecting the PRECISION GARAGE DOOR SERVICE® brand and Marks and the Intellectual Property associated with the System and to assist me in the operation of my business and not for the purpose of controlling or in any way intended to exercise or exert control over my decisions or day-to-day operations of my business, including my sole responsibility for the hiring, wages and other compensation (including benefits), training, supervision and termination of my employees and all other employment and employee related matters.
Please select one: ☐ **I Agree** ☐ **I Disagree**
If you disagree, please comment:_____

13. The individuals identified on the receipt pages of my Disclosure Document as the franchise sellers are the only franchise sellers (i.e., the company representatives who offered me my franchise) involved in this franchise sales process.
Please select one: ☐ **I Agree** ☐ **I Disagree**
If you disagree, please identify any additional franchise sellers involved in this franchise sales process:_____
_____
_____

14. I have been advised to seek professional assistance, to have legal, financial and/or other professional advisors review the documents, and to consult with other franchise owners regarding the risks associated with the purchase of the franchise.
Please select one: ☐ **I Agree** ☐ **I Disagree**
If you disagree, please comment:_____
_____
_____

IF MORE SPACE IS NEEDED TO RESPOND TO ANY REPRESENTATION, CONTINUE ON A SEPARATE SHEET AND ATTACH.

I UNDERSTAND THAT MY ANSWERS ARE IMPORTANT AND THAT PRECISION DOOR SERVICE SPV LLC WILL RELY ON THEM. BY SIGNING THIS ADDENDUM, I REPRESENT THAT I HAVE CONSIDERED EACH REPRESENTATION CAREFULLY AND RESPONDED FULLY AND TRUTHFULLY.

NOTE: IF THE RECIPIENT IS A CORPORATION, PARTNERSHIP, LIMITED LIABILITY COMPANY OR OTHER ENTITY, EACH OF ITS PRINCIPAL OWNERS MUST EXECUTE THIS ACKNOWLEDGMENT.

All representations requiring prospective franchisees to assent to a release, estoppel or waiver of liability are not intended to nor shall they act as a release, estoppel or waiver of any liability incurred under any applicable law that prohibits releases, estoppels or waivers of liability under such law. Should one or more clauses of this Addendum be held void or unenforceable for any reason by any court of competent jurisdiction, such clause or clauses will be deemed to be separable in such jurisdiction and the remainder of this Addendum shall be valid and in full force and effect. **Do not sign** this Acknowledgement if you are a resident of Maryland or the franchise is to be operated in Maryland.

FRANCHISEE:

_____
_____, individually

_____
Date

Schedule E to the Franchise Agreement

TELEPHONE NUMBER AND INTERNET AGREEMENT

_____
(Name of Telephone Company)

_____
(Address)

_____
(City, State, Zip)

This TELEPHONE NUMBER AND INTERNET AGREEMENT, ASSIGNMENT AND POWER OF ATTORNEY ("Assignment") is made pursuant to the terms of the Franchise Agreement dated _____ ("Agreement") by and between PRECISION DOOR SERVICE SPV LLC ("Franchisor") and _____ ("Franchisee"), authorizing Franchisee to use Franchisor's Marks and System in the operation of a garage door repair, installation and service business (the "Franchised Business") in and for the Territory. Capitalized terms used herein without a definition shall have the meaning assigned to them in the Agreement.

For value received, Franchisee hereby irrevocably assigns to Franchisor all telephone listings and numbers at any time used by Franchisee in any printed or internet telephone directory in connection with the operation of the Franchised Business in the Territory, whether now-existing or adopted by Franchisee in the future, (collectively "Telephone Listings") and all email addresses, domain names, social media accounts and comparable electronic identities that use the Marks or any portion of them at any time used by Franchisee in connection with any Internet directory, website or similar item in connection with the operation of the Franchised Business, whether now-existing or adopted by Franchisee in the future, (collectively "Internet Listings") (collectively referred to herein as "Listings"). From time to time upon Franchisor's request, Franchisee agrees to promptly provide a complete list of all Listings to Franchisor (in such format and level of detail as required by Franchisor).

Franchisee shall have the right to use the Listings only in connection with advertising and promoting the Franchised Business in the Territory. Franchisee agrees to pay all amounts pertaining to the use of the Listings incurred by it when due. Upon expiration or termination of the Agreement for any reason, Franchisee's right of use of the Listings shall terminate. In the event of termination or expiration of the Agreement, Franchisee agrees to pay all amounts owed in connection with the Listings, including all sums owed under existing contracts for telephone directory advertising and to immediately at Franchisor's request, (i) take any other action as may be necessary to transfer the Listings and numbers to Franchisor or Franchisor's designated agent, (ii) install and maintain, at Franchisee's sole expense, an intercept message, in a form and manner acceptable to Franchisor, on any or all of the Listings; (iii) disconnect the Listings; and/or (iv) cooperate with Franchisor or its designated agent in the removal or relisting of any telephone directory or directory assistance listing, Internet directory, website, social media account or advertising, whether published or online.

Franchisee agrees that Franchisor may require that all telephone numbers and telephone and internet equipment and service must be owned or provided by Franchisor or a supplier approved by Franchisor and that Franchisor has the right to require Franchisee to "port" or transfer to Franchisor or an approved call routing and tracking vendor all phone numbers associated with the Franchised Business or

published in any print or online directory, advertisement, marketing or promotion associated with the Marks.

Franchisee appoints Franchisor as Franchisee's attorney-in-fact, to act in Franchisee's place, for the purpose of assigning any Listings covered by this Assignment to Franchisor or Franchisor's designated agent or taking any other actions required of Franchisee under this Assignment. Franchisee grants Franchisor full authority to act in any manner proper or necessary to the exercise of the foregoing powers, including full power of substitution and execution or completion of any documents required or requested by any telephone or other company to transfer such Listings, and Franchisee ratifies every act that Franchisor may lawfully perform in exercising those powers. This power of attorney shall be effective for a period of two (2) years from the date of expiration, cancellation or termination of Franchisee's rights under the Agreement for any reason. Franchisee intends that this power of attorney be coupled with an interest. Franchisee declares this power of attorney to be irrevocable and renounces all rights to revoke it or to appoint another person to perform the acts referred to in this instrument. This power of attorney shall not be affected by the subsequent incapacity of Franchisee. This power of attorney is created to secure performance of a duty to Franchisor and is for consideration.

FRANCHISEE:

_____
_____, individually

_____
Date

Schedule F to the Franchise Agreement

CONFIDENTIALITY AGREEMENT

This **CONFIDENTIALITY AGREEMENT** is entered into by the undersigned, _____ ("you"), for the benefit of **PRECISION DOOR SERVICE SPV LLC**, a Delaware limited liability company having a principal place of business at 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor"); and _____ ("Franchisee");

WHEREAS, you are associated with Franchisee as a spouse or owner of Franchisee;

WHEREAS, Franchisor intends to enter into a Franchise Agreement (the "Franchise Agreement") pursuant to which Franchisor will grant Franchisee (or a legal entity owned and/or controlled by Franchisee) a license to use Franchisor's trademarks, services marks, logos and other indicia of origin (the "Marks") and Franchisor's methods of operation (the "System") in connection with the operation of a garage door repair, installation and service business (the "Franchise") in and for a specified geographical area described in the Franchise Agreement. (Capitalized terms used herein without a definition shall have the same meaning as assigned to them in the Franchise Agreement); and

WHEREAS, Franchisor has undertaken, at considerable effort and expense, to create the System which will be revealed to Franchisee pursuant to the Franchise Agreement and you either will be involved in the operation of the franchise, or, if a spouse of Franchisee, may not intend to hold an ownership interest in the Franchise or be actively involved in the operation of the Franchise but through your relationship with Franchisee, will be exposed to and learn many procedures, techniques and other matters that are identified and treated by Franchisor as confidential, proprietary or trade secret, including, without limitation, information regarding the operational, sales, and marketing methods and techniques of Franchisor, which are beyond your skills and experience ("Confidential Information"); and

WHEREAS, you agree that you will receive material benefit from Franchisor entering into the Franchise Agreement with Franchisee. In exchange for that good consideration, you agree to execute and be bound by this Agreement, including the noncompetition covenant set forth herein.

NOW, THEREFORE, you hereby agree as follows:

1. Acknowledgement of Confidentiality Obligation. You acknowledge that through your association or relationship with Franchisee, you will receive valuable Confidential Information that provides a competitive advantage in the development of the Franchise. You acknowledge and agree that the Confidential Information and any Operations Manual are confidential and proprietary in nature and contain trade secrets belonging to Franchisor and that all such tangible evidence of Confidential Information is a property right of great value to Franchisor. You hereby agree to be bound by the provisions of the Franchise Agreement related to confidentiality and protection of trade secrets, including but not limited to Section 5.H of the Franchise Agreement, to the same extent as if a party to the Franchise Agreement.

2. Non-Use. You agree not to (a) use Confidential Information without prior written approval from Franchisor or as otherwise permitted by the Franchise Agreement, or (b) do or perform any other act injurious to the goodwill associated with the Marks and the System.

3. Non-Disclosure. Without prior written approval from Franchisor, you agree not to disclose, communicate or divulge any Confidential Information for your benefit or for the benefit of any other third party, including, without limitation, a competitor of the Franchise and/or Franchisor.

4. Exclusions. Confidential Information does not include and this Agreement does not apply to information that you can establish by reliable documentary evidence (a) was previously known by you, (b) is or becomes part of the public domain other than through your wrongful act, (c) is otherwise lawfully in your hands by a means other than breach of this Agreement or (to your knowledge) third party's breach of its confidentiality obligation to Franchisor, or (d) is sought pursuant to a subpoena or written discovery ("Process"); provided that Franchisor shall be immediately notified of the receipt of the Process, whereupon Franchisor has the right to request that Franchisee and/or you delete the Confidential Information from the scope thereof, and if Franchisee or you refuse, then Franchisor may seek any and all available remedies, including, without limitation, commencing proceedings to enjoin the disclosure of Confidential Information or intervening impending proceedings to seek the entry of protective orders or other appropriate relief. Nothing in this Agreement shall be construed to interfere with a party's obligations to comply with lawful court orders; however, no disclosure of Confidential Information by a party pursuant thereto shall be deemed to place the Confidential Information in the public domain or to relieve the party from the future performance of all its confidentiality obligations under this Agreement, absent express orders of the court to the contrary.

5. Covenant Not to Compete. Except as otherwise approved in writing by Franchisor, you may not, directly or indirectly, through, on behalf of, or in conjunction with, any other person, partnership, or legal entity, own, maintain, operate, or engage or participate in, inure benefit to, or have any financial interest, either as an officer, agent, employee, principal, partner, director, shareholder or any other individual or representative capacity, in any corporation, partnership or other legal entity that engages in any business that is the same as or similar to the Franchise, or is otherwise in competition with the business of Franchisor or Franchisor's franchisees, that engages in the distribution of similar products, services and/or equipment and that is located (a) anywhere, while the Franchise Agreement is in effect or (b) (i) within the territory specified on the Data Sheet to the Franchise Agreement, (ii) within a 35-mile radius of the outer boundary of such territory, or (iii) inside the territory of another Precision Garage Door Service® business, in each case during a period of two (2) years commencing with the earlier of the termination of the Franchise Agreement or the date on which you cease to be associated with Franchisee (or the individual who is the principal of a legal entity identified as Franchisee) whether because of a termination of an employment arrangement or marriage or otherwise, which period shall be extended by any period of non-compliance. You further agree that upon Franchisor's request you shall make his/her personal and business records available for inspection by Franchisor to determine your compliance with this provision.

6. Customer Non-Solicitation Covenant. In addition, you agree that during the term of the Franchise Agreement and for a period of one year commencing with the earlier of the termination of the Franchise Agreement or the date on which you cease to be associated with Franchisee (or the individual who is the principal of a legal entity identified as Franchisee) whether because of a termination of an employment arrangement or marriage or otherwise, you will not, without our prior written consent, directly or indirectly, for yourself or on behalf of any other person, divert, or attempt to divert, any business or customer of the Business or any other PRECISION GARAGE DOOR SERVICE® Business to any competitor by direct or indirect inducement.

7. Scope of Covenants. The parties agree that each of the foregoing covenants in Section 5 and Section 6 will be construed as independent of any other covenant or provision of this Agreement. To the extent anyone successfully contests the validity or enforceability of any part of Section 5 or Section 6 in its present form predicated upon the scope of coverage, this provision will not be deemed invalid or unenforceable, but will instead be deemed modified, so as to be valid and enforceable, to provide coverage for the maximum scope that any court of competent jurisdiction or arbitrator will deem reasonable and necessary to protect Franchisor's legitimate interests.

8. Choice of Law and Jurisdiction. This Agreement shall be governed by the internal laws of the State of Texas, without regard to conflicts of laws provisions. You agree that any litigation or legal action to enforce or relating to this Agreement shall be filed in Waco, McLennan County, Texas. You hereby consent to the jurisdiction of such Courts and further agree to waive any rights or objections to the jurisdiction or venue of any such actions when filed in such Courts.

9. Legal Fees and Costs. Any unauthorized disclosure following execution of this Agreement may be cause for suit for injunctive relief and damages. If you breach this Agreement, you shall pay reasonable attorney's fees and other costs incurred by Franchisor and/or Franchisee in enforcing the provisions of this Agreement. If any legal proceeding is commenced to enforce or interpret any provision of this Agreement, the prevailing party will be entitled to recover reasonable attorney's fees and all costs and disbursements allowed by law.

10. Defend Trade Secrets Act of 2016 Disclosure. 18 U.S.C. § 1833(b) states: "An individual shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that—(A) is made—(i) in confidence to a Federal, State, or local government official, either directly or indirectly, or to an attorney; and (ii) solely for the purpose of reporting or investigating a suspected violation of law; or (B) is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal." Accordingly, the Parties to this Agreement have the right to disclose in confidence trade secrets to Federal, State, and local government officials, or to an attorney, for the sole purpose of reporting or investigating a suspected violation of law. The Parties also have the right to disclose trade secrets in a document filed in a lawsuit or other proceeding, but only if the filing is made under seal and protected from public disclosure. Nothing in this Agreement is intended to conflict with 18 U.S.C. § 1833(b) or create liability for disclosures of trade secrets that are expressly allowed by 18 U.S.C. § 1833(b).

11. Entire Agreement. This Agreement sets forth the entire understanding among you, Franchisor and Franchisee with respect to its subject matter and cannot be changed except by written instrument signed by you, Franchisor and Franchisee. There are no representations of any kind except as contained herein. This Agreement will be binding upon and inure to the benefit of the parties, their legal representatives, successors, and assigns.

_____
Signature, individually

_____
Date

Schedule G to the Franchise Agreement

PROMISSORY NOTE AND SECURITY AGREEMENT

DATE: _____

DEBTOR: _____

DEBTOR'S MAILING ADDRESS: _____

SECURED PARTY: PRECISION DOOR SERVICE SPV LLC
a Delaware limited liability company, or its successor or assigns

SECURED PARTY'S MAILING ADDRESS: 2395 Washington Avenue, Suite 5, Titusville, FL 32780

PRINCIPAL: _____ AND 00/100 DOLLARS ($____.__)

INTEREST: Interest shall accrue on the unpaid PRINCIPAL balance from the date of this Note until paid in full at the rate of __% per annum. Upon maturity, whether by acceleration or otherwise, all unpaid amounts shall bear interest at the lesser of (i) the maximum rate permitted by applicable law or (ii) __% per annum.

TERMS OF PAYMENT:

The principal and interest of this note shall be payable in monthly installments of _____ **AND** 00/100 **DOLLARS ($_____)** each, beginning on _____ and continuing on the first day of each month thereafter until _____ , on which date the entire principal balance, any accrued, unpaid interest and all other amounts payable under this document are due in full. By execution of the ACH Form attached to the Franchise Agreement entered into by and between DEBTOR and SECURED PARTY (the "Franchise Agreement"), DEBTOR authorizes SECURED PARTY and the financial institution named thereon to make the foregoing payments from DEBTOR'S account until DEBTOR cancels such automatic draft in accordance with the terms of the Authorization or this note is paid in full.

DEBTOR promises to pay PRINCIPAL and INTEREST according to the above TERMS OF PAYMENT to the order of SECURED PARTY. This note may be prepaid in any amount at any time before maturity without penalty. Installments shall continue to be payable regularly after any partial payment unless and until this note has been fully paid. INTEREST shall be calculated on the unpaid PRINCIPAL to the date of any payment or prepayment, with that payment or prepayment being credited first to pay the accrued INTEREST and then to reduce the PRINCIPAL.

If DEBTOR defaults in the payment of any indebtedness or the performance of any obligations under this document or any document collateral to it, including, without limitation, the Franchise Agreement, or DEBTOR sells, assigns or transfers the Franchise Agreement or any interest therein or in the franchise granted thereunder to a third party, SECURED PARTY may declare the entire unpaid PRINCIPAL, earned INTEREST and any other amounts payable under this document immediately due. DEBTOR and each surety, endorser and guarantor waive all demands for payment, presentations for payment, notices of intention to accelerate, notices of acceleration, protests and notices of protest to the extent permitted by law.

If this document or any document collateral to it, including, without limitation, the Franchise Agreement, is given to an attorney for collection or enforcement, is collected or enforced after suit is brought for that purpose or is collected or enforced through probate, bankruptcy or other judicial proceeding, DEBTOR shall pay SECURED PARTY all costs of collection and enforcement (including, without limitation, reasonable attorney's fees and court costs) in addition to amounts due. Debtor shall pay all reasonable costs of collection and enforcement incurred by SECURED PARTY, including reasonable attorneys' fees and court costs, whether incurred before or after judgment and including costs incurred in bankruptcy or insolvency proceedings, to the extent permitted by applicable law.

Interest on any indebtedness under this document or any document collateral to it shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged or received under law. Any interest in excess of that maximum amount shall be credited on the principal of the indebtedness or, if that has been paid, refunded. Any such excess resulting from any acceleration or prepayment shall be canceled automatically or, if already paid, credited on the unpaid principal of the indebtedness or, if the principal of the indebtedness has been paid, refunded. This provision overrides other provisions in this and all other instruments related hereto.

If any installment of this note is not paid within thirty (30) days of its due date, a late charge in the amount of TEN AND NO/100 DOLLARS ($10.00) per payment per day will be paid by DEBTOR upon demand as compensation for any expense or inconvenience incurred in collecting that delinquent installment. DEBTOR is not hereby authorized to be delinquent in paying any installment. Any demand for a late charge shall not affect any other remedies available.

If any draft or check is returned by DEBTOR'S financial institution for insufficient funds or any other reason, SECURED PARTY is entitled to reimbursement from DEBTOR in the amount of TWENTY FIVE AND 00/100 DOLLARS ($25.00) per draft or check. Any demand for reimbursement shall not in any manner affect any other remedies available.

COLLATERAL:

All right, title and interest of DEBTOR to all fixtures, furniture, leasehold improvements, furnishings, materials, supplies, equipment, goods, machinery, general intangibles, money, accounts, inventory, chattel paper, documents, instruments, commercial tort claims, deposit accounts, investment property, letter-of-credit rights, letters of credit and other personal property of any kind whatsoever, whether now or hereafter existing, arising, acquired or used by DEBTOR in any manner in connection with the PRECISION GARAGE DOOR SERVICE® franchise operated by DEBTOR under the Franchise Agreement or any other business which has provided or is providing services related to the sale, service, installation and repair of garage doors for customers; and all replacements, betterments, substitutions, renewals, additions, products and proceeds thereto or therefrom.

The term COLLATERAL shall also include (i) all proceeds (as defined in the Uniform Commercial Code), including without limitation cash proceeds, non-cash proceeds, insurance proceeds and other proceeds arising from the sale, lease, license, exchange or other disposition of the COLLATERAL, together with all products, replacements and substitutions thereof, whether now or hereafter arising (ii) and all right, title, and interest of Debtor in any equipment or vehicles used in the operation of the franchised business, whether owned, leased, or otherwise possessed by DEBTOR, including any rights arising under any lease, financing arrangement, or other agreement relating thereto, and any ownership interest or equity arising upon payoff, expiration or termination of such lease or financing arrangement.

The COLLATERAL includes all property of the types described above whether now owned or hereafter acquired.

GRANT OF SECURITY INTEREST:

DEBTOR grants SECURED PARTY a security interest in the COLLATERAL to secure the payment of all indebtedness owed and the performance of all obligations performable by DEBTOR to or for SECURED PARTY (including, without limitation, all indebtedness and obligations under this document or any document collateral to it).

SECURED PARTY's sole duty with respect to the custody, safekeeping and physical preservation of COLLATERAL in its possession or under its control will be to use reasonable care in the custody and preservation of such COLLATERAL. DEBTOR agrees that SECURED PARTY will be deemed to have used reasonable care in the custody and preservation of COLLATERAL if SECURED PARTY deals with such COLLATERAL in the same manner as SECURED PARTY deals with similar property for its own account and, to the extent permitted by applicable law. SECURED PARTY need not take any steps to preserve rights against any other person or entity. Neither SECURED PARTY nor any of its directors, officers, managers, members, employees or agents will be liable for failure to demand, collect or realize upon the COLLATERAL or will be under any obligation to sell or otherwise dispose of any COLLATERAL.

DEBTOR confirms that value has been given, that DEBTOR has rights in the COLLATERAL, and that DEBTOR and SECURED PARTY have not agreed to postpone the time for attachment of the security interest to any of the COLLATERAL. In respect of COLLATERAL which is acquired after the execution date of this Promissory Note and Security Agreement, the time for attachment will be the time when DEBTOR acquires such COLLATERAL.

SECURED PARTY may (and DEBTOR hereby authorizes SECURED PARTY to) execute and file such financing statements and other documents as SECURED PARTY may at any time deem appropriate to perfect the foregoing security interest. Without limiting the generality of the foregoing, DEBTOR authorizes SECURED PARTY to file financing statements designating the collateral as "all personal property" or "all assets" of DEBTOR, and authorizes, ratifies and approves any financing statement filed by SECURED PARTY on or prior to the date of this document.

DEBTOR'S WARRANTIES AND COVENANTS:

For purposes of this section, "Permitted Liens" means (i) liens securing purchase-money obligations or capitalized leases for equipment or vehicles used in the operation of the franchises businesses, provided such liens attach only to the equipment or vehicles being financed, and (ii) other liens approved in writing by Secured Party.

DEBTOR warrants, represents and covenants that: 1) No financing statement covering the COLLATERAL is filed in any public office; 2) DEBTOR is validly existing and in good standing under the laws of the state of its jurisdiction of organization, and the execution and delivery of this document by DEBTOR and the performance of its obligations hereunder have been duly authorized by all necessary action in accordance with applicable laws; 3) DEBTOR owns the COLLATERAL, free and clear of all liens other than liens in favor of SECURED PARTY and Permitted Liens, and has the authority to grant this security interest; 4) none of the COLLATERAL is or will be affixed to real estate, an accession to any goods, commingled with other goods, or a fixture, accession or part of a product or mass with other goods except to the extent arising in the ordinary course of DEBTOR'S franchised business; 5) all information about DEBTOR'S financial condition provided to SECURED PARTY was accurate when submitted, as will be any information subsequently provided; 6) DEBTOR will defend the COLLATERAL against all claims and demands adverse to SECURED PARTY'S interest in it; 7) the COLLATERAL will remain in DEBTOR'S possession or control at all times; 8) DEBTOR will maintain the COLLATERAL in good

condition and protect it against misuse, abuse, waste and deterioration except for ordinary wear and tear resulting from its intended use; 9) DEBTOR will insure the COLLATERAL in accordance with SECURED PARTY'S reasonable requirements regarding choice of carrier, casualties insured against and amount of coverage; 10) insurance policies will be written in favor of DEBTOR and SECURED PARTY according to their respective interests or according to SECURED PARTY'S other requirements; 11) all insurance policies shall provide that the SECURED PARTY will receive at least ten (10) days' notice before cancellation, and the policies or certificates evidencing them will be provided to SECURED PARTY when issued; 12) DEBTOR assumes all risk of loss or damage to the COLLATERAL to the extent of any deficiency in insured coverage; 13) DEBTOR irrevocably appoints SECURED PARTY as DEBTOR'S attorney-in-fact to collect on DEBTOR'S behalf any returned unearned premiums and proceeds of any insurance on the COLLATERAL and to endorse any draft or check deriving from the policies and made payable to DEBTOR; 14) DEBTOR will pay all expenses incurred by SECURED PARTY in negotiating, obtaining, preserving, perfecting, defending and enforcing this document, any document collateral to it or the COLLATERAL (expenses for which DEBTOR is liable include, without limitation, taxes, assessments, reasonable attorney's fees and other legal expenses, these expenses will bear interest from the dates of payments at the highest legal rate of interest, and DEBTOR will pay SECURED PARTY this interest on demand at a time and place reasonably specified by SECURED PARTY); 15) DEBTOR will sign any papers that SECURED PARTY considers necessary to obtain, maintain and perfect this security interest or to comply with any relevant law, including, without limitation, such documents as may be required to have the security interest granted hereunder properly noted on a certificate of title; 16) DEBTOR will immediately notify SECURED PARTY in writing of any material change in the COLLATERAL, of any change in DEBTOR'S name, address or location, of any change in any matter warranted or represented in this document or any document collateral to it, of any change that may affect the security interest in the COLLATERAL, or perfection thereof, and of any event of default; 17) without SECURED PARTY'S prior written consent, DEBTOR will not sell, transfer or encumber any of the COLLATERAL other than sales of inventory in the ordinary course of business; 18) DEBTOR will maintain accurate books and records covering the COLLATERAL; and 19) DEBTOR will furnish SECURED PARTY any requested information related to the COLLATERAL and DEBTOR will allow SECURED PARTY, at any time and place, to inspect the COLLATERAL and all records describing or related to the COLLATERAL.

RIGHTS AND REMEDIES OF SECURED PARTY:

Regardless of whether or not DEBTOR is in default hereunder, SECURED PARTY may: 1) release any COLLATERAL in SECURED PARTY'S possession to any debtor, temporarily or otherwise; 2) take control of any proceeds generated by the COLLATERAL, such as refunds from and proceeds of insurance, and reduce any part of the owed indebtedness accordingly or permit DEBTOR to use such funds to repair or replace damaged/destroyed COLLATERAL; 3) contact account debtors directly to verify information furnished by DEBTOR; 4) notify obligors on the COLLATERAL to pay SECURED PARTY directly and reduce any part of the owed indebtedness accordingly; and 5) as DEBTOR'S agent, endorse any documents or chattel paper that is COLLATERAL or that represents proceeds of COLLATERAL.

SECURED PARTY has no obligation to collect any account and will not be liable for failure to collect any account or for any act or omission on the part of SECURED PARTY or SECURED PARTY'S officers, agents or employees, except willful misconduct. If DEBTOR fails to maintain insurance as required, SECURED PARTY may purchase single-interest insurance coverage that will protect only SECURED PARTY. If SECURED PARTY purchases this insurance, the insurance premiums will become part of the indebtedness owed by DEBTOR to SECURED PARTY under this document.

EVENTS OF DEFAULT:

Each of the following conditions is an event of default: 1) if DEBTOR defaults in the timely payment or performance of any indebtedness, obligation, covenant or liability in this document, in any document collateral to it, including, without limitation, the Franchise Agreement, or in any other agreement between DEBTOR and SECURED PARTY and fails to cure the same within the applicable cure period provided in this document, the Franchise Agreement, or any related agreement; 2) if any warranty, covenant or representation made to SECURED PARTY by or on behalf of DEBTOR proves to have been false, misleading, or incomplete in any material respect when made; 3) if DEBTOR, any partnership of which DEBTOR is a general partner or any maker, drawer, acceptor, endorser, guarantor, surety, accommodation party or any other person liable for any part of the indebtedness or obligations under this document or any document collateral to it (a) becomes insolvent or unable to pay its debts as they become due; (b) makes an assignment for the benefit of creditors; (c) files, or has filed against it, any petition or proceeding under any bankruptcy, insolvency, or similar law which, in the case of an involuntary filing, is not dismissed within sixty (60) days; or (d) has a receiver, trustee, custodian, or similar official appointed for it or any material portion of its assets or the COLLATERAL; 4) if any lien attaches to any of the COLLATERAL other than any liens granted in favor of SECURED PARTY other than liens in favor of Secured Party or Permitted Liens; and 5) if any of the COLLATERAL is lost, stolen, damaged, or destroyed, unless it is promptly restored or replaced with collateral of like quality.

REMEDIES OF SECURED PARTY ON DEFAULT:

During the existence of any event of default, SECURED PARTY may declare the unpaid PRINCIPAL and earned INTEREST and all other amounts payable under this document immediately due in whole or part, enforce the payment of indebtedness and performance of obligations by DEBTOR under this document and any document collateral to it and exercise any rights and remedies granted by this document, any document collateral to it or by applicable law (including, without limitation, the Texas Uniform Commercial Code), including, without limitation, the following: 1) require DEBTOR to deliver to SECURED PARTY all books and records relating to the COLLATERAL; 2) require DEBTOR to assemble the COLLATERAL and make it available to SECURED PARTY at a place reasonably convenient to both parties; 3) take possession of any of the COLLATERAL and for this purpose enter any premises where it is located; 4) sell, lease or otherwise dispose of any of the COLLATERAL in accord with the rights, remedies and duties of a secured party under Chapters 2 and 9 of the Texas Uniform Commercial Code after providing any notice required by applicable law, including the Texas Uniform Commercial Code; 5) surrender any insurance policies covering the COLLATERAL and receive the unearned premium; 6) apply any proceeds from disposition of the COLLATERAL after default in the manner specified in Chapter 9 of the Texas Uniform Commercial code, including, without limitation, payment of SECURED PARTY'S reasonable attorney's fees and court expenses; and 7) if disposition inadequate, collect the deficiency. SECURED PARTY shall have all rights and remedies of a secured party under the Texas Uniform Commercial Code and other applicable law with respect to the COLLATERAL, including, without limitation, the right to take possession of the COLLATERAL, to dispose of the COLLATERAL, and to accept the COLLATERAL in full or partial satisfaction of the indebtedness.

GENERAL PROVISIONS:

1. SECURED PARTY'S rights under this document shall inure to the benefit of its successors and assigns.

2. Neither delay in exercise nor partial exercise of any of SECURED PARTY'S remedies or rights shall waive further exercise of those remedies or rights. SECURED PARTY'S failure to exercise remedies or rights does not waive subsequent exercise of those remedies or rights. SECURED

PARTY'S waiver of any default does not waive further default. SECURED PARTY may remedy any default without waiving the default. The rights, remedies, powers, and privileges herein provided are cumulative and not exclusive of any rights, remedies, power, and privileges provided by law.

3. If DEBTOR fails to perform any of DEBTOR'S obligations, SECURED PARTY may perform those obligations and be reimbursed by DEBTOR on demand for any sums so paid (including, without limitation, attorney's fees and other legal expenses) plus interest on those sums from the dates of payment at the maximum legal rate of interest. The sum to be reimbursed shall be secured by the security interest under this document.

4. This document constitutes the entire contract between DEBTOR and SECURED PARTY with respect to the subject matter hereof and supersedes all previously executed agreements and understandings, oral or written, with respect thereto. No provisions of this document shall be modified or limited except by written agreement executed by both parties.

5. The unenforceability of any provision will not affect the enforceability or validity of any other provision.

6. This document and the agreement evidenced hereby is to be construed according to Texas laws. All indebtedness is payable and all obligations are performable in Waco, McLennan County, Texas.

7. A carbon, photographic, electronic or other reproduction of this Promissory Note and Security Agreement or any financing statement covering the COLLATERAL is sufficient as a financing statement.

8. If the COLLATERAL is sold after default, recitals in the transfer document will be prima facie evidence of their truth, and all prerequisites to the sale specified herein and by the Texas UCC will be presumed satisfied.

9. The security interest under this document shall neither affect nor be affected by any other security for any of the indebtedness owed or obligations performable by DEBTOR under this document or any document collateral to it. Neither extensions of any of that indebtedness or those obligations nor releases of any of the COLLATERAL will affect the priority or validity of the security interest under this document.

10. Foreclosure of the security interest under this document by suit shall not limit SECURED PARTY'S remedies, including, without limitation, the right to sell the COLLATERAL. All remedies of SECURED PARTY may be exercised at the same or different times, and no remedy shall be a defense to any other. SECURED PARTY'S rights and remedies include all those granted in this document, by law or otherwise.

11. DEBTOR'S appointment of SECURED PARTY as DEBTOR'S attorney-in-fact or agent is coupled with an interest and will specifically survive any death or disability of DEBTOR.

12. As used in this document and unless the context requires another construction, the masculine, feminine and neuter gender shall each include the others and the singular and plural case shall each include the other.

13. DEBTOR acknowledges receipt of an executed copy of this document. DEBTOR waives the right to receive any amount that it may now or hereafter be entitled to receive (whether by way of

damages, fine, penalty, or otherwise) by reason of the failure of SECURED PARTY to deliver to DEBTOR a copy of any financing statement or any statement issued by any entity that confirms registration of a financing statement.

FRANCHISEE:

_____
_____, individually

_____
Date

Schedule H to the Franchise Agreement

EXCLUDED SERVICES ADDENDUM

This EXCLUDED SERVICES ADDENDUM (the "Addendum") is entered into by and between **PRECISION DOOR SERVICE SPV LLC**, a Delaware limited liability company having a principal place of business at 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor"), and _____, individually, having an address of _____ _____ ("Franchisee").

WHEREAS, Franchisor and Franchisee have contemporaneously herewith entered into a Franchise Agreement (the "Agreement") for the operation by Franchisee of the Business (the "Franchised Business") (Capitalized terms used herein without a definition shall have the meaning assigned to them in the Agreement);

WHEREAS, Franchisee or its affiliate (as applicable) currently operates an Existing Business (as defined below) which offers Excluded Services (as defined below) that are related to but distinguishable from the services provided by the Franchised Business under the Agreement; and

WHEREAS, Franchisor has agreed that, subject to Franchisee's and, if applicable, its affiliate's continuing compliance with the conditions set forth in this Addendum, the continued operation of the Excluded Services by the Existing Business shall not be deemed to be a violation of Section 9.D of the Agreement (Noncompetition Covenants), and the gross sales attributable to such Excluded Services shall not be included as "Gross Sales" under the Agreement.

NOW, THEREFORE, for and in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Identification of Existing Business.** The name of the Existing Business authorized pursuant to this Addendum is: _____, a _____ located at _____ ("Existing Business"), and the Excluded Services performed by the Existing Business are: _____ ("Excluded Services").

2. **Authorization of Excluded Services Offered by the Existing Business.** Anything in the Agreement to the contrary notwithstanding, the continued offer of the Excluded Services by the Existing Business shall not be deemed to be a violation of Section 9.D of the Agreement (Noncompetition Covenants) and the gross sales of such Excluded Services shall not be deemed to be "Gross Sales" under the Agreement; provided, that the conditions set forth in subparagraphs 2(a)-(d) below are satisfied as of the date of this Addendum and throughout the term of the Agreement (including any extensions or renewals thereof):

(a) the operation of such Existing Business does not interfere with Franchisee's operation of the Franchised Business;

(b) the Existing Business does not utilize Franchisor's Marks, System or Confidential Information;

(c) the Existing Business offers only the Excluded Services identified herein and does not offer the services offered by the Franchised Business or services that otherwise compete with the Franchised Business; and

(d) the Franchised Business and the Existing Business maintain separate books and records.

3. **Effect of Failure to Comply with Conditions.** If Franchisee or its affiliate (as applicable) at any time fails to satisfy any of the conditions set forth in subparagraphs 2.(a)-(d) of this Addendum, then the continued operation of the Existing Business shall be deemed to be a violation of Section 9.D of the Agreement (Noncompetition Covenants). In that event Franchisor may terminate the Agreement immediately if Franchisee fails (or fails to cause its affiliate) to cure the breach within a reasonable period of time, not to exceed ten (10) calendar days following written notice from Franchisor (provided however that a breach of clause 2(b) shall not be subject to a cure opportunity). Upon any termination of the Agreement pursuant to this provision, Franchisor shall be entitled to any and all legal and equitable remedies available under the Agreement and applicable law, including, without limitation, the collection, as liquidated damages and not as a penalty, of an amount equal to the License Fees provided in the Agreement with respect to all Gross Sales of the Existing Business for all periods during which the breach is continuing or, if such period cannot be ascertained with certainty, during all periods during which this Addendum has been in effect. This provision shall survive any transfer, expiration, termination or non-renewal of the Agreement or the Franchised Business for the time period set forth in Section 9.D.3 of the Agreement.

4. **Inspections; Audits.** Franchisee shall make and if applicable shall cause its affiliate to make the books and records (including all electronic records, tax returns and personal tax returns) for the Existing Business available to Franchisor for inspection and audit upon reasonable prior notice, so that Franchisor may verify Franchisee's compliance with the requirements of this Addendum, including the requirements in subparagraph 2(d) above. In addition, the provisions of Section 8.I of the Agreement regarding audits shall apply in all respects to the Existing Business and Franchisor shall have the same rights to access (including remotely) and audit the books and records of the Existing Business, and to require payment for the audit if the audit reveals that Franchisee did not comply with the requirements of this Addendum, in addition to any other remedies available to Franchisor hereunder or under the law.

5. **Franchisee's Representations and Warranties.** Franchisee hereby represents and warrants to Franchisor that it has all necessary power and authority to execute this Addendum, to bind the Existing Business to the terms hereof and to perform and comply with all of its obligations hereunder. There is no agreement or understanding (and Franchisee will not permit any such agreement or understanding to be entered into during the term of this Addendum) with respect to the Existing Business that would conflict with the terms of this Addendum.

6. **Construction.** Notwithstanding anything to the contrary in the Agreement, in the event of a conflict between the provisions of the Agreement and the provisions of this Addendum, the provisions of this Addendum shall control. Except as specifically provided in this Addendum, the Agreement remains fully effective in all respects in accordance with its terms, and all the respective rights and obligations of Franchisee and Franchisor remain as written unless modified specifically herein.

7. **No Restriction on In-Term and Post-Term Covenants.** Except as specifically stated in this Addendum, nothing in the Agreement or this Addendum or in the terms used herein shall be construed in any way to limit or restrict the application of the provisions of Section 9.D of the Agreement as it relates to the Existing Business or any other business Franchisee or any of its affiliates may engage in.

< SIGNATURES APPEAR ON THE NEXT PAGE >

FRANCHISEE:

_____
_____, individually

_____
Date

FRANCHISOR:

PRECISION DOOR SERVICE SPV LLC
A Delaware Limited Liability Company

BY: _____
_____, President

_____
Date

Schedule I to the Franchise Agreement

STATE ADDENDUM

EXHIBIT B

AGENCIES/AGENTS FOR SERVICE OF PROCESS

This list includes the names, addresses and telephone numbers of state agencies having responsibility for franchising disclosure/registration laws, and serving as our agents for service of process (to the extent that we are registered in their states). This list also includes the names, addresses and telephone numbers of other agencies, companies or entities serving as our agents for service of process.

State	State Agency	Agent for Service of Process
CALIFORNIA	California Department of Financial Protection & Innovation 651 Bannon Street, Suite 300 Sacramento, CA 95811 (213) 576-7500 Toll-free (866-275-2677)	Commissioner of Department of Financial Protection & Innovation
HAWAII	Department of Commerce and Consumer Affairs Business Registration Division Commissioner of Securities King Kalakaua Building 335 Merchant Street, Room 205 Honolulu, HI 96813 (808) 586-2722	Hawaii Commissioner of Securities
ILLINOIS	Franchise Division Office of Attorney General Franchise Division 500 South Second Street Springfield, IL 62706 (217) 782-1090	Illinois Attorney General
INDIANA	Securities Commissioner Indiana Securities Division 302 West Washington St., Room E-111 Indianapolis, IN 46204 (317) 232-6681	Indiana Secretary of State 201 State House 200 West Washington Street Indianapolis, IN 46204
MARYLAND	Office of the Attorney General Securities Division 200 St. Paul Place Baltimore, MD 21202-2020 (410) 576-6360	Maryland Securities Commissioner
MICHIGAN	Michigan Department of Attorney General Consumer Protection Division Attn: Franchise Section 525 W. Ottawa Street G. Mennen Williams Bldg. 1st Floor Lansing, MI 48933 (517) 373-7117	Michigan Department of Commerce Corporations and Securities Bureau

State	State Agency	Agent for Service of Process
MINNESOTA	Minnesota Department of Commerce 85 7th Place East, Suite 280 St. Paul, MN 55101-2198 (651)-539-1600	Minnesota Commissioner of Commerce
NEW YORK	NYS Department of Law Investor Protection Bureau 28 Liberty Street, 21st Floor New York, NY 10005-1495 (212) 416-8222	Attention: New York Secretary of State New York Department of State One Commerce Plaza, 99 Washington Avenue, 6th Floor Albany, NY 12231-0001 (518) 473-2492
NORTH DAKOTA	North Dakota Insurance & Securities Department 600 East Boulevard, Dept. 401 Bismarck, ND 58505-0510 (701) 328-2910	North Dakota Securities Commissioner
RHODE ISLAND	Rhode Island Department of Business Regulation Division of Securities 1511 Pontiac Avenue John O. Pastore Complex – Bldg. 69-1 Cranston, RI 02920 (401) 462-9500 x5	Director of Rhode Island Department of Business Regulation
SOUTH DAKOTA	South Dakota Division of Insurance Securities Regulation 124 S Euclid, Suite 104 Pierre, SD 57501 (605) 773-3563	Director of the South Dakota Division of Securities
VIRGINIA	State Corporation Commission Division of Securities and Retail Franchising 1300 East Main Street, 9th Floor Richmond, VA 23219 (804) 371-9051	Clerk of the State Corporation Commission Tyler Building, 1st Floor 1300 E. Main Street Richmond, VA 23219 804-371-9051
WASHINGTON	Department of Financial Institutions Securities Division PO Box 41200 Olympia, WA 98504-1200	Director of Washington Financial Institutions Securities Division 150 Israel Rd S.W. Tumwater, WA 98501 (360) 902-8760
WISCONSIN	Department of Financial Institutions Division of Securities 201 W. Washington Avenue, Suite 300 Madison, WI 53703 (608) 266-8559	Wisconsin Commissioner of Securities
OTHER STATES	N/A	Grayson Brown 1010 N. University Parks Drive Waco, TX 76707

EXHIBIT C

FINANCIAL STATEMENTS

Neighborly Assetco LLC and Subsidiaries

Combined Financial Statements
As of December 31, 2025 and 2024 and
for the years ended December 31, 2025 and 2024

Neighborly Assetco LLC and Subsidiaries

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Statements of Changes in Member's Equity 7

Statements of Cash Flows 8

Notes to Combined Financial Statements 9

Ernst & Young LLP
One Victory Park
Suite 2000
2323 Victory Avenue
Dallas, TX 75219

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Fax: +1 214 969 8587
ey.com

Report of Independent Auditors

To the Board of Directors and Member of
Neighborly Assetco LLC and Subsidiaries

Opinion

We have audited the combined financial statements of Neighborly Assetco LLC and subsidiaries (the Company), which comprise the combined balance sheets as of December 31, 2025 and 2024, and the related combined statements of operations and comprehensive income, changes in member's equity and cash flows for the years then ended, and the related notes (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company at 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 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 financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the 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 for one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free of 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

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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 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 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 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 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.

Ernst & Young LLP

Dallas, Texas
March 31, 2026

Neighborly Assetco LLC and Subsidiaries

Combined Balance Sheets
($000's)

	December 31, 2025	December 31, 2024
Assets		
Current assets		
Cash	$ 4,181	$ 2,499
Restricted cash	4,362	4,037
Trade accounts receivable – net	28,789	24,255
Trade notes receivable - current portion – net	7,530	7,445
Prepaid expenses and other current assets	12,058	13,044
Total current assets	56,920	51,280
Property and equipment - net	5,502	16,721
Prepaid selling expenses – less current portion	56,149	51,495
Trade notes receivable – less current portion - net	12,466	13,332
Intangible assets – net	1,170,362	1,251,674
Goodwill	1,737,327	1,731,288
Total assets	$ 3,038,726	$ 3,115,790
Liabilities and Member's Equity		
Current liabilities		
Accrued liabilities	$ 4,802	$ 2,998
Deferred revenue - current	14,623	14,745
Total current liabilities	19,425	17,743
Deferred revenue - less current portion	68,813	70,787
Commitments and Contingencies - Note 9	-	-
Member's equity		
Additional paid-in equity	2,288,283	2,531,790
Accumulated earnings	648,835	494,774
Accumulated other comprehensive income	13,370	696
Total Member's equity	2,950,488	3,027,260
Total liabilities and member's equity	$ 3,038,726	$ 3,115,790

See accompanying notes to combined financial statements.

Neighborly Assetco LLC and Subsidiaries

Combined Statements of Operations and Comprehensive Income
($000's)

	Year ended December 31, 2025	2024
Revenues and income		
Franchise service fees and related revenue	$ 353,906	$ 321,208
Sales of products and services	126,891	140,458
Total revenues and income	480,797	461,666
Cost of products and services	69,473	72,612
Gross profit	**411,324**	389,054
Selling expense	20,564	15,364
General and administrative expense	33,961	17,967
Advertising and promotional fund expense	55,204	49,981
Depreciation and amortization	94,436	95,532
Management expenses	45,342	47,126
Loss on impairment	4,068	-
Credit losses	3,688	3,714
Net income	**154,061**	159,370
Other comprehensive income		
Foreign currency translation adjustment	12,674	5,465
Comprehensive income	**$ 166,735**	$ 164,835

See accompanying notes to combined financial statements.

Neighborly Assetco LLC and Subsidiaries

Combined Statements of Changes in Member's Equity
($000's)

		Member's Equity
Balance – December 31, 2023	$	3,111,215
Distributions		(248,790)
Currency translation adjustment		5,465
Net income		159,370
Balance – December 31, 2024	$	3,027,260
Distributions		(243,507)
Currency translation adjustment		12,674
Net income		154,061
Balance – December 31, 2025	$	2,950,488

See accompanying notes to combined financial statements.

Neighborly Assetco LLC and Subsidiaries

Combined Statements of Cash Flows
($000's)

	Year ended December 31, 2025	2024
Operating activities		
Net income	$ 154,061	$ 159,370
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	94,436	95,532
Loss on impairment	4,068	-
Loss on disposal	4,722	-
Credit losses	3,688	3,714
Notes received	(15,048)	(14,803)
Collections of notes receivable	14,419	17,158
Changes in assets and liabilities:		
Trade accounts receivable	(6,814)	(2,524)
Prepaid expenses and other assets	(3,935)	(4,440)
Accrued liabilities	1,368	(1,361)
Deferred revenue	(2,095)	1,725
Net cash provided by operating activities	248,870	254,371
Investing activities		
Purchase of property, equipment and other assets	(3,356)	(3,782)
Net cash used in investing activities	(3,356)	(3,782)
Financing activities		
Distribution of equity	(243,507)	(248,790)
Net cash used in financing activities	(243,507)	(248,790)
Net increase in cash and restricted cash	2,007	1,799
Cash and restricted cash - Beginning of period	**$ 6,536**	**$ 4,737**
Cash and restricted cash - End of period	**$ 8,543**	**$ 6,536**

See accompanying notes to combined financial statements.

1. Description of Business and Significant Accounting Policies

Organization and Description of Business

Neighborly Assetco LLC ("we", "our" and the "Company") is an infinite-lived single-member special purpose Delaware limited liability company and was organized on November 13, 2020, with no operations until March 25, 2021. The Company is a direct, wholly owned subsidiary of Neighborly Issuer LLC (the "Issuer"), which is a special purpose Delaware limited liability company and a direct, wholly owned subsidiary of Neighborly SPV Guarantor LLC (the "SPV Guarantor"), which is a special purpose Delaware limited liability company that is an indirect, wholly owned subsidiary of Neighborly Company (the "Manager"). All of the issued and outstanding limited liability company interests of the Company are directly owned by the Issuer, upon an initial $1.00 capital contribution. The Company is a bankruptcy remote entity that owns substantially all of the US intellectual property including tradenames, franchise agreements, national account relationships and systems-in-place, as well as the United Kingdom (the "UK") tradenames of the Manager. The Company conducts transactions with affiliated parties under common control, and as such, results of operations may not be indicative of operations on a stand-alone basis, without those transactions with related parties. The Company has no employees and relies on the Manager for continued operations.

As of March 25, 2021 the Company's subsidiaries were comprised of a number of franchisors and related supporting businesses operating in the United States (the "US") and internationally and include the following businesses: Aire Serv SPV LLC, Mr. Electric SPV LLC, The Grounds Guys SPV LLC, Rainbow International SPV LLC, Glass Doctor SPV LLC, Mr. Appliance SPV LLC, Mr. Rooter SPV LLC, Molly Maid SPV LLC, Mr. Handyman SPV LLC, Five Star Painting SPV LLC, Window Genie SPV LLC, Real Property Management SPV LLC, Mosquito Joe SPV LLC, HouseMaster SPV LLC, Dryer Vent Wizard SPV LLC, ShelfGenie SPV LLC, and Precision Door Service SPV LLC (each an "SPV Franchisor" and together the "SPV Franchisors") and ProTradeNet SPV LLC, Back Office SPV LLC and G-O Manufacturing SPV LLC (each a "Non-Franchisor SPV Entity" and together the "Non-Franchisor SPV Entities"), each of which is a direct, wholly owned subsidiary of the Company.

In June 2021, assets of Neighborly Services Solutions SPV LLC, a Non-Franchisor SPV entity, were contributed to the Company.

In January 2022, assets of Zorware SPV LLC, NBLY Co Ops CO SPV LLC, and Trench Right SPV LLC were contributed to the Company and intangible assets were acquired by Pimlico SPV Limited, all Non-Franchisor entities. In March 2022, additional assets of NBLY Co Ops CO SPV LLC as well as assets of NBLY Co Ops AZ SPV, both Non-Franchisor entities, were contributed to the Company. In December 2022, intangible assets of Greensleeves Limited were contributed to the Company.

In January 2023, assets of NBLY Co Ops IN SPV LLC, NBLY Logistics SPV LLC, Lawn Pride SPV LLC, and Junk King SPV LLC, were contributed to the Company.

The Company holds all the equity interests in the SPV Franchisors and the Non-Franchisor SPV Entities, certain intellectual property, certain license agreements and certain vendor agreements. Each SPV Franchisor holds the tradenames and the franchise agreements related to such brand and any product supply agreements or vendor agreements related to such brand. The Non-Franchisor SPV Entities hold certain tradenames, certain product supply agreements, certain vendor agreements and the office service agreements.

The Company was formed in connection with a financing transaction (the "Securitization Transaction"), which was completed on March 25, 2021 (see Note 2). On March 25, 2021, the Manager, a Non-Securitization Entity, contributed to the Company through a series of asset transfers to the SPV Guarantor, the Issuer, the Company and its subsidiaries (the "Securitization Entities"), substantially all of its US intellectual property, including tradenames (the "Securitization IP"), franchise agreements, national account relationships and systems-in-place and the UK tradenames (collectively, the "Securitization Assets"). The Manager, certain Securitization Entities and the SPV Franchisors entered into license agreements pursuant to which they granted, respectively, to certain Non-Securitization Entities (i) a non-exclusive license to use and sublicense the Securitization IP in connection with owning and operating certain company-owned store locations, UK locations and Canadian locations and (ii) an exclusive license to use and sublicense the Securitization IP in connection with other products and services.

The contributions of the Securitization Assets are between entities under common control and are recorded at book value. No gain or loss has been realized on the transactions.

On March 25, 2021, the Securitization Entities entered into the management agreement (the "Management Agreement") with the Manager to perform certain services on behalf of the Securitization Entities, including, among other things, collecting franchisee payments, managing the operations on behalf of the Securitization Entities, and performing certain franchising, marketing, and operational and reporting services, as well as managing the intangible assets on behalf of the Securitization Entities. In exchange for providing such services, the Manager will be entitled to receive certain management fees on a weekly basis.

Basis of Presentation

The accompanying combined financial statements as of December 31, 2025 and December 31, 2024 include the accounts of the Company and its wholly owned subsidiaries. All significant intercompany accounts and transactions have been eliminated in consolidation.

FASB ASC Topic 810-10, Consolidation, applies to certain entities in which equity investors do not have the characteristics of a controlling financial interest or do not have sufficient equity at risk for the entity to finance its activities without additional subordinated financial support. Such an entity is referred to as a variable interest entity ("VIE"). FASB ASC Topic 810-10 requires the consolidation of a VIE by its primary beneficiary. The primary beneficiary is the entity, if any, that has the obligation to absorb losses or the right to receive benefits of the VIE that could potentially be significant to the VIE, which is the Company and its subsidiaries.

The Company has determined that the Securitization Entities qualify as VIE's and that Neighborly Company, the Manager, is the primary beneficiary, having both power and benefits, of the Securitization Entities. Accordingly, consolidation of the Company and its subsidiaries (including the SPV Franchisors and the Non-franchisor SPVs) is precluded, and as a result, combined financial statements are presented. All intercompany transactions have been eliminated.

Acquisition of the Manager

On June 29, 2021, Kohlberg Kravis and Roberts ("KKR"), and associated co-investors formed Nest Bidco Inc. which, on September 1, 2021, purchased 100% of the shares of Balcones Holdco, Inc., the parent company of Neighborly Company, from TDG Investment Holdings, LP. Nest Bidco Inc. is an indirectly wholly owned subsidiary of Nest Holdings LP, which is the ultimate parent company of the

newly formed business. The transaction was effected to add Neighborly to KKR's investment portfolio.

Use of Estimates

The preparation of combined financial statements in conformity with accounting principles generally accepted in the United States of America 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 combined financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Income Taxes

The Company is a single-member limited liability company for federal and state income tax purposes with all income tax liabilities and/or benefits of the Company being passed through to the Manager. As such, no recognition of federal or state income taxes will be provided for in the financial statements of the Company.

Revenue Recognition

The Company's primary sources of revenue are as follows:

- Franchise service fees and related revenue include fees from existing franchise owners based on a percentage of each franchise owner's gross sales, which generally range from 2% to 15% of the franchise owner's gross sales, as well as fees for franchise sales generated from the sale of new and existing franchise territories; and

- Sales of products and services to unrelated third parties.

Franchise service fees and related revenue

Typically, franchise agreements are granted to franchise owners for an initial term of ten years with an option to renew. Our performance obligations under franchise agreements consist of providing a license of our brand's intellectual property, a list of approved suppliers, certain training programs, an operations manual, and to maintain the marketing, advertising, and promotional (MAP) fund. These performance obligations are highly interrelated and we do not consider them to be individually distinct, and therefore account for them as a single performance obligation, which collectively represent the obligation to provide a license for the right to use our brand's intellectual property. Revenue related to franchise sales agreements is recognized on a straight-line basis over the term of the agreement and the contract liabilities are recorded in Deferred revenue – current and Deferred revenue in the Combined Balance Sheets. Other revenue associated with the franchise agreements includes variable or sales-based royalties and services and MAP fund fees collected, which are recognized as the underlying sales occur and performance obligations are satisfied.

In the event a franchise agreement is terminated, without a corresponding agreement executed by the same franchise owner, any remaining deferred fees as well as applicable termination fees are recognized in the period of termination.

The Company at times extends credit to entities for the purchase of franchises. These entities are typically controlled by individuals who operate their franchise as an owner/manager. Generally, the

trade notes receivables are collateralized by the related franchise territory rights. The Company also periodically extends unsecured credit to its franchise owners for unpaid franchise service fees. The Company places notes receivable on nonaccrual status when payment is ninety days past due and ceases to recognize revenue from interest on the note until such time as the note receivable is no longer past due. Interest on trade notes receivable is recorded as Franchise service fees and related revenue when earned. Each entity's ability to perform is dependent upon the economic condition of the business. The Company maintains ongoing credit evaluations of its franchise owners.

Allowances for expected credit losses is required on financial instruments based on the total estimated amount to be collected over the lifetime of the instrument. The Company considers both current conditions and reasonable and supportable forecasts of future conditions for estimating expected credit losses. Current conditions considered include pre-defined aging criteria, as well as specified events that indicate the balance due is not collectible. Reasonable and supportable forecasts used in determining the probability of future collection consider publicly available macroeconomic data and whether future credit losses are expected to differ from historical losses.

Franchise service fee revenues represent sales-based royalties that are related entirely to the Company's performance obligation under the franchise agreement and are recognized in the period in which the sales occur. Sales-based royalties are variable consideration related to our performance obligations to our franchise owners to maintain the intellectual property being licensed.

The right to collect MAP fees and the obligation to maintain the MAP fund is assigned to the Manager by each SPV Franchisor, and the performance obligation and fulfillment thereof resides with the Manager. The Manager's obligation related to these funds is to administer the MAP fund, keep unused MAP fees in segregated bank accounts and use MAP fees for certain activities related to the marketing and promotion of the individual businesses. The Manager acts as the principal in the transaction related to the MAP fund contributions and expenditures. MAP fund contributions and expenditures are reported on a gross basis in the accompanying Combined Statements of Operations and Comprehensive Income in Franchise service fees and related revenue. As noted above, we have concluded the advertising services provided to franchise owners are highly interrelated with the franchise rights and not a distinct performance obligation; therefore, revenues from MAP fund fees are recognized as advertising and promotion fund revenue when the related sales occur based on the application of the sales-based royalty exception within ASC 606, Revenue from contracts with customers.

Synthetic royalties from affiliated entities represent sales-based royalties that are related entirely to our performance obligation under intellectual property license agreements with affiliated entities and are recognized in the period in which the sales occur in Franchise service fees and related revenue in the accompanying Combined Statements of Operations and Comprehensive Income. Synthetic royalties were $26,582 and $28,242 for the years ended December 31, 2025 and 2024, respectively. These sales-based royalties are variable consideration related to our performance obligations to affiliated entities to maintain the intellectual property being licensed. The synthetic royalties are based on separate agreements with affiliates depending on the circumstances and revenues earned. Generally, these royalties are based on a percentage of revenues or profits.

Sales of products and services

Revenues from product sales are recorded in Sales of products and services and recognized upon transfer of title, when delivered to the customer, when the work is performed, or orders are shipped.

Contract Balances

The contract liabilities which we classify as "deferred revenue" consist primarily of the unamortized portion of initial franchise fees that are currently being amortized into revenue, amounts related to pending agreements, or other deferred revenues not related to franchise agreements. The contract balances related to deferred franchise revenue represents our remaining performance obligations to our franchise owners, as we account for our highly interrelated obligations as a single performance obligation, which collectively represent the obligation to provide a license for the right to use our brand's intellectual property excluding amounts of variable consideration related to sale-based royalties, synthetic royalties, license fees and advertising. The other deferred revenues not related to the franchise agreements are included in current deferred revenue.

The components of the change in deferred revenue are as follows:

	Year Ended December 31,	
	2025	2024
Balance at beginning of period	$ 85,532	$ 83,807
Fees received from franchise owners	36,358	35,141
Franchise sales fee revenue recognized	(39,428)	(33,680)
Other changes in deferred revenue	974	264
Balance at end of period	83,436	85,532
Less: current portion	14,623	14,745
Deferred revenue noncurrent	$ 68,813	$ 70,787

As of December 31, 2025, the deferred revenue expected to be recognized for each of the next five years, and in the aggregate, is as follows:

Years ending December 31,	
2026	$ 14,623
2027	12,383
2028	11,779
2029	10,604
2030	9,413
Thereafter	24,634
	$ 83,436

Direct, incremental selling expenses are reimbursed by the Company to the Manager. Such costs paid when the franchise agreement is executed are recorded as a contract asset by the Company and amortized over the life of the agreement consistent with the recognition of the deferred revenue. Contract assets are included in Prepaid expenses and other current assets and Prepaid selling expenses - less current portion in the accompanying Combined Balance Sheets. For the year ended December 31, 2025, $24,756 of costs were incurred and expense of $18,906 was recognized. For the year ended December 31, 2024, $24,044 of costs were incurred and expense of $14,023 was recognized. The ending asset for deferred contract costs as of December 31, 2025 was $65,285, of which $9,135 was current. The ending asset for deferred contract costs as of December 31, 2024 was $59,435, of which $7,940 was current.

