



Nicole J. Harrell  
(757) 624.3306  
nicole.harrell@kaufcan.com

April 24, 2026

**VIA SECURITIES PORTAL**

State of Wisconsin  
Department of Financial Institutions  
Division of Securities  
PO Box 1768  
Madison, WI 53701-1768

**Re: Pool Scouts School Franchising, LLC Franchise Registration Application**

Dear Sir or Madam:

Attached is a franchise registration application for filing on behalf of Pool Scouts Franchising, LLC, including the following:

1. One (1) copy of the Franchise Disclosure Document;
2. Uniform Franchise Registration Application;
3. Certification;
4. Consent to Service of Process;
5. Franchisor's Costs and Source of Funds; and
6. Auditor's Consent.

We are also including with our online filing payment in the amount of \$400 for the application fee.

Please do not hesitate to contact me should you have any questions.

Sincerely,

Nicole J. Harrell

NJH/ajn  
Attachments

Kaufman & Canoles, P.C.  
150 West Main Street • Suite 2100 • Norfolk, VA 23510

Mailing Address  
Post Office Box 3037 • Norfolk, VA 23514

t: (757) 624.3000  
f: (888) 360.9092

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## FRANCHISE DISCLOSURE DOCUMENT

### POOL SCOUTS®



Pool Scouts Franchising, LLC  
A Virginia Limited Liability Company  
2829 Guardian Lane, Suite 100  
Virginia Beach, VA 23452  
(757) 215-4253  
www.poolscouts.com  
franchising@poolscouts.com

The franchisee will establish and operate a business, which offers a service cleaning and maintaining swimming pools and spas using the trademark POOL SCOUTS®.

The approximate total investment necessary to begin operation of a single POOL SCOUTS® franchise business is currently \$96,662 to \$133,787. This includes \$65,445 to \$66,885 that must be paid to the franchisor or its affiliate(s). The total investment necessary to begin operation of 2-3 Pool Scouts franchised businesses under an area development agreement is currently \$162,179 to \$316,321. This includes \$101,745 to \$139,985 that must be paid to the franchisor.

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 a payment to, the franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no government agency has verified the information contained in this document.**

You may wish to receive your disclosure document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Brian Garrison at 2829 Guardian Lane, Suite 100, Virginia Beach, VA 23452, (757) 215-4253.

The terms of your contract will govern your franchise relationship. Do not rely on the disclosure document alone to understand your contract. Read your entire 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](http://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.

The Issuance Date of this Disclosure Document: April 21, 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
<b>How much can I earn?</b>	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 Exhibit K.
<b>How much will I need to invest?</b>	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.
<b>Does the franchisor have the financial ability to provide support to my business?</b>	Item 21 or Exhibit N includes financial statements. Review these statements carefully.
<b>Is the franchise system stable, growing, or shrinking?</b>	Item 20 summarizes the recent history of the number of company-owned and franchised outlets.
<b>Will my business be the only Pool Scouts business in my area?</b>	Item 12 and the “territory” provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.
<b>Does the franchisor have a troubled legal history?</b>	Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings.
<b>What’s it like to be a Pool Scouts franchisee?</b>	Item 20 or Exhibit K lists current and former franchisees. You can contact them to ask about their experiences.
<b>What else should I know?</b>	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 A.

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 litigation only in Virginia. Out-of-state litigation may force you to accept a less favorable settlement for disputes. It may also cost more to litigate with the franchisor in Virginia than in your own state.
2. **Financial Condition.** The franchisor's financial condition, as reflected in its financial statements (see Item 21), calls into question the franchisor's financial ability to provide services and support to you.
3. **Mandatory Minimum Payments.** You must make minimum advertising and marketing payments, regardless of your sales levels. Your inability to make the payments may result in termination of your franchise and loss of your investment.
4. **Turnover Rate.** In the last year, a high percentage of franchised outlets were transferred, or ceased operations for other reasons. This franchise could be a higher risk investment than a franchise in a system with a lower turnover rate.

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.

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**ITEM 1**  
**THE FRANCHISOR, AND ANY PARENTS, PREDECESSORS AND AFFILIATES**

**The Franchisor.** Pool Scouts Franchising, LLC (“we”, “us”, “our”, “Pool Scouts”, or “Franchisor”) was organized as a Virginia Limited Liability Company on December 10, 2015. We maintain our principal place of business at 2829 Guardian Lane, Suite 100, Virginia Beach, VA 23452. We have not operated a business similar to the Franchised Business but our affiliate, Pool Scouts Local Operations, LLC, has operated a business similar to the Franchised Business since January 8, 2016. We conduct our business under our company name and the trademarks POOL SCOUTS® and the other trademarks listed in Item 13 (“Marks”). We were organized for the purpose of offering franchises and operating businesses that provide services and equipment to both residential and commercial customers to clean and maintain swimming pools (“Franchised Business”). In addition to offering franchises, we may supply to you certain products related to your Franchised Business. We do not conduct any other unrelated business activities. We began offering franchises for the Franchised Business on February 23, 2016.

Our agents for service of process are listed in Exhibit C.

**Our Parent and Affiliates.** We are a wholly owned subsidiary of Pool Scouts Holdings, LLC (“PS Holdings”), which was organized as a Delaware limited liability company on April 18, 2024. Buzz Franchise Brands, LLC (“BFB”) is the sole owner of PS Holdings. BFB was organized as a Virginia limited liability company on November 23, 2009. Neither PS Holdings nor BFB offers franchises in this or any other line of business. We have had no predecessors during the ten (10) year period immediately before the close of our most recent fiscal year.

Our affiliates are Pool Scouts Local Operations, LLC (“PS Local Operations”), Pool Scouts Services, LLC (“Pool Scouts Services”), BFB IP LLC (“BFB IP”), Home Clean Heroes Franchising, LLC (“Home Clean Heroes”), British Swim School Franchising, LLC (“British Swim School”), British Swim School Franchising Canada, Ltd. (original name was 708583 N.B. Ltd.) (“BSS Canada”), and BFB Light Franchising, LLC (“BFB Light”).

PS Local Operations, a wholly-owned subsidiary of BFB, was organized on October 1, 2015 and operates a business of the type being franchised. PS Local Operations acquired and began operating a business similar to the type being franchised on January 4, 2016. The acquired business served customers in southeastern Virginia since May 2013. PS Local Operations does not offer franchises of the type being franchised or in any other line of business.

Pool Scouts Services, a wholly-owned subsidiary of BFB, was organized on September 5, 2017, and provides certain products and services to our franchisees, including the Mailer Program and the Digital Advertising Program in which all franchisees must participate. Pool Scouts Services does not operate a business of the type being franchised and does not offer franchises in any other line of business.

BFB IP, a wholly-owned subsidiary of BFB, was organized on October 19, 2016, and owns certain intellectual property. BFB IP does not operate a business of the type being franchised and does not offer franchises in any other line of business.

Home Clean Heroes, a wholly-owned subsidiary of BFB, was organized on August 16, 2017 and has offered residential cleaning franchises since April 2018. Home Clean Heroes does not operate a business of the type being franchised. As of December 31, 2025, Home Clean Heroes had 13 franchise units opened and operating, and 3 franchise owners who had signed agreements to open an additional 4 units.

British Swim School was formed on March 21, 2019 and has offered franchises for businesses offering swimming and water survival instruction programs since it commenced operations in April 2019. As of December 31, 2025, British Swim School had 289 franchise units open and operating and 33 franchise owners who had signed agreements to open an additional 35 units. British Swim School does not offer franchises of the type being franchised or operate any other line of business.

BSS Canada was formed on April 15, 2019 and has offered franchises under the “British Swim School” brand in Canada since it commenced operations in April 2019. The BSS Canada franchises are substantially similar to the franchises offered by British Swim School. As of December 31, 2025, BSS Canada had 35 franchise units opened and operating in Canada and 4 franchise owners who had signed agreements to open an additional 4 units. BSS Canada does not offer franchises of the type being franchised or operate any other line of business.

BFB Light, a wholly owned subsidiary of BFB Light Holdings, LLC, was formed on May 18, 2022, and has offered franchises for businesses offering premium residential, commercial and municipal Christmas/holiday season decorative lighting services, as well as event-based lighting services (e.g., weddings) and landscape lighting services since it commenced operations in June 2022. As of December 31, 2025, BFB Light had 42 franchise units open and operating and 2 franchise owners who had signed to open an additional 2 units.

The principal address of PS Holdings, BFB, BFB IP, Pool Scouts Services, PS Local Operations, Home Clean Heroes, British Swim School, BSS Canada, and BFB Light is 2829 Guardian Lane, Suite 100, Virginia Beach, VA 23452.

**Our Business and the Franchise Offered.** If you receive our approval, you (we will refer to individuals, partnerships, corporations, and the owners of partnerships and corporations as “**you**” and “**your**”) may sign a Pool Scouts franchise agreement (“**Franchise Agreement**”, see Exhibit D) to establish and operate the Franchised Business according to our established system (“**System**”). With our approval, you may also convert an existing business offering similar services to a franchised business under the terms stated in the franchise agreement and related agreements.

We offer to qualified persons the right to develop a minimum of 2 Franchised Businesses and a maximum of 3 Franchised Businesses within the Development Area determined by us, under an area development agreement (“**Area Development Agreement**”). The Area Development Agreement requires you to open an agreed upon number of Franchised Businesses under a development schedule. You must sign 1 Franchise Agreement at the time you sign the Area Development Agreement, and that Franchised Business must be opened within 180 days of signing. For each additional Franchised Business, you must sign our then-current form of Franchise Agreement for each Franchised Business that you open. This means that for each future

franchise, the area developer may be required to sign a form of Franchise Agreement that is different from the form of Franchise Agreement attached to this offering.

The distinguishing characteristics of the System include, without limitation, distinctive Marks, uniform standards, specifications, and procedures for operations; quality and uniformity of the pool and spa cleaning and maintenance products, equipment and services provided by licensed and Franchisor-approved professionals; special confidential techniques for selling products, services, and service agreements; route scheduling; back-office operations; field marketing techniques; emblems; uniforms; instructional materials and training courses; advertising and promotional programs for use in the Franchised Business. (Any and all aspects of the System may be changed, improved, and further developed by us from time to time.) The Franchise Agreement allows you to use our Marks in the operation of the Franchised Business. You must conduct the Franchised Business according to our Confidential Operations Manual, and other manuals and instructional materials that we create in the future for use in the System (“**Manuals**”). You must offer only those services, equipment and products, which we specify, and in the manner we specify. You must use only the integrated business management system and credit card processing service approved by us, and you must obtain certain equipment, supplies, products, services and printed materials only from us or third party suppliers who meet our specifications and whom we have approved in advance.

The Franchised Business offered by this Franchise Disclosure Document will operate a business providing swimming pool and spa service, including pool openings, pool service to maintain a clean pool with proper water chemistry, and pool closings. Pool service does not include pool repair services beyond minor repairs requiring low technical expertise. In time, with the appropriate technical training, expertise and applicable certification, we anticipate that our franchisees may provide pool repair services. The repair services could also be offered by a franchisee hiring a qualified professional. The Franchised Business may provide only authorized products and services, including cleaning and maintaining swimming pools within a geographic area of responsibility (“**Territory**”). Your Territory will contain up to 10,000 estimated “Targeted Households.” A “**Targeted Household**” is a single family detached home with a pool or spa as well as an estimated annual gross income of at least \$100,000. The number of Targeted Households is estimated because we rely on a third-party source to supply us with this data. While we believe this data to be accurate within an acceptable margin of error, there is no way to guarantee or know the actual number of households with swimming pools or spas and that meet gross income criteria. The actual number of swimming pools with the gross income criteria may be more or less than 10,000. *Schedule A* of the Franchise Agreement will set forth the number of Targeted Households in your Territory. We or an affiliate will identify the Targeted Households in the Territory with reference to information provided by a third-party data compilation and demographic information service provider that we select.

We may, in our sole discretion, permit you to add unoccupied zip codes, which are immediately adjacent to your Territory, from an unoccupied territory at a cost of \$1.00 per Targeted Household located within that unoccupied zip code (the “**Purchased Zip Codes**”). All Purchased Zip Codes will be included in your defined Territory, and all references to “Territory” include the Purchased Zip Codes. Since the Purchased Zip Code will become part of your Territory, you must include all Targeted Households within the Purchased Zip Code in the Mailer Program in which you are required to participate. You must participate in the Mailer Program and

pay the associated fees described in Items 5, 6, 7 and 8 of this disclosure document. As of the issuance date of this disclosure document, we or our affiliate are the only approved supplier of the Mailer Program services. It is essential to the ongoing operation of the Franchised Business that you develop new customers, as well as service those existing or potential customers you develop.

**Referral Fee.** If after you have become a Pool Scouts franchisee, you complete and send us a referral form which clearly identifies you as the party making the referral, and you refer to us a prospective franchisee for a Pool Scouts, Home Clean Heroes, British Swim School or another franchise brand owned by BFB (“**BFB Franchise**”) (not as a part of a transfer), and your referral actually purchases a new BFB Franchise, we may (and we reserve the right to, or not to, at our discretion) provide you with a referral fee in the amount of \$5,000. We may implement, end or change this policy, and impose rules or conditions, whenever we choose. We do not expect or want you to be involved in the franchise solicitation, offering or sales process, and you are strictly prohibited from doing so. You are simply passing along to us the name of someone you know who may be interested in acquiring a new BFB Franchise. You are not eligible for a referral fee if you choose to purchase another Buzz Franchise Brands franchise.

**The Market and Competition.** The market for swimming pool and spa cleaning and maintenance services offered by the Franchised Business is well developed and highly competitive. You would compete with independent pool service technicians, locally-owned pool services businesses, and national companies and referral services.

**Industry-Specific Regulations.** You must comply with all local, state, and federal laws that apply to service establishments, including employment, discrimination, taxation and health and safety laws. These include, but are not limited to minimum wage laws, federal, state, and local laws and regulations and obtaining any required licenses. In addition to laws that generally apply to businesses, there may be laws or regulations specific to the services offered in the state or locality in which you will operate your Franchised Business. It is your responsibility to investigate, determine and comply with any laws or regulations in your state or local area and obtain and maintain all licenses and permits required to operate the Franchised Business.

In addition to maintaining all necessary licenses and permits, you must ensure that your employees and others providing swimming pool cleaning and maintenance services to customers on behalf of the Franchised Business have all required licenses and permits. In certain jurisdictions, either you or an employee must become a certified pool technician or certified pool operator to run the Franchised Business. If you are located in any of those jurisdictions and do not have the required experience, you must hire (or partner with) at least one individual who has and maintains the valid necessary license and is on good standing in such jurisdiction. Additionally, various jurisdictions require every employee involved in the application of chemicals to be trained and tested and you must ensure compliance with all such requirements.

The pool cleaning and maintenance business can be seasonal, with the season varying with the geographic location of your Territory. Generally, the season will vary between 5 and 12 months. Anticipated seasons are defined in our Operations Manual.

You should consult with your attorney concerning these and other local laws and ordinances that may affect your operation of the Franchised Business.

**ITEM 2**  
**BUSINESS EXPERIENCE**

**Brian M. Garrison, President; President & Chief Operating Officer (COO) (BFB).** Brian Garrison has served as our President since April 2026, the President of BFB since February 2020, Chief Operating Officer (COO) of BFB since May 2015, and President of BFB Light since June 2022. He previously served as President of British Swim School from July 2019 to November 2021. In addition, he served as our interim President from April to May 2024.

**Michael Hull, Chief Financial Officer (CFO).** Michael Hull has served as our CFO, the CFO of Home Clean Heroes, and the CFO of BFB since August 2018. Mr. Hull has also served as CFO of British Swim School, and BSS Canada, each in Virginia Beach, Virginia, since April 2019 and as the CFO of BFB Light, also in Virginia Beach, Virginia, since June 2022.

**Michael Hysick, Director of Operations.** Michael Hysick has served as our Director of Operations in Virginia Beach, Virginia since February 2026. Prior to that, Mr. Hysick served as Vice President of Systems and Training for Mosquito Joe in Virginia Beach, Virginia from June 2019 to February 2026.

**Lynlea Rudell, Director of Marketing.** Lynlea Rudell has served as our Director of Marketing since July 2021. Prior to that, Ms. Rudell served as our Marketing Manager from June 2020 to July 2021.

**Dave Warn, Vice President of Franchise Development.** Dave Warn has served as our Vice President of Franchise Development since July 2023, as well as the Vice President of Franchise Development for British Swim School, Vice President of Franchise Development for Home Clean Heroes and Vice President of Franchise Development for BFB Light Franchising, each in Virginia Beach, Virginia. He previously served as our Director of Franchise Development from September 2019 to July 2023. Mr. Warn also served as Director of Franchise Development for British Swim School from July 2019 to July 2023, Director of Franchise Development for Home Clean Heroes from December 2021 to July 2023, and Director of Franchise Development for BFB Light Franchising from March 2023 to July 2023.

**Rita Iglesias, Director of Franchise Development.** Rita Iglesias has served as our Director of Franchise Development since September 2022. Ms. Iglesias has also served as Director of Franchise Development for British Swim School and Director of Franchise Development for Home Clean Heroes, each since September 2022, and Director of Franchise Development for BFB Light Franchising since March 2023. Ms. Iglesias previously served as Franchise Developer for Rita's Italian Ice, LLC in Trevose, Pennsylvania from March 2021 to August 2022.

**Austin James, Director of Franchise Development.** Austin James has served as our Director of Franchise Development in Virginia Beach, Virginia since December 2020. Mr. James has also served as Director of Franchise Development for British Swim School since December 2020, Director of Franchise Development for Home Clean Heroes since April 2021, and Director of Franchise Development for BFB Light Franchising since March 2023.

**Kris Nilsson, Director of Franchise Development.** Kris Nilsson has served as our Director of Franchise Development since May 2023. Mr. Nilsson has also served as Director of Franchise Development for British Swim School, Director of Franchise Development for Pool Scouts, and Director of Franchise Development for BFB Light Franchising since May 2023. Mr. Nilsson previously served as Vice President of Franchise Development for Premium Service Brands in Charlottesville, Virginia from January 2022 to May 2023. Prior to that, Mr. Nilsson served as Director of Franchise Development for Franchise Fastlane in Omaha, Nebraska from September 2021 to December 2021. Prior to that, Mr. Nilsson was owner and founder of K&A Entertainment, in Las Vegas, Nevada from January 2008 to September 2021.

**Kevin W. Wilson, Chief Executive Officer (CEO) (BFB).** Kevin Wilson has served as the CEO and a Board Member of BFB since June 2012, and has served as Chairman of BFB since April 2019.

**Angela Zerda Paules, Chief Marketing Officer (CMO) (BFB).** Angela Zerda Paules has served as the CMO of BFB since January 2018 and the CMO of BFB Light since June 2022.

**Megan Kokoska, Vice President of Digital Marketing (BFB).** Megan Kokoska has served as the BFB Vice President of Digital Marketing since October 2025. Prior to joining BFB, she served as Vice President of Marketing for Dollar General from September 2022 to January 2025 in Goodlettsville, Tennessee. Prior to this, she served as Director of Digital Marketing & Ecommerce for Dollar Tree Stores in Virginia Beach, Virginia from 2012 to 2022.