Advertising

The Company expenses advertising costs as incurred. Advertising expense was $13,554 and $12,013 for the years ended December 31, 2025 and 2024, respectively. Advertising expense is included in General and administrative expense in the accompanying Combined Statements of Operations and Comprehensive Income. This is separate from MAP fees which are presented on their own line in Combined Statements of Operations and Comprehensive Income.

Inventories

Inventories consist of products to be sold and are stated at the lower of cost (first-in, first-out method) or net realizable value. Inventories were $1,289 and $1,783 as of December 31, 2025 and 2024, respectively.

Property and Equipment

Property and equipment is stated at cost and is depreciated using the straight-line method over the estimated useful lives of the respective assets which are generally as follows: machinery, equipment, and vehicles (5-10 years); and software (3 years). Additions, renewals, and betterments are capitalized; maintenance and repairs which do not extend the useful life of the asset are expensed as incurred.

Management evaluates long-lived assets used in operations for impairment when indicators of impairment are present. If the sum of the estimated undiscounted future cash flows related to the asset is less than the carrying amount, we recognize a loss equal to the difference between the carrying value and the fair value, usually determined by the estimated discounted cash flow analysis of the asset. The Company's evaluation of these long-lived assets indicated that certain assets within a single asset group were not recoverable as the carrying value exceeded the estimated fair value of the assets based on the undiscounted future cash flows. The Company recorded an impairment charge of $4,068 for the year ended December 31, 2025 reducing the carrying value of the property and equipment with a corresponding charge to earnings. The impairment amount recognized in 2025 is classified in the Loss on impairment financial statement line item on the Combined Statement of Operations and Comprehensive Income. No impairment losses were recorded for property and equipment in 2024.

Goodwill

Goodwill represents the excess of the consideration transferred over the fair value of identifiable net assets acquired. The Company tests goodwill annually for impairment, or earlier if events or changes in circumstances indicate that impairment may exist. Management's impairment tests are

generally performed as of October 1st annually. The Company's current goodwill balance was measured as of September 1, 2021, resulting from the acquisition of the Manager and pushdown accounting election, based on the excess of consideration over the fair value of assets acquired.

The Company performed a qualitative assessment of its goodwill as of October 1, 2025 and concluded it is not more likely than not that the fair value of its reporting unit is less than the carrying amount and, as such, a quantitative impairment test was not considered necessary. Management determined that there was no impairment of goodwill in the combined financial statements.

Intangible Assets

Intangible assets consist of tradenames, franchise relationships, national accounts, developed technology, and domain name, and are stated at their acquisition-date fair value, less subsequent amortization. The Company's intangible assets are definite lived, other than domain name, which is indefinite lived.

For definite lived intangible assets, when events or changes in circumstances indicate that the carrying amount of the asset may not be recoverable, the Company evaluates the definite lived intangible assets for impairment by comparing the carrying value to the anticipated future undiscounted cash flows expected to be generated from the use of the intangible assets. If the carrying amount is not recoverable, a loss is recorded in the amount the carrying value exceeds the fair market value of the assets. The Company performed a qualitative assessment of its intangible assets and determined that no indicators of impairment were present for definite lived intangible assets.

Tradenames are amortized over their estimated useful life of 20 years, using the straight-line method. Franchise relationships and national accounts relationships are amortized over their estimated useful lives of 15 years, using the straight-line method. Software is amortized over its estimated useful life of 3 years, using the straight-line method.

Domain names are stated at their acquisition-date fair value, and are not amortized, as their useful lives are considered indefinite, but are subject to annual impairment testing. The Company performed a qualitative assessment of its indefinite lived intangible assets as of October 1 in each of 2025 and 2024 and concluded it is not more likely than not that the fair value of its domain names is less than the carrying amount and, as such, a quantitative impairment test was not considered necessary.

Fair Value of Financial Instruments and Non-Financial Assets

In accordance with FASB ASC 820, Fair Value Measurements, certain assets carried at fair value are categorized based on the level of judgment associated with the inputs used to measure their fair value. The standard establishes a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value into three levels:

Level 1 - Inputs are unadjusted quoted market prices in active markets for identical assets or liabilities at the measurement date.

Level 2 - Inputs (other than quoted prices included in Level 1) are either directly or indirectly observable for the asset or liability through correlation with market data at the measurement date for the duration of the instrument's anticipated life.

Level 3 - Inputs are unobservable and therefore reflect management's best estimate of the assumptions that market participants would use in pricing the asset or liability.

As of December 31, 2025 and December 31, 2024, the Company's cash, restricted cash, accounts payable and accrued liabilities are carried at cost, which approximates fair value due to the short-term nature of each instrument and are classified as Level 1. The carrying values reported for trade accounts receivable and trade notes receivables, net of allowances, includes a degree of counterparty non-performance risk and are classified as level 2.

The trade names, systems in place, and developed technology were valued using the relief from royalty method and the franchise relationships and national account relationships were valued using the multi-period excess earnings method in the periods acquired. The future projections and estimates used for the valuations are considered Level 3 inputs.

Foreign Currency Translation

Combined entities that have a functional currency that differs from the Company's reporting currency include our foreign subsidiaries, which are in the UK Foreign currency denominated assets and liabilities are translated using the exchange rates at the end of each reporting period. Results of foreign operations are translated at the weighted average exchange rate for each reporting period. Translation adjustments are included as a component of accumulated other comprehensive income until realized. Where amounts denominated in a foreign currency are converted into US dollars by remittance or repayment, the realized exchange differences are included in the accompanying Combined Statements of Operations and Comprehensive Income, primarily in general and administrative expense, and was immaterial in all periods presented.

Cash and Restricted Cash

Cash consists of cash held on deposit. Restricted cash includes securitized cash held on deposit in Company accounts related to the Securitization Transaction.

Cash and restricted cash consists of the following:

	December 31, 2025	December 31, 2024
Cash	$ 4,181	$ 2,499
Restricted cash:		
Whole business securitization	4,362	4,037
Total cash and restricted cash	$ 8,543	$ 6,536

The Company maintains its cash in banks in which deposits may, from time to time, exceed federally insured limits. The Company has not experienced any losses in such accounts and believes that it is not exposed to any significant credit risks related to cash.

2. Securitization Transactions

On March 25, 2021, the Manager, a Non-Securitization Entity, contributed to the Company through a series of asset transfers to the Securitization Entities, substantially all of the US intellectual property, including tradenames, franchise agreements, national account relationships and systems-in-place and the UK tradenames. The Manager, certain Securitization Entities and the SPV Franchisors entered into license agreements pursuant to which they granted, respectively, to certain Non-Securitization Entities (i) a non-exclusive license to use and sublicense the Securitization IP in connection with owning and operating certain company-owned store locations, UK locations and Canadian locations and (ii) an exclusive license to use and sublicense the Securitization IP in connection with other products and services.

The Company received a cash capital contribution in January 2022 of $102,000 which the Company used to acquire $102,000 in intangible assets. Also in January 2022, the Company received a non-cash capital contribution of $13,456, consisting of $10,862 in property and equipment, $2,082 in intangible assets, and $512 in inventories. In March 2022, the Company received a non-cash contribution of $1,214, consisting of $1,169 in property and equipment and $45 in inventories. In December 2022, the Company received a non-cash contribution of $2,112 in intangible assets from the Manager.

In January 2023, the Company received a non-cash contribution of $101,756, consisting of $99,349 in intangible assets, $3,600 in accounts receivable, $2,241 in property and equipment, $280 in inventories, and an unearned revenue liability, net of prepaid selling expenses, of $3,714.

The contributions of the Securitization Assets are between entities under common control and are recorded at book value as of the unaudited interim date. No gain or loss has been realized on the transactions.

The Issuer is dependent on the Company for sufficient cash flows from their securitized operations to service the Series 2021-1, Series 2022-1, and Series 2023-1 Senior Notes (see Note 3), remit management fees to the Manager, and pay certain other ongoing costs related to the Securitization Transaction.

3. Debt Guarantee

In conjunction with the Securitization Transaction, on March 25, 2021, the Issuer issued $800,000 Series 2021-1 3.584% Fixed Rate Senior Secured Notes (the "Series 2021-1 Senior Notes"). The Series 2021-1 Senior Notes have an anticipated repayment date of April 30, 2028, and a final maturity date of April 30, 2051. Scheduled principal payments of $2,000 and interest are paid quarterly. As of December 31, 2025 and 2024, the Series 2021-1 Senior Notes had $764,000 and $772,000 outstanding, respectively.

Additionally, the Securitization Transaction provided for a $10,000 variable rate Delayed Draw Class A-1-LR Senior Note ("Series 2021-1 Class A-1 Notes"), with a final maturity date of April 30, 2051, which is only available for limited purposes and may not be drawn by the Issuer. Interest on draws is paid weekly at the Secured Overnight Financing Rate (SOFR) plus 300 basis points. As of December 31, 2025 and 2024, no borrowings had been made on the Series 2021-1 Class A-1 Notes.

On January 19, 2022, in connection with a second securitization, the Issuer, issued $410,000 Series 2022-1 3.695% Fixed Rate Senior Secured Notes (the "Series 2022-1 Senior Notes") through a second whole business securitization transaction (the "Second Securitization Transaction"). The Series 2022-1 Senior Notes have an anticipated repayment date of January 30, 2029, and a final maturity date of January 30, 2052. Scheduled principal payments of $1,030 and interest are paid quarterly. As of December 31, 2025 and 2024, the Series 2022-1 Senior Notes had $394,625 and $398,725 outstanding, respectively.

Additionally, the Second Securitization Transaction provided for a $4,000 variable rate Delayed Draw Class A-1-LR Senior Note (the "Series 2022-1 Class A-1 Notes"), with a final maturity date of January 30, 2052, which is only available for limited purposes and may not be drawn by the Issuer. Interest on draws is paid weekly at a rate equal to Prime plus 300 basis points. As of December 31, 2025 and 2024, no draws had been made on the Series 2022-1 Class A-1 Notes.

On February 3, 2023, in connection with a third securitization, the Issuer, issued $275,000 Series 2023-1 7.308% Fixed Rate Senior Secured Notes (the "Series 2023-1 Senior Notes") through a third whole business securitization transaction (the "Third Securitization Transaction"). The Series 2023-1 Senior Notes have an anticipated repayment date of January 30, 2028, and a final maturity date of January 30, 2053. Scheduled principal payments of $687 and interest are paid quarterly. As of December 31, 2025 and 2024, the Series 2023-1 Senior Notes had $267,438 and $270,188 outstanding, respectively.

Additionally, the Third Securitization Transaction provided for a $5,025 variable rate Delayed Draw Class A-1-LR Senior Note (the "Series 2023-1 Class A-1 Notes"), with a final maturity date of January 30, 2053, which is only available for limited purposes and may not be drawn by the Issuer. On December 11, 2024, the Series 2023-1 Class A-1 Notes maturity date was amended to change to January 30, 2055. Interest on draws is paid weekly at a rate equal to SOFR plus 300 basis points. As of December 31, 2025, no draws had been made on the Series 2023-1 Class A-1 Notes.

The Series 2021-1 Senior Notes, the Series 2022-1 Senior Notes, the Series 2023-1 Senior Notes, the Series 2021-1 Class A-1 Notes, the Series 2022-1 Class A-1 Notes, and the Series 2023-1 Class A-1 Notes described above issued in conjunction with the Securitization Transaction, the Second Securitization Transaction, and the Third Securitization Transaction (together, the "Securitization Transactions") are secured by substantially all assets of the Securitization Entities and guaranteed by the Securitization Entities, including the Company, each of which is a bankruptcy remote entity and which owned substantially all of the Manager's US intellectual property including tradenames, franchise agreements, national account relationships and systems-in-place, as well as the UK tradenames as of the date of issuance. The restrictions placed on the Issuer and its subsidiaries require that interest and scheduled principal payments on the Senior Notes and Class A-1 Notes be paid prior to any residual distributions to the Manager, and amounts are segregated weekly to ensure appropriate funds are reserved to pay the quarterly interest and scheduled principal amounts due. The amount of weekly cash flow that exceeds all expenses and obligations of the Issuer and its subsidiaries is generally remitted to the Manager in the form of a distribution. The Manager also receives a fee for the services it provides to the Securitization Entities that is senior to debt service. The Securitization Transaction requires, among other things, maintenance of minimum debt-service coverage ratio levels and additional incurrence of indebtedness and scheduled amortization requirements are subject to compliance with maximum leverage ratio levels. As of December 31, 2025 and 2024, the Issuer was in compliance with all debt-service coverage covenants.

4. Intangible Assets and Goodwill

On March 25, 2021, intangible assets were contributed to the Company, along with certain dates thereafter as discussed in Note 1. Each of the SPV Franchisors are wholly owned subsidiaries and there was no change in ultimate ownership. Accordingly, there has been no change in control and therefore the Company concluded that the guidance in ASC 805 Business Combinations was not applicable. Intangible assets were recorded at the carrying value from the contributing entities on the date of the contribution, as the entities are under common control. Upon the acquisition by KKR (see Note 1), and the Company's election to apply pushdown accounting, the intangible assets were recorded at their acquisition-date fair values.

Intangible assets as of December 31, 2025, consisted of the following:

	Useful Life	Gross Amount	Accumulated Amortization	Net Amount
Tradenames	20 years	$ 976,304	$ 206,518	$ 769,786
Franchise relationships	15 years	552,020	158,755	393,265
National accounts	15 years	2,530	666	1,864
Customer relationships	5 years	12,400	8,267	4,133
Developed Technology	3 years	720	720	-
Total definite-lived intangibles		$ 1,543,974	$ 374,926	$ 1,169,048

	Useful Life	Gross Amount	Accumulated Amortization	Net Amount
Domain Name	Indefinite	$ 1,314	$ -	$ 1,314
Total indefinite-lived intangibles		$ 1,314	$ -	$ 1,314

Intangible assets as of December 31, 2024, consisted of the following:

	Useful Life	Gross Amount	Accumulated Amortization	Net Amount
Tradenames	20 years	$ 968,277	$ 156,717	$ 811,560
Franchise relationships	15 years	552,020	121,954	430,066
National accounts	15 years	2,530	497	2,033
Customer relationships	5 years	12,400	5,787	6,613
Developed Technology	3 years	720	631	89
Total definite-lived intangibles		$ 1,535,947	$ 285,586	$ 1,250,361

	Useful Life	Gross Amount	Accumulated Amortization	Net Amount
Domain Name	Indefinite	$ 1,314	$ -	$ 1,314
Total indefinite-lived intangibles		$ 1,314	$ -	$ 1,314

Amortization expense was $88,214 and $89,241 for the years ended December 31, 2025 and 2024, respectively.

Estimated amortization expense for the subsequent five years is as follows:

Years ending December 31,		
2026	$	88,245
2027		87,418
2028		85,765
2029		85,765
2030		85,765
Thereafter		736,090
	$	**1,169,048**

Goodwill

The Company has assigned goodwill to its reporting units based on fair valuation analysis completed for the acquisition of the Manager by KKR. There have been no impairments recorded on goodwill from the date of the acquisition by KKR on September 1, 2021.

The changes in the carrying amount of goodwill are as follows:

	December 31, 2025	2024
Balance at beginning of period	$ 1,731,288	$ 1,732,653
Adjustment to goodwill for unrealized gain (loss) on foreign currency	6,039	(1,365)
Balance at end of period	$ 1,737,327	$ 1,731,288

5. Member's Equity

Neighborly Assetco LLC ("the Limited Liability Company") was formed pursuant to and in accordance with the Delaware Limited Liability Company Act (6 Del.C. §18-101, et seq.), as amended from time to time (the "Act").

The Limited Liability Company is governed by a Limited Liability Company Agreement in which management of the Company is vested in the member ("the Member"), the Manager, who has all powers, statutory or otherwise, possessed by members of a limited liability company under the laws of the State of Delaware. The Member has the authority to bind the Company.

The Member may appoint officers of the Company and may revoke delegated authorities and duties at any time by the Member.

The Limited Liability Company is capitalized with a single membership unit with a $1 per unit par value.

Pursuant to the Management Agreement, excess cash collections after distributions to the Issuer for quarterly interest and scheduled principal payments, expense reimbursements to the Manager and payment of management fees, are distributed to the Manager, as discussed in Note 8. The Member's equity is the residual of equity contributions from the Manager and income earned from operations, less distributions to the Issuer and Manager.

The Company shall dissolve, and its affairs be wound up upon the first to occur of the following: (i) the written consent of the Member, (ii) the retirement, resignation or dissolution of the Member or the occurrence of any other event which terminates the continued membership of the Member in the Company unless the business of the Company is continued in a manner permitted by the Act, or (iii) the entry of a decree of judicial dissolution under Section 18-802 of the Act.

6. Trade Notes Receivable

The Company periodically receives notes from the sale of new franchises. The rights to the related franchise territory sold generally collateralize these notes. The Company also from time-to-time receives notes for delinquent franchise service fees. Such notes, as of December 31, 2025 and 2024, bear interest at rates typically ranging from 9% to 12% and generally require equal monthly installments over a life of one to ten years. Initial trade notes receivable for the respective SPV Franchisors were contributed to the Company as of March 31, 2021 by the Manager and subsequently at various dates thereafter. As the contribution was between entities under common control, the notes receivable transferred were recorded at their historical cost basis in the financial records of the Manager.

A summary of trade notes receivable as of December 31 is as follows:

	2025	2024
Amounts due within one year, net of allowance for credit losses of $549 and $167 as of December 31, 2025 and 2024, respectively	$ 7,530	$ 7,445
Amounts due after one year, net of allowance for credit losses of $935 and $299 as of December 31, 2025 and 2024, respectively	12,466	13,332
Total trade notes receivable, net	**$ 19,996**	$ 20,777

An analysis of the changes in trade notes receivable is as follows:

	Year Ended December 31,	
	2025	2024
Gross trade notes receivable, beginning of period	$ 21,242	$ 25,314
Principal payments received	(14,419)	(17,158)
Notes issued	15,048	14,803
Net write-offs	(389)	(1,727)
Foreign currency translation	-	10
Gross trade notes receivable, end of period	21,482	21,242
Allowance for credit losses	(1,486)	(465)
Net trade notes receivable, end of period	**$ 19,996**	$ 20,777

An analysis of the changes in the trade notes receivable allowance is as follows:

	Year Ended December 31,	
	2025	2024
Allowance, beginning of period	$ 466	$ 563
Provision for credit losses	1,409	1,630
Net write-offs	(389)	(1,727)
Allowance, end of period	**$ 1,486**	$ 466

Scheduled future maturities of trade notes receivable are as follows:

Years ending December 31,	
2026	$ 8,079
2027	4,488
2028	3,160
2029	2,557
2030	1,817
Thereafter	1,381
	$ 21,482

7. Property and Equipment

A summary of property and equipment as of December 31 is as follows:

	2025	2024
Machinery & equipment	$ 6,869	$ 8,448
Software	9,892	11,172
Vehicles	6,443	10,479
Total property and equipment	23,204	30,099
Less accumulated depreciation	(17,702)	(13,378)
Property and equipment - net	$ 5,502	$ 16,721

Depreciation expense was $6,221 and $6,291 for the years ended December 31, 2025 and 2024, respectively. The Company recorded an impairment charge of $4,068 in 2025 related to property and equipment within one asset group as discussed in Note 2, primarily in Machinery and Equipment and vehicles.

8. Related Party Transactions

The Company has material ongoing transactions with the Manager and other direct and indirect subsidiaries of the Manager.

Related parties, some of which are outside the United States, pay the Company, or its subsidiaries, a synthetic royalty or license fee for access to and use of their intellectual property, none of which are denominated in a foreign currency. Synthetic royalties and master license fees from affiliated entities were $28,115 and $28,241 for the years ended December 31, 2025 and 2024, respectively.

As discussed in Note 2, the Securitized Entities entered into the Management Agreement with the Manager to perform certain services on behalf of the Securitized Entities. In exchange for the services, the Securitized Entities pay a management fee for each 12-month period equal to the sum of (i) an annual base management fee of $8,000, plus (ii) a fee of $12.425 for every $100 of aggregate total securitization revenues in the form of collections for the applicable period.

The Company incurred management fees of $45,342 and $47,126 for the years ending December 31, 2025 and 2024, respectively.

Costs of products and services as well as advertising and promotion fund expenses are reimbursed by the Company to the Manager.

Excess cash collections after distributions to the Issuer for quarterly interest and scheduled principal payments, expense reimbursements to the Manager and payment of management fees, are distributed to the Manager. Distributions were $243,507 and $248,790 for the years ended December 31, 2025 and 2024, respectively.

9. Contingencies

The Company is engaged in various legal proceedings incidental to its normal business activities. Management has determined that it is not probable that the Company has incurred any loss contingencies as defined in FASB ASC Topic 450, Contingencies. Accordingly, no liabilities have been accrued for these matters as of December 31, 2025 and 2024.

Management believes that the outcome of such matters will not have a material effect on the Company's combined financial statements.

10. Subsequent Events

In preparation of its financial statements, the Company considered subsequent events through March 31, 2026, which was the date the Company's financial statements were available to be issued.

Neighborly Assetco LLC and Subsidiaries

Combined Financial Statements
As of December 31, 2024 and 2023 and
for the years ended December 31, 2024 and 2023

Neighborly Assetco LLC and Subsidiaries

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Report of Independent Auditors

To the Board of Directors and Stockholders of
Neighborly Assetco LLC and Subsidiaries

Opinion

We have audited the combined financial statements of Neighborly Assetco LLC and subsidiaries (the Company), which comprise the combined balance sheets as of December 31, 2024 and 2023, and the related combined statements of operations and comprehensive income, changes in member's equity and cash flows for the years then ended, and the related notes (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company at 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 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 financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the 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 for one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free of 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 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 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 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 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.

Ernst & Young LLP

Dallas, Texas
March 31, 2025

Neighborly Assetco LLC and Subsidiaries

Combined Balance Sheets
($000's)

As of December 31,		**2024**		2023
Assets				
Current assets				
Cash	**$**	**2,499**	$	3,171
Restricted Cash		**4,037**		1,566
Trade accounts receivable - net		**24,255**		23,826
Trade notes receivable, current portion – net		**7,445**		9,530
Inventories		**1,783**		989
Prepaid selling expenses, current		**7,940**		6,935
Other current assets		**3,321**		2,597
Total current assets		**51,280**		48,614
Property and equipment – net		**16,721**		18,779
Prepaid selling expenses, less current portion		**51,495**		42,479
Trade notes receivable, less current portion - net		**13,332**		15,221
Intangible assets - net		**1,251,674**		1,341,184
Goodwill		**1,731,288**		1,732,653
Total assets	**$**	**3,115,790**	**$**	3,198,930
Liabilities and Member's Equity				
Current liabilities				
Accrued liabilities	**$**	**2,998**	$	3,908
Deferred revenue, current		**14,745**		13,631
Total current liabilities		**17,743**		17,539
Deferred Revenue, less current portion		**70,787**		70,176
Contingencies (Note 9)				
Member's Equity				
Additional paid-in equity	**$**	**2,531,790**	$	2,780,580
Accumulated earnings		**494,774**		335,404
Accumulated other comprehensive income/(loss)		**696**		(4,769)
Total Member's Equity		**3,027,260**		3,111,215
Total liabilities and member's equity	**$**	**3,115,790**	$	3,198,930

See accompanying notes to combined financial statements.

Neighborly Assetco LLC and Subsidiaries

Combined Statements of Operations and Comprehensive Income
($000's)

For the years ended December 31,		2024	2023
Revenues and income			
Franchise service fees	$	180,984	169,842
Synthetic royalties and master license fees		28,242	28,705
Franchise sales fees		33,680	36,783
Sales of products and services		140,458	143,807
Advertising and promotional fund revenue		47,800	42,404
Other revenue		30,502	30,338
Total revenues and income		461,666	451,879
Cost of Sales			
Products and services		72,612	68,752
Gross Profit		389,054	383,127
Selling expense		15,364	6,939
General and administrative expense		17,967	18,705
Advertising and promotional fund expense		49,981	47,365
Depreciation and amortization		95,532	97,290
Management expenses		47,126	44,075
Bad debt expense		3,714	2,283
Net income	$	159,370	166,470
Other comprehensive income			
Foreign currency translation adjustment		5,465	18,104
Comprehensive income	$	164,835	184,574

See accompanying notes to combined financial statements.

Neighborly Assetco LLC and Subsidiaries

Combined Statements of Changes in Member's Equity
($000's)

	Member's Equity
Balance – December 31, 2022	**$ 3,090,123**
Adoption of accounting principle	506
Equity contribution	101,756
Distributions	(265,744)
Net income	166,470
Foreign currency translation adjustment	18,104
Balance – December 31, 2023	**$ 3,111,215**
Distributions	(248,790)
Net income	159,370
Foreign currency translation adjustment	5,465
Balance – December 31, 2024	**$ 3,027,260**

See accompanying notes to combined financial statements.

Neighborly Assetco LLC and Subsidiaries

Combined Statements of Cash Flows
($000's)

For the years ended December 31,	2024	2023
Operating activities		
Net income	$ 159,370	$ 166,470
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	95,532	97,290
Bad debt expense	3,714	2,283
Trade notes issued	(14,803)	(15,050)
Collections of notes receivable	17,158	16,293
Changes in assets and liabilities:		
Trade accounts receivable	(2,524)	(464)
Inventories	(794)	883
Prepaid selling expenses and other assets	(3,646)	(11,464)
Accrued liabilities	(1,361)	198
Deferred revenue	1,725	11,195
Net cash provided by operating activities	254,371	267,634
Investing activities		
Purchase of equipment and other assets	(3,782)	(2,893)
Net cash used in investing activities	(3,782)	(2,893)
Financing activities		
Distributions paid	(248,790)	(265,744)
Net cash used in financing activities	(248,790)	(265,744)
Net increase (decrease) in cash and restricted cash	1,799	(1,003)
Cash and restricted cash - Beginning of period	4,737	5,740
Cash and restricted cash - End of period	$ 6,536	$ 4,737
Supplemental cash flow disclosures:		
Non-cash contribution of equity	$ -	$ 101,756

See accompanying notes to combined financial statements.

1. Description of Business and Significant Accounting Policies

Organization and Description of Business

Neighborly Assetco LLC ("we", "our" and the "Company") is an infinite-lived single-member special purpose Delaware limited liability company and was organized on November 13, 2020, with no operations until March 25, 2021. The Company is a direct, wholly owned subsidiary of Neighborly Issuer LLC (the "Issuer"), which is a special purpose Delaware limited liability company and a direct, wholly owned subsidiary of Neighborly SPV Guarantor LLC (the "SPV Guarantor"), which is a special purpose Delaware limited liability company that is an indirect, wholly owned subsidiary of Neighborly Company (the "Manager"). All of the issued and outstanding limited liability company interests of the Company are directly owned by the Issuer, upon an initial $1.00 capital contribution. The Company is a bankruptcy remote entity that owns substantially all of the US intellectual property including tradenames, franchise agreements, national account relationships and systems-in-place, as well as the United Kingdom (the "UK") tradenames of the Manager. The Company conducts transactions with affiliated parties under common control, and as such, results of operations may not be indicative of operations on a stand-alone basis, without those transactions with related parties. The Company has no employees and relies on the Manager for continued operations.

As of March 25, 2021 the Company's subsidiaries were comprised of a number of franchisors and related supporting businesses operating in the United States (the "US") and internationally and include the following businesses: Aire Serv SPV LLC, Mr. Electric SPV LLC, The Grounds Guys SPV LLC, Rainbow International SPV LLC, Glass Doctor SPV LLC, Mr. Appliance SPV LLC, Mr. Rooter SPV LLC, Molly Maid SPV LLC, Mr. Handyman SPV LLC, Five Star Painting SPV LLC, Window Genie SPV LLC, Real Property Management SPV LLC, Mosquito Joe SPV LLC, HouseMaster SPV LLC, Dryer Vent Wizard SPV LLC, ShelfGenie SPV LLC, and Precision Door Service SPV LLC (each an "SPV Franchisor" and together the "SPV Franchisors") and ProTradeNet SPV LLC, Back Office SPV LLC and G-O Manufacturing SPV LLC (each a "Non-Franchisor SPV Entity" and together the "Non-Franchisor SPV Entities"), each of which is a direct, wholly owned subsidiary of the Company.

In June 2021, assets of Neighborly Services Solutions SPV LLC, a Non-Franchisor SPV entity, were contributed to the Company.

In January 2022, assets of Zorware SPV LLC, NBLY Co Ops CO SPV LLC, and Trench Right SPV LLC were contributed to the Company and intangible assets were acquired by Pimlico SPV Limited, all Non-Franchisor entities. In March 2022, additional assets of NBLY Co Ops CO SPV LLC as well as assets of NBLY Co Ops AZ SPV, both Non-Franchisor entities, were contributed to the Company. In December 2022, intangible assets of Greensleeves Limited were contributed to the Company.

In January 2023, assets of NBLY Co Ops IN SPV LLC, NBLY Logistics SPV LLC, Lawn Pride SPV LLC, and Junk King SPV LLC, were contributed to the Company.

The Company holds all the equity interests in the SPV Franchisors and the Non-Franchisor SPV Entities, certain intellectual property, certain license agreements and certain vendor agreements. Each SPV Franchisor holds the tradenames and the franchise agreements related to such brand and any product supply agreements or vendor agreements related to such brand. The Non-Franchisor SPV Entities hold certain tradenames, certain product supply agreements, certain vendor agreements and the office service agreements.

The Company was formed in connection with a financing transaction (the "Securitization Transaction"), which was completed on March 25, 2021 (see Note 2). On March 25, 2021, the Manager, a Non-Securitization Entity, contributed to the Company through a series of asset transfers to the SPV Guarantor, the Issuer, the Company and its subsidiaries (the "Securitization Entities"), substantially all of its US intellectual property, including tradenames (the "Securitization IP"), franchise agreements, national account relationships and systems-in-place and the UK tradenames (collectively, the "Securitization Assets"). The Manager, certain Securitization Entities and the SPV Franchisors entered into license agreements pursuant to which they granted, respectively, to certain Non-Securitization Entities (i) a non-exclusive license to use and sublicense the Securitization IP in connection with owning and operating certain company-owned store locations, UK locations and Canadian locations and (ii) an exclusive license to use and sublicense the Securitization IP in connection with other products and services.

The contributions of the Securitization Assets are between entities under common control and are recorded at book value. No gain or loss has been realized on the transactions.

On March 25, 2021, the Securitization Entities entered into the management agreement (the "Management Agreement") with the Manager to perform certain services on behalf of the Securitization Entities, including, among other things, collecting franchisee payments, managing the operations on behalf of the Securitization Entities, and performing certain franchising, marketing, and operational and reporting services, as well as managing the intangible assets on behalf of the Securitization Entities. In exchange for providing such services, the Manager will be entitled to receive certain management fees on a weekly basis.

Basis of Presentation

The accompanying combined financial statements as of December 31, 2024 and December 31, 2023 include the accounts of the Company and its wholly owned subsidiaries. All significant intercompany accounts and transactions have been eliminated in consolidation.

FASB ASC Topic 810-10, Consolidation, applies to certain entities in which equity investors do not have the characteristics of a controlling financial interest or do not have sufficient equity at risk for the entity to finance its activities without additional subordinated financial support. Such an entity is referred to as a variable interest entity ("VIE"). FASB ASC Topic 810-10 requires the consolidation of a VIE by its primary beneficiary. The primary beneficiary is the entity, if any, that has the obligation to absorb losses or the right to receive benefits of the VIE that could potentially be significant to the VIE, which is the Company and its subsidiaries.

The Company has determined that the Securitization Entities qualify as VIE's and that Neighborly Company, the Manager, is the primary beneficiary, having both power and benefits, of the Securitization Entities. Accordingly, consolidation of the Company and its subsidiaries (including the SPV Franchisors and the Non-franchisor SPVs) is precluded, and as a result, combined financial statements are presented. All intercompany transactions have been eliminated.

Acquisition of the Manager

On June 29, 2021, Kohlberg Kravis and Roberts ("KKR"), and associated co-investors formed Nest Bidco Inc. which, on September 1, 2021, purchased 100% of the shares of Balcones Holdco, Inc., the parent company of Neighborly Company, from TDG Investment Holdings, LP. Nest Bidco Inc. is an indirectly wholly owned subsidiary of Nest Holdings LP, which is the ultimate parent company of the

newly formed business. The transaction was effected to add Neighborly to KKR's investment portfolio, and allows Neighborly to gain access to KKR's capital and resources.

Use of Estimates

The preparation of combined financial statements in conformity with accounting principles generally accepted in the United States of America 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 combined financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Income Taxes

The Company is a single-member limited liability company for federal and state income tax purposes with all income tax liabilities and/or benefits of the Company being passed through to the Manager. As such, no recognition of federal or state income taxes will be provided for in the financial statements of the Company.

Revenue Recognition

The Company's primary sources of revenue are as follows:

- Franchise service fees from existing franchise owners based on a percentage of each franchise owner's gross sales. These fees generally range from 2% to 15% of the franchise owner's weekly sales, depending upon the particular franchise concept and upon various other factors;

- Synthetic royalties and master license fees from affiliated entities resulting from their use of the Company's intellectual property;

- Franchise sales fees generated from the sale of new franchise territories and the sale of additional franchise territories to existing franchise owners;

- Sales of products and services to unrelated third parties;

- Advertising and promotional revenue represents marketing, advertising and promotional ("MAP") fund fees collected from existing franchise owners. These fees are typically a percentage of each franchise owner's gross sales and vary depending upon the particular franchise concept and various other factors;

- Other revenue consists of incentives earned from services performed for unrelated third parties and interest generated from notes receivable.

Typically, franchise agreements are granted to franchise owners for an initial term of ten years with an option to renew. The respective franchisor's obligations under franchise agreements consist of providing a license of the applicable brand's intellectual property, a list of approved suppliers, certain training programs, an operations manual, and to maintain the MAP fund. These performance obligations are highly interrelated, and we do not consider them to be individually distinct, and therefore account for them as a single performance obligation, which collectively represent the

obligation to provide a license for the right to use our brand's intellectual property. Revenue related to franchise agreements is recognized on a straight-line basis over the term of the agreement, with the exception of variable or sales-based royalties, MAP fund fees collected and revenue allocated to goods and services and other variable fees which are recognized as the underlying sales occur and performance obligations are satisfied.

In the event a franchise agreement is terminated, without a corresponding agreement executed by the same franchise owner, any remaining deferred fees are recognized in the period of termination.

The Company periodically extends credit to entities for the purchase of franchises. These entities are typically controlled by individuals who operate their businesses as an owner/manager. Generally, the notes receivable are collateralized by the related franchise territory rights. The Company also extends unsecured credit to its franchise owners for unpaid franchise service fees. The Company places notes receivable on nonaccrual status when payment is ninety days past due, and ceases to recognize revenue from interest on the note until such time as the note is no longer past due. Interest on trade notes receivable is recorded as revenue when earned. Each entity's ability to perform is dependent upon the economic condition of the business. The Company maintains ongoing credit evaluations of its franchise owners.

The Company adopted ASU 2016-13, Financial Instruments - Credit Losses, on January 1, 2023, which was retroactively applied as of the first day of 2023, as further described below. This accounting standard requires companies to measure expected credit losses on financial instruments based on the total estimated amount to be collected over the lifetime of the instrument. Prior to the adoption of this accounting standard, the Company recorded incurred loss reserves against receivable balances based upon past loss experience, known and inherent risks in the accounts, adverse situations that may affect a franchise owner's ability to repay, and current economic conditions.

Expected credit losses for uncollectible receivable balances consider both current conditions and reasonable and supportable forecasts of future conditions. Current conditions considered include pre-defined aging criteria, as well as specified events that indicate the balance due is not collectible. Reasonable and supportable forecasts used in determining the probability of future collection consider publicly available macroeconomic data and whether future credit losses are expected to differ from historical losses.

Franchise service fee revenues represent sales-based royalties that are related entirely to the applicable franchisor's performance obligation under the franchise agreement and are recognized in the period in which the sales occur. Sales-based royalties are variable consideration related to our performance obligations to the franchise owners to maintain the intellectual property being licensed.

The right to collect marketing, advertising, and promotional ("MAP") fees and the obligation to maintain the MAP fund is assigned to the Manager by each SPV Franchisor, and the performance obligation and fulfillment thereof resides with the Manager. The Manager's obligation related to these funds is to administer the MAP fund, keep unused MAP fees in segregated bank accounts and use MAP fees for certain activities related to the marketing and promotion of the individual businesses. We have determined we act as the principal in the transaction related to the MAP fund contributions and expenditures. MAP fund contributions and expenditures are reported on a gross basis in the accompanying Combined Statements of Operations and Comprehensive Income. As noted above, we have concluded the advertising services provided to franchise owners are highly interrelated with the franchise rights and not a distinct performance obligation; therefore, revenues from MAP fund fees are recognized as advertising and promotion fund revenue when the related

sales occur based on the application of the sales-based royalty exception within ASC 606, Revenue from contracts with customers.

Revenues from product sales are recognized upon transfer of title, when delivered to the customer, when the work is performed, or orders are shipped. Incentives earned are recognized as services are performed.

Synthetic royalties from affiliated entities represent sales-based royalties that are related entirely to our performance obligation under intellectual property license agreements with affiliated entities and are recognized in the period in which the sales occur. These sales-based royalties are variable consideration related to our performance obligations to affiliated entities to maintain the intellectual property being licensed.

Master license and services fees from affiliated entities represent variable consideration in a series for which our performance obligation is satisfied over time, as our intellectual property is simultaneously accessed and benefits thereof consumed by affiliated entities.

Contract Balances

The contract liabilities which we classify as "deferred revenue" consist primarily of the unamortized portion of initial franchise fees that are currently being amortized into revenue, amounts related to pending agreements, or other deferred revenues not related to franchise agreements. Contract deferred franchise revenue represents our remaining performance obligations to our franchise owners, as we account for our highly interrelated obligations as a single performance obligation, which collectively represent the obligation to provide a license for the right to use our brand's intellectual property excluding amounts of variable consideration related to sale-based royalties, synthetic royalties, license fees and advertising. The other deferred revenues not related to the franchise agreements are included in current deferred revenue.

The components of the change in deferred revenue are as follows:

For the years ended December 31,	**2024**	2023
Balance at beginning of period	$ **83,807**	$ 68,226
Fees received from franchise owners	**35,141**	47,447
Franchise sales revenue recognized	**(33,680)**	(36,783)
Contributed from Manager	**-**	4,386
Other deferred revenue recognized	**264**	531
Balance at end of period	**85,532**	83,807
Less: current portion	**14,745**	13,631
Deferred revenue, noncurrent	$ **70,787**	$ 70,176

As of December 31, 2024, the deferred revenue expected to be recognized for each of the next five years, and in the aggregate, is as follows:

Years ending December 31,		
2025	$	14,745
2026		11,949
2027		11,701
2028		11,109
2029		9,829
Thereafter		26,199
	$	85,532

Direct, incremental selling expenses are reimbursed by the Company to the Manager. Such costs paid when the franchise agreement is executed are recorded as a contract asset by the Company and amortized over the life of the agreement consistent with the recognition of the deferred revenue. Contract assets are included in current and non-current prepaid selling expenses in the accompanying Combined Balance Sheets. For the year ended December 31, 2024, $24,044 of costs were incurred and expense of $14,023 was recognized. For the year ended December 31, 2023, $23,590 of costs were incurred and expense of $6,181 was recognized. The ending asset for deferred contract costs as of December 31, 2024 was $59,435, of which $7,940 was current. The ending asset for deferred contract costs as of December 31, 2023 was $49,414, of which $6,935 was current.

Advertising

The Company expenses advertising costs as incurred. Advertising expense was $12,013 and $13,353 for the years ended December 31, 2024 and 2023, respectively. Advertising expense is included in general and administrative expense in the accompanying Combined Statements of Operations and Comprehensive Income. This is separate from MAP fees which are presented on their own line in Consolidated Statements of Operations and Comprehensive Income (Loss).

Inventories

Inventories consist of products to be sold and are stated at the lower of cost (first-in, first-out method) or net realizable value.

Property and Equipment

Property and equipment is stated at cost and is depreciated using the straight-line method over the estimated useful lives of the respective assets which are generally as follows: machinery, equipment, and vehicles (5-10 years); and software (3 years). Additions, renewals, and betterments are capitalized; maintenance and repairs which do not extend the useful life of the asset are expensed as incurred.

Management evaluates long-lived assets used in operations for impairment when indicators of impairment are present. Impairment losses are recorded in the amount that carrying value exceeds fair market value when the undiscounted cash flows estimated to be generated by those assets are less than the carrying amount of the assets. No impairment losses for property and equipment were recorded for the years ended December 31, 2024 and December 31, 2023.

Goodwill

Goodwill represents the excess of the consideration transferred over the fair value of identifiable net assets acquired. The Company tests goodwill annually for impairment, or earlier if events or changes in circumstances indicate that impairment may exist. Management's impairment tests are generally performed as of October 1st annually. The Company's current goodwill balance was measured as of September 1, 2021, resulting from the acquisition of the Manager and pushdown accounting election, based on the excess of consideration over the fair value of assets acquired.

The Company performed a qualitative assessment of its goodwill as of October 1, 2024 and concluded it is not more likely than not that the fair value of its reporting unit is less than the carrying amount and, as such, a quantitative impairment test was not considered necessary. Management determined that there was no impairment of goodwill in the combined financial statements.

Intangible Assets

Intangible assets consist of tradenames, franchise relationships, national accounts, developed technology, and domain name, and are stated at their acquisition-date fair value, less subsequent amortization. The Company's intangible assets are definite lived, other than domain name, which is indefinite lived.

For definite lived intangible assets, when events or changes in circumstances indicate that the carrying amount of the asset may not be recoverable, the Company evaluates the definite lived intangible assets for impairment by comparing the carrying value to the anticipated future undiscounted cash flows expected to be generated from the use of the intangible assets. If the carrying amount is not recoverable, a loss is recorded in the amount the carrying value exceeds the fair market value of the assets. The Company performed a qualitative assessment of its intangible assets and determined that no indicators of impairment were present for definite lived intangible assets.

Tradenames are amortized over their estimated useful life of 20 years, using the straight-line method. Franchise relationships and national accounts relationships are amortized over their estimated useful lives of 15 years, using the straight-line method. Software is amortized over its estimated useful life of 3 years, using the straight-line method.

Domain names are stated at their acquisition-date fair value, and are not amortized, as their useful lives are considered indefinite, but are subject to annual impairment testing. The Company performed a qualitative assessment of its indefinite lived intangible assets as of October 1 in each of 2024 and 2023 and concluded it is not more likely than not that the fair value of its domain names is less than the carrying amount and, as such, a quantitative impairment test was not considered necessary.

Fair Value of Financial Instruments and Non-Financial Assets

In accordance with FASB ASC 820, Fair Value Measurements, certain assets carried at fair value are categorized based on the level of judgment associated with the inputs used to measure their fair

value. The standard establishes a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value into three levels:

Level 1 - Inputs are unadjusted quoted market prices in active markets for identical assets or liabilities at the measurement date.

Level 2 - Inputs (other than quoted prices included in Level 1) are either directly or indirectly observable for the asset or liability through correlation with market data at the measurement date for the duration of the instrument's anticipated life.

Level 3 - Inputs are unobservable and therefore reflect management's best estimate of the assumptions that market participants would use in pricing the asset or liability.

The trade names, systems in place, and developed technology were valued using the relief from royalty method and the franchise relationships and national account relationships were valued using the multi-period excess earnings method in the periods acquired. The future projections and estimates used for the valuations are considered Level 3 inputs.

Foreign Currency Translation

Combined entities that have a functional currency that differs from the Company's reporting currency include our foreign subsidiaries, which are in the UK Foreign currency denominated assets and liabilities are translated using the exchange rates at the end of each reporting period. Results of foreign operations are translated at the weighted average exchange rate for each reporting period. Translation adjustments are included as a component of accumulated other comprehensive income (loss) until realized. Where amounts denominated in a foreign currency are converted into US dollars by remittance or repayment, the realized exchange differences are included in the accompanying Combined Statements of Operations and Comprehensive Income, primarily in general and administrative expense, and was immaterial in all periods presented.

Cash and Restricted Cash

Cash consists of cash held on deposit. Restricted cash includes securitized cash held on deposit in Company accounts related to the Securitization Transaction.

Cash and restricted cash consists of the following:

As of December 31,	2024	2023
Cash	$ 2,499	$ 3,171
Restricted Cash:		
Whole business securitization	4,037	1,566
Total cash and restricted cash	$ 6,536	$ 4,737

The Company maintains its cash in banks in which deposits may, from time to time, exceed federally insured limits. The Company has not experienced any losses in such accounts and believes that it is not exposed to any significant credit risks related to cash.

2. Securitization Transactions

On March 25, 2021, the Manager, a Non-Securitization Entity, contributed to the Company through a series of asset transfers to the Securitization Entities, substantially all of the US intellectual property, including tradenames, franchise agreements, national account relationships and systems-in-place and the UK tradenames. The Manager, certain Securitization Entities and the SPV Franchisors entered into license agreements pursuant to which they granted, respectively, to certain Non-Securitization Entities (i) a non-exclusive license to use and sublicense the Securitization IP in connection with owning and operating certain company-owned store locations, UK locations and Canadian locations and (ii) an exclusive license to use and sublicense the Securitization IP in connection with other products and services.

The Company received a cash capital contribution in January 2022 of $102,000 which the Company used to acquire $102,000 in intangible assets. Also in January 2022, the Company received a non-cash capital contribution of $13,456, consisting of $10,862 in property and equipment, $2,082 in intangible assets, and $512 in inventories. In March 2022, the Company received a non-cash contribution of $1,214, consisting of $1,169 in property and equipment and $45 in inventories. In December 2022, the Company received a non-cash contribution of $2,112 in intangible assets from the Manager.

In January 2023, the Company received a non-cash contribution of $101,756, consisting of $99,349 in intangible assets, $3,600 in accounts receivable, $2,241 in property and equipment, $280 in inventories, and an unearned revenue liability, net of prepaid selling expenses, of $3,714.

The contributions of the Securitization Assets are between entities under common control and are recorded at book value as of the unaudited interim date. No gain or loss has been realized on the transactions.

The Issuer is dependent on the Company for sufficient cash flows from their securitized operations to service the Series 2021-1, Series 2022-1, and Series 2023-1 Senior Notes (see Note 3), remit management fees to the Manager, and pay certain other ongoing costs related to the Securitization Transaction.

3. Debt Guarantee

In conjunction with the Securitization Transaction, on March 25, 2021, the Issuer issued $800,000 Series 2021-1 3.584% Fixed Rate Senior Secured Notes (the "Series 2021-1 Senior Notes"). The Senior Notes have an anticipated repayment date of April 30, 2028, and a final maturity date of April 30, 2051. Scheduled principal payments of $2,000 and interest are paid quarterly. As of December 31, 2024 and 2023, $772,000 and $780,000, respectively, was outstanding on the Senior Notes.

On January 19, 2022, in connection with a second securitization, the Issuer, issued $410,000 Series 2022-1 3.695% Fixed Rate Senior Secured Notes (the "Series 2022-1 Senior Notes") through a second whole business securitization transaction (the "Second Securitization Transaction"). The Series 2022-1 Senior Notes have an anticipated repayment date of January 30, 2029, and a final maturity date of January 30, 2052. Scheduled principal payments of $1,030 and interest are paid quarterly. As of December 31, 2024 and 2023, respectively, $398,725 and $402,825, was outstanding on the Series 2022-1 Senior Notes.

On February 3, 2023, in connection with a third securitization, the issuer, issued $275,000 Series 2023-1 7.308% Fixed Rate Senior Secured Notes (the "Series 2023-1 Senior Notes") through a third whole business securitization transaction (the "Third Securitization Transaction"). The Series 2023-1 Senior Notes have an anticipated repayment date of January 30, 2028, and a final maturity date of January 30, 2053. Scheduled principal payments of $687and interest are paid quarterly. As of December 31, 2024 and 2023 respectively, $270,188 and $272,938 was outstanding on the Series 2023-1 Senior Notes.

The Series 2021-1 Senior Notes, the Series 2022-1 Senior Notes, the Series 2023-1 Senior Notes, the Series 2021-1 Class A-1 Notes, the Series 2022-1 Class A-1 Notes, and the Series 2023-1 Class A-1 Notes described above issued in conjunction with the Securitization Transaction, the Second Securitization Transaction, and the Third Securitization Transaction (together, the "Securitization Transactions") are secured by substantially all assets of the Securitization Entities and guaranteed by the Securitization Entities, including the Company, each of which is a bankruptcy remote entity and which owned substantially all of the Manager's US intellectual property including tradenames, franchise agreements, national account relationships and systems-in-place, as well as the UK tradenames as of the date of issuance. The restrictions placed on the Issuer and its subsidiaries require that interest and scheduled principal payments on the Senior Notes and Class A-1 Notes be paid prior to any residual distributions to the Manager, and amounts are segregated weekly to ensure appropriate funds are reserved to pay the quarterly interest and scheduled principal amounts due. The amount of weekly cash flow that exceeds all expenses and obligations of the Issuer and its subsidiaries is generally remitted to the Manager in the form of a distribution. The Manager also receives a fee for the services it provides to the Securitization Entities that is senior to debt service. The Securitization Transaction requires, among other things, maintenance of minimum debt-service coverage ratio levels and additional incurrence of indebtedness and scheduled amortization requirements are subject to compliance with maximum leverage ratio levels. As of December 31, 2024 and 2023, the Issuer was in compliance with all debt-service coverage covenants.

4. Intangible Assets and Goodwill

On March 25, 2021, intangible assets were contributed to the Company, along with certain dates thereafter as discussed in Note 1. Each of the SPV Franchisors are wholly owned subsidiaries and there was no change in ultimate ownership. Accordingly, there has been no change in control and therefore the Company concluded that the guidance in ASC 805 Business Combinations was not applicable. Intangible assets were recorded at the carrying value from the contributing entities on the date of the contribution, as the entities are under common control. Upon the acquisition by KKR (see Note 1), and the Company's election to apply pushdown accounting, the intangible assets were recorded at their acquisition-date fair values.

Intangible assets as of December 31, 2024, consisted of the following:

	Useful Life	Gross Amount	Accumulated Amortization	Net Amount
Tradenames	20 years	$ 968,277	$ 156,717	$ 811,560
Franchise relationships	15 years	552,020	121,954	430,066
National accounts	15 years	2,530	497	2,032
Customer relationships	5 years	12,400	5,787	6,613
Developed technology	3 years	720	631	89
Total definite-lived intangibles		$ 1,535,947	285,586	$ 1,250,360

	Useful Life	Gross Amount	Accumulated Impairment	Net Amount
Domain name	Indefinite	$ 1,314	-	$ 1,314
Total indefinite-lived intangibles		$ 1,314	$ -	$ 1,314

Intangible assets as of December 31, 2023, consisted of the following:

	Useful Life	Gross Amount	Accumulated Amortization	Net Amount
Tradenames	20 years	$ 968,512	$ 107,087	$ 861,425
Franchise relationships	15 years	551,918	85,051	466,867
National accounts	15 years	2,521	320	2,201
Customer relationships	5 years	11,573	2,480	9,093
Developed technology	3 years	702	418	284
Total definite-lived intangibles		$ 1,535,226	195,356	$ 1,339,870

	Useful Life	Gross Amount	Accumulated Impairment	Net Amount
Domain name	Indefinite	$ 1,314	-	$ 1,314
Total indefinite-lived intangibles		$ 1,314	$ -	$ 1,314

Amortization expense was $89,241 and $92,198 for the years ended December 31, 2024 and 2023, respectively.

Estimated amortization expense for the subsequent five years is as follows:

Years ending December 31,	
2025	$ 87,927
2026	87,838
2027	87,011
2028	85,358
2029	85,358
Thereafter	816,868
	$ 1,250,360

Goodwill

The Company has assigned goodwill to its reporting units based on fair valuation analysis completed for the acquisition of the Manager by KKR.

The changes in the carrying amount of goodwill are as follows:

Balance as of December 31, 2022	$	1,728,584
Adjustment to goodwill for unrealized gain/loss on foreign currency		4,069
Balance as of December 31, 2023	$	**1,732,653**
Adjustment to goodwill for unrealized gain/loss on foreign currency		(1,365)
Balance as of December 31, 2024	**$**	**1,731,288**

5. Member's Equity

Neighborly Assetco LLC ("the Limited Liability Company") was formed pursuant to and in accordance with the Delaware Limited Liability Company Act (6 Del.C. §18-101, et seq.), as amended from time to time (the "Act").

The Limited Liability Company is governed by a Limited Liability Company Agreement in which management of the Company is vested in the member ("the Member"), the Manager, who has all powers, statutory or otherwise, possessed by members of a limited liability company under the laws of the State of Delaware. The Member has the authority to bind the Company.

The Member may appoint officers of the Company and may revoke delegated authorities and duties at any time by the Member.

The Limited Liability Company is capitalized with a single membership unit with a $1 per unit par value.

Pursuant to the Management Agreement, excess cash collections after distributions to the Issuer for quarterly interest and scheduled principal payments, expense reimbursements to the Manager and payment of management fees, are distributed to the Manager, as discussed in Note 8. The Member's equity is the residual of equity contributions from the Manager and income earned from operations, less distributions to the Issuer and Manager.

The Company shall dissolve, and its affairs be wound up upon the first to occur of the following: (i) the written consent of the Member, (ii) the retirement, resignation or dissolution of the Member or the occurrence of any other event which terminates the continued membership of the Member in the Company unless the business of the Company is continued in a manner permitted by the Act, or (iii) the entry of a decree of judicial dissolution under Section 18-802 of the Act.

6. Trade Notes Receivable

The Company periodically receives notes from the sale of new franchises. The rights to the related franchise territory sold generally collateralize these notes. The Company also from time-to-time

receives notes for delinquent franchise service fees. Such notes, as of December 31, 2024 and 2023, bear interest at rates typically ranging from 9% to 12% and generally require equal monthly installments over a life of one to ten years. Initial trade notes receivable for the respective SPV Franchisors were contributed to the Company as of March 31, 2021 by the Manager and subsequently at various dates thereafter. As the contribution was between entities under common control, the notes receivable transferred were recorded at their historical cost basis in the financial records of the Manager.

A summary of trade notes receivable as of December 31 is as follows:

	2024	2023
Amounts due within one year, net of allowance for credit losses of $167 and $89 as of December 31, 2024 and 2023, respectively	$ 7,445	$ 9,530
Amounts due after one year, net of allowance for credit losses of $299 and $474 as of December 31, 2024 and 2023, respectively	13,332	15,221
Total trade notes receivable, net	$ 20,777	$ 24,751

An analysis of the changes in trade notes receivable is as follows:

For the years ended December 31,	2024	2023
Balance at beginning of period	$ 25,314	$ 26,275
Notes receivable, contributed, net	-	1,652
Principal payments received	(17,158)	(16,293)
Notes issued	14,803	15,050
Net write-offs	(1,727)	(1,370)
Other	10	-
Gross trade notes receivable, at end of period	21,242	25,314
Allowance for credit losses	(465)	(563)
Net trade notes receivable, at end of period	$ 20,777	$ 24,751

An analysis of the changes in the trade notes receivable allowance is as follows:

For the years ended December 31,	2024	2023
Allowance, beginning of period	$ 563	$ 545
Provisions for bad debts	1,630	1,382
Net write-offs	(1,727)	(1,364)
Allowance, end of period	$ 465	$ 563

Scheduled future maturities of trade notes receivable are as follows:

Years ending December 31,	
2025	$ 7,612
2026	3,999
2027	2,820
2028	2,907
2029	1,980
Thereafter	1,924
	$ 21,242

7. Property and Equipment

A summary of property and equipment as of December 31 is as follows:

		2024		2023
Machinery and equipment	$	**8,448**	$	6,303
Software		**11,172**		11,035
Vehicles		**10,479**		9,614
Total property and equipment		**30,099**		26,952
Less accumulated depreciation		**(13,378)**		(8,173)
Property and equipment – net	$	**16,721**	$	18,779

Depreciation expense was $6,291 and $5,092 for the years ended December 31, 2024 and 2023, respectively.

8. Related Party Transactions

The Company has material ongoing transactions with the Manager and other direct and indirect subsidiaries of the Manager.

Related parties, some of which are outside the United States, pay the Company, or its subsidiaries, a synthetic royalty or license fee for access to and use of their intellectual property, none of which are denominated in a foreign currency. Synthetic royalties and master license fees from affiliated entities were $28,241 and $28,705 for the years ended December 31, 2024 and 2023, respectively.

As discussed in Note 2, the Securitized Entities entered into the Management Agreement with the Manager to perform certain services on behalf of the Securitized Entities. In exchange for the services, the Securitized Entities pay a management fee for each 12-month period equal to the sum of (i) an annual base management fee of $8,000, plus (ii) a fee of $12.425 for every $100 of aggregate total securitization revenues in the form of collections for the applicable period.

The Company incurred management fees of $47,126 and $44,075 for the years ending December 31, 2024 and 2023, respectively.

Costs of products and services as well as advertising and promotion fund expenses are reimbursed by the Company to the Manager.

Excess cash collections after distributions to the Issuer for quarterly interest and scheduled principal payments, expense reimbursements to the Manager and payment of management fees, are distributed to the Manager. Distributions were $248,790 and $265,744 for the years ended December 31, 2024 and 2023, respectively.

9. Contingencies

The Company is engaged in various legal proceedings incidental to its normal business activities. Management has determined that it is not probable that the Company has incurred any loss contingencies as defined in FASB ASC Topic 450, Contingencies. Accordingly, no liabilities have been accrued for these matters as of December 31, 2024 and 2023.

Management believes that the outcome of such matters will not have a material effect on the Company's combined financial statements.

10. Subsequent Events

In preparation of its financial statements, the Company considered subsequent events through March 31, 2025, which was the date the Company's financial statements were available to be issued.

Neighborly Company and Subsidiaries

Consolidated Financial Statements
As of December 31, 2025 and 2024 and
for the years ended December 31, 2025 and 2024

Neighborly Company and Subsidiaries

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Report of Independent Auditors

To the Board of Directors and Stockholders of
Neighborly Company and subsidiaries

Opinion

We have audited the consolidated financial statements of Neighborly Company and subsidiaries (the Company), which comprise the consolidated balance sheets as of December 31, 2025 and 2024, and the related consolidated statements of operations and comprehensive income (loss), changes in stockholders' equity and cash flows for the years then ended, and the related notes (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company at 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 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 financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the 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 for one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free of 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

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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 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 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 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 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.

Ernst & Young LLP

Dallas, Texas
March 31, 2026

Neighborly Company and Subsidiaries
Consolidated Balance Sheets
($000's, except share data)

	December 31, 2025	December 31, 2024
Assets		
Current assets:		
Cash	$ 32,023	$ 18,436
Restricted cash	26,533	28,077
Trade accounts receivable – net	48,222	44,747
Trade notes receivable - current portion – net	7,675	7,776
Income tax receivable	3,121	9,231
Prepaid expenses and other current assets	8,193	14,608
Assets held for sale	7,023	-
Total current assets	132,790	122,875
Property and equipment - net	76,554	92,158
Operating lease right of use assets	14,849	20,221
Prepaid and other non-current assets	22,413	21,654
Trade notes receivable - net	13,076	13,577
Intangible assets – net	1,238,191	1,327,052
Goodwill	1,575,760	1,739,179
Total Assets	**$ 3,073,633**	$ 3,336,716
Liabilities and Stockholder's Equity		
Current liabilities:		
Trade accounts payable	$ 16,191	$ 17,856
Accrued liabilities	61,121	48,074
Deferred revenue - current	17,043	18,215
Income tax payable	1,495	-
Current portion of long-term debt	9,858	10,051
Current portion of operating lease liabilities	4,045	5,401
Current portion of finance lease liabilities	5,594	5,941
Liabilities held for sale	8,649	-
Total current liabilities	123,996	105,538
Long-term debt	1,516,490	1,571,110
Operating lease liabilities	11,283	15,639
Finance lease liabilities	6,758	10,278
Deferred tax liabilities	150,279	199,638
Deferred revenue	73,177	74,718
Other non-current liabilities	276	1,616
Total liabilities	1,882,259	1,978,537
Commitments and contingencies (Note 11)	-	-
Stockholders' equity		
Common stock-par value $0.01 per share; 100 shares authorized, issued and outstanding	-	-
Additional paid-in capital	1,935,266	1,933,936
Accumulated deficit	(714,363)	(528,523)
Accumulated other comprehensive loss	(29,529)	(47,234)
Total stockholders' equity	1,191,374	1,358,179
Total Liabilities and Stockholder's Equity	**$ 3,073,633**	$ 3,336,716

See accompanying notes to consolidated financial statements

Neighborly Company and Subsidiaries
Consolidated Statements of Operations and Comprehensive Income (Loss)
($000's)

	Year Ended December 31,	
	2025	**2024**
Net sales		
Franchise service fees and related revenue	$ 384,916	$ 342,945
Sales of products and services	233,846	282,737
Total net sales	618,762	625,682
Cost of products and services	139,465	174,140
Gross profit	479,297	451,542
Selling expense	27,850	26,173
General and administrative expense	225,451	213,182
Advertising and promotional fund expense	63,500	61,482
Depreciation and amortization	128,839	123,676
Loss on impairment	182,616	-
Credit losses	4,436	3,810
Operating (loss) income	(153,395)	23,219
Interest expense	79,773	70,278
Loss before income taxes	(233,168)	(47,059)
Income tax benefit	(47,328)	(7,941)
Net loss	**(185,840)**	(39,118)
Other comprehensive income (loss)		
Foreign currency translation adjustment, net of tax of $4,426 and $1,070	13,279	(3,208)
Total other comprehensive income (loss)	13,279	(3,208)
Comprehensive loss	**$ (172,561)**	$ (42,326)

See accompanying notes to consolidated financial statements

Neighborly Company and Subsidiaries
Consolidated Statement of Changes in Stockholders' Equity
($000's, except share data)

	Common Stock		Additional Paid - In	Accumulated	Accumulated Other Comprehensive	
	Shares	Amount	Capital	Deficit	Income (Loss)	Total
Balance at December 31, 2023	100	$ -	$ 2,100,435	$ (489,405)	$ (42,956)	$ 1,568,074
Contribution to Equity	-	-	575	-	-	575
Distribution to parent	-	-	(170,204)	-	-	(170,204)
Non-cash equity-based compensation expense	-	-	3,130	-	-	3,130
Currency translation adjustment	-	-	-	-	(4,278)	(4,278)
Net loss	-	-	-	(39,118)	-	(39,118)
Balance at December 31, 2024	100	$ -	$ 1,933,936	$ (528,523)	$ (47,234)	$ 1,358,179
Non-cash equity-based compensation expense	-	-	1,330	-	-	1,330
Currency translation adjustment	-	-	-	-	17,705	17,705
Net loss	-	-	-	(185,840)	-	(185,840)
Balance at December 31, 2025	**100**	**$ -**	**$ 1,935,266**	**$ (714,363)**	**$ (29,529)**	**$ 1,191,374**

See accompanying notes to consolidated financial statements

Neighborly Company and Subsidiaries
Consolidated Statement of Cash Flows
($000's unless otherwise noted)

	Year Ended December 31, 2025	2024
Operating activities		
Net loss	$ (185,840)	$ (39,118)
Adjustments to reconcile net loss to net cash provided by operating activities:		
Depreciation and amortization	128,839	123,676
Amortization of deferred financing costs	5,037	4,409
Loss on impairment	182,616	-
Credit losses	4,436	3,810
Notes received	(15,638)	(14,978)
Collection of notes receivable	14,770	17,660
Loss on disposal of assets	4,078	3,589
Deferred income tax	(50,875)	(20,651)
Equity-based compensation	1,330	3,130
Changes in assets and liabilities:		
Trade accounts receivable	(7,722)	(2,848)
Prepaid selling expenses and other assets	4,702	(4,064)
Trade accounts payable	(2,489)	1,907
Accrued liabilities	14,948	(9,729)
Change in operating lease assets & liabilities	(142)	(181)
Income tax payable	7,784	(7,352)
Deferred revenue and other liabilities	(4,389)	1,240
Net cash provided by operating activities	101,445	60,500
Investing activities		
Proceeds from asset dispositions	1,033	-
Purchase of property, equipment and other assets	(23,421)	(25,719)
Net cash used in investing activities	(22,388)	(25,719)
Financing activities		
Equity contribution	-	575
Distributions paid	-	(170,204)
Deferred financing costs paid	-	(3,241)
Payments on revolving credit	(55,000)	(25,000)
Proceeds from revolving credit	10,000	158,000
Payments on principal portion of finance lease liabilities	(5,466)	(4,749)
Payments on long-term borrowings	(14,850)	(14,850)
Net cash used in financing activities	(65,316)	(59,469)
Effect of exchange rate changes on cash and restricted cash	(1,698)	(851)
Net increase in cash and restricted cash	12,043	(25,539)
Cash and restricted cash - Beginning of period	$ 46,513	$ 72,052
Cash and restricted cash - End of period	$ 58,556	$ 46,513
Supplemental cash flow disclosures:		
Cash paid for income taxes, net of refunds	$ (4,721)	$ 16,770
Cash paid for interest	$ 72,821	$ 65,052

See accompanying notes to consolidated financial statements

1. Organization and Description of Business

Organization and Description of Business

Neighborly Company and Subsidiaries ("we", "our", "Neighborly" and the "Company") is a Delaware corporation and is the parent company of a number of franchisors and related supporting businesses operating in the United States (the "US") and internationally which include the following companies: Mr. Rooter, Rainbow International, Mr. Electric, Aire Serv, Mr. Appliance, Glass Doctor, Grounds Guys, Molly Maid, Mr. Handyman, Five Star Painting, Mosquito Joe, Real Property Management, Window Genie, HouseMaster, Dryer Vent Wizard, ShelfGenie, Precision Door Service, Restoration 1, Junk King, Lawn Pride, ZorWare, Pimlico Plumbers, Drain Doctor, Locatec, Countrywide, Bright and Beautiful, Dream Doors, Greensleeves, and ProTradeNet. Pimlico Plumbers transitioned to a franchise model from a company owned model in June 2025, shifting the nature of the revenue to franchise service fees as opposed to sales of products.

In addition, the Company owns and operates non-franchisor entities as follows: Portland Glass, which offers auto, home, and business glass repair and replacement through company owned stores located in Maine, Vermont, and New Hampshire; Plumb Enterprises, which offers full plumbing, drain and sewer cleaning services, excavation, and repairs primarily operating in Colorado; and Lawn Pride, which offers lawn care and maintenance services through the application of fertilizer, as well as pest control, in Indiana.

Acquisition of the Company

On June 29, 2021, Kohlberg Kravis and Roberts ("KKR"), and associated co-investors formed Nest Bidco Inc. which, on September 1, 2021, purchased 100% of the shares of Balcones Holdco, Inc., the parent company of Neighborly, from TDG Investment Holdings, LP. Nest Bidco Inc. is an indirectly wholly owned subsidiary of Nest Holdings LP, which is the ultimate parent company of the newly formed business. The transaction was effected to add Neighborly to KKR's investment portfolio.

2. Summary of Significant Accounting Policies

Recently Issued Accounting Pronouncements

In December 2023, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) No. 2023-09, "Income Taxes (Topic 740): Improvements to Income Tax Disclosures," (ASU No. 2023-09) which requires disclosure of disaggregated information about a reporting entity's effective tax rate reconciliation as well as disclosures on income taxes paid by jurisdiction. ASU No. 2023-09 is effective for annual periods beginning after December 15, 2025 for nonpublic companies. The guidance is required to be applied on a prospective basis, with the option to apply the standard retrospectively. Early adoption is permitted. Management is currently evaluating the impact of this guidance on the Company's consolidated financial statements and related disclosures and will adopt as required in 2026.

In January 2024, the FASB issued ASU No. 2024-01, "Scope Application of Profits Interest and Similar Awards." This update clarifies that profits interests and similar awards granted to employees as compensation for services are within the scope of ASC Topic 718 (Compensation—Stock Compensation). The amendments in this update are effective for fiscal years beginning after December 15, 2025 for nonpublic companies, including interim periods within those fiscal years, with early adoption permitted. The Company is required to apply these amendments on a modified

retrospective basis to awards outstanding at the beginning of the fiscal year of adoption, with cumulative-effect adjustments to retained earnings. Management is currently evaluating the impact of this guidance on the Company's consolidated financial statements and related disclosures.

Principles of Consolidation and Variable Interest Entities

The accompanying consolidated financial statements as of December 31, 2025 and 2024 include the accounts of the Company and its wholly owned subsidiaries. All intercompany accounts and transactions have been eliminated in consolidation.

FASB Accounting Standards Codification (ASC) Topic 810-10, Consolidation, applies to certain entities in which equity investors do not have the characteristics of a controlling financial interest or do not have sufficient equity at risk for the entity to finance its activities without additional subordinated financial support. Such an entity is referred to as a variable interest entity ("VIE"). FASB ASC Topic 810-10 requires the consolidation of a VIE by its primary beneficiary. The primary beneficiary is the entity, if any, that has the power to direct activities of a VIE that most significantly impact the VIE's economic performance and has the obligation to absorb losses or the right to receive benefits of the VIE that could potentially be significant to the VIE.

Neighborly Assetco LLC ("Assetco") is a direct, wholly owned subsidiary of Neighborly Issuer LLC (the "Issuer"), which is a special purpose Delaware limited liability company and a direct, wholly owned subsidiary of Neighborly SPV Guarantor LLC (the "SPV Guarantor"), which is a special purpose Delaware limited liability company that is an indirect, wholly owned subsidiary of Neighborly (the "Manager").

Assetco's subsidiaries are comprised of a number of franchisors and related supporting businesses operating in the US and internationally and include the following businesses: Aire Serv SPV LLC, Mr. Electric SPV LLC, The Grounds Guys SPV LLC, Rainbow International SPV LLC, Glass Doctor SPV LLC, Mr. Appliance SPV LLC, Mr. Rooter SPV LLC, Molly Maid SPV LLC, Mr. Handyman SPV LLC, Five Star Painting SPV LLC, Window Genie SPV LLC, Real Property Management SPV LLC, Mosquito Joe SPV LLC, HouseMaster SPV LLC, Dryer Vent Wizard SPV LLC, ShelfGenie SPV LLC, Precision Door Service SPV LLC, Junk King SPV LLC, and Lawn Pride SPV LLC (each an "SPV Franchisor" and together the "SPV Franchisors") and ProTradeNet SPV LLC, Neighborly Service Solutions SPV LLC, Back Office SPV LLC, G-O Manufacturing SPV LLC, Zorware SPV LLC, NBLY Co Ops CO SPV LLC, NBLY Co Ops WA SPV LLC, NBLY Co Ops AZ SPV LLC, NBLY Co Ops IN SPV LLC, Trench Right SPV LLC, Trench Right WA SPV LLC, Dig Boss SPV LLC, NBLY Logistics SPV LLC, and Pimlico SPV Limited (each a "Non-Franchisor SPV Entity" and together the "Non-Franchisor SPV Entities"), each of which is a direct, wholly owned subsidiary of Assetco.

Assetco holds all the equity interests in the SPV Franchisors and the Non-Franchisor SPV Entities, certain intellectual property, certain license agreements and certain vendor agreements. Each SPV Franchisor holds the tradenames and the franchise agreements related to such brand and any product supply agreements or vendor agreements related to such brand. The Non-Franchisor SPV Entities hold certain tradenames, product supply agreements, vendor agreements and office service agreements.

Neighborly SPV Guarantor LLC, Neighborly Issuer LLC, and Neighborly Assetco LLC (collectively with the SPV Franchisors and the Non-Franchisor SPV Entities are referred to as "Securitization Entities") were formed in connection with a financing transaction (the "Securitization Transaction"), which was completed on March 25, 2021 and on subsequent dates thereafter (see Note 3).

The Company has determined that the Securitization Entities qualify as VIE's and that Neighborly is the primary beneficiary, having both power and benefits, of the Securitization Entities and accordingly, consolidation is concluded.

Use of Estimates

The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States of America 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 consolidated financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Revenue Recognition, Accounts Receivable, Notes Receivable, and Allowances

The Company's primary sources of revenue are as follows:

- Franchise service fees and related revenue include fees from existing franchise owners based on a percentage of each franchise owner's gross sales, which generally range from 2% to 15% of the franchise owner's gross sales, as well as fees for franchise sales generated from the sale of new and existing franchise territories; and

- Sales of products and services to unrelated third parties.

Franchise service fees and related revenue

Typically, franchise agreements are granted to franchise owners for an initial term of ten years with an option to renew. Our performance obligations under franchise agreements consist of providing a license of our brand's intellectual property, a list of approved suppliers, certain training programs, an operations manual, and to maintain the marketing, advertising and promotional (MAP) fund. These performance obligations are highly interrelated and we do not consider them to be individually distinct, and therefore account for them as a single performance obligation, which collectively represent the obligation to provide a license for the right to use our brand's intellectual property. Revenue related to franchise sales agreements is recognized on a straight-line basis over the term of the agreement and the contract liabilities are recorded in Deferred revenue – current and Deferred revenue in the Consolidated Balance Sheets. Other revenue associated with the franchise agreements includes variable or sales-based royalties and services and MAP fund fees collected, which are recognized as the underlying sales occur and performance obligations are satisfied.

In the event a franchise agreement is terminated, without a corresponding agreement executed by the same franchise owner, any remaining deferred fees as well as applicable termination fees are recognized in the period of termination.

The Company at times extends credit to entities for the purchase of franchises. These entities are typically controlled by individuals who operate their franchise as an owner/manager. Generally, the trade notes receivables are collateralized by the related franchise territory rights. The Company also periodically extends unsecured credit to its franchise owners for unpaid franchise service fees. The Company places notes receivable on nonaccrual status when payment is ninety days past due and ceases to recognize revenue from interest on the note until such time as the note receivable is no longer past due. Interest on trade notes receivable is recorded as Franchise service fees and

related revenue when earned. Each entity's ability to perform is dependent upon the economic condition of the business. The Company maintains ongoing credit evaluations of its franchise owners.

Allowances for expected credit losses is required on financial instruments based on the total estimated amount to be collected over the lifetime of the instrument. The Company considers both current conditions and reasonable and supportable forecasts of future conditions for estimating expected credit losses. Current conditions considered include pre-defined aging criteria, as well as specified events that indicate the balance due is not collectible. Reasonable and supportable forecasts used in determining the probability of future collection consider publicly available macroeconomic data and whether future credit losses are expected to differ from historical losses.

Franchise service fee revenues represent sales-based royalties that are related entirely to the Company's performance obligation under the franchise agreement and are recognized in the period in which the sales occur. Sales-based royalties are variable consideration related to our performance obligations to our franchise owners to maintain the intellectual property being licensed.

We have determined we act as the principal in the transaction related to the MAP fund contributions and expenditures. MAP fund contributions and expenditures are reported in the accompanying Consolidated Statements of Operations and Comprehensive Income (Loss) as Franchise service fees and related revenue. Our obligation is to administer the MAP fund, keep unused MAP fees in segregated bank accounts which are classified as restricted cash on the Consolidated Balance Sheet and use MAP fees for certain activities related to the marketing and promotion of the individual brands. As noted above, we have concluded the advertising services provided to franchise owners are highly interrelated with the franchise rights and not a distinct performance obligation; therefore, revenues from MAP fund fees are recognized as advertising and promotion fund revenue when the related sales occur based on the application of the sales-based royalty exception within ASC 606, Revenue from Contracts with Customers.

Sales of products and services

Revenues from product sales are recorded in Sales of products and services and recognized upon transfer of title, when delivered to the customer, when the work is performed, or orders are shipped.

Pimlico Plumbers transitioned to a franchise model from a company owned model in June 2025, shifting the nature of the revenue to franchise service fees as opposed to sales of products and services. The result was a decline from 2024 to 2025 of $31,610 in Sales of Products and Services and increase of $14,858 in Franchise service fees and related revenue. Corresponding to this change, Cost of products and services declined $18,805 in 2025 with the net impact to Gross profit of an increase of $2,053 over 2024 on the Company's Consolidated Statement of Operations and Comprehensive Income (Loss).

Contract Balances

The contract liabilities, which we classify as Deferred revenue – current and Deferred revenue, consist primarily of the unamortized portion of initial franchise fees that will be recognized into Franchise service fees and related revenue over the applicable contract terms, amounts related to pending franchise agreements, or other deferred revenues not related to franchise agreements. Contract deferred franchise revenue represents our remaining performance obligations to our franchise owners, as we account for our highly interrelated obligations as a single performance obligation, which collectively represent the obligation to provide a license for the right to use our

brand's intellectual property excluding amounts of variable consideration related to sale-based royalties and advertising. Deferred revenues not related to the franchise agreements are included in current deferred revenue as we expect to recognize these amounts as revenue within the next 12 months.

The components of the change in deferred revenue are as follows:

	Year Ended December 31,	
	2025	2024
Balance at beginning of period	$ 92,933	$ 91,610
Fees received from franchise owners	38,690	37,203
Franchise sales revenue recognized	(40,158)	(35,122)
Other changes in deferred revenue	(1,245)	(758)
Balance at end of period	90,220	92,933
Less: current portion	17,043	18,215
Deferred revenue non-current	$ 73,177	$ 74,718

Revenue deferred as of December 31, 2024 and recognized in the period from January 1, 2025 through December 31, 2025 was $25,430. Revenue deferred as of December 31, 2023 and recognized in the period from January 1, 2024 through December 31, 2024 was $17,623.

As of December 31, 2025, the deferred revenue expected to be recognized for each of the next five years and in the aggregate is as follows:

Years ending December 31,	
2026	$ 17,043
2027	13,181
2028	12,479
2029	11,132
2030	9,756
Thereafter	26,629
	$ 90,220

Direct, incremental selling expenses incurred when the franchise agreement is executed are recorded as a contract asset and amortized over the life of the agreement consistent with the recognition of the deferred revenue. Contract assets are included in Prepaid and other current assets and Prepaid and other non-current assets in the accompanying Consolidated Balance Sheets and the amortization is included in Selling expense in the accompanying Consolidated Statements of Operations and Comprehensive Income (Loss). For the year ended December 31, 2025, $7,967 of costs were paid and Selling expense of $8,282 was recognized. For the year ended December 31, 2024, $7,736 of costs were paid and Selling expense of $6,175 was recognized.

The ending asset for deferred contract costs as of December 31, 2025 was $24,459, of which $3,763 was current. The ending asset for deferred contract costs as of December 31, 2024 was $24,622, of which $4,726 was current.

Advertising

The Company expenses advertising costs as incurred. Advertising expense was $26,313 and $23,200 for the years ended December 31, 2025 and 2024, respectively. Advertising expense is included in General and administrative expense in the accompanying Consolidated Statements of Operations and Comprehensive Income (Loss). Advertising expense is separate from MAP fees which are presented in Advertising and promotional fund expense in Consolidated Statements of Operations and Comprehensive Income (Loss).

Inventories

Inventories consist of products to be sold and are stated at the lower of cost (first-in, first-out method) or net realizable value and are reported in Prepaid and other current assets in the accompanying Consolidated Balance Sheets. Inventories were $2,803 and $3,776 as of December 31, 2025 and 2024, respectively.

Property and Equipment

With the exception of land, which is not depreciated, property and equipment is stated at cost and is depreciated using the straight-line method over the estimated useful lives of the respective assets which are generally as follows: buildings (30 years) and building improvements (5-15 years), capped at the lesser of life of the leasehold improvements or remaining lease life; machinery, equipment, and vehicles (5-10 years); furniture and fixtures (5 years); and hardware and software (3 years). Additions, renewals, and betterments are capitalized; maintenance and repairs which do not extend the useful life of the asset are expensed as incurred.

Management evaluates long-lived assets used in operations for impairment when indicators of impairment are present. If the sum of the estimated undiscounted future cash flows related to the asset is less than the carrying amount, we recognize a loss equal to the difference between the carrying amount and the fair value, usually determined by the estimated discounted cash flow analysis of the asset. The Company's evaluation of these long-lived assets indicated that certain assets within a single asset group were not recoverable as the carrying value exceeded the estimated fair value of the assets based on the undiscounted future cash flows. The Company recorded an impairment charge of $6,016 for the year ended December 31, 2025 reducing the carrying value of the property and equipment with a corresponding charge to earnings. The impairment amount recognized in 2025 is classified in the Loss on impairment financial statement line item on the Consolidated Statement of Operation and Comprehensive Income (loss). No impairment losses were recorded for property and equipment in 2024.

Assets Held for Sale

We classify long-lived assets, or disposal groups comprised of assets and liabilities, as held for sale in the period in which the following six criteria are met, (i) management, having the authority to approve the action, commits to a plan to sell the property; (ii) the property is available for immediate sale in its present condition, subject only to terms that are usual and customary; (iii) an active program to locate a buyer and other actions required to complete the plan to sell have been initiated; (iv) the sale of the property is probable and is expected to be completed within one year; (v) the property is being actively marketed for sale at a price that is reasonable in relation to its current fair value; and (vi) actions necessary to complete the plan of sale indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn, in accordance with ASC 360, Property, Plant and Equipment. A business classified as held for sale is recorded at the lower of its carrying amount or estimated fair value less cost to sell. If the carrying amount of

the business exceeds its estimated fair value less cost to sell, a loss is recognized. Assets and liabilities related to a business classified as held for sale are segregated in the current balance sheets in the period in which the business is classified as held for sale. The Company ceases depreciation and amortization on long-lived assets and definite-lived intangibles (or disposal groups) classified as held for sale and measures them at the lower of carrying value or estimated fair value less cost to sell.

At December 31, 2025, the Company made a decision to exit a certain portion of its business which management determined met the criteria of held for sale as defined under ASC 360. In accordance with ASC 205, Presentation of Financial Statements, the Company determined that the exit of this business did not represent a strategic shift that will have a major effect on the consolidated financial results. Therefore, any related financial results were not reported as discontinued operations. Although the exit of this business did not meet the criteria to be considered a discontinued operation, these assets were determined to meet the criteria to be classified as held for sale as of December 31, 2025, as the Company expects to complete the sale of these assets before December 31, 2026. Accordingly, the Company presented the assets and liabilities of this single disposal group as held for sale at the lower of its carry amount or estimated fair value less cost to sell in the 2025 Consolidated Balance Sheet. The Loss before income taxes for this component of the business was $203,760 for the year ended December 31, 2025, which includes $182,616 of Loss on impairment, and $10,161 for the year ended December 31, 2024 in the Consolidated Statements of Operation and Comprehensive Income (Loss).

The following table summarizes the major classes of assets and liabilities disclosed as held for sale, excluding goodwill and intangible assets that were fully impaired as of December 31, 2025, and discussed below in further detail.

	December 31, 2025
Trade accounts receivable	$ 2,309
Prepaid expenses and other current assets	1,576
Property and equipment - net	910
Operating lease right of use assets	2,228
Total assets held for sale	$ 7,023
Accrued liabilities	$ 2,199
Deferred revenue - current	110
Current portion of operating lease liabilities	528
Current portion of finance lease liabilities	2,514
Operating lease liabilities - less current portion	1,898
Finance lease liabilities - less current portion	1,399
Total liabilities held for sale	$ 8,648

Goodwill

Goodwill represents the excess of the consideration transferred over the fair value of the identifiable net assets acquired. The Company tests goodwill annually for impairment, or earlier if events or changes in circumstances indicate that impairment may exist. Management's impairment tests are generally performed as of October 1st annually. The Company's current goodwill balance resulted from the acquisition of the Company as of September 1, 2021, and from the Company's acquisitions in subsequent periods, as discussed in Note 1.

The Company performed a qualitative assessment of its goodwill as of October 1, 2025 and concluded that indicators of impairment were present for one of its reporting units due to deteriorating financial performance and management's strategic decision to exit this certain Company owned operations and transition the territories to a third-party franchise. The process considered the likelihood of future cash flows associated with the reporting unit and consideration expected to be received from an unrelated buyer in exchange for the assets and liabilities of the reporting unit. The Company concluded that the carrying value of one reporting unit exceeded its estimated fair value of that reporting unit. As a result, recorded a goodwill impairment charge of $170,988 in the year ended December 31, 2025, which was the entire amount of goodwill for that reporting unit. No goodwill impairment was recorded in 2024.

Intangible Assets

Intangible assets consist of tradenames, franchise relationships, national accounts, insurance company relationships, customer relationships, re-acquired franchise rights, developed technology, copyrights, and domain name, and are stated at their estimated fair value as of the date of acquisition, less subsequent amortization. The Company's intangible assets are definite-lived, other than domain name, which is indefinite-lived.

For definite-lived intangible assets, when events or changes in circumstances indicate that the carrying amount of the asset may not be recoverable, the Company evaluates the definite-lived intangible assets for impairment by comparing the carrying value to the anticipated future undiscounted cash flows expected to be generated from the use of the intangible assets. If the carrying amount is not recoverable, a loss is recorded in the amount the carrying value exceeds the fair market value of the assets. As a result the indicators previously discussed in *Goodwill* in 2025, the Company concluded that the carrying value of certain definite-lived intangible assets within a single asset group, primarily associated with franchise rights, were concluded to not be recoverable based on revised expectations for future operating performance and consideration expected to be received from an unrelated party in exchange for the assets and liabilities of the related disposal group. The Company recorded an impairment charge of $5,436 in the year ended December 31, 2025 which reflects the full amount of intangible assets associated with that asset group. The amount is classified in the Loss from impairment financial statement line item on the Consolidated Statement of Operation and Comprehensive Income (Loss) for the period ended December 31, 2025. No impairment was recorded in 2024.

Tradenames are amortized over their estimated useful life, which ranges from three years to 20 years, using the straight-line method. Franchise relationships, national accounts relationships, and insurance company relationships are amortized over their estimated useful lives of 15 years, using the straight-line method. Customer relationships are amortized over their estimated useful life of three to 10 years, using the straight-line method. Reacquired franchise rights are amortized over the remaining life of the reacquired agreements, between one to seven years, using the straight-line method. Copyrights are amortized over their estimated useful life of five years, using the straight-line method. Developed technology is amortized over their estimated useful life of three years, using the straight-line method.

Domain names are stated at their estimated fair value at the date of acquisition, and are not amortized, as their useful lives are considered indefinite, but are subject to annual impairment testing. The Company performed a qualitative assessment of its indefinite-lived intangible assets as of October 1 of 2025 and 2024 and concluded it is not more likely than not that the fair value of its domain names is less than the carrying amount and, as such, a quantitative impairment test was not considered necessary.

Income Taxes

Deferred tax assets and liabilities are recognized for the estimated future tax consequences attributable to differences between the consolidated financial statement carrying amounts of assets and liabilities and their respective tax basis. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in tax expense in the period that includes the enactment date.

The Company establishes valuation allowances in accordance with the provisions of FASB ASC Topic 740, Income Taxes. The Company reviews the adequacy of any valuation allowance and recognizes tax benefits only when it is more likely than not that the benefits will be realized.

The Company measures, classifies, and discloses uncertain tax benefits in accordance with FASB ASC Topic 740-10, Income Taxes-Overall. The Company has elected to classify interest and penalties related to uncertain tax benefits as a component of income tax expense.

Equity-based Compensation

The Company accounts for equity-based compensation under FASB ASC Topic 718, Compensation-Stock Compensation. This pronouncement requires the measurement of all equity-based payments to employees using a fair-value-based method and the recording of such expense in the accompanying Consolidated Statements of Operations and Comprehensive Income (Loss). The Company participates in an equity-based employee compensation plan, which is described further in Note 5.

Foreign Currency Translation

Consolidated entities that have a functional currency that differs from the Company's reporting currency include our foreign subsidiaries, which are in Canada, the United Kingdom (the "UK"), Germany and Austria. Foreign currency denominated assets and liabilities are translated using the exchange rates at the end of each reporting period. Results of foreign operations are translated at the weighted average exchange rate for each reporting period. Translation adjustments are included as a component of Accumulated other comprehensive income (loss) until realized. Where amounts denominated in a foreign currency are converted into US dollars by remittance or repayment, the realized exchange differences are included in the accompanying Consolidated Statements of Operations and Comprehensive Income (Loss), primarily in General and administrative expense, and was immaterial in all periods presented.

Cash and Restricted Cash

The Company considers all cash and highly liquid investments purchased with an initial maturity of three months or less to be cash or cash equivalents.

Cash consists primarily of cash on hand and cash on deposit. Restricted cash includes funds held for the MAP funds and securitized cash held for principal and interest payments on deposit related to the Securitization Transaction.

Cash and Restricted cash consist of the following:

	December 31,	
	2025	2024
Cash	$ 32,023	$ 18,436
Restricted cash:		
Whole business securitization	21,222	23,639
MAP funds	5,311	4,438
Total cash and restricted cash	$ 58,556	$ 46,513

The Company maintains its cash in banks in which deposits may, from time to time, exceed federally insured limits. The Company has not experienced any losses in such accounts and believes that it is not exposed to any significant credit risks related to cash.

Fair Value of Financial Instruments and Non-financial Assets

In accordance with FASB ASC 820, Fair Value Measurements, certain assets and liabilities carried at fair value are categorized based on the level of judgment associated with the inputs used to measure their fair value. The standard establishes a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value into three levels:

Level 1 - Inputs are unadjusted quoted market prices in active markets for identical assets or liabilities at the measurement date.

Level 2 - Inputs (other than quoted prices included in Level 1) are either directly or indirectly observable for the asset or liability through correlation with market data at the measurement date for the duration of the instrument's anticipated life.

Level 3 - Inputs are unobservable and therefore reflect management's best estimate of the assumptions that market participants would use in pricing the asset or liability.

As of December 31, 2025 and December 31, 2024, the Company's Cash, Restricted cash, Accounts payable and Accrued liabilities are carried at cost, which approximates fair value due to the short-term nature of each instrument and are classified as Level 1. The carrying values reported for trade accounts receivable and trade notes receivables, net of allowances, includes a degree of counterparty non-performance risk and are classified as level 2.

Rollover equity was valued using a combination of Level 2 observable inputs including EBITDA multiples of comparable public companies as well as discounted cash flow analysis of future projections in the period issued.

The Company's tradenames, systems in place, and developed technology were valued using the relief from royalty method and the franchise relationships, customer relationships, national account relationships, and insurance company relationships were valued using the multi-period excess earnings method in the periods acquired. Rollover equity was valued using a combination of Level 2 observable inputs including EBITDA multiples and comparable public company as well as discounted cash flow analysis of future projections in the period issued. The future projections and estimates used to fair value the assets acquired in acquisitions, as well as those used in our long-lived asset (including operating lease right of use assets), goodwill and intangible asset impairment testing, are considered Level 3 inputs.

The impairment charge of $182,616, recorded in connection with our decision to exit a business, was the result of measuring the disposal group at the lower of its carrying amount or fair value less costs to sell. The fair value of the disposal group was estimated using the expected price a market participant would pay based upon ongoing negotiations with an unrelated third party.

3. Debt Agreements

Through its wholly owned subsidiary, Neighborly Issuer LLC (the "Issuer"), the Company entered into the Securitization Transaction which was completed on March 25, 2021. In conjunction with the Securitization Transaction, the Issuer issued $800,000 Series 2021-1 3.584% Fixed Rate Senior Secured Notes (the "Series 2021-1 Senior Notes"). The Series 2021-1 Senior Notes have an anticipated repayment date of April 30, 2028, and a final maturity date of April 30, 2051. Scheduled principal payments of $2,000 and interest are paid quarterly. As of December 31, 2025 and 2024, the Series 2021-1 Senior Notes had $764,000 and $772,000 outstanding, respectively.

Additionally, the Securitization Transaction provided for a $10,000 variable rate Delayed Draw Class A-1-LR Senior Note ("Series 2021-1 Class A-1 Notes"), with a final maturity date of April 30, 2051, which is only available for limited purposes and may not be drawn by the Issuer. Interest on draws is paid weekly at the Secured Overnight Financing Rate (SOFR) plus 300 basis points. As of December 31, 2025 and 2024, no borrowings had been made on the Series 2021-1 Class A-1 Notes.

The Securitization Transaction also provided for a $30,000 variable rate Class A-1-VFN Senior Note (the "2021 VFN facility"), with a maturity date of April 30, 2026, and two one-year extension options. Interest on borrowings is paid quarterly at SOFR, plus 266 basis points. As of December 31, 2025 and 2024, $8,000 of borrowings were outstanding on the 2021 VFN facility and availability was $5,050. Issued and undrawn letters of credit under the 2021 VFN facility were $16,950 as of December 31, 2025 and 2024. Undrawn letters of credit under the 2021 VFN facility incur interest at a rate of 2.66%, which is payable quarterly. The Company considered the upcoming maturity of the 2021 VFN Facility and concluded it has the unilateral ability to extend the maturity date to April 2028 through the two one-year extensions, if certain conditions are met. The Company evaluated the conditions precedent and concluded they will be met throughout 2026; therefore, the Company will have the unilateral ability to extend and intends to execute the extensions prior to the next maturity date of April 30, 2026.

On January 19, 2022, the Company, through the Issuer, issued $410,000 Series 2022-1 3.695% Fixed Rate Senior Secured Notes (the "Series 2022-1 Senior Notes") through a second whole business securitization transaction (the "Second Securitization Transaction"). The Series 2022-1 Senior Notes have an anticipated repayment date of January 30, 2029, and a final maturity date of January 30, 2052. Scheduled principal payments of $1,025 and interest are paid quarterly. As of December 31, 2025 and 2024, the Series 2022-1 Senior Notes had $394,625 and $398,725 outstanding, respectively.

Additionally, the Second Securitization Transaction provided for a $4,000 variable rate Delayed Draw Class A-1-LR Senior Note (the "Series 2022-1 Class A-1 Notes"), with a final maturity date of January 30, 2052, which is only available for limited purposes and may not be drawn by the Issuer. Interest on draws is paid weekly at a rate equal to Prime plus 300 basis points. As of December 31, 2025 and 2024, no draws had been made on the Series 2022-1 Class A-1 Notes.

In conjunction with the Second Securitization Transaction, $10,353 in transaction fees were capitalized as deferred financing costs to be amortized over the anticipated term of the notes using the straight-line method, which material approximates the effective interest rate method. For the years ended December 31, 2025 and 2024, respectively, a total of $1,479 and $1,494 of previously

capitalized deferred financing costs related to the Second Securitization Transaction were amortized to Interest expense on the Consolidated Statements of Operations and Comprehensive Income (Loss). At December 31, 2025, capitalized deferred financing costs related to the Second Securitization Transaction of $4,423 remain unamortized, of which $1,464 is reflected as a reduction to Current portion of long-term debt and $2,959 is reflected as a reduction to Long-term debt on the Consolidated Balance Sheet.

On February 3, 2023, the Company, through its indirect, wholly owned subsidiary, Neighborly Issuer LLC, issued $275,000 Series 2023-1 7.308% Fixed Rate Senior Secured Notes (the "Series 2023-1 Senior Notes") through a third whole business securitization transaction (the "Third Securitization Transaction"). The Series 2023-1 Senior Notes have an anticipated repayment date of January 30, 2028, and a final maturity date of January 30, 2053. Scheduled principal payments of $687 and interest are paid quarterly. As of December 31, 2025 and 2024, the Series 2023-1 Senior Notes had $267,438 and $270,188 outstanding, respectively.

Additionally, the Third Securitization Transaction provided for a $5,025 variable rate Delayed Draw Class A-1-LR Senior Note (the "Series 2023-1 Class A-1 Notes"), with a final maturity date of January 30, 2053, which is only available for limited purposes and may not be drawn by the Issuer. On December 11, 2024, the Series 2023-1 Class A-1 Notes maturity date was amended to change to January 30, 2055. Interest on draws is paid weekly at a rate equal to SOFR plus 300 basis points. As of December 31, 2025, no draws had been made on the Series 2023-1 Class A-1 Notes.

The Third Securitization Transaction also provided for a $125,000 variable rate Class A-1-VFN Senior Note (the "2023 VFN facility"), with a maturity date of January 30, 2026, with two one-year extension options. Interest on borrowings is paid quarterly at SOFR, plus 350 basis points. As of December 31, 2025, the Company had borrowings outstanding of $30,000 on the 2023 VFN facility and had $95,000 of availability. As of December 31, 2024, borrowings outstanding on the 2023 VFN facility were $75,000, and availability was $50,000. The Company considered the upcoming maturity of the 2023 VFN Facility and concluded it has the unilateral ability to extend the maturity date to January 2028, if certain conditions are met. The Company completed the first of the two one-year extensions in January 2026 as the required conditions were met, extending the maturity to January 2027. The Company expects to continue to meet the conditions precedent and throughout 2026; therefore, the Company will have the unilateral ability to extend and intends to execute the extension prior to the next maturity date of January 30, 2027.

In conjunction with the Third Securitization Transaction, $14,177 in transaction fees were capitalized as deferred financing costs, to be amortized over the anticipated term of the notes using the effective interest method. For the years ended December 31, 2025 and 2024, $2,839 and $2,868 of previously capitalized deferred financing costs related to the Third Securitization Transaction were amortized to Interest expense on the Consolidated Statements of Operations and Comprehensive Income (Loss), respectively. At December 31, 2025, capitalized deferred financing costs related to the Second Securitization Transaction of $5,816 remain unamortized, of which $2,809 is reflected as a reduction to Current portion of long-term debt and $3,007 is reflected as a reduction to Long-term debt on the Consolidated Balance Sheet.

On December 11, 2024, the Company, through its indirect, wholly owned subsidiary, Neighborly Issuer LLC, entered into a $75,000 variable rate Class A-1-VFN Senior Note (the "2024 VFN Facility") through a fourth whole business securitization transaction (the "Fourth Securitization Transaction"). The 2024 VFN Facility has an anticipated repayment date of January 30, 2030 with two one-year extension options. Interest on borrowings is paid quarterly at SOFR, plus 240 basis points. As of December 31, 2025 and 2024, borrowings outstanding on the 2024 VFN facility were $75,000 for both years, and no availability.

In conjunction with the Fourth Securitization Transaction in 2024, $3,241 in transaction fees were capitalized as deferred financing costs in 2024, to be amortized over the anticipated term of the notes on a straight-line basis which approximates the effective interest method. Amortization was $719 in 2025 and negligible in 2024. At December 31, 2025, capitalized deferred financing costs related to the Fourth Securitization Transaction of $2,476 remain unamortized, of which $719 is reflected as a reduction to Current portion of long-term debt and $1,757 is reflected as a reduction to Long-term debt on the Consolidated Balance Sheet.

The Series 2023-1 Senior Notes and the 2024 VFN Facility issued in conjunction with the Securitization Transaction are secured by substantially all assets of the Securitization Entities and guaranteed by the Securitization Entities. Proceeds were distributed to Neighborly's parent company to extinguish debt incurred by the parent to fund the Company's acquisitions in 2024.

The Series 2021-1 Senior Notes, the Series 2022-1 Senior Notes, the Series 2023-1 Senior Notes, the Series 2021-1 Class A-1 Notes, the Series 2022-1 Class A-1 Notes, the Series 2023-1 Class A-1 Notes, and VFN facilities described above issued in conjunction with the Securitization Transaction, the Second Securitization Transaction, the Third Securitization Transaction and the Fourth Securitization Transaction (together, the "Securitization Transactions") are secured by substantially all assets of Neighborly Issuer LLC and the other Securitization Entities, and guaranteed by the Issuer and such Securitization Entities, each of which is a bankruptcy remote entity and which owned substantially all of the Company's US intellectual property including tradenames, franchise agreements, national account relationships and systems-in-place, as well as the UK tradenames as of the date of issuance. The restrictions placed on the Issuer and its subsidiaries require that interest and scheduled principal payments on the Series 2021-1 Senior Notes, Series 2022-1 Senior Notes, Series 2023-1 Senior Notes, the Series 2021-1 Class A-1 Notes, the Series 2022-1 Class A-1 Notes, and the Series 2023-1 Class A-1 Notes be paid prior to any residual distributions to the Manager, and amounts are segregated weekly to ensure appropriate funds are reserved to pay the quarterly interest and scheduled principal amounts due. The amount of weekly cash flow that exceeds all expenses and obligations of the Issuer and its subsidiaries is generally remitted to the Manager in the form of a distribution. The Manager also receives a fee for the services it provides to the Securitization Entities that is senior to debt service. The Securitization Transactions require, among other things, maintenance of minimum debt-service coverage ratio levels and additional incurrence of indebtedness and scheduled amortization requirements are subject to compliance with maximum leverage ratio levels. As of December 31, 2025 and 2024, the Issuer was in compliance with all debt-service coverage covenants.

The Company's VFN facilities bear interest at market rates. Thus, management believes their carrying amounts approximate fair value.

Debt consisted of the following as of December 31:

	2025	2024
Series 2021-1 Senior Notes	$ 764,000	$ 772,000
Series 2022-1 Senior Notes	394,625	398,725
Series 2023-1 Senior Notes	267,438	270,188
2021 VFN Facility	8,000	8,000
2023 VFN Facility	30,000	75,000
2024 VFN Facility	75,000	75,000
Total carrying value of debt	1,539,063	1,598,913
Less: Deferred financing costs	(12,715)	(17,752)
Total net debt	1,526,348	1,581,161
Less: current portion	(9,858)	(10,051)
Long-term debt	$ 1,516,490	$ 1,571,110

Future maturities of long-term debt based on principal payments outstanding as of December 31, 2025, are as follows:

Years ending December 31,	
2026	$ 14,850
2027	14,850
2028	1,052,038
2029	382,325
2030	75,000
Thereafter	-
	$ 1,539,063

4. Intangible Assets and Goodwill

Intangible assets as of December 31, 2025, consisted of the following:

	Useful Life	Gross Amount	Accumulated Impairment	Accumulated Amortization	Net Amount
Tradenames	3-20 years	$ 1,006,381	$ 10,248	$ 209,978	$ 786,155
Franchise relationships	15 years	617,281	418	177,486	439,377
National accounts	15 years	3,325	148	853	2,324
Insurance company relationships	15 years	2,300		665	1,635
Copyrights	5 years	150		130	20
Franchise rights	1-7 years	12,200	5,388	6,812	-
Customer relationships	3-10 years	18,227	48	10,813	7,366
Developed technology	3 years	720		720	-
Total definite-lived intangibles		$ 1,660,584	$ 16,250	$ 407,457	$ 1,236,877

	Useful Life	Gross Amount	Accumulated Impairment	Accumulated Amortization	Net Amount
Domain name	Indefinite	$ 1,314	$ -	$ -	$ 1,314
Total indefinite-lived intangibles		$ 1,314	$ -	$ -	$ 1,314

Intangible assets as of December 31, 2024, consisted of the following:

	Useful Life	Gross Amount	Accumulated Impairment	Accumulated Amortization	Net Amount
Tradenames	3-20 years	$ 996,297	$ 10,248	$ 158,895	$ 827,154
Franchise relationships	15 years	612,607	418	135,273	476,916
National accounts	15 years	3,248	148	624	2,476
Insurance company relationships	15 years	2,300		511	1,789
Copyrights	5 years	140		93	46
Franchise rights	1-7 years	12,200		5,154	7,046
Customer relationships	3-10 years	17,834		7,612	10,222
Developed technology	3 years	720		631	89
Total definite-lived intangibles		$ 1,645,347	$ 10,814	$ 308,793	$ 1,325,738

	Useful Life	Gross Amount	Accumulated Impairment	Accumulated Amortization	Net Amount
Domain name	Indefinite	$ 1,314	$ -	$ -	$ 1,314
Total indefinite-lived intangibles		$ 1,314	$ -	$ -	$ 1,314

The Company recorded an impairment charge for intangible assets of $5,436 in the year ended December 31, 2025 as discussed in Note 2. Amortization expense was $95,910 and $96,830 for the years ended December 31, 2025 and 2024, respectively.

Estimated amortization expense as of December 31, 2025 for the subsequent five years is as follows:

Years ending December 31,	
2026	$ 94,390
2027	93,543
2028	91,889
2029	91,889
2030	91,889
Thereafter	773,277
	$ 1,236,877

Goodwill

The Company has assigned goodwill to its reporting units based on fair valuation analysis completed for the acquisition of the parent by KKR and from the Company's acquisitions on September 1, 2021, and any subsequent acquisitions.

The changes in the carrying amount of goodwill are as follows:

	December 31, 2025	2024
Balance at beginning of period	$ 1,739,179	$ 1,741,101
Foreign currency impact	7,569	(1,922)
Goodwill impairment	(170,988)	-
Balance at end of period	$ 1,575,760	$ 1,739,179

The Company recorded an impairment charge for goodwill of $170,988 in the year ended December 31, 2025 as discussed in Note 2.

5. Equity-based Compensation

In September 2021, Nest Management LP, a co-investor with KKR, created a profits interest plan which provides for profits interest award grants of Nest Holdings LP and its subsidiaries. A total of 202,843,686 profits interests units were approved to be granted under the plan.

On October 27, 2021, and certain dates thereafter, Nest Management LP granted awards under the plan. The profits interests are exercisable only to the extent they are vested, and do not expire. Generally, vesting of a portion of the profits interests (50%) is subject to the passage of time; the remaining (50%) vest based on achievement of defined financial criteria upon a liquidity event of the Company. Based on continuous employment, time-based profits interest units vest 20% annually, for each of five years.

The Company accounts for equity-based compensation in accordance with ASC 718, Compensation-Stock Compensation, which requires the fair value of equity-based payments to be recognized in the consolidated statements as compensation expense over the requisite service period. For time-based awards, compensation expense is recognized on a straight-line basis, net of forfeitures which are recognized as they occur, over the requisite service period for awards that actually vest. For performance-based awards, compensation expense is estimated based on achievement of performance conditions and is recognized when such conditions are deemed probable. The Company has not recognized expense related to the performance-based awards as a result of the change in

control provision which is not considered probable until it occurs. Equity-based compensation expense is recorded in the General and administrative expense line in the Consolidated Statements of Operations and Comprehensive Income (Loss).

The average grant date fair value of awards under the Nest Management LP profits interest plan was determined using Monte-Carlo simulation, and was $0.00 per unit for awards in the year ended December 31, 2025 and $0.36 per unit for awards in the year ended December 31, 2024. As of December 31, 2025 and 2024 no units were both vested and exercisable.

Equity-based compensation expense recorded for the years ended December 31, 2025 and 2024 was $1,330 and $3,130, respectively. As of December 31, 2025, unamortized stock compensation expense to be recognized in future years was $2,199.

	Number of Underlying Units	
	Time-based	**Performance-based**
Outstanding – December 31, 2023	65,584,944	56,626,935
Granted	25,478,801	22,538,801
Forfeited	(13,399,651)	(22,823,978)
Redeemed	-	-
Outstanding – December 31, 2024	77,664,094	56,341,758
Granted	16,241,712	16,241,712
Forfeited	(5,626,501)	(13,290,056)
Redeemed	-	-
Outstanding – December 31, 2025	**88,279,305**	59,293,414
Vested and Exercisable – December 31, 2025	**-**	-

6. Trade Notes Receivable

The Company periodically receives notes from the sale of new franchises. The rights to the related franchise territory sold generally collateralize these notes. The Company also from time-to-time receives notes for delinquent franchise service fees. Such notes, as of December 31, 2025 and 2024, bear interest at rates typically ranging from 9% to 12% and generally require equal monthly installments over a life of one to ten years.

A summary of trade notes receivable as of December 31 is as follows:

	2025	2024
Amounts due within one year, net of allowance for credit losses of $1,517 and $1,167 as of December 31, 2025 and 2024, respectively	$ 7,675	$ 7,776
Amounts due after one year, net of allowance for credit losses of $2,146 and $2,105 as of December 31, 2025 and 2024, respectively	13,076	13,577
Total trade notes receivable, net	**$ 20,751**	$ 21,353

An analysis of the changes in trade notes receivable is as follows:

	Year Ended December 31,	
	2025	**2024**
Gross trade notes receivable, beginning of period	$ 24,625	$ 28,290
Principal payments received	(14,770)	(17,660)
Notes issued	15,638	14,978
Net write-offs	(1,078)	(946)
Foreign currency translation	(1)	(37)
Gross trade notes receivable, end of period	24,414	24,625
Allowance for credit losses	(3,663)	(3,272)
Net trade notes receivable, end of period	**$ 20,751**	$ 21,353

An analysis of the changes in the trade notes receivable allowance is as follows:

	Year Ended December 31,	
	2025	**2024**
Allowance, beginning of period	$ 3,272	$ 2,619
Provision for credit losses	1,461	1,600
Net write-offs	(1,078)	(946)
Foreign currency translation	8	(1)
Allowance, end of period	**$ 3,663**	$ 3,272

Scheduled future maturities of trade notes receivable are as follows:

Years ending December 31,	
2026	$ 9,192
2027	5,117
2028	3,410
2029	2,701
2030	1,934
Thereafter	2,060
	$ 24,414

7. Property and Equipment

A summary of property and equipment as of December 31 is as follows:

	2025	2024
Land	$ 2,561	$ 2,561
Buildings and improvements	34,571	36,403
Machinery & equipment	5,976	10,690
Furniture & fixtures	1,822	2,033
Hardware	10,126	8,564
Software	71,650	54,907
Vehicles	2,008	12,151
Vehicles under financing lease	19,244	25,150
Total property and equipment	147,958	152,459
Less accumulated depreciation	(70,971)	(60,301)
Property and equipment - net	$ 76,987	$ 92,158

The Company has Assets held for sale as of December 31, 2025 of which $910 is Vehicles under financing lease, as disclosed in Note 2 as Property and Equipment. Depreciation expense was $32,929 and $26,846 for the years ended December 31, 2025 and 2024, respectively. The Company recorded an impairment charge of $6,016 in 2025 related to property and equipment within one asset group as discussed in Note 2.

8. Leases

The Company's primary operating lease commitments consist of leases for office and retail space for its company-operated stores and corporate offices. The Company leases vehicles under financing lease agreements expiring at various dates through 2030.

We determine whether an agreement contains a lease at inception based on our right to obtain substantially all of the economic benefits from the use of the identified asset and the right to direct the use of the identified asset. The Company does not recognize a right-of-use asset (ROU) and a lease liability for leases with an initial term of twelve months or less. Lease liabilities represent the present value of future lease payments and the right-of-use assets represent our right to use the underlying assets for the respective lease terms. The Company does not separate lease and non-lease components for new and modified leases after the adoption date, and instead accounts for each separate lease component of a contract and its associated non-lease components as a single lease component.

The operating lease liability is measured as the present value of the unpaid lease payments and the ROU asset is derived from the calculation of the operating lease liability. Other than for leased vehicles, our leases do not generally provide an implicit rate and we use our incremental borrowing rate as the discount rate to calculate the present value of lease payments. The incremental borrowing rate represents an estimate of the interest rate that would be required to borrow over a similar term, on a collateralized basis in a similar economic environment.

Rent escalations occurring during the term of the leases are included in the calculation of the future minimum lease payments and the rent expense related to these leases is recognized on a straight-line basis over the lease term. In addition to minimum lease payments, certain leases require payment of a proportionate share of real estate taxes and certain building operating expenses allocated on a percentage of sales in excess of a specified base. These variable lease costs are not included in the measurement of the ROU asset or lease liability due to unpredictability of the payment amount and are recorded as lease expense in the period incurred. The ROU asset is adjusted to account for previously recorded lease-related expenses such as deferred rent and other lease liabilities.

The components of lease cost are as follows:

	Year Ended December 31,	
	2025	2024
Operating lease cost	$ 6,546	$ 7,149
Variable lease cost	328	324
Finance lease cost:		
Amortization of right-of-use assets	7,911	7,849
Interest on lease obligations	1,053	1,088
Total lease cost	**$ 15,838**	$ 16,411

The table below presents additional information related to the Company's leases:

	As of December 31,	
	2025	2024
Weighted average remaining lease term (in years):		
Operating leases	4.8	5.1
Finance leases	2.7	2.5
Weighted average discount rate:		
Operating leases	4.5%	4.2%
Finance leases	6.7%	6.3%

Other information related to leases, including supplemental disclosures of cash flow information, is as follows:

	Year Ended December 31,	
	2025	2024
Cash paid for amounts included in the measurement of lease liabilities:		
Operating cash flows from operating leases	$ 6,619	$ 7,359
Operating cash flows from finance leases	791	861
Financing cash flows from finance leases	5,466	4,749
Right-of-use assets obtained in exchange for operating lease liabilities	782	1,876

Maturities of lease liabilities are as follows as of December 31, 2025:

Years ending December 31,	Operating leases	Finance leases	Total
2026	$ 4,603	$ 6,061	$ 10,664
2027	3,533	2,838	6,371
2028	3,019	2,130	5,149
2029	2,356	1,393	3,749
2030	1,762	1,399	3,161
Thereafter	2,142	-	2,142
Total lease payments	17,415	13,821	31,236
Less: Interest	2,087	1,469	3,556
Total lease liabilities	15,328	12,352	27,680
Less: Current lease liabilities	4,045	5,594	9,639
Non-current lease liabilities	$ 11,283	$ 6,758	$ 18,041

The Company had Liabilities held for sale as of December 31, 2025 of which $2,426 are for operating leases and $3,913 for finance leases not included above as disclosed in Note 2. Rent expense for operating leases was $6,546 and $7,149 for the years ended December 31, 2025 and 2024, respectively.

9. Income Taxes

The income tax benefit is as follows:

	Year ended December 31, 2025	2024
Current:		
Federal	$ 1,889	$ 10,911
State	958	2,002
Foreign	1,286	(202)
Total current	4,133	12,710
Deferred:		
Federal	(41,722)	(18,525)
State	(6,965)	(979)
Foreign	(2,774)	(1,147)
Total deferred	(51,461)	(20,651)
Total income tax benefit	$ (47,328)	$ (7,941)

A reconciliation of the income tax benefit at a statutory tax rate of 21% to the income tax benefit at an effective tax rate is as follows:

	Year ended December 31, 2025	2024
Federal income taxes at statutory rate	$ (48,966)	$ (9,882)
State taxes	(6,208)	602
Goodwill impairment	5,354	-
Valuation allowance	3,160	-
Other permanent differences	1,623	1,452
Deferred balance adjustment	(867)	63
Payable adjustment	(1,475)	(1,581)
Other	51	1,405
Total income tax benefit	$ (47,328)	$ (7,941)

The Company's effective income tax rate is 20.28% and 16.87% for the years ended December 31, 2025 and 2024, respectively. The Company's overall global effective income tax rate differs from the statutory US Federal income tax rate of 21.00% due to state income taxes, goodwill impairment and valuation allowance.

The components of deferred income tax assets and liabilities as of December 31:

	2025	2024
Deferred tax assets:		
Accounts/notes receivable allowance	$ 1,649	$ 1,571
Accrued expenses	2,388	439
Net operating loss carryforwards	1,161	599
Interest expense limitation	48,934	43,200
Deferred revenue	16,870	15,342
Operating leases liability	4,402	4,669
Tax capitalized software	7,127	9,276
Other	1,709	3,358
Total deferred tax assets	84,240	78,454
Deferred tax liabilities:		
Prepaid expenses	(1,744)	(1,052)
Property and equipment	(6,049)	(10,093)
Intangible assets and goodwill	(215,327)	(250,731)
Interest rate swap	-	(6)
Operating lease right-of-use assets	(4,235)	(5,007)
Other	(2,438)	(1,927)
Total deferred tax liabilities	(229,793)	(268,816)
Valuation allowance	(4,165)	-
Net deferred tax liabilities	$ (149,718)	$ (190,362)

Management assesses the available positive and negative evidence to estimate whether sufficient future taxable income will be generated to permit use of the existing deferred tax assets. Management considers all sources of future taxable income but heavily relies on the most objective piece of evidence which is scheduling of deferred tax liabilities. As a result, beginning in 2025, the Company concluded, based on all positive and negative evidence, deferred tax asset related to interest expense limitation, on a more likely than not basis, would not be realized. Therefore, partial valuation allowance in the amount of $4,165 is established against interest expense limitation in the US and state jurisdictions.

For the years ended December 31, 2025 and 2024, no change was recorded for uncertain tax positions, and the balance was ($641). As of December 31, 2024, no interest or penalty was accrued by the Company related to uncertain tax positions.

The Company reported net operating losses in the following jurisdictions as of December 31:

	2025	2024	Expiration
Jurisdiction			
US Federal	$ -	$ -	Indefinite
US State (post-apportionment)	20,326	17,100	Various
United Kingdom	52	-	Indefinite
Germany	-	-	Indefinite
Austria	-	-	Indefinite
Canada	-	-	20 Years
India	33		Various
Total	$ 20,411	$ 17,100	

The Company files a US consolidated federal income tax return for Nest Holdings, Inc. and Subsidiaries which includes Neighborly Company. State returns are filed on either a separate company or consolidated return basis. The Company also files separate returns where required for the various LLC entities. The Company's subsidiaries file income tax returns in Canada, Germany, the UK and Austria.

The Company files US state income tax returns in nearly every state in the US. Many of the state return filings reflect net operating loss carryovers computed on a post-apportionment basis, while several states compute operating loss carryovers on a pre-apportionment basis. The US state income tax effect of the net operating loss carryforwards, net of federal income tax, amounted to $1,166 and $1,048 at December 31, 2025 and 2024, respectively. The state net operating losses have varying carryover periods. The Company expects to fully utilize all net operating loss carryovers prior to expiration.

The Company has no current or pending IRS examinations. US Federal income tax returns for years ended August 31, 2021, December 31, 2021, December 31, 2022, December 31, 2023, and December 31, 2024 remain open for examination. State income tax returns remain open for similar years, and several states having a longer statute remain open for examination. The Company has timely filed all federal and state income tax returns.

The UK entities have no prior or pending tax examinations with HMRC. The UK corporation tax process is one of self-assessment. Following filing of the tax return, HMRC has a period of (usually) 12 months in which to raise formal inquiries. These can range from simple information requests to detailed technical challenges over treatments adopted in the tax return. HMRC has made no requests. The December 31, 2024, corporate tax returns remain open for examination. The UK entities have timely filed all corporate income tax returns.

The German entities are currently under review by the BZSt. The statute of limitations for examination is four (4) years from the end of the year in which the return was filed. Tax returns for years ended December 31, 2021, and forward remain open for examination. The German entities have timely filed all corporate income tax returns.

The US and foreign entities operate under transfer pricing agreements that control the pricing of intercompany management services, interest and royalties.

The Company has both the intent and ability to reinvest foreign earnings, therefore deferred tax liabilities have not been recorded on either unremitted earnings, components of other comprehensive income, or applicable foreign withholding taxes.