### ITEM 3 LITIGATION

*Pool Scouts Franchising, LLC v. Stuart Road Corporation and Brent Berridge*, Civil Action No. 2:24cv239 (United States District Court for the Eastern District of Virginia, Norfolk Division, filed April 11, 2024). We filed suit against Stuart Road Corporation, a former franchisee, and its principal, Brent Berridge (collectively, “**Stuart Road**”), to enforce the non-competition covenants contained in the franchise agreements. On May 24, 2024, Stuart Road filed a counterclaim against us, alleging breach of the Texas Deceptive Trade Practices – Consumer Protection Act, fraud in the inducement and constructive fraud. Stuart Road sought rescission of its Franchise Agreements and Area Development Agreement, plus damages in an amount to be determined at trial, along with a motion to dismiss certain of our claims. We denied Stuart Road’s claims and moved to dismiss the counterclaim and for a preliminary injunction enforcing the non-compete. The court granted in part and denied in part the above-referenced motions. Thereafter, we filed an amended complaint to enforce the non-competition covenants against the original defendants, plus Super Pools, LLC (“**Super Pools**”), the successor business run by Mr. Berridge’s spouse. The parties entered into a settlement agreement under which Stuart Road and Super Pools agreed to pay \$240,250 to us. The action was dismissed with prejudice on June 26, 2025.

*Oriole Group, LLC, Richard S. Stern and Michelle Stern v. Pool Scouts Franchising, LLC and Pool Scouts Services, LLC*, Civil Action No. 2:24cv410 (United States District Court for the Eastern District of Virginia, Norfolk Division, filed June 28, 2024). Oriole Group, LLC, a former

franchisee, and its principals, Richard Stern and Michelle Stern (collectively, “**Oriole Group**”) filed a first amended complaint on August 27, 2024, and a second amended complaint on July 25, 2025, asserting claims of fraud in the inducement, RICO violation, violation of the Texas Deceptive Trade Practices Act and breach of contract. Oriole Group sought an unspecified amount of damages. We denied all claims made by Oriole Group. Pursuant to a settlement agreement, we repurchased the franchises and certain assets used in connection with the franchise for \$275,000 and agreed to reduce the period of the post-termination restrictive covenants; provided, however, that in the event the Oriole Group breaches the post-termination non-competition covenant they will be liable for liquidated damages. The action was dismissed with prejudice on October 28, 2025. We subsequently resold the franchises and assets.

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

#### **ITEM 4 BANKRUPTCY**

Dave Warn, our Vice President of Franchise Development, along with Karen Denise Warn, jointly filed a Bankruptcy Petition under Chapter 13 of the United States Bankruptcy Code on April 24, 2014. On August 20, 2014, the plan was confirmed and on January 27, 2020 the bankruptcy court entered a judgment for a standard discharge of the debts. (U.S. Bankruptcy Court for the Eastern District of California, Sacramento Division, Case No. 14-24219.)

No other bankruptcy information is required to be disclosed in this Item.

#### **ITEM 5 INITIAL FEES**

**Franchise Agreement.** If you sign a single Franchise Agreement offered by this disclosure document, you must pay us an Initial Franchise Fee of \$50,000.

We have established a Community Heroes Program and may offer to qualifying franchises a \$2,500 discount on the Initial Franchise Fee for the first Pool Scouts franchise, but no discount will be given for franchises under an Area Development Agreement. We include firefighters, law enforcement personnel, emergency medical technicians and personnel, teachers and educational administrative staff in our Community Heroes Program. This discount is offered by us in support of the Heroes First initiative established by our affiliate, Home Clean Heroes Franchising, LLC.

We are a member of the International Franchise Association (IFA) and participate in the IFA’s VetFran Program. As part of the VetFran Program, we provide veterans of the U.S. Armed Forces a 20% discount on the Initial Franchise Fee for the first Home Clean Heroes franchise they purchase, but no discount will be given for franchises under an Area Development Agreement.

If you meet the qualifications for more than one discount or credit program described above, you may receive only one. Except for these programs, the Initial Franchise Fee is expected to be the same for all franchisees subject to this offering. We do not anticipate offering additional Initial Franchise Fee concessions or adjustments, but we reserve the right to do so.

The Initial Franchise Fee is paid when you sign the Franchise Agreement. The Initial Franchise Fee is fully earned upon execution of the Franchise Agreement by us. The Initial Franchise Fee is partially refundable only if you do not pass our Initial Training (“**Initial Training**”) in accordance with our current passing standards for Initial Training, provided that you sign a general release and that you return to us all materials which we distributed to you during Initial Training. The amount of your refund will be offset by any sales commission paid by us. Our current passing standards for Initial Training will be reviewed with you prior to the start of your training and you will be required to sign an acknowledgment form stating you have read and understood said standards.

We may, in our sole discretion, finance a portion of your Initial Franchise Fee. See Item 10.

**Area Development Agreement.** If we agree to grant you the exclusive right to develop and operate 2 or 3 franchises in a defined Development Area through an Area Development Agreement, you must pay us the Cumulative Franchise Fee as follows:

# of Territories	Cumulative Franchise Fee
One	\$50,000
Two	\$75,000
Three	\$100,000

The Cumulative Franchise Fee is due and payable to us upon your execution of the Area Development Agreement. The Cumulative Franchise Fee is fully earned upon execution of the Area Development Agreement by us. The Cumulative Franchise Fee is refundable only if you do not pass our Initial Training in accordance with our current passing standards for Initial Training, provided that you return to us all materials which we distributed to you during Initial Training.

Under an Area Development Agreement, you and your affiliates may not open a second Franchised Business until the first Franchised Business opened pursuant to the Area Development Agreement has been open for at least 12 months. We typically only approve Area Development Agreements for 2 territories. On occasion and at our sole discretion, we may grant well-qualified and experienced buyers the opportunity to purchase 3 territories. You may purchase additional territories (beyond the number granted in your Area Development Agreement) at the discounted price (currently \$25,000 per territory) within 24 months after the opening of your first Franchised Business, provided you are a franchise owner in good standing. We do not grant any right to reserve future territories.

**Mailer Program Fees.** We or our affiliate, Pool Scouts Services, or another affiliate of ours are the only approved supplier of the direct mail program (“**Mailer Program**”) in which you must participate. You must purchase all Mailer Program services from us or our affiliate.

You must pay us or our affiliate a fee for the setup of the Mailer Program (the “**Setup Fee**”). Currently the Setup Fee is \$1,000 per Territory and must be paid 30 days prior to the scheduled opening date (“**Scheduled Opening Date**”) as stated in *Schedule A* to the Franchise Agreement. If you purchase a developed territory and you are not otherwise a Pool Scouts franchisee, you must pay the Setup Fee at the time you purchase the developed territory. Each

additional territory opened after the first territory will also be charged a one-time Setup Fee of \$1,000.

Through the Mailer Program, you are required to send approximately 20,000 postcards to the Targeted Households located in the Territory for your Franchised Business each year during the course of the season, which may vary by the location of your Franchised Business (“**Season**”). The length of the Mailer Program is specified in the Operations Manual and varies based on the length of the Season where your Franchised Business is located. You must pay a fee per postcard for each Targeted Household (the “**Postcard Fee**”). Currently, the Postcard Fee is \$0.50 per postcard. The total Postcard Fee for all postcards mailed is currently \$10,000 per year, per Territory; which must be paid in full prior to your Scheduled Opening Date as noted below.

You must also pay a fee for the cost to obtain the mailing list for your Territory each year (the “**Mailing List Fee**”). Currently, the Mailing List Fee is \$0.05 per Targeted Household in your Territory on the mailing list. The Mailing List Fee for 5,000 to 10,000 Targeted Households (the estimated subset of Targeted Households that we expect to be mailed with each campaign) is \$250 to \$500. The mailing list is purchased on an annual basis by Pool Scouts Services. Specific addresses and names are not shared with franchisees.

The Setup Fee, Postcard Fee and Mailing List Fee are collectively referred to as the “**Mailer Program Fees**”).

The Mailer Program Fees are subject to change, with notice, to reflect changes in cost. For the first Season, one hundred percent (100%) of all Mailer Program Fees must be paid 30 days prior to the Scheduled Opening Date. The Mailer Program Fees are non-refundable. After you open your Franchised Business, you have continuing mailing obligations as described in Item 6 and 7. If you fail to pay any Mailer Program Fees, we may suspend your Mailer Program and exercise other remedies we may have, with no liability to us resulting from the actions we are permitted to take.

**Digital Advertising Program Fees.** We or our affiliate, Pool Scouts Services, or another affiliate of ours are the only approved provider(s) of the digital advertising program (“**Digital Advertising Program**”) in which you must participate. The Digital Advertising Program consists of search engine optimization (“**SEO**”) services and digital marketing (e.g., Facebook advertising, pay-per-click services, etc.) services.

Through the Digital Advertising Program, you are required to pay to Pool Scouts Services \$300 per month (the “**SEO Fee**”) for SEO services. Pool Scouts Services is the only approved supplier of SEO services. We may approve a different affiliate or a third-party supplier in the future. SEO is a per website requirement.

For the first year that the Franchised Business is open, 100% of the SEO Fee must be paid at the time your website goes live, which typically happens the second full month after you sign the franchise agreement.

The SEO Fee is non-refundable.

**Integrated Business Management Fee.** To maintain the integrity of the System and provide our Franchised Businesses with an integrated business management solution, you must use only the integrated business management system(s) and credit card processing service approved by us. We have contracted with suppliers for the following: a web-based field service management system, website hosting, a franchise management system, email marketing management, a learning management system, email services and telephone services. Upon signature of the Franchise Agreement, we will set up your integrated business management system account and will require you to pay the monthly fee of \$395 (“Integrated Business Management Fee”) to us, at the start of the second full calendar month after signing. The integrated business management solution includes 2 VOIP seats for telephone services and 3 Google Workspace accounts for business operations. Should you desire additional VOIP seats beyond the first 2 or additional Google Workspace accounts beyond the first 3, you will be charged an additional \$30 per month per VOIP seat and \$20 per month per Google Workspace account. Depending on the length of time from signing to opening, and assuming you do not need any additional VOIP seats, the Integrated Business Management Fee due prior to opening will be between \$395 and \$1,185. If you open multiple franchises, the fee will be \$395 per month for the first Franchised Business, plus \$50 per month for each additional Franchised Business. Each additional Franchised Business will be granted 1 additional VOIP seat and 1 additional Google Workspace account.

**Financial Management Training Fee.** As part of our initial training program, each of your owners and your Designated Manager are required to complete 4 hours of online financial management training provided by our approved supplier. You must pay to us a fee of \$200 per person to access this training through our online learning management system. The total amount payable to us depends on the number of owners you have and whether you are also serving as the Designated Manager. We have estimated a range of \$200 (you are the sole owner and Designated Manager) to \$600 (you have 2 owners and 1 Designated Manager).

**Purchase of Developed Territories.** The purchase price for a developed territory owned by us is set according to various factors, including, but not limited to, the following: our then-current Initial Franchise Fee, historical gross volume of business, projected profitability, geographic location, average service invoice, market share, growth potential, length of time in business, and other market conditions. The Initial Franchise Fee may be different (or waived) for resales of territories that we own. If you purchase a developed territory from us, you must sign both our Franchise Agreement and a Transfer and Release Agreement similar to the one in Exhibit H-1, and an Escrow Agreement similar to the one in Exhibit H-3. The purchase price of a developed territory is due when you sign the Franchise Agreement and the Purchase and Sale Agreement. The purchase price is not refundable.

**ITEM 6  
OTHER FEES**

Fee	Amount	Due Date	Remarks
Royalty and Service Fee	8% of Net Revenue See Note 1.	Monthly	<p><b>“Net Revenue”</b> consists of all revenue from all services and products/materials offered (including but not limited to repairs, maintenance, labor, products, materials, fees, referral fees, bartered services, service agreement services paid by us, commissions), less first-time customer discounts and returns. The Royalty and Service Fee is payable monthly for the previous month and is invoiced at the end of each month. Payment is processed by bank draft 2 days after invoice. Royalty and Service Fees are payment for the use of the Marks, System, Territory, Manuals, marketing administration, and other support services.</p>
Marketing Fee	2% of Net Revenue.	Monthly	Payable monthly for the previous month and invoiced with the Royalty and Service Fees for brand development, advertising, public relations, production of advertising materials and expenses related to administration of the marketing fund.
Mailer Program Fee, consisting of Setup Fee, Mailing List Fee and Postcard Fee	<p>Postcard Fee: Currently, \$0.50 per postcard, \$10,000 (20,000 postcards) per year.</p> <p>Mailing List Fee: Currently, \$0.05 per Targeted Household on the mailing list obtained, \$250-\$500 (5,000-10,000 Targeted Households) per campaign.</p>	In advance. See Remarks and Note 2.	<p>Pool Scouts Services is currently the only approved supplier of the Mailer Program in which you must participate. We may approve a different affiliate or a third party supplier in the future. You must purchase all Mailer Program services from us or our affiliate or approved third party supplier. You are required to pay to us, our affiliate, or our approved supplier, the Postcard Fee for all the postcards mailed to the Targeted Households located in your Territory. You must also pay to us, our affiliate, or our approved supplier, the Mailing List Fee each year to cover the cost of obtaining the Mailing List.</p> <p>The Mailer Program Fees are subject to change, with notice, to reflect changes in cost. The payment schedule after the first 6 months will require a payment each month in advance of the mailing, for both the</p>

Fee	Amount	Due Date	Remarks
			remainder of your first year and each year thereafter. The amount of each payment will be determined by us based on the Targeted Households in your Territory and mailing list we purchase for the Mailer Program. The Mailer Program Fees are non-refundable. If you fail to pay any Mailer Program Fees, we may suspend your Mailer Program and exercise any other remedy we may have, with no liability to us resulting from the actions we are permitted to take.
SEO Fees	SEO Fee: Currently, \$300 per month (\$3,600 per year).	Monthly, in advance	You are required to pay to Pool Scouts Services each year the SEO Fee for SEO services. We may approve a different affiliate or a third party supplier in the future. The payment schedule for SEO Fees in each year after the first year will require you to pay \$300 per month starting after the 12 <sup>th</sup> month that your website went live, payable in advance 1 month prior to the month of service. SEO is a per-website requirement. For a multi-territory franchisee operating from a single website, the SEO fees will be \$3,600 regardless of the number of territories open. The SEO Fees are subject to change, with notice, to reflect changes in costs.
Integrated Business Management Fee	Currently, \$395 per month. Includes 2 VOIP seats; additional VOIP seats are \$30 per seat per month.  Additional territories are an additional \$50 per month.	Monthly or as incurred.	To maintain the integrity of the System and provide our Franchised Businesses with an integrated business management solution, we have contracted with suppliers for the following: a web-based field service management system, website hosting, a franchise management system, email marketing management, a learning management system, email services and telephone services. Provider rates are subject to change and you must pay us in advance each month based on the then current rates. We may approve an affiliate or third-party supplier in the future.

Fee	Amount	Due Date	Remarks
National/Regional Accounts	10% on collected monies.	After receipt of payment.	If we enter into a service agreement for a national/regional customer, secured by us, another franchisee or others with sites in your territory, for which you provide service, you must pay 10% to us on collected monies from these agreements for their term and on any future renewal periods. Upon payment by the customer, we remit 90% to you, less royalty and advertising fees owed by you on that bill. You have the right to refuse to service any national/regional customer under a service agreement. But, in the event that you refuse to service a national/regional customer under the terms of that service agreement, we may provide service to such national/regional customer through another franchisee and/or through an affiliate, without any compensation to you.
Transfer Fee	50% of the then current Initial Franchise Fee for transfer of the Franchise Agreement. No transfer fee for transfer of the Area Development Agreement.	Upon approval by Franchisor of the transfer.	No fee is imposed for transfer to other Pool Scouts franchise owners, a franchisee's family members (defined as the spouse, parent (including step-parent), sibling (including half-sibling) or child (including step-child), whether natural or adopted, or franchisee's employees.
Sales Commission	The commission on our finding a buyer for your Franchised Business will typically not be less than 10% of the sales price.	Upon the execution of the Purchase and Sales Agreement by both the buyer and seller.	You may engage us to sell your existing Franchised Business for a fee agreed upon in a Commission Agreement, which will typically not be less than 10% of the sales price.
Renewal	\$5,000 per Franchise Agreement.	At time of renewal.	You will sign a then current Franchise Agreement and execute a general release upon renewal.
Complaint Fee & Customer Refunds	\$50	As incurred.	Applies only if we respond to a customer complaint about your service. Complaint fees are subject to change on 30 days' notice to reflect changes in cost and must be paid weekly. We may in our sole discretion refund all or a portion of revenue

Fee	Amount	Due Date	Remarks
			from a customer to resolve a customer complaint and you must reimburse us for such refunds.
Late Payment	\$100 per occurrence, plus lesser of the daily equivalent of 18% per year simple interest or the highest rate allowed by law.	As incurred.	Payable if any payment due to us is not made by the due date. Interest accrues from the original date until payment is received in full. The maximum fee that may be charged in Minnesota is \$30.
Interest on Overdue Payments	18% or the highest interest rate permitted by law, whichever is less.	Due with the payment of outstanding amounts.	Payable on overdue amounts. See Note 3.
Indemnification	For both the Franchise Agreement and Area Development Agreement: Will vary under circumstances.	As incurred.	You will be required to reimburse us for any and all damages and claims (including reasonable attorneys' fees) arising out of any suits, actions, proceedings, or claims filed against us, unless such claim is solely the result of actions by us.
Audit	Cost of audit will include our employees' and/or agents' travel, room and board expenses.	On receipt of invoice.	You must pay any cost we incur for any audit we perform which results in a finding that you have failed to comply with the Franchise Agreement or you have understated by 3% or more in any weekly period your Net Revenue. Our costs will include employees' travel, room and board expenses.
Regional Meetings/ Annual Convention	Annual Convention fee, currently \$725.  Cost and expenses incurred by your attendees, plus the costs of travel, lodging and entertainment.  \$1,200 if you fail to attend the Annual Convention.	As incurred.  As incurred.  On receipt of notice.	We do not charge a fee to attend required regional meetings, but we may charge a fee to attend the required annual conventions. In addition, you are responsible for all costs and expenses incurred by your attendees, including travel, lodging and entertainment. The annual franchisee convention is a critical learning and networking experience for franchisees to continue to grow their business. As a result, attendance is key, and if you fail to attend the annual convention, we will require you to pay to us \$1,200 upon receipt of notice from us. If you own multiple franchises, your attendance for one of your franchises qualifies as your attendance for all of your franchises.
Taxes	Varies	As incurred.	You must reimburse us for any taxes that we must pay to any state or local taxing

Fee	Amount	Due Date	Remarks
			authority on account of the operation of your Pool Scouts Business or payments that you make to us.
Purchased Zip Codes	\$1.00 per Targeted Household within the unoccupied zip code(s) that is immediately adjacent to your Territory.		We may, in our sole discretion, permit you to add Purchased Zip Codes (defined as unoccupied zip codes, which are immediately adjacent to your Territory) at a cost of \$1.00 per Targeted Household located within that unoccupied zip code. The fee for the Purchased Zip Codes will be due at the time we agree, and you purchase, the Purchased Zip Codes.
Attorneys' Fees and other costs	For both the Franchise Agreement and Area Development Agreement: Will vary under the circumstances.	As incurred.	Payable if we prevail in any legal dispute with you.
Liquidated Damages	Varies	As Incurred.	You will be required to pay to us for lost future Royalty and Service Fees and other fees required to be paid to us under your Franchise Agreement and actual or anticipated damages suffered by us if we terminate your Franchise Agreement.

We impose and collect all fees. All fees are non-refundable. All fees are uniformly imposed, unless otherwise noted above. If any fee is subject to increase by us (rather than a third party), the increase will not be more than the equivalent of 3% per year during the term of your franchise agreement to adjust to increased costs.