On July 4, 2025, the United States enacted tax reform legislation through the One Big Beautiful Bill Act ("OBBBA"). The OBBBA makes permanent key elements of the Tax Cuts and Jobs Act of 2017, including 100% bonus depreciation on qualified property acquired and placed in service after January 19, 2025; immediate deduction of domestic research expenses; reinstatement of EBITDA as the basis for computing business interest expense limits. The Company applied new regulations accordingly. There is no effect on ETR due to these changes in law.

10. Related Party Transactions

On September 1, 2021, a Monitoring Agreement was entered into with Kohlberg Kravis Roberts & Co and Harvest Partners under which the Company will pay certain fees and expenses under the terms of the Monitoring Agreement. For the years ended December 31, 2025 and 2024, the Company recognized management and board fees and expenses of $3,148 and $3,641, respectively, in the General and administrative expenses line item in the Company's consolidated statements of operations. Additionally, the Company paid $750 to a related party in the year ended December 31, 2024 for services related to the 2024 VFN Facility. These costs are included in General and administrative expenses on the Consolidated Statement of Operations and Comprehensive Income (Loss).

11. Contingencies

The Company is engaged in various legal proceedings incidental to its normal business activities. Management has determined that it is not probable that the Company has incurred any loss contingencies as defined in FASB ASC Topic 450, Contingencies. Accordingly, no liabilities have been accrued for these matters as of December 31, 2025 and 2024. Management believes that the outcome of such matters will not have a material effect on the Company's consolidated financial statements.

12. Employee Benefit Plan

The Company sponsors a 401(k) plan covering the majority of its employees. Plan participants may contribute up to 70% (subject to Internal Revenue Service limitations) of their annual compensation before taxes for investment in several specified alternatives. Employees are fully vested with

respect to their contributions. The Company may match a percentage of employee contributions as determined at the discretion of the Board of Directors. Company contributions recognized totaled $2,853 and $2,939 for the years ended December 31, 2025, and 2024, respectively.

13. Subsequent Events

In preparation of its financial statements, the Company considered subsequent events through March 31, 2026, which was the date the Company's financial statements were available to be issued.

Neighborly Company and Subsidiaries

Consolidated Financial Statements
As of December 31, 2024 and 2023 and
for the years ended December 31, 2024 and 2023

Neighborly Company and Subsidiaries

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Report of Independent Auditors

To the Board of Directors and Stockholders of
Neighborly Company and subsidiaries

Opinion

We have audited the consolidated financial statements of Neighborly Company and subsidiaries (the Company), which comprise the consolidated balance sheets as of December 31, 2024 and 2023, and the related consolidated statements of operations and comprehensive income (loss), changes in stockholders' equity and cash flows for the years then ended, and the related notes (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company at 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 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 financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the 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 for one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free of 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

Building a better working world

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 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 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 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 entity'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 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity'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 our audit.

Ernst & Young LLP

Dallas, Texas
March 31, 2025

Neighborly Company and Subsidiaries

Consolidated Balance Sheets
($000's)

	December 31, 2024	December 31, 2023
Assets		
Current Assets		
Cash	**$ 18,436**	$ 43,416
Restricted cash	**28,077**	28,636
Trade accounts receivable – net	**44,747**	44,566
Trade notes receivable - current portion – net	**7,776**	9,777
Inventories	**3,776**	4,007
Income tax receivable	**9,231**	1,880
Prepaid selling expenses - current	**4,726**	3,959
Other current assets	**6,106**	2,839
Total Current Assets	**122,875**	139,080
Property and equipment – net	**92,158**	89,137
Operating lease right of use assets	**20,221**	27,227
Prepaid selling expenses – less current portion	**19,896**	19,104
Trade notes receivable – less current portion - net	**13,577**	15,894
Intangible assets – net	**1,327,052**	1,425,724
Goodwill	**1,739,179**	1,741,101
Other non-current assets	**1,758**	2,128
Total Assets	**$ 3,336,716**	$ 3,459,395

Neighborly Company and Subsidiaries

Consolidated Balance Sheets (continued)
($000's, except share and per share amounts)

	December 31, 2024	2023
Liabilities and Stockholder's Equity		
Current Liabilities		
Trade accounts payable	**$ 17,856**	$ 15,962
Accrued liabilities	**48,074**	56,589
Deferred revenue - current	**18,215**	17,760
Current portion of long-term debt	**10,051**	10,488
Current portion of operating lease liabilities	**5,401**	6,925
Current portion of finance lease obligations	**5,941**	4,426
Total current liabilities	**105,538**	112,150
Long-term debt - less current portion	**1,571,110**	1,451,356
Operating lease obligations – less current portion	**15,639**	21,302
Finance lease obligations – less current portion	**10,278**	10,187
Deferred tax liabilities	**199,638**	220,780
Deferred revenue - less current portion	**74,718**	73,850
Other non-current liabilities	**1,616**	1,696
Commitments and Contingencies (Note 11)		
Stockholder's Equity		
Common stock-par value $0.01 per share; 100 shares authorized, issued and outstanding	**-**	-
Additional paid-in capital	**1,933,936**	2,100,435
Accumulated deficit	**(528,523)**	(489,405)
Accumulated other comprehensive loss	**(47,234)**	(42,956)
Total Stockholder's Equity	**1,358,179**	1,568,074
Total Liabilities and Stockholder's Equity	**$ 3,336,716**	$ 3,459,395

See accompanying notes to consolidated financial statements

Neighborly Company and Subsidiaries

Consolidated Statements of Operations and Comprehensive Income (Loss)
($000's)

	Year Ended December 31,	
	2024	2023
Revenues and income		
Franchise service fees	**$ 208,277**	$ 194,731
Franchise sales fees	**35,122**	38,441
Sales of products and services	**282,737**	288,146
Advertising and promotional fund revenue	**60,159**	53,320
Other revenue	**39,387**	39,026
Total revenues and income	**625,682**	613,664
Cost of products and services	**174,140**	169,627
Gross Profit	**451,542**	444,037
Selling expense	**26,173**	26,179
General and administrative expense	**206,402**	196,985
Advertising and promotional fund expense	**61,482**	58,124
Equity-based compensation expense	**3,130**	4,194
Depreciation and amortization	**123,676**	116,929
Management and board fees and expenses	**3,650**	4,638
Loss on impairment of goodwill and tradenames	**-**	428,286
Credit losses	**3,810**	2,812
Operating Income (Loss)	**23,219**	(394,110)
Interest expense	**70,278**	68,756
Loss Before Income Taxes	**(47,059)**	(462,866)
Income tax benefit	**(7,941)**	(23,790)
Net Loss	**(39,118)**	(439,076)
Other comprehensive income/(loss)		
Foreign currency translation adjustment, net of tax of $1,070 and 2,132, respectively	**(3,208)**	6,395
Total Other Comprehensive income/(loss)	**(3,208)**	6,395
Comprehensive Loss	**$ (42,326)**	$ (432,681)

See accompanying notes to consolidated financial statements.

Neighborly Company and Subsidiaries

Consolidated Statement of Changes in Stockholder's Equity
($000's, except share amounts)

	Common Stock		Additional Paid - In	Accumulated	Accumulated Other Comprehensive	
	Shares	Amount	Capital	Deficit	Income (Loss)	Total
Balance at December 31, 2022	100	$ -	$ 2,420,959	$ (50,587)	$ (51,483)	$ 2,318,889
Adoption of accounting principle	-	-	-	258	-	258
Distribution to parent	-	-	(324,718)	-	-	(324,718)
Equity-based compensation	-	-	4,194	-	-	4,194
Foreign currency translation adjustment	-	-	-	-	8,527	8,527
Net loss	-	-	-	(439,076)	-	(439,076)
Balance at December 31, 2023	100	$ -	$ 2,100,435	(489,405)	(42,956)	1,568,074
Contribution to Equity	-	-	575	-	-	575
Distribution to parent	-	-	(170,204)	-	-	(170,204)
Equity-based compensation	-	-	3,130	-	-	3,130
Foreign currency translation adjustment	-	-	-	-	(4,278)	(4,278)
Net loss	-	-	-	(39,118)	-	(39,118)
Balance at December 31, 2024	**100**	**$ -**	**$ 1,933,936**	**$ (528,523)**	**$ (47,234)**	**$ 1,358,179**

See accompanying notes to consolidated financial statements.

Neighborly Company and Subsidiaries

Consolidated Statement of Cash Flows
($000's unless otherwise noted)

	For the Year Ended December 31,	
	2024	2023
Operating activities		
Net loss	$ (39,118)	$ (439,076)
Adjustments to reconcile net loss to net cash provided by **operating activities:**		
Depreciation and amortization	123,676	116,929
Amortization of deferred financing costs	4,409	4,164
Loss on impairment of goodwill and tradenames	-	428,286
Bad debt expense	3,810	2,812
Trade notes issued	(14,978)	(15,243)
Collections of notes receivable	17,660	16,605
Deferred income taxes	(20,651)	(44,346)
Loss on disposal of assets	3,589	-
Equity-based compensation	3,130	4,194
Changes in assets and liabilities:		
Trade accounts receivable	(2,848)	(1,403)
Inventories	249	626
Prepaid selling expenses and other assets	(4,313)	3,722
Trade accounts payable	1,907	(6,249)
Accrued liabilities	(9,729)	(8,512)
Other non-current liabilities	(83)	(275)
Income tax payable	(7,352)	(1,519)
Change in operating lease assets and liabilities	(181)	3,535
Deferred revenue	1,323	11,246
Net cash provided by operating activities	60,500	75,496
Investing activities		
Purchase of property, equipment and other assets	(25,042)	(27,931)
Acquisitions of intangible assets	(677)	-
Net cash used in investing activities	(25,719)	(27,931)
Financing activities		
Equity contribution	575	-
Distributions paid	(170,204)	(324,718)
Deferred financing costs paid	(3,241)	(13,866)
Proceeds from revolving credit	158,000	25,000
Payment on revolving credit	(25,000)	-
Payments on principal portion of finance lease liabilities	(4,749)	(3,455)
Payments on long-term borrowings	(14,850)	(14,323)
Proceeds from long-term borrowings	-	275,000
Net cash used in financing activities	(59,469)	(56,362)
Effect of foreign currency translation on cash	(851)	(1,255)
Net decrease in cash and restricted cash	(25,539)	(10,052)
Cash and restricted cash - Beginning of period	$ 72,052	$ 82,104
Cash and restricted cash - End of period	$ 46,513	$ 72,052
Supplemental cash flow disclosures:		
Cash paid for income taxes, net of refunds	$ 16,770	$ 15,829
Cash paid for interest	65,052	$ 60,258

1. Organization and Description of Business

Organization and Description of Business

Neighborly Company and Subsidiaries ("we", "our", "Neighborly" and the "Company") is a Delaware corporation and is the parent company of a number of franchisors and related supporting businesses operating in the United States (the "US") and internationally which include the following companies: Mr. Rooter, Rainbow International, Mr. Electric, Aire Serv, Mr. Appliance, Glass Doctor, Grounds Guys, Molly Maid, Mr. Handyman, Five Star Painting, Mosquito Joe, Real Property Management, Window Genie, HouseMaster, Dryer Vent Wizard, ShelfGenie, Precision Door Service, Restoration 1, Junk King, Lawn Pride, ZorWare, Drain Doctor, Locatec, Countrywide, Bright and Beautiful, Dream Doors, Greensleeves, and ProTradeNet.

In addition, the Company owns and operates non-franchisor entities as follows: Portland Glass, which offers auto, home, and business glass repair and replacement through company owned stores located in Maine, Vermont, and New Hampshire; Pimlico Plumbers, which offers repair and maintenance services, concentrated in central London; Plumb Enterprises, which offers full plumbing, drain and sewer cleaning services, excavation, and repairs in Colorado; and Lawn Pride, which offers lawn care and maintenance services through the application of fertilizer, as well as pest control, in Indiana.

Acquisition of the Company

On June 29, 2021, Kohlberg Kravis and Roberts ("KKR"), and associated co-investors formed Nest Bidco Inc. which, on September 1, 2021, purchased 100% of the shares of Balcones Holdco, Inc., the parent company of Neighborly, from TDG Investment Holdings, LP. Nest Bidco Inc. is an indirectly wholly owned subsidiary of Nest Holdings LP, which is the ultimate parent company of the newly formed business. The transaction was effected to add Neighborly to KKR's investment portfolio, and allows Neighborly to gain access to KKR's capital and resources.

2. Summary of Significant Accounting Policies

Recently Issued Accounting Pronouncements

In December 2023, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) No. 2023-09, "Income Taxes (Topic 740): Improvements to Income Tax Disclosures," (ASU No. 2023-09) which requires disclosure of disaggregated information about a reporting entity's effective tax rate reconciliation as well as disclosures on income taxes paid by jurisdiction. ASU No. 2023-09 is effective for annual periods beginning after December 15, 2024. The guidance is required to be applied on a prospective basis, with the option to apply the standard retrospectively. Early adoption is permitted. Management is currently evaluating the impact of this guidance on the Company's consolidated financial statements and related disclosures.

In January 2024, the FASB issued ASU No. 2024-01, "Scope Application of Profits Interest and Similar Awards." This update clarifies that profits interests and similar awards granted to employees as compensation for services are within the scope of ASC Topic 718 (Compensation—Stock Compensation). The amendments in this update are effective for fiscal years beginning after December 15, 2024, including interim periods within those fiscal years, with early adoption permitted. The Company is required to apply these amendments on a modified retrospective basis

to awards outstanding at the beginning of the fiscal year of adoption, with cumulative-effect adjustments to retained earnings. Management is currently evaluating the impact of this guidance on the Company's consolidated financial statements and related disclosures.

Principles of Consolidation and Variable Interest Entities

The accompanying consolidated financial statements as of December 31, 2024 and 2023 include the accounts of the Company and its wholly owned subsidiaries. All intercompany accounts and transactions have been eliminated in consolidation.

FASB Accounting Standards Codification (ASC) Topic 810-10, Consolidation, applies to certain entities in which equity investors do not have the characteristics of a controlling financial interest or do not have sufficient equity at risk for the entity to finance its activities without additional subordinated financial support. Such an entity is referred to as a variable interest entity ("VIE"). FASB ASC Topic 810-10 requires the consolidation of a VIE by its primary beneficiary. The primary beneficiary is the entity, if any, that has the power to direct activities of a VIE that most significantly impact the VIE's economic performance and has the obligation to absorb losses or the right to receive benefits of the VIE that could potentially be significant to the VIE.

Neighborly Assetco LLC ("Assetco") is a direct, wholly owned subsidiary of Neighborly Issuer LLC (the "Issuer"), which is a special purpose Delaware limited liability company and a direct, wholly owned subsidiary of Neighborly SPV Guarantor LLC (the "SPV Guarantor"), which is a special purpose Delaware limited liability company that is an indirect, wholly owned subsidiary of Neighborly (the "Manager").

Assetco's subsidiaries are comprised of a number of franchisors and related supporting businesses operating in the US and internationally and include the following businesses: Aire Serv SPV LLC, Mr. Electric SPV LLC, The Grounds Guys SPV LLC, Rainbow International SPV LLC, Glass Doctor SPV LLC, Mr. Appliance SPV LLC, Mr. Rooter SPV LLC, Molly Maid SPV LLC, Mr. Handyman SPV LLC, Five Star Painting SPV LLC, Window Genie SPV LLC, Real Property Management SPV LLC, Mosquito Joe SPV LLC, HouseMaster SPV LLC, Dryer Vent Wizard SPV LLC, ShelfGenie SPV LLC, Precision Door Service SPV LLC, Junk King SPV LLC, and Lawn Pride SPV LLC (each an "SPV Franchisor" and together the "SPV Franchisors") and ProTradeNet SPV LLC, Neighborly Service Solutions SPV LLC, Back Office SPV LLC, G-O Manufacturing SPV LLC, Zorware SPV LLC, NBLY Co Ops CO SPV LLC, NBLY Co Ops WA SPV LLC, NBLY Co Ops AZ SPV LLC, NBLY Co Ops IN SPV LLC, Trench Right SPV LLC, Trench Right WA SPV LLC, Dig Boss SPV LLC, NBLY Logistics SPV LLC, and Pimlico SPV Limited (each a "Non-Franchisor SPV Entity" and together the "Non-Franchisor SPV Entities"), each of which is a direct, wholly owned subsidiary of Assetco.

Assetco holds all the equity interests in the SPV Franchisors and the Non-Franchisor SPV Entities, certain intellectual property, certain license agreements and certain vendor agreements. Each SPV Franchisor holds the tradenames and the franchise agreements related to such brand and any product supply agreements or vendor agreements related to such brand. The Non-Franchisor SPV

Entities hold certain tradenames, certain product supply agreements, certain vendor agreements and the office service agreements.

Neighborly SPV Guarantor LLC, Neighborly Issuer LLC, and Neighborly Assetco LLC (collectively with the SPV Franchisors and the Non-Franchisor SPV Entities are referred to as "Securitization Entities")

were formed in connection with a financing transaction (the "Securitization Transaction"), which was completed on March 25, 2021 and on subsequent dates thereafter (see Note 3).

The Company has determined that the Securitization Entities qualify as VIE's and that Neighborly is the primary beneficiary, having both power and benefits, of the Securitization Entities and accordingly, consolidation is concluded.

Use of Estimates

The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States of America 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 consolidated financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Revenue Recognition, Accounts Receivable, Notes Receivable, and Allowances

The Company's primary sources of revenue are as follows:

- Franchise service fees from existing franchise owners based on a percentage of each franchise owner's gross sales. These fees generally range from 2% to 15% of the franchise owner's gross sales, depending upon the particular franchise concept and upon various other factors;

- Franchise sales fees generated from the sale of new franchise territories and the sale of additional franchise territories to existing franchise owners;

- Sales of products and services to unrelated third parties;

- Advertising and promotional fund revenue represents marketing, advertising and promotional ("MAP") fund fees collected from existing franchise owners. These fees are typically a percentage of each franchise owner's sales and vary depending upon the particular franchise concept and various other factors;

- Other revenue consists of incentives earned from services performed for unrelated third parties and interest generated from notes receivable.

Typically, franchise agreements are granted to franchise owners for an initial term of ten years with an option to renew. Our performance obligations under franchise agreements consist of providing a license of our brand's intellectual property, a list of approved suppliers, certain training programs, an operations manual, and to maintain the MAP fund. These performance obligations are highly interrelated and we do not consider them to be individually distinct, and therefore account for them as a single performance obligation, which collectively represent the obligation to provide a license for the right to use our brand's intellectual property. Revenue related to franchise agreements is recognized on a straight-line basis over the term of the agreement, with the exception of variable or sales-based royalties, MAP fund fees collected and revenue allocated to goods and services and other variable fees which are recognized as the underlying sales occur and performance obligations are satisfied.

In the event a franchise agreement is terminated, without a corresponding agreement executed by the same franchise owner, any remaining deferred fees as well as applicable termination fees are recognized in the period of termination.

The Company periodically extends credit to entities for the purchase of franchises. These entities are typically controlled by individuals who operate their businesses as an owner/manager. Generally, the notes receivable are collateralized by the related franchise territory rights. The Company also extends unsecured credit to its franchise owners for unpaid franchise service fees. The Company places notes receivable on nonaccrual status when payment is ninety days past due, and ceases to recognize revenue from interest on the note until such time as the note is no longer past due. Interest on trade notes receivable is recorded as revenue when earned. Each entity's ability to perform is dependent upon the economic condition of the business. The Company maintains ongoing credit evaluations of its franchise owners.

The Company adopted ASU 2016-13 ASU No. 2016-13, Financial Instruments - Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments using the modified retrospective adoption method on January 1, 2023, which was retroactively applied as of the first day of 2023. This accounting standard requires companies to measure expected credit losses on financial instruments based on the total estimated amount to be collected over the lifetime of the instrument. Upon adoption of this guidance, the Company recognized a decrease to its allowance for credit losses of $200 and a corresponding adjustment to accumulated deficit, net of tax.

Expected credit losses for uncollectible receivable balances consider both current conditions and reasonable and supportable forecasts of future conditions. Current conditions considered include pre-defined aging criteria, as well as specified events that indicate the balance due is not collectible. Reasonable and supportable forecasts used in determining the probability of future collection consider publicly available macroeconomic data and whether future credit losses are expected to differ from historical losses.

Franchise service fee revenues represent sales-based royalties that are related entirely to our performance obligation under the franchise agreement and are recognized in the period in which the sales occur. Sales-based royalties are variable consideration related to our performance obligations to our franchise owners to maintain the intellectual property being licensed.

We have determined we act as the principal in the transaction related to the MAP fund contributions and expenditures. MAP fund contributions and expenditures are reported in the accompanying Consolidated Statements of Operations and Comprehensive Income (Loss). Our obligation related to these funds is to administer the MAP fund, keep unused MAP fees in segregated bank accounts which are classified as restricted cash on the Consolidated Balance Sheet and use MAP fees for certain activities related to the marketing and promotion of the individual brands. As noted above, we have concluded the advertising services provided to franchise owners are highly interrelated with the franchise rights and not a distinct performance obligation; therefore, revenues from MAP fund fees are recognized as advertising and promotion fund revenue when the related sales occur based on the application of the sales-based royalty exception within ASC 606, Revenue from Contracts with Customers.

Revenues from product sales are recognized upon transfer of title, when delivered to the customer, when the work is performed, or orders are shipped. Incentives earned are recognized as services are performed.

Contract Balances

The contract liabilities which we classify as "deferred revenue" consist primarily of the unamortized portion of initial franchise fees that are currently being recognized into revenue, amounts related to pending agreements, or other deferred revenues not related to franchise agreements. Contract deferred franchise revenue represents our remaining performance obligations to our franchise owners, as we account for our highly interrelated obligations as a single performance obligation, which collectively represent the obligation to provide a license for the right to use our brand's intellectual property excluding amounts of variable consideration related to sale-based royalties and advertising. The other deferred revenues not related to the franchise agreements are included in current deferred revenue.

The components of the change in deferred revenue are as follows:

	Year Ended December 31,	
	2024	2023
Balance at beginning of period	$ 91,610	$ 80,364
Fees received from franchise owners	37,203	49,188
Franchise sales revenue recognized	(35,122)	(38,441)
Other changes in deferred revenue	(758)	499
Balance at end of period	92,933	91,610
Less: current portion	18,215	17,760
Deferred revenue noncurrent	$ 74,718	$ 73,850

Revenue deferred as of December 31, 2023 and recognized in the period from January 1, 2024 through December 31, 2024 was $17,623. Revenue deferred as of December 31, 2022 and recognized in the period from January 1, 2023 through December 31, 2023 was $20,133.

As of December 31, 2024, the deferred revenue expected to be recognized for each of the next five years and in the aggregate is as follows:

Years ending December 31,	
2025	$ 18,215
2026	12,829
2027	12,455
2028	11,718
2029	10,267
Thereafter	27,449
	$ 92,933

Direct, incremental selling expenses incurred when the franchise agreement is executed are recorded as a contract asset and amortized over the life of the agreement consistent with the recognition of the deferred revenue. Contract assets are included in current and non-current

prepaid selling expenses in the accompanying Consolidated Balance Sheets and the amortization is included in general and administrative expense in the accompanying Consolidated Statements of Operations and Comprehensive Income (Loss). For the year ended December 31, 2024, $7,736 of costs were paid and amortization expense of $6,175 was recognized. For the year ended December 31, 2023, $8,883 of costs were paid and amortization expense of $5,845 was recognized.

The ending asset for deferred contract costs as of December 31, 2024 was $24,622, of which $4,726 was current. The ending asset for deferred contract costs as of December 31, 2023 was $23,063, of which $3,959 was current.

Advertising

The Company expenses advertising costs as incurred. Advertising expense was $23,200 and $28,772 for the years ended December 31, 2024 and 2023, respectively. Advertising expense is included in general and administrative expense in the accompanying Consolidated Statements of Operations and Comprehensive Income (Loss). This is separate from MAP fees which are presented on their own line in Consolidated Statements of Operations and Comprehensive Income (Loss).

Inventories

Inventories consist of products to be sold and are stated at the lower of cost (first-in, first-out method) or net realizable value.

Property and Equipment

With the exception of land, which is not depreciated, property and equipment is stated at cost and is depreciated using the straight-line method over the estimated useful lives of the respective assets which are generally as follows: buildings (30 years) and building improvements (5-15 years), capped at the lesser of life of the leasehold improvements or remaining lease life; machinery, equipment, and vehicles (5-10 years); furniture and fixtures (5 years); and hardware and software (3 years). Additions, renewals, and betterments are capitalized; maintenance and repairs which do not extend the useful life of the asset are expensed as incurred.

Management evaluates long-lived assets used in operations for impairment when indicators of impairment are present. Impairment losses are recorded in the amount that carrying value exceeds fair market value when the undiscounted cash flows estimated to be generated by those assets are less than the carrying amount of the assets. No impairment losses for property and equipment were recorded for the year ended December 31, 2024.

Goodwill

Goodwill represents the excess of the consideration transferred over the fair value of the identifiable net assets acquired. The Company tests goodwill annually for impairment, or earlier if events or changes in circumstances indicate that impairment may exist. Management's impairment tests are generally performed as of October 1st annually. The Company's current goodwill balance resulted from the acquisition of the Company as of September 1, 2021, and from the Company's acquisitions in the successor period, as discussed in Note 1.

The Company performed a qualitative assessment of its goodwill as of October 1, 2024 and concluded that indicators of impairment existed for certain of its reporting units, based on trends

in financial performance. Therefore, the Company performed a quantitative assessment of its goodwill for certain reporting units with indicators of impairment by measuring the fair value using present value techniques including the income approach and the market approach. The Company's weighted average cost of capital declined slightly as well as projected positive operating performance of the reporting units resulted in a fair value that exceeded carrying value with no resulting impairment. A goodwill impairment expense of $417,591 was recorded in the year ended December 31, 2023, and none in 2024.

Intangible Assets

Intangible assets consist of tradenames, franchise relationships, national accounts, insurance company relationships, customer relationships, re-acquired franchise rights, developed technology, copyrights, and domain name, and are stated at their estimated fair value as of the date of acquisition, less subsequent amortization. The Company's intangible assets are definite lived, other than domain name, which is indefinite lived.

For definite lived intangible assets, when events or changes in circumstances indicate that the carrying amount of the asset may not be recoverable, the Company evaluates the definite lived intangible assets for impairment by comparing the carrying value to the anticipated future undiscounted cash flows expected to be generated from the use of the intangible assets. If the carrying amount is not recoverable, a loss is recorded in the amount the carrying value exceeds the fair market value of the assets. No impairment expense was recorded in the year ended December 31, 2024, and $10,695 was recorded in the year ended December 31, 2023.

Tradenames are amortized over their estimated useful life, which ranges from three years to 20 years, using the straight-line method. Franchise relationships, national accounts relationships, and insurance company relationships are amortized over their estimated useful lives of 15 years, using the straight-line method. Customer relationships are amortized over their estimated useful life of three to 10 years, using the straight-line method. Reacquired franchise rights are amortized over the remaining life of the reacquired agreements, between one to seven years, using the straight-line method. Copyrights are amortized over their estimated useful life of five years, using the straight-line method. Developed technology is amortized over their estimated useful life of three years, using the straight-line method.

Domain names are stated at their estimated fair value at the date of acquisition, and are not amortized, as their useful lives are considered indefinite, but are subject to annual impairment testing. The Company performed a qualitative assessment of its indefinite lived intangible assets as of October 1, of 2024 and 2023 and concluded it is not more likely than not that the fair value of its domain names is less than the carrying amount and, as such, a quantitative impairment test was not considered necessary.

Income Taxes

Deferred tax assets and liabilities are recognized for the estimated future tax consequences attributable to differences between the consolidated financial statement carrying amounts of assets and liabilities and their respective tax basis. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in tax expense in the period that includes the enactment date.

The Company establishes valuation allowances in accordance with the provisions of FASB ASC Topic 740, Income Taxes. The Company reviews the adequacy of any valuation allowance and recognizes tax benefits only when it is more likely than not that the benefits will be realized.

The Company measures, classifies, and discloses uncertain tax benefits in accordance with FASB ASC Topic 740-10, Income Taxes-Overall. The Company has elected to classify interest and penalties related to uncertain tax benefits as a component of income tax expense.

Equity-based Compensation

The Company accounts for equity-based compensation under FASB ASC Topic 718, Compensation-Stock Compensation. This pronouncement requires the measurement of all equity-based payments to employees using a fair-value-based method and the recording of such expense in the accompanying Consolidated Statements of Operations and Comprehensive Income (Loss). The Company participates in an equity-based employee compensation plan, which is described more fully in Note 5.

Foreign Currency Translation

Consolidated entities that have a functional currency that differs from the Company's reporting currency include our foreign subsidiaries, which are in Canada, the United Kingdom (the "UK"), Germany and Austria. Foreign currency denominated assets and liabilities are translated using the exchange rates at the end of each reporting period. Results of foreign operations are translated at the weighted average exchange rate for each reporting period. Translation adjustments are included as a component of accumulated other comprehensive income (loss) until realized. Where amounts denominated in a foreign currency are converted into US dollars by remittance or repayment, the realized exchange differences are included in the accompanying Consolidated Statements of Operations and Comprehensive Income (Loss), primarily in general and administrative expense, and was immaterial in all periods presented.

Cash and Restricted Cash

The Company considers all cash and highly liquid investments purchased with an initial maturity of three months or less to be cash or cash equivalents.

Cash consists primarily of cash on hand and cash on deposit. Restricted cash includes funds held for the MAP funds and securitized cash held for principal and interest payments on deposit related to the Securitization Transaction.

Cash and restricted cash consists of the following as of December 31,:

		2024		2023
Cash	**$**	**18,436**	$	43,416
Restricted Cash:				
Whole business securitization		**23,639**		21,903
MAP funds		**4,438**		6,733
Total cash and restricted cash	**$**	**46,513**	$	72,052

The Company maintains its cash in banks in which deposits may, from time to time, exceed federally insured limits. The Company has not experienced any losses in such accounts and believes that it is not exposed to any significant credit risks related to cash.

Fair Value of Financial Instruments and Non-financial Assets

In accordance with FASB ASC 820, Fair Value Measurements, certain assets and liabilities carried at fair value are categorized based on the level of judgment associated with the inputs used to measure their fair value. The standard establishes a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value into three levels:

Level 1 - Inputs are unadjusted quoted market prices in active markets for identical assets or liabilities at the measurement date.

Level 2 - Inputs (other than quoted prices included in Level 1) are either directly or indirectly observable for the asset or liability through correlation with market data at the measurement date for the duration of the instrument's anticipated life.

Level 3 - Inputs are unobservable and therefore reflect management's best estimate of the assumptions that market participants would use in pricing the asset or liability.

The tradenames, systems in place, and developed technology were valued using the relief from royalty method and the franchise relationships, customer relationships, national account relationships, and insurance company relationships were valued using the multi-period excess earnings method in the periods acquired, except for those tradenames remeasured in 2023 as a result of impairment testing as discussed above. Rollover equity was valued using a combination of Level 2 observable inputs including EBITDA multiples and comparable public company as well as discounted cash flow analysis of future projections in the period issued. The future projections and estimates used to fair value the assets acquired in acquisitions, as well as those used in our long-lived asset and goodwill impairment testing, are considered Level 3 inputs.

3. Debt Agreements

Through its wholly owned subsidiary, Neighborly Issuer LLC (the "Issuer"), the Company entered into the Securitization Transaction which was completed on March 25, 2021. In conjunction with the Securitization Transaction, the Issuer issued $800,000 Series 2021-1 3.584% Fixed Rate Senior Secured Notes (the "Series 2021-1 Senior Notes"). The Series 2021-1 Senior Notes have an anticipated repayment date of April 30, 2028, and a final maturity date of April 30, 2051. Scheduled principal payments of $2,000 and interest are paid quarterly. As of December 31, 2024 and 2023, the Series 2021-1 Senior Notes had $772,000 and $780,000 outstanding, respectively.

Additionally, the Securitization Transaction provided for a $10,000 variable rate Delayed Draw Class A-1-LR Senior Note ("Series 2021-1 Class A-1 Notes"), with a final maturity date of April 30, 2051, which is only available for limited purposes and may not be drawn by the Issuer. Interest on draws is paid weekly at the Secured Overnight Financing Rate (SOFR) plus 300 basis points. As of December 31, 2024 and 2023, no borrowings had been made on the Series 2021-1 Class A-1 Notes.

The Securitization Transaction also provided for a $30,000 variable rate Class A-1-VFN Senior Note (the "2021 VFN facility"), with a maturity date of April 30, 2026, and two one-year extension options. Interest on borrowings is paid quarterly at SOFR, plus 266 basis points. As of December 31, 2024, $8,000 of borrowings were outstanding on the 2021 VFN facility and availability was $5,050.

For the year ended December 31, 2023, the Company had no borrowings on the facility and availability was $13,050. Issued and undrawn letters of credit under the VFN facility were $16,950 as of December 31, 2024 and 2023. Undrawn letters of credit under the VFN facility incur interest at a rate of 2.66%, which is payable quarterly. The Company considered the upcoming maturity of the 2021 VFN Facility and concluded it has the unilateral ability to extend the maturity date to April 2027, if certain conditions are met. The Company evaluated the conditions precedent and concluded they will be met throughout 2025; therefore, the Company will have the unilateral ability to extend and intends to execute the extension prior to the initial maturity date of April 30, 2026.

On January 19, 2022, the Company, through the Issuer, issued $410,000 Series 2022-1 3.695% Fixed Rate Senior Secured Notes (the "Series 2022-1 Senior Notes") through a second whole business securitization transaction (the "Second Securitization Transaction"). The Series 2022-1 Senior Notes have an anticipated repayment date of January 30, 2029, and a final maturity date of January 30, 2052. Scheduled principal payments of $1,025 and interest are paid quarterly. As of December 31, 2024 and 2023, $398,725 and $402,825 was outstanding on the Series 2022-1 Senior Notes, respectively.

Additionally, the Second Securitization Transaction provided for a $4,000 variable rate Delayed Draw Class A-1-LR Senior Note (the "Series 2022-1 Class A-1 Notes"), with a final maturity date of January 30, 2052, which is only available for limited purposes and may not be drawn by the Issuer. Interest on draws is paid weekly at a rate equal to Prime plus 300 basis points. As of December 31, 2024 and 2023, no draws had been made on the Series 2022-1 Class A-1 Notes.

In conjunction with the Second Securitization Transaction, $10,353 in transaction fees were capitalized as deferred financing costs to be amortized over the anticipated term of the notes using the straight-line method, which material approximates the effective interest rate method. For the years ended December 31, 2024 and 2023, respectively, a total of $1,494 and $1,510 of previously capitalized deferred financing costs related to the Second Securitization Transaction were amortized to interest expense on the Consolidated Statements of Operations and Comprehensive Income (Loss).

On February 3, 2023, the Company, through its indirect, wholly owned subsidiary, Neighborly Issuer LLC, issued $275,000 Series 2023-1 7.308% Fixed Rate Senior Secured Notes (the "Series 2023-1 Senior Notes") through a third whole business securitization transaction (the "Third Securitization Transaction"). The Series 2023-1 Senior Notes have an anticipated repayment date of January 30, 2028, and a final maturity date of January 30, 2053. Scheduled principal payments of $687 and interest are paid quarterly. As of December 31, 2024 and 2023, $270,188 and $272,938 was outstanding on the Series 2023-1 Senior Notes, respectively.

Additionally, the Third Securitization Transaction provided for a $5,025 variable rate Delayed Draw Class A-1-LR Senior Note (the "Series 2023-1 Class A-1 Notes"), with a final maturity date of January 30, 2053, which is only available for limited purposes and may not be drawn by the Issuer. On December 11, 2024, the Series 2023-1 Class A-1 Notes maturity date was amended to change to January 30, 2055. Interest on draws is paid weekly at a rate equal to SOFR plus 300 basis points. As of December 31, 2024, no draws had been made on the Series 2023-1 Class A-1 Notes.

The Third Securitization Transaction also provided for a $125,000 variable rate Class A-1-VFN Senior Note (the "2023 VFN facility"), with a maturity date of January 30, 2026, with two one-year extension options. Interest on borrowings is paid quarterly at SOFR, plus 350 basis points. As of December 31, 2024, the Company had borrowings outstanding of $75,000 on the 2023 VFN facility

and had $50,000 of availability. As of December 31, 2023, borrowings outstanding on the 2023 VFN facility were $25,000, and availability was $100,000. The Company considered the upcoming maturity of the 2023 VFN Facility and concluded it has the unilateral ability to extend the maturity date to January 2027, if certain conditions are met. The Company evaluated the conditions precedent and concluded they will be met throughout 2025; therefore, the Company will have the unilateral ability to extend and intends to execute the extension prior to the initial maturity date of January 30, 2026.

In conjunction with the Third Securitization Transaction, $14,177 in transaction fees were capitalized as deferred financing costs, to be amortized over the anticipated term of the notes using the effective interest method. For the years ended December 31, 2024 and 2023, $2,868 and $2,654 of previously capitalized deferred financing costs related to the Third Securitization Transaction were amortized to interest expense on the Consolidated Statements of Operations and Comprehensive Income (Loss), respectively.

On December 11, 2024, the Company, through its indirect, wholly owned subsidiary, Neighborly Issuer LLC, entered into a $75,000 variable rate Class A-1-VFN Senior Note (the "2024 VFN Facility") through a fourth whole business securitization transaction (the "Fourth Securitization Transaction"). The 2024 VFN Facility has an anticipated repayment date of January 30, 2030 with two one-year extension options. Interest on borrowings is paid quarterly at SOFR, plus 240 basis points. As of December 31, 2024, borrowings outstanding on the 2024 VFN facility were $75,000, and no availability.

In conjunction with the Fourth Securitization Transaction in 2024, $3,241 in transaction fees were capitalized as deferred financing costs in 2024, to be amortized over the anticipated term of the notes on a straight line basis which approximates the effective method. Amortization was negligible in 2024.

The Series 2023-1 Senior Notes and the 2024 VFN Facility issued in conjunction with the securitization transaction are secured by substantially all assets of the Securitization Entities and guaranteed by the Securitization Entities. Proceeds were distributed to Neighborly's parent company to extinguish debt incurred by the parent to fund the Company's acquisitions.

The Series 2021-1 Senior Notes, the Series 2022-1 Senior Notes, the Series 2023-1 Senior Notes, the Series 2021-1 Class A-1 Notes, the Series 2022-1 Class A-1 Notes, the Series 2023-1 Class A-1 Notes, and VFN facilities described above issued in conjunction with the Securitization Transaction, the Second Securitization Transaction, the Third Securitization Transaction and the Fourth Securitization Transaction (together, the "Securitization Transactions") are secured by substantially all assets of Neighborly Issuer LLC and the other Securitization Entities, and guaranteed by the Issuer and such Securitization Entities, each of which is a bankruptcy remote entity and which owned substantially all of the Company's US intellectual property including tradenames, franchise agreements, national account relationships and systems-in-place, as well as the UK tradenames as of the date of issuance. The restrictions placed on the Issuer and its subsidiaries require that interest and scheduled principal payments on the Series 2021-1 Senior Notes, Series 2022-1 Senior Notes, Series 2023-1 Senior Notes, the Series 2021-1 Class A-1 Notes, the Series 2022-1 Class A-1 Notes, and the Series 2023-1 Class A-1 Notes be paid prior to any residual distributions to the Manager, and amounts are segregated weekly to ensure appropriate funds are reserved to pay the quarterly interest and scheduled principal amounts due. The amount of weekly cash flow that exceeds all expenses and obligations of the Issuer and its subsidiaries is generally remitted to the Manager in

the form of a distribution. The Manager also receives a fee for the services it provides to the Securitization Entities that is senior to debt service. The Securitization Transactions require, among other things, maintenance of minimum debt-service coverage ratio levels and additional incurrence of indebtedness and scheduled amortization requirements are subject to compliance with maximum leverage ratio levels. As of December 31, 2024 and 2023, the Issuer was in compliance with all debt-service coverage covenants.

The Company's long-term debt and trade notes receivable bear interest at market rates. Thus, management believes their carrying amounts approximate fair value.

Debt consists of the following as of December 31:

		2024		2023
Series 2021-1 Senior Notes	**$**	**772,000**	$	780,000
Series 2022-1 Senior Notes		**398,725**		402,825
Series 2023-1 Senior Notes		**270,188**		272,938
2021 VFN Facility		**8,000**		-
2023 VFN Facility		**75,000**		25,000
2024 VFN Facility		**75,000**		-
Total carrying value of debt		**1,598,913**		1,480,763
Less: Deferred financing costs		**(17,752)**		(18,919)
Total net debt		**1,581,161**		1,461,844
Less: current portion		**(10,051)**		(10,488)
Long-term debt	**$**	**1,571,110**	$	1,451,356

Future maturities of long-term debt based on principal payments outstanding as of December 31, 2024, are as follows:

Years ending December 31,	
2025	$ 14,850
2026	14,850
2027	14,850
2028	754,850
2029	385,075
Thereafter	414,438
	$ 1,598,913

4. Intangible Assets and Goodwill

Intangible assets as of December 31, 2024, consisted of the following:

	Useful Life	Gross Amount	Accumulated Impairment	Accumulated Amortization	Net Amount
Tradenames	3-20 years	$ 996,297	$ 10,248	$ 158,895	$ 827,154
Franchise relationships	15 years	612,607	418	135,273	476,916
National accounts	15 years	3,248	148	624	2,476
Insurance company relationships	15 years	2,300	-	511	1,789
Customer relationships	3-10 years	17,834	-	7,612	10,222
Franchise rights	1-7 years	12,200	-	5,154	7,046
Developed technology	3 years	720	-	631	89
Copyrights	5 years	140	-	93	46
Total definite-lived intangibles		$ 1,645,347	$ 10,814	$ 308,793	$ 1,325,738

	Useful Life	Gross Amount	Accumulated Impairment	Net Amount
Domain name	Indefinite	$ 1,314	-	$ 1,314
Total indefinite-lived intangibles		$ 1,314	-	$ 1,314

Intangible assets as of December 31, 2023, consisted of the following:

	Useful Life	Gross Amount	Accumulated Impairment	Accumulated Amortization	Net Amount
Tradenames	3-20 years	$ 1,001,190	$ 10,248	$ 111,600	$ 879,342
Franchise relationships	15 years	613,289	418	94,631	518,240
National accounts	15 years	3,138	148	424	2,566
Insurance company relationships	15 years	2,300	-	358	1,942
Customer relationships	3-10 years	17,848	-	4,594	13,254
Franchise rights	1-7 years	12,200	-	3,495	8,705
Developed technology	3 years	720	-	436	284
Copyrights	5 years	143	-	66	77
Total definite-lived intangibles		$ 1,650,828	$ 10,814	$ 215,604	$ 1,424,410

	Useful Life	Gross Amount	Accumulated Impairment	Net Amount
Domain name	Indefinite	$ 1,314	-	$ 1,314
Total indefinite-lived intangibles		$ 1,314	-	$ 1,314

Amortization expense was $96,830 and $96,710 for the years ended December 31, 2024 and 2023, respectively. Estimated amortization expense for the subsequent five years is as follows:

Years ending December 31,	
2025	$ 95,561
2026	95,463
2027	94,618
2028	92,964
2029	91,718
Thereafter	855,410
	$ 1,325,738

Goodwill

The Company has assigned goodwill to its reporting units based on fair valuation analysis completed for the acquisition of the parent by KKR and from the Company's acquisitions on September 1, 2021, and any subsequent acquisitions.

The changes in the carrying amount of goodwill are as follows:

	December 31, 2024	2023
Balance at beginning of period	**$ 1,741,101**	$ 2,154,115
Adjustment to goodwill for unrealized gain/loss on foreign currency	**(1,922)**	4,577
Goodwill impairment	**-**	(417,591)
Balance at end of period	**$ 1,739,179**	$ 1,741,101

5. Equity-based Compensation

In September 2021, Nest Management LP, a co-investor with KKR, created a profits interest plan which provides for profits interest award grants of Nest Holdings LP and its subsidiaries. A total of 202,843,686 profits interests units were approved to be granted under the plan.

On October 27, 2021, and certain dates thereafter, Nest Management LP granted awards under the plan. The profits interests are exercisable only to the extent they are vested, and do not expire. Generally, vesting of a portion of the profits interests (50%) is subject to the passage of time; the remaining (50%) vest based on achievement of defined financial criteria upon a liquidity event of the Company. Based on continuous employment, time-based profits interest units vest 20% annually, for each of five years.

The Company accounts for equity-based compensation in accordance with ASC 718, Compensation-Stock Compensation, which requires the fair value of equity-based payments to be recognized in the consolidated statements as compensation expense over the requisite service period. For time-based awards, compensation expense is recognized on a straight-line basis, net of forfeitures which

are recognized as they occur, over the requisite service period for awards that actually vest. For performance-based awards, compensation expense is estimated based on

achievement of performance conditions and is recognized over the requisite service period for awards that actually vest. Equity-based compensation expense is recorded in the equity-based compensation line in the consolidated statements of operations.

The average grant date fair value of awards under the Nest Management LP profits interest plan was determined using Monte-Carlo simulation, and was $0.36 per unit for awards in the years ended December 31, 2024 and 2023, respectively. As of December 31, 2024 and 2023 no units were both vested and exercisable.

Equity-based compensation expense recorded for the years ended December 31, 2024 and 2023 was $3,130 and $4,194, respectively. As of December 31, 2024, unamortized stock compensation expense to be recognized in future years was $9,707.

	Number of Underlying Units
Outstanding – December 31, 2022	138,245,959
Granted	16,124,890
Forfeited	(32,158,970)
Redeemed	-
Outstanding – December 31, 2023	122,211,879
Granted	48,017,602
Forfeited	(36,223,635)
Redeemed	-
Outstanding – December 31, 2024	134,005,848
Vested and Exercisable – December 31, 2024	-

6. Trade Notes Receivable

The Company periodically receives notes from the sale of new franchises. The rights to the related franchise territory sold generally collateralize these notes. The Company also from time-to-time receives notes for delinquent franchise service fees. Such notes, as of December 31, 2024 and 2023, bear interest at rates typically ranging from 9% to 12% and generally require equal monthly installments over a life of one to ten years.

A summary of trade notes receivable as of December 31 is as follows:

	2024	2023
Amounts due within one year, net of allowance for credit losses of $1,167 and $464 as of December 31, 2024 and 2023, respectively	**$ 7,776**	$ 9,777
Amounts due after one year, net of allowance for credit losses of $2,105 and $2,155 as of December 31, 2024 and 2023, respectively	**13,577**	15,894
Total trade notes receivable, net	**$ 21,353**	$ 25,671

An analysis of the changes in trade notes receivable is as follows:

	Year Ended December 31, 2024	2023
Gross trade notes receivable, beginning of period	**$ 28,290**	$ 30,228
Principal payments received	**(17,660)**	(16,605)
Notes issued	**14,978**	15,243
Net write-offs	**(946)**	(574)
Foreign currency translation	**(37)**	(2)
Gross trade notes receivable, end of period	**24,625**	28,290
Allowance for credit losses	**(3,272)**	(2,619)
Net trade notes receivable, end of period	**$ 21,353**	$ 25,671

An analysis of the changes in the trade notes receivable allowance is as follows:

	Year Ended December 31, 2024	2023
Allowance, beginning of period	**$ 2,619**	$ 1,874
Provision for credit losses	**1,600**	1,303
Net write-offs	**(946)**	(574)
Foreign currency translation	**(1)-**	16
Allowance, end of period	**$ 3,272**	$ 2,619

Scheduled future maturities of trade notes receivable are as follows:

Years ending December 31,	
2025	$ 8,943
2026	5,208

2027	4,086
2028	2,957
2029	2,011
Thereafter	1,420
	$ 24,625

7. Property and Equipment

A summary of property and equipment as of December 31 is as follows:

	2024	2023
Land	**$ 2,561**	$ 1,720
Building and improvements	**36,403**	31,157
Machinery and equipment	**10,690**	8,843
Hardware	**8,564**	6,519
Software	**54,907**	40,940
Furniture and fixtures	**2,033**	4,234
Vehicles	**12,151**	9,428
Vehicles under financing lease	**25,150**	19,028
Total property and equipment	**152,459**	121,869
Less accumulated depreciation	**(60,301)**	(32,732)
Property and equipment – net	**$ 92,158**	$ 89,137

Depreciation expense was $26,846 and $20,219 for the years ended December 31, 2024 and 2023, respectively.

8. Leases

The Company's primary operating lease commitments consist of leases for office and retail space for its company-operated stores and corporate offices. The Company leases vehicles under financing lease agreements expiring at various dates through 2029.

We determine whether an agreement contains a lease at inception based on our right to obtain substantially all of the economic benefits from the use of the identified asset and the right to direct the use of the identified asset. The Company does not to recognize a right-of-use asset and a lease liability for leases with an initial term of twelve months or less. Lease liabilities represent the present value of future lease payments and the right-of-use (ROU) assets represent our right to use the underlying assets for the respective lease terms. The Company does not separate lease and non-lease components for new and modified leases after the adoption date, and instead accounts for each separate lease component of a contract and its associated non-lease components as a single lease component.

The operating lease liability is measured as the present value of the unpaid lease payments and the ROU asset is derived from the calculation of the operating lease liability. Other than for leased vehicles, our leases do not generally provide an implicit rate and we use our incremental borrowing rate as the discount rate to calculate the present value of lease payments. The incremental borrowing rate represents an estimate of the interest rate that would be required to borrow over a similar term, on a collateralized basis in a similar economic environment.

Rent escalations occurring during the term of the leases are included in the calculation of the future minimum lease payments and the rent expense related to these leases is recognized on a straight-line basis over the lease term. In addition to minimum lease payments, certain leases require payment of a proportionate share of real estate taxes and certain building operating expenses allocated on a percentage of sales in excess of a specified base. These variable lease costs are not included in the measurement of the ROU asset or lease liability due to unpredictability of the payment amount and are recorded as lease expense in the period incurred. The ROU asset is adjusted to account for previously recorded lease-related expenses such as deferred rent and other lease liabilities.

The components of lease cost are as follows (in thousands):

	December 31, 2024	2023
Operating lease cost	$ **7,149**	$ 7,855
Variable lease cost	**324**	272
Finance lease cost:		
Amortization of right-of-use assets	**7,849**	5,079
Interest on lease obligations	**1,088**	720
Total lease cost	$ **16,411**	$ 13,926

The table below presents additional information related to the Company's leases:

	December 31, 2024	2023
Weighted average remaining lease term (in years):		
Operating leases	**5.1**	5.2
Finance leases	**2.5**	3.2
Weighted average discount rate:		
Operating leases	**4.2**%	3.4%
Finance leases	**6.3**%	6.1%

Other information related to leases, including supplemental disclosures of cash flow information, is as follows (in thousands):

	For the Years Ended December 31, 2024	2023
Cash paid for amounts included in the measurement of lease liabilities:		
Operating cash flows from operating leases	**$ 7,359**	$ 7,857
Operating cash flows from finance leases	**861**	572
Financing cash flows from finance leases	**4,749**	3,455
Right-of-use assets obtained in exchange for operating lease liabilities	**1,876**	2,620

Maturities of lease liabilities are as follows as of December 31, 2024 (in thousands):

Years ending December 31,	Operating leases	Finance leases	Total
2025	$ 6,132	$ 6,692	$ 12,823
2026	5,057	6,941	11,998
2027	3,423	2,854	6,277
2028	2,902	1,134	4,035
2029	2,029	210	2,240
Thereafter	4,089	-	4,089
Total lease payments	$ 23,631	$ 17,831	$ 41,462
Less: Interest	2,591	1,612	4,203
Total lease liabilities	$ 21,040	$ 16,219	$ 37,258
Less: Current lease liabilities	5,401	5,941	11,342
Non-current lease liabilities	$ 15,639	$ 10,278	$ 25,917

Rent expense for operating leases was $7,149 for the year ended December 31, 2024. Total lease cost was $16,411 for the year ended December 31, 2024, including finance lease costs and variable lease costs. Rent expense for operating leases was $7,855 for the year ended December 31, 2023. Total lease cost was $13,926 for the year ended December 31, 2023, including finance lease costs and variable lease costs.

9. Income Taxes

The income tax benefit is as follows:

For the years ending December 31,	2024	2023
Current:		
Federal	**$ 10,911**	$ 16,845
State	**2,002**	2,958
Foreign	**(202)**	766
Total current	**12,710**	20,569
Deferred:		
Federal	**(18,525)**	(32,983)
State	**(979)**	(5,619)
Foreign	**(1,147)**	(5,757)
Total deferred	**(20,651)**	(44,359)
Total income tax benefit	**$ (7,941)**	$ (23,790)

A reconciliation of the income tax benefit at statutory rates to the income tax benefit at effective is as follows:

For the years ending December 31,	2024	2023
Federal income taxes at statutory rate	**$ (9,882)**	$ (97,180)
State taxes	**602**	(3,282)
Permanent differences	**1,452**	77,266
Foreign currency adjustment	**6**	55
Tax rate change	**-**	(258)
Deferred balance adjustment	**63**	1,653
Tradename sale to SPV	**-**	(914)
Other NOL	**29**	-
Payables adjustment	**(1,581)**	(1,130)
Other	**1,370**	-
Total income tax benefit	**$ (7,941)**	$ (23,790)

The Company's effective income tax rate is 16.87% and 5.14% for the years-ended December 31, 2024 and 2023, respectively. The Company's overall global effective income tax rate differs from the statutory US Federal income tax rate of 21.00% due to state income taxes and the state income

tax rate change applied to the Company's net US deferred tax liabilities, , and adjustments to the beginning of the tax period accounts.

The components of deferred income tax assets and liabilities as of December 31 are as follows:

	2024	2023
Deferred tax assets:		
Accounts receivable allowance	$ 777	$ 540
Accrued expenses	439	1,670
Notes receivable allowance	794	820
Net operating loss carryforwards	599	513
Interest expense limitation	43,200	32,083
Deferred revenue	15,342	13,850
Operating lease liability	4,669	6,569
Other	3,358	3,423
Total deferred tax assets	69,178	59,468
Deferred tax liabilities:		
Prepaid expenses	(1,052)	(562)
Property and equipment	(10,093)	(8,946)
Intangible assets and goodwill	(250,731)	(263,703)
Interest rate swap	(6)	(6)
Operating lease right-of use assets	(5,007)	(6,845)
Other	(1,927)	(186)
Total deferred tax liabilities	(268,816)	(280,248)
Net deferred tax liabilities	$ (199,638)	$ (220,780)

For the periods ended December 31, 2024 and 2023, no change was recorded for uncertain tax provisions, and the balance was ($641). As of December 31, 2024, no interest or penalty has been accrued or recognized by the Company related to ASC 740-10 Income Taxes.

The Company reported net operating losses in the following jurisdictions as of December 31:

Jurisdiction		**2024**		2022	Expiration
US Federal	**$**	**-**	$	-	Indefinite
US State		**17,100**		17,085	Various
United Kingdom		**-**		-	Indefinite
Germany		**-**		-	Indefinite
Austria		**-**		-	Indefinite
Canada		**-**		91	20 Years
Total	**$**	**17,100**	$	17,176	

The Company files a US consolidated federal income tax return for Nest Holdings, Inc. and Subsidiaries which includes Neighborly Company. State returns are filed on either a separate company or consolidated return basis. The company also files separate returns where required for the various LLC entities. The Company's subsidiaries file income tax returns in Canada, Germany, the UK and Austria.

The Company files US state income tax returns in nearly every state in the US. Many of the state return filings reflect net operating loss carryovers computed on a post-apportionment basis, while several states compute operating loss carryovers on a pre-apportionment basis. The US state income tax effect of the net operating loss carryforwards, net of federal income tax, amounted to $1,048 and $938 at December 31, 2024 and 2023, respectively. The state net operating losses have varying carryover periods. The Company expects to fully utilize all net operating loss carryovers prior to expiration.

The Company has no current or pending IRS examinations. US Federal income tax returns for years ended August 31, 2021, December 31, 2021, December 31, 2022, and December 31, 2023 remain open for examination. State income tax returns remain open for similar years, and several states having a longer statute remain open for examination. The Company has timely filed all federal and state income tax returns.

The UK entities have no prior or pending tax examinations with HMRC. The UK corporation tax process is one of self-assessment. Following filing of the tax return, HMRC has a period of (usually) 12 months in which to raise formal inquiries. These can range from simple information requests to detailed technical challenges over treatments adopted in the tax return. HMRC has made no requests. The December 31, 2023, corporate tax returns remain open for examination. The UK entities have timely filed all corporate income tax returns.

The German entities are currently under review by the BZSt. The statute of limitations for examination is four (4) years from the end of the year in which the return was filed. Tax returns for years ended December 31, 2020, and forward remain open for examination. The German entities have timely filed all corporate income tax returns.

The US and foreign entities operate under transfer pricing agreements that control the pricing of intercompany management services, interest and royalties.

The Company has both the intent and ability to reinvest foreign earnings, therefore deferred tax liabilities have not been recorded on either unremitted earnings, components of other comprehensive income, or applicable foreign withholding taxes.

10. Related Party Transactions

On September 1, 2021, a Monitoring Agreement was entered into with Kohlberg Kravis Roberts & Co and Harvest Partners under which the Company will pay certain fees and expenses under the terms of the Monitoring Agreement. For the years ended December 31, 2024 and 2023, the Company recognized management and board fees and expenses of $3,641 and $4,638, respectively, in the Management and board fees and expenses line item in the Company's consolidated statements of operations. Additionally, the Company paid $750 to a related party in the year ended December 31, 2024 for services related to the 2024 VFN Facility. These costs are included in general and administrative expenses on the Consolidated Statement of Operations.

11. Contingencies

The Company is engaged in various legal proceedings incidental to its normal business activities. Management has determined that it is not probable that the Company has incurred any loss contingencies as defined in FASB ASC Topic 450, Contingencies. Accordingly, no liabilities have been accrued for these matters as of December 31, 2024 and 2023. Management believes that the outcome of such matters will not have a material effect on the Company's consolidated financial statements.

12. Employee Benefit Plan

The Company sponsors a 401(k) plan covering the majority of its employees. Plan participants may contribute up to 70% (subject to Internal Revenue Service limitations) of their annual compensation before taxes for investment in several specified alternatives. Employees are fully vested with respect to their contributions. The Company may match a percentage of employee contributions as determined at the discretion of the Board of Directors. Company contributions recognized totaled $2,939 and $2,599 for the years ended December 31, 2024, and 2023, respectively.

13. Subsequent Events

In preparation of its financial statements, the Company considered subsequent events through March 31, 2024, which was the date the Company's financial statements were available to be issued.

EXHIBIT D

PARENT GUARANTEE

GUARANTEE OF PERFORMANCE

For value received, NEIGHBORLY ASSETCO LLC, a Delaware limited liability company (the "Guarantor"), located at 1010 North University Parks Drive, Waco, Texas 76707, absolutely and unconditionally guarantees to assume the duties and obligations of **PRECISION DOOR SERVICE SPV LLC**, a Delaware limited liability company, located at 2395 S. Washington Avenue, Suite 5, Titusville, Florida 32780 (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 Waco, Texas on the 1st day of April, 2026.

Guarantor: NEIGHBORLY ASSETCO LLC

By: Malia Gelfo
Malia Gelfo, SVP, Corporate Controller

EXHIBIT E

CURRENT FRANCHISEES
IN THE UNITED STATES AS OF DECEMBER 31, 2025

Note: This list is arranged alphabetically by state and then alphabetically by cities in each state.