EXPLANATORY NOTES TO ITEM 6:

1. If you have an existing business operating for a minimum of 2 years performing services similar to those offered by our franchisees, and you agree to convert that business to a Franchised Business, we agree to waive the Royalty and Service Fee otherwise payable by you for customers of that business that existed immediately prior to your execution of the Franchise Agreement (“**Existing Customers**”), subject to your compliance with the Franchise Agreement, for the first 2 years commencing on the open date of the Franchised Business. You must provide us with the information we request with respect to the Existing Customers so that we may upload that information to our customer relationship management system. The services that you provide to the Existing Customers (as well as all other customers) will be tracked through that system. At the end of such 2-year period, Royalty and Service Fees are due and payable with respect to all such Existing Customers in accordance with the terms of the Franchise Agreement. The waiver of Royalty and Service Fees for Existing Customers during the first 2-year period does not affect any

reporting or other payment requirements and you are required to submit all reports, including royalty reports, for all Existing Customers and all other customers. For avoidance of doubt, Royalty and Service Fees are due and payable with respect to all other customers who are not Existing Customers in accordance with the terms of the Franchise Agreement.

2. We believe the Mailer Program 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 Mailer Program Fees may include a mark-up which exceeds the direct costs of the Mailer Program, and we may derive a profit from the Mailer Program Fees. If we are no longer able to provide these services, we will endeavor to provide these services to you through an alternate supplier at a comparable cost.

**ITEM 7  
ESTIMATED INITIAL INVESTMENT**

**Franchise Agreement**

**YOUR ESTIMATED INITIAL INVESTMENT**

TYPE OF EXPENDITURE	AMOUNT	METHOD OF PAYMENT	WHEN DUE	TO WHOM PAYMENT MADE
Initial Franchise Fee <sup>1</sup>	\$50,000	Lump Sum	On your signing the Franchise Agreement	Us
Setup Fee <sup>2</sup>	\$1,000	Lump Sum	Prior to the Scheduled Opening Date	Us or Pool Scouts Services
Mailing List Fee <sup>2</sup>	\$250 to \$500	Lump Sum	Prior to the Scheduled Opening Date	Us or Pool Scouts Services
Postcard Fees <sup>2</sup>	\$10,000	Lump Sum	Prior to the Scheduled Opening Date	Us or Pool Scouts Services
SEO Fee <sup>3</sup>	\$3,600	Lump Sum	Prior to the Scheduled Opening Date	Us or Pool Scouts Services
Digital Marketing Fees <sup>4</sup>	\$1,667	Lump Sum	When your website goes live	Us, Pool Scouts Services or Suppliers
Integrated Business Management Fee <sup>5</sup>	\$395 to \$1,185	Lump Sum	As Incurred, starting second full calendar month after signing	Us or Pool Scouts Services

<b>TYPE OF EXPENDITURE</b>	<b>AMOUNT</b>	<b>METHOD OF PAYMENT</b>	<b>WHEN DUE</b>	<b>TO WHOM PAYMENT MADE</b>
Chatbot Fee <sup>6</sup>	\$150 to \$450	Monthly	As Incurred, starting the second full calendar month after signing	Suppliers and/or Us and/or Pool Scouts Services
Vehicle <sup>7</sup>	\$1,950 to \$5,100	As Arranged	As Incurred	Suppliers
Decals <sup>8</sup>	\$3,500 to \$7,000	As Arranged	As Incurred	Suppliers
Financial Management Training <sup>9</sup>	\$200 to \$600	As Arranged	Prior to attending our initial training program	Us
Initial Training Expenses <sup>10</sup>	\$1,000 to \$2,000	As Arranged	As Arranged	Suppliers of transportation, food and lodging
Insurances <sup>11</sup>	\$2,100 to \$4,200	As Arranged	As Incurred	Suppliers and/or Us
Professional Fees <sup>12</sup>	\$0 to \$2,000	As Arranged	As Incurred	Professionals
Licenses <sup>13</sup>	\$500 to \$1,500	Lump Sum	As Incurred	Government agencies
Computer, Internet Devices, Phones, Software Setup <sup>14</sup>	\$0 to \$1,800	As Arranged	Prior to the Scheduled Opening Date	Suppliers and/or Us
Bookkeeping Service <sup>15</sup>	\$350 to \$1,185	Monthly	As Incurred	Suppliers
Additional Funds for 3 months <sup>16</sup>	\$20,000 to \$40,000,	Check/Charge	As Incurred	
<b>TOTALS</b>	<b>Single Franchise \$96,662 to \$133,787</b>			

**Notes:**

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

1. The Initial Franchise Fee for a single unit franchise is \$50,000. If you have signed an Area Development Agreement, you will pay the Cumulative Franchise Fee based on the number of franchises you acquire. See the chart below for the range of expenses payable for a franchise opened under an Area Development Agreement. If you qualify to participate in our Community Heroes Program, your Initial Franchise Fee may be \$47,500. We also participate in IFA's VetFran program; as part of that program we provide veterans of the U.S. Armed Forces a 20% discount on the Initial Franchise Fee for the first Franchised Business. You may only receive one discount, either Community Heroes or VetFran, and no discount will be given for either program for subsequent franchises under an Area Development Agreement. We may, in our sole discretion, finance a portion of your Initial Franchise Fee. The annual interest rate is typically 12% but can vary depending on your creditworthiness. Financing must typically be repaid over 1-3 years through monthly

payments that would vary depending on the amount financed. See details in Item 5 and Item 10.

2. Our affiliate, PS Services, is currently the only approved supplier of the Mailer Program in which you must participate. We may approve a different affiliate or a third-party supplier in the future. Through the Mailer Program, you are required to send 20,000 postcards to the Targeted Households located in your Territory for your Franchised Business each year. The actual schedule, distribution and frequency will be determined by us in cooperation with you each year. Currently, the Postcard Fee is \$0.50 per postcard.

You must pay the Setup Fee, which is currently \$1,000 per territory.

You must pay the Mailing List Fee, which is currently \$0.05 per Targeted Household on the mailing list. The Mailing List Fee of \$250 - \$500 is based on 5,000 to 10,000 Targeted Households. The mailing list is purchased on an annual basis by PS Services. Specific addresses and names are not shared with franchisees.

The Mailer Program Fee is subject to change, with notice, to reflect changes in cost. For the first full Season, one hundred percent (100%) of the Mailer Program Fee must be paid 30 days prior to the Scheduled Opening Date. The payment schedule for each Season thereafter will require a payment each week in advance of the mailing. The amount of each payment will be determined by us based on the Targeted Households in your Territory and mailing list we purchase for the Mailer Program. The Mailer Program Fees are non-refundable.

3. Our affiliate, Pool Scouts Services, is the only approved suppliers of SEO. In the first Season that the Franchised Business is open, 100% of the SEO Fee for SEO must be paid at the time your website goes live. The payment schedule for the SEO Fee for SEO in subsequent years will require you to pay \$300 per month, starting after the 12<sup>th</sup> month that your website went live, payable in advance 1 month prior to the month of service. SEO is a per website requirement. For a multi-territory franchisee operating from a single website, the SEO Fee for SEO will be \$3,600 regardless of the number of territories open. You may only have 1 website.
4. You are required to pay to our approved supplier a fee per Territory each year for online placement services, such as pay per click, social media advertising, remarketing, and various other digital advertising services (the “**Digital Marketing Fee**”). The Digital Marketing Fee is currently a minimum of \$20,000 per year. The Digital Marketing Fee must be paid on a monthly basis. We may approve another third-party supplier or an affiliate in the future. The Digital Marketing Fee is a minimum, and you may elect to spend more on digital marketing. The SEO Fee and the Digital Marketing Fee are collectively referred to as the “**Digital Advertising Program Fees**.”
5. You must use the integrated business management systems approved by us. The system includes web-based field service management, website hosting, franchise management, email marketing management, email service and telephone services. You must implement and be trained on the integrated business management systems. The telephone services

provided include 2 VOIP seats. Should you desire additional VOIP seats beyond the first 2 or additional Google Workspace accounts beyond the first 3, you will be charged an additional \$30 per month VOIP per seat and an additional \$20 per month per Google Workspace account. You must pay the monthly fee of \$395 beginning at the start of the second full calendar month after signing the Franchise Agreement. Depending on the length of time from signing to opening, and assuming you do not need any additional VOIP seats, we estimate this fee will be between \$395 and \$1,185 for the period prior to your Opening Date. If you open additional Franchised Businesses, you must pay an additional \$50 per month per additional Franchised Business. For example, if you have 2 Franchised Business, you will pay \$445 per month.

6. To assist with brand awareness, customer acquisition and a positive customer experience, you are required to incorporate a chatbot into the website that we provide to you. You must pay the Chatbot Fee monthly, beginning the second full calendar month after you sign the Franchise Agreement. Depending on the length of time from signing the Franchise Agreement to opening your Franchised Business, we estimate the Chatbot Fee due prior to opening will be \$150 to \$450.
7. As of the issuance date of this disclosure document, the only service vehicles we approve are a recent model (5 years or less) Ford Maverick, Toyota Tacoma or similar sized truck as specified in the Operations Manual. You will be required to utilize a vehicle and apply decals we have approved. No vehicle may be used without our approval. Vehicles must meet our specifications including body style, color and model years and we estimate that you will need 1 to 2 vehicles. We do not currently sell or lease vehicles; you must purchase or lease an approved vehicle. We estimate the cost of leasing a new Toyota Tacoma is \$750 per month. You must maintain an approved vehicle for use in your Franchised Business at all times, however, we have only included a lease estimate for 3 months. Your investment may vary depending upon your decision to lease a new or used vehicle, or to purchase a new vehicle. Our low estimate (\$1,950) listed above is our estimate of leasing a new Toyota Tacoma or Ford Maverick with all costs bundled into the Lease and our high estimate (\$5,100) includes the cost of leasing 2 new Ford Mavericks or Toyota Tacomas. If you would like to use your existing vehicle or purchase another existing vehicle similar to those currently approved, you must submit the vehicle for approval, meet the specifications noted in our Operating Manual and receive approval from us.
8. Our approved decals must also be installed on the vehicle at an estimated cost of \$3,500 per vehicle. The high estimate cost is for 2 vehicles.
9. As part of our initial training program, each of your owners and your Designated Manager must complete a 4 hour online financial management training course from our approved supplier. The fee is per person. For purposes of this Item 7, the low estimate assumes that you (whether an individual or entity) are the sole owner and you will also serve as the Designated Manager and the high estimate assumes you, as the franchisee, are an entity, have 3 owners, and one of those owners is also the Designated Manager.

10. You will incur expenses that you and your Designated Manager and other attendees incur in attending our initial training program. For this training program, we provide instructors and instructional materials. You must pay for transportation, lodging, food, and wages for you and your employees. The cost will depend on the distance you must travel to the training location, the type of accommodations you choose, and the number of employees being trained. The estimate is based on travel to our headquarters in Virginia Beach, Virginia for the in-person portion of the training lasting for 4 to 6 days based on your pool experience and knowledge.
11. We estimate that the range given will be sufficient to cover prepayment of required insurances for the initial phase of the operation of the Franchised Business.
12. You may wish to consult with an attorney, accountant, consultant or other professional to evaluate this Franchise Disclosure Document and Franchise Agreement. If you elect not to engage one of these professionals, your expenses will be \$0.
13. You may be required by state and/or local laws and regulations to obtain and maintain a license.
14. Prior to opening your Franchised Business, you must acquire computer equipment, internet service and telephone equipment (optional), and implement and be trained on software systems and/or services required by us, at your sole expense. If you already have the required computer equipment and internet services, your initial expenses will be \$0.
15. You must use our approved vendor for bookkeeping, which will cost you \$350 per month. If you choose to use the same vendor for payroll services, which is not required, your monthly fee will be \$395 for combined bookkeeping and payroll services. The amounts listed in the table will be the cost we anticipate you will incur for the 2-3 month period prior to your Scheduled Opening Date.
16. You will need to support ongoing expenses, such as payroll, fuel, supplies and other operating costs to the extent these costs are not covered by gross revenue of the Franchised Business. New businesses often generate negative cash flow. We estimate that the amount stated will be sufficient to cover the initial purchase of equipment and supplies, and ongoing expenses for the initial phase of the business which we calculate to be 3 months. This is only an estimate, however, and we cannot assure you that you will not need additional working capital during or after this initial phase. Factors which affect the amount of additional funds required include volume of revenue and expense control. We relied on past experience of Local Operations and their performance when preparing these figures.

## Area Development Agreement

### YOUR ESTIMATED INITIAL INVESTMENT

TYPE OF EXPENDITURE	AMOUNT	METHOD OF PAYMENT	WHEN DUE	TO WHOM PAYMENT MADE
Cumulative Franchise Fee <sup>1</sup>	\$75,000 to \$100,000	Lump Sum	On signing the Area Development Agreement	Us
Initial Investment for 2-3 Franchised Businesses <sup>2</sup>	\$87,179 to \$216,321	See Previous Chart	See Previous Chart	See Previous Chart
<b>TOTALS<sup>3</sup></b>	<b>\$162,179 to \$316,321</b>			

### Notes:

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

1. Cumulative Franchise Fees vary depending on whether you acquire the rights to open 2 or 3 Franchised Businesses, as more fully described in Item 5.
2. If you sign an Area Development Agreement, you will incur the full cost of opening your first Franchised Business within 120 days of the Effective Date of the Area Development Agreement. The low range shown above represents the cost for 2 Franchised Businesses and the high range shown above represents the cost for 3 Franchised Businesses. The range takes into consideration that certain fees may not be applicable to the second and third Franchised Businesses. For example, only 1 SEO Fee is payable if you Franchised Business are in contiguous territories, regardless of the number of Franchised Businesses that you open. In addition, we have assumed that you will operate each Franchised Business from your home, so that you only incur the costs for a computer system one time.
3. The range for the total investment to open 2 to 3 Franchised Businesses under an Area Development Agreement depends on the total number of Franchised Businesses acquired under the Area Development Agreement and the variable factors as listed in the chart for the estimated investment in a single Franchised Business. Our estimated initial investment for 2 to 3 Franchised Business is based on the amounts included in this Disclosure Document. The cost of opening Franchised Businesses in subsequent years according to the development schedule agreed to in the Area Development Agreement may vary, as those estimates may change over time.

### ITEM 8 RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES

To maintain the integrity of the System and the quality of goods and services offered under the Marks, you must purchase products and services used in the operation of the Franchised

Business from suppliers we designate and in accordance with our specifications. We may require that you purchase any product or service you use in the operation of the Franchised Business from a single supplier, which may be us or an affiliate of ours. Generally, we expect that products and services purchases will be restricted to a single source if we determine that doing so enables us to obtain favorable terms, is necessary to ensure consistency in the operation of the System, streamlines administration of the system or provides other benefits to us, our franchisees or the System. This does not mean that a single supplier (us, an affiliate or third-party) will offer the lowest price.

### **Purchases from Us or Our Affiliate**

Our affiliate, Pool Scouts Services, is currently the only supplier for the Mailer Program, and the SEO portion of the Digital Advertising Program.

### **Purchases from Approved Suppliers**

Products and services you must purchase from other approved or designated suppliers include the Integrated Business Management System, credit card processing services, marketing and advertising materials (including the digital marketing component of the Digital Advertising Program), cleaning supplies, equipment, tools, uniforms, service agreements and other printed materials and forms, decals, and signs. In some cases, our arrangements with suppliers of some of these products and services may require that we pay the supplier directly. In that event, we will require you to pay us for those products and services.

### **Standards and Specifications**

You must purchase or lease computer equipment and software, insurance and vehicles that meets our specifications, but you may purchase these products and services from a supplier of your choice. We issue specifications to you and maintain them in the Operations Manual which we may modify, in writing, at any time.

Under our current computer equipment and software requirements, we require you to obtain a Windows OS or Mac OS X compatible computer system, Quickbooks Online accounting system, broadband internet access, Polycom VoIP telephone, and a multi-function printer capable of scanning, faxing and printing, meeting the functionality necessary to operate the Integrated Management System software for your Franchised Business.

### **Insurance**

You must obtain provide proof of and maintain required insurance specified in the Operations Manual. Currently this insurance consists of: workers compensation in amounts required by applicable law, comprehensive general liability insurance not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate, automobile liability insurance not less than \$1,000,000 for the Franchised Business, and the associated cost. Additional insurance obligations may also be specified in the Operations Manual. If you do not purchase and maintain in force the required insurance, we may purchase it on your behalf, and charge you for it; you will be required

to pay us any amount so charged within 30 days. We may periodically increase the amounts of coverage required under these insurance policies and/or require different or additional insurance coverages (including reasonable excess liability insurance) at any time to reflect inflation, identification of new risks, changes in law or standards of liability, higher damage awards or other relevant changes in circumstances. Each insurance policy must name us as additional named insureds and provide for 10 days' prior written notice to us before the cancellation for nonpayment of the premium amount and 30 days' prior written notice to us before cancellation for any other reason or material change of the policy. Each insurance policy must contain a waiver of all subrogation rights against us and be primary and non-contributory in favor of us. You routinely must furnish us copies of your Certificates of Insurance or other evidence of your maintaining this insurance coverage and paying premiums.

### **Alternative Suppliers**

If you wish to purchase any product or service to be used in the operation of the Franchised Business from a supplier other than a supplier that has not been approved or designated by us, you must first receive our prior written consent. You must not use, sell, or offer for sale any products or services of the proposed supplier until written approval by us of the proposed supplier is received. We may require that our representatives be permitted to inspect the supplier's facilities and that samples from the supplier be delivered for evaluation, research, and testing, either to us or to an independent testing facility designated by us. Except as described in this Item 8, we do not make our criteria for approving suppliers available to franchisees.

We charge no fees for a request of approval of a supplier. If you request approval, we will notify you of our approval or disapproval within 5 business days. Failure to respond constitutes disapproval. We may revoke our approval of a supplier at any time, in writing. We may identify a new or additional supplier (including us or an affiliate) at any time, in writing.

### **Revenue Derived from Products and Services**

We may receive revenue from third party suppliers or affiliates for the sale of equipment, signage, products, chemicals, equipment, supplies, vehicles or services. To the extent that you buy supplies, products, chemicals or service from us, we may mark up the price of the supply, product, chemical or service from a typically discounted price we receive to cover the costs of shipping, materials, labor, overhead and administration of the provision of supplies. None of our officers own a direct interest in any of the suppliers referred to in this Item.

We received a rebate from our largest supplier in 2025 for \$102,234 for system-wide purchases for pool chemicals and products. Our affiliate, Pool Scouts Services, received revenue totaling \$886,316 in 2025 from required purchases from us by our franchisees and Local Operations. This amount represented 100% of its revenue. Pool Scouts Services calculates its revenue as all revenue from all Services, products and materials sold, less discounts and returns.

### **Supplier Terms**

We anticipate that we will negotiate purchasing arrangements from time to time with suppliers. We expect, but do not guarantee, that those purchasing arrangements will allow you to

obtain certain products and supplies at a lower price or otherwise provide more favorable terms than if you were to purchase them individually. We do not otherwise provide material benefits to you for purchasing from designated or approved sources. But we consider a variety of factors when determining whether to renew or grant additional franchises. Among the factors we consider is compliance with the requirements described above.

We may be compensated by suppliers based on franchisee purchases. In some cases, suppliers may pay us a percentage of the total purchases made by franchisees to be used in the marketing of the supplier’s brand at or through the Franchised Businesses. Some suppliers may pay us a cash rebate based on franchisee purchases. In some cases, we may purchase products and supplies from a supplier at a volume discount and re-sell these products and supplies to you. If we re-sell products and supplies to you, we may require that you pay us more than we paid for those products and supplies in consideration for our administrative expenses incurred in arranging for bulk sales and volume discounts or for warehousing or distributing those products and supplies to you.

### **Percentage of Total Purchases**

We estimate that required initial purchases and leases will be 70% to 80% and required ongoing purchases and leases will be less than 30% to 60% of the total purchases and leases you will make in establishing and operating your franchised business.

### **Cooperatives**

At this time, we do not have any purchasing or distribution cooperatives, but we may elect to establish them.

## **ITEM 9 FRANCHISEE’S OBLIGATIONS**

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

<b>Franchisee’s Obligations</b>	<b>Section in Franchise Agreement</b>	<b>Section in Area Development Agreement</b>	<b>Item in Disclosure Document</b>
a. Site selection and acquisition/lease	Sections 3 & 5	Sections 1 & 3	Items 7, 8, and 11
b. Pre-opening purchases/leases	Section 5 and 6	Sections 3 & 5	Items 5, 7, and 8
c. Site development and pre-opening requirements	Sections 5 & 6	Sections 3 & 5	Items 7, 8, and 11
d. Initial and ongoing training	Sections 5 & 6	Section 5	Item 6 and 11
e. Opening	Section 6	Section 5	Item 11
f. Fees	Section 4	Section 2	Items 5 and 6

<b>Franchisee's Obligations</b>	<b>Section in Franchise Agreement</b>	<b>Section in Area Development Agreement</b>	<b>Item in Disclosure Document</b>
g. Compliance with standards and policies/Operating Manual	Section 6	Sections 3 & 5	Items 8, 11, 13, and 14
h. Trademark and Principal information	Sections 6, 9 and 10	Sections 5 & 8	Items 13 and 14
i. Restrictions on products/services offered	Sections 5 and 6	Not Applicable	Items 8 and 16
j. Warranty and customer service requirements	Section 6	Not Applicable	Item 16
k. Territorial development and sales quotas	Section 3	Sections 1 & 3 & Exhibit A	Item 12
l. Ongoing product/service purchases	Sections 5 and 6	Not Applicable	Item 8
m. Maintenance, appearance and remodeling requirements	Section 6	Not Applicable	None
n. Insurance	Section 6	Not Applicable	Items 7, and 8
o. Advertising	Section 5	Not Applicable	Items 6, 8, and 11
p. Indemnification	Section 11	Section 11	Item 6
q. Owner's participation/management/staffing	Section 6	Not Applicable	Item 15
r. Records/reports	Section 7	Section 5	Item 6
s. Inspection/audits	Section 7	Not Applicable	Items 6 and 11
t. Transfer	Sections 12 and 13	Section 7	Item 6 and 17
u. Renewal	Section 2	Not Applicable	Item 6 and 17
v. Post-termination obligations	Section 9 & 10	Section 6	Item 17
w. Non-competition covenants	Sections 9 and 10	Section 8	Item 17
x. Dispute resolution	Sections 10 and 15	Sections 6, 8 & 16	Item 17
y. Taxes/permits	Section 6	Not Applicable	Item 1
z. Operations Manual	Section 6	Not Applicable	Item 11 and 14
aa. Regional Meetings / Annual Convention	Section 6	Not Applicable	Item 6

## **ITEM 10 FINANCING**

**Franchise Financing.** We and/or one of our affiliates may, in our or their sole discretion, finance a portion of your initial investment or operating capital. Whether we will extend financing and the amount of financing will vary depending on, among other factors, the availability of funds, your creditworthiness, the market conditions in your area, and your compliance with existing franchise agreements but may be up to half of your initial fee. The annual interest rate is typically 12%, but can vary depending on your creditworthiness. Financing must typically be repaid over 1-3 years through monthly payments that would vary depending on the amount financed (Example:

\$14,750 financed for 3 years at 12% the monthly payment would be \$484.06), but we may require other repayment terms such as the submission of daily credit card receipts. The repayment terms that we offer will vary based on your creditworthiness and the amount financed. You or, in the case of an entity, your principals, must personally guarantee the debt. Your spouse (if not a principal) is not required to sign a personal guaranty. We may require a security interest in the assets of the Franchised Business. You may prepay the financed amount at any time during the term of the loan without penalty. You waive the homestead and other available exemptions, presentment, demand, protest, notice of dishonor and all other notices. If you default on amounts owed, we can accelerate the obligation to pay the entire amount due, and seek our collection costs including attorney's fees from you, and terminate your franchise agreement. See Exhibits F-1, F-2, F-3 and F-4.

To accommodate franchisees who seek to obtain loans through the U.S. Small Business Administration ("SBA") or other SBA loan programs, we may defer principal (but not interest) payments on loan amounts we have financed until SBA loans have been repaid. Under those circumstances, all principal amounts must be repaid within 24 months after the SBA loan is repaid. We are not required to offer you financing of any kind.

We and/or our affiliates reserve the right to sell, assign or discount any note or other obligation arising out of the Franchise Agreement to a third party. If we or our affiliates assign your note, it will not affect our obligation to provide the services 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.

Currently, we do not offer any lease arrangements. However, in the future we and/or our affiliates or a third-party leasing company may offer lease financing for vehicles, equipment, signs and furniture. Such leasing will be subject to the availability of leasing capacity and your creditworthiness. We are not obligated to provide such leasing programs. If leasing is available pursuant to third party agreements, you may lease only those items which we indicate as eligible for leasing. We do not currently receive any payment from such arrangements with third party leasing companies, though we may receive revenue from your purchase of the leased items. The terms of such leasing programs vary and are yet to be determined for the coming year. Of course, if we do offer a leasing program and you elect to participate, you are obligated to make payments as required by the lessor. In the event you fail to make such payments, whether or not you sign the leasing paperwork, the entire lease amount will become due and payable immediately. We will charge interest on the amounts outstanding and delinquent amounts will subject you to the termination provisions of the Franchise Agreement.

We do not receive payments from any person for the placement of financing, although in the future, we may accept referral fees. We may but are not required to assist you in your efforts to seek financing from third parties.

**ITEM 11**  
**FRANCHISOR'S ASSISTANCE, ADVERTISING,**  
**COMPUTER SYSTEMS AND TRAINING**

**Except as listed below, we are not required under the Franchise Agreement to provide any assistance to you.**

**A. Pre-Opening Obligations**

Before you open the Franchised Business, we will provide the following assistance and services to you:

**Franchise Agreement**

1. We provide an 8 day Operations Training program virtually and in Virginia Beach, Virginia which addresses critical aspects of operating a Pool Scouts Franchised Business. Please see the chart below for the course schedule. Operations Training is held during select weeks throughout the year. You, if you are an individual, and any Designated Manager must attend and successfully complete this training before you open the Franchised Business. We do not charge for this Operations Training, but you are responsible for any expenses you and your employees incur as a result of attending Operations Training, such as travel, lodging and entertainment. (Franchise Agreement, Section 5.a.)
2. If you are required by local zoning laws to lease or use a commercial and/or office/warehouse space to operate the Franchised Business, we do not provide site selection assistance, only approval. (Franchise Agreement, Section 5.c.)
3. We will loan you 1 copy of the Operations Manual in digital or hard copy format. See Table of Contents at Exhibit J. (Franchise Agreement, Section 5.b.)
4. Our Operations Manual lists the vehicle(s) we have approved for use in your Franchised Business and that you must purchase or lease. We also provide guidance on, and specifications for, the setup of the vehicle. We provide guidance and advice regarding the selection of your vehicle and commercial location, if any, utilized in your Franchised Business. You are responsible for choosing your vehicle and commercial location that will meet our then current specification in the Operations Manual, but if you sign a lease or purchase agreement before we have approved the vehicle and commercial location, you risk the possibility that we will disapprove it for use in carrying on the Franchised Business. You are likely to operate your Franchised Business from your home. If you desire to have a commercial location, it is likely that you will sign a Franchise Agreement before we approve a commercial location. The factors we consider in approving your vehicle and commercial location include visibility and consistency of appearance to achieve the image necessary to maintain the integrity of the System. We intend to approve or disapprove your selections of vehicle and commercial location, if any,

within 15 days of submission to us. If we do not approve your vehicle or commercial location, if any, you cannot open for business. (Franchise Agreement, Section 5.c.)

5. We will provide the names of suppliers and specifications to you for decals, tools, equipment, supplies, products, chemicals, uniforms, forms, marketing materials and software systems more fully described in Item 8. (Franchise Agreement, Section 5.d.)

### **Area Development Agreement**

The Area Development Agreement does not require us to provide any pre-opening services to you.

Other than as described above, we do not have any other pre-opening obligations and are not required to provide, deliver or install equipment and signs or any other pre-opening assistance to you prior to the opening of the Franchised Business.

### **B. Continuing Obligations**

#### **Franchise Agreement**

During your operation of the Franchised Business, we will provide the following assistance and services to you:

1. We will provide, from time to time as we deem appropriate, advice and written materials concerning the swimming pool and spa cleaning business and techniques of managing and operating your Franchised Business, including new developments and improvements in promotion, public relations, customer relations, services, products and chemicals (Franchise Agreement, Section 5.i.)
2. At no charge to you, we will conduct, as we deem advisable, inspections of the Franchised Business and evaluations of the services rendered therein (Franchise Agreement, Section 5.i.)
3. As discussed in Item 8, we will provide the names of suppliers that we approve or that we designate for your purchase of equipment, signs, and/or supplies that will include Pool Scouts products and approved products, chemicals and services to be used in the operation of the Franchised Business. We reserve the right to require you to limit or discontinue the offer of any product, chemical or service in accordance with the Franchise Agreement (Franchise Agreement, Sections 5.d and 6.)
4. We will provide telephone and/or internet support for your questions regarding operation of the Franchised Business during normal business hours. (Franchise Agreement, Section 5.h.)

5. We may provide and require your attendance at a 1-to-2-day advanced training or national and/or regional meetings. We may hold these meetings at various sites which we select across the country. The agenda for advanced training varies but often focuses on improving business skills in order to increase profitability. We do not charge for these meetings, but you are responsible for all travel, lodging and other expenses you incur to attend. (Franchise Agreement, Sections 5.j and 5.k.)
6. We may require you to use a specified form for customer engagements and forward copies of them to us. We own all accounts which you service. We alone have the right to set the terms and conditions for all service agreements and designate another to invoice the service agreement customers. We may suggest pricing of all services and products you offer and sell to your customers, but you will ultimately determine the prices you charge. However, you currently are responsible for all billing and collections of monies due on accounts you service. We require you to participate in our mandatory discount programs. Our service agreement terms, billing procedures and service fees are prescribed in the Operations Manual and may be amended, as we deem necessary. (Franchise Agreement, Section 5.d, 5.f and 5.g.)
7. From time to time we may provide you with the opportunity to participate in group purchasing programs which offer group discounts. The discounts and terms for any such opportunities will vary. (Franchise Agreement, Section 5.m.)
8. We will make available to you planning assistance for marketing your Franchised Business including formats for advertising plans and promotional materials. (Franchise Agreement, Section 5.e.)
9. For the benefit and integrity of the System we and/or our affiliates may, in our sole discretion, contract with designated suppliers for products, chemicals and/or services, as specified in the Operations Manual (i.e., products, chemicals, tools, merchandise, supplies; software/service providers for our Integrated Business Management System, Mailer Program services, credit card processing and other items/services). (See Franchise Agreement 5.d and 5.n.)

### **Area Development Agreement**

The Area Development Agreement does not require us to provide any continuing services to you.

Other than as described above, we do not have any other continuing obligations to you in connection with the operation of the Franchised Business.

### **C. Advertising and Promotional Materials**

We raise fees related to system marketing through the Marketing Fees and ongoing Marketing Fees collected from our franchisees. You will be required to pay the Marketing Fee, currently equal to 2% of Net Revenue, as more fully described in Item 6. Franchisees that we, or our affiliates, own and operate will contribute Marketing Fees on the same basis as our franchisees.

We designate these fees for use in our advertising and marketing activities. We spend them as we determine is most beneficial to promoting our Marks and System, but we are not required to spend any amount on advertising in your particular Territory. We use advertising and marketing fees to administer, produce, distribute and/or conduct advertising programs, marketing programs and partnerships, public relations, Internet and social media, marketing systems, and marketing research. We may spend marketing fees on local, regional or national advertising as we deem appropriate. We do not guarantee that you will benefit directly from any advertising or marketing. (Franchise Agreement, Section 5.e.)

We maintain all Marketing Fees in an account separate from our other monies. We will not use them for any of our expenses, except for reasonable costs and overhead, if any, that we incur in activities reasonably related to the direction and implementation of marketing and advertising programs for franchisees and the System. These costs may include costs of personnel for creating and implementing advertising, promotional, and marketing programs. The Marketing Fees are not our asset. Any monies remaining from Marketing Fees at the end of the taxable year in which such monies were received will be used for advertising or promotional purposes in the following taxable year before contributions from that taxable year are used. We reserve the right to terminate the Marketing Fees at any time, in which case all Marketing Fees remaining will be expended for advertising or promotional purposes or returned to the contributors on the basis of their respective contributions. The Marketing Fees and any earnings on them will not otherwise benefit us. We may offset some internal marketing costs with any payments we receive for providing advertising and marketing services. We are not a fiduciary of yours with respect to the Marketing Fees. (Franchise Agreement, Section 4.f.)

In our fiscal year ending December 31, 2025, the Marketing Fees collected were spent accordingly: 74% on public relations and advertising, 2% on production, and 24% on administrative. All remaining funds from the Marketing Fees collected will carry over into our 2026 branding efforts. We do not use any Marketing Fees collected from franchisees to solicit new franchise sales.

You may only use advertising material we have prescribed or approved, and you may only distribute it to people or businesses located in your Territory. With our prior approval, we may permit advertising outside of your territory. We recognize that there may be occasions where print, radio, television and internet advertising have reach beyond one's territory. In those instances, prior to you, signing any agreement for such advertising or placing, running, approving or engaging in any such advertising, you must have our approval. All advertising must carry only our toll-free phone number and our headquarters address. However, we may approve the use of a local address and/or a local phone number. (Franchise Agreement, Section 5.e.)

We have the right, but not the obligation, to establish and maintain a website which may, without limitation, promote the Marks, the System, approved products, chemicals or services, Franchised Businesses and the franchising of the System. We have the sole right to control all aspects of the website, including, without limitation, its design, content, functionality, links to the websites of third parties, legal notices and policies and terms of usage. We also have the right to discontinue operation of the website at any time and without notice to you.

We have the right, but not the obligation, to designate one or more web page(s) to describe you and/or your Franchised Business, with such web page(s) to be located within our website. You must comply with our policies with respect to the creation, maintenance and content of any such web page(s) as well as observance of our privacy policy with information gathered through web forms. We have the right to refuse to post and/or discontinue posting any content and/or the operation of any web page(s).

You may not establish or maintain a separate website, register or use any domain name/URL address, or use any other social media outlet, such as Facebook, Twitter, Instagram, TikTok, or any other outlet, for or in connection with the Franchised Business without our prior written approval (which we shall not be obligated to provide). You may not post, respond to, or otherwise participate in any social media communications unless otherwise authorized by us. (Franchise Agreement, Section 6.v.)

We pay the costs of marketing activities, including a share of corporate overhead related to advertising and marketing, with marketing fees. The marketing fees will be spent in a way, which in our judgment, benefits the franchise system. Marketing expenditures are not audited other than as part of the Company’s annual audit of its financial statements. A summary of marketing fees raised and spent is available to you upon submission of a written request to us. You will not receive a periodic accounting of how we spend the marketing fees we collect. However, upon the completion of the Company’s annual audit you may obtain an accounting of marketing expenditures by sending a written request to the attention of our Accounting Department.

**Required Advertising Expenditures.** For each Franchised Business, upon reaching or exceeding \$1,000,000 in Net Revenue in a given calendar year, you are required to annually spend an amount (the “**Required Advertising Expenditure**”) on marketing in the succeeding year, as described in the chart below. The Required Advertising Expenditure includes the required Pool Scouts Mailer Program and Digital Advertising Program, as well as your own local marketing efforts. Currently, we and/or Pool Scouts Services manage the Mailer Program and the Digital Advertising Program, each of which count toward your Required Advertising Expenditure. Local marketing initiatives are necessary to supplement the required Mailer Program and Digital Advertising Program and should be coordinated with the corporate team.

<b>Prior Year Net Revenue (PYNR)</b>	<b>Required Advertising Expenditure (\$)¹</b>
\$1,000,000 to \$1,249,999	PYNR x 5%
\$1,250,000 to \$1,499,999	PYNR x 4%
\$1,500,000 and above	\$50,000

**Note 1:** Required Advertising Expenditure is for the subsequent calendar year based on the Net Revenue of the previous calendar year.

**Mailer Program.** Pool Scouts Services is currently the only approved supplier of the Mailer Program in which you must participate. You must purchase all Mailer Program services

from us, our affiliate, Pool Scouts Services, or another affiliate or approved third party supplier. (Franchise Agreement, Section 4.b.)

**Digital Advertising Program.** We our affiliate or our designated supplier will provide digital advertising services which includes SEO services and management, pay-per-click, remarketing and other digital services. You must pay us, our affiliate or our designated supplier for these services. (Franchise Agreement, Section 4.c.)

**Local Marketing.** Local marketing activities are your responsibility and are necessary to complement the Mailer Program and Digital Advertising Program. You must spend a minimum of \$5,000 on local marketing within your Territory during each calendar year (“**Local Advertising Expenditure**”). During the first year in which your Franchised Business is open, you must complete a local marketing plan with our team prior to your Scheduled Opening Date. You must complete a local marketing program annually by January 31<sup>st</sup> for each subsequent year. You must spend the minimum Local Advertising Expenditure on local marketing within your Territory during each calendar year. As specified in the Operations Manual, you must use pre-approved marketing templates and collateral, or receive our approval for any marketing collateral not previously approved.

**Minimum Requirements.** The required expenditure through the Mailer Program and the Digital Advertising Program, as well as the Local Advertising Expenditure and Required Advertising Expenditure, as applicable, are the minimum requirements. The specifics of your Territory and business plan may require you to make additional marketing investments.

We do not have the power to require cooperatives to be formed, changed, dissolved or merged. As of the issuance date of this disclosure document, we do not require you to participate in any local or regional advertising cooperative or other fund.

#### **D. Franchise Advisory Council**

In January 2021, we established and began receiving input and feedback from an advisory council called the “**Franchise Advisory Council**” or “**FAC**.” The FAC is comprised of franchisee representatives selected by us. The FAC serves in an advisory capacity only and does not have operational or decision-making power. We will have the ability to form, dissolve and change the FAC.

#### **E. Computer Systems**

We will require you, at your expense, to purchase or lease, and thereafter maintain, such computer hardware and software, telephone service, wireless broadband internet service, active e-mail account, modem(s), printer(s), and other computer-related accessories or peripheral equipment as we may specify in the Operations Manual. We currently require you to obtain a Windows OS or Mac OS X compatible computer system, Quickbooks Online accounting system, broadband internet access, appropriate device and technology for VOIP system, and a multi-function printer capable of scanning, faxing and printing, meeting the functionality necessary to operate the Integrated Management System software for your Franchised Business. You will be responsible for maintaining your computer system hardware and software in good repair and

condition, and you must promptly install such additions, changes or modifications as we may direct (Franchise Agreement, Section 6.i). There are no limitations on the frequency and cost of your obligation to update the computer software and/or equipment at our request.

We will require you to purchase from a third party, scheduling and work order management software and/or services. We currently require you to obtain such software and/or services from ServiceMinder for dispatching and order management for your Franchised Business. This software stores the data from all customer service activity in the Franchised Business. We will have independent access to the information generated and stored in this system.

We estimate the initial cost of computer equipment and software to be \$0 to \$1,500 and the ongoing system and software support and/or service contracts to be \$350 to \$500 per month.

**F. Manuals**

The table of contents from our Operations Manual is contained in Exhibit J. The Operations Manual contains a total of 205 pages.