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
Alabama	Wilson, Lowell S.: Praesto Services Huntsville, LLC: PDSAL173A	230 Oxmoor Circle, Suite 1108	Birmingham	AL	35209	(901) 573-5903
Alabama	Wilson, Lowell: Praesto Services Huntsville, LLC: PDSAL203	430 Plummer Road	Huntsville	AL	35806	(256) 513-6459
Alabama and Mississippi	Boes, Robert and Stephanie: Boes, LLC: PDSAL207	3726 Halls Mill Road	Mobile	AL	36693	(251) 300-2323
Alabama	Kanji, Shirin et al: Impact Home Services LLC: PDSAL286	5325 C Wares Ferry Road 1408 N. Westshore Boulevard, Suite 704	Montgomery	AL	36109	(770) 725-3977
Arizona	Morales, Carlos: Reliable Doors Arizona, LLC: PDSAZ289	13737 Automobile Boulevard	Clearwater	FL	33762	(813) 422-6601
Arizona	Morales, Carlos: Reliable Doors Arizona, LLC: PDSAZ290	13737 Automobile Boulevard	Clearwater	FL	33762	(813) 422-6601
Arkansas	Coop, Jolene and Steve: S and J Coop Inc.: PDSAR190	7900 Counts Massie Road	North Little Rock	AR	72113	(501) 235-3565
Arkansas	Behrens, Patrick: Innovative Access Solutions, LLC: PDSAR218	1907 Town W Drive	Rogers	AR	72756	(479) 282-3042
California	Garcia, Aaron / Spratt, Kevin: Highland Arms Enterprises, LLC: Spratt, Kevin: Laguna Lo, LLC: PDSCA014A	1231 N Patt Street	Anaheim	CA	92801	(714) 881-3609

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
California	Garcia, Aaron / Spratt, Kevin: Highland Arms Enterprises, LLC: Spratt, Kevin: Laguna Lo, LLC: PDSCA210A	9354 Shellabarger Road	Bakersfield	CA	93312	(888) 592-0924
California	Garcia, Aaron / Spratt, Kevin: Highland Arms Enterprises, LLC: Spratt, Kevin: Laguna Lo, LLC: PDSCA225A	4647 E Weathermaker Avenue, #102	Fresno	CA	93703	(888) 592-0924
California	Garcia, Aaron / Spratt, Kevin: Highland Arms Enterprises, LLC: Spratt, Kevin: Laguna Lo, LLC: PDSCA039A	4376 S Western Avenue, Suite G	Los Angeles	CA	90062	(888) 592-0924
California	Garcia, Aaron: Highland Arms Enterprises, LLC: PDSCA271	861 W 19th Street	Merced	CA	95340	(415) 249-7849
California	White, Chuck and Kathleen: WFTI, Inc.: PDSCA197	2550 Corporate Place, Suite C105	Monterey Park	CA	91754	(626) 714-2402
California	White, Chuck and Kathleen: WFTI, Inc.: PDSCA198	2550 Corporate Place, Suite C105	Monterey Park	CA	91754	(323) 264-9500
California	Garcia, Aaron / Spratt, Kevin: Highland Arms Enterprises, LLC: PDSCA118A	6236 River Crest Drive, Suite G	Riverside	CA	92507	(951) 795-4758
California	Garcia, Aaron / Spratt, Kevin: Highland Arms Enterprises, LLC: PDSCA237A	8175 Alpine Avenue, Suite C	Sacramento	CA	95826	(408) 533-1120
California	Garcia, Aaron / Spratt, Kevin: Highland Arms Enterprises, LLC: PDSCA182A	9030 Kenamar Drive	San Diego	CA	92121	(760) 871-4132

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
California	Garcia, Aaron / Spratt, Kevin: Highland Arms Enterprises, LLC: PDSCA196A	2007 W Hedding Street, Suite 203	San Jose	CA	95128	(888) 592-0924
California	Garcia, Aaron / Spratt, Kevin: Highland Arms Enterprises, LLC: PDSCA163A	4558 Broad Street	San Luis Obispo	CA	93401	(714) 881-3609
California	Tanga, Troy: Precision Garage Door of Sonoma Napa Solano: PDSCA260	19636 8th Street East	Sonoma	CA	95476	(808) 283-7333
California	Garcia, Aaron / Spratt, Kevin: Highland Arms Enterprises, LLC: PDSCA263A	5665 N Pershing Avenue, Suitye C3	Stockton	CA	95207	(888) 592-0924
Colorado	Nelson, Ben: Nelson Holdings, Inc.: PDSCO027	7302 South Alton Way, Unit 4E	Centennial	CO	80112	(303) 220-0188
Colorado	Zortman, Jayson: Diversified Revenue Steams, LLC: PDSCO228	761 Seedling Court	Colorado Springs	CO	80915	(719) 280-4387
Colorado and Wyoming	Hockman, Tyler and Anna: Hockman Holdings, LLC: PDSCO231	1418 E. Magnolia Street, Unit B	Fort Collins	CO	80524	(970) 541-9995
Connecticut	Arvin, Walt: NIVRA GD Services, LLC: PDSCT162	201 S. Satellite Road	South Windsor	CT	06074	(860) 485-7464
Connecticut	Arvin, Walt: Nirva GD Services, LLC: PDSCT247	1A Rockingham Road, Unit 2	Londonderry	NH	03053	(860) 292-0979
Delaware	Falone, Brandon et al: FB Door-Delaware LLC: PDSDE204A	330 Water Street, Suite 106	Wilmington	DE	19801	(833) 263-3110
Florida	Morales, Carlos: Reliable Doors Clearwater, LLC: PDSFL152A	13737 Automobile Boulevard	Clearwater	FL	33762	(727) 306-2621

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
Florida	Morales Carlos: Reliable Doors Jacksonville, LLC: PDSFL170A	6676 Columbia Park Drive South	Jacksonville	FL	2258	(904) 638-2220
Florida	Castiglione, Anthony J: PFG Partners, LLC: PDSFL232A	14280 S.W. 142nd Street, Suite 209	Miami	FL	33186	(305) 537-1670
Florida	Yeager, sr., Timothy A., et al: PFG of Brevard LLC: PDSFL067A	24250 State Route 64E	Myakka City	FL	34251	(856) 254-3008
Florida	Morales, Carlos: Reliable Doors Orlando, LLC: PDSFL249A	402 SW 33rd Avenue	Ocala	FL	34474	(407) 584-9834
Florida	Boes, Robert and Stephanie: RS Boes, LLC: PDSFL200	135 Terry Drive	Pensacola	FL	32503	(850) 332-0400
Florida	Morales, Carlos: Reliable Doors Orlando, LLC: PDSFL172A	5401 S Bryant Avenue	Sanford	FL	32773	(407) 584-9834
Florida	Kanji, Shirin: Impact Holdings Georgia Intermediate, LLC: PDSFL158A	2117 47th Street	Sarasota	FL	34243	(941) 306-4076
Florida	NeSmith, Jacqueline and NeSmith, Nathan: Team NeSmith LLC: PDSFL277	3645 Peddie Drive	Tallahassee	FL	32303	(229) 515-4282
Florida	Wakefield, Timothy: JM Colt Enterprises, LLC: PDSFL184	1134 53rd Court North	West Palm Beach	FL	33407	(561) 621-5178
Georgia and South Carolina	Aspinwall, Chad: Sydnic, Inc: PDSGA234A	1810 Wylds Road	Augusta	GA	30909	(706) 703-4306
Georgia	Kanji, Shirin et al: Impact Holdings Georgia Intermediate LLC: PDSGA252A	4454 Warm Springs Road, Unit C4	Columbus	GA	31909	(706) 524-9745
Georgia	Kanji, Shirin: Impact Holdings Georgia	598 Industrial Way East	Macon	GA	31217	(478) 239-4900

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
	Intermediate LLC: PDSGA222A					
Georgia	Kanji, Shirin Impact Holdings Georgia Intermediate LLC: PDSGA180A	6550 McDonough Drive NW 1865 C. Beaver Ridge Circle	Norcross	GA	30093 30071	(770) 725-3977
Georgia and South Carolina	Kanji, Shirin Impact Holdings Georgia Intermediate LLC: PDSGA213A	1777 Benton Boulevard	Savannah	GA	31322	(912) 521-8701
Georgia	NeSmith, Jacqueline and Nathan: Team Nesmith, LLC: PDSGA255	4373 Inner Perimeter Road 107 Hemlock Street, Suite C	Valdosta	GA	31602 31601	(229) 539-7566
Idaho	Aguirre, Jerry: Aguirre Family Ventures, Inc.: PDSID274	2837 E. 14th North	Ammon	ID	83401	(208) 972-3668
Idaho	Garcia, Aaron / Spratt, Kevin: Highland Arms Enterprises, LLC: PDSID253A	6144 W Clinton Street 1250 E. Kalispell Street, Suite 100	Boise Meridian	ID	83704 83642	(425) 471-1486
Illinois	Maynard, Gary, Minko, Kurt, Pierce, David and Castro, Gregory: B&M Doors, Inc.: PDSIL090	2800 Bernice Road - 17A	Lansing	IL	60438	(888) 790-9360
Illinois	Maynard, Gary (Buck), Minko, Kurt, Pierce, David and Castro, Gregory: B&M Doors, Inc.: PDSIL107	2800 Bernice Road - 17A	Lansing	IL	60438	(888) 790-9360
Illinois	White, Dwayne / Bowman, Michael: Bowman & White, LLC: PDSIL276	1025 Indian River Avenue	Titusville	FL	32796	(941) 265-7787
Indiana	Belyew, Jared: JBS Holdings, LLC: PDSIN186	4136 Fourier Drive	Fort Wayne	IN	46818	(260) 484-2535
Indiana	Belyew, Joel: JEB Enterprises, Inc.: PDSIN115	14560 Bergen Boulevard, Sute 100	Noblesville	IN	46060	(317) 934-7786
Indiana	Falone, Brandon et al: FB Door-	3600 McGill Street 2110 N.	South Ben Mishawaka	IN	46628 46545	(574) 217-4765 (833) 263-3110

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
	Delaware LLC: PDSIN212AA	Merrifield Avenue				
Iowa	Lakin, William, Michael: Lakin Holdings, LLC: PDSIA265	883 Shaver Road NE, Suite D	Cedar Rapids	IA	52402	(321) 698-6268
Iowa	Taylor, Eric: Taylor Operations, LLC: PDSIA220	5439 NE 17th Street, Unit 11	Des Moines	IA	50313	(515) 420-1290
Iowa	White, Dwayne: PDSIL276	8915 N Prairie Pointe Road	Peoria	IL	61615	(941) 265-7787
Kansas	Hale, David Kyle: Open Door LLC: PDSKS284	633 N Kessler Street	Wichita	KS	67203	(515) 707-7287
Kentucky	May, Kendrick II / May Timothy: May Companies, LLC: PDSKY268	1017 Shive Lane, Unit A	Bowling Green	KY	42103	(502) 969-7477
Kentucky	May, II, Kendrick Burton: K.B. Companies, LLC: PDSKY179A	4213 Produce Road	Louisville	KY	40218	(502) 771-8587
Kentucky	Trotter, Steve and Theresa: Full Trot, LLC: PDSKY063	3005 Park Central, Suite Y	Nicholasville	KY	40356	(859) 225-0067
Kentucky	Fulkerson, Eric: F4 United, LLC: PDSKY257	3147 Alvey Park Drive W., Unit 4	Owensboro	KY	42303	(270) 315-8225
Louisiana	Boes, Robert and Stephanie: S & R Louisiana, LLC: PDSLA211	12139 Airline Highway	Baton Rouge	LA	70817	(225) 412-8300
Louisiana	Boes, Robert and Boes Stephanie: S & R Louisana, LLC: PDSLA288	112 Row 3	Lafayette	LA	70508	(850) 312-1913
Louisiana	Boes, Robert and Stephanie: S & R Louisiana, LLC: PDSLA216	5600 Jefferson Hwy	New Orleans	LA	70123	(504) 291-3030
Maine	Gilbert, Jared Scott: Lakeside Infinity Corp.: PDSME273	429 Warren Avenue, Unit 1	Portland	ME	04103	(770) 361-2129
Maryland	Falone, Brandon et al: FB Door-Delaware LLC: PDSMD205A	330 Water Street, Suite 109	Wilmington	DE	19801	(833) 263-3110

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
Maryland	Tindall, Brian, Tristan and Preston: TPT Holdings, LLC: PDSMD250	1400 Parker Road	Arbutus	MD	21227	(301) 617-6775
Massachusetts	Arvin, Walt: Nirva GD Services, LLC: PDSMA161	90 Cherry Street, Suite 4	Hudson	MA	01749	(978) 307-7905
Michigan	Falone, Brandon et al: FB Door, LLC: PDSMI185A	6748 Patterson Avenue SE, Suite 103	Caledonia	MI	49316	(833) 263-3110
Michigan	Mozurkewich, John: Mozurkewich Corp: PDSMI280	3727 S. Isabella Road 7074 E. River Road	Mt. Pleasant	MI	48858	(989) 506-4418
Michigan	Falone, Brandon et al: FB Door, LLC: PDSMI165A	12811 Premier Center	Plymouth	MI	48170	(855) 871-2195
Minnesota	Aspinwall, Chad: H&A Enterprise LLC: PDSMN281	2986 US-14	Rochester	MN	55901	(651) 237-3716
Minnesota	Aspinwall, Chad: Syndic, LLC: PDSMN209A	53 Woodlynn Avenue, Suite C	St. Paul	MN	55117	(651) 271-1340
Mississippi	Wilson, Lowell: Praesto Services Jackson, LLC: PDSMS215	113 Layfair Drive	Flowood	MS	39232	(601) 944-4242
Missouri	Wolfsberger, Clark, Cooper, Stacy, Baur, Richard, Baur, Andrew: Precision Door of St. Louis, Inc.: PDSMO076	82 Larkin Williams Ind Court	Fenton	MO	63026	(314) 408-4747
Missouri	Hennings, Brian and Kelly: KC Doors, Inc.: PDSMO136	5429 Dr. Martin Luther King Jr. Blvd	Kansas City	MO	64130	(816) 608-4725
Missouri	Wilson, Lowell: Praesto Services, LLC: Coday, Daniel Boyd: Coday Owners Group LLC: PDSMO254	1605 N. Highway CC	Nixa	MO	65714	(314) 558-4427
Nebraska	Ross, Randy and Debra: R&D Group, Inc.: PDSNE128	4924 S. 135th Street	Omaha	NE	68137	(402) 401-4600
Nevada	Veile, Tim: TCWA, Inc.: PDSNV077	6351 Hinson Street, Suite E	Las Vegas	NV	89118	(702) 891-5266
Nevada	Garcia, Aaron / Spratt, Kevin:	2134 Dickerson Road	Reno	NV	89503	(888) 592-0924

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
	Highland Arms Enterprises, LLC: PDSNV262A					
New Hampshire	Arvin, Walt: NIVRA GD Services, LLC: PDSNH240	1A Rockingham Road, Unit 2	Londonderry	NH	03053	(603) 606-9300
New Hampshire	Arvin, Walt: NIVRA GD Services, LLC: PDSNH241	1A Rockingham Road, Unit 2	Londonderry	NH	03053	(603) 606-9300
New Jersey	Skaflestad, Steve: Precision Door of South Jersey, Inc.: PDSNJ041	225 Chambersbridge Road	Brick	NJ	08723	(732) 965-3183
New Jersey	Castiglione, Anthony: PFG of New Jersey, LLC: PDSNJ226	1998 Springdale Road, Suite 104	Cherry Hill Township	NJ	08003	(856) 254-3008
New Jersey	Falone, Brandon: Precision Door of NJ, LLC: PDSNJ019A	220 W. Parkway, Suite 9	Pompton Plains	NJ	07444	(973) 218-4794
New Mexico	Lang, Gary and Ma: K. K. Q 3 Enterprises, LLC: PDSNM219	5640 Venice Avenue N.E., Suite K	Albuquerque	NM	87113	(505) 822-0597
New York	Gatlin, Charles B., et al: D. White & S. Humes, LLC: PDSNY248AA	16 Walker Way, Unit 5	Albany	NY	12205	(865) 223-3898
New York	Paruta, Anthony: Buffalo Garage Door, Inc.: PDSNY188	2926 Transit Road	Buffalo	NY	14424	(716) 309-5802
New York	Paruta, Anthony: Syracuse Garage Door, Inc.: PDSNY229	18 Corporate Circle, Suite 6	East Syracuse	NY	13057	(315) 888-5899
New York and Connecticut	Falone, Brandon: Precision Door of NJ, LLC: PDSNY066A	628 Waverly Avenue, Unit C	Mamaroneck	NY	10543	(914) 292-7741
New York	Falone, Brandon: Eagle Overhead Garage Door, LLC: DSNY199A	115 Newtown Road	Plainview	NY	11803	(516) 916-5998

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
New York	Kull, Ron: Kull, Inc.: PDSNY087	650 Mile Crossing Boulevard, Suite 2	Rochester	NY	14624	(585) 223-8960
North Carolina	Aspinwall, Chad: Sydnic, Inc.: PDSNC233A	6626 E W.T. Harris Boulevard	Charlotte	NC	28215	(704) 275-8099
North Carolina	Aspinwall, Chad: Sydnic, LLC: PDSNC242A	504 Cumberland Street	Fayetteville	NC	28301	(770) 880-1262
North Carolina	Aspinwall, Chad: Sydnic, Inc.: PDSNC238A	201 Creek Ridge Road, Unit F	Greensboro	NC	27406	(336) 530-5069
North Carolina	Aspinwall, Chad: Sydnic, Inc: PDSNC258A	637 Main Avenue, SW	Hickory	NC	28602	(843) 259-6858
North Carolina	Aspinwall, Chad: Sydnic, LLC: PDSNC264A	110 Maypatch Road, Unit A	Jacksonville	NC	28546	(843) 259-6858
North Carolina	Aspinwall, Chad: Sydnic, Inc: PDSNC239A	300 Dominion Drive, Suite 201	Morrisville	NC	27560	(919) 874-1012
North Carolina	Aspinwall, Chad: Sydnic, Inc.: PDSNC227A	1930 Castle Hayne Road, Unit 180	Wilmington	NC	28401	(919) 874-1012
Ohio	Falone, Brandon et al: FB Door-Ohio, LLC: PDSOH293A	929-931 West Waterloo Road	Akron	OH	44314	(833) 263-3110
Ohio	Falone, Brandon et al: FB Door-Ohio, LLC: PDSOH191B	929-931 West Waterloo Road	Akron	OH	44314	(833) 263-3110
Ohio	Falone, Brandon: PD Cincinnati Acquisition Co., LLC : PDSOH221A	98 Caldwell Drive	Cincinnati	OH	45216	(513) 436-6734
Ohio	Boland, James, Ware, Jeffery and Buzzelli, Brad: MNDG, Inc.: PDSOH148	9545 Midwest Avenue, Unit D	Cleveland	OH	44125	(216) 586-5929
Ohio	Morales, Carlos: Reliable Doors Columbus, LLC: PDSOH243A	1111 Stimmel Road.	Columbus	OH	43223	(614) 207-2428
Ohio	Hidy, John, Lainhart, Allen and DiMario, John:	3583 Commerce Drive	Franklin	OH	45005	(513) 420-9064

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
	Gray-Kat, Inc.: PDSOH093					
Ohio	Belyew, Jared: CLE Ventures, LTD: PDSOH246	389 Tomahawk Drive	Maumee	OH	43537	(260) 484-2535
Ohio	Cerami-Nucci, Charles Todd: PDSOH285	6001 Southern Boulevard, Unit 103	Youngstown	OH	44512	(732) 597-8711
Oklahoma	Morales, Carlos: Reliable Doors OKC, LLC: PDSOK187B	9327 W. Reno Avenue	Oklahoma City	OK	73127	(405) 677-8000
Oklahoma	Morales, Carlos: Reliable Doors of Tulsa: PDSOK266	1227 N. 105th East Avenue	Tulsa	OK	74116	(727) 776-8190
Oregon	Prosser, Stanley and Kimberly: SK Services, Inc.: PDSOR081	14865 SW 74th Avenue, Suite 160	Portland	OR	97224	(503) 624-5728
Oregon	Prosser, Stanley and Kimberly: SK Services, Inc.: PDSOR251	14865 SW 74th Avenue, Suite 160	Portland	OR	97224	(503) 624-5728
Pennsylvania	Schray, Tom: Agatteru, Inc.: PDSPA236	3208 Easton Avenue	Bethlehem	PA	18020	(610) 344-0730
Pennsylvania	Schray, Tom and Keith: Agatteru, Inc.: PDSPA206	3208 Easton Avenue	Bethlehem	PA	18020	(610) 344-0730
Pennsylvania	Van Dam, Steve and Hesling, Edward: Van Dam Enterprises, LLC: PDSPA224	7045 Blue Ridge Avenue, Suite 102	Harrisburg	PA	17112	(717) 748-4911
Pennsylvania	DeSantis, Dan: Precision Garage Door of Pittsburgh, LLC: PDSPA140	8179 Steubenville Pike	Imperial	PA	15126	(412) 366-1416
Rhode Island	Castiglione, Anthony J.: PFG of Providence, LLC: PDSRI223A	860A Waterman Avenue, Unit 1	East Providence	RI	02914	(844) 452-5100
South Carolina	Aspinwall, Chad: Sydnic, Inc: PDSSC125A	7275 Cross Country Rd., Suite C & D	Charleston	SC	29418	(843) 481-6775
South Carolina	Aspinwall, Chad: Sydnic, Inc.: PDSSC126A	247 Plumbers Road	Columbia	SC	29203	(803) 670-8916

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
South Carolina	Aspinwall, Chad: Sydnic, Inc: PDSSC217A	332 Bush Drive, Unit B	Myrtle Beach	SC	29579	(843) 481-6774
South Carolina	Battistini, Rich: RMB of Greenville, Inc.: PDSSC071	340 Frey Creek Road	Spartanburg	SC	29301	(864) 362-9802
South Dakota	Flyger, Jon: Superior Door Service, LLC: PDSSD259	3712 N. 10th Avenue	Sioux Falls	SD	57104	(605) 212-9010
Tennessee	Gatlin, Chuck and Jennifer: CPJ, LLC: PDSTN164	6234 Perimeter Drive, Suite C102	Chattanooga	TN	37451	(423) 825-9711
Tennessee	Wilson, Lowell: Praesto Services, LLC: PDSTN167	1215 Big Orange Road	Cordova	TN	38018	(901) 522-5035
Tennessee	Battistini, Rich: RMB of Greenville, Inc.: PDSTN133	681 Gray Station Road, Unit 1	Gray	TN	37615	(864) 627-9223
Tennessee	Gatlin, Chuck and Jennifer: CPJ, LLC: PDSTN154	10525 Kingston Pike, Suite C	Knoxville	TN	37922	(865) 539-3656
Tennessee	DeSantis, Dan: Precision Garage Door Service of Nashville, LLC: PDSTN153	7002 Westbelt Dr.	Nashville	TN	37209	(615) 378-7911
Texas	Falone, Brandon et al: FB Door - Texas, LLCA	1300 Smith Road, Suite 105	Austin	TX	78721	(833) 263-3110
Texas	Rau, Mariana / Morrison, Archana: Morrison & Rau, LLC: PDSTX275	11400 State Highway 30, Suite 1401	College Station	TX	77845	(512) 296-9409
Texas	Ruess, Ryan and Ruess, Gabriela: RGR Prime Services, LLC: PDSTX301	1117 Hendricks Street, Suite 126	Corpus Christi	TX	78417	(361) 429-6222
Texas	Ruess, Ryan Michael, RGR Prime Services, LLCPDSTX278	1117 Hendricks Street, Suite 126	Corpus Christi	TX	78417	(319) 321-6607
Texas	Morales, Carlos et al: Reliable Doors Texas, LLC: PDSTX244A	12021 Plano Road	Dallas	TX	75243	(813) 422-6601

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
Texas	McGrath, William Andrew: PDSTX287	6966 Filly Lane	Frisco	TX	75036	(214) 284-4985
Texas	Morales, Carlos et al: Reliable Doors Texas, LLC: PDSTX245A	1150 Blue Mound Road W, Suite 810	Haslet	TX	76052	(727) 776-8190
Texas	Kanji, Shirin, et al: Impact Home Services II, LLC: PDSTX235B	11875 W. Little York Road, Suite 401	Houston	TX	77041	(713) 983-8121
Texas	Bruhn, Matthew & Lara: MROBA, LLC: PDSTX102A	2502 Freedom Drive	San Antonio	TX	78217	(210) 851-9511
Texas	Tindall, Preston & Tindall, Tristan: TPT Texas Holdings LLC: PDSTX269A	3808 Timms Street	Tyler	TX	75701	(321) 446-1466
Texas	Behrens, Patrick: Innovative Access Solutions, TX, LLC: PDSTX256	1100 Jewell Drive	Waco	TX	76712	(713) 634-8385
Texas	Morales, Carlos et al: Reliable Doors Texas, LLC: PDSTX272A	300 N. FM 51 Suite 109	Weatherford	TX	76085	(813) 422-6601
Utah	Garcia, Aaron / Spratt, Kevin: Highland Arms Enterprises, LLC: PDSUT104A	1385 South Swaner Road	Salt Lake City	UT	84104	(801) 396-8227
Virginia	Preston & Tristan Tindall: TPT NVA Holdings LLC: PDSVA123A	2305 Airport Avenue	Fredericksburg	VA	22401	(540) 645-5004
Virginia	Aspinwall, Chad: Sydnic, LLC: PDSVA192A	2095 Dabney Road	Richmond	VA	23230	(804) 293-2423
Virginia	Aspinwall, Chad: Sydnic, LLC: PDSVA261A	3791 Peters Creek Road	Roanoke	VA	24018	(941) 265-6038
Virginia	Aspinwall, Chad: Sydnic, LLC: PDSVA155A	320 Cleveland Place	Virginia Beach	VA	23462	(757) 239-6048
Virginia	Aspinwall, Chad: Sydnic, LLC: PDSVA267	200 West Twelfth Street, Suite 202	Waynesboro	VA	22980	(843) 259-6858
Washington	Garcia, Aaron / Spratt, Kevin:	18904 Highway 99, Suite I	Lynwood	WA	93086	(206) 278-1396

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
	Highland Arms Enterprises, LLC: PDSWA083A					
Washington	Garcia, Aaron / Spratt, Kevin: Highland Arms Enterprises, LLC: PDSWA084A	2641 E. Ferry Avenue	Spokane	WA	99202	(509) 390-2322
Wisconsin	Mayer, Donald Michael: D & K Ventures, LLC: PDSWI270	W5361 County Road KK, Suite E	Appleton	WI	54915	(410) 322-7383
Wisconsin	Hennings, Brian and Kelly: BKLT, Inc.: PDSWI111	N57W13556 Reichert Ave.	Menomonee Falls	WI	53051	(262) 373-9804

Notes:

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

FRANCHISEES IN THE UNITED STATES WHO HAVE SIGNED A FRANCHISE AGREEMENT BUT ARE NOT YET OPERATIONAL AS OF DECEMBER 31, 2025

Note: This list is arranged alphabetically by state and then alphabetically by cities in each state.

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
Arizona	Marlales, Carlos: Reliable Doors Arizona, LLC: PDSAZ291	13737 Automobile Boulevard	Clearwater	FL	33762	(813) 422-6601
Arizona	Marlales, Carlos: Reliable Doors Arizona, LLC: PDSAZ292	13737 Automobile Boulevard	Clearwater	FL	33762	(813) 422-6601
California	Garcia, Aaron and Spratt, Kevin: Highland Arms Enterprises, LLC: PDSCA295	14660 N.E. North Woodinville Way, Suite 100	Woodinville	WA	98072	(866) 905-3667
Indiana	Wiggins, Robert James: PDSIN296	4939 SW 81st Loop	Ocala	FL	34476	(229) 563-4239
Oregon	Garcia, Aaron and Spratt, Kevin: Highland Arms Enterprises, LLC: PDSOR302	14660 N.E. North Woodinville Way, Suite 100	Woodinville	WA	98072	(866) 905-3667

EXHIBIT F

FRANCHISEES IN THE UNITED STATES WHO LEFT THE SYSTEM IN THE PAST 12 MONTHS AS OF DECEMBER 31, 2025

Note: This list is arranged alphabetically by state and then alphabetically by cities in each state.

**Indicates franchisee left the system as a result of transferring their franchise agreement.*

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

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
Alabama*	Arno, Jeff: Arno Enterprise, Inc.: PDSAL173	230 Oxmoor Circle, Suite 1108	Birmingham	AL	35209	(205) 533-9538
Delaware*	Freitas, Steve: FB Door – Delaware, LLC: PDSDE204	330 Water Street, Suite 109	Wilmington	DE	19801	(302) 286-9250
Florida*	Denton, Joy: MM Enterprises of Brevard, Inc.: PDSFL067	110 B Tomahawk Drive	Indian Harbour Beach	FL	32937	(321) 639-6157
Indiana*	Freitas, Steve: FB Door-Indiana, LLC: PDSIN212	2110 N. Merrifield Avenue	Mishawaka	IN	46545	(574) 406-0981
Maryland*	Freitas, Steve: FB Door – Delaware, LLC: PDSMD205	330 Water Street, Suite 109	Wilmington	DE	19801	(410) 324-6186
Michigan*	Freitas, Steve: FB Door, LLC: PDSMI185	3270 Chicago Drive	Granville	MI	49418	(616) 202-5583
Michigan*	Freitas, Steve: FB Door, LLC: PDSMI165	12811 Premier Center	Plymouth	MI	48170	(855) 871-2195
New York*	White, Dwayne and Humes, ShaRaad: D White & S Humes, LLC: PDSNY248	16 Walker Way, Suite 5	Albany	NY	12205	(518) 290-1890
Ohio*	Freitas, Steve: FB-Door Ohio, LLC: PDSOH191A	1197 George Washington Boulevard	Akron	OH	44312	(330) 835-6664
Texas*	Freitas, Steve: FB-Door Texas, LLC: PDSTX193	1601 Rutherford Lane., H-2	Austin	TX	78754	(512) 598-5769
Texas*	Smith, Kristi: ACG Smith-Texas, LLC: PDSTX244	12021 Plano Rd., Suite 1108	Dallas	TX	75243	(713) 983-8121

State	Owner Name(s)	Address	City	State	Postal Code	Office Phone
Texas*	Smith, Kristi: ACG Smith-Texas, LLC: PDSTX245	1150 Blue Mound Rd. W., Suite 810	Fort Worth	TX	76052	(713) 983-8121
Texas*	Smith, Kristy: ACG Smith-Texas, LLC: PDSTX272	1150 Blue Mound Road W., Suite 810	Fort Worth	TX	76052	(713) 983-8121
Texas*	Eckhoff, Sandra Kay: DS and L Eckhoff, Inc.: PDSTX269	3808 Timms Street	Tyler	TX	75701	(214) 597-1265

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EXHIBIT G

OPTION TO PURCHASE AGREEMENT

This OPTION TO PURCHASE AGREEMENT (the "Option") is entered into as of _____ (the "Effective Date") by and between PRECISION DOOR SERVICE SPV LLC, a Delaware limited liability company having a principal place of business at 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor"), and _____, a _____ having an address of _____ ("Franchisee").

WHEREAS, Franchisor and Franchisee have contemporaneously herewith entered into a Franchise Agreement (the "Agreement") pursuant to which Franchisor granted Franchisee a license to use the Marks and the System to operate a Precision Garage Door Service® franchise in a specified geographical area more fully described in the Agreement (the "Territory"), and Franchisee desires and Franchisor is willing to grant Franchisee an Option to acquire the territory described on Exhibit "A" hereto (the "Additional Territory").

NOW, THEREFORE, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Franchisor acknowledges that Franchisee has paid Franchisor the non-refundable sum of $_____ (the "Deposit"), which shall be credited toward the initial franchise fee of $_____ for the Additional Territory (the "Initial Franchise Fee") upon Franchisee's exercise of this Option.

2. Franchisee is hereby granted an Option, for a period of eighteen (18) months from the Effective Date (the "Option Period"), to acquire the rights to the Additional Territory so long as the foregoing conditions are fulfilled:

a. Franchisee must be in compliance with the Agreement during the Option Period in order to exercise its Option hereunder. All rights created hereunder shall terminate should Franchisee at any time be in material breach of the Agreement.

b. Franchisee may exercise this Option at any time during the Option Period by notifying Franchisor in writing of Franchisee's intent to purchase the Additional Territory (if Franchisee does not notify Franchisor by the end of the Option Period, this Option will expire and the consideration paid will be forfeited).

c. Franchisee must meet Franchisor's then-current qualifications for expansion.

d. Franchisor will deliver to Franchise a franchise agreement for the grant of the Additional Territory (or, in Franchisor's discretion, an amendment to the Agreement adding the Additional Territory) within 30 business days after receipt of Franchisee's notice.

e. Franchisee shall sign and return the franchise agreement (or amendment, as the case may be) and pay the Initial Franchise Fee (minus the Deposit) within the time specified by Franchisor.

3. Nothing in this Option shall be construed to grant Franchisee any rights to the Additional Territory. Franchisee agrees and acknowledges that until Franchisee purchases the Additional Territory (i.e., signs the then-current franchise agreement (or an amendment, as applicable) and pays for the Additional Territory), the Additional Territory shall be considered TAFS (unless the Gross Sales in the Additional Territory are derived as part of the Key Accounts or Preferred Lead Programs (each term as defined in the Agreement)). During the Option Period, if Franchisor permits Franchisee to provide services

in the Additional Territory, Franchisee acknowledges that it will be subject to competition in the Additional Territory from other franchisees.

Signed this _____ day of _____, 20__.

FRANCHISEE:

_____
_____, individually

Accepted as of this _____ day of _____, 20__, in _____.

FRANCHISOR:

PRECISION DOOR SERVICE SPV LLC

BY:_____
_____, President

EXHIBIT A
TO THE OPTION TO PURCHASE AGREEMENT

Additional Territory Description	[*INSERT TERRITORY DESCRIPTION*] **Areas with Special Laws or Requirements:** To the extent any portion of the Territory includes an area designated as an Indian Reserve, a governmental territory or other territory that may have separate or additional laws, regulations or other requirements for performing work in such territory, Franchisee is granted such territory only to the extent and for so long as Franchisee is qualified under such separate or additional requirements to perform work in such territory; knowledge of and compliance with such requirements being the sole responsibility of Franchisee.

EXHIBIT H

RENEWAL ADDENDUM WITH TERMINATION OF ORIGINAL FRANCHISE AGREEMENT AND RELEASE

This RENEWAL ADDENDUM WITH TERMINATION OF FRANCHISE AGREEMENT AND RELEASE (this "Addendum") is entered into by and between PRECISION DOOR SERVICE SPV LLC, a Delaware limited liability company having a principal place of business at 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor"), and _____, individually, having an address of _____ ("Franchisee").

WHEREAS, Franchisor and Franchisee have entered into a franchise agreement, dated as of ___ pursuant to which Franchisor has granted Franchisee a right and obligation to establish and operate a Precision Garage Door Service® franchise using the Marks and the System in and for the Territory (the "Original Franchise Agreement"), [and the Amendment to the Original Franchise Agreement executed on _____[2022] (the "Legacy Amendment")]; and

WHEREAS, on the terms set forth below, Franchisor and Franchisee desire to terminate and cancel the Original Franchise Agreement; and

WHEREAS, Franchisor and Franchisee have contemporaneously herewith entered into a franchise agreement pursuant to which Franchisor has granted Franchisee a renewal license, granting Franchisee the right and obligation to continue operation of the franchise using the Marks and the System in and for the Territory (the "Agreement"); and

WHEREAS, the parties have agreed to alter the terms stated in the Agreement, as provided herein to reflect the parties' intentions and the terms of renewal stated in the Original Franchise Agreement [and to document the benefits of the Legacy Amendment that apply upon renewal]; and

[WHEREAS, Franchisee acknowledges and agrees that Franchisee's execution of the Agreement is pursuant to Franchisee's last renewal option under the Original Franchise Agreement and Franchisee has no further rights of renewal; and].

NOW, THEREFORE, that for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Original Franchise Agreement is hereby terminated by mutual agreement, except for Franchisee's indemnification obligations thereunder.

2. Notwithstanding anything to the contrary in the Agreement, in the event of a conflict between the provisions of the Agreement and the provisions of this Addendum, the provisions of this Addendum shall control. The parties agree that the Agreement remains fully effective in all respects except as specifically modified herein, [including in Exhibit A], and all the respective rights and obligations of Franchisee and Franchisor remain as written unless modified specifically herein.

3. Franchisee agrees that the renewal fee will be collected via electronic ACH from Franchisee's bank account at signing of the Agreement, and Franchisee hereby represents and warrants to Franchisor that all necessary action for the execution of this Addendum has been taken.

4. If Franchisee is executing the Agreement at least 60 days prior to the expiration date of the then-current term of the Original Franchise Agreement (such expiration date, the "Original FA Expiration

Date"), then Section 4.A, Term, of the Agreement is hereby amended so that the term of the Agreement is the time period from the Effective Date of the Agreement until the Original FA Expiration Date, plus 10 years. (For example, if the Agreement was signed 12 months before the Original Franchise Agreement expires, the term of the Agreement would be 11 years).

[Because Franchisee is hereby exercising its last renewal option under the Original Franchise Agreement, Section 4.B (Renewal Term and Conditions of Renewal) of the Original Franchise Agreement is hereby deleted.]

5. Section 8.A, Initial License Fee, is amended to provide that no initial franchise fee shall be due upon execution of the Agreement.

6. Section 8.B, License Fee, is amended to provide that Franchisee must report and pay a weekly License Fee beginning the 1st week of the Agreement at the rate stated in the Agreement (as amended by Exhibit A).

7. Section 8.C, MAP Fee, is amended to provide that Franchisee shall pay a MAP Fee (at the rate or amount set forth in the Agreement (as amended by Exhibit A)) beginning the 1st week of the term of the Agreement.

8. Franchisee, for itself and each of its past and present heirs, executors, administrators, representatives, affiliates, directors, officers, owners, successors and assigns and on behalf of any other party claiming an interest through Franchisee, in their corporate and individual capacities (collectively "Releasor"), hereby releases and forever discharges Franchisor and each of its predecessors, successors, affiliates, subsidiaries, assigns, past and present officers, directors, shareholders, agents and employees, and their respective heirs, executors, administrators, representatives, successors and assigns, in their corporate and individual capacities (collectively "Releasees"), from, in respect of and in relation to any and all claims, actions, causes of action, suits, debts, obligations, liabilities, sums of money, costs and expenses, acts, omissions or refusals to act, damages, judgments and demands, of any kind whatsoever, joint or several, known or unknown, vested or contingent, which the Releasor ever had, now has or which Releasor hereinafter can, will or may have, against Releasees related to, arising from, for, upon or by reason of any matter, cause or thing whatsoever related to the Original Franchise Agreement and the business operated thereunder or any other agreement between Releasor and Releasees, or the relationship between Releasor and Releasees, through the Effective Date (collectively, the "Claims"), for known or unknown damages or other losses, including but not limited to any alleged violations of any deceptive or unfair trade practices laws, franchise laws, or other local, municipal, state, federal, or other laws, statutes, rules or regulations, and any alleged violations of the Original Franchise Agreement or any other related agreement between the Releasor and Releasees or the relationship between Releasor and Releasees through and including the Effective Date. For avoidance of doubt, the Releasor does not release Releasees from any obligations arising by virtue of the Agreement and any claims arising from the Releasees' failure to comply with those obligations or the Franchise Disclosure Document furnished to Franchisee as part of entering into the Agreement and the franchise laws that apply to the specific offer, sale and signing of the Agreement.

The release of the Claims as set forth above is intended by the Releasor to be full and unconditional general releases, as that phrase is used and commonly interpreted, extending to all claims of any nature, whether or not known, expected or anticipated to exist in favor of the Releasees regardless of whether any unknown, unsuspected or unanticipated claim would materially affect settlement and compromise of any matter mentioned herein. In making this voluntary express waiver, the Releasor acknowledges that claims or facts in addition to or different from those which are now known to exist with respect to the matters mentioned herein may later be discovered and that it is the Releasor's intention to hereby fully and forever settle and release any and all matters, regardless of the possibility of later discovered claims or facts. The Releasor

acknowledges that Releasor has had adequate opportunity to gather all information necessary to enter into this Addendum and to grant the releases contained herein, and needs no further information or knowledge of any kind that would otherwise influence the decision to enter into this Addendum. The Releasor, for itself and its heirs, successors and assigns, hereby expressly, voluntarily, and knowingly waives, relinquishes and abandons each and every right, protection, and benefit to which they would be entitled, now or at any time hereafter under Section 1542 of the Civil Code of the State of California, as well as under any other statutes or common law principles of similar effect to said Section 1542, whether now or hereafter existing under the laws of California or any other applicable federal or state law with jurisdiction over the parties' relationship. The Releasor acknowledges that Section 1542 of the Civil Code of the State of California provides as follows:

> "A general release does not extend to claims which the creditor or releasing party does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor or released party."

This release is and shall be and remain a full, complete and unconditional general release. The Releasor acknowledges and agrees that this release is an essential, integral and material term of this Addendum. The Releasor further acknowledges and agrees that no violation of this Addendum shall void the release set forth herein.

9. Notwithstanding the releases contained herein, all rights and obligations created under this Addendum will specifically survive the execution of this Addendum and the releases contained herein.

10. Each person executing this Addendum on behalf of any of the parties hereto represents and warrants that he or she has been fully empowered to execute this Addendum and that all necessary action has been taken.

11. The provisions of this Addendum shall inure to the benefit of and be binding upon the heirs, successors and assigns in interest of the parties.

12. Each of the parties hereto represents and warrants to each other party that it has not heretofore assigned or transferred, or purported to assign or transfer to any person, entity or corporation whatsoever, any of the claims released hereunder. Each party agrees to indemnify and hold harmless each other party against any claim, demand, debt, obligation, liability, cost, expense, right of action or cause of action based on, arising out of, or in connection with any such transfer or assignment or purported transfer or assignment.

13. If any provision of this Addendum shall for any reason be held violative of any applicable law, governmental rule or regulation, or if said agreement is held to be unenforceable or unconscionable, then the invalidity of such specific provisions herein shall not be held to invalidate the remaining provisions of this Addendum.

< SIGNATURES APPEAR ON THE NEXT PAGE >

Signed on this _____ day of _____, 20__ (the "Effective Date").

FRANCHISEE:

_____
_____, individually

Accepted as of the _____ day of _____, 20__, in _____.

FRANCHISOR:

PRECISION DOOR SERVICE SPV LLC

BY: _____
_____, President

Exhibit A

Legacy Renewal Rider

This Legacy Renewal Rider (this "Rider") is entered into by and between **PRECISION DOOR SERVICE SPV LLC**, a Delaware limited liability company having a principal place of business at 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor" or "we"), and _____, individually, having an address of _____ ("Franchisee" or "you"), effective as of the effective date of the Franchise Agreement (as defined below).

A. Simultaneously herewith, Franchisor and Franchisee are entering into a Franchise Agreement pursuant to which Franchisee, as part of a franchise renewal, receives the right and obligation to continue to operate a Precision Garage Door franchised business (the "Business") located at _____ (the "Franchise Agreement").

B. Because the Franchise Agreement is executed by Franchisee as part of a franchise renewal, Franchisee's original franchise agreement was dated on or before December 31, 2020, and Franchisee previously signed an amendment to the original franchise agreement (the "Legacy Amendment"), which, among other things, provided that upon renewal Franchisee receives certain favorable terms, the parties are entering into this Rider to document the favorable terms that Franchisee is receiving as part of this franchise renewal.

Now, therefore, the parties agree that the Franchise Agreement is amended as follows:

1. Section 4.B of the Franchise Agreement, Renewal Term and Conditions of Renewal, is amended to read as follows:

> "You may renew your license for one renewal term of 10 years; provided that: (i) you have given us written notice of your request to renew at least 180 days but not more than 240 days prior to the end of the expiring term; (ii) you sign our then-current form of franchise agreement (modified to reflect that the agreement relates to the grant of a renewal), the terms of which may differ from this Agreement, including higher fees; (iii) you are not in default of this Agreement or any other agreement pertaining to the franchise granted, have satisfied all monetary and other material obligations on a timely basis during the term, are in good standing and have received no more than 3 written notices of default during the term of this Agreement; (iv) you comply with our then-current training requirements; (v) you and your guarantors execute a general release of claims in a form we prescribe; and (vi) you pay a renewal fee of $5,000."

2. Section 8.B. of the Franchise Agreement, License Fees, and the corresponding language in the Data Sheet, is amended to read as follows:

> "During the term of this Agreement, the License Fee will be the greater of (a) the Percentage of the previous month's Gross Sales or (b) the Minimum License Fee. The "Percentage" shall be the lower of: (i) _____% or (ii) the percentage set forth below based on the Gross Sales of the business in the 12 months immediately preceding the start of the term of this Agreement:

Monthly License Fee Rate	
Previous 12-Months' Annual Gross Sales	**License Fee Percentage of Monthly Gross Sales**
$0.00- $999,999.99	6%
$1,000,000-$2,999,999.99	5%
$3,000,000- $4,999,999.99	4%
$5,000,000-$9,999,999.99	3%
$10,000,000 & Above	2%

If Franchisee renews its franchise rights for the next renewal term (the "Last Renewal Term"), then during the Last Renewal Term, in such renewal franchise agreement (the "Last Renewal FA") the license fee rate specified above in clause "(a)" will increase by 0.5% but otherwise the same license fee rate calculation will apply during the Last Renewal Term as provided above.

The Minimum License Fee (during the term of this Agreement and during the Last Renewal Term, if applicable) is determined based on the number of single-family homes with a detached unit (SFHUD) in your Territory, as follows:

Minimum Monthly License Fee	
SFHUD	**Minimum Monthly License Fee**
0-150,000	$2,000
150,001-300,000	$2,500
300,001-500,000	$3,000
500,001-1,000,000	$5,000
1,000,001 & Above	$7,000

3. Section 8.C of the Franchise Agreement, MAP Fee, is amended to provide that Franchisee shall pay a MAP Fee beginning the 1st week of the term of the Franchise Agreement, in the amount equal to 0.5% of weekly Gross Sales, subject to an annual maximum equal to $50,000 (the "Maximum MAP Fee"). The same MAP Fee will apply under the Last Renewal FA, except that for the Last Renewal Term the Maximum MAP Fee will be subject to an increase in accordance with any increase in the annual unadjusted U.S. Consumer Price Index for all urban consumers (CPI-U) all items less food and energy, as published by the U.S. Bureau of Labor Statistics (or if the CPI is no longer published, another substitute reference we reasonably designate).

4. Section 10.C of the Franchise Agreement, Transfer Fee, is amended to provide that during the term of the Franchise Agreement and during the term of the Last Renewal FA you must pay a transfer fee based on the purchase price of the transferred interest as follows:

Purchase Price	Transfer Fee
$0.00- $99,999.99	$5,000.00
$100,000- $499,999.99	$10,000.00
$500,000 & Above	$15,000.00

Franchisor reserves the right to reduce the transfer fee to $500 for a transfer to either: (a) an immediate family member of Franchisee or a current owner of Franchisee, as defined in the Franchise Agreement, or (b) a person or entity that has been an owner of Franchisee since at least December 31, 2020.

The Transfer Fee is nonrefundable. You will not be required to pay a Transfer Fee if you are an individual and wish to transfer the Franchise Agreement to a newly formed legal entity wholly owned by you and established solely for purposes of the convenience of ownership and the operation of the Business, provided that you must become a guarantor of the Business per the terms of the Franchise Agreement."

5. Section 10.E.1. of the Franchise Agreement, Involuntary Transfers, Death, Disability or Incapacity, is amended as follows: During the term of the Franchise Agreement and during the Last Renewal Term under the Last Renewal FA, the following shall apply with respect to involuntary transfers upon death, disability or incapacity:

> "You will promptly notify us in the event of a death, disability or incapacity of Franchisee (or, if Franchisee is a legal entity, of Franchisee's Principal Owner). In such an event, if the decedent's or disabled or incapacitated person's heir or successor-in-interest wishes to continue as the Franchisee or the Principal Owner of the Franchisee entity, such person or entity must tender the right of first refusal provided for in Section 10.F, apply for our consent under Section 10.B, pay the applicable Transfer fee under Section 10.C, and satisfy the Transfer conditions under Section 10.D, as in any other case of a proposed Transfer, all within 120 days (or, if Franchisee is the decedent of incapacitated person or is a legal entity that 100% owned by the decedent or incapacitated person, then withing 365 days) of the death or event of disability or incapacity. During any transition period to an heir or successor-in-interest, the Business still must be operated in accordance with the terms and conditions of this Agreement. If the assignee of the decedent, disabled, or incapacitated person is the spouse or child of such person, no Transfer fee will be payable to us and we will not have a right of first refusal as set forth in Section 10.F."

6. Section 14.G.3. of the Franchise Agreement (and the corresponding section of the Last Renewal FA), Our Reasonable Business Judgment, is amended as follows:

> "Whenever we reserve discretion in a particular area or where we agree to exercise our rights reasonably or in good faith, we will satisfy our obligations whenever we exercise "Reasonable Business Judgment" (as defined below) in making our decision or exercising our rights. Our decisions or actions will be deemed to be the result of "Reasonable Business Judgment," even if other reasonable or even arguably preferable alternatives are available, if our decision or action is intended, in whole or significant part, to promote or benefit the System generally even if the decision or action also promotes our financial or other individual interest. Examples of items that

will promote or benefit the System include, without limitation, enhancing the value of the Marks, improving customer service and satisfaction, improving overall franchise relations or support, improving product quality, improving uniformity, enhancing or encouraging modernization and improving the competitive position of the System."

7. Upon any Transfer (as defined in the Franchise Agreement) under the Franchise Agreement or under the Last Renewal FA, the transferee in such a Transfer ("Transferee") will execute Franchisor's then-current standard form of franchise agreement (the "Then-Current FA"), but the Then-Current FA will be amended as follows:

A. "License Fee Rate Ramp-Up: If under the Then-Current FA, the standard license fee rate is more than 0.5% greater than the effective license fee rate under the Franchise Agreement (or Last Renewal FA, as applicable) immediately prior to the transfer, then immediately following the transfer, the transferee's license fee rate will be the effective license fee rate (under the Franchise Agreement or the Last Renewal FA, as applicable) immediately prior to the transfer plus 0.25%, and such rate will gradually increase by 0.25% on each anniversary of the transfer date until the license fee rate reaches the rate set forth in the Then-Current FA.

For illustration purposes only*:* if the license fee rate applicable immediately prior to a Transfer is 1.75%, and our Then-Current FA provides for a license fee rate of 3%, then immediately following the transfer, the transferee's license fee rate would initially be 2%, and upon each anniversary of the transfer date, the rate would increase by 0.25%, until reaching the rate of 3%.

B. Transfer Fee Cap: If transferee engages in an assignment or transfer (as defined in the Then-Current FA), in accordance with the terms of the Then-Current FA, to an assignee or transferee approved by Franchisor (the "Buyer"), whether it is an assignment of the Then-Current FA only or a simultaneous transfer of multiple Precision Garage Door Service franchised businesses owned by transferee (the "Assignment"), transferee's total transfer fee for the Assignment will not exceed $500,000 (the "Transfer Fee Cap"), so long as the following conditions are met:

(i) Franchisor or any of its agents or representatives (including outside franchise brokers) is not involved in finding or soliciting the Buyer; and

(ii) if the Assignment involves an assignment of multiple Precision Door Service franchised businesses owned by transferee, all of the franchised businesses must be assigned to Buyer and the assignments must be accomplished as a simultaneous transfer as part of a single transaction between transferee and Buyer.

(iii) For further avoidance of doubt, the Transfer Fee Cap only applies to Assignments under the Then-Current FA and does not apply to any further renewals, transfers or assignments of the Then-Current FA."

8. Notwithstanding anything to the contrary in the Franchise Agreement, in the event of a conflict between the provisions of the Franchise Agreement and the provisions of this Rider, the provisions of this Rider shall control. The parties agree that the Franchise Agreement remains fully effective in all respects except as specifically modified herein, and all the respective rights and obligations of Franchisee and Franchisor remain as written unless modified specifically herein.

Signed on this _____ day of _____, 20__ (the "Effective Date").

FRANCHISEE:

_____
_____, individually

Accepted as of the _____ day of _____, 20__, in _____.

FRANCHISOR:

PRECISION DOOR SERVICE SPV LLC

BY: _____
_____, President

EXHIBIT I

GENERAL RELEASE

This GENERAL RELEASE (this "Release") is made and executed by [NAME], individually ("you"), as of _____ ("Effective Date").

WHEREAS, you entered into a franchise agreement dated _____ with PRECISION DOOR SERVICE SPV LLC ("us"), and [describe facts].

NOW, THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which are acknowledged, you agree as follows:

You, for yourself and each of your past and present heirs, executors, administrators, representatives, affiliates, directors, officers, owners, successors and assigns and on behalf of any other party claiming an interest through you, in their corporate and individual capacities (collectively "Releasor"), hereby releases and forever discharges us and each of our predecessors, successors, affiliates, subsidiaries, assigns, past and present officers, directors, shareholders, agents and employees, and their respective heirs, executors, administrators, representatives, successors and assigns, in their corporate and individual capacities (collectively "Releasees"), from, in respect of and in relation to any and all claims, actions, causes of action, suits, debts, obligations, liabilities, sums of money, costs and expenses, acts, omissions or refusals to act, damages, judgments and demands, of any kind whatsoever, joint or several, known or unknown, vested or contingent, which the Releasor ever had, now has or which Releasor hereinafter can, will or may have, against Releasees related to, arising from, for, upon or by reason of any matter, cause or thing whatsoever, through the Effective Date (collectively, the "Claims"), for known or unknown damages or other losses, including but not limited to any alleged violations of any deceptive or unfair trade practices laws, franchise laws, or other local, municipal, state, federal, or other laws, statutes, rules or regulations, and any alleged violations of any agreement between the Releasor and Releasees or the relationship between Releasor and Releasees through and including the Effective Date.

The release of the Claims as set forth above is intended by the Releasor to be full and unconditional general releases, as that phrase is used and commonly interpreted, extending to all claims of any nature, whether or not known, expected or anticipated to exist in favor of the Releasees regardless of whether any unknown, unsuspected or unanticipated claim would materially affect settlement and compromise of any matter mentioned herein. In making this voluntary express waiver, the Releasor acknowledges that claims or facts in addition to or different from those which are now known to exist with respect to the matters mentioned herein may later be discovered and that it is the Releasor's intention to hereby fully and forever settle and release any and all matters, regardless of the possibility of later discovered claims or facts. The Releasor acknowledges that Releasor has had adequate opportunity to gather all information necessary to enter into this Release and to grant the releases contained herein, and needs no further information or knowledge of any kind that would otherwise influence the decision to enter into this Release. The Releasor, for itself and its heirs, successors and assigns, hereby expressly, voluntarily, and knowingly waives, relinquishes and abandons each and every right, protection, and benefit to which they would be entitled, now or at any time hereafter under Section 1542 of the Civil Code of the State of California, as well as under any other statutes or common law principles of similar effect to said Section 1542, whether now or hereafter existing under the laws of California or any other applicable federal or state law with jurisdiction over the parties' relationship. The Releasor acknowledges that Section 1542 of the Civil Code of the State of California provides as follows:

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

executing the release, which if known by him must have materially affected his settlement with the debtor or released party."

This Release is and shall be and remain a full, complete and unconditional general release.

_____
Name, individually

STATE OF _____ §
§
COUNTY OF _____ §

I hereby certify that before me, a notary public, personally appeared [NAME] who made oath in due form of law that s/he was executing the foregoing General Release for the purposes therein contained.

As witness, my hand and Notarial Seal on _____, 20___.

_____
Notary Public

My Commission Expires: _____

EXHIBIT J

PROTRADENET AGREEMENT

WHEREAS, _____, individually, having an address of _____ ("Franchisee," sometimes referred to as "Contractor") is a Franchisee of **PRECISION DOOR SERVICE SPV LLC** , a Delaware limited liability company, having an address of 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor," sometimes referred to as "Trading Partner"), the trading partner of **PROTRADENET SPV LLC** ("PROTRADENET") having an address of 1010 N. University Parks Drive, Waco, TX 76707 and Franchisee desires to participate in discounts, rebates, incentives and other benefits ("Programs") negotiated by PROTRADENET with selected vendors, manufacturers and distributors ("Vendors");

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is acknowledged by all parties, the parties hereto agree to the following terms and conditions:

1. **Term and Default.** The term of this Agreement shall commence on _____ and end on December 31 of this year and the Agreement will automatically renew for an additional one (1) calendar year period each year thereafter, commencing on January 1 of next year and each January 1st thereafter, unless earlier terminated in accordance with this Agreement. Notwithstanding the foregoing, PROTRADENET may terminate this Agreement at any time, with or without cause, for any reason whatsoever upon providing the other party written notice of intent to terminate the Agreement and this agreement will automatically terminate upon expiration or termination of the franchise agreement by and between Franchisee and Franchisor with no notice of termination required. In any case, PROTRADENET may terminate this Agreement at any time upon notice to Franchisee if Franchisee is in default of his Franchise Agreement with Franchisor or if Franchisee has failed to comply with the terms and conditions of participation in this Program as set forth in this Agreement, on the website of PROTRADENET or as specified by Franchisor. Upon any termination of this agreement neither PROTRADENET nor any of its affiliates will have any liability to Franchisee or any other party.

2. **PROTRADENET Administration.** PROTRADENET or Franchisor may, but are not required to, return a portion of the fees paid to PROTRADENET from Vendors on behalf of purchases made by Franchisee ("Rebates") directly to Franchisee if Franchisee meets certain conditions, such as Vendor terms and conditions, attendance at Franchisor annual meetings, and other criteria as established by Vendor, PROTRADENET or Franchisor. All fees or Rebates not returned to franchisees may be retained by PROTRADENET or Franchisor and used to cover administrative costs, or promote Franchisor's system and brand. The allocation of these Rebates may change at the sole discretion of PROTRADENET. Accordingly, subject to the terms and conditions set forth in this Agreement, PROTRADENET agrees to process Program Rebates when paid by Vendor within terms as agreed upon by Franchisor. PROTRADENET will pay Franchisor or Franchisee directly, at the discretion of Franchisor. Franchisor reserves the right to deny Program Rebates otherwise due to Franchisee if Franchisor deems Franchisee not qualified for a Rebate(s). PROTRADENET may also withhold or deny Program Rebates if terms of the Program are not met.

3. **Franchisee Exclusion from Vendor Program.** Franchisee acknowledges the Vendor's right to exclude Franchisee from the Program for failure to meet Vendor's terms or for other reasons at the Vendor's discretion.

4. **Access and Release of Information.** Franchisee authorizes PROTRADENET to provide information including, but not limited to, Franchisee's Federal Tax Identification Number "FTIN") and purchase orders, invoices, payments, purchase history or other purchasing information to its Vendors

regarding Franchisee, and Franchisee authorizes PROTRADENET to request, and Vendors to provide, information manually or electronically regarding purchase orders, invoices, payments, purchase history or other purchasing information from Vendors for the purpose of administration of the Program. Franchisee hereby releases PROTRADENET and its parent, affiliates, past and present members, officers, employees, agents, successors and assigns from any liability whatsoever with regard to PROTRADENET providing Franchisee's confidential information, including Franchisee's FTIN, to Vendors or Franchisor pursuant to this Agreement.

5. **Confidentiality.** Franchisee acknowledges the proprietary and confidential nature of PROTRADENET's, Franchisors' and Vendor's Program details and shall use this information only for the purposes of inquiry or purchasing of VENDOR's products and services from the Program. Franchisee shall not provide PROTRADENET's, Franchisors' and/or Vendor's confidential Program information to a third party. This section shall survive the expiration or termination of this Agreement.