**G. Site Selection**

You may be required, by local zoning laws, to have a commercial location to operate the Franchised Business. If you have a commercial location it will be at your expense, and we must approve of the location prior to acquiring or leasing a location and you must submit to us, in the form we specify, location information, as we may reasonably require, together with a copy of the lease, on terms satisfactory to us. We will have 15 days after receipt of such information and materials from you to approve or disapprove, in our sole discretion, the proposed site as the location for the Franchised Business. In the event we do not disapprove a proposed site by written notice to you within 15 days, such site will be deemed approved. If we do not approve your location, you cannot open the Franchised Business and we may terminate your Franchise Agreement. In approving a location for the Franchised Business, we consider various factors, including but not limited to, demographics, property desirability and the area surrounding the proposed location. (Franchise Agreement, Sections 5.c and 6.r.)

If you sign an Area Development Agreement, we will determine the boundaries of each Territory for each Franchised Business that you must open at the time you sign the Area Development Agreement. The Territories will be determined in accordance with our standards then in effect.

**H. Opening the Franchised Business**

We estimate that the typical length of time between signing the Franchise Agreement and opening the Franchised Business is 60 to 180 days. Factors which may affect this time period include the ability to find a site and to negotiate a lease, financing or building permits; zoning and local ordinances; weather conditions; licensing; shortages or delayed delivery of equipment, fixtures, and vehicle decals. You must open and begin operating the Franchised Business within

180 days of the Scheduled Opening Date in the Schedule A of the Franchise Agreement, or we may terminate the Franchise Agreement. (Franchise Agreement, Sections 6.e and 8.)

## 1. Training

You must oversee the operation of the Franchised Business. Prior to commencement of business, you and your Designated Manager, if one has been designated, must successfully complete, to our satisfaction, our required training and pass a comprehensive test, upon completion of classroom training, that covers the materials included in the Operations Manual. If you or your Designated Manager do not successfully complete training and pass the test, training must be repeated at the next regularly scheduled training session and at your sole expense until you and your Designated Manager pass the test or your franchise agreement may be terminated. If you hire a new Designated Manager, such person must be approved by us, successfully complete training and pass the test. Before opening the Franchised Business, you (or, if you are a corporation or partnership, one of your principals), your Designated Manager, and any such additional persons as you or we deem appropriate must attend and complete to our satisfaction the initial training program we offer. (Franchise Agreement, Sections 6.b, 6.n and 6.q.) The length of our initial training program is 8-10 days of classroom and field training. We will conduct our initial training program as follows:

### TRAINING PROGRAM

Subject	Instructional Materials	Number of Hours of Classroom Training <sup>1</sup>	Number of Hours of On-The-Job Training	Location
Overview	Operations Manual	1	NA	HQ
Vendor Partner Overview	Operations Manual	1	NA	HQ
Startup	Operations Manual	0.5	NA	HQ
Pool Service Industry	Operations Manual	1	NA	HQ
Product Knowledge	Operations Manual	2	NA	HQ
Software Overview	Operations Manual	3	NA	HQ
Sales / Customer Service	Operations Manual	3	NA	HQ
Recruitment	Operations Manual	2.5	NA	HQ
Office Management	Operations Manual	1	NA	HQ
Marketing	Operations Manual	2	1	HQ
Field Operations - Pool service and maintenance	Operations Manual	NA	25	HQ
Equipment / Supplies	Operations Manual	1	1.5	HQ
Policies and Procedures	Operations Manual	0.5	NA	HQ
Performance Management	Operations Manual	2.5	NA	HQ
Financial Management (3rd-Party Course)	Online Course	4	NA	Remote
Budget/ Bookkeeping	Operations Manual	2	NA	HQ

<sup>1</sup>Classroom training can consist of onsite, physical training in our home office, self-paced online training or virtual training via video conferencing. Our instructional materials consist of our Operations Manual.

**Note:** Each topic is taught by one or more of the instructors below, whose business experience is as follows:

**Brian M. Garrison, President.** Brian Garrison has served as our President since April 2026, the President of BFB since February 2020, Chief Operating Officer (COO) of BFB since May 2015, and President of BFB Light since June 2022. He previously served as President of British Swim School from July 2019 to November 2021. In addition, he served as our interim President from April to May 2024.

**Lynlea Rudell, Director of Marketing.** Lynlea Rudell has served as our Director of Marketing since July 2021. Prior to this she was our Marketing Manager since June 2020. Prior to joining Pool Scouts Ms. Rudell served as an Account Supervisor for Otto Design & Marketing located in Norfolk, Virginia from October 2011 to May 2020.

**Michael Hysick, Director of Operations.** Michael Hysick has served as our Director of Operations in Virginia Beach, Virginia since February 2026. Prior to that, Mr. Hysick served as Vice President of Systems and Training for Mosquito Joe in Virginia Beach, Virginia from June 2019 to February 2026. Mr. Hysick also served as Franchise Business Leader for Tropical Smoothie Cafe in Atlanta, Georgia from September 2012 to June 2019.

**Kirsten Robinson, Franchise Business Coach.** Kirsten Robinson has served as a Business Franchise Coach since December 2021. Ms. Robinson has an Executive MBA from Virginia Commonwealth University with a focus in finance and leadership. Prior to this she spent almost 25 years in learning and development.

**Tiffany Bellamy, Franchise Business Coach.** Tiffany Bellamy has served as a Franchise Business Coach since July 2023. Prior to that she served as General Manager of Pool Scouts Virginia Beach/Norfolk since November 2021. Prior to joining Pool Scouts, Ms. Bellamy served as General Manager at multiple Chili's Grill and Bar locations from May 2016 to October 2021.

**Trent Rountree, Field Operations Manager.** Trent Rountree has served as the Field Operations Manager since February 2023. Prior to that he served as Field Operations and Technical Coach since August 2021. Mr. Rountree has worked in the pool and spa industry for 24 years (1998) in the roles of Lead Pool Technician and Service Manager.

**Chad Chicoine, Franchise Technical Coach.** Chad Chicoine has served as a Franchise Technical Coach since July 2023. Mr. Chicoine has worked in the pool and spa industry for 19 years (2003) in the roles of Service Manager and Service Technician.

**Charles ("Chip") Hall, Direct Mail Program Director (BFB).** Chip Hall has served as the BFB Direct Mail Program Director since February 2023. Prior to that he served as the Direct Mail Program Manager since March 2018. Prior to joining us, Mr. Hall enjoyed a twenty-year

career as Vice President of Operations and Merchandising for two different mid-size home entertainment distribution companies, one located in Virginia Beach, Virginia and the other in Baltimore, Maryland.

**Barbara Sisino, Director of Training and Onboarding (BFB).** Barbara has served as the Director of Training and Onboarding since February 2021. Prior to this, Ms. Sisino served as the BFB Training Coordinator since July 2017 and previously served as a Franchise Business Coach for Mosquito Joe from December 2016 to March 2018. Prior to this, Ms. Sisino owned and operated an independent automobile dealership for more than 10 years.

The Initial training program must be successfully completed before the Franchised Business opens using our Mark. The instructors have experience relevant to the subjects covered in our initial training program. If we have any substitute trainers, they will have relevant experience in the subject matter being taught. You and/or such personnel as we may reasonably require must attend our initial training program and must complete the program to our satisfaction. You may designate, and we will approve or disapprove, additional employees to attend the initial training program. The initial training program will take place at our principal place of business.

You and/or such personnel as we may reasonably require must also attend additional courses, seminars, and training programs that we may offer from time to time, including 1-2 day advance training. For all required initial and training courses, we will provide instructors and training materials. There is a charge of \$500 per day per person for any additional training courses that you request. You and your employees will be responsible for all other expenses which they incur in connection with the courses, including the cost of transportation, lodging, meals, and wages during any training courses. You may be required to attend regional meetings and/or annual conventions. The regional meetings and annual conventions may be held at various sites across the country which we select. We do not charge for the regional meetings or the annual conventions, but you will be responsible for all expenses that you incur as a result of attending the regional meetings and the annual conventions, such as travel, lodging and entertainment. If we hold an annual convention and you do not attend, you must pay us \$1,200. If you fail to attend any subsequent annual convention, we may terminate your Franchise Agreement. If you fail to attend any subsequent annual convention, we may terminate your Franchise Agreement. (Franchise Agreement, Sections 6.y and 6.z.)

\* \* \*

We reserve the right to delegate any duty or obligation in this agreement to be performed by any designee, employee, or agent of ours, as we may direct.

## **ITEM 12 TERRITORY**

### **Franchise Agreement**

Our Franchised Businesses operate businesses servicing and cleaning swimming pools and spas to customers located within a geographic area of responsibility. We may, in our sole discretion, add additional lines of service that you must provide as such lines of service are added

to our System in the future. You may only solicit customers located within the Territory approved by us, using marketing materials we have prescribed or approved. You may not solicit customers located outside your Territory by any means or channels of distribution, such as the Internet, catalog sales, telemarketing or other direct marketing. We alone will direct marketing and advertising campaigns directed to multiple Territories.

To ensure quality customer service, all customer calls must be answered by a live person in year 1 or unless required by us. However, if the customer is located outside of your Territory, and the Territory has not been awarded to another franchise owner, we may, at our sole discretion, assign the customer service request to you. You agree that we may award a franchise to a third party for an area outside of your Territory in which you are servicing customers. In the event we do so, you will discontinue service to any customers in the area and will transfer their complete service information, without compensation, to the owner of the Territory or to us. To maintain customer service within the Metropolitan Statistical Area in which your Territory is located, you may be required to provide service to customers outside your Territory.

You will receive an exclusive territory. The location and size of the Territory granted to you, as defined in **Schedule A** of the Franchise Agreement, will be mutually agreed upon by you and us before the Franchise Agreement is signed. The size of a geographic area granted in a Territory will typically be determined by factors such as the total population and our then-current target household demographics for the Franchise Agreement. Any change will require our prior written consent. We will not permit you to relocate the Franchised Business within your Territory, except in the event you operate your Franchised Business from your home and you move to another home in the same Territory or desire to move your home-based business to a commercial location that we approve in the Territory. We may also permit you to relocate in the event of a fire, flood or other natural disaster prohibits you from operating your Franchised Business from your existing location. Your Territory will contain up to 10,000 estimated Targeted Households. We rely on a third-party source to supply us with data to determine the number of Targeted Households in a Territory. While we believe the data to be accurate, within an acceptable margin of error, there is no way to know the actual number of households with swimming pools or spas that meet our gross income criteria of \$100,000. The actual number of households with swimming pools with the gross income criteria may be up to 10,000.

Additionally in **Schedule A** is the initial number of Targeted Households located within the Territory. The geographic area granted in a Territory will typically be defined by Zip Code(s) which will encompass an area of which will vary widely in population based on the demographics. We may, in our sole discretion, permit you to add Purchased Zip Codes to your Territory at a cost of \$1.00 per Targeted Household in the Purchased Zip Code. Since the Purchased Zip Code will become part of your Territory, you must include all Targeted Households within the Purchased Zip Code in the Mailer Program in which you are required to participate. No other franchisee may directly solicit customers in your Territory. We may sell franchises or locate company or affiliate owned businesses in any Territory other than your Territory, but we will not grant any other franchises to be located within your Territory, nor will we (or our affiliates) locate any outlet within your territory. We may sell any territory other than your Territory to other franchisees or locate company and/or affiliate owned businesses in such territories. Continuation of this limited territorial exclusivity does not depend on your achieving any certain sales volume, market penetration or other contingency.

We use certain demographic mapping software to determine the number of Targeted Households within your Territory and we use a separate third-party provider to purchase the names of the Targeted Households in your Territory. As a result, there may be a variance in count between the two data sets. For purposes of your defined Territory, our calculation of Targeted Households based on the mapping software is conclusive. However, for the Mailer Program and other Services we require, you are only required to mail to the Targeted Households as they are defined in your Franchise Agreement.

We may sell any territory other than your Territory to other franchisees in your same line of service and/or locate company or affiliate owned businesses in such territories. We do not grant you any options, first rights of refusal or similar rights to acquire any additional franchisees. Although Pool Scouts and/or its affiliates have no current plans to do so, we may in the future establish another channel of distribution, including the Internet, within your Territory and under the Marks or other trademarks, other than through a mobile business, which provides goods and/or services similar to those provided by Pool Scouts franchisees.

We are not required to pay any compensation to you for soliciting or accepting requests for services in the Territory.

We retain all rights not specifically granted to you, including, for example, the right: (i) to use and license others to use the System and Marks for the operation of “Pool Scouts” Franchised Businesses at any location outside your Territory, regardless of proximity to your Territory; (ii) to acquire (or be acquired by) and operate businesses of any kind at any location within or outside of your Territory that do not operate under the Marks; (iii) to use and license others to use the System and/or the Marks at any location within or outside of your Territory other than for the operation of a “Pool Scouts” Franchised Business; and (iv) to use and license others to use marks other than the Marks in connection with the operation of Franchised Businesses at any location within or outside of your Territory, which Franchised Businesses are the same as, similar to, or different from the Franchised Businesses, all on terms and conditions as we deem advisable, and without granting you any rights therein.

We reserve all rights to the Internet utilizing our Marks.

Within your Territory, you may offer services to any individual or business based on the criteria in our Operations Manual. Continuation of your rights to be a franchisee does not depend upon your achievement of a certain sales volume, market penetration or other similar contingency. We may not alter your Territory without your consent.

### **Area Development Agreement**

You will receive an exclusive Territory. If you sign an Area Development Agreement, we will agree on a Development Area and a Development Schedule. The Schedule will identify the number of franchises to be developed and the minimum development rate. When you sign the Area Development Agreement, we will determine the boundaries of the Territories for each of your Franchised Businesses at that time in accordance with our standards then in effect. When you sign the Area Development Agreement, you must also sign at least 1 Franchise Agreement.

The first Franchised Businesses must be operational within 30 days of the Scheduled Opening Date in Schedule A of the Franchise Agreement.

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 Area Development Agreement will not terminate Franchise Agreements you have already signed.

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

We retain all rights not specifically granted to you, including, for example, the right: (i) to use and license others to use the System and Marks for the operation of “Pool Scouts” Franchised Businesses at any location outside the Development Area, regardless of proximity to your Development Area; (ii) to acquire (or be acquired by) and operate businesses of any kind at any location within or outside of the Development Area that do not operate under the Marks; (iii) to use and license others to use the System and/or the Marks at any location within or outside of the Development Area other than for the operation of a “Pool Scouts” Franchised Business; and (iv) to use and license others to use marks other than the Marks in connection with the operation of Franchised Businesses at any location within or outside of the Development Area, which Franchised Businesses are the same as, similar to, or different from the Franchised Businesses, all on terms and conditions as Franchisor deems advisable, and without granting Area Developer any rights therein.

### **ITEM 13 TRADEMARKS**

The Franchise Agreement will allow you to use the Marks for your Franchised Business. Our affiliate, BFB, IP, owns the Marks and has a federal registration on the Principal Register of the U.S. Patent and Trademark Office for the following principal marks:

<b>Mark</b>	<b>Registration No.</b>	<b>Registration Date</b>
POOL SCOUTS	5,061,045	October 11, 2016
POOL SCOUTS and Design	5,061,043	October 11, 2016
PERFECT POOLS, SCOUT’S HONOR	5,061,044	October 11, 2016
SWIM HAPPY AND FLOAT ON.	5,895,334	October 29, 2019
SAVE YOUR ENERGY FOR BELLY FLOPS.	5,654,337	January 15, 2019
PUT DOWN THE POOL NET, PICK UP THE PHONE.	5,654,336	January 15, 2019
YOUR NEIGHBOR’S POOL WILL BE GREEN WITH ENVY.	5,654,335	January 15, 2019

BFB IP intends to file all necessary affidavits of use and renewal applications when they become due.

We license the right to use the Marks from BFB IP, and allow you to use the Marks. BFB IP has granted to us a perpetual, worldwide license to grant franchisees the right to use the Marks in connection with the System. BFB IP may terminate the license agreement if we become insolvent, make an assignment to benefit our creditors, cease doing business, sell our assets or experience a change of control. If the license agreement is terminated, we have the right to continue to allow our franchisees to use the Marks.

Except for the license agreement with our affiliate described above, we are not a party to any agreement that significantly limits our right to use or license the Marks in any manner material to the System.

There are no currently effective material determinations of the Patent and Trademark Office, the Trademark Trial and Appeal Board, the Trademark Administrator of any state or any court. There are no other pending infringements, opposition, or cancellation proceedings or material litigation, involving any of the above Marks.

We do not know of any infringing uses that could materially affect your use of the Marks in this state or elsewhere.

You must follow our rules and regulations with respect to the use of the Marks. You cannot use any of the Marks or any other Marks, names, or indicia of origin that are or may be confusingly similar to the Principal Marks as part of a corporate name or other legal name.

You must promptly notify us of any unauthorized use of the Marks, any challenge to the validity of the Marks, or any challenge to our ownership of, right to use and to license others to use, or your right to use, the Marks. We have the right to direct and control any administrative proceeding or litigation involving the Marks, including any settlement. We have the right, but not the obligation, to take action against uses by others that may constitute infringement of the Marks. We will defend you against any third-party claim, suit, or demand arising out of your use of the Marks. If we determine that you have used the Marks in accordance with the Franchise Agreement, we will bear the cost of defense, including the cost of any judgment or settlement. If we determine that you have not used the Marks in accordance with the Franchise Agreement, you must bear the cost of defense, including the cost of any judgment or settlement. If there is any litigation relating to your use of the Marks, you must execute all documents and do all things as may be necessary to carry out a defense or prosecution, including becoming a nominal party to any legal action. Unless litigation results from your use of the Marks in a manner inconsistent with the terms of the Franchise Agreement, we will reimburse you for your out-of-pocket costs.

We reserve the right to substitute different Marks for use in identifying the System and the businesses operating under it if we, in our sole discretion, determine that substitution of different Mark as Marks will be beneficial to the System. You must comply with such change, revision, or substitution and bear all expenses associated with them.

**ITEM 14**  
**PATENTS, COPYRIGHTS, AND PROPRIETARY INFORMATION**

Patents. We do not own any right in or to any patents that are material to the franchise.

Copyrights. We claim common law copyright protection covering various materials used in our business and the development and operation of the Franchised Business, including the Manual, advertising and promotional materials, and training materials. We have not registered these materials with the United States Registrar of Copyrights, and we are not required to do so.

There are currently no effective determinations of the United States Copyright Office or any court, nor any pending litigation or other proceedings, regarding any copyrighted materials. We do not know of any superior prior rights or infringing uses that could materially affect your use of the copyrighted materials. No agreement requires us to protect or defend our copyrights or to indemnify you for any expenses or damages you incur in any judicial or administrative proceedings involving the copyrighted materials. No provision in the Franchise Agreement requires you to notify us of claims by others of rights to, or infringements of, the copyrighted materials. If we require, you must immediately modify or discontinue using the copyrighted materials. Neither we nor our affiliates will have any obligation to reimburse you for any expenditures you make because of any discontinuance or modification.

Confidential Operations Manual. We will provide you a copy in digital or hard copy format of the Operations Manual on loan for the term of the Franchise Agreement. The Operations Manual is described more fully in Item 11. You must treat the Operations Manual any other manuals created for or approved for use in the operation of the Franchised Business, and the information contained in them, as confidential, and must use commercially reasonable efforts to maintain this information as secret and confidential. You must not reproduce these materials or otherwise make them available to any unauthorized person. The Operations Manual will remain our sole property and you must keep it in a secure place.

We may revise the contents of the Operations Manual and you must comply with each new or changed standard. You must ensure that the Operations Manual is kept current at all times at your expense. If there is a dispute as to the contents of the Operations Manual, the terms of the master copy which we maintain at our home office will control.

Confidential Information. You acknowledge that the Operations Manual and other confidential information, knowledge, and know-how concerning us and the System are and shall remain our trade secrets. You must not, during or after the term of the Franchise Agreement, divulge or use for the benefit of anyone else any confidential information, knowledge, or know-how concerning us and the System and the methods of operation of the Franchised Business. You may divulge any information which you can demonstrate came to your attention prior to our disclosure or which has become a part of the public domain. Any and all information, knowledge, and other data which we designate as confidential will be deemed confidential for purposes of the Franchise Agreement.

At our request, you must require your Designated Manager and any personnel having access to any confidential information to sign covenants that they will maintain the confidentiality of information they receive during their employment at the Franchised Business. These covenants must be in a form we find satisfactory, and specifically identify us as a third party beneficiary of these covenants with the independent right to enforce them.

Customer and Account Information. You acknowledge that we own all customer files, records and account information.

## **ITEM 15 OBLIGATION TO PARTICIPATE IN THE ACTUAL OPERATION OF THE FRANCHISE BUSINESS**

You are required to use your best efforts to successfully operate and grow your Franchised Business. You must provide franchise services under your direct supervision and control or under the direct supervision and control of a Designated Manager who we have approved, and not later disapproved. We will not approve a Designated Manager before the Designated Manager successfully completes our Operations Training.

We do not require the Designated Manager to have any specific background or prior experience at this time. You must comply with all federal, state and local laws and regulations, including all laws and regulations relating to federal, state and local taxes. You must secure all necessary permits, certificates, licenses and consents to operate your Franchised Business.

We also may require the Designated Manager, principals, and employees to enter into an agreement not to compete with businesses under the System while you employ them and for 1 year after you cease to employ them, and an agreement not to reveal confidential information obtained in the course of their employment with you.

All of your officers, directors and owners are required to sign a personal guaranty and will be bound by the confidentiality and non-compete obligations in the Franchise Agreement. Your spouse (if not an officer, director or owner) is not required to sign a personal guaranty, confidentiality agreement or non-compete agreement.

## **ITEM 16 RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL**

### **Franchise Agreement**

You must use the Franchised Business vehicle solely to operate the Franchised Business. You must keep the Franchised Business open and in normal operation for the minimum hours and days we specify in the Operations Manual. You must not use the vehicle for any other purpose or activity without first obtaining our written consent.

**Products and Services.** For the duration of your franchise, you are restricted from offering products or services other than the franchise products and services defined in the Operations Manual, unless you receive our prior written consent. You must offer all the products and services we prescribe in the Operations Manual, and those products and services are subject to change. There are no limits on our ability to make changes to the types of products and services we authorize you to offer, sell and/or use. You must not sell any other kind of service or product without first obtaining our written consent. You must discontinue selling or offering for sale any services or products that we, in our sole discretion, disapprove in writing at any time. We may suggest pricing for services and products you offer and sell to your customers, but you will ultimately determine the prices you charge. You must, however, participate in the mandatory discount programs that we may establish from time to time.

You must comply with all requirements if we supplement, improve, or modify the System, including offering and selling new or different services and products that we specify. You are not to operate any business other than the Franchised Business without our prior written approval. We have the right to change the types of authorized products and services, and there are no limits on our right to make changes. You must operate according to the Operations Manual.

**Customer Service.** You must honor our customer service policies, including promotions, customer loyalty feedback programs, referral programs and warranties and satisfaction guarantees, as stated in the Franchise Agreement and the Operations Manual.

**Confidential Information and Trade Secrets.** Our Operations Manual, operating systems, methods and know-how and our customer information are confidential information and are trade secrets. You may not use or communicate, directly or indirectly, or otherwise disclose our confidential information or trade secrets during or after the expiration, termination, transfer or other disposition of your franchise.

For a description of your restrictions on some purchases, see Item 8 of this disclosure document.

Except as described above, neither the Franchise Agreement nor any other practice restricts the goods or services which you may offer, or the customers you may solicit from the location of your Franchised Business.

### **Area Development Agreement**

The Area Development Agreement does not contain provisions restricting the products or services you may offer. However, with respect to each Franchised Business developed under the Area Development Agreement, you 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**  
**AND**  
**THE AREA DEVELOPMENT RELATIONSHIP**

This table lists important provisions of the franchise and related agreements. You should read these provisions in the agreements attached to this franchise disclosure document.

<b>Provision</b>	<b>Section in Franchise Agreement (“FA”)</b>	<b>Section in Area Development Agreement (“ADA”)</b>	<b>Summary</b>
a. Term of the franchise	Section 2	Section 4	FA: 10 years. ADA: Date upon which Area Developer has opened and in operation all of the Franchised Businesses set forth in the Development Schedule.
b. Renewal or extension of the term	Section 2	None	FA: You may renew for two 5-year renewal terms, if you meet our conditions. ADA: None
c. Requirements for you to renew or extend	Section 2	None	FA: You may renew if you give us notice of your intent to renew, modernize the Franchised Business to reflect the System standards in effect at the time, are not in default, have paid all your monetary obligations, sign our then-current Franchise Agreement, sign a release of claims against us, meet our qualification and training requirements in effect at the time, and pay us a renewal fee. When renewing, you may be asked to sign a contract with materially different terms and conditions than your original contract. ADA: None
d. Termination by you	None	None	You may terminate by not renewing.
e. Termination by us without cause	None	None	Not Applicable
f. Termination by us with cause	Section 8	Section 6	FA: We may terminate only if you default. ADA: We may terminate if you default under the Area Development Agreement or any Franchise Agreement.

Provision	Section in Franchise Agreement (“FA”)	Section in Area Development Agreement (“ADA”)	Summary
g. “Cause” defined— defaults which can be cured	Section 8(c)	Section 6	<p>FA: Failure to permit inspection; failure to maintain the standards dictated by us; failure to comply with the material terms of any agreement; the sale of unauthorized products or services; 10 days to cure failure to maintain insurance; 30 days to satisfy a final judgment; 10 days to cure the failure to maintain licenses, permits and certifications; and others.</p> <p>ADA: 30 days to satisfy a final judgment; 30 days to dismiss a suit to foreclose any lien or mortgage against the premises or any equipment of the Franchised Business; 15 days to remedy certain material breaches that are not otherwise curable.</p>
h. “Cause” defined- defaults which cannot be cured	Section 8(b)	Section 6	<p>FA: Making any material misrepresentation; bankruptcy or insolvency; conviction or allegation of certain crimes; abandonment or discontinuing operations for 5 business days or more; violation of applicable laws, ordinances, rules or regulations; attempting to execute an unauthorized transfer; failure to begin operations and complete your first service within 180 days of the Scheduled Opening Date; failure to pay required Mailer Program Fees within 30 days of the Scheduled Opening Date; violation of nondisclosure or noncompetition covenants; failure to pay Mailer Program Fees when due; failure to pay Digital Advertising Program Fees when due; failure to maintain required hours of operation; unreported revenue; marketing outside your Territory without prior approval; offering products or services not approved by us; misuse of the Marks; 3 or more breaches within 12 months or 2 or more breaches of the same obligation in 12 months; understating Net Revenue 3 times or more by more than 5%; failure to attend 2 annual conventions; failure to attend required training; insufficient funds in your account 3 or more times in a 12 month period; and others as may apply.</p> <p>ADA: Bankruptcy or insolvency, execution against Area Developer’s business or property;</p>

Provision	Section in Franchise Agreement (“FA”)	Section in Area Development Agreement (“ADA”)	Summary
			real or personal property is sold after levy; Area Developer fails to meet the Development Schedule.
i. Your obligations on termination/non-renewal	Section 9	Section 8	FA: Cessation of operations and use of Marks and information; assignment of lease; modification of premises; transfer of certain items; payment of monies due; compliance with post-term covenants; return of all customer and account information; and others as may apply. ADA: Compliance with post-termination covenant not to compete.
j. Assignment of contract by us	Section 13	Section 7	FA: No restriction on our right to assign. ADA: No restriction on our right to assign.
k. “Transfer” by you – definition	Section 13	Section 7	FA: Transfer of rights or obligations under the Franchise Agreement or of the assets or ownership of franchisee. ADA: Transfer of rights or obligations under the Area Development Agreement of the assets or ownership of Area Developer.
l. Our approval of transfer by you	Section 13	Section 7	FA: We have the right to approve transfers but will not unreasonably withhold consent if certain conditions are satisfied. ADA: We have the right to approve transfers but will not unreasonably withhold consent if certain conditions are satisfied.
m. Conditions for our approval of transfer	Sections 13.b, f, g, h, i, and j	Section 7	FA: Satisfaction of financial obligations; good standing; execution of a general release; payment of transfer fee; written assignment of obligations; qualified new franchisee; refurbishing of the Franchised Business; transferee’s completion of training programs; warranty reserve; execution of concurrent agreements; and others as may apply. ADA: Qualified transferee; transferee’s completion of training programs; transferee’s execution of required agreements and assumption of obligations; execution of release; payment of transfer fee.
n. Our right of first refusal to	Sections 13.c	Section 7	FA: We have the right to purchase the Franchised Business before transfer.

<b>Provision</b>	<b>Section in Franchise Agreement (“FA”)</b>	<b>Section in Area Development Agreement (“ADA”)</b>	<b>Summary</b>
acquire your business			ADA: We have the right to purchase all of the interest being transferred.
o. Our option to purchase your business	None	None	Not Applicable
p. Your death or disability	Section 12	None	FA: Executor or representative has 6 months to arrange for a transfer, or 6 months to dispose of decedent interest in Franchised Business. Upon death and until appointment of Designated Manager we may operate your Franchised Business or assign another franchisee to service your customers. ADA: None.
q. Non-competition covenants during the term of the franchise	Section 10	Section 8	FA: You will not attempt to divert any business to a similar business, nor will you have any interest in any other competing business, without our prior written consent. You will not franchise or license any concept or system, whether or not a competing business or dissimilar business, during the term, without our prior written consent. You will not solicit our existing franchisees for any other system or party. You will not use any of our account or customer information for any purpose or in any context unrelated to your Franchised Business. ADA: 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 9 and 10	Section 8	FA: No competition for a period of 2 years following the termination or expiration of the Franchise Agreement within 15 miles of your Territory or the territory of any other Pool Scouts franchisees or our affiliate-owned business. ADA: No competition for a period of 2 years following a permitted transfer or expiration or termination of the Area Development Agreement within the Development Area or a 15-mile radius of the territories of any other Pool Scouts franchisees or our affiliate-owned business.

<b>Provision</b>	<b>Section in Franchise Agreement (“FA”)</b>	<b>Section in Area Development Agreement (“ADA”)</b>	<b>Summary</b>
s. Modification of the agreement	Section 16	Section 13	FA: No modifications except to the Operations Manual. Revisions to the Operations Manual will not unreasonably affect your obligations, including economic requirements, under the Franchise Agreement unless mutually agreed to and in writing. ADA: No modifications except by written agreement signed by both parties.
t. Integration/ merger clause	Section 20	Section 13	FA: Only the terms of the Franchise Agreement are binding (subject to state law). Any representations or promises made outside the disclosure document and franchise agreement may not be enforceable. ADA: Only the terms of the Area Development Agreement are binding (subject to state law). Any representations or promises made outside the disclosure document and area development agreement may not be enforceable.
u. Dispute resolution by arbitration or mediation	Section 15.b	None	FA: Mediation in Virginia Beach, VA ADA: None
v. Choice of forum	Section 15	Section 16	FA: Court of proper jurisdiction in the Commonwealth of Virginia. ADA: Court of proper jurisdiction in the Commonwealth of Virginia.
w. Choice of law	Section 15	Section 16	FA: The Commonwealth of Virginia. ADA: The Commonwealth of Virginia.

Applicable state law may require additional disclosures related to the information in this franchise disclosure document. These additional disclosures, if any, appear in the state specific addenda attached to this franchise disclosure document.

## **ITEM 18 PUBLIC FIGURES**

As of the date of this disclosure document, we do not use any public figures to promote our franchise.

## ITEM 19 FINANCIAL PERFORMANCE REPRESENTATIONS

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

This Financial Performance Representation consists of the following:

1. **Pool Service/Maintenance Industry Overview.** A short summary of the pool service/maintenance industry is provided below for context regarding the financial performance representation for the Local Operation and the U.S. market.
2. **Pool Scouts Local Operations, LLC.** Our affiliate, PS Local Operations, has been in business since January 2016. We have provided detailed information for this entity, which consists of 2 territories in the southern Hampton Roads region of Virginia.
3. **Pool Scouts Franchising, LLC.** We have provided performance data for our franchise system, including revenue, customer and service metrics. As of December 31, 2025, we had 37 franchisees operating 71 outlets, with a total of 60 outlets operational for 12 months or more. Detailed information for these 60 outlets is provided below.

### **Pool Service/Maintenance Industry Overview**

We consider the pool service and maintenance industry ("Industry") to be segmented into seasonal and year-round business models. We believe the Industry to be predominantly seasonal in the northern two-thirds of the United States ("Seasonal Business"). The locations operated by our affiliate, PS Local Operations, are Seasonal Businesses, running predominantly from mid-March to mid-November. We believe the Industry to be predominantly year-round in the remaining warmer climate states ("Year-Round Business").

In the Seasonal Business market, we segment the services provided into three distinct categories:

- (1) **Pool Openings.** Pool openings consist of an extended service call(s) to transition a pool from a closed status throughout the winter to an open status for the summer.
- (2) **Pool Service/Maintenance.** Pool service/maintenance consists of the recurring service calls required to maintain the proper water chemistry, a debris-free pool and a clean pool deck. Minor repairs requiring low technical expertise (e.g., pump replacement) and typically less than 60 minutes of labor are included in this category of business.

- (3) **Pool Closings.** Pool closings consist of a single extended service call required to transition a pool from an open status to a closed status for the winter. This includes placing a safety cover on the pool, if appropriate.

The Year-Round Business market consists primarily of pool service/maintenance visits, with a relatively few pool openings or closings.

Most franchisees perform repair work at the equipment pad. Some franchisees, however, initially use third-party service providers to perform such repair services. Over time, we expect that most or all franchisees will obtain the appropriate technical training, experience, and any certification or licensure (as required by applicable state law), to offer repair services directly to their customers.

### **PS Local Operations**

PS Local Operations commenced business operations in January 2016, following the acquisition of the service arm of a Virginia Beach, Virginia-based pool construction firm (“Acquisition”). The Acquisition consisted of 31 service customers, 2 service vehicles, and an experienced pool service professional. PS Local Operations consists of two territories, VA-001 (with an estimated 15,318 Targeted Households across 11 ZIP Codes) and VA-002 (with an estimated 15,227 Targeted Households across 31 ZIP Codes).

### **TABLE 1 – REPRESENTATIVE INCOME STATEMENT**

The Income Statement below is representative of the expenses incurred by PS Local Operations for territories VA-001 and VA-002 (collectively referred to in the table below as “Entity”) for the period from January 1, 2025 through December 31, 2025, as adjusted in accordance with the notes below Table 1.

**Pool Scouts Local Operations, LLC  
Income Statement<sup>1</sup>  
January 1-December 31, 2025**

	<b>Total</b>	<b>Percent of Total Revenue</b>
<b>Total Revenue<sup>2</sup></b>	\$ 1,351,879	100%
<b>Cost of Goods Sold</b>		
Technician Labor <sup>3</sup>	\$ 368,163	27.2%
Materials Costs <sup>4</sup>	\$ 250,328	18.5%
<b>Total Cost of Goods Sold</b>	\$ 618,491	45.8%
 <b>Gross Profit (\$)</b>	 <b>\$ 733,388</b>	
<b>Gross Margin</b>		<b>54.2%</b>

**Itemized Expenses**

	<b>Total</b>	<b>Percent of Total Revenue</b>
Royalty and Service Fee <sup>5</sup>	\$ 108,150	8.0%
Marketing Fee	\$ 27,038	2.0%
Advertising expense	\$ 73,305	5.4%
Credit card fees <sup>6</sup>	\$ 5,294	0.4%
Automobile expense	\$ 72,599	5.4%
Insurance expense <sup>7</sup>	\$ 29,307	2.2%
Fuel expense	\$ 17,274	1.3%
Other expenses <sup>8</sup>	\$ 33,136	2.5%
Integrated Business System Fees	\$ 4,740	0.4%
Rent and Utilities	\$ 19,800	1.5%
Wages and Benefits <sup>9</sup>	\$ 155,964	11.5%
<b>Itemized Expenses</b>	<b>\$ 546,608</b>	<b>40.4%</b>
<b>Operating Cash Flow Before Non-Itemized Expenses<sup>10</sup></b>	<b>\$ 186,780</b>	
<b><i>Operating Cash Flow Margin</i></b>		<b>13.8%</b>

Notes for Table 1:

1. The information set forth in Table 1 is from the combined financial performance for PS Local Operations' two territories, VA-001 and VA-002, from January 1, 2025 through December 31, 2025, as adjusted in accordance with these notes.
2. "Revenue" means the revenue billed for pool openings, recurring customer services, pool closings, and one-time services and repairs. Revenue from services to customers located in ZIP Codes not assigned to either VA-001 or VA-002 is included in the table and allocated equally across both territories.
3. "Technician Labor" includes all costs (wages, taxes, etc.) for the technicians that performed pool cleaning and repair services.
4. "Materials Costs" includes the actual cost of chemical products, parts and consumables required to complete the total services for the period.
5. PS Local Operations did not pay us any royalty fees during 2025. We supplemented the PS Local Operations Income Statement to include a "Royalty and Service Fee" entry to reflect the Royalty and Service Fee of 8%, that you will have to pay. You will be required to pay to us, our affiliates or our designated suppliers all of the fees described in this disclosure document. Other than the Royalty and Service Fee, PS Local Operations incurs the same costs for these items as our franchisees will incur.
6. PS Local Operations began charging a credit card surcharge that offset credit card fees in 2024.
7. Insurance expenses include automobile, general liability and worker's compensation. Automobile insurance is allocated by BFB to PS Local Operations based on the vehicles operated by PS Local Operations. PS Local Operations pays a pro-rata share of premiums for

general liability and worker’s compensation policies obtained through BFB, which may be lower than a franchisee would pay for policies that only cover the franchisee.

8. Other expenses include professional fees, bank fees, licenses and permits, charitable contributions, dues and subscriptions, office supplies, field supplies and safety gear, franchisee convention registration, repairs and maintenance, taxes and uniforms.
9. PS Local Operations employs a full-time general manager and a full-time assistant to run the local operations business. This figure also includes one additional office employee to assist from March through August. As required by the franchise agreement, you or your Designated Manager must oversee the operations of your Franchised Business. The information in the table above does not include any compensation payable to you, as an owner of the Franchised Business.
10. The representative information presented in Table 1 is stated as Operating Cash Flow Before Non-Itemized Expenses. Non-Itemized Expenses may include but are not limited to (a) any other expenses that may be necessary or that you may deem to be necessary or convenient to run the business; (b) owner’s salary or “draw” should you desire to pay yourself; and (c) discretionary expenses such as meals, entertainment and travel. This Table 1 is not intended to be an exhaustive representation or list of every expense you may incur as a franchisee.