6. **Vendors.** Vendors may be added or removed from the Program at any time. Franchisee will receive written, email, or website notification of a change in Vendor status from PROTRADENET or Franchisor. Franchisors have SOLE DISCRETION over whether or not they choose to participate in a Vendor Program and offer that Program to their franchisees.

7. **Miscellaneous**

7.1 **No Guarantee of Rebates.** PROTRADENET does not guarantee any Vendor rebates or payments by Vendors. If PROTRADENET does not receive payment from the Vendor, rebates will not be paid.

7.2 **No Guarantee of Accuracy.** PROTRADENET makes no guarantee of accuracy or uninterrupted delivery of the data exchanged using the e-commerce web solution software as a part of the Program. It is the responsibility of the Franchisee to notify PROTRADENET or Vendor if the purchasing information represented on the e-commerce website is incorrect. Franchisee must notify PROTRADENET within sixty (60) days of the transaction date if the purchasing information is missing or invalid.

7.3 **Effective Date.** This Agreement shall become effective on the date that it is signed by PROTRADENET.

8. **Electronic Invoicing.** Franchisee agrees by its signature below to receive invoices from any Vendor electronically that offers this service though the PROTRADENET e-commerce platform.

9. **Electronic Promotions.** Franchisee agrees by its signature below to receive electronic or email based promotions from PROTRADENET.

10. **Additional Terms and Conditions.** Franchisee agrees by its signature below to abide by all of the terms and conditions on the website of PROTRADENET, www.PROTRADENET.com, www.PROTRADENET.com and www.PROTRADENET.net, which include but are not limited to:

Terms of Use
Privacy Policy

These terms and conditions may be modified and additional terms and conditions added at the sole discretion of Franchisor or PROTRADENET.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives whose signatures appear below.

Signed on this _____ day of _____, 20__.

FRANCHISEE:

_____

_____**,** individually

Accepted as of this _____ day of _____, 20__, in Waco, Texas.

PROTRADENET:

PROTRADENET SPV LLC

BY:_____

Brandi Haslam, President

EXHIBIT K

SOFTWARE SYSTEM USER AND MAINTENANCE AGREEMENT

This SOFTWARE SYSTEM USER AND MAINTENANCE AGREEMENT ("Agreement") is entered into on the Effective Date noted below in Section 6(h) by and between **PRECISION DOOR SERVICE SPV LLC**, a Delaware limited liability company with an address of 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor"), and _____, a(n) _____, having an address of _____ ("Franchisee"). Franchisor and Franchisee may be referred to herein singularly as a "Party" and jointly as the "Parties".

WHEREAS, the Parties have entered into or are entering into a franchise agreement ("Franchise Agreement") pursuant to which Franchisor has granted or is granting to Franchisee the right to operate a PRECISION GARAGE DOOR SERVICE® franchise and Franchisee has agreed to or is agreeing to undertake the obligations of a PRECISION GARAGE DOOR SERVICE® franchisee. One of Franchisee's obligations under the Franchisee Agreement is to install, maintain and upgrade such computer hardware, software and Internet access as Franchisor may periodically require; and

WHEREAS, Franchisor currently requires all of its franchisees to use the software identified on **Exhibit "A"** hereto (the "Software System") in their respective PRECISION GARAGE DOOR SERVICE® Franchised Businesses, which Software System Franchisor may revise from time to time upon notice to Franchisee; and

WHEREAS, to the extent the Software System includes third-party software, Franchisee will become licensed by such third party software provider (each, a "Third-Party Provider") to access and use the third-party software through the acceptance of the Third-Party Provider's terms and conditions as provided on the Third-Party Provider's website, as set forth on **Exhibit "A"** hereto; and

WHEREAS, each Third-Party Provider has delegated to Franchisor and/or Franchisor's designee the training, maintenance and support of such Third-Party Provider's software included in the Software System and licensed to the PRECISION GARAGE DOOR SERVICE® franchisees; and

WHEREAS, the Third-Party Providers and the Parties desire to define the terms and conditions on which Franchisor will provide for the training, maintenance and support for the software included in the Software System.

NOW, THEREFORE, the Parties agree as follows:

1. TRAINING AND SUPPORT

(a) ***ZorWare***. Franchisor hereby appoints ZorWare SPV LLC ("ZorWare") as Franchisor's agent and designee to provide training, maintenance and support to Franchisee with respect to the Software System. Franchisee agrees to cooperate with ZorWare in all matters relating to the installation, maintenance and support of the Software System and the training of Franchisee's personnel with respect to the Software System.

(b) ***Training and Support***. ZorWare will provide service for training, maintenance and support to Franchisee by telephone and over the internet during ZorWare's normal business hours, as provided in **Exhibit "B"**. ZorWare will provide up to ten (10) hours of such training and support within the first two months following the initialization of access to the Software System by the Franchisee, and up to two (2)

hours per month during each month thereafter during the term of the license granted by the applicable Third-Party Provider to Franchisee. The amount and types of support may change or increase in the future.

(c) ***Maintenance, Upgrades and Fixes***. Franchisor or ZorWare may, in their discretion, modify, upgrade or create fixes, service releases and new versions of the Software System from time to time and provide them to Franchisee. Franchisor may from time to time add software to or remove software from the Software System upon notice to Franchisee.

(d) ***Remote Access***. Franchisee acknowledges that the proper functioning of the Software System as intended by Franchisor requires Franchisee to give Franchisor and ZorWare remote access to Franchisee's network. Franchisee agrees to give Franchisor and ZorWare such remote access to Franchisee's network at all times to allow for the full functioning of the Software System, to allow Franchisor or ZorWare to install the Software System and modifications, fixes, service releases and new versions of the Software System, and to provide training and support. Franchisee understands and acknowledges that such remote access will allow both Franchisor and ZorWare to have access to the data generated by Franchisee's use of the Software System, and will allow for Franchisee's submission of periodic reports to Franchisor, as required by Franchisor. Franchisee, to ensure Franchisor's access to Franchisee's data, shall, contemporaneously with the execution of this Agreement, execute the authorization form attached to this Agreement as **Exhibit "C"**, whereby Franchisee authorizes the Third-Party Provider to provide Franchisor with access to all of Franchisee's data in the possession of the Third-Party Provider via the Software System and/or otherwise.

2. **FEES**

(a) ***Software System Enrollment Fee***. Upon signing this Agreement, Franchisee will pay ZorWare an initial enrollment fee for the Software System as set forth on **Exhibit "A"** hereto. Franchisor may increase these fees (as provided in **Exhibit "A"**), and/or modify the services that are provided for these fees, provided Franchisee is notified of any changes applicable to Franchisee. As of the date of execution of this Agreement, Franchisee must pay an initial Software System enrollment fee (if any) set forth on **Exhibit "A"**.

In the event that Franchisee enters into a franchise agreement with Franchisor for an additional franchised business (the "Additional Franchised Business") Franchisee shall pay an initial Software System enrollment fee as set forth on **Exhibit "A"** for such Additional Franchised Business.

(b) ***Monthly Fees***. In addition to the enrollment fee, Franchisee will pay to ZorWare a monthly support and maintenance fee, in the amount set forth on **Exhibit "A"**. The monthly fees will be paid via automatic bank draft. The monthly support and maintenance fees do not apply to support and maintenance services for ServiceTitan, which is provided at Franchisor's hourly rates set forth on **Exhibit "B"** hereto. ZorWare may increase monthly support and maintenance fees (as provided in **Exhibit "A"**), and/or modify the services that are provided for these fees, provided Franchisee is notified of any changes applicable to Franchisee. The amount of each bill will be the then current amount charged for monthly support and maintenance fees by ZorWare to franchisees of Franchisor.

(c) ***Additional Fees***. If Franchisor or its affiliate develops proprietary software other than the Software System that Franchisor requires or permits Franchisee to use, Franchisor may charge Franchisee a license or maintenance fee for such software that will be reasonable in light of the fees that other companies charge for comparable software packages. Unless the Parties enter into a separate license agreement for such software, the terms and conditions for that software's maintenance and support will be the same as those set forth in this Agreement.

(d) ***Late Payments***. Any amount due hereunder that is not paid within 30 days of the invoice date will incur a late fee of $25 per month, or the maximum amount allowed under the law, whichever is lower.

3. **CONFIDENTIALITY AND LIMITED ACCESS**

(a) ***Nondisclosure***. Franchisee agrees to maintain the Software System, its documentation and the data generated by the use of the Software System in confidence by using at least the same physical and other security measures that Franchisee uses for its own confidential information. Franchisee further agrees not to allow anyone to access or use the Software System or to see its documentation or the data it generates other than Franchisee's employees, agents and representatives who have a need to have access to or to use the Software System in order to support Franchisee's authorized use thereof, provided that each such employee, agent and representative shall have signed an undertaking to Franchisee acknowledging that he or she is bound by an obligation of confidentiality.

(b) ***Notice of Loss***. Franchisee shall immediately notify Franchisor upon discovering any loss or theft of any copy of the Software System or its documentation or any data generated by its use, or any unauthorized disclosure thereof by any of Franchisee's employees, agents or representatives.

4. **REPRESENTATIONS; WARRANTIES; LIMITATION OF LIABILITY**

(a) ***Franchisor's Representations***. Franchisor hereby represents, warrants and covenants that to the best of its knowledge, information and belief its maintenance obligations under this Agreement will not infringe any U.S. patent, copyright or trade secret of any third party.

(b) ***Disclaimer of Warranty***. **EXCEPT AS SPECIFICALLY PROVIDED HEREIN, FRANCHISOR DOES NOT MAKE ANY EXPRESS OR IMPLIED WARRANTY WHATSOEVER. FRANCHISOR EXPRESSLY DISCLAIMS THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**

(c) ***Limitation of Liability***. **THE LIABILITY OF FRANCHISOR TO FRANCHISEE WILL BE LIMITED TO DIRECT DAMAGES ARISING SOLELY OUT OF FRANCHISOR'S MAINTENANCE OBLIGATIONS UNDER THIS AGREEMENT. IN NO EVENT WILL FRANCHISOR BE LIABLE FOR INCIDENTAL, SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS), EVEN IF FRANCHISOR HAS PREVIOUSLY BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**

5. **TERM**; **TERMINATION; DISABLING OF SOFTWARE SYSTEM**

(a) ***Term***. Except as otherwise expressly set forth below, with respect to each software included in the Software System, the Parties intend that the term of the license granted by the applicable Third-Party Provider for such software will be coextensive with the term of the Franchise Agreement and all renewals and extensions thereof.

(b) ***Automatic Termination***. The license granted by each Third-Party Provider will terminate automatically upon the expiration, nonrenewal or termination of the Franchise Agreement.

(c) ***Termination by Franchisor***. Franchisor may seek to have the Third-Party Provider terminate its license granted to Franchisee upon notice to Franchisee with immediate effect in the event that (i) Franchisee materially breaches any of its obligations under this Agreement or under the Franchise

Agreement, or (ii) Franchisor requires Franchisee to cease using such software (or all software) included in the Software System.

(d) ***Disabling of the Software System***. Franchisor reserves the right to request that a Third-Party Provider disable the functionality of such Third-Party Provider's software included the Software System, in whole or in part, in the event that Franchisee (i) fails in a timely manner to submit to Franchisor the reports required by Franchisor under the Franchise Agreement, (ii) fails in a timely manner to pay to Franchisor or ZorWare the required monthly Software System fees, or (iii) otherwise materially breaches this Agreement or the Franchise Agreement. Franchisor will not be liable to Franchisee for any damages whatsoever that may result directly or indirectly from a Third-Party Provider's disabling of the functionality of its software pursuant to this section.

(e) ***Disposition of Copies***. Upon termination of the license granted by a Third-Party Provider, Franchisee shall promptly return to Franchisor, or otherwise dispose of, as Franchisor may instruct, all physical copies of the applicable software included in the Software System and its associated documentation in Franchisee's possession or under Franchisee's control and shall remove all copies thereof from Franchisee's computers and other electronic storage media. Upon Franchisor's request, Franchisee shall provide Franchisor with written certification of its compliance with the foregoing.

(f) ***No Refunds***. Upon the expiration or termination of the license granted by a Third-Party Provider, or if the applicable Software System software is disabled as described above, Franchisee will not receive any refund of any payments made to ZorWare.

6. MISCELLANEOUS

(a) ***Remedies***. Franchisee acknowledges that any breach of the covenants set forth in Section 3 this Agreement would cause irreparable damage to Franchisor that would be incapable of precise measurement and for which no adequate remedy would exist at law. Franchisee therefore agrees that injunctive relief shall be available for any such breach in addition to all other remedies that may be available.

(b) ***Notices***. All notices, requests, consents and other communications required or permitted by this Agreement shall be in writing and shall be delivered by hand, fax, overnight delivery service, or registered or certified first class mail, to then-current address of the recipient known by the sender, to the attention of the person then holding the title of the person signing this Agreement on behalf of the recipient. Any such notice, request, consent or other communication shall be deemed given and be effective upon receipt at such address.

(c) ***Entire Agreement; Amendments***. This Agreement constitutes the entire understanding between the parties relating to the subject matter hereof, superseding all prior agreements, arrangements and understandings between the parties relating to its subject matter. This Agreement may not be amended or changed in any way unless such changes are in writing signed by the parties hereto.

(d) ***Waiver***. No delay, omission or failure to exercise any right or remedy provided for herein will be deemed to be a waiver thereof or acquiescence in the event giving rise to such right or remedy. No waiver will be binding unless contained in a writing signed by the party waiving its rights. Any waiver is limited to the specific situation in which it is given and no waiver of any breach or default under this Agreement will be construed as a waiver of any earlier or succeeding breach or default.

(e) ***Governing Law***. This Agreement will be governed by and construed in accordance with the laws of the State of Texas applicable to agreements made and to be performed entirely within the State of Texas, without regard to Texas's conflicts of law principles.

(f) ***Forum***. The parties hereby irrevocably consent to the non-exclusive jurisdiction of the federal and state courts located in Waco, McLennan County, Texas, in any action for temporary, interim or provisional equitable remedies. The parties hereby waive, to the full extent permitted by law, defenses based on jurisdiction, venue and forum non conveniens. The parties further consent to service of process by certified mail, return receipt requested, or by any other means permitted by law.

(g) ***Costs, Expenses and Attorneys' Fees***. If an action is commenced between the parties to enforce any provision of this Agreement, the prevailing party will be entitled to reasonable costs and expenses, including attorneys' fees.

(h) ***Effective Date.*** This Agreement shall become effective on the date it is signed by Franchisor.

< SIGNATURES APPEAR ON THE NEXT PAGE >

Signed on this _____ day of _____, 20__.

FRANCHISEE:

_____
_____, individually

Accepted as of this _____ day of _____, 20__, in _____.

FRANCHISOR:

PRECISION DOOR SERVICE SPV LLC

BY:_____
_____, President

EXHIBIT "A"
TO
SOFTWARE SYSTEM USER AND MAINTENANCE AGREEMENT

Software System:

Software included in Software System	**Third-Party Provider's Terms and Conditions that Franchisee must accept in order to access and use the software**
ServiceTitan	http://www.servicetitan.com/TermsOfService
Qvinci	http://www.qvinci.com/terms-of-use/ http://www.qvinci.com/saas-agreement/
FranConnect	http://franconnect.com/privacy-and-data-collection-policy/
Microsoft Office 365 and Exchange Mail	https://www.microsoft.com/en-us/trust-center/privacy
Broadly	https://broadly.com/terms/
Optional Software: (*check the box if included in Software System*):	
□ QuickBooks Online	https://quickbooks.intuit.com/global/terms-of-service/

The software included in the Software System is subject to change by Franchisor upon notice to Franchisee.

Software System Fees:

TYPE OF SALE	**Enrollment Fee**	**Optional Services Fee**	**Monthly Fees**	**Software Included in the Services Provided**
New Franchisee	$1,250	$1,250 to migrate data into the POS from another source	$124.45 per month, plus: Additional Microsoft Office365 Exchange, E1 and E3 email accounts are available at $5.50 - $30/month depending on type of account. Additional Franchise Portal User Accounts are available at $20 - $40/month. Any support or maintenance on ServiceTitan is provided at	Customer sentiment, franchise portal and email software.

TYPE OF SALE	Enrollment Fee	Optional Services Fee	Monthly Fees	Software Included in the Services Provided
			our then-current hourly rates (currently $125 per hour).	
Renewal Franchise Agreement	Waived	N/A	$124.45 per month, plus: Additional Microsoft Office365 Exchange, E1 and E3 email accounts are available at $5.50 - $30/month depending on type of account. Additional Franchise Portal User Accounts are available at $20 - $40/month. Any support or maintenance on ServiceTitan is provided at our then-current hourly rates (currently $125 per hour).	Customer sentiment, franchise portal and email software.
Sale to Existing Franchisee (Contiguous Territory)	Waived	$1,250 to migrate data into the POS from another source	$124.45 per month, plus: Additional Microsoft Office365 Exchange, E1 and E3 email accounts are available at $5.50 - $30/month depending on type of account. Additional Franchise Portal User Accounts are available at $20 - $40/month. Any support or maintenance on ServiceTitan is provided at our then-current hourly rates (currently $125 per hour).	Customer sentiment, franchise portal and email software.
Sale to Existing Franchisee (Non-Contiguous Territory)	$1,250	$1,250 to migrate data into the POS from another source	$124.45 per month, plus: Additional Microsoft Office365 Exchange, E1 and E3 email accounts are available at $5.50 - $30/month depending on type of account. Additional Franchise Portal User Accounts are available at $20 - $40/month. Any support or maintenance on ServiceTitan is provided at	Customer sentiment, franchise portal and email software.

TYPE OF SALE	Enrollment Fee	Optional Services Fee	Monthly Fees	Software Included in the Services Provided
			our then-current hourly rates (currently $125 per hour).	

*This fee does not include support and maintenance services for ServiceTitan, which services are provided at Franchisor's hourly rates set forth on **Exhibit "B".**

If included in Software System: QuickBooks Online: $_____ / month[1]

We may increase these fees in the future but not more than 30% annually in addition to any direct price increases from third-party vendors and changes to fees due to changes to the software included in the Software System.

[1] $30 - $220 per month, depending on license tier.

EXHIBIT "B"
TO
SOFTWARE SYSTEM USER AND MAINTENANCE AGREEMENT

Service level agreement will include best effort of 2 to 5 business days for response and/or resolution.

- Live Support hours: 6 AM - 7 PM CST, Mon. - Fri.
- Limit of 2 hours of phone support per month.
- If exceeds call limit then the following would apply:
- Hourly Phone Support: $125 per hour.

**ZorWare Help Desk & Team observes any/all holidays as determined by Zorware.*

EXHIBIT "C"
TO
SOFTWARE SYSTEM USER AND MAINTENANCE AGREEMENT

BY YOUR SIGNATURE BELOW, YOU AGREE AND ACKNOWLEDGE THAT PRECISION DOOR SERVICE SPV LLC ("FRANCHISOR") MAY REQUEST FROM SERVICETITAN, INC. ACCESS TO INFORMATION THAT YOU INPUT INTO THE SERVICETITAN SYSTEM (THE "SYSTEM") OR DEVELOP ON THE SYSTEM IN OR WITH RESPECT TO ACCOUNTS RELATED TO YOUR PRECISION GARAGE DOOR SERVICE® FRANCHISED BUSINESS, INCLUDING, BUT NOT LIMITED TO CUSTOMER DATA, TRANSACTION DATA AND OPERATIONAL AND FINANCIAL DATA ABOUT YOUR PRECISION GARAGE DOOR SERVICE® FRANCHISED BUSINESS(ES) (THE "DATA"). SUCH ACCESS MAY BE IN INDIVIDUAL OR AGGREGATED FORM AND MAY TAKE PLACE WITH OR WITHOUT NOTICE TO YOU. YOU CONSENT TO THIS DISCLOSURE BY SERVICETITAN OF ANY AND ALL DATA TO FRANCHISOR AND ITS AFFILIATES AND AGREE TO INDEMNIFY AND HOLD HARMLESS SERVICETITAN AND ITS SUBSIDIARIES, AFFILIATES, OFFICERS, AGENTS, AND EMPLOYEES, FOR ANY DAMAGES, EXPENSES, LOSSES OR LIABILITIES SUFFERED BY YOU IN CONNECTION WITH ANY SUCH DISCLOSURE WHETHER SUCH DAMAGES ARE UNDER CONTRACT OR TORT OR UNDER ANY OTHER THEORY OF LIABILITY.

FURTHER, FRANCHISOR MAY REQUEST TO BE GRANTED ADMINISTRATIVE ACCESS TO YOUR SERVICETITAN USER ACCOUNT(S) RELATED TO YOUR PRECISION GARAGE DOOR SERVICE® FRANCHISED BUSINESS(ES), TO EXPORT, TRANSFER OR GRANT ACCESS TO YOUR ACCOUNT OR TO DATA ASSOCIATED WITH SUCH ACCOUNT(S) OR YOUR PRECISION GARAGE DOOR SERVICE® FRANCHISED BUSINESS(ES), TO SUSPEND SUCH ACCOUNT(S) OR YOUR ACCESS TO THE SYSTEM FOR YOUR PRECISION GARAGE DOOR SERVICE® FRANCHISED BUSINESS(ES) OR, IN CONNECTION WITH A TERMINATION OF YOUR PRECISION GARAGE DOOR SERVICE® FRANCHISE AGREEMENT(S) WITH FRANCHISOR, TO TERMINATE OR DELETE YOUR SERVICETITAN ACCOUNT(S) RELATED TO YOUR PRECISION GARAGE DOOR SERVICE® FRANCHISED BUSINESSES. YOU CONSENT TO ALL SUCH ACCESS AND ACTIONS BY FRANCHISOR AND AGREE THAT YOU WILL NOT SEEK ANY MASS EXPORT OF YOUR DATA WITH RESPECT TO YOUR PRECISION GARAGE DOOR SERVICE® FRANCHISED BUSINESS WITHOUT THE WRITTEN CONSENT OF FRANCHISOR. FURTHER, YOU AGREE TO INDEMNIFY AND HOLD HARMLESS SERVICETITAN AND ITS SUBSIDIARIES, AFFILIATES, OFFICERS, AGENTS, AND EMPLOYEES, FOR ANY DAMAGES, EXPENSES, LOSSES OR LIABILITIES SUFFERED BY YOU IN CONNECTION WITH ANY SUCH ACTIONS OF FRANCHISOR WHETHER SUCH DAMAGES ARE UNDER CONTRACT OR TORT OR UNDER ANY OTHER THEORY OF LIABILITY.

YOU AGREE THAT YOU WILL AT ALL TIMES COMPLY WITH THE TERMS OF USE WITH RESPECT TO THE SYSTEM WHICH ARE ACCESSIBLE AT http://www.servicetitan.com/TermsOfService. FOR THE PURPOSES OF THE TERMS OF USE, YOU CONSENT TO THE DISCLOSURE AND ACCESS RIGHTS GRANTED TO FRANCHISOR HEREBY. SERVICETITAN, INC. IS AN INTENDED THIRD PARTY BENEFICIARY TO THIS AGREEMENT.

Franchisee's Name: _____

Signature: _____

Date: _____

EXHIBIT L-1

ASSIGNMENT AND CONSENT AGREEMENT

ASSIGNMENT AND CONSENT AGREEMENT

This Assignment and Consent Agreement (this "Agreement") is made effective as of the date Franchisor signs below (the "Effective Date") and is entered into by and among [ ] ("Franchisee"), and [ ] (a "Franchisee Principal(s)") (Franchisee and Franchisee Principal(s) collectively referred to as "Assignor"), [ ] ("Assignee"), and PRECISION DOOR SERVICE SPV LLC, a Delaware limited liability company having a principal place of business at 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor"). All capitalized terms not defined in this Agreement have the respective meanings set forth in the Old Franchise Agreement (as defined below).

RECITALS

A. Franchisor and Assignor are parties to a Precision Garage Door Service® Franchise Agreement dated [ ] (the "Old Franchise Agreement"), pursuant to which Assignor was granted the right to operate a Precision Garage Door Service® business in the following territory: _____ (the "Franchised Business"). [Because the Old Franchise Agreement is dated on or before December 31, 2020, Assignor and Franchisor also executed an Amendment to the Old Franchise Agreement dated _____, 2022 (the "Legacy Amendment"), which Legacy Amendment provides, among other things, that a transferee of a franchised business from a franchisee that has executed the Legacy Amendment may initially be eligible for a lower license fee rate for a period of time before being subject to the standard license fee rates and will receive a cap on its total transfer fee. The parties agree and acknowledge that Assignee will receive the benefit of the terms included in the Legacy Amendment as they apply to Assignee as a transferee of the Franchised Business, and such terms will be documented in the Legacy Transfer Rider to the New Franchise Agreement attached hereto as Exhibit A.]

B. Assignor desires to assign to Assignee all right, title and interest in the Franchised Business, including the franchise rights for the Franchised Business (the "Assignment"); Assignee wishes to accept the Assignment and, as of the Effective Date, assume all of the duties, obligations, and liabilities of Assignor related thereto by entering into a purchase and sale agreement with Assignor and by signing a franchise agreement with Franchisor.

C. Assignor represents that there is no dispute related to the offer and sale of the Old Franchise Agreement or Franchised Business, and further represents that Assignor has no claims against Franchisor under applicable laws.

D. In consideration of Assignor's request for the Assignment and the representations set forth in Recital C above, Franchisor is willing to consent to the Assignment as of the Effective Date, subject to the provisions stated below, and Assignor agrees to settle all known and unknown disputes it may have against Franchisor, if any, that exist as of the Effective Date.

AGREEMENTS

NOW, THEREFORE, in exchange for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Assignment and Assumption. Assignor assigns to Assignee all right, title and interest in and to the Franchised Business, including the franchise rights for the Franchised Business. Assignee unconditionally assumes and accepts the Assignment of the Franchised Business, including the franchise rights for the Franchised Business, and agrees to be bound by all duties, obligations, and liabilities of the Assignor related thereto, including without limitation all of Assignor's customer obligations, including all warranty work and service plans obligations.

2. Signing of Current Form of Franchise Agreement. As a condition of Franchisor's consent to the Assignment, Assignee agrees to sign Franchisor's then-current form of franchise agreement (the "New Franchise Agreement"). Assignee acknowledges that the terms and conditions of the New Franchise Agreement may be different from the terms and conditions of the Old Franchise Agreement[; provided that the applicable terms of the Legacy Amendment will apply to the New Franchise Agreement as reflected in the Legacy Transfer Rider to the New Franchise Agreement which is attached hereto as Exhibit A]. Prior to the Effective Date, Assignee shall deliver to Franchisor two signed copies of the New Franchise Agreement, along with the executed copies of this Agreement [and the Legacy Transfer Rider].

3. Termination of Old Franchise Agreement. All parties agree that the Old Franchise Agreement is terminated as of the effective date of the New Franchise Agreement with no further force and effect, except for the post-termination obligations identified in Section 12 below.

4. Status of Assignor Following Assignment. Upon and after the Effective Date and subject to Section 12 below, Assignor will have no interest in and will no longer be responsible or liable for (a) the Franchised Business, (b) the franchise rights for the Franchised Business, or (c) the Old Franchise Agreement. Assignor, however, will remain liable for any responsibilities, obligations, and liabilities related to the Old Franchise Agreement and the Franchised Business up to the Effective Date, including all monetary obligations due to Franchisor, its affiliates, and other third parties under the Old Franchise Agreement that have accrued as of the Effective Date and all post-termination obligations identified in Section 12 below.

5. Assignee Principals. If Assignee is an entity, Assignee represents and warrants to Franchisor and Assignor that the following individuals and/or entities are the sole owners of Assignee (the "Assignee Principals"):

Name of Principal Owner	**Percentage of Ownership in Assignee (total must equal 100%)**
Total	**100%**

6. Payment of Transfer Fee. On or before the Effective Date, Franchisor must receive a transfer fee in the amount of $[_____], as referenced in Section 10.C. of the Old Franchise Agreement.

7. Training. On or before the Effective Date, Assignee must complete Franchisor's training requirements.

8. Payment of Fees Owed to Franchisor; Delivery of Reports. On or before the Effective Date, all fees owed by Assignor to Franchisor, its affiliates or suppliers or upon which Franchisor or its affiliates have any contingent liability, under or related to the Old Franchise Agreement (the "Fees Owed") must be paid in full. Accordingly, on or before the Effective Date, Assignor or Assignee must deliver the full amount of Fees Owed to Franchisor, its affiliate(s) and/or suppliers, along with three fully executed copies of this Agreement. In addition, on or before the Effective Date, Assignor must deliver to Franchisor any and all reports required to be delivered under the Old Franchise Agreement, including without limitation reports related to any Fees Owed and any financial and other reports relating to the Franchised Business and its operations as Franchisor may request pursuant to Section 10.D.8 of the Franchise

Agreement in order for Franchisor and/or assignee to evaluate the Franchised Business and the proposed transfer.

9. Personal Guarantee. Each Assignee Principal must execute a personal guarantee in the form attached to the New Franchise Agreement.

10. Representations.

A. Assignor and Assignee represent and warrant to each other that they have the authority to execute this Agreement.

B. Assignor represents and warrants to Franchisor and Assignee that it owns all right, title and interest in and to the Franchised Business and the Old Franchise Agreement, free and clear of any mortgage, lien or claims, and has not assigned any or all of its interest in the Franchised Business or the Old Franchise Agreement to any third party.

C. Assignor and Assignee represent and warrant to Franchisor that they have consummated the asset purchase and sale transaction that is related to the Assignment contemplated hereunder as of the Effective Date.

11. Indemnification.

A. Assignor, for itself, its heirs, successors and assigns, agrees to indemnify and hold harmless Franchisor, its affiliates, successors, assigns, officers, directors, employees, agents, and each of them, against any and all liabilities, damages, actions, claims, costs (including reasonable attorneys' fees), or expenses of any nature resulting, directly or indirectly, from any of the following: (i) any misrepresentations or breach of warranty by Assignor under this Agreement; (ii) the Assignment; or (iii) any claim, suit or proceeding initiated by or for a third party(s), now or in the future, that arises out of or relates to the Old Franchise Agreement or the Franchised Business operated by Assignor prior to the Effective Date.

B. Assignee, for itself, its heirs, successors and assigns, agrees to indemnify and hold harmless Franchisor, its affiliates, successors, assigns, officers, directors, employees, agents, and each of them, against any and all liabilities, damages, actions, claims, costs (including reasonable attorneys' fees) or expenses of any nature resulting, directly or indirectly, from any of the following: (i) any misrepresentations or breach of warranty by Assignee under this Agreement; or (ii) the Assignment.

12. Assignor's Post-Termination Obligations. Assignor agrees that, upon transfer of its interest in the Franchised Business to Assignee, Assignor will comply with all post-termination obligations set forth in Section 13 of the Old Franchise Agreement, which obligations shall be incorporated herein by reference. Further, Assignor shall comply with any other provisions of the Old Franchise Agreement which, by their nature, survive termination or expiration of the Old Franchise Agreement.

13. Consent to Assignment. Franchisor consents to the Assignment subject to the terms and conditions of this Agreement. Franchisor's consent to the Assignment will not result in any waiver of any

rights nor a release under the Old Franchise Agreement or New Franchise Agreement, and is not a consent to any additional or subsequent transfers or assignments.

14. Release and Settlement of Claims by Assignor. Except as may be prohibited by applicable law, Franchisee and Franchisee Principals (individually and as owners of Franchisee) and each of their respective heirs, successors, assigns, affiliates, shareholders, officers, directors, employees, and agents, and on behalf of any other party claiming an interest through them (collectively and individually referred to as the "Assignor Parties" for purposes of Sections 14, 15 and 16 hereof), release and forever discharge Franchisor, its predecessors, successors, affiliates, directors, officers, shareholders, agents, employees and assigns (collectively and individually referred to as the "Franchisor Parties" for purposes of Sections 14, 15 and 16) of and from any and all claims, debts, liabilities, demands, obligations, costs, expenses, actions and causes of action (collectively, "Claims"), whether known or unknown, vested or contingent, which Assignor Parties may now or in the future own or hold, that in any way relate to the Old Franchise Agreement, any other agreement between Assignor and Franchisor, the Franchised Business, or the relationship between Assignor and Franchisor through the Effective Date (collectively, "Assignor Claims"), for known or unknown damages or other losses including, but not limited to, any alleged violations of any deceptive or unfair trade practices laws, franchise laws, or other local, municipal, state, federal, or other laws, statutes, rules or regulations, and any alleged violations of the Old Franchise Agreement or any other agreement between Assignor and Franchisor through and including the Effective Date.

15. Release by Assignee. Except as noted in this Section 15, Assignee, Assignee Principals (if any), and their respective affiliates, successors, assigns, officers, directors, employees, agents, and on behalf of any other party claiming an interest through them (collectively and individually referred to as the "Assignee Parties" for purposes of this Section 15 and Section 16 below), release and forever discharge the Franchisor Parties of and from any and all Claims, whether known or unknown, vested or contingent, which Assignee may now or in the future own or hold, that in any way relates to the Franchised Business or the New Franchise Agreement (collectively referred to as "Assignee Claims" for purposes of this Section 15 and Section 16).

As to the New Franchise Agreement, the Assignee Parties and Franchisor Parties acknowledge and agree that the release by the Assignee Parties does not relate to the offer and sale of the New Franchise Agreement. Further, the parties agree that the release as it relates to the New Franchise Agreement is effective as to Assignee Claims arising through the Effective Date of this Agreement, and not to any claims arising after the Effective Date.

16. Acknowledgement of Releasors. The release of Assignor Claims set forth in Section 14 and Assignee Claims in Section 15 are intended by the Assignor Parties and Assignee Parties (collectively, the "Releasors") to be full and unconditional general releases, as that phrase is used and commonly interpreted, extending to all claims of any nature, whether or not known, expected or anticipated to exist in favor of one of the Releasors against any other Releasor. In making this voluntary express waiver, the Releasors acknowledge that claims or facts in addition to or different from those which are now known to exist with respect to the matters mentioned herein may later be discovered and that it is the Releasors' intention to hereby fully and forever settle and release any and all matters, regardless of the possibility of later discovered claims or facts. The Releasors acknowledge that they have had adequate opportunity to gather all information necessary to enter into this Agreement and release, and need no further information or knowledge of any kind that would otherwise influence the decision to enter into this Agreement. The Releasors, for themselves and their heirs, successors and assigns, hereby expressly, voluntarily, and knowingly waive, relinquish and abandon each and every right, protection, and benefit to which they would be entitled, now or at any time hereafter under Section 1542 of the Civil Code of the State of California, as well as under any other statutes or common law principles of similar effect to said Section 1542, whether now or hereafter existing under the laws of California or any other applicable federal or state law with

jurisdiction over the parties' relationship. The Releasors acknowledge that Section 1542 of the Civil Code of the State of California provides as follows:

> "A general release does not extend to claims which the creditor or releasing party does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor or released party."

This release is and shall be and remain a full, complete, and unconditional general release. The Releasors acknowledge and agree that this release and the foregoing waiver are an essential, integral and material term of this Agreement. The Releasors further acknowledge and agree that no violation of this Agreement shall void the releases set forth in Sections 14 and 15.

17. Confidentiality. Assignor and Assignee acknowledge and agree that this Agreement and matters discussed in relation thereto are entirely confidential. It is therefore understood and agreed by Assignor and Assignee that they will not reveal, discuss, publish or in any way communicate any of the terms, amount or fact of this Agreement to any person, organization or other entity, except to their respective officers, employees or professional representatives, or as required by law.

18. Miscellaneous. This Agreement, and the documents referred to herein, constitute the entire agreement among the parties with respect to the subject matter hereof. No amendment will be binding unless in writing and signed by the party against whom enforcement is sought. All representations, warranties, agreements and all other provisions of this Agreement which by their terms or by reasonable implication are intended to survive the closing of this transaction will survive it.

19. Representation by Counsel. The parties have had adequate opportunity to consult with an attorney of their respective choice, including with respect to the release of claims set forth herein.

20. Governing Law/Venue. This Agreement will be construed and enforced in accordance with the laws of Texas, without regard to principles of conflicts of law. The parties further agree that any legal proceeding relating to this Agreement or the enforcement of any provision herein shall be brought or otherwise commenced only in the courts of Texas.

21. Counterparts. This Agreement may be executed in more than one counterpart, each of which shall constitute an original copy.

ASSIGNOR:

[_____]

By: _____
Name:
Title:

Date: _____

ASSIGNEE:

[_____]

By: _____
Name:
Title:

FRANCHISOR:

PRECISION DOOR SERVICE SPV LLC

By: _____
Name:
Title:

Effective Date: _____, 20__

Exhibit A to the Assignment and Consent Agreement

Legacy Transfer Rider to Franchise Agreement

This Legacy Transfer Rider to Franchise Agreement (this "Rider") is entered into by and between **PRECISION DOOR SERVICE SPV LLC**, a Delaware limited liability company having a principal place of business at 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor" or "we"), and _____, individually, having an address of _____ ("Franchisee" or "you"), as of the Effective Date of the Franchise Agreement (as defined below).

A. Simultaneously herewith, Franchisor and Franchisee are entering into a Franchise Agreement pursuant to which Franchisee has the right and obligation to operate a Precision Garage Door franchised business (the "Business") located at _____ (the "Franchise Agreement").

B. Because Franchisee has acquired the Business (the "Transfer") from an existing Precision Garage Door franchisee ("Assignor") whose franchise agreement was dated on or before December 31, 2020 and who signed an amendment to the franchise agreement (the "Legacy Amendment"), which, among other things, provided that a transferee of the Business may initially be eligible for a lower license fee rate for a period of time before being subject to the standard license fee rates and will receive a cap on its total transfer fee, the parties are entering into this Rider to document the benefits that Franchisee, as the transferee of the Business, is receiving as a result of Assignor's Legacy Amendment.

Now, therefore, the parties agree as follows:

1. License Fee Rate Ramp-Up: If under Schedule A of the Franchise Agreement executed contemporaneously herewith, the standard license fee rate is more than 0.5% greater than Assignor's effective license fee rate under Assignor's franchise agreement at the time of the Transfer, then immediately upon the Transfer, your license fee rate will be the Assignor's effective license fee rate at that time plus 0.25%, and your rate will gradually increase by 0.25% on each anniversary of the transfer date until the license fee rate reaches the rate set forth in Schedule A of the Franchise Agreement, as follows:

Time Period	License Fee Percentage of Monthly Gross Sales
Months 0-12	
Months 13-24	
Months 25-36	
Months 37 - 48	
Month 49 and after	

2. Transfer Fee Cap: If you engage in an assignment or transfer (as defined in the then-current franchise agreement), in accordance with the terms of the then-current franchise agreement, to an assignee or transferee approved by Franchisor (the "Buyer"), whether it is an assignment of the then-current franchise agreement only or a simultaneous transfer of multiple Precision Garage

Door Service franchised businesses owned by you (the "Assignment"), your total transfer fee for the Assignment will not exceed $500,000 (the "Transfer Fee Cap"), so long as the following conditions are met:

(i) Franchisor or any of its agents or representatives (including outside franchise brokers) is not involved in finding or soliciting the Buyer; and

(ii) if the Assignment involves an assignment of multiple Precision Door Service franchised businesses owned by transferee, all of the franchised businesses must be assigned to Buyer and the assignments must be accomplished as a simultaneous transfer as part of a single transaction between you and Buyer.

(iii) For further avoidance of doubt, the Transfer Fee Cap only applies to Assignments under the Franchise Agreement and does not apply to any further renewals, transfers or assignments of the Franchise Agreement.

3. Notwithstanding anything to the contrary in the Franchise Agreement, in the event of a conflict between the provisions of the Franchise Agreement and the provisions of this Rider, the provisions of this Rider shall control. The parties agree that the Franchise Agreement remains fully effective in all respects except as specifically modified herein, and all the respective rights and obligations of Franchisee and Franchisor remain as written unless modified specifically herein.

Signed on this _____ day of _____, 20__ (the "Effective Date").

FRANCHISEE:

_____
_____, individually

Accepted as of the _____ day of _____, 20__, in _____.

FRANCHISOR:

PRECISION DOOR SERVICE SPV LLC

BY: _____
_____, President

EXHIBIT L-2

BUYER COMMITMENT AGREEMENT

BUYER COMMITMENT AGREEMENT

This **BUYER COMMITMENT AGREEMENT** (this "**Agreement**"), dated effective as of _____(the "**Effective Date**"), is entered into by _____ ("**Buyer**") and _____, an owner of Assignee ("**Owner**", and collectively with Assignee, "**you**"), on the one hand, and **Precision Door Service SPV LLC**, a Delaware limited liability company having a principal place of business at _____ ("**Franchisor**"), on the other hand.

WHEREAS, simultaneously herewith, Buyer and _____, a "_____" franchisee ("**Seller**") are entering into an agreement ("**Purchase Agreement,**" and the transaction contemplated thereunder, the "**Transfer**") pursuant to which Buyer shall agree to purchase from Seller the "_____" business located at _____ (the "**Business**") and operated by Seller pursuant to a franchise agreement dated _____ between Seller and Franchisor ("**Seller's Franchise Agreement**");

WHEREAS, Owner owns 100% of the equity ownership interests in Buyer;

WHEREAS, Buyer's and Seller's consummation of the Transfer ("**Closing**") is subject to Franchisor's prior written consent, and Franchisor's consent is subject to a number of conditions imposed by Franchisor, including, without limitation, a requirement that, prior to completing the Transfer, Buyer satisfactorily complete certain training requirements (the "**Training**"), and Buyer pays a transfer fee to Franchisor (as provided in Seller's Franchise Agreement);

WHEREAS, Buyer and Seller have mutually requested that Owner be permitted to attend Training prior to Closing to enable Owner to begin to operate the Business immediately upon Closing without any interruption to attend Training after Closing;

WHEREAS, Franchisor requires that Buyer and Owner enter into this Agreement before Franchisor is willing to provide the Training to Owner and pay the Training Fee set forth below;

WHEREAS, as another condition to Franchisor's consent to the Transfer, Assignee will be required to enter into a new Franchise Agreement (the "**Franchise Agreement**") with Franchisor, pursuant to which Franchisor will grant Assignee a license to use Franchisor's trademarks, services marks, logos and other indicia of origin (the "**Marks**") and Franchisor's methods of operation (the "**System**") in connection with the operation of the Business. (Capitalized terms used herein without a definition shall have the same meaning as assigned to them in the Franchise Agreement), and Owner will be required to enter into a guaranty with Franchisor, guaranteeing Assignee's obligations under the Franchise Agreement (the "**Guaranty**"); and

WHEREAS, Franchisor has undertaken, at considerable effort and expense, to create the System which will be revealed to you during the Training and pursuant to the Franchise Agreement and you will be exposed to and learn many procedures, techniques and other matters that are identified and treated by Franchisor as confidential, proprietary or trade secret, including, without limitation, information regarding the operational, sales, and marketing methods and techniques of Franchisor, which are beyond your skills and experience ("**Confidential Information**"); and

WHEREAS, you agree that you will receive material benefit from Franchisor by receiving the Training and entering into the Franchise Agreement and/or the Guaranty. **In exchange for that good consideration, you agree to execute and be bound by this Agreement, including the noncompetition covenant set forth herein, with the understanding that Franchisor would not permit you to attend**

Training without your agreement to comply with this Agreement, including the noncompetition covenant.

NOW, THEREFORE, you hereby agree as follows:

1. Confidentiality Obligation. You acknowledge that you will receive valuable Confidential Information that provides a competitive advantage in the development and operation of the Business. You acknowledge and agree that the Confidential Information, including any Operations Manual of Franchisor, is confidential and proprietary in nature and contains trade secrets belonging to Franchisor and its affiliates and that all such tangible evidence of Confidential Information is a property right of great value to Franchisor and its affiliates. You may not, during the term of this Agreement and for five years thereafter, communicate, divulge or use any Confidential Information for the benefit of any other person or entity, except that you may communicate Confidential Information to such employees as must have access to it in order to operate the Business during the term of the Franchise Agreement; provided, however that you require any such employees to maintain the confidentiality of the Confidential Information in accordance with this Section. All Confidential Information, including, without limitation, methods, procedures, suggested pricing, specifications, processes, materials, techniques and other data, may not be used for any purpose other than operating the Business under the Franchise Agreement.

2. Non-Use. You agree not to (a) use Confidential Information without prior written approval from Franchisor or except as provided under the Franchise Agreement, or (b) do or perform any other act injurious to the goodwill associated with the Marks and the System.

3. Non-Disclosure. You agree not to disclose, communicate or divulge any Confidential Information for your benefit or for the benefit of any other third party, including, without limitation, a competitor of the Business and/or Franchisor.

4. Exclusions. Confidential Information does not include and this Agreement does not apply to information that you can establish by reliable documentary evidence (a) was previously independently and lawfully known by you, (b) is or becomes part of the public domain other than through your wrongful act, (c) is otherwise lawfully in your hands by a means other than breach of this Agreement or (to your knowledge) third party's breach of its confidentiality obligation to Franchisor, or (d) is sought pursuant to a subpoena or written discovery ("**Process**"); provided that Franchisor shall be immediately notified of the receipt of the Process, whereupon Franchisor has the right to request that you delete the Confidential Information from the scope thereof, and if you refuse, then Franchisor may seek any and all available remedies, including, without limitation, commencing proceedings to enjoin the disclosure of Confidential Information or intervening impending proceedings to seek the entry of protective orders or other appropriate relief. Nothing in this Agreement shall be construed to interfere with a party's obligations to comply with lawful court orders; however, no disclosure of Confidential Information by a party pursuant thereto shall be deemed to place the Confidential Information in the public domain or to relieve the party from the future performance of all its confidentiality obligations under this Agreement, absent express orders of the court to the contrary.

5. Covenant Not to Compete. Except as otherwise approved in writing by Franchisor, you may not, directly or indirectly, through, on behalf of, or in conjunction with, any other person, partnership, or legal entity, own, maintain, operate, or engage or participate in, inure benefit to, or have any financial interest, either as an officer, agent, employee, principal, partner, director, shareholder or any other individual or representative capacity, in any corporation, partnership or other legal entity that engages in any business that is the same as or similar to the Business, or is otherwise in competition with the business of Franchisor or Franchisor's franchisees, that engages in the distribution of similar products, services and/or equipment and that is located:

(a) anywhere, during the time period beginning on the Effective Date and ending on the expiration or earlier termination of this Agreement; or

(b)

(i) within the territory specified in the Assignor's Franchise Agreement

(ii) within a 25-mile radius of the outer boundary of such territory, or

(iii) inside the territory of another _____ business,

in each case during a time period of:

(A) eighteen (18) months commencing with the earlier of the termination or expiration of this Agreement, if the Transfer is not consummated prior to the expiration of this Agreement, or,

(B) with respect to Owner, eighteen (18) months commencing on the date on which Owner ceases to be associated with the Business,

in each case which time period shall be extended by any period of non-compliance.

You further agree that upon Franchisor's request you shall make your personal and business records available for inspection by Franchisor to determine your compliance with this provision.

6. Customer Non-Solicitation Covenant. In addition, you agree that during the term of this Agreement and for one year thereafter, you will not, without our prior written consent, directly or indirectly, for yourself or on behalf of any other person, divert, or attempt to divert, any business or customer of the Business or any other _____ business to any competitor by direct or indirect inducement, with the understanding that this covenant expires in the event you close on the sale of the Business, satisfactorily complete Franchisor's training and begin the operation of the Business in accordance with a duly executed Franchise Agreement with Franchisor.

7. Scope of Covenants. The parties agree that each of the foregoing covenants in Section 5 and Section 6 will be construed as independent of any other covenant or provision of this Agreement. To the extent anyone successfully contests the validity or enforceability of any part of Section 5 or Section 6 in its present form predicated upon the area of coverage, this provision will not be deemed invalid or unenforceable, but will instead be deemed modified, so as to be valid and enforceable, to provide coverage for the maximum scope that any court of competent jurisdiction or arbitrator will deem reasonable and necessary to protect Franchisor's legitimate interests.

8. Choice of Law and Jurisdiction. This Agreement shall be governed by the internal laws of the State of Texas, without regard to conflicts of laws provisions. You agree that any litigation or legal action to enforce or relating to this Agreement shall be filed in Waco, McLennan County, Texas. You hereby consent to the jurisdiction of such courts and further agree to waive any rights or objections to the jurisdiction or venue of any such actions when filed in such courts.

9. Training Fee. You will pay to Franchisor a nonrefundable training fee in the amount of $14,900 (the "**Training Fee**") prior to attending any of Franchisor's training sessions. Upon the successful completion of training and full execution of the Franchise Agreement, Franchisor will apply the Training Fee to any Transfer Fee owed in connection with the Transfer.

10. Legal Fees and Costs. Any unauthorized disclosure following execution of this Agreement may be cause for suit for injunctive relief and damages. If you breach this Agreement, you shall pay reasonable attorney's fees and other costs incurred by Franchisor and/or Franchisee in enforcing the provisions of this Agreement or any other agreement related to Buyer's purchase of the Business (regardless of whether the purchase closes). If any legal proceeding is commenced to enforce or interpret any provision of this Agreement, the prevailing party will be entitled to recover reasonable attorney's fees and all costs and disbursements allowed by law.

11. Term of Agreement. The term of this Agreement begins on the Effective Date and ends on the effective date of the Franchise Agreement, in which case Buyer and Owner will be subject to the confidentiality, noncompetition and non-solicitation covenants set forth in the Franchise Agreement and any related nondisclosure/noncompetition agreement signed by Owner, which covenants shall then supersede the confidentiality, noncompetition and non-solicitation covenants of this Agreement. If, however, the Franchise Agreement is not executed within one year of the Effective Date of this Agreement, then this Agreement terminates on the one year anniversary of the Effective Date, but the confidentiality, noncompetition and non-solicitation covenants continue in full force and effect thereafter as provided in Sections 1, 5, and 6, respectively.

12. Defend Trade Secrets Act of 2016 Disclosure. 18 U.S.C. § 1833(b) states: "An individual shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that—(A) is made—(i) in confidence to a Federal, State, or local government official, either directly or indirectly, or to an attorney; and (ii) solely for the purpose of reporting or investigating a suspected violation of law; or (B) is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal." Accordingly, the parties to this Agreement have the right to disclose in confidence trade secrets to Federal, State, and local government officials, or to an attorney, for the sole purpose of reporting or investigating a suspected violation of law. The parties also have the right to disclose trade secrets in a document filed in a lawsuit or other proceeding, but only if the filing is made under seal and protected from public disclosure. Nothing in this Agreement is intended to conflict with 18 U.S.C. § 1833(b) or create liability for disclosures of trade secrets that are expressly allowed by 18 U.S.C. § 1833(b).

13. Entire Agreement. This Agreement (i) sets forth the entire understanding among Buyer, Owner and Franchisor with respect to its subject matter and cannot be changed except by written instrument signed by you and Franchisor, and (ii) is separate from any other agreement regarding conditions to Franchisor's consent to the Transfer or any agreement between Buyer and Seller regarding the Transfer. There are no representations of any kind except as contained herein. This Agreement will be binding upon and inure to the benefit of the parties, their legal representatives, successors, and assigns.

Buyer:

By: _____
Name:
Title:
Date:

Owner:

_____
An Individual

Franchisor:

By: _____
Name:
Title:
Date:

EXHIBIT M-1

PRIVATE EQUITY ADDENDUM TO FRANCHISE AGREEMENT

PRIVATE EQUITY ADDENDUM TO FRANCHISE AGREEMENT

(Precision Door Service)

This Addendum to Franchise Agreement (the "**Addendum**") is entered into as of _____ (the "**Effective Date**") by and between **Precision Door Service SPV LLC** ("**Franchisor**"), on the one hand, and _____ ("**Franchisee**"), and _____, the owner of Franchisee **(**"**PE Owner**"), on the other hand.

A. Franchisor and Franchisee are parties to the Franchise Agreement dated contemporaneously herewith (the "**Franchise Agreement**"), pursuant to which Franchisee has the right and the obligation to operate a Precision Garage Door Service® (the "**Brand**") business at the following location: _____ (the "**Franchised Business**"). Capitalized terms not defined herein have the meanings set forth in the Franchise Agreement.

B. PE Owner is an entity owned by one or more private equity investment companies.

C. PE Owner wishes to become a Principal Owner of Franchisee.

D. Franchisor is willing to approve PE Owner as a Principal Owner of Franchisee, subject to the terms and conditions of this Addendum.

E. The parties desire to amend the Franchise Agreement as set forth in this Addendum.

Now, therefore, the parties agree and acknowledge as follows:

1. **Scope**. The Parties acknowledge and agree that an addendum substantially in the form hereof shall be executed with respect to each franchise agreement that Franchisee or an affiliate of Franchisee ("**Franchisee Affiliate**") signs for the operation of a franchised business under the Brand with Franchisor as well as any franchise agreement between a Franchisee Affiliate and any affiliate of Franchisor ("**Neighborly Affiliate**") for a separate Neighborly brand, regardless of whether the franchise agreement is executed in connection with a new franchise location to be opened or in connection with the transfer of an existing franchise location. As used herein, "**Neighborly**" means Franchisor and its affiliates, including Neighborly Affiliates.

2. **PE Owner as Principal Owner; Section 2 of Schedule A**. Notwithstanding Section 6.A or any other provision of the Franchise Agreement, PE Owner will not be required to devote full-time attention to the Business; *provided that* the Business shall be at all times under the direct and active supervision and management of a qualified individual (the "**Managing Principal**") who meets Franchisor's then-current experience, reputation, leadership and education criteria, possesses all required trade and/or business licenses and permits, and completes all required training to Franchisor's satisfaction ("**Managing Principal Criteria**"). For the avoidance of doubt, the Managing Principal shall not be required to own any equity interest in the Franchisee. PE Owner will not be required to complete Franchisor's training program; *provided that* any Managing Principal satisfactorily completes (i) the initial training program prior to assuming the management of the Business and (ii) all additional and ongoing professional industry/experience, educational and training requirements (including trade and/or business licenses and permits) from time to time imposed by Franchisor and/or required by applicable laws. As of the Effective Date, _____ will serve as Franchisee's Managing Principal. The Managing Principal shall have primary responsibility for the management of the Business and shall have the authority to make all decisions on behalf of the Franchisee and the Managing Principal's decisions will bind the

Franchisee. If Franchisee replaces the Managing Principal, any new Managing Principal must satisfy, in Franchisor's determination, the Managing Principal Criteria.

Section 2 of Schedule A to the Franchise Agreement, titled "Owners", is hereby amended to identify a PE Owner as follows: "You represent and warrant to us that the following person or entity is the only owner of Franchisee ("PE Owner"): _____, with a principal office address as _____."

In addition, the last paragraph in Section 2 of Schedule A to the Franchise Agreement is amended to read as follows:

> "Within 10 days from the date of (i) any change in the identity of the Principal Owners; (ii) any change in the percentage ownership holdings of any Principal Owner; and/or (iii) any change in the identity of the Managing Principal (any of the foregoing changes being subject to the limitations and requirements of this Agreement, including Section 10), you must update this Data Sheet accordingly and provide us a copy of the updated Data Sheet."

3. **Confidential Information**. Notwithstanding Section 5.H of the Franchise Agreement or any other provision of the Franchise Agreement to the contrary, subject to PE Owner taking reasonable steps to protect Confidential Information, Franchisee and PE Owner may distribute customary enterprise level financial information to fund investors, advisors, and lenders, including, but not limited to, information regarding past and future financial performance, financial statements, and information regarding capital needs and such other information concerning the operation of the Franchised Business as PE Owner of Franchisee determines is reasonably necessary in order for such investors, advisors and lenders to properly provide their services and advice to PE Owner or Franchisee. In addition, the entities and individuals listed on **Schedule A** to this Addendum will execute Franchisor's form of confidentiality agreement attached hereto as **Schedule B**. Any new individuals with the same or similar roles as those individuals listed on **Schedule A** also will be required to sign a confidentiality agreement (in the form of **Schedule B**) prior to being given access to any Confidential Information.

4. **Modernization of Franchised Business and Vehicles**. If the Franchise Agreement is executed in connection with the transfer of an existing franchised business from a current franchisee of Franchisor to Franchisee, as a condition to Franchisor's consent to the transfer, Franchisee will be required to update the franchised business to meet Franchisor's then-current brand standards, including, without limitation, vehicle wraps, within six months of the effective date of the Franchise Agreement.

5. **Corporate Guarantee**[2]. In lieu of any personal guarantee, PE Owner will sign a corporate guarantee in a form provided by Franchisor and agreed to by PE Owner, under which PE Owner will guarantee Franchisee's payment and performance obligations under the Franchise Agreement.

6. **Transfers**. Notwithstanding Section 10 of the Franchise Agreement, Franchisee's direct and indirect owners may transfer equity interests among the current owners of Franchisee, or issue additional equity to, current owners of Franchisee, without Franchisor's prior consent; *provided that* the transfer (whether a single transfer or a series of transfers) does not result in a Change of Control (as defined below) and *provided that* Franchisee shall provide prior written notice to Franchisor of any such transfer. Notwithstanding anything herein to the contrary, any Transfer that results in a Change of Control shall be subject to Franchisor's prior written consent (in addition to the other transfer conditions set forth in the Franchise Agreement), which consent will not be unreasonably withheld. Franchisee and its owners may transfer equity interests or issue additional equity interests in Franchisee or in the PE Owner to a third party

[2] NTD: A letter of credit is an acceptable alternative to a corporate guarantee.

with notice to Franchisor but without Franchisor's consent, *provided* the transfer (whether it is a single transaction or a series of transfers) does not result in a Change of Control and *provided* the transfer is not to a person or entity that has any ownership interest in or that is actively engaged in the management or operation of any business that is a competitor to Franchisor or any Neighborly Affiliate or any business operated under any Neighborly brand, including any Competitive Business (as defined in the Franchise Agreement and modified by this Addendum). In addition, Franchisor's right of first refusal will not apply to any transfer that does not result in a Change of Control. For avoidance of doubt, a "Change of Control" shall mean the Transfer, in one or more transactions, of a majority (i.e., 50% or more) of the equity ownership in Franchisee or PE Owner.

Franchisor agrees that Franchisee and/or PE Owner may use a third-party investment bank or broker to conduct the sale of any interest in the Franchised Business or Franchisee, subject to compliance with the transfer conditions in the applicable Franchise Agreement and this Addendum, including, without limitation, the payment of applicable transfer fees. Franchisor also has the right to review any materials prepared or used by the investment bank or broker that contain any references to Franchisor, Neighborly Affiliates and/or the Neighborly brand(s) for the sole purpose of determining that the Franchised Business and the relationship between Franchisor or any of its affiliates and Franchisee are accurately described, and any other references to Neighborly, Franchisor, their affiliates and/or the Neighborly brand(s) are acceptable to Franchisor.

7. **Debt Leverage Limit**. PE Owner represents and warrants that its total debt leverage as of the Effective Date does not exceed 4 times EBITDA. In addition, PE Owner covenants and agrees that, after the Effective Date, if and when Franchisee or a Franchisee Affiliate enters into a franchise agreement or amends a franchise agreement to expand the territory under the franchise agreement, with Franchisor or a Neighborly Affiliate, as of the effective date of such franchise agreement or amendment, PE Owner's total debt leverage will not exceed 4 times EBITDA.