**TABLE 2 –REVENUE, CUSTOMER AND SERVICE METRICS**

<b>Local Operations Revenue by Territory</b>			
	2024	2025	YoY Growth Rate (%)
VA-001	\$ 703,023	\$ 746,301	6%
VA-002	\$ 567,079	\$ 644,608	14%
<b>Entity</b>	<b>\$ 1,270,102</b>	<b>\$ 1,390,909</b>	<b>10%</b>

<b>Local Operations Customer Count by Territory</b>			
	2024	2025	YoY Growth Rate (%)
VA-001	493	509	3%
VA-002	433	425	-2%
<b>Entity</b>	<b>926</b>	<b>934</b>	<b>1%</b>

<b>Local Operations Service Count by Territory</b>			
	2024	2025	YoY Growth Rate (%)
VA-001	4,570	4,515	-1%
VA-002	3,740	3,769	1%
<b>Entity</b>	<b>8,310</b>	<b>8,284</b>	<b>-0.3%</b>

Notes for Table 2:

1. The data in Table 2 is for the period of January 1, 2024 through December 31, 2024 and January 1, 2025 through December 31, 2025.
2. PS Local Operations revenue includes pool opening revenue, recurring service revenue (including revenues from resale of pool treatment chemicals) and pool closing revenue, as well as one-time services or repairs, less any applicable discounts or credit.
3. Revenue for each of the territories in this chart includes revenue from repair services (including parts required for those repair services). New franchisees may not be able to provide repair services directly to customers immediately upon their commencement of operations, unless they already have the requisite technical training, experience, and necessary certification or licensure (as required by applicable state law). Revenue from repair services (including parts required for those repair services) for PS Local Operations was 19.5% of total revenue in calendar year 2025 and 16.4% in calendar year 2024.
4. Revenue, customers and services located in ZIP Codes not assigned to either the VA-001 territory or the VA-002 territory are included in the table and allocated equally across both territories.

**TABLE 3 –2025 PS LOCAL OPERATIONS BUSINESS PERFORMANCE METRICS**

<b>CUSTOMER SALES METRICS</b>		
<b>Metric Tracked</b>	<b>Question/Answer</b>	<b>Notes</b>
1. Customer Acquisition Cost	<p><b>How much does it cost to recruit a single customer?</b></p> <p>PS Local Operations recruited 322 new customers for 2025 on a local marketing spend of \$62,286 for an average acquisition cost of \$193 per customer. The median cost to acquire a customer was \$139, the high cost to acquire a customer was \$1,098 and the low cost to acquire a customer was \$0.</p>	1,2,3

<b>OPERATIONAL METRICS</b>		
<b>Metric Tracked</b>	<b>Question/Answer</b>	<b>Notes</b>
1. Technician Cost	<p><b>What were the wages of PS Local Operations technicians?</b></p> <p>The average hourly rate during 2025 for PS Local Operations technicians was \$20.50/hour. The low hourly rate was \$17/hour and the high hourly rate was \$27.50/hour. The median hourly rate for technicians was \$18.75/hour.</p>	4
2. Services Per Customer	<p><b>How many services did PS Local Operations provide per customer?</b></p>	5

OPERATIONAL METRICS		
Metric Tracked	Question/Answer	Notes
	PS Local Operations provided 8,284 services to 934 unique customers for 2025, for an average of 9 services per customer. The low services per customer was 1 and the high services per customer was 105. The median services per customer was 4.	
3. Revenue Per Truck	<b>How much revenue did a PS Local Operations truck generate?</b>  PS Local Operations averaged 7 trucks during the season and generated approximately \$198,701 per vehicle.	6
4. Customers Per Truck	<b>How many customers did PS Local Operations service per truck?</b>  During the June, July and August 2025, PS Local Operations was able to provide recurring service to 8-11 customers per truck per day, with 1 or 2 technicians. For opening and closing services, 2 technicians were typically able to service up to 4 customers per truck per day.	6

FINANCIAL METRICS		
Metric Tracked	Question/Answer	Notes
1. Revenue Per Customer	<b>How much revenue per customer did PS Local Operations generate?</b>  PS Local Operations' average revenue per customer for 2025 was \$1,489. The median revenue per customer for 2025 was \$931. The high was \$14,241 and the low was \$15.	1
2. Revenue Per Pool Opening	<b>How much revenue per pool opening as described above did PS Local Operations generate?</b>  PS Local Operations' average revenue per pool opening for 2025 was \$462. The median revenue per pool opening for 2025 was \$473. The high was \$617 and the low was \$105.	1
3. Revenue Per Service Visit	<b>How much revenue per service visit did PS Local Operations generate?</b>  PS Local Operations' average revenue per visit for 2025 was \$168 per visit. The median revenue per visit 2025 was \$125 per visit. The high was \$6,180 and the low was \$3.	1

FINANCIAL METRICS		
Metric Tracked	Question/Answer	Notes
4. Revenue Per Pool Closing	<p><b>How much revenue per pool closing service did PS Local Operations generate?</b></p> <p>PS Local Operations’ average revenue per pool closing for 2025 was \$405 per service. The median revenue per pool closing for 2025 was \$440. The high was \$525 and the low was \$128.</p>	1

Notes for Table 3:

1. Based on Pool Scouts CRM data for PS Local Operations.
2. Based on 2025 local marketing spend for PS Local Operations, includes Direct Mail and Digital spend.
3. A “new customer” is any customer that was not previously serviced by PS Local Operations prior to January 1, 2025.
4. PS Local Operations has elected to pay above the minimum wage required in Virginia as of January 1, 2025 to attract a more experienced technician, which we believe helps to (a) keep customer satisfaction high and (b) recruit additional customers.
5. Services Per Customer is the total services provided for the year divided by the total number of customers.
6. Revenue per Truck and Customers Per Truck data is provided to demonstrate the observed efficiency of PS Local Operations’ technicians during the busiest part of 2025. The number of services your technicians are able to perform in a single day, per truck, may also be limited by the number of customers you have requesting service. The number of customers that a single truck can service will depend on the geographic market in which you operate, the density of your customer base, the efficiency of your routing and the type of service being provided.

**TABLE 4 -- PENETRATION ANALYSIS BY ZIP CODE**

**Table 4a. VA-001**

	Zip	Customers	Target Households	Average Household Income	2024 Household Penetration
	1	45	1,614	\$170,858	2.8%
	2	57	2,148	\$149,810	2.7%
	3	32	1,022	\$133,462	3.1%
	4	110	3,167	\$166,951	3.5%
	5	48	1,833	\$151,023	2.6%

	<b>Zip</b>	<b>Customers</b>	<b>Target Households</b>	<b>Average Household Income</b>	<b>2024 Household Penetration</b>
	6	182	4,319	\$202,650	4.2%
	7	9	439	\$153,553	2.1%
	8	20	776	\$112,918	2.6%
<b>Total</b>		503	15,318	\$155,153	3.3%

**Table 4b. VA-002**

	<b>Zip</b>	<b>Customers</b>	<b>Target Households</b>	<b>Average Household Income</b>	<b>2024 Household Penetration</b>
	1	62	1,466	\$133,683	4.2%
	2	34	1,136	\$162,542	3.0%
	3	120	4,684	\$196,494	2.6%
	4	31	1,299	\$160,874	2.4%
	5	1	147	\$99,385	0.7%
	6	7	343	\$123,438	2.0%
	7	24	696	\$176,953	3.4%
	8	56	2,593	\$155,680	2.2%
	9	12	227	\$113,348	5.3%
	10	10	339	\$115,147	2.9%
	11	3	44	\$82,263	6.8%
	12	20	368	\$121,458	5.4%
	13	4	195	\$128,562	2.1%
	14	3	130	\$140,257	2.3%
	15	2	155	\$113,154	1.3%
	16	3	27	\$98,929	11.1%
	17	20	522	\$139,990	3.8%
	18	2	188	\$103,306	1.1%
	19	3	65	\$81,606	4.6%
	20	5	323	\$128,928	1.5%
	21	1	52	\$81,372	1.9%
	22	2	117	\$100,915	1.7%
<b>Total</b>		425	15,116	\$125,377	2.8%

Notes for Table 4a and 4b:

1. The number of Target Households in a given ZIP Code is based on detached, single-family households that have an in-ground pool and that earn more than \$100,000 in household income annually.
2. Household data was obtained from our third-party territory mapping software program, using data as of December 2025.

## Pool Scouts Franchising, LLC

Unless otherwise noted, the following tables are based on the results of the 60 outlets which have been open and operating for 12 months or more as of December 31, 2025.

### TABLE 5 – PERFORMANCE BY CLASS YEAR

Table 5a. Revenue

<b>Class Year</b>	<b>2025 Average (# above average)</b>	<b>2025 Median</b>	<b>2025 High Territory</b>	<b>2025 Low Territory</b>	<b>2024 Average</b>	<b>2024-2025 Growth (%) in Average Revenue</b>
<b>Mature</b>	\$384,197 13 (38%)	\$226,801	\$1,810,932	\$5,402	\$366,780	5%
<b>2022</b>	\$346,241 8 (53%)	\$322,320	\$852,666	\$26,805	\$289,181	20%
<b>2023</b>	\$299,372 4 (57%)	\$304,648	\$470,378	\$188,481	\$222,005	35%
<b>2024</b>	\$82,799 2 (50%)	\$103,892	\$138,133	\$17,489	\$57,009	45%

Table 5b. Customers

<b>Class Year</b>	<b>2025 Average (# above average)</b>	<b>2025 Median</b>	<b>2025 High Territory</b>	<b>2025 Low Territory</b>	<b>2024 Average</b>	<b>2024-2025 Growth (%) in Average Customers</b>
<b>Mature</b>	200 13 (38%)	136	829	4	204	-2%
<b>2022</b>	168 8 (53%)	167	418	13	148	14%
<b>2023</b>	143 3 (43%)	142	203	88	138	3%
<b>2024</b>	45 3 (75%)	47	94	7	38	19%

Table 5c. Services

<b>Class Year</b>	<b>2025 Average (# above average)</b>	<b>2025 Median</b>	<b>2025 High Territory</b>	<b>2025 Low Territory</b>	<b>2024 Average</b>	<b>2024-2025 Growth (%) in Average Services</b>
<b>Mature</b>	3,809 14 (41%)	2,693	13,179	547	3,960	-4%
<b>2022</b>	2,529 7 (47%)	1,816	6,788	134	2,409	5%
<b>2023</b>	1,936 2 (29%)	1,351	4,702	1,120	1,396	39%
<b>2024</b>	1,581 2 (50%)	520	4,207	190	1,286	23%

Notes for Table 5:

1. The information is derived from the performance for 60 outlets which were open and operating for 12 or more months as of December 31, 2025, regardless of seasonality.
2. The Class Year is defined as the first calendar year that an outlet was open and operating for at least 6 months. The Mature Class includes all outlets which opened and began operating in calendar years 2017-2021.
3. The Mature Class has 34 outlets, the Class of 2022 has 15 outlets, the Class of 2023 has 7 outlets and the Class of 2024 has 4 outlets.
4. The growth rate represents the change in revenue for calendar years 2024 and 2025.
5. Revenue from out of territory zip codes is included in the table for all outlets.
6. Revenue from repair services (including required parts required for those repair services) for these 60 outlets was 22% of total revenue in calendar year 2025 and 20% in calendar year 2024.

**TABLE 6 – YEAR-ROUND BUSINESS MARKET PERFORMANCE**

Table 6a. Year-Round Business Revenue

<b>Class Year</b>	<b>2025 Average (# above average)</b>	<b>2025 Median</b>	<b>2025 High Territory</b>	<b>2025 Low Territory</b>	<b>2024 Average</b>	<b>2024-2025 Growth (%) in Average Revenue</b>
<b>Mature</b>	\$239,165 7 (35%)	\$177,886	\$804,786	\$5,402	\$244,396	-2%
<b>2022</b>	\$329,981 2 (40%)	\$234,843	\$708,572	\$56,366	\$323,805	2%
<b>2023</b>	\$470,378 1 (100%)	\$470,378	\$470,378	\$470,378	\$252,874	86%
<b>2024</b>	\$85,876 1 (33%)	\$103,892	\$136,246	\$17,489	\$57,343	50%

Table 6b. Year-Round Business Customers

<b>Class Year</b>	<b>2025 Average (# above average)</b>	<b>2025 Median</b>	<b>2025 High Territory</b>	<b>2025 Low Territory</b>	<b>2024 Average</b>	<b>2024-2025 Growth (%) in Average Customers</b>
<b>Mature</b>	132 8 (40%)	85	374	4	143	-8%
<b>2022</b>	156 2 (40%)	142	316	37	149	5%
<b>2023</b>	203 1 (100%)	203	203	203	140	45%
<b>2024</b>	55 2 (67%)	65	94	7	43	29%

Table 6c. Year-Round Business Services

<b>Class Year</b>	<b>2025 Average (# above average)</b>	<b>2025 Median</b>	<b>2025 High Territory</b>	<b>2025 Low Territory</b>	<b>2024 Average</b>	<b>2024-2025 Growth (%) in Average Services</b>
<b>Mature</b>	3,611 8 (40%)	2,693	10,150	836	3,948	-9%
<b>2022</b>	4,120 2 (40%)	3,605	6,788	1,555	4,284	-4%
<b>2023</b>	4,702 1 (100%)	4,702	4,702	4,702	2,660	77%
<b>2024</b>	2,378 2 (67%)	2,737	4,207	190	1,740	37%

Notes for Table 6:

1. These tables provide the performance for the 28 outlets which were open and operating for 12 or more months as of December 31, 2025, and are located in areas with a 12-month season.
2. The Class Year is defined as the first calendar year that an outlet was open and operating for at least 6 months. The Mature Class includes all outlets which opened and began operating in calendar years 2017-2021.
3. The Mature Class has 19 outlets, the Class of 2022 has 5 outlets, the Class of 2023 has 1 outlet, and the Class of 2024 has 3 outlets.
4. The growth rate represents the change in revenue for calendar years 2024 and 2025.
5. Revenue from out of territory zip codes is included in the table for all outlets.

**TABLE 7 – SEASONAL BUSINESS MARKET PERFORMANCE**

Table 7a. Seasonal Business Revenue

<b>Class Year</b>	<b>2025 Average (# above average)</b>	<b>2025 Median</b>	<b>2025 High Territory</b>	<b>2025 Low Territory</b>	<b>2024 Average</b>	<b>2024-2025 Growth (%) in Average Revenue</b>
<b>Mature</b>	\$602,958 5 (33%)	\$452,472	\$1,810,932	\$68,335	\$548,203	10%
<b>2022</b>	\$353,632 6 (60%)	\$380,875	\$852,666	\$72,583	\$273,443	29%

<b>Class Year</b>	<b>2025 Average (# above average)</b>	<b>2025 Median</b>	<b>2025 High Territory</b>	<b>2025 Low Territory</b>	<b>2024 Average</b>	<b>2024-2025 Growth (%) in Average Revenue</b>
<b>2023</b>	\$270,870 3 (50%)	\$284,210	\$322,919	\$188,481	\$216,860	25%
<b>2024</b>	\$138,133 1 (100%)	\$138,133	\$138,133	\$138,133	\$96,113	44%

Table 7b. Seasonal Business Customers

<b>Class Year</b>	<b>2025 Average (# above average)</b>	<b>2025 Median</b>	<b>2025 High Territory</b>	<b>2025 Low Territory</b>	<b>2024 Average</b>	<b>2024-2025 Growth (%) in Average Customers</b>
<b>Mature</b>	302 5 (33%)	159	829	29	295	3%
<b>2022</b>	173 6 (60%)	180	418	13	147	18%
<b>2023</b>	133 3 (50%)	138	164	88	138	-4%
<b>2024</b>	47 1 (100%)	47	47	47	46	2%

Table 7c. Seasonal Business Services

<b>Class Year</b>	<b>2025 Average (# above average)</b>	<b>2025 Median</b>	<b>2025 High Territory</b>	<b>2025 Low Territory</b>	<b>2024 Average</b>	<b>2024-2025 Growth (%) in Average Services</b>
<b>Mature</b>	4,322 4 (27%)	3,004	13,179	547	4,123	5%
<b>2022</b>	1,805 4 (40%)	1,531	5,429	134	1,557	16%

<b>Class Year</b>	<b>2025 Average (# above average)</b>	<b>2025 Median</b>	<b>2025 High Territory</b>	<b>2025 Low Territory</b>	<b>2024 Average</b>	<b>2024-2025 Growth (%) in Average Services</b>
<b>2023</b>	1,475 2 (33%)	1,319	2,408	1,120	1,185	24%
<b>2024</b>	520 1 (100%)	520	520	520	513	1%

Notes for Table 7:

1. These tables provide the performance for the 32 outlets which were open and operating for 12 or more months as of December 31, 2025, and are located in areas with a season of less than 12 months.
2. The Class Year is defined as the first calendar year that an outlet was open and operating for at least 6 months. The Mature Class includes all outlets which opened and began operating in calendar years 2017-2021.
3. The Mature Class has 15 outlets, the Class of 2022 has 10 outlets, the Class of 2023 has 6 outlets, and the Class of 2024 has 1 outlet.
4. The growth rate represents the change in revenue for calendar years 2024 and 2025.
5. Revenue from out of territory zip codes is included in the table for all outlets.

**TABLE 8 – 2025 FRANCHISE SYSTEM BUSINESS PERFORMANCE METRICS**

<b>OPERATIONAL METRICS</b>		
<b>Metric Tracked</b>	<b>Question/Answer</b>	<b>Notes</b>
1. Services Per Customer	<p><b>How many services did Pool Scouts provide per customer?</b></p> <p>Pool Scouts provided 219,815 services to 12,302 unique customers in 2025 for an average of 18 services per customer. The low services per customer was 1 and the high services per customer was 252. The median services per customer was 9.</p>	1, 2, 3
2. Revenue Per Customer	<p><b>How much revenue per customer did Pool Scouts generate?</b></p> <p>Pool Scouts averaged \$1,910 per customer in 2025. The median revenue per customer was \$1,238. The high was \$53,380 and the low was \$1.</p>	1, 2

<b>OPERATIONAL METRICS</b>		
<b>Metric Tracked</b>	<b>Question/Answer</b>	<b>Notes</b>
3. Customer acquisition cost	<p><b>What was Pool Scouts average customer acquisition cost in 2025?</b></p> <p>Pool Scouts acquired 4,908 new customers in 2025 on a marketing spend of \$1,245,849 for an average cost of \$254. The median cost to acquire a customer was \$261. The low cost to acquire a customer was \$0 and the high cost to acquire a customer was \$2,003.</p>	1, 2, 3
4. System-wide Revenue	<p><b>What was the growth in system-wide revenue in 2025?</b></p> <p>System-wide revenue grew 8.6% in 2025.</p>	1, 2
5. System-wide Customer Growth	<p><b>What was the system-wide growth in customers in 2025?</b></p> <p>System-wide customer counts declined by 1.7% in 2025.</p>	1, 2

Notes for Table 8:

1. The metrics provided in Table 8 are for all of the 71 outlets open in calendar year 2025, regardless of the number of months operating or non-continuous operation status.
2. Services per customer is the total services provided for the year divided by the number of customers.
3. A “new customer” is any customer that was not previously serviced by a franchisee prior to January 1, 2025.

**Additional Notes**

1. Written substantiation for the basis for the information set forth in this Item 19 will be made available to any 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, Pool Scouts Franchising, LLC does 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 Brian Garrison, 2829 Guardian Lane, Suite 100, Virginia Beach, VA 23452, (757) 215-4253, the Federal Trade Commission, and the appropriate state regulatory agencies.