For purposes of this Section 7, "**Total Debt**" means [all indebtedness of PE Owner and its subsidiaries (and without duplication) for borrowed money (including principal and accrued interest). For purposes of this Section 7, "**EBITDA**" means for the applicable trailing twelve months calendar year preceding the incurrence of such indebtedness, using results and expenses taken from the financial statements of PE Owner and its subsidiaries on a consolidated basis, normalized for non-routine and non-recurring income and expenses and other customary add-backs for adjusted EBITDA, the following calculation with respect to PE Owner and its subsidiaries on a consolidated basis: income before provision for income taxes, plus interest expense, less interest income, plus depreciation and amortization][3].

8. **Default; Limits on Lenders' Rights and Remedies.** Any breach or default under this Addendum will be deemed a breach of the Franchise Agreement.

Franchisee may grant lenders customary and market security packages and Franchisor will allow those lenders typical remedies in the event of any default, subject to any protections in the Franchise Agreement which remain in full force and effect, including, without limitation: (i) before Franchisee may surrender the operation of the Franchised Business to a qualified designee of a lender ("Interim Operator"), Franchisor must approve (and shall not unreasonably withhold its consent) of such Interim Operator for the Franchised Business and (ii) neither Franchisee nor any of its affiliates may grant any security interest in any trademarks, trade dress or other intellectual property rights owned by Franchisor or Neighborly affiliates. For clarity, any lender security interest or related rights or interests in no way modify Franchisor's rights related to default and termination under the Franchise Agreement.

[3] NTD: Alternatively, the definitions in PE Owner's credit agreement may govern.

9. **Restrictive Covenants**. The non-competition and restrictive covenants within Section 9.D. of the Franchise Agreement will not apply to any direct or indirect passive or limited partners of PE Owner or other direct or indirect passive institutional capital investors of PE Owner who have no management authority with respect to Franchisee or PE Owner and no access to Confidential Information (except as provided in Section 3). The definition of Competitive Business (set forth in the Franchise Agreement, Section 9.D) is hereby revised to exclude any business that derives 80% or more of its revenue from servicing commercial, and not residential, customers.

Further, Franchisee and PE Owner understand that Franchisor and its Neighborly Affiliates will view any investment by any Franchisee Affiliate (including any PE Owner affiliate) in any business ("**Restricted Business**") that competes with the business of Franchisor or any of Franchisor's affiliates or any business operating under any under any franchise system owned by any of Franchisor's affiliates that operate in the same Neighborly segment or cluster (i.e., the "repair", "maintain" or "enhance" Neighborly segment/cluster, as classified by Franchisor and Neighborly Affiliates) as the Neighborly brand operated under the Franchise Agreement (the "Same Segment Brand") as grounds to not permit any further expansion within any Neighborly brands by Franchisee, PE Owner or any of their affiliates, whether through an acquisition (directly or indirectly through an affiliate) of any new or additional ownership interest in any business operated under any Neighborly brand or an acquisition of a new franchise to be operated under any Neighborly brand, except for those rights specifically granted under any existing franchise agreement or development agreement with Franchisor or any Neighborly Affiliate as of the Effective Date.

For avoidance of doubt, the restrictions set forth in this Section will not apply to holdings of 5% or less of the total outstanding shares in any publicly traded company (e.g., a mutual fund). In addition, the limitation on further expansion by Franchisee Affiliates shall not apply if and to the extent a Franchisee Affiliate acquires an ownership interest in a business that is not a Restricted Business at the time of Franchisee Affiliate's investment but later becomes a Restricted Business as a result of Neighborly's acquisition (subsequent to the date of Franchisee Affiliate's investment) of a brand that Neighborly classifies as a Same Segment Brand.

10. **Growth Criteria**. This Section 10 of this Addendum applies to potential expansion opportunities that Franchisee Affiliates and the PE Owner may have to acquire additional Neighborly Franchised Units. For the avoidance of doubt, nothing in this Section 10 limits or restricts the rights of Franchisee, Franchisee Affiliates, and/or PE Owner, as applicable, under any executed Development Agreement or Franchise Agreement.

(1) "**Neighborly Franchised Unit**" refers to each franchised business that Franchisee and/or Franchisee Affiliates operate under a franchise agreement with Franchisor.

(2) If (A) Franchisee and Franchisee Affiliates that are franchisees of the Brand (collectively with Franchisee, the "**Brand Franchisees**" and each, a "**Brand Franchisee**") are in good standing under all of their respective Neighborly franchise agreements, (B) the Brand Franchisees' existing Neighborly Franchised Units' trailing 12 months' Gross Sales per Single Family Housing Unit Detached ("**SFHUD**") exceed the systemwide average Gross Sales per SFHUD for the trailing 12 months for the Brand (excluding units in operation for less than 24 months) (the number of SFHUDs in a territory of a Neighborly Franchised Unit is determined by Neighborly from estimates prepared by the U.S. Census Bureau (see www.census.gov)), (C) the average Net Promoter Score ("**NPS**") for all of the Brand Franchisees' existing Neighborly Franchised Units is at or above the systemwide average NPS for the Brand for the last 12 months (excluding units in operation for less than 24 months), and (D) Franchisee notifies Neighborly in writing of an opportunity to acquire additional Neighborly franchised unit(s), directly or through a Brand Franchisee, that

would make Franchisee, together with other Brand Franchisees, an owner of multiple franchised units in the Brand that collectively generate, on a pro forma basis, up to 10% of the Brand's systemwide Gross Sales, the Franchisor will use commercially reasonable efforts, consistent with any then-current Neighborly expansion or resale policies, to facilitate Franchisee's acquisition, including waiving its right of first refusal on the transfer; *provided, that* Franchisee satisfies all of Neighborly's financial and other qualifications and criteria as documented in the Brand's then-current policies and complies with the applicable Neighborly franchise agreement(s), with the understanding that any such opportunity still is subject to any decision that the selling franchisee makes on any potential buyer of their independent franchised business.

(3) If (A) Brand Franchisees are in good standing under all of their respective Neighborly Franchise Agreements, (B) the Brand Franchisees' existing Neighborly Franchised Units' trailing 12 months' Gross Sales per SFHUD exceed the average Gross Sales per SFHUD for the trailing 12 months for the top quartile of the Brand (excluding units in operation for less than 24 months), (C) the average NPS for all of the Brand Franchisees' existing Neighborly Franchised Units is at or above the systemwide average NPS for the Brand for the last 12 months (excluding units in operation for less than 24 months), and (D) Franchisee notifies Neighborly in writing of an opportunity to acquire additional Neighborly franchised unit(s), directly or through a Brand Franchisee, that would make Franchisee, together with other Brand Franchisees, an owner of multiple franchised units in the Brand that collectively generate, on a pro forma basis, less than 15% of the Brand's systemwide Gross Sales, the Franchisor will use commercially reasonable efforts, consistent with any then-current Neighborly expansion or resale policies, to facilitate Franchisee's acquisition, including waiving its right of first refusal on the transfer; *provided, that* Franchisee satisfies all of Neighborly's financial and other qualifications and criteria as documented in the Brand's then-current policies and complies with the applicable Franchise Agreement(s), with the understanding that any such opportunity still is subject to any decision that the selling franchisee makes on any potential buyer of their independent franchised business.

(4) For avoidance of doubt, the foregoing 10% and/or 15% limit on ownership in the Brand will not apply to new Neighborly franchised businesses developed and opened by Franchisee or a Franchisee Affiliate (i.e., greenfield franchised businesses) so long as: (A) Franchisee or such Franchisee Affiliate meets Neighborly's then-current qualifications and criteria for expansion via the opening of new additional franchised units in the Brand, (B) Franchisee and Franchisee Affiliates are in good standing under all of their Neighborly Franchise Agreements, (C) the Brand Franchisees' existing Neighborly Franchised Units' trailing 12 months' Gross Sales per SFHUD exceed the systemwide average Gross Sales per SFHUD for the trailing 12 months for the Brand (excluding units in operation for less than 24 months), and (D) the average NPS for all of the Brand Franchisees' existing Neighborly Franchised Units is at or above the systemwide average NPS for the Brand for the last 12 months (excluding units in operation for less than 24 months).

(5) Franchisor will provide to PE Owner upon PE Owner's written request (which request will be included in the notice contemplated under Section 10(2)(D) and/or 10(3)(D)), the anonymized underlying source data (inclusive of the SFHUD source data) from which the calculations identified in Sections 10(2), 10(3), and/or 10(4) are made.

11. Miscellaneous.

(1) Except as specifically amended by this Addendum, the Franchise Agreement remains in full force and effect in accordance with its original terms.

(2) The terms of this Addendum are not transferable or assignable by Franchisee and do not extend beyond the initial term of the Franchise Agreement; *provided, that* Franchisee will have the option to sign Franchisor's then-current form of PE addendum upon renewal.

(3) If there is any conflict between any term or condition of this Addendum and any term or condition of the Franchise Agreement, the provisions of this Addendum shall prevail.

(4) The Franchise Agreement, as amended by this Addendum, and, if applicable, the Development Agreement executed by and between Franchisor and Franchisee, contain the entire agreement between the parties as to the subject matter hereof.

(5) No provision of this Addendum may be modified or waived except upon the written consent of all parties.

(6) This Addendum may be executed in multiple copies and via facsimile or electronic signature, each and all of which will be deemed an original.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the parties hereunder have duly executed and delivered this Addendum to the Franchise Agreement as of the Effective Date.

Franchisee:

[*name*]

_____ BY: _____

Date Name, title:

PE Owner:
[_____]

_____ BY: _____

Date Name, title:

Franchisor:

Precision Door Service SPV LLC

A Delaware Limited Liability Company

_____ BY: _____

Date Name, title:

Schedule A

List of Entities and Individuals Signing Confidentiality Agreements

Schedule B

Form of Confidentiality Agreement

CONFIDENTIALITY AGREEMENT

This CONFIDENTIALITY AGREEMENT (this "Agreement") is entered into by the undersigned, _____ ("you"), for the benefit of **Precision Door Service SPV LLC** ("PDS") and any affiliate of PDS that offers and sells franchises (such affiliates, together with PDS, each a "Neighborly Franchisor" and collectively, "Neighborly Franchisors"), each a Delaware limited liability company.

WHEREAS, you are associated with an entity that intends to enter into one or more Franchise Agreements (as defined below) with a Neighborly Franchisor ("Franchisee"), as an owner, officer or director of Franchisee;

WHEREAS, one or more Neighborly Franchisors intend to enter into one or more Franchise Agreements (each, "Franchise Agreement") with Franchisee, pursuant to which each applicable Neighborly Franchisor will grant Franchisee a license to use the applicable Neighborly Franchisor's trademarks, services marks, logos and other indicia of origin ("Marks") and the applicable Neighborly Franchisor's methods of operation ("System") in connection with the operation of a franchised business described in the Franchise Agreement ("Franchised Business"), in a geographical area specified in the Franchise Agreement. (Capitalized terms used herein without a definition shall have the same meaning as assigned to them in the applicable Franchise Agreement. For avoidance of doubt, the term "Franchised Business" refers to the specific business operated by Franchisee pursuant to a Franchise Agreement with the applicable Neighborly Franchisor.); and

WHEREAS, each Neighborly Franchisor and its affiliates have developed, at considerable effort and expense, the Neighborly Franchisor's System, which will be revealed to Franchisee pursuant to the applicable Neighborly Franchisor's Franchise Agreement, and you will be involved in the operation of a Franchised Business such that you will be exposed to and learn procedures, techniques and other matters that are identified and treated by the applicable Neighborly Franchisor as confidential, proprietary or trade secret, including, without limitation, information regarding the operational, sales, and marketing methods and techniques of the applicable Neighborly Franchisor (such information disclosed by any such Neighborly Franchisor pursuant to a Franchise Agreement, collectively, the "Confidential Information"); and

WHEREAS, you agree that you will receive material benefit from a Neighborly Franchisor entering into a Franchise Agreement with Franchisee. In exchange for that good consideration, you agree to execute and be bound by this Agreement.

NOW, THEREFORE, you hereby agree as follows:

1. Acknowledgement of Confidentiality Obligation. You acknowledge that through your association or relationship with Franchisee, you will receive valuable Confidential Information that provides a competitive advantage in the development of the applicable Franchised Business. You acknowledge and agree that any such Confidential Information, including all Operations Manuals, are confidential and proprietary in nature and contain trade secrets belonging to the applicable Neighborly Franchisor and that all such tangible evidence of Confidential Information is a property right of great value to each Neighborly Franchisor. You hereby agree to be bound by the provisions of each Franchise Agreement related to confidentiality and protection of trade secrets, including but not limited to Section 5.H of each Franchise Agreement, to the same extent as if a party to the Franchise Agreement.

2. Non-Use. You agree not to use Confidential Information without prior written approval from the applicable Neighborly Franchisor other than as provided for in the applicable Franchise Agreement.

3. Non-Disclosure. Without prior written approval from the applicable Neighborly Franchisor, you agree not to disclose, communicate or divulge any Confidential Information for your benefit or for the benefit of any other third party, including, without limitation, a competitor of the applicable Franchised Business and/or the applicable Neighborly Franchisor.

4. Exclusions. Confidential Information does not include and this Agreement does not apply to information that (a) was previously known by you, (b) is or becomes part of the public domain other than through a breach by you of this Agreement, (c) is otherwise obtained by you by a means other than a breach of this Agreement or (to your knowledge) a third party's breach of its confidentiality obligation to a Neighborly Franchisor, or (d) is independently developed by you without reference to the Confidential Information.

5. Covenant Not to Compete. Except as otherwise approved in writing by the applicable Neighborly Franchisor, you may not, directly or indirectly, through, on behalf of, or in conjunction with, any other person, partnership, or legal entity, own, maintain, operate, or engage or participate in, inure benefit to, or have any financial interest, either as an officer, agent, employee, principal, partner, director, shareholder or any other individual or representative capacity, in any corporation, partnership or other legal entity that engages in any business (any such business, "Competitive Business") that is the same as or similar to the applicable Franchised Business under the applicable Franchise Agreement, or is otherwise in competition with the business of the applicable Neighborly Franchisor or applicable Neighborly Franchisor's franchisees that engages in the distribution of similar products, services and/or equipment and that is located (a) anywhere, while the applicable Franchise Agreement is in effect or (b) (i) within the territory specified on the Data Sheet to the applicable Franchise Agreement, (ii) within a 35-mile radius of the outer boundary of such territory, or (iii) inside the territory of another business operating under the applicable Neighborly Franchisors' Marks, in each case during a period of two (2) years commencing with the earlier of the termination of the applicable Franchise Agreement or the date on which you cease to be associated with Franchisee, whether because of a termination of an employment arrangement or otherwise, which period shall be extended by any period of non-compliance. The definition of Competitive Business does not include any business that derives 80% or more (no less than 80%) of its revenue from servicing commercial, and not residential, customers. Notwithstanding anything in this Agreement to the contrary, you may acquire up to 5% of any class of securities of any company engaged in a Competitive Business in the territory so long as you hold such securities as a passive investment and do not take an active part in the management or direction of such company and do not act as a consultant therefor or in any way render services thereto.

6. Customer Non-Solicitation Covenant. In addition, you agree that during the term of the applicable Franchise Agreement and for a period of one year commencing with the earlier of the termination of the Franchise Agreement or the date on which you cease to be associated with Franchisee (or the individual who is the principal of a legal entity identified as Franchisee) whether because of a termination of an employment arrangement or marriage or otherwise, you will not, without our prior written consent, directly or indirectly, for yourself or on behalf of any other person, divert, or attempt to divert, any business or customer of the applicable Franchised Business or any other business operating under the applicable Neighborly Franchisor's Marks to any competitor by direct or indirect inducement; *provided*, *however*, that any solicitation of any business or customer of the Franchised Business or any other business operating under the Neighborly Franchisor's Marks by an entity that you hold up to a 5% passive investment in shall not be deemed a violation of this Agreement so long as you hold such securities as a passive investment and do not take an active part in the management or direction of such company and do not act as a consultant therefor or in any way render services thereto.

7. Permitted Disclosure. You may disclose Confidential Information to the extent required by applicable law, provided, however, that you shall (i) disclose only the portion of Confidential Information

that is legally required to be disclosed and (ii) unless prohibited by applicable law (or commercially impracticable), provide the applicable Neighborly Franchisor with prior written notice sufficient to afford such Neighborly Franchisor a reasonable opportunity to obtain a protective order or other appropriate relief. Nothing in this Agreement shall be construed to interfere with a party's obligations to comply with lawful court orders; however, no disclosure of Confidential Information by a party pursuant thereto shall be deemed to place the Confidential Information in the public domain or to relieve the party from the future performance of all its confidentiality obligations under this Agreement, absent express orders of the court to the contrary. For the avoidance of doubt, the exclusions set forth in Section 4 above are incorporated herein. Further, subject to taking reasonable steps to protect Confidential Information, you may distribute customary enterprise level financial information to fund investors, advisors, and lenders, including, but not limited to, information regarding past and future financial performance, financial statements, and information regarding capital needs and such other information concerning the operation of each Franchised Business as Franchisee or its affiliates determine is reasonably necessary in order for such investors, advisors and lenders to properly provide their services and advice to Franchisee or its affiliates.

8. Choice of Law and Jurisdiction. This Agreement shall be governed by the internal laws of the State of Texas, without regard to conflicts of laws provisions. You agree that any litigation or legal action to enforce or relating to this Agreement shall be filed in Waco, McLennan County, Texas. You hereby consent to the jurisdiction of such Courts and further agree to waive any rights or objections to the jurisdiction or venue of any such actions when filed in such Courts.

9. Legal Fees and Costs. Any unauthorized disclosure following execution of this Agreement may be cause for suit for injunctive relief and damages. If you breach this Agreement, you shall pay reasonable attorney's fees and other costs incurred by the applicable Neighborly Franchisor(s) and/or Franchisee in enforcing the provisions of this Agreement. If any legal proceeding is commenced to enforce or interpret any provision of this Agreement, the prevailing party will be entitled to recover reasonable attorney's fees and all costs and disbursements allowed by law.

10. Defend Trade Secrets Act of 2016 Disclosure. 18 U.S.C. § 1833(b) states: "An individual shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that—(A) is made—(i) in confidence to a Federal, State, or local government official, either directly or indirectly, or to an attorney; and (ii) solely for the purpose of reporting or investigating a suspected violation of law; or (B) is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal." Accordingly, the parties to this Agreement have the right to disclose in confidence trade secrets to Federal, State, and local government officials, or to an attorney, for the sole purpose of reporting or investigating a suspected violation of law. The parties also have the right to disclose trade secrets in a document filed in a lawsuit or other proceeding, but only if the filing is made under seal and protected from public disclosure. Nothing in this Agreement is intended to conflict with 18 U.S.C. § 1833(b) or create liability for disclosures of trade secrets that are expressly allowed by 18 U.S.C. § 1833(b).

11. Entire Agreement. This Agreement sets forth the entire understanding among you, each applicable Neighborly Franchisor and Franchisee with respect to its subject matter and cannot be changed except by written instrument signed by you, the Neighborly Franchisor and Franchisee. There are no representations of any kind except as contained herein. This Agreement will be binding upon and inure to the benefit of the parties, their legal representatives, successors, and assigns.

[_____]

BY: _____
[Name/Title]

_____
Date

BY: _____
[Name/Title]

_____
Date

EXHIBIT M-2

PRIVATE EQUITY DEVELOPMENT AGREEMENT

PRECISION GARAGE DOOR SERVICE®

Development Agreement

PRECISION GARAGE DOOR SERVICE®

DEVELOPMENT AGREEMENT

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EXHIBITS

SCHEDULE A: Development Area

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SCHEDULE C: Private Equity Addendum to Franchise Agreement

PRECISION GARAGE DOOR SERVICE®

DEVELOPMENT AGREEMENT

This Development Agreement (this "**Agreement**") is entered into on _____ (the "**Effective Date**") by and between **PRECISION DOOR SERVICE SPV LLC** ("**Franchisor**," "**us**" or "**we**"), and **_____** ("**Developer**" or "**you**").

RECITALS

A. We have developed a system for establishing and operating businesses identified by the Marks (as defined below) and engaged in the sale, repair, service, and installation of garage doors and operators, equipment, components and supplies, including installation, upgrades and remodeling, and performance of related services and repairs, pursuant to certain standards and specifications ("**Business**" or "**Businesses**").

B. We own the **PRECISION GARAGE DOOR SERVICE®** service mark and other marks ("**Marks**"), as well as other intellectual property used in connection with the operation of a Business.

C. You wish to obtain certain development rights to operate multiple Businesses in accordance with the methods and processes developed by us in connection with the franchise (the "**System**") and wish to obtain franchises from us for that purpose.

NOW, THEREFORE, the parties, in consideration of the undertakings and commitments of each party to the other party set forth herein, agree as follows:

1. GRANT OF RIGHTS; RESERVATION OF RIGHTS

1.1 We hereby grant you the right, and you hereby accept the obligation, pursuant to the terms and conditions of this Agreement, to develop multiple Businesses within the area described in **Schedule A** to this Agreement (the "**Development Area**"; the Development Area specifically excludes any geographic territory that has previously been granted to another franchisee operating under the Marks as of the Effective Date, as set forth in Schedule A). Any existing Businesses that you or an Approved Affiliate (as defined herein) may operate as of the Effective Date or that you may acquire through a Franchisor approved transfer from another existing franchisee, whether inside or outside the Development Area, do not count towards the satisfaction of the Development Schedule.

1.2 You agree to develop the number of Businesses specified in **Schedule B** to this Agreement within the timeframes identified in **Schedule B** (the "**Development Schedule**"). Time is of the essence for the development of each Business in accordance with the Development Schedule. Each Business must be developed and operated pursuant to a separate Franchise Agreement that you or an Approved Affiliate enter into with us pursuant to Section 2 below. Each Business developed hereunder shall be located in the part of the Development Area specifically identified for such Business in **Schedule A** to this Agreement.

1.3 So long as you are in compliance with your obligations under this Agreement, neither we nor our affiliates will operate or grant a franchise for the operation of a Business under the Marks and the System, other than your right to develop Businesses pursuant to this Agreement, in the Development Area, during the term of this Agreement, except as provided in Section 1.4(i)(B). We and our affiliates retain all rights not specifically granted to you, including the rights set forth in Section 1.4 below.

1.4. Except as expressly limited by Section 1.3, we and our affiliates may engage in any activity whatsoever on any terms and conditions we deem advisable whenever and wherever we or they desire. We and our affiliates retain all rights whatsoever not expressly granted herein, including, but not limited to:

(i) the right to establish and operate, and to grant to others the right to establish and operate similar businesses or any other businesses offering similar or dissimilar products and services through similar or dissimilar channels of distribution, at any locations inside or outside the Development Area (A) under trademarks or service marks other than the Marks and on any terms and conditions we deem appropriate or (B) under the Marks, but if inside the Development Area, then only pursuant to programs set forth in the Operations Manual;

(ii) the right to provide, offer and sell and to grant others the right to provide, offer and sell goods and services that are identical or similar to and/or competitive with those provided at the Businesses, whether identified by the Marks or other trademarks or service marks, through dissimilar channels of distribution (including internet or similar electronic media) both inside and outside the Development Area and on any terms and conditions we deem appropriate;

(iii) the right to establish and operate, and to grant to others the right to establish and operate businesses offering dissimilar products and services, both inside and outside the Development Area, under the Marks and on any terms and conditions we deem appropriate;

(iv) the right to establish and operate, and to grant others the right to establish and operate a PRECISION GARAGE DOOR SERVICE® Business located anywhere outside the Development Area under any terms and conditions we deem appropriate and regardless of their proximity to the Businesses or their actual or threatened impact on sales at the Businesses;

(v) (a) the right, directly or through an authorized third party (including, another franchisee), to advertise, solicit, enter into contracts with and service Key Accounts (as defined in our franchise agreement) in any area, including in the Development Area, upon such terms as we negotiate from time to time; or (b) further, if (i) you, or an Approved Affiliate, refuse or, in our sole judgment, are not qualified, interested or available to perform services or otherwise cannot or do not perform services for any customer located within the Development Area, including a Key Account, (ii) you or an Approved Affiliate request assistance in the performance of services to a customer, or (iii) a customer, orally or in writing, specifically requests services within the Development Area from a different franchisee or another third party, we have the right to authorize another franchisee (or designate or authorize a corporate employee or any other third party) to perform services for or sell products to the applicable customers inside the Development Area. You agree that you will not be entitled to any compensation for sales or services performed inside the Development Area by someone other than you or an Approved Affiliate as contemplated under this paragraph;

(vi) the right to acquire the assets or ownership interests of one or more businesses providing products and services similar to those provided at the Businesses, 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 the Development Area); and

(vii) the right to be acquired (in whole or in part and regardless of the form of transaction), by a business providing products and services similar to those provided at the Businesses, or by another business, even if such business operates, franchises and/or licenses a business(es) that competes with you in the Development Area.

1.5 You have no right under this Agreement to license others to use in any manner the Marks or the System. This Agreement is not a franchise agreement and does not grant to you any right to use in any manner our Marks or System. All of your or an Approved Affiliate's rights and obligations related to the operation of a franchised Business shall be governed by the Franchise Agreement executed for such Business, pursuant to Section 2 below.

2. DEVELOPMENT OBLIGATIONS

2.1 You (or an entity approved by us in writing, which is wholly controlled by you (hereafter an "**Approved Affiliate**")) will operate each Business developed hereunder under a separate franchise agreement (and related documents) with us. With respect to each Business to be developed hereunder, you (or, if applicable, an Approved Affiliate) shall execute prior to each Opening Deadline (as defined in Schedule B): (a) our then-current form of franchise agreement and related documents (collectively, the "**Franchise Agreement**"); and (b) a Private Equity Addendum to Franchise Agreement, the form of which is attached hereto as **Schedule C** (the "**PE Addendum**").

2.2. You (or an Approved Affiliate) shall develop, open, and maintain in operation Businesses in accordance with the Development Schedule. If you fail to comply with the Development Schedule (subject to any cure periods included herein), we have the right to terminate this Agreement pursuant to Section 5.2 hereof.

2.3 You may not develop a Business unless, (i) you notify us of your intention to develop the particular Business and send us all information necessary to complete the Franchise Agreement for the particular Business, and (ii) all of the following conditions have been met (these conditions apply to each Business to be developed in the Development Area):

A. Your Submission of Information. You must furnish to us, at least 90 days prior to the Opening Deadline, a franchise application for the proposed Business, financial statements and other information regarding you (or, if applicable, an Approved Affiliate), the operation of any of your other Businesses within the Development Area and the development and operation of the proposed Business as we may reasonably require.

B. Your Submission of Proposed Site. You must find a proposed site for the Business which you reasonably believe to conform to our site selection guidelines and standards (as modified by us from time to time) and submit to us location information (together with evidence of compliance with our site selection guidelines) at least 60 days prior to the Opening Deadline. After you submit the location information to us, we will approve your site in accordance with our standard procedures as long as it meets our site selection guidelines and standards. We agree not to unreasonably withhold consent to a proposed site.

C. Your Compliance with Our Then-Current Standards for Multi-Unit Franchisees. You must receive written confirmation from us that you (or, if applicable, an Approved Affiliate) meet our then-current expansion criteria and standards for multi-unit franchisees. You acknowledge and agree that this requirement is necessary to ensure the proper development and operation of your (or, if applicable, an Approved Affiliate's) Business, and to preserve and enhance the reputation and goodwill of all businesses operating under the Marks and the goodwill of the Marks.

D. Good Standing. You must not be in default of this Agreement, any Franchise Agreement entered into pursuant to this Agreement or any other agreement

between you or any of your affiliates and us or any of our affiliates. You also must have satisfied, on a timely basis, all monetary and other material obligations under the Franchise Agreements for all of your existing Businesses or any other franchised businesses operating under any other Neighborly Brands.

2.4 You acknowledge that you have conducted an independent investigation of the prospects for the establishment of Businesses within the Development Area, and you recognize that the business venture contemplated by this Agreement involves business and economic risks and that your financial and business success will be primarily dependent upon the efforts of you and your management and employees.

2.5 You recognize and acknowledge that this Agreement requires you to open Businesses in the future pursuant to the Development Schedule. You further acknowledge that the estimated expenses and investment requirements set forth in Items 6 and 7 of our Franchise Disclosure Document are subject to increase over time, and that future Businesses likely will involve greater initial investment and operating capital requirements than those stated in the Franchise Disclosure Document provided to you prior to the execution of this Agreement. You are obligated to open all the Businesses on or before the dates set forth on the Development Schedule (subject to any cure periods included herein), regardless of (i) the requirement of a greater investment, (ii) the financial condition or performance of your prior Businesses, or (iii) any other circumstances, financial or otherwise; provided that such development obligation deadlines may be adjusted for any delay caused by a Force Majeure Event (as defined below).

2.6 You agree to comply with all applicable laws and regulations in connection with the performance of your obligations hereunder.

3. DEVELOPMENT FEE, INITIAL FRANCHISE FEES, AND OTHER FEES

3.1 In consideration of the development rights granted herein, you agree to pay to us upon execution of this Agreement a development fee of _____ ($_____) (the "Development Fee"), receipt of which is hereby acknowledged, which has been fully earned and is non-refundable in consideration of administrative and other expenses incurred by us and for the development opportunities lost or deferred as a result of the rights granted to you herein. The Development Fee equals 10% of the current standard initial franchise fee for the total number of locations to be opened pursuant to the Development Schedule. At the time you (or an Approved Affiliate) sign a Franchise Agreement for the second and each subsequent Business opened in accordance with the Development Schedule, we shall credit _____ ($_____) toward the initial franchise fee due for such Business and you (or an Approved Affiliate) shall pay the balance of such initial franchise fee to us in accordance with the terms of the Franchise Agreement.

3.2 Following the opening of each Business, you (or an Approved Affiliate) shall pay ongoing license fees and marketing fund contributions in accordance with the terms of each Franchise Agreement, as amended by the PE Addendum executed in connection therewith.

4. TERM

The term of this Agreement will commence on the Effective Date and shall expire, unless sooner terminated in accordance with the terms of this Agreement, on the date when you have open and in operation all of the Businesses required by the Development Schedule (the "**Term**"). Upon expiration of the Term, you shall have no further rights or obligations (except any obligations that expressly or by their nature survive expiration or termination) under this Agreement.

5. DEFAULT

5.1 The rights and territorial protections granted to you in this Agreement have been granted in reliance on the terms and conditions of this Agreement, including the condition that you comply with the Development Schedule. You shall be deemed to be in default under this Agreement, and all rights granted herein shall automatically terminate without notice to you, if you shall become insolvent or make a general assignment for the benefit of creditors; or if a petition in bankruptcy is filed by you or such a petition is filed against and not opposed by you; or if you are adjudicated a bankrupt or insolvent; or if a bill in equity or other proceeding for the appointment of a receiver of you or other custodian for your business or assets is filed and consented to by you; or if a receiver or other custodian (permanent or temporary) of your assets or property, or any part thereof, is appointed by any court of competent jurisdiction; or if proceedings for a composition with creditors under any state or federal law should be instituted by or against you; or if a final judgment remains unsatisfied or of record for thirty (30) days or longer (unless supersedeas bond is filed); or if Developer is dissolved; or if execution is levied against your business or property; or if suit to foreclose any lien or mortgage against the premises or equipment of any Business developed hereunder is instituted against you and not dismissed within thirty (30) days; or if the real or personal property of Developer shall be sold after levy thereupon by any sheriff, marshal or constable.

5.2 If you fail to meet your obligations under the Development Schedule, such action shall constitute a default under this Agreement, upon which we may terminate the rights granted in Section 1.2 hereof, effective one hundred and twenty (120) days following written notice from us so long as you have not cured said default to our satisfaction within such one hundred and twenty (120) days from the issuance of the written default notice. You shall not be deemed to have defaulted under or breached this Agreement, including the Development Schedule, for any failure or delay in performance to the extent such failure or delay is caused by a Force Majeure Event which occurs after the Effective Date and which could not have been avoided by the exercise of due care. A "**Force Majeure Event**" means: (a) acts of God, including flood, fire, or earthquake; (b) war, invasion, terrorist acts, riot, or other civil unrest; (c) government order or actions; (d) embargoes or blockades; (e) strikes (except those caused by employees or agents); or (f) any other similar events beyond your reasonable control.

5.3 Except as otherwise provided in Sections 5.1 and 5.2 above, if you fail to comply with any term and/or condition of this Agreement, such action shall constitute a default under this Agreement. Upon the occurrence of any such default, we may terminate this Agreement by giving you written notice of termination stating the nature of such default 30 days prior to the effective date of termination; provided, however, that you may avoid termination by initiating a remedy to cure such default, curing it to our satisfaction, and by promptly providing proof thereof to us within the 30-day cure period. If any such default is not cured within the specified time, or such longer period as applicable law may require, this Agreement and all rights granted hereunder (including but not limited to the right to develop new Businesses) shall terminate without further notice to you effective immediately following the expiration of the 30-day cure period or such longer period as applicable law may require. Notwithstanding the foregoing, if you are in default under any Franchise Agreement, the provisions of this Section 5.3 shall not be construed to grant any cure period that is in addition to, or longer than, any cure period applicable to such breach under the Franchise Agreement, and any cure period, if applicable, shall be as set forth in the Franchise Agreement, as amended by the PE Addendum.

5.4 No default under this Agreement shall constitute a default under any Franchise Agreement between the parties hereto. A default under any Franchise Agreement executed hereunder shall be deemed a default under this Agreement, and our termination of any Franchise Agreement executed hereunder due to your (or an Approved Affiliate's) uncured default shall give us the right to immediately terminate this Agreement for cause.

5.5 No right or remedy herein conferred upon or reserved to us is exclusive of any other right or remedy provided or permitted by law or equity.

5.6 Upon termination or expiration of this Agreement, all rights granted to you will automatically terminate and all remaining rights granted to you to develop Businesses under this Agreement will automatically be revoked and will be null and void. You shall have no right to establish or operate any Business for which a Franchise Agreement has not been executed by us at the time of termination. You will not be entitled to any refund of the Development Fee paid pursuant to Section 3.1. Upon termination or expiration of this Agreement, we will be entitled to develop and operate, or to franchise others to develop and operate, Businesses in the Development Area, except as may be otherwise provided under any Franchise Agreement then in effect between us and you. You may continue to operate, pursuant to the terms of the applicable Franchise Agreement(s), any Business open and operating at the time of the termination of this Agreement, unless the separate Franchise Agreement for such Business is terminated in accordance with the terms of such Franchise Agreement. All of your obligations that expressly or by their nature survive the expiration or termination of this Agreement will continue in full force and effect subsequent to and notwithstanding its expiration or termination and until they are satisfied or by their nature expire.

6. TRANSFERS

6.1 We have the right to transfer all or any part of our rights or obligations under this Agreement to any person or legal entity.

6.2 This Agreement is entered into by us with specific reliance upon your experience, skills and managerial and financial qualifications. Consequently, this Agreement, and your rights and obligations under it, are and will remain personal to you. You may not transfer your development rights under this Agreement separate and independent from Franchise Agreements for Businesses in the Development Area, although you are not required to transfer all of your Franchise Agreements as part of the transfer of development rights. The transfer of your development rights is subject to our prior written consent, which consent will not be unreasonably withheld, a payment of a transfer fee of $20,000, and our agreement with you on which Businesses will be included in any such transfer. Accordingly, the assignment terms and conditions of the applicable Franchise Agreements (including any amendments thereto under the PE Addendum), including a separate transfer fee of $20,000 per Franchise Agreement (as set forth in the Franchise Agreement, as amended by the PE Addendum), will apply to the transfer of your rights under this Agreement.

7. COVENANTS

7.1 You covenant that during the term of this Agreement, you shall retain a managing principal ("**Managing Principal**") who will devote sufficient time, energy and best efforts to the establishment and operation of the Businesses to be developed hereunder.

7.2 You and we acknowledge and agree that that the non-competition and restrictive covenants within Section 9 of the Franchise Agreements, as modified by the terms of the PE Addendum (the form of which is attached hereto as Schedule C), apply to you and this Agreement and thus are incorporated herein by reference. Any reference to Territory in the non-competition and restrictive covenants within Section 9 of the Franchise Agreements shall mean the Development Area for purposes of this Agreement.

7.3 The parties agree that each of the foregoing covenants shall be construed as independent of any other covenant or provision of this Agreement. If all or any portion of a covenant in this Section 7 is held unreasonable or unenforceable by a court or agency having valid jurisdiction in an unappealed final

decision to which Franchisor is a party, you expressly agree to be bound by any lesser covenant subsumed within the terms of such covenant that imposes the maximum duty permitted by law, as if the resulting covenant were separately stated in and made a part of this Section 7.

7.4 You expressly agree that the existence of any claims you may have against us, whether or not arising from this Agreement, shall not constitute a defense to the enforcement by us of the covenants in this Section 7. You agree to pay all costs and expenses (including reasonable attorneys' fees and expert fees) incurred by us in connection with the enforcement of this Section 7 and any of our other rights under this Agreement.

7.5 You acknowledge that your violation of the terms of this Section 7 would result in irreparable injury to us for which no adequate remedy at law may be available, and you accordingly consent to the issuance of an injunction prohibiting any conduct by you in violation of the terms of this Section 7.

8. NOTICES

Except as otherwise provided in this Agreement, any notice, demand or communication provided for herein must be in writing and signed by the party serving the same and either delivered personally, in electronic form via email to an authorized email address or deposited in the United States mail, service or postage prepaid, and if such notice is a notice of default or of termination, by a reputable overnight service, and addressed as follows:

(i) If intended for us, addressed to PRECISION DOOR SERVICE SPV LLC, 2395 Washington Avenue, Suite 5, Titusville, Florida 32780, Attn: President; with a copy to the General Counsel at grayson.brown@nbly.com; 1010 North University Parks Drive, Waco, Texas 76707;

(ii) If intended for you, addressed to you at the following address: _____, email: _____; Attn: _____;

or, in either case, to such other address as may have been designated by notice to the other party. Notices for purposes of this Agreement will be deemed to have been received if mailed or delivered as provided in this Section.

9. INDEPENDENT CONTRACTOR AND INDEMNIFICATION

9.1 You are an independent contractor. You are not Franchisor's agent, partner, employee or a participant in a joint venture and have no authority to hold yourself out as such to third parties. You do not have any authority to bind or obligate Franchisor. We are not and shall not be liable for any of your acts, omissions, debts or other obligations.

9.2 You are responsible for all loss or damage and for all contractual liability to third parties arising out of or incurred in connection with your obligations under this Agreement and for all claims or demands for damage directly or indirectly related thereto. You agree to defend, indemnify and hold harmless Franchisor and its employees of and from and with respect to any such claim, loss or damage resulting from your performance or failure to perform or comply with your obligations under this Agreement. This indemnification obligation under this Agreement is separate from any indemnification obligations set forth in any Franchise Agreement, which obligations remain in full force and effect.

10. APPROVALS AND WAIVERS

10.1 Whenever this Agreement requires the prior approval or consent of Franchisor, you shall make a written request within the time specified hereunder, and if no time is specified, then a timely written request to us therefor. A request for approval shall be deemed denied unless or until we grant our written approval.

10.2 We make no warranties or guarantees upon which you may rely, and assume no liability or obligation to you, by providing any waiver, approval, consent, or suggestion to you in connection with this Agreement, or by reason of any neglect, delay or denial of any request therefor.

10.3 No delay, waiver, omission or forbearance on our part to exercise any right, option, duty, or power arising out of any breach or default by you under any of the terms, provisions, covenants, or conditions hereof, shall constitute a waiver by us to enforce any such right, option, duty, or power as against you, or as to subsequent breach or default by you. Subsequent acceptance by us of any payments due to us hereunder shall not be deemed to be a waiver by us of any preceding breach by you of any terms, provisions, covenants, or conditions of this Agreement.

11. ENTIRE AGREEMENT AND AMENDMENT

11.1 This Agreement is the entire agreement between Developer and Franchisor with respect to the subject matter of this Agreement. This Agreement supersedes all other prior oral and written agreements and understandings between you and us with respect to the subject matter herein.

11.2 No modifications to this Agreement shall have any effect unless such modification is in writing and signed by you and by Franchisor's authorized officer.

12. NON-WAIVER OF BREACH

The failure of either party hereto to enforce any one or more of the terms or conditions of this Agreement shall not be deemed a waiver of such terms or conditions or of either party's rights thereafter to enforce each and every term and condition of this Agreement.

13. DISPUTE RESOLUTION

13.1 Governing Law. The parties agree that the execution of this Agreement and the acceptance of its terms occurred in the state of Texas. The parties further agree that the performance of material obligations arising under the Agreement, including but not limited to, your payment of monies due hereunder, shall occur in the state of Texas. Accordingly, subject to our rights under federal trademark laws and the parties' rights under the Federal Arbitration Act in accordance with Section 13.2, this Agreement, the parties' rights under this Agreement, and the relationship between the parties under this Agreement are governed by, and will be interpreted in accordance with, the laws (statutory and otherwise) of the state of Texas (excluding any conflicts of laws principles).

13.2 Mediation, Litigation and Arbitration.

a. Mediation. Before any party may bring an action in court or against the other, or commence an arbitration proceeding (except as noted in Section 13.2b below), the parties must first meet to mediate the dispute. The mediation will be held in McLennan County, Texas. Any such mediation shall be non-binding and shall be conducted by the American Arbitration Association (the "**AAA**") in accordance with its then-current rules for mediation of commercial disputes unless the parties

agree otherwise in writing. The mediator will be appointed in accordance with the rules and regulations of the AAA unless the parties agree on a mediator in writing within 10 days after either party gives written notice of mediation. The mediation hearing will be held within 20 days after the mediator has been appointed. Each party will bear its own costs and expenses for the mediation and will be responsible to pay 50% of the mediator's costs and expenses.

b. Exceptions to Mediation. Notwithstanding Section 13.2a. or any other provision of this Agreement, the parties agree that the following claims will not be subject to mediation and may be brought in any court of competent jurisdiction, subject to Sections 13.1 and 13.2c:

   i. any action for temporary, preliminary or permanent injunctive relief, ex parte seizure, specific performance, writ of attachment, or other equitable relief necessary to enjoin any harm or threat of harm to such party's tangible or intangible property, including trademarks, service marks and other intellectual property, confidential and/or trade secret information, or noncompetition covenants. Developer specifically acknowledges that its breach or threatened breach of any of its obligations under this Agreement, including but not limited to Sections 6 and 7, would cause irreparable harm to our tangible and/or intangible property. Developer understands that irreparable harm is an injury for which monetary damages are not an adequate remedy. Therefore, upon any such breach or threatened breach by Developer, in addition to any other rights or remedies that may be available to Franchisor at law, equity or otherwise, Developer acknowledges that Franchisor will be entitled to equitable relief, including an injunction, restraining order or specific performance, without any requirement to prove irreparable harm. In addition, Developer hereby waives any right to request that a bond be issued as security (except for a nominal bond not to exceed $100);

   ii. any action in ejectment or for possession of any interest in real or personal property; and

   iii. any action related solely to the collection of moneys owed to Franchisor or its affiliates under this Agreement or any related agreement. "**Moneys owed**" also includes attorneys' fees incurred in the collection of moneys owed, including through the judicial process.

c. Litigation; Venue. Any dispute between Developer and Franchisor or any of their respective affiliates, including without limitation, Developer's owners and guarantors, arising under, out of, in connection with or in relation to this Agreement, the parties' relationship, or the Developer's obligations hereunder (collectively, "**Dispute**"), including disputes not resolved through mediation, must be brought in the state or federal district court located in McLennan County, Texas. Both parties hereto irrevocably submit themselves to, and consent to, the jurisdiction of said courts and specifically waive any objection to the jurisdiction and venue of such courts. The parties specifically waive the right to remove any action brought in the state court of McLennan County, Texas to a federal district court. The provisions of this Section will survive the termination of this Agreement. The parties are aware of and acknowledge the business purposes and needs underlying the language of this Section, and with a complete understanding thereof, agree to be bound in the manner set forth.

d. Arbitration. If a court of competent jurisdiction determines that Section 13.3 (Jury Waiver) and/or Section 13.4 (No Class or Consolidated Actions) is invalid or unenforceable with respect to the Dispute, then and only then, notwithstanding any other provision of this Agreement to the contrary, the Dispute must be submitted to binding arbitration under the authority of the Federal Arbitration Act and must be determined by arbitration administered by the AAA pursuant to its then-current commercial arbitration rules and procedures. The arbitration must take place in McLennan County,

Texas. The arbitration must be conducted by a single arbitrator. The arbitrator must follow the law and not disregard the terms of this Agreement. The arbitrator must have at least five years of significant experience in franchise law. The court shall decide the gateway issue of arbitrability. Any arbitration must be on an individual basis and the parties and the arbitrator will have no authority or power to proceed with any claim as a class action or otherwise to join or consolidate any claim with any other claim or any other proceeding involving third parties. If this limitation on joinder of or class action certification of claims within arbitration is held to be unenforceable, then this entire commitment to arbitrate shall become null and void and the parties shall submit all claims to the jurisdiction of the courts. A judgment may be entered upon the arbitration award in any court of competent jurisdiction. The decision of the arbitrator will be final and binding on all parties to the dispute; however, the arbitrator may not under any circumstances: (1) stay the effectiveness of any pending termination of this Agreement; (2) except as provided in Section 13.5, assess punitive or exemplary damages; or (3) make any award which extends, modifies or suspends any lawful term of this Agreement or any reasonable standard of business performance that Franchisor sets. Each party will bear its own costs and expenses for the arbitration and will be responsible to pay 50% of the arbitrator's fees and costs (including arbitrator's and AAA's fees and costs); provided that the prevailing party will be entitled to reimbursement of its fees and costs under Section 13.5.

13.3 **Jury Waiver**. **ALL PARTIES HEREBY WAIVE ANY AND ALL RIGHTS TO A TRIAL BY JURY IN CONNECTION WITH THE ENFORCEMENT OR INTERPRETATION BY JUDICIAL PROCESS OF ANY PROVISION OF THIS AGREEMENT, AND IN CONNECTION WITH ALLEGATIONS OF STATE OR FEDERAL STATUTORY VIOLATIONS, FRAUD, MISREPRESENTATION OR SIMILAR CAUSES OF ACTION OR ANY LEGAL ACTION INITIATED FOR THE RECOVERY OF DAMAGES FOR BREACH OF THIS AGREEMENT AND CLAIMS ARISING OUT OF THE PARTIES' RELATIONSHIP**.

13.4 **No Class or Consolidated Actions. ALL CLAIMS, CONTROVERSIES AND DISPUTES MAY ONLY BE BROUGHT BY THE DEVELOPER ON AN INDIVIDUAL BASIS AND MAY NOT BE COMBINED OR CONSOLIDATED WITH ANY CLAIM, CONTROVERSY OR DISPUTE FOR OR ON BEHALF OF ANY OTHER DEVELOPER OR FRANCHISEE OR BE PURSUED AS PART OF A CLASS ACTION.**

13.5 Compensatory Damages; Attorney's Fees. Except with respect to indemnification obligations hereunder relating to third party claims and except for damages under the Lanham Act, Developer and Franchisor and their respective affiliates agree to waive, to the fullest extent permitted by law, the right to or claim for any consequential, indirect, special, punitive or exemplary damages against the other and agree that in the event of any dispute between them, each will be limited to the recovery of actual damages sustained. Notwithstanding anything herein to the contrary, each party waives, to the fullest extent permitted by law, the right to claim any punitive or exemplary damages against the other. Further, the prevailing party in any dispute shall be awarded its reasonable attorneys' fees and expert fees.

13.6 Statute of Limitations. All suits must be filed within one (1) year after the event(s) giving rise to the claim or the suit will be forever barred based on this agreed one (1) year statute of limitations.

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

DEVELOPER:

[_____]

By: _____

Name, title:

_____

Date

FRANCHISOR:

PRECISION DOOR SERVICE SPV LLC

A Delaware Limited Liability Company

By: _____

_____, President

_____

Date

PRECISION GARAGE DOOR SERVICE®

DEVELOPMENT AGREEMENT

Schedule A

DEVELOPMENT AREA

Each Business developed under this Development Agreement shall be located in the following area (the "Development Area", as more specifically described in Section 1.1 of this Agreement):

Development Area: _____

Maps are attached.

INITIALED:

FRANCHISOR: _____ DEVELOPER: _____

PRECISION GARAGE DOOR SERVICE®

DEVELOPMENT AGREEMENT

Schedule B

DEVELOPMENT SCHEDULE

Recognizing that time is of the essence, Developer agrees to satisfy the Development Schedule for the Development Area as set forth below:

By Date ("Opening Deadline"):	Cumulative Total Number of Businesses Which Developer Shall Have Opened and in Operation:

Development Area:

1.

2.

INITIALED:

FRANCHISOR: _____ DEVELOPER: _____

PRECISION GARAGE DOOR SERVICE®

DEVELOPMENT AGREEMENT

Schedule C

PRIVATE EQUITY ADDENDUM TO FRANCHISE AGREEMENT

[Provided separately as Exhibit M-1 to this Disclosure Document]

EXHIBIT N

STATE ADDENDA AND FRANCHISE AGREEMENT RIDERS

RIDER TO THE STATE ADDENDUM
TO THE FRANCHISE DISCLOSURE DOCUMENT AND FRANCHISE AGREEMENT

FOR THE FOLLOWING STATES ONLY: CALIFORNIA, HAWAII, ILLINOIS, INDIANA, MARYLAND, MICHIGAN, MINNESOTA, NEW YORK, NORTH DAKOTA, RHODE ISLAND, SOUTH DAKOTA, VIRGINIA, WASHINGTON, AND WISCONSIN

This Rider to the State Addendum to the Franchise Disclosure Document and Franchise Agreement is entered into by and between _____, a Delaware limited liability company with an address of _____ ("Franchisor") and _____, individually, with an address of _____ ("Franchisee").

A. This Rider is being signed because (i) the franchised business that Franchisee will operate under the Agreement will be located in one of the states listed in the heading of this Rider (the "Applicable Franchise Registration State"); and/or (ii) any of the franchise offering or sales activity with respect to the Agreement occurred in the Applicable Franchise Registration State.

B. Franchisor and Franchisee have contemporaneously herewith entered into a Franchise Agreement (the "Agreement") and wish to amend the Agreement as provided herein.

NOW, THEREFORE, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Agreement is hereby amended as follows:

1. The following language is hereby added to the end of the Agreement:

> "No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee 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 any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise."

2. Except as provided in this Rider, the Agreement remains in full force and effect in accordance with its terms. This Rider shall be effective only to the extent that the jurisdictional requirements of the franchise law of the Applicable Franchise Registration State are met independently without reference to this Rider.

Signed on this _____ day of _____, 20__.

FRANCHISEE:

_____
_____, individually

Accepted as of the _____ day of _____, 20__, in _____.

FRANCHISOR:

_____

BY: _____
_____, President

CALIFORNIA ADDENDUM TO DISCLOSURE DOCUMENT

1. **THE CALIFORNIA FRANCHISE INVESTMENT LAW REQUIRES THAT A COPY OF ALL PROPOSED AGREEMENTS RELATING TO THE SALE OF THE FRANCHISE BE DELIVERED TOGETHER WITH THE DISCLOSURE DOCUMENT.**

2.

OUR WEBSITES, www.precisiondoor.net, www.neighborlybrands.com, and www.leadingtheserviceindustry.com HAVE NOT BEEN REVIEWED OR APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCIAL PROTECTION & INNOVATION. ANY COMPLAINTS CONCERNING THE CONTENT OF THESE WEBSITES MAY BE DIRECTED TO THE CALIFORNIA DEPARTMENT OF FINANCIAL PROTECTION & INNOVATION at www.dfpi.ca.gov.

3. Item 3 is amended to add the following:

Neither we, nor any person identified in Item 2 is subject to any currently effective order of any national securities association or national securities exchange, as defined in the Securities Exchange Act of 1934, §15 U.S.C.A. 578(a) et seq., suspending or expelling such persons from membership in such association or exchange.

4. Items 17(c), (d), (e), (f), (g), (h) and (i) are amended to add the following:

California Business and Professions Code §§20000 through 20043 provide rights to you concerning termination, transfer or non-renewal of the franchise. If the franchise agreement is inconsistent with California law, California law will control.

5. Item 17 (h) is amended to add the following:

The franchise agreement provides for termination under bankruptcy. This provision may not be enforceable under federal bankruptcy law (11 U.S.C. Sec. 101 et.seq.). Franchisor reserves the right to challenge, and intends to challenge, the applicability of any law that declares provisions of the franchise agreement void or unenforceable.

6. Item 17(m) is amended to add the following:

You must sign a general release of all claims if you renew or transfer the franchise to a third party. California Corporations Code §31512 voids a waiver of your rights under the Franchise Investment Law (California Corporations Code §§31000–31516) and Business and Professions Code §20010 voids a waiver of your rights under the Franchise Relations Act (Business and Professions Code §§20000–20043).

7. Item 17(r) is amended to add the following:

The franchise agreement contains a covenant not to compete that extends beyond the termination of the franchise. This provision may not be enforceable under California law. Franchisor reserves the right to challenge, and intends to challenge, the applicability of any law that declares provisions of the franchise agreement void or unenforceable.

8. Item 17(s) is amended to add the following:

California Corporations Code §31125 requires us to give you a disclosure document, in a form containing information that the Commissioner may by rule or order require, before a solicitation of a proposed material modification of an existing franchise.

9. Item 17(u) is amended to add the following:

You are encouraged to consult private legal counsel to determine the applicability of California and federal laws (such as Business and Professions Code Section 20040.5, Code of Civil Procedure Section 1281, and the Federal Arbitration Act) to any provisions of a franchise agreement restricting venue to a forum outside the state of California.

10. Item 17(v) is amended to add the following:

The franchise agreement requires any litigation to be filed in Waco, McLennan County, Texas. This provision may not be enforceable under California law. Franchisor reserves the right to challenge, and intends to challenge, the applicability of any law that declares provisions of the franchise agreement void or unenforceable.

11. Item 17(w) is amended to add the following:

The franchise agreement requires application of the laws of the State of Texas. This provision may not be enforceable under California law. Franchisor reserves the right to challenge, and intends to challenge, the applicability of any law that declares provisions of the franchise agreement void or unenforceable.

12. California Corporations Code Section 31125 may require us to give you a disclosure document approved by the California Department of Financial Protection & Innovation before a solicitation of a proposed modification of an existing franchise.

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

Each provision set forth in this Addendum shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the California Franchise Investment Law are met independently without reference to this Addendum.

HAWAII ADDENDUM TO DISCLOSURE DOCUMENT

THESE FRANCHISES WILL BE/HAVE BEEN FILED UNDER THE FRANCHISE INVESTMENT LAW OF THE STATE OF HAWAII. FILING DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION OR ENDORSEMENT BY THE DIRECTOR OF COMMERCE AND CONSUMER AFFAIRS OR A FINDING BY THE DIRECTOR OF COMMERCE AND CONSUMER AFFAIRS THAT THE INFORMATION PROVIDED HEREIN IS TRUE, COMPLETE AND NOT MISLEADING.

THE FRANCHISE INVESTMENT LAW MAKES IT UNLAWFUL TO OFFER OR SELL ANY FRANCHISE IN THIS STATE WITHOUT FIRST PROVIDING TO THE PROSPECTIVE FRANCHISEE, OR SUBFRANCHISOR, AT LEAST SEVEN DAYS PRIOR TO THE EXECUTION BY THE PROSPECTIVE FRANCHISEE OF ANY BINDING FRANCHISE OR OTHER AGREEMENT, OR AT LEAST SEVEN DAYS PRIOR TO THE PAYMENT OF ANY CONSIDERATION BY THE FRANCHISEE, OR SUBFRANCHISOR, WHICHEVER OCCURS FIRST, A COPY OF THE OFFERING CIRCULAR, TOGETHER WITH A COPY OF ALL PROPOSED AGREEMENTS RELATING TO THE SALE OF THE FRANCHISE.

THIS OFFERING CIRCULAR CONTAINS A SUMMARY ONLY OF CERTAIN MATERIAL PROVISIONS OF THE FRANCHISE AGREEMENT. THE CONTRACT OR AGREEMENT SHOULD BE REFERRED TO FOR A STATEMENT OF ALL RIGHTS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS OF BOTH THE FRANCHISOR AND THE FRANCHISEE.

No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee 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 any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

ILLINOIS ADDENDUM TO DISCLOSURE DOCUMENT

State Cover Page; Risk Factors.

> The following statement is added to the end of the first Risk Factor: Section 4 of the Illinois franchise disclosure act provides that any provision in a franchise agreement that designates jurisdiction or venue in a forum outside of Illinois is void with respect to any cause of action which otherwise is enforceable in Illinois; provided, however, that the franchise agreement may provide for arbitration in a forum outside of Illinois.

Item 17 – Additional Disclosures.

Item 17 of this disclosure document is supplemented by the addition of the following paragraphs at the end of the chart:

> Illinois law governs the Franchise Agreement.
>
> In conformance with Section 4 of the Illinois Franchise Disclosure Act, 815 ILCS 705/1-44 (West 2016), any provision in a franchise agreement that designates jurisdiction or venue outside the State of Illinois is void. However, a franchise agreement may provide for arbitration to take place outside of Illinois.
>
> Your rights upon termination and non-renewal are set forth in sections 19 and 20 of the Illinois Franchise Disclosure Act.
>
> In conformance with Section 41 of the Illinois Franchise Disclosure Act, any condition, stipulation or provision purporting to bind any person acquiring any franchise to waive compliance with the Illinois Franchise Disclosure Act or any other law of Illinois is void.

No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee 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 any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

Each provision set forth in this Addendum shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the Illinois Franchise Disclosure Act (815 ILL. COMP. STAT. §§ 705/1 through 705/44) are met independently without reference to this Addendum.

INDIANA ADDENDUM TO DISCLOSURE DOCUMENT

Nothing in this disclosure document or the franchise agreement is intended to be contrary to the provisions of the "Deceptive Franchise Practices" law of Indiana, which is contained in Indiana Code, Title 23, Article 2, Chapter 2.7, Sections 1 through 7 as amended ("Indiana Franchise Practices Law"). In the event of any conflict between any provision of the franchise agreement and the Indiana Franchise Practices Law the Indiana law will control, but in that case, the provision of the franchise agreement affected will be limited only to the extent necessary to bring it within the requirement of the law and, to that extent, that provision shall be deemed to have been omitted from the franchise agreement as of the date of execution of the franchise agreement. This will not affect the validity of any remaining portion of the franchise agreement.

MARYLAND ADDENDUM TO DISCLOSURE DOCUMENT

1. Item 5: Based upon the Franchisor's financial condition, the Maryland Securities Commissioner has required a financial assurance. Therefore, all initial fees and payments owed by franchisees shall be deferred until the Franchisor completes its pre-opening obligations under the franchise agreement. In addition, all development fees and initial payments by developers shall be deferred until the first franchise under the development agreement opens.

2. Item 11: To obtain an accounting of the MAP Fund, the franchisee should contact the Franchisor's President or Vice President in writing.

3. Items 17 (c) and (m) are modified to state that any general releases you sign as a condition of renewal and/or assignment/transfer will not apply to claims arising under the Maryland Franchise Registration and Disclosure Law.

4. Item 17(h) is modified to state that the agreement provides for termination upon insolvency. This provision might not be enforceable under federal bankruptcy law (11 U.S.C. Sections 101 et seq.), but we and you agree to enforce it to the extent the law allows.

5. Item 17(v) is modified to state that you may, subject to your obligations in the franchise agreement, bring an action in Maryland for claims arising under the Maryland Franchise Registration and Disclosure Law.

6. Item 17(w) is modified to state that Texas law applies, except as otherwise required by applicable law for claims arising under the Maryland Franchise Registration and Disclosure Law.

7. Item 17 is modified to state that any claims arising under the Maryland Franchise Registration and Disclosure Law must be brought within 3 years after the grant of the franchise.

8. Franchise Agreement, Schedule D, Acknowledgement Addendum, is amended to add the following:

   No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee 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 any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

Each provision set forth in this Addendum shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the Maryland Franchise and Disclosure Law (MD CODE ANN., BUS. REG. §§ 14-201 through 14-233) are met independently without reference to this Addendum.

MINNESOTA ADDENDUM TO DISCLOSURE DOCUMENT

1. **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 DAYS PRIOR TO THE EXECUTION BY THE PROSPECTIVE FRANCHISEE OF ANY BINDING FRANCHISE OR OTHER AGREEMENT, OR AT LEAST 7 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.

2. Item 13 is amended to add the following:

   The franchisor will protect the franchisee's rights to use the trademarks, service marks, trade names, logotypes or other commercial symbols or indemnify the franchisee from any loss, costs or expenses arising out of any claim, suit or demand regarding the use of the name. Minnesota considers it unfair to not protect the franchisee's right to use the trademarks. Refer to Minnesota Statues, Section 80C.12, Subd. 1(g).

3. Item 17(b) is amended to add the following:

   We will comply with Minn. Stat. §80C.14, which requires (except in certain specified cases) that we give you 180 days' notice for non-renewal of the franchise except in specified circumstances.

4. Item 17(f) is amended to add the following:

   We will comply with Minn. Stat. §80C.14, which requires (except in certain specified cases) that we give you 90 days' notice of termination and you will have 60 days to cure your default.

5. Item 17(c) and (m) are modified to include the following language after "general release":

   "(Minnesota Rules 2860.4400(D) prohibits a franchisor from requiring a franchisee to assent to a general release.)."

6. Item 17(l) is amended to add the following:

   We will comply with Minn. Stat. §80C.14, which requires that consent to the transfer of a franchise not be unreasonably withheld.

7. The franchisee cannot consent to the franchisor obtaining injunctive relief. The franchisor may seek injunctive relief. See Minnesota Rules 2860.4400J. Also, a court will determine if a bond is required.

8. The Limitations of Claims section must comply with Minnesota Statutes, Section 80C.17, Subd. 5.

9. Item 17(v) is amended to add the following:

   Minnesota Statutes, Section 80C.21 and Minnesota Rules 2860.4400(J) prohibit the franchisor from requiring litigation to be conducted outside Minnesota, requiring waiver of a jury trial, or requiring the franchisee to consent to liquidated damages, termination penalties or judgment notes. In addition, nothing in the Franchise Disclosure Document or agreement(s) can abrogate or reduce (1) any of the franchisee's rights as provided for in Minnesota Statutes, Chapter 80C or (2) franchisee's rights to any procedure, forum, or remedies provided for by the laws of the jurisdiction.

10. Item 17(w) is amended to add the following:

    Texas law applies unless Minnesota state law supersedes this provision. Nothing in this disclosure document or the franchise agreement can abrogate or reduce any of your rights as provided for in Minnesota Statutes, Chapter 80C.

11. No statement, questionnaire, or acknowledgement signed or agreed to by a franchisee 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 any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with this franchise.

Each provision set forth in this Addendum shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of Minnesota state franchise law (MINN. STAT. §§ 80C.01 through 80C.22) are met independently without reference to this Addendum.

NEW YORK ADDENDUM TO DISCLOSURE DOCUMENT

1. The following information is added to the cover page of the Franchise Disclosure Document:

INFORMATION COMPARING FRANCHISORS IS AVAILABLE. CALL THE STATE ADMINISTRATORS LISTED IN EXHIBIT A OR YOUR PUBLIC LIBRARY FOR RESOURCES OR INFORMATION. REGISTRATION OF THIS FRANCHISE BY NEW YORK STATE DOES NOT MEAN THAT NEW YORK STATE RECOMMENDS IT OR HAS VERIFIED THE INFORMATION IN THIS FRANCHISE DISCLOSURE DOCUMENT. IF YOU LEARN ANYTHING IN THIS FRANCHISE DISCLOSURE DOCUMENT IS UNTRUE, CONTACT THE FEDERAL TRADE COMMISSION AND THE APPROPRIATE STATE OR PROVINCIAL AUTHORITY. THE FRANCHISOR MAY, IF IT CHOOSES, NEGOTIATE WITH YOU ABOUT ITEMS COVERED IN THE FRANCHISE DISCLOSURE DOCUMENT. HOWEVER, THE FRANCHISOR CANNOT USE THE NEGOTIATING PROCESS TO PREVAIL UPON A PROSPECTIVE FRANCHISEE TO ACCEPT TERMS THAT ARE LESS FAVORABLE THAN THOSE SET FORTH IN THIS FRANCHISE DISCLOSURE DOCUMENT.

2. The following is added at the end of Item 3:

Except as provided above, the following applies to the franchisor, its predecessor, a person identified in Item 2, or an affiliate offering franchises under the franchisor's principal trademark:

A. No such party has an administrative, criminal, or civil action pending against that person alleging: a felony, a violation of a franchise, antitrust, or securities law, fraud, embezzlement, fraudulent conversion, misappropriation of property, unfair or deceptive practices, or comparable civil or misdemeanor allegations.

B. No such party has pending actions other than routine litigation incidental to the business that is significant in the context of the number of franchisees and the size, nature, or financial condition of the franchise system or its business operations.

C. No such party has been convicted of a felony or pleaded nolo contendere to a felony charge or, within the ten years immediately preceding the application for registration, has been convicted of or pleaded nolo contendere to a misdemeanor charge or has been the subject of a civil action alleging: violation of a franchise, antifraud, or securities law; fraud; embezzlement; fraudulent conversion or misappropriation of property; or unfair or deceptive practices or comparable allegations.

D. No such party is subject to a currently effective injunctive or restrictive order or decree relating to the franchise or under a Federal, State, or Canadian franchise, securities, antitrust, trade regulation, or trade practice law resulting from a concluded or pending action or proceeding brought by a public agency; or is subject to any currently effective order of any national securities association or national securities exchange, as defined in the Securities and Exchange Act of 1934, suspending or expelling such person from membership in such association or exchange; or is subject to a currently effective injunctive or restrictive order relating to any other business activity as a result of an action brought by a public agency or department, including, without limitation, actions affecting a license as a real estate broker or sales agent.

3. The following is added to the end of the "Summary" sections of Item 17(c), titled "Requirements for a franchisee to renew or extend," and Item 17(m), entitled "Conditions for franchisor approval of transfer":

> However, to the extent required by applicable law, all rights you enjoy and any causes of action arising in your favor from the provisions of Article 33 of the General Business Law of the State of New York and the regulations issued thereunder shall remain in force; this proviso intends that the non-waiver provisions of General Business Law Sections 687(4) and 687(5) be satisfied.

4. The following language replaces the "Summary" section of Item 17(d), titled "Termination by a franchisee":

> "You may terminate the agreement on any grounds available by law."

5. The following is added to the end of the "Summary" sections of Item 17(v), titled "Choice of forum," and Item 17(w), titled "Choice of law":

> The foregoing choice of law should not be considered a waiver of any right conferred upon the franchisor or the franchisee by Article 33 of the General Business Law of the State of New York.

6. Franchise Questionnaires and Acknowledgements--No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee 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 any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

> 7. Receipts--Any sale made must be in compliance with § 683(8) of the Franchise Sale Act (N.Y. Gen. Bus. L. § 680 et seq.), which describes the time period a Franchise Disclosure Document (offering prospectus) must be provided to a prospective franchisee before a sale may be made. New York law requires a franchisor to provide the Franchise Disclosure Document at the earliest of the first personal meeting, ten (10) business days before the execution of the franchise or other agreement, or the payment of any consideration that relates to the franchise relationship.

NORTH DAKOTA ADDENDUM TO DISCLOSURE DOCUMENT

1. Item 17(c) is amended to add the following:

   Under §51-19-09 of the North Dakota Franchise Investment Law, you are not required to sign a general release on renewal or transfer/assignment of the franchise agreement.

2. Item 17(r) is amended to add the following:

   In accordance with North Dakota law, the restrictions of the covenant not to compete might not apply to your activities after the termination or expiration of your franchise agreement.

3. Item 17(u) is amended to add the following:

   To the extent required by law unless preempted by the Federal Arbitration Act, all disputes must be litigated or arbitrated either in North Dakota or in a mutually agreed location.

4. Item 17(v) is amended to add the following:

   To the extent required by law unless preempted by the Federal Arbitration Act, all litigation and arbitration must be in North Dakota or in a mutually agreed location.

5. Item 17(w) is amended to add the following:

   The Federal Arbitration Act and North Dakota laws apply except to the extent that the franchise agreement is governed by the United States Trademark Act of 1946 (Lanham Act, 15 USC § 1051, et seq.).

6. Item 17 is amended by the addition of the following:

   THE SECURITIES COMMISSIONER HAS HELD THE FOLLOWING TO BE UNFAIR, UNJUST OR INEQUITABLE TO NORTH DAKOTA FRANCHISEES (NDCC SECTION 51-19-09):

   A. Restrictive Covenants: Franchise disclosure documents that disclose the existence of covenants restricting competition contrary to *NDCC Section 9-08-06*, without further disclosing that such covenants will be subject to the statute.

   B. Situs of Arbitration Proceedings: Franchise agreements providing that the parties must agree to the arbitration of disputes at a location that is remote from the site of the franchisee's business.

   C. Restrictions on Forum: Requiring North Dakota franchisees to consent to the jurisdiction of courts outside of North Dakota.

   D. Liquidated Damages and Termination Penalties: Requiring North Dakota franchisees to consent to liquidated damages or termination penalties.

   E. Applicable Laws: Franchise agreements that specify that they are to be governed by the laws of a state other than North Dakota.

F. Waiver of Trial by Jury: Requiring North Dakota Franchises to consent to the waiver of a trial by jury.

G. Waiver of Exemplary & Punitive Damages: Requiring North Dakota Franchisees to consent to a waiver of exemplary and punitive damage.

H. General Release: Franchise Agreements that require the franchisee to sign a general release upon renewal of the franchise agreement.

I. Limitation of Claims: Franchise Agreements that require the franchisee to consent to a limitation of claims. The statute of limitations under North Dakota law applies.

J. Enforcement of Agreement: Franchise Agreements that require the franchisee to pay all costs and expenses incurred by the franchisor in enforcing the agreement. The prevailing party in any enforcement action is entitled to recover all costs and expenses including attorney's fees.

Each provision set forth in this Addendum shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the North Dakota Franchise Investment Law (N.D. CENT. CODE §§ 51-19-01 through 51-9-17) are met independently without reference to this Addendum.

RHODE ISLAND ADDENDUM TO DISCLOSURE DOCUMENT

1. Item 17(v) and (w) are amended to add the following:

   Any provision in the franchise agreement restricting jurisdiction or venue to a forum outside Rhode Island or requiring the application of the laws of a state other than Rhode Island is void as to a claim otherwise enforceable under the Rhode Island Franchise Investment Act.

Each provision set forth in this Addendum shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the Rhode Island Franchise Investment Act (19 R.I. GEN. LAWS §§ 19-28.1-1 through 19-28.1-34) are met independently without reference to this Addendum.

SOUTH DAKOTA ADDENDUM TO DISCLOSURE DOCUMENT

For franchises and franchisees subject to the South Dakota Franchises for Brand-Name Goods and Services Law, the following information supersedes on supplements, as the case maybe, the corresponding disclosures in the main body of the text of the Precision Door Service SPV LLC Franchise Disclosure Document.

1. Item 17 is amended by the addition of the following language to the original language that appears therein:

(a) Before terminating the Franchise Agreement based upon your failure to meet performance and quality standards, and/or failure to make royalty payments, the franchisor must afford you a 30-day notice with an opportunity to cure said defaults.

(b) Covenants not to compete upon termination or expiration of a franchise agreement are generally unenforceable in South Dakota, except in certain instances as provides by law.

(c) Any provision in the Franchise Agreement which designates jurisdiction or venue or requires the franchisee to agree to jurisdiction or venue in a forum outside of South Dakota is void with respect to any cause of action which is otherwise enforceable in South Dakota.

(d) The law regarding franchise registration, employment, covenants not to compete, and other matters of local concern will be governed by the laws of the State of South Dakota; but as to contractual and all other matters, the franchise agreement and all provisions of this instrument will be and remain subject to the application, construction, enforcement and interpretation under the law of Texas.

VIRGINIA ADDENDUM TO DISCLOSURE DOCUMENT

In recognition of the restrictions contained in Section 13.1-564 of the Virginia Retail Franchising Act, the Franchise Disclosure Document for Precision Holdings of Brevard, Inc. for use in the commonwealth of Virginia shall be amended as follows:

Additional Disclosure. The following statements are added to Item 17.h.

Pursuant to Section 13.1-564 of the Virginia Retail Franchising Act, it is unlawful for a franchisor to cancel a franchise without reasonable cause. If any grounds for default or termination stated in the franchise agreement does not constitute "reasonable cause," as that term may be defined in the Virginia Retail Franchising Act or the laws of Virginia, that provision may not be enforceable.

WASHINGTON ADDENDUM TO DISCLOSURE DOCUMENT, FRANCHISE AGREEMENT, DEVELOPMENT AGREEMENT, AND ALL RELATED AGREEMENTS

The provisions of this Addendum form an integral part of, are incorporated into, and modify the Franchise Disclosure Document, the franchise agreement, and all related agreements regardless of anything to the contrary contained therein. This Addendum applies if: (a) the offer to sell a franchise is accepted in Washington; (b) the purchaser of the franchise is a resident of Washington; and/or (c) the franchised business that is the subject of the sale is to be located or operated, wholly or partly, in Washington.

1. **Conflict of Laws.** In the event of a conflict of laws, the provisions of the Washington Franchise Investment Protection Act, chapter 19.100 RCW will prevail.

2. **Franchisee Bill of Rights.** RCW 19.100.180 may supersede provisions in the franchise agreement or related agreements concerning your relationship with the franchisor, including in the areas of termination and renewal of your franchise. There may also be court decisions that supersede the franchise agreement or related agreements concerning your relationship with the franchisor. Franchise agreement provisions, including those summarized in Item 17 of the Franchise Disclosure Document, are subject to state law.

3. **Site of Arbitration, Mediation, and/or Litigation.** In any arbitration or mediation involving a franchise purchased in Washington, the arbitration or mediation site will be either in the state of Washington, or in a place mutually agreed upon at the time of the arbitration or mediation, or as determined by the arbitrator or mediator at the time of arbitration or mediation. In addition, if litigation is not precluded by the franchise agreement, a franchisee may bring an action or proceeding arising out of or in connection with the sale of franchises, or a violation of the Washington Franchise Investment Protection Act, in Washington.

4. **General Release.** A release or waiver of rights in the franchise agreement or related agreements purporting to bind the franchisee to waive compliance with any provision under the Washington Franchise Investment Protection Act or any rules or orders thereunder is void except when executed pursuant to a negotiated settlement after the agreement is in effect and where the parties are represented by independent counsel, in accordance with RCW 19.100.220(2). In addition, any such release or waiver executed in connection with a renewal or transfer of a franchise is likewise void except as provided for in RCW 19.100.220(2).

5. **Statute of Limitations and Waiver of Jury Trial.** Provisions contained in the franchise agreement or related agreements that unreasonably restrict or limit the statute of limitations period for claims under the Washington Franchise Investment Protection Act, or rights or remedies under the Act such as a right to a jury trial, may not be enforceable.

6. **Transfer Fees.** Transfer fees are collectable only to the extent that they reflect the franchisor's reasonable estimated or actual costs in effecting a transfer.

7. **Termination by Franchisee.** The franchisee may terminate the franchise agreement under any grounds permitted under state law.

8. **Certain Buy-Back Provisions.** Provisions in franchise agreements or related agreements that permit the franchisor to repurchase the franchisee's business for any reason during the term of the franchise agreement without the franchisee's consent are unlawful pursuant to RCW 19.100.180(2)(j), unless the franchise is terminated for good cause.

9. **Fair and Reasonable Pricing.** Any provision in the franchise agreement or related agreements that requires the franchisee to purchase or rent any product or service for more than a fair and reasonable price is unlawful under RCW 19.100.180(2)(d).

10. **Waiver of Exemplary & Punitive Damages.** RCW 19.100.190 permits franchisees to seek treble damages under certain circumstances. Accordingly, provisions contained in the franchise agreement or elsewhere requiring franchisees to waive exemplary, punitive, or similar damages are void, except when executed pursuant to a negotiated settlement after the agreement is in effect and where the parties are represented by independent counsel, in accordance with RCW 19.100.220(2).

11. **Franchisor's Business Judgement.** Provisions in the franchise agreement or related agreements stating that the franchisor may exercise its discretion on the basis of its reasonable business judgment may be limited or superseded by RCW 19.100.180(1), which requires the parties to deal with each other in good faith.

12. **Indemnification.** Any provision in the franchise agreement or related agreements requiring the franchisee to indemnify, reimburse, defend, or hold harmless the franchisor or other parties is hereby modified such that the franchisee has no obligation to indemnify, reimburse, defend, or hold harmless the franchisor or any other indemnified party for losses or liabilities to the extent that they are caused by the indemnified party's negligence, willful misconduct, strict liability, or fraud.

13. **Attorneys' Fees.** If the franchise agreement or related agreements require a franchisee to reimburse the franchisor for court costs or expenses, including attorneys' fees, such provision applies only if the franchisor is the prevailing party in any judicial or arbitration proceeding.

14. **Noncompetition Covenants.** Pursuant to RCW 49.62.020, a noncompetition covenant is void and unenforceable against an employee, including an employee of a franchisee, unless the employee's earnings from the party seeking enforcement, when annualized, exceed $100,000 per year (an amount that will be adjusted annually for inflation). In addition, a noncompetition covenant is void and unenforceable against an independent contractor of a franchisee under RCW 49.62.030 unless the independent contractor's earnings from the party seeking enforcement, when annualized, exceed $250,000 per year (an amount that will be adjusted annually for inflation). As a result, any provision contained in the franchise agreement or elsewhere that conflicts with these limitations is void and unenforceable in Washington.

15. **Nonsolicitation Agreements.** RCW 49.62.060 prohibits a franchisor from restricting, restraining, or prohibiting a franchisee from (i) soliciting or hiring any employee of a franchisee of the same franchisor or (ii) soliciting or hiring any employee of the franchisor.

As a result, any such provisions contained in the franchise agreement or elsewhere are void and unenforceable in Washington.

16. **Questionnaires and Acknowledgments.** No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee 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 any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

17. **Prohibitions on Communicating with Regulators.** Any provision in the franchise agreement or related agreements that prohibits the franchisee from communicating with or complaining to regulators is

inconsistent with the express instructions in the Franchise Disclosure Document and is unlawful under RCW 19.100.180(2)(h).

18. **Advisory Regarding Franchise Brokers.** Under the Washington Franchise Investment Protection Act, a "franchise broker" is defined as a person that engages in the business of the offer or sale of franchises. A franchise broker represents the franchisor and is paid a fee for referring prospects to the franchisor and/or selling the franchise. If a franchisee is working with a franchise broker, franchisees are advised to carefully evaluate any information provided by the franchise broker about a franchise.

The undersigned parties do hereby acknowledge receipt of this Addendum.

Dated this _____ day of _____ 20_____.

_____	_____
Signature of Franchisor Representative	Signature of Franchisee Representative
_____	_____
Title of Franchisor Representative	Title of Franchisee Representative

THE FOLLOWING PAGES IN THIS EXHIBIT ARE STATE-SPECIFIC RIDERS TO THE FRANCHISE AGREEMENT

ADDENDUM TO FRANCHISE AGREEMENT
FOR RESIDENTS OF CALIFORNIA

This Addendum to the Franchise Agreement ("Franchise Agreement") dated _____ between Precision Door Service SPV LLC, a Delaware limited liability company with an address of 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor") and _____ with an address of _____ ("Franchisee") is entered into simultaneously with the execution of the Franchise Agreement.

1. The provisions of this Addendum form an integral part of, and are incorporated into the Franchise Agreement. This Addendum is being executed because: (a) the offer or sale of the franchise to Franchisee was made in the State of California; (b) Franchisee is a resident of the State of California; and/or (c) the Franchised Business will be located or operated in the State of California.

2. California Business and Professions Code Sections 20000 through 20043, the California Franchise Relations Act, provide rights to the franchisee concerning termination, transfer or non-renewal of a franchise. If the franchise agreement contains a provision that is inconsistent with the law, the law will control.

3. Franchisor's financing program is offered pursuant to the franchise loan exemption under Section 22063 of the California Finance Lenders Law. If Franchisee decides to finance all or a portion of the initial franchise fee using Franchisor's financing program, Franchisee hereby confirms that Franchisee intends to use the financing primarily for purposes other than personal, family, or household purposes.

4. Any capitalized terms that are not defined in this Addendum shall have the meaning given them in the Franchise Agreement.

5. Except as expressly modified by this Addendum, the Franchise Agreement remains unmodified and in full force and effect.

6. Each provision set forth in this Addendum shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the California Franchise Investment Law are met independently without reference to this Addendum.

IN WITNESS WHEREOF, the parties have duly signed and delivered this Addendum as of the date first written above.

Signed on this _____ day of _____, 20__.

FRANCHISEE:

_____
_____, individually

Accepted as of the _____ day of _____, 20__.

FRANCHISOR:

Precision Door Service SPV LLC

BY: _____
_____, President

ADDENDUM TO FRANCHISE AGREEMENT
FOR RESIDENTS OF ILLINOIS

This ADDENDUM TO FRANCHISE AGREEMENT is entered into by and between Precision Door Service SPV LLC, a Delaware limited liability company with an address of 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor") and _____, individually, with an address of _____ (Franchisee").

WHEREAS, Franchisor and Franchisee have contemporaneously herewith entered into a Franchise Agreement (the "Agreement") and the parties wish to amend the Agreement. This Addendum is being signed because (a) the offer or sale of the franchise for the Franchised Business that you will operate under the Agreement was made in the State of Illinois, (b) the Franchised Business, territory or a portion of the territory will be located in Illinois, and/or (c) Franchisee is a resident of Illinois.

NOW, THEREFORE, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Agreement is hereby amended as follows:

1. Notwithstanding anything to the contrary in the Agreement, in the event of a conflict between the provisions of the Agreement and the provisions of this Addendum, the provisions of this Addendum shall control. The parties agree that the Agreement remains fully effective in all respects except as specifically modified herein, and all the respective rights and obligations of Franchisee and Franchisor remain as written unless modified herein.

2. Section 14.G.1, **Applicable Law and Waiver**, and Section 14.H, **Venue**, are amended to add the following:

> "If any provisions of the Agreement are inconsistent with applicable Illinois state law, then Illinois state law shall apply. Any provision which designates jurisdiction or venue in a forum outside Illinois is void with respect to any cause of action which is otherwise enforceable in Illinois, provided that a Franchise Agreement may provide for arbitration in a forum outside of Illinois. Any condition, stipulation or provision purporting to bind any person acquiring any Franchise to waive compliance with any provision of the Illinois Franchise Disclosure Act is void."

3. Section 13.B, **Claims**, is amended to add the following:

> "However, nothing in this Section shall shorten any period within which you may bring a claim under Section 705/27 of the Illinois Franchise Disclosure Act or constitute a condition, stipulation, or provision purporting to bind any person acquiring any franchise to waive compliance with any provision of the Illinois Franchise Disclosure Act of 1987 or any other Illinois law (as long as the jurisdictional requirements of that Illinois law are met)."

4. No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee 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 any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

5. Each provision set forth in this Addendum shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the Illinois Franchise Disclosure Act

(815 ILL. COMP. STAT. §§ 705/1 through 705/44) are met independently without reference to this Addendum.

Signed on this _____ day of _____, 20__.

FRANCHISEE:

_____

_____, individually

Accepted as of the _____ day of _____, 20__.

FRANCHISOR:

Precision Door Service SPV LLC

BY: _____

_____, President

ADDENDUM TO FRANCHISE AGREEMENT
FOR RESIDENTS OF MARYLAND

This ADDENDUM TO FRANCHISE AGREEMENT is entered into by and between Precision Door Service SPV LLC, a Delaware limited liability company with an address of 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor") and _____, individually, with an address of _____("Franchisee").

WHEREAS, Franchisor and Franchisee have contemporaneously herewith entered into a Franchise Agreement (the "Agreement") and wish to amend certain terms of the Agreement. This Addendum is being signed because (a) Franchisee is a resident of the State of Maryland, and/or (b) the Franchised Business will be located or operated in Maryland.

NOW, THEREFORE, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Agreement is hereby amended as follows:

1. Notwithstanding anything to the contrary in the Agreement, in the event of a conflict between the provisions of the Agreement and the provisions of this Addendum, the provisions of this Addendum shall control. The parties agree that the Agreement remains fully effective in all respects except as specifically modified herein, and all the respective rights and obligations of Franchisee and Franchisor remain as written unless modified herein.

2. Section 7.A, **MAP Fund**, is amended by adding the following language:

"To obtain an accounting of the MAP Fund, you should contact our President or Vice President in writing."

3. Section 4.B, **Renewal**, and Section 10.D.6, **Conditions of Transfer** are amended by adding the following language:

"However, such general release will not apply to claims arising under the Maryland Franchise Registration and Disclosure Law."

4. Section 8.A, **Initial Franchise Fee**, is amended by adding the following language at the end of the section:

"Based upon our financial condition, the Maryland Securities Commissioner has imposed a fee deferral requirement. Therefore, you will not be required to pay the initial fees due to us and/or our affiliates, including the Initial Franchise Fee and any other fees, until we have completed all our pre-opening obligations to you and you begin operating your franchise business."

5. Section 12.B.2(vi), **Immediate Termination With No Opportunity to Cure**, is amended by adding the following language:

"(Termination upon insolvency might not be enforceable under federal insolvency law (11 U.S.C. Sections 101 et seq.), but we and you agree to enforce this provision to the maximum extent the law allows.)"

6. Section 14.G.1, **Applicable Law and Waiver**, and Section 14.H, **Venue**, are amended by adding the following language:

"Subject to your arbitration obligations, a franchisee in Maryland may bring a lawsuit in Maryland for claims arising under the Maryland Franchise Registration and Disclosure Law."

7. Section 13.B, **Claims**, is amended to add the following:

"However, the limitation of such claims shall not act to reduce the three (3) year statute of limitations afforded to you for bringing a claim under the Maryland Franchise Registration and Disclosure Law."

8. The Franchise Agreement is amended by adding the following language at the end of the document:

"No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee 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 any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise."

9. Each provision set forth in this Addendum shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the Maryland Franchise and Disclosure Law (Md Code Ann., Bus. Reg. §§ 14-201 through 14-233) are met independently without reference to this Addendum.

Signed on this _____ day of _____, 20__.

FRANCHISEE:

_____

_____, individually

Accepted as of the _____ day of _____, 20__.

FRANCHISOR:

Precision Door Service SPV LLC

BY: _____

_____, President

ADDENDUM TO FRANCHISE AGREEMENT
FOR RESIDENTS OF MINNESOTA

This ADDENDUM TO FRANCHISE AGREEMENT is entered into by and between Precision Door Service SPV LLC, a Delaware limited liability company with an address of 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor") and _____, individually, with an address of _____ ("Franchisee").

WHEREAS, Franchisor and Franchisee have contemporaneously herewith entered into a Franchise Agreement (the "Agreement") and wish to amend certain terms of the Agreement. This Addendum is being signed because (a) the Business that Franchisee will operate under the Agreement will be located in Minnesota; and/or (b) any of the franchise offering or sales activity with respect to the Agreement occurred in Minnesota.

NOW, THEREFORE, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Agreement is hereby amended as follows:

1. Notwithstanding anything to the contrary in the Agreement, in the event of a conflict between the provisions of the Agreement and the provisions of this Addendum, the provisions of this Addendum shall control. The parties agree that the Agreement remains fully effective in all respects except as specifically modified herein, and all the respective rights and obligations of Franchisee and Franchisor remain as written unless modified herein.

2. Section 4.B, **Renewal**, is amended by adding the following language:

"Unless the failure to renew your license is for good cause as defined in Minnesota Statutes Section 80C.14, Subdivision 3, Paragraph (b), and you have failed to correct the reasons for termination as required by Subdivision 3, we may not fail to renew your license unless:

(1) You have been given written notice of the intention not to renew at least 180 days in advance of the expiration of this Agreement; and

(2) You has been given an opportunity to operate the Business over a sufficient period of time to enable you to recover the fair market value of the Business as a going concern, as determined and measured from the date of the failure to renew. We may not refuse to renew your license if our refusal is for the purpose of converting the Business premises, or the franchise, to an operation that will be owned by us for our own account.

Any release required by us as a condition of renewal of the franchise will not apply to the extent that such release is specifically prohibited by the Minnesota Franchise Law."

3. Section 3.D, **Litigation**, is amended by adding the following language

"The Minnesota Department of Commerce requires that we indemnify you against liability to third parties resulting from claims by third parties that your use of our Mark infringes the trademark rights of the third party. We do not indemnify against the consequences of your use of our Mark except in accordance with the requirements of this Agreement, and, as a condition to indemnification, you must provide notice to us of any such claim and tender defense of the claim to us. If we accept the tender of defense, we have the right to manage the defense of the claim including the right to compromise, settle or otherwise resolve the claim, or whether to appeal a final determination of the claim."

4. Section 10.D.6, **General Release**, is hereby deleted from the Agreement in accordance with Minnesota Rule 2860.4400D.

5. Section 12.B, **Termination By Us**, is hereby amended by adding the following language:

"Pursuant to Minn. Stat. Sec. 80C.14, Subdivisions 4 & 5, no person may terminate or cancel a franchise unless (i) that person has given notice setting forth all the reasons for the termination or cancellation at least 90 days in advance of termination or cancellation, and (ii) the recipient of the notice fails to correct the reasons stated for termination or cancellation in the notice within 60 days of receipt of the notice; except that the notice is effective immediately upon receipt where the alleged grounds for termination or cancellation are:

(1) voluntary abandonment of the franchise relationship by you;

(2) the conviction of you of an offense that is directly related to the business conducted pursuant to the franchise; or

(3) failure to cure a default under this Agreement which materially impairs the goodwill associated with our trade name, trademark, service mark, logotype or other commercial symbol after you have received written notice to cure at least twenty-four (24) hours in advance thereof.

No person may terminate or cancel a franchise except for good cause. "Good cause" means failure by you to substantially comply with the material and reasonable franchise requirements imposed by us including, but not limited to:

(1) your bankruptcy or insolvency;

(2) a voluntary or involuntary assignment for the benefit of creditors or any type of similar disposition of the assets of the Business;

(3) voluntary abandonment of the Business;

(4) your conviction or your plea of guilty or no contest to a charge of violating any law relating to the Business; or

(5) any act or conduct which materially impairs the goodwill associated with our trademark, trade name, service mark, logo or other commercial symbol."

6. Section 11.B, **Exceptions to Mediation**, is amended by adding the following language:

"Under Minnesota law, we may seek a restraining order, injunction and such other equitable relief as may be appropriate, but we are not automatically entitled to such relief and you have not automatically consented to such relief."

7. Section 14.G.1, **Applicable Law and Waiver**, and Section 14.I., **Jury Waiver**, are amended by adding:

"Pursuant to Minnesota Statutes Section 80C.21 and Minnesota Rule Part 2860.4400J, and subject to your arbitration obligations, this section shall not in any way abrogate or reduce any of your rights as provided for in Minnesota Statutes, Chapter 80C, including the right to submit

matters to the jurisdiction of the courts of Minnesota and the right to bring a cause of action within three years after the cause of action accrues. You cannot be required to consent to the waiver of a jury trial."

8. Schedule D, **Acknowledgment Addendum**, is amended by adding the following language:

"Pursuant to Minnesota Rule 2860.4400J, the foregoing acknowledgments contained in this section shall not be construed as a waiver of my rights."

9. No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee 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 any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

10. Each provision set forth in this Addendum shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of Minnesota state franchise law (MINN. STAT. §§ 80C.01 through 80C.22) are met independently without reference to this Addendum.

Signed on this _____ day of _____, 20__.

FRANCHISEE:

_____

_____, individually

Accepted as of the _____ day of _____, 20__.

FRANCHISOR:

Precision Door Service SPV LLC

BY: _____

_____, President

ADDENDUM TO FRANCHISE AGREEMENT
FOR RESIDENTS OF NORTH DAKOTA

This ADDENDUM TO FRANCHISE AGREEMENT is entered into by and between Precision Door Service SPV LLC, a Delaware limited liability company with an address of 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor") and _____, individually, with an address of _____ ("Franchisee").

WHEREAS, Franchisor and Franchisee have contemporaneously herewith entered into a Franchise Agreement (the "Agreement") and wish to amend certain terms of the Agreement. This Addendum is being signed because (a) the offer or sale of the franchise for the franchised Business that Franchisee will operate under the Agreement was made in the State of North Dakota, and/or (b) Franchisee is a resident of North Dakota and the franchised Business will be located in North Dakota.

NOW, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Agreement is hereby amended as follows:

1. Notwithstanding anything to the contrary in the Agreement, in the event of a conflict between the provisions of the Agreement and the provisions of this Addendum, the provisions of this Addendum shall control. The parties agree that the Agreement remains fully effective in all respects except as specifically modified herein, and all the respective rights and obligations of Franchisee and Franchisor remain as written unless modified herein.

2. Section 9.D, **Noncompetition Covenants**, is amended by adding the following: "Covenants not to compete are generally considered unenforceable in the State of North Dakota pursuant to Section 9-08-06 of the North Dakota Century Code."

3. Section 4.B, **Renewal**, and Section 10.D.6, **General Release**, are amended by adding the following: "Franchise Agreements that require the franchisee to sign a general release upon renewal or transfer are considered unfair, unjust and inequitable and are hereby deleted in accordance with Section 51-19-09 of the North Dakota Franchise Investment Law."

4. Section 14.G.1, **Applicable Law and Waiver** and Section 14.H., **Venue**, are amended by adding the following: "Notwithstanding the foregoing, to the extent required by the North Dakota Franchise Investment Law, this Agreement will be governed by the laws of the state of North Dakota."

5. Section 11, **Dispute Resolution**, is amended by adding the following: "Notwithstanding the foregoing, if and to the extent required by the North Dakota Franchise Investment Law (unless preempted by the Federal Arbitration Act), arbitration proceedings will be conducted at a mutually agreeable site in North Dakota."

6. Section 13.B, **Claims**, is amended by adding the following: "If and to the extent any provisions of this Section of the Agreement are inconsistent with the North Dakota Franchise Investment Law, then the applicable provisions of the North Dakota Franchise Investment Law shall apply."

7. Section 14.I, **Waiver of Jury**, is amended by adding the following: "If and to the extent any provisions of this Section of the Agreement are inconsistent with the North Dakota Franchise Investment Law, then the applicable provisions of the North Dakota Franchise Investment Law shall apply."

8. Section 14.K, **Waiver of Punitive and Consequential Damages**, is amended by adding the following: "If and to the extent any provisions of this Section of the Agreement are inconsistent with

the North Dakota Franchise Investment Law, then the applicable provisions of the North Dakota Franchise Investment Law shall apply."

9. Each provision set forth in this Addendum shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the North Dakota Franchise Investment Law (N.D. CENT. CODE §§ 51-19-01 through 51-9-17) are met independently without reference to this Addendum.

Signed on this _____ day of _____, 20__.

FRANCHISEE:

_____
_____, individually

Accepted as of the _____ day of _____, 20__.

FRANCHISOR:

Precision Door Service SPV LLC

BY: _____

_____, President

ADDENDUM TO FRANCHISE AGREEMENT
FOR RESIDENTS OF RHODE ISLAND

This ADDENDUM TO FRANCHISE AGREEMENT is entered into by and between Precision Door Service SPV LLC, a Delaware limited liability company with an address of 2395 Washington Avenue, Suite 5, Titusville, Florida 32780 ("Franchisor") and _____, individually, with an address of _____ ("Franchisee").

WHEREAS, Franchisor and Franchisee have contemporaneously herewith entered into a Franchise Agreement (the "Agreement") and wish to amend certain terms of the Agreement. This Addendum is being signed because (a) the offer or sale of the franchise for the Franchised Business that Franchisee will operate under the Agreement was made in the State of Rhode Island, and/or (b) Franchise is a resident of Rhode Island and the Franchised Business will be located in Rhode Island.

NOW, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Agreement is hereby amended as follows:

1. Notwithstanding anything to the contrary in the Agreement, in the event of a conflict between the provisions of the Agreement and the provisions of this Addendum, the provisions of this Addendum shall control. The parties agree that the Agreement remains fully effective in all respects except as specifically modified herein, and all the respective rights and obligations of Franchisee and Franchisor remain as written unless modified herein.

2. Section 14.G.1, **Applicable Law and Waiver**, and Section 14.H, **Venue**, are amended by adding:

Any provision in the franchise agreement restricting jurisdiction or venue to a forum outside Rhode Island or requiring the application of the laws of a state other than Rhode Island is void as to a claim otherwise enforceable under the Rhode Island Franchise Investment Act.

3. Each provision set forth in this Addendum shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the Rhode Island Franchise Investment Act (19 R.I. GEN. LAWS §§ 19-28.1-1 through 19-28.1-34) are met independently without reference to this Addendum.

Signed on this _____ day of _____, 20__.

FRANCHISEE:

_____
_____, individually

Accepted as of the _____ day of _____, 20__.

FRANCHISOR:

Precision Door Service SPV LLC

BY: _____
_____, President

ADDENDUM TO FRANCHISE AGREEMENT
FOR RESIDENTS OF SOUTH DAKOTA

This ADDENDUM TO FRANCHISE AGREEMENT is entered into by and between Precision Door Service SPV LLC, a Delaware limited liability company with an address of 1010 North University Parks Drive, Waco, Texas 76707 ("Franchisor") and _____, individually, with an address of _____ ("Franchisee").

WHEREAS, Franchisor and Franchisee have contemporaneously herewith entered into a Franchise Agreement (the "Agreement") and wish to amend certain terms of the Agreement. This Addendum is being signed because (a) the offer or sale of the franchise for the Franchised Business that Franchisee will operate under the Agreement was made in the State of South Dakota, and/or (b) Franchisee is a resident of South Dakota and the Franchised Business will be located in South Dakota.

NOW, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Agreement is hereby amended as follows:

1. Notwithstanding anything to the contrary in the Agreement, in the event of a conflict between the provisions of the Agreement and the provisions of this Addendum, the provisions of this Addendum shall control. The parties agree that the Agreement remains fully effective in all respects except as specifically modified herein, and all the respective rights and obligations of Franchisee and Franchisor remain as written unless modified herein.

2. Section 12.B of the Franchise Agreement is amended to provide as follows:

Before terminating the Franchise Agreement based upon your failure to meet performance and quality standards, and/or failure to make royalty payments, the franchisor must afford you 30 days written notice with an opportunity to cure said defaults prior to termination.

3. Section 9.D of the Franchise Agreement is amended by the addition of the following language to the original language that appears therein:

"Covenants not to compete upon termination or expiration of a franchise agreement are generally unenforceable in South Dakota, except in certain instances as provides by law."

4. Section 14.G.1 of the Franchise Agreement is amended to reflect the following:

The law regarding franchise registration, employment, covenants not to compete, and other matters of local concern will be governed by the laws of the State of South Dakota; but as to contractual and all other matters, this Agreement and all provisions of this instrument will be and remain subject to the application, construction, enforcement and interpretation under the laws of the state of Texas.

5. Any provision in the Franchise Agreement which designates jurisdiction or venue or requires the franchisee to agree to jurisdiction or venue in a forum outside of South Dakota is void with respect to any cause of action which is otherwise enforceable in South Dakota. In the event that either party shall make demand for arbitration, such arbitration shall be conducted in a mutually agreed upon site in accordance with Section 11 of the Commercial Arbitration Rules of the American Arbitration Association.

The undersigned does hereby acknowledge receipt of this Addendum.

Signed on this _____ day of _____, 20__.

FRANCHISEE:

_____
_____, individually

Accepted as of the _____ day of _____, 20__, in _____, ____.

FRANCHISOR:

_____
BY: _____
_____, President

ADDENDUM TO FRANCHISE AGREEMENT
FOR RESIDENTS OF VIRGINIA

This ADDENDUM TO FRANCHISE AGREEMENT is entered into by and between Precision Door Service SPV LLC, a Delaware limited liability company with an address of 1010 North University Parks Drive, Waco, Texas 76707 ("Franchisor") and _____, individually, with an address of _____ "Franchisee").

WHEREAS, Franchisor and Franchisee have contemporaneously herewith entered into a Franchise Agreement (the "Agreement") and wish to amend certain terms of the Agreement. This Addendum is being signed because (a) the offer or sale of the franchise for the Franchised Business that Franchisee will operate under the Agreement was made in the State of Virginia, (b) Franchisee is a resident of Virginia, and/or (c) the Franchised Business will be located or operated in the State of Virginia.

NOW, THEREFORE, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the Agreement is hereby amended as follows:

1. Notwithstanding anything to the contrary in the Agreement, in the event of a conflict between the provisions of the Agreement and the provisions of this Addendum, the provisions of this Addendum shall control. The parties agree that the Agreement remains fully effective in all respects except as specifically modified herein, and all the respective rights and obligations of Franchisee and Franchisor remain as written unless modified herein.

The undersigned does hereby acknowledge receipt of this Addendum.

Signed on this _____ day of _____, 20__.

FRANCHISEE:

_____
_____, individually

Accepted as of the _____ day of _____, 20__, in _____, ____.

FRANCHISOR:

_____
BY: _____
_____, President

DEVELOPMENT AGREEMENT

STATE SPECIFIC ADDENDA

ADDENDUM TO THE DEVELOPMENT AGREEMENT
PRECISION DOOR SERVICE SPV LLC

FOR THE STATE OF CALIFORNIA

This Addendum to the Development Agreement is entered to this _____ day of _____, 20___, between **PRECISION DOOR SERVICE SPV LLC** ("we", "us" or Franchisor") and _____ ("you" or "Franchisee") to amend and revise the Development Agreement as follows:

1. In recognition of the requirements of the California Franchise Investment Law, Cal. Corp. Code §§31000-3516 and the California Franchise Relations Act, Cal. Bus. And Prof. Code §§20000-20043, the Development Agreement shall be amended as follows:

a. Under California Corporations Code Section 31512, any condition, stipulation or provision purporting to bind any person acquiring a franchise to waive compliance with any provision of that law or any rule or order related to that law is void.

b. Section 5.1 of the Development Agreement which terminates the Development Agreement upon the bankruptcy of the Franchisee may not be enforceable under federal bankruptcy law (11 U.S.C. Section 101, *et seq.).*

c. Section 7.2 of the Development Agreement incorporates a covenant not to compete which extends beyond the expiration or termination of the Development Agreement; this covenant may not be enforceable under California law.

d. Section 13.1 of the Development Agreement is amended to provide that in the event of a conflict of law, California Law will prevail.

e. Section 13.2 of the Development Agreement requires litigation to be conducted in the State of Texas; the requirement may not be enforceable under California law.

2. Each provision of this Addendum shall be effective only to the extent that the jurisdictional requirements of the California Investment Law and/or the California Franchise Relations Act are met independent of this Addendum. To the extent this Addendum shall be deemed to be inconsistent with any terms or conditions of said Development Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum, understands and consents to be bound by all of its terms.

PRECISION DOOR SERVICE SPV LLC

By:_____

Name:_____

Title:_____

Developer:_____

By:_____

Name:_____

Title:_____

By:_____

Name:_____

Title:_____

ADDENDUM TO THE DEVELOPMENT AGREEMENT
PRECISION DOOR SERVICE SPV LLC

FOR THE STATE OF ILLINOIS

This Addendum to the Development Agreement is entered into this ___ day of _____, 20__, between **PRECISION DOOR SERVICE SPV LLC** ("we", "us" or "Franchisor") and _____ ("you" or "Developer") to amend and revise the Development Agreement as follows:

1. In recognition of the requirements of the Illinois Franchise Disclosure Act, 815 ILCS 705, the Development Agreement for PRECISION DOOR SERVICE SPV LLC shall be amended as follows:

a. Illinois law governs the franchise agreements.

b. In conformance with Section 4 of the Illinois Franchise Disclosure Act, any provision in a franchise agreement that designates jurisdiction and venue in a forum outside of the State of Illinois is void. However, a franchise agreement may provide for arbitration to take place outside of Illinois.

c. Franchisee's rights upon termination and non-renewal are set forth in sections 19 and 20 of the Illinois Franchise Disclosure Act.

d. In conformance with Section 41 of the Illinois Franchise Disclosure Act, any condition, stipulation or provision purporting to bind any person acquiring any franchise to waive compliance with the Illinois Franchise Disclosure Act or any other law of Illinois is void.

2. No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee 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 any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

3. Each provision of this Addendum shall be effective only to the extent that the jurisdictional requirements of the Illinois Franchise Disclosure Act are met independent of this Addendum. To the extent this Addendum shall be deemed to be inconsistent with any terms or conditions of said Development Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum, understands and consents to be bound by all of its terms.

PRECISION DOOR SERVICE SPV LLC

By:_____

Name:_____

Title:_____

Developer:_____

By:_____

Name:_____

Title:_____

By:_____

Name:_____

Title:_____

AADDENDUM TO THE DEVELOPMENT AGREEMENT
PRECISION DOOR SERVICE SPV LLC

FOR THE STATE OF MARYLAND

This Addendum to the Development Agreement is entered into this ____ day of _____, 20___, between **PRECISION DOOR SERVICE SPV LLC** ("we", "us" or "Franchisor") and _____ ("you" or "Developer") to amend and revise the Development Agreement as follows:

1. In recognition of the requirements of the Maryland Franchise Registration and Disclosure Law, Md. Code Ann. Bus. Reg. §§14-201 et seq., the Development Agreement shall be amended as follows:

a. Section 3.1 of the Development Agreement is amended to add the following at the end of the section: "Based upon the Franchisor's financial condition, the Maryland Securities Commissioner has imposed a fee deferral requirement. Therefore, Developer will not be required to pay the initial fees due to Franchisor and/or its affiliates, including the Development Fee, the Initial Franchise Fee and any other fees, until Franchisor has completed all its pre-opening obligations to Developer and Developer begins operating its first franchise business."

b. Section 5.1 of the Development Agreement which terminates the Development Agreement upon bankruptcy of the Developer may not be enforceable under federal bankruptcy law (11 U.S.C. Section 101, *et seq.*).

c. Any general release of claims signed by Developer shall exclude claims arising under the Maryland Franchise Registration and Disclosure Law.

d. Section 13.1 of the Development Agreement states that the laws of the State of Texas govern; however, in the event of a conflict of laws, to the extent required by the Maryland Franchise Registration and Disclosure Law, the laws of the State of Maryland shall prevail.

e. Section 13.2 of the Development Agreement requires litigation to be conducted in the State of Texas; the requirement shall not limit any rights Developer may have under the Maryland Franchise Registration and Disclosure Law to bring suit in the State of Maryland.

f. Any claims arising under the Maryland Franchise Registration and Disclosure Law must be brought within 3 years after the grant of the franchise.

2. No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee 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 any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

3. Each provision of this Addendum shall be effective only to the extent that the jurisdictional requirements of the Maryland Franchise Registration and Disclosure Law applicable to the provisions are

met independently of this Addendum. To the extent this Addendum shall be deemed to be inconsistent with any terms or conditions of said Development Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

4. Unless expressly amended by this Addendum, all other provisions of the Development Agreement remain unchanged.

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum, understands and consents to be bound by all of its terms.

PRECISION DOOR SERVICE SPV LLC

By:_____

Name:_____

Title:_____

Developer:_____

By:_____

Name:_____

Title:_____

By:_____

Name:_____

Title:_____

ADDENDUM TO THE DEVELOPMENT AGREEMENT
PRECISION DOOR SERVICE SPV LLC

FOR THE STATE OF MINNESOTA

This Addendum to the Development Agreement is entered into this ___ day of _____, 20__, between **PRECISION DOOR SERVICE SPV LLC** ("we", "us" or "Franchisor") and _____ ("you" or "Developer") to amend and revise said Development Agreement as follows:

1. In recognition of the Minnesota Franchise Law, Minn. Stat., Chapter 80C, Sections 80C.01 through 80C.22, and the Rules and Regulations promulgated pursuant thereto by the Minnesota Commission of Securities, Minnesota Rule 2860.4400, et. seq., the parties to the attached Development Agreement agree as follows:

a. Sections 5.1, 5.2 and 5.3 shall be amended to add that with respect to franchises governed by Minnesota law, the Franchisor will comply with the Minnesota Franchise Law which requires, except in certain specified cases, that a Developer be given 90 days' notice of termination (with 60 days to cure) and 180 days' notice of non-renewal of the Agreement.

b. Minn. Rule 2860.4400(D) prohibits a Franchisor from requiring a franchisee to assent to a general release.

c. Section 13.1 shall be amended to add that Franchisor shall not in any way abrogate or reduce Developer's rights as provided for under the Minnesota Franchise Law including the right to submit matters to the jurisdiction of the courts of Minnesota.

d. In addition, Section 13.6 shall be amended to state that any claim concerning the Business or this Agreement or any related agreement will be barred unless an action for the claim is commenced within three (3) years from the date on which Developer or Franchisor knew or should have known, in the exercise of reasonable diligence, of the facts giving rise to or the claim.

e. Minn. Stat. Sec. 80C.21 and Minn. Rule 2860.4400(J) prohibit Franchisor from requiring litigation to be conducted outside Minnesota, requiring waiver of a jury trial, or requiring the franchisee to consent to liquidated damages, termination penalties or judgment notes. In addition, nothing in the Franchise Disclosure Document or agreement(s) can abrogate or reduce (1) any of Developer's rights as provided for in Minnesota Statutes, Chapter 80C, or (2) Developer's rights to any procedure, forum or remedies provided for by the laws of the jurisdiction.

2. Each provision of this Addendum shall be effective only to the extent that the jurisdictional requirements of the Minnesota Franchise Law applicable to the provisions are met independent of this Addendum. To the extent this Addendum shall be deemed to be inconsistent with any terms or conditions of said Development Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

3. No statement, questionnaire, or acknowledgement signed or agreed to by a franchisee 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 any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with this franchise.

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum understands and consents to be bound by all of its terms.

PRECISION DOOR SERVICE SPV LLC

By:_____

Name:_____

Title:_____

Developer:_____

By:_____

Name:_____

Title:_____

By:_____

Name:_____

Title:_____

ADDENDUM TO THE DEVELOPMENT AGREEMENT
PRECISION DOOR SERVICE SPV LLC

FOR THE STATE OF NORTH DAKOTA

This Addendum to the Development Agreement is entered into this ___ day of _____, 20__, between **PRECISION DOOR SERVICE SPV LLC** ("we", "us" or "Franchisor") and _____ ("you" or "Developer") to amend and revise the Development Agreement as follows:

1. In recognition of the requirements of the North Dakota Franchise Investment Law, the Development Agreement for PRECISION DOOR SERVICE SPV LLC shall be amended as follows:

(a) Section 7.2 of the Development Agreement is amended to add:

Covenants not to compete such as those mentioned above are generally considered unenforceable in the State of North Dakota.

(c) Section 13.1 of the Development Agreement is amended to add:

Notwithstanding the foregoing, the Development Agreement will be governed by North Dakota law.

(d) Section 13.2 of the Development Agreement is amended to add:

Notwithstanding the foregoing, any claim arising under the North Dakota Franchise Investment Law shall be litigated in the State of North Dakota.

(e) Section 13.3 of the Development Agreement regarding waiver of jury trial is deleted in its entirety.

(f) Section 13.5 of the Development Agreement is amended to delete the waiver of the right to seek or recover punitive damages.

2. Each provision of this Addendum shall be effective only to the extent that the jurisdictional requirements of the North Dakota Franchise Investment Law applicable to the provisions are met independently of this Addendum. To the extent that this Addendum shall be deemed inconsistent with any terms or conditions of the Development Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

3. Unless expressly amended by this Addendum, all other terms of the Development Agreement remain unchanged.

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum, understands and consents to be bound by all of its terms.

PRECISION DOOR SERVICE SPV LLC

By:_____

Name:_____

Title:_____

Developer:_____

By:_____

Name:_____

Title:_____

By:_____

Name:_____

Title:_____

ADDENDUM TO THE DEVELOPMENT AGREEMENT
PRECISION DOOR SERVICE SPV LLC

FOR THE STATE OF RHODE ISLAND

This Addendum to the Development Agreement is entered into this ___ day of _____, 20__, between **PRECISION DOOR SERVICE SPV LLC** ("we", "us" or "Franchisor") and _____ ("you" or "Developer") to amend and revise the Development Agreement as follows:

1. In recognition of the requirements of the Rhode Island Franchise Investment Act, the Development Agreement for PRECISION DOOR SERVICE SPV LLC shall be amended as follows:

(a) Section 13.1 of the Development Agreement is amended to add:

Notwithstanding the foregoing, the Development Agreement will be governed by Rhode Island law.

(b) Section 13.2 of the Development Agreement is amended to add:

Notwithstanding the foregoing, any claim arising under the Rhode Island Franchise Investment Act shall be litigated in the State of Rhode Island.

2. Each provision of this Addendum shall be effective only to the extent that the jurisdictional requirements of the Rhode Island Franchise Investment Act applicable to the provisions are met independently of this Addendum. To the extent that this Addendum shall be deemed inconsistent with any terms or conditions of the Development Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

3. Unless expressly amended by this Addendum, all other terms of the Development Agreement remain unchanged.

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum, understands and consents to be bound by all of its terms.

PRECISION DOOR SERVICE SPV LLC

By:_____

Name:_____

Title:_____

Developer:_____

By:_____

Name:_____

Title:_____

By:_____

Name:_____

Title:_____

ADDENDUM TO THE DEVELOPMENT AGREEMENT
PRECISION DOOR SERVICE SPV LLC

FOR THE COMMONWEALTH OF VIRGINIA

This Addendum to the Development Agreement is entered into this ____ day of _____, 20___, between **PRECISION DOOR SERVICE SPV LLC** ("we", "us" or "Franchisor") and _____ ("you" or "Developer") to amend and revise the Development Agreement as follows:

1. In recognition of the requirements of the Virginia Retail Franchising Act, Va. Code §§13.1-557 et seq., the Development Agreement shall be amended as follows:

a. Section 5.4 states that the Franchisor may terminate the Development Agreement if the Developer commits a default under any franchise agreement with Franchisor; this provision may not be enforceable if the grounds for default or termination do not constitute "reasonable cause" as that term is defined in the Virginia Retail Franchising Act or laws of Virginia.

2. Each provision of this Addendum shall be effective only to the extent that the jurisdictional requirements of the Virginia Retail Franchising Act applicable to the provisions are met independently of this Addendum. To the extent that this Addendum shall be deemed inconsistent with any terms or conditions of the Development Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

3. Unless expressly amended by this Addendum, all other terms of the Development Agreement remain unchanged.

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum, understands and consents to be bound by all of its terms.

PRECISION DOOR SERVICE SPV LLC

By:_____

Name:_____

Title:_____

Developer:_____

By:_____

Name:_____

Title:_____

By:_____

Name:_____

Title:_____

EXHIBIT O

STATE EFFECTIVE DATES

STATE EFFECTIVE DATES

The following states have franchise laws that require that the Franchise Disclosure Document be registered or filed with the states, 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:

California:	April 1, 2026
Hawaii:	[PENDING]
Illinois:	April 1, 2026
Indiana:	[PENDING]
Maryland:	[PENDING]
Michigan:	April 1, 2026
Minnesota:	[PENDING]
New York:	April 1, 2026
North Dakota:	[PENDING]
Rhode Island:	[PENDING]
South Dakota:	[PENDING]
Virginia:	[PENDING]
Washington:	[PENDING]
Wisconsin:	[PENDING]

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.

RECEIPTS

RECEIPT
(OUR COPY)

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 PRECISION DOOR SERVICE SPV LLC 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.

New York, if applicable, requires that we give you this disclosure document at the earlier of the first personal meeting or 10 business days before the execution of the franchise or other agreement or the payment of any consideration that relates to the franchise relationship.

Iowa and Michigan, if applicable, require that we 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 PRECISION DOOR SERVICE SPV LLC 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 and state law may have occurred and should be reported to the Federal Trade Commission, Washington, DC 20580 and the state agencies listed in Exhibit B.

The name, principal business address, and telephone number of the Franchise Sellers offering the franchise are: Michael Brickner, 2395 Washington Avenue, Suite 5, Titusville, Florida 32780, _____. **Additional Sellers/telephone numbers:**

Name/Contact Information for Broker or Additional Franchise Seller, if any (Address for additional Franchise Seller is same as above): _____
_____
_____
_____

ISSUANCE DATE: APRIL 1, 2026

I RECEIVED A DISCLOSURE DOCUMENT DATED APRIL 1, 2026, THAT INCLUDED STATE ADDENDA AND THE FOLLOWING EXHIBITS: (A) franchise agreement with Schedules; (B) Agencies/Agents for Service of Process; (C) Financial Statements; (D) Parent Guarantee; (E) Current Franchisees in the United States as of December 31, 2025; (F) Franchisees in the United States who left the System in the past 12 months as of December 31, 2025; (G) Option to Purchase Agreement; (H) Renewal Addendum; (I) General Release [sample]; (J) PROTRADENET Agreement; (K) Software System User and Maintenance Agreement; (L-1) Assignment and Consent Agreement; (L-2) Buyer Commitment Agreement; (M-1) Private Equity Addendum to Franchise Agreement; (M-2) Private Equity Development Agreement; (N) State Addenda; and (O) State Effective Dates.

_____	_____	_____
Date	Signature	Printed Name
_____	_____	_____
Date	Signature	Printed Name

RECEIPT
(YOUR COPY)

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 PRECISION DOOR SERVICE SPV LLC 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.

New York, if applicable, requires that we give you this disclosure document at the earlier of the first personal meeting or 10 business days before the execution of the franchise or other agreement or the payment of any consideration that relates to the franchise relationship.

Iowa and Michigan, if applicable, require that we 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 PRECISION DOOR SERVICE SPV LLC 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 and state law may have occurred and should be reported to the Federal Trade Commission, Washington, DC 20580 and the state agencies listed in Exhibit B.

The name, principal business address, and telephone number of the Franchise Sellers offering the franchise are: Michael Brickner, 2395 Washington Avenue, Suite 5, Titusville, Florida 32780. **Additional Sellers/telephone numbers:**

Name/Contact Information for Broker or Additional Franchise Seller, if any (Address for additional Franchise Seller is same as above): _____

_____

_____

_____

ISSUANCE DATE: APRIL 1, 2026

I RECEIVED A DISCLOSURE DOCUMENT DATED APRIL 1, 2026, THAT INCLUDED STATE ADDENDA AND THE FOLLOWING EXHIBITS: (A) franchise agreement with Schedules; (B) Agencies/Agents for Service of Process; (C) Financial Statements; (D) Parent Guarantee; (E) Current Franchisees in the United States as of December 31, 2025; (F) Franchisees in the United States who left the System in the past 12 months as of December 31, 2025; (G) Option to Purchase Agreement; (H) Renewal Addendum; (I) General Release [sample]; (J) PROTRADENET Agreement; (K) Software System User and Maintenance Agreement; (L-1) Assignment and Consent Agreement; (L-2) Buyer Commitment Agreement; (M-1) Private Equity Addendum to Franchise Agreement; (M-2) Private Equity Development Agreement; (N) State Addenda; and (O) State Effective Dates.

_____	_____	_____
Date	Signature	Printed Name
_____	_____	_____
Date	Signature	Printed Name