**ITEM 20  
OUTLETS AND FRANCHISEE INFORMATION**

**Table 1 – Systemwide Outlets Summary For Years 2023 to 2025**

<b>Outlet Type</b>	<b>Year</b>	<b>Outlets at the Start of the Year</b>	<b>Outlets at the End of the Year</b>	<b>Net Change</b>
<b>Franchised Businesses</b>	2023	71	80	+9
	2024	80	72	-8
	2025	72	71	-1
<b>Company-Owned Businesses</b>	2023	2	2	0
	2024	2	2	0
	2025	2	2	0
<b>Total Outlets</b>	2023	73	82	+9
	2024	82	74	-8
	2025	74	73	-1

**Table 2 – Transfer of Franchised Outlets  
Transfers of Outlets to New Owners (other than Franchisor) For Years 2023 to 2025**

<b>State</b>	<b>Year</b>	<b>Number of Transfers</b>
<b>Arizona</b>	2023	3
	2024	0
	2025	0
<b>Florida</b>	2023	1
	2024	0
	2025	0
<b>Georgia</b>	2023	0
	2024	3
	2025	0
<b>Michigan</b>	2023	0
	2024	2
	2025	0
<b>North Carolina</b>	2023	2
	2024	0
	2025	4
<b>Tennessee</b>	2023	0
	2024	2
	2025	0
<b>Texas</b>	2023	4
	2024	2
	2025	4

State	Year	Number of Transfers
Utah	2023	1
	2024	0
	2025	1
Virginia	2023	0
	2024	1
	2025	0
Total	2023	11
	2024	10
	2025	9

**Table 3 – Status of Franchised Business Outlets Summary For Years 2023 to 2025**

State	Year	Outlets at the Start of the Year	Outlets Opened	Terminations	Non-Renewals	Reacquired By Franchisor	Ceased Operations-Other Reasons	Outlets at the End of the Year
AL	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
AZ	2023	4	0	0	0	0	0	4
	2024	4	0	0	0	0	3	1
	2025	1	0	0	0	0	0	1
CT	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
FL	2023	14	1	0	0	0	2	13
	2024	13	2	0	0	0	1	14
	2025	14	1	0	0	0	0	15
GA	2023	4	0	0	0	0	0	4
	2024	4	0	0	0	0	1	3
	2025	3	0	0	0	0	0	3
ID	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
IL	2023	0	1	0	0	0	0	1
	2024	1	1	0	0	0	2	0
	2025	0	0	0	0	0	0	0
KS	2023	1	0	0	0	0	1	0
	2024	0	0	0	0	0	0	0
	2025	0	0	0	0	0	0	0
MD	2023	1	1	0	0	0	0	2
	2024	2	0	0	0	0	0	2
	2025	2	0	0	0	0	0	2

State	Year	Outlets at the Start of the Year	Outlets Opened	Terminations	Non-Renewals	Reacquired By Franchisor	Ceased Operations-Other Reasons	Outlets at the End of the Year
MI	2023	2	0	0	0	0	0	2
	2024	2	1	0	0	0	0	3
	2025	3	0	0	0	0	0	3
MS	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
MO	2023	0	1	0	0	0	1	0
	2024	0	0	0	0	0	0	0
	2025	0	0	0	0	0	0	0
NC	2023	8	1	0	0	0	0	9
	2024	9	0	0	0	0	0	9
	2025	9	0	0	0	0	0	9
NJ	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	2	0	0	0	0	2
OH	2023	1	1	0	0	0	0	2
	2024	2	0	0	0	0	0	2
	2025	2	2	0	0	0	2	2
PA	2023	0	0	0	0	0	0	0
	2024	0	1	0	0	0	0	1
	2025	1	0	1	0	0	0	0
SC	2023	2	2	0	0	0	0	4
	2024	4	1	0	0	0	0	5
	2025	5	0	0	0	0	2	3
TN	2023	3	1	0	0	0	0	4
	2024	4	0	0	0	0	0	3
	2025	3	1	0	0	0	0	4
TX	2023	25	4	0	0	0	1	28
	2024	28	0	4	0	0	3	21
	2025	21	4	6	0	0	0	19
UT	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
	2025	1	0	0	0	0	0	1
VA	2023	2	1	0	0	0	0	3
	2024	3	0	0	0	0	0	3
	2025	3	0	0	0	0	0	3
Total	2023	71	14	0	0	0	5	80
	2024	80	6	4	0	0	10	72
	2025	72	10	7	0	0	4	71

**Table 4 – Status of Company-Owned Business Outlets For Years 2023 to 2025**

State	Year	Outlets at the Start of the Year	Outlets Opened	Outlets Reacquired From Franchisees	Outlets Closed	Outlets Sold to Franchisees	Outlets at the End of the Year
VA	2023	2	0	0	0	0	2
	2024	2	0	0	0	0	2
	2025	2	0	0	0	0	2
Total	2023	2	0	0	0	0	2
	2024	2	0	0	0	0	2
	2025	2	0	0	0	0	2

**Table 5 – Projected New Franchised Business Outlets as of December 31, 2025**

STATE	FRANCHISE AGREEMENT SIGNED BUT NOT YET OPEN	PROJECTED FRANCHISED BUSINESSES TO BE OPENED	PROJECTED COMPANY-OWNED UNITS TO BE OPENED
Georgia	1	0	0
New Jersey	0	2	0
Tennessee	0	1	0
<b>Total</b>	1	3	0

The names, addresses and telephone numbers of our current franchisees and area developers are listed on Exhibit K. The name and last known address and telephone number of every current franchisee and every franchisee and area developer who has had a Pool Scouts franchise terminated, canceled, not renewed or otherwise voluntarily or involuntarily ceased to do business under our franchise agreement during the one-year period ending December 31, 2025, or who has not communicated with us within 10 weeks of the Issuance Date of this Franchise Disclosure Document, is listed in Exhibit K. If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

Our affiliate, Pool Scouts Local Operations, owns the operation listed on Exhibit L.

We do not have any previously owned franchises for sale.

During the last 3 fiscal years, no current or former franchisees have signed confidentiality clauses that restrict them from discussing with you their experiences as a franchisee in our franchise system.

To our knowledge, no trademark specific franchisee organization associated with the franchise being offered exists.

## **ITEM 21 FINANCIAL STATEMENTS**

The financial statements listed below are attached to this franchise disclosure document as Exhibit N:

1. Audited financial statements as of December 31, 2025, for the period from January 1, 2023 ending December 31, 2025.

Our fiscal year end is December 31.

## **ITEM 22 CONTRACTS**

The following contracts are attached to this franchise disclosure document in the following order:

- Exhibit D – Franchise Agreement
- Exhibit E – Area Development Agreement
- Exhibit F-1 – Authorization For Prearranged Payments Agreement (Direct Debits)
- Exhibit F-2 – Promissory Note
- Exhibit F-3 – Guaranty
- Exhibit F-4 – Security Agreement
- Exhibit G – Telephone Number Assumption Agreement
- Exhibit H-1 – Transfer and Release Agreement
- Exhibit H-2 – Commission Agreement
- Exhibit H-3 – Escrow Agreement
- Exhibit I – General Release
- Exhibit M-1 – Franchise Disclosure Questionnaire
- Exhibit M-2 – Confidentiality Agreement

**EXHIBIT A**

**LIST OF ADMINISTRATORS**

We intend to register this franchise disclosure document as a “franchise” in some or all of the following states, in accordance with the applicable state law. If and when we pursue franchise registration (or otherwise comply with the franchise investment laws) in these states, the following are the state administrators responsible for the review, registration, and oversight of franchises in that state:

<p><b><u>CALIFORNIA</u></b> Commissioner of Financial Protection and Innovation Department of Financial Protection and Innovation 320 West Fourth Street, Suite 750 Los Angeles, California 90013-2344 (213) 576-7500 (866) 275-2677</p>	<p><b><u>MARYLAND</u></b> Office of the Attorney General Securities Division 200 St. Paul Place Baltimore, Maryland 21202-2020 (410) 576-6360</p>
<p><b><u>HAWAII</u></b> Commissioner of Securities Department of Commerce and Consumer Affairs Business Registration Division King Kalakaua Building 335 Merchant Street Honolulu, Hawaii 96813 (808) 586-2744</p>	<p><b><u>MICHIGAN</u></b> Consumer Protection Division Franchise Section Attn: Ms. Katharyn Barron 670 G. Mennen Williams Building Lansing, Michigan 48913 (517) 373-7117</p>
<p><b><u>ILLINOIS</u></b> Franchise Division Office of Attorney General 500 South Second Street Springfield, Illinois 62706 (217) 782-4465</p>	<p><b><u>MINNESOTA</u></b> Commissioner of Commerce Minnesota Department of Commerce 85 7<sup>th</sup> Place East, Suite 280 St. Paul, Minnesota 55101 (651) 539-1600</p>
<p><b><u>INDIANA</u></b> Office of Secretary of State Franchise Section 302 West Washington, Room E-111 Indianapolis, Indiana 46204 (317) 232-6681</p>	<p><b><u>NEW YORK</u></b> New York State Department of Law Investor Protection Bureau 28 Liberty Street, 21<sup>st</sup> Floor New York, New York 10005 (212) 416-8222</p>

NORTH DAKOTA

Franchise Division  
Office of Securities Commission  
600 East Boulevard Avenue, 5th Floor  
Bismarck, North Dakota 58505  
(701) 328-2946

RHODE ISLAND

Department of Business Regulation  
1511 Pontiac Avenue  
Cranston, Rhode Island 02920  
(401) 462-9500

SOUTH DAKOTA

Division of Insurance  
Securities Regulation  
124 South Euclid Ave., Suite 104  
Pierre, South Dakota 57501  
(605) 773-3563

VIRGINIA

Director, Securities and Retail Franchising  
Division  
State Corporation Commission  
1300 East Main Street  
Richmond, Virginia 23219  
(804) 371-9051

WASHINGTON

Department of Financial Institutions  
Securities Division  
General Administration Building  
150 Israel Road, S.W. – 3<sup>rd</sup> Floor  
Tumwater, Washington 98501  
(360) 902-8760

WISCONSIN

Division of Securities  
Department of Financial Institution  
201 West Washington Avenue, Suite 500  
Madison, Wisconsin 53703  
(608) 266-8557

**EXHIBIT B**

**DISCLOSURE DOCUMENT STATE ADDENDA**

**ADDENDUM TO THE  
POOL SCOUTS FRANCHISING, LLC  
FRANCHISE DISCLOSURE DOCUMENT**

**FOR THE STATE OF INDIANA**

1. ITEM 8 of the Disclosure Document is amended to add the following:

Under Indiana Code Section 23-2-2.7-1(4), we will not accept any rebates from any person with whom you do business or associate or in relation to transactions between you and the other person, other than for compensation for services rendered by us, unless the rebate is promptly accounted for and submitted to you.

2. ITEM 17 of the Disclosure Document is amended to add the following:

Indiana Code 23-2-2.7-1(5) prohibits a prospective general release of claims subject to the Indiana Deceptive Franchise Practices Law.

Indiana Code 23-2-2.7-1(7) makes unlawful unilateral termination of a franchise unless there is a material violation of the Franchise Agreement and termination is not in bad faith.

ITEM 17(r) is amended subject to Indiana Code 23-2-2.7-1(9) to provide that the post-term non-competition covenant shall have a geographical limitation of the territory granted to Franchisee and shall not be for a period longer than three (3) years.

ITEM 17(v) is amended to provide that Franchisees will be permitted to commence litigation in Indiana for any cause of action under Indiana Law.

ITEM 17(w) is amended to provide that in the event of a conflict of law, Indiana Law governs any cause of action which arises under the Indiana Disclosure Law or the Indiana Deceptive Franchise Practices Act.

3. 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 of fraud 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.

**ADDENDUM TO THE  
POOL SCOUTS FRANCHISING, LLC  
FRANCHISE DISCLOSURE DOCUMENT**

**FOR THE STATE OF MARYLAND**

ITEM 5 of the disclosure document is amended to add the following:

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 Area Developers shall be deferred until the first franchise under the Area Development Agreement opens.

ITEM 17 of the disclosure document is amended to add the following:

Under the Maryland Franchise Registration and Disclosure Law, Md. Code Ann. Bus. Reg. §14-201 et seq., no general release shall be required as a condition of renewal and/or transfer which is intended to exclude claims under the Maryland Franchise Registration and Disclosure Law.

For claims arising under the Maryland Franchise Registration and Disclosure Law, any litigation between Franchisor and Franchisee or Area Developer, as applicable, may be instituted in any court of competent jurisdiction, including a court in the State of Maryland.

Any claims arising under the Maryland Franchise Registration and Disclosure Law must be brought within 3 years after the grant of the franchise.

The provisions in the Franchise Agreement and Area Development Agreement which provide for termination upon bankruptcy of the franchisee or area developer, as applicable, may not be enforceable under federal bankruptcy law.

Exhibit M-1, Franchise Disclosure Questionnaire, of the disclosure document is amended to add the following:

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 the Maryland Franchise Registration and Disclosure Law.

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 of fraud 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.

**ADDENDUM TO THE  
POOL SCOUTS FRANCHISING, LLC  
FRANCHISE DISCLOSURE DOCUMENT**

**FOR THE STATE OF MICHIGAN**

**1. 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 under Michigan's Franchise Investment Law 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 Michigan's Franchise Investment Law. 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 before the expiration of this 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 this failure after being given written notice thereof and a reasonable opportunity, which in no event need be more than 30 days, to cure this 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 (Michigan). This shall not preclude the franchisee from entering into an agreement,

at the time of arbitration or litigation, to conduct arbitration or litigation 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. The 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 transferee 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 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 a provision has been made for providing the required contractual services.

2. If the Franchisor's most recent financial statements are unaudited and show a net worth of less than \$100,000.00 the Franchisee may request the Franchisor to arrange for the escrow of initial investment and other funds paid by the Franchisee until the obligations, if any, of the Franchisor 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.

3. 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 of fraud 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.

**4. THE FACT THAT THERE IS A NOTICE OF THIS OFFERING ON FILE WITH THE ATTORNEY GENERAL DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION OR ENFORCEMENT BY THE ATTORNEY GENERAL.**

Any questions regarding this notice should be directed to:

Office of the Attorney General  
Consumer Protection Division  
Attention: Franchise Department  
525 W. Ottawa Street  
670 G. Mennan Williams Building  
Lansing, MI 48933  
(517) 272-7117

**ADDENDUM TO THE  
POOL SCOUTS FRANCHISING, LLC  
FRANCHISE DISCLOSURE DOCUMENT**

**FOR THE STATE OF MINNESOTA:**

**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.**

ITEM 6 of the disclosure document is amended as follows:

Pursuant to Minnesota Statute 604.113, the maximum service charge that may be imposed is \$30.

ITEM 13 of the disclosure document is amended as follows:

As required by the Minnesota Franchise Act, Minn. Stat. Sec. 80C.12, Subd.1(g), Franchisor will reimburse the Franchisee for any costs incurred by the Franchisee in the defense of the Franchisee's right to use the Marks, so long as the Franchisee was using the Marks in the manner authorized by Franchisor, and so long as Franchisor is timely notified of the claim and is given the right to manage the defense of the claim including the right to compromise, settle or otherwise resolve the claim, and to determine whether to appeal a final determination of the claim.

ITEM 17 of the disclosure document is amended as follows:

With respect to franchises governed by Minnesota law, the Franchisor will comply with Minn. Stat. Sec. 80C.14, Subds. 3, 4 and 5 which require, except in certain specified cases, (1) that a Franchisee be given 90 days' notice of termination (with 60 days to cure) and 180 days' notice

of non-renewal of the Agreement and (2) that consent to the transfer of the Franchise will not be unreasonably withheld.

Item 17 does not provide for a prospective general release of claims against Franchisor which may be subject to the Minnesota Franchise Law. Minn. Rule 2860.4400(D) prohibits a franchisor from requiring a franchisee to assent to a general release.

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 your rights as provided for in Minnesota Statutes, Chapter 80C, or (2) your rights to any procedure, forum or remedies provided for by the laws of the jurisdiction. Further, Franchisee cannot consent to Franchisor obtaining injunctive relief; but, the Franchisor may seek injunctive relief.

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 of fraud 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.

**ADDENDUM TO THE  
POOL SCOUTS FRANCHISING, LLC  
FRANCHISE DISCLOSURE DOCUMENT**

**FOR THE STATE OF NEW YORK**

1. The following information is added to the cover page of the Franchise Disclosure Document Cover:

**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 to be 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 any 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 concurrently 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 franchisees 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 franchisee”**:

You may terminate the agreement on any grounds available by law.

5. The following is added to the end of the “Summary” section 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 upon 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 Rev. April 2, 2024 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.

**ADDENDUM TO THE  
POOL SCOUTS FRANCHISING, LLC  
FRANCHISE DISCLOSURE DOCUMENT**

**FOR THE STATE OF RHODE ISLAND**

ITEM 17 of the disclosure document is amended to add the following:

Section 19-28.1-14 of the Rhode Island Franchise Investment Act provides that “A provision in a franchise agreement restricting jurisdiction or venue to a forum outside this state or requiring the application of the laws of another state is void with respect to a claim otherwise enforceable under this Act.”

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 of fraud 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.

**ADDENDUM TO THE  
POOL SCOUTS FRANCHISING, LLC  
FRANCHISE DISCLOSURE DOCUMENT**

**FOR THE COMMONWEALTH OF VIRGINIA**

In recognition of the restrictions contained in Section 13.1-564 of the Virginia Retail Franchising Act, the Franchise Disclosure Document for POOL SCOUTS FRANCHISING, LLC for use in the Commonwealth of Virginia shall be amended as follows:

ITEM 5 of the disclosure document is amended to add the following:

The Virginia State Corporation Commission's Division of Securities and Retail Franchising requires us to defer payment of the initial franchise fee and other initial payments owed by franchisees to the franchisor until the franchisor has completed its pre-opening obligations under the franchise agreement.

ITEM 17.h of the disclosure document is amended to add the following:

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 do 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.

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 of fraud 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.

**ADDENDUM TO THE  
POOL SCOUTS FRANCHISING, LLC  
FRANCHISE DISCLOSURE DOCUMENT**

**FOR THE STATE OF WISCONSIN**

ITEM 17 of the disclosure document is amended to add the following:

The Wisconsin Fair Dealership Law Title XIV-A Ch. 135, Section 135.01-135.07, may affect the termination provision of the Franchise 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 of fraud 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.

## EXHIBIT C

### AGENTS FOR SERVICE OF PROCESS

We intend to register this disclosure document as a “franchise” in some or all of the following states, in accordance with the applicable state law. If and when we pursue franchise registration (or otherwise comply with the franchise investment laws) in these states, we will designate the following state offices or officials as our agents for service of process in those states:

<p><u>CALIFORNIA</u> Commissioner of Financial Protection and Innovation Department of Financial Protection and Innovation 320 West 4<sup>th</sup> Street, Suite 750 Los Angeles, California 90013-2344 (213) 576-7500 (866) 275-2677</p>	<p><u>MICHIGAN</u> Corporations, Securities and Commercial Licensing Bureau Securities Division Constitution Hall, 1st Floor 525 West Allegan Street Lansing, Michigan 48933-1502</p>
<p><u>HAWAII</u> Commissioner of Securities Department of Commerce and Consumer Affairs Business Registration Division King Kalakaua Building 335 Merchant Street Honolulu, Hawaii 96813</p>	<p><u>MINNESOTA</u> Commissioner of Commerce Minnesota Department of Commerce 85 7<sup>th</sup> Place East, Suite 280 St. Paul, Minnesota 55101 (651) 539-1600</p>
<p><u>ILLINOIS</u> Office of the Attorney General 500 South Second Street Springfield, Illinois 62706</p>	<p><u>NEW YORK</u> Secretary of State of the State of New York 99 Washington Avenue Albany, New York 12231 (518) 473-2492</p>
<p><u>INDIANA</u> Indiana Secretary of State 201 State House 200 Washington Street Indianapolis, Indiana 46204</p>	<p><u>NORTH DAKOTA</u> Securities Commissioner North Dakota Department of Securities State Capitol 600 East Boulevard Avenue, 5th Floor Bismarck, North Dakota 58505</p>
<p><u>MARYLAND</u> Maryland Securities Commissioner 200 St. Paul Place Baltimore, Maryland 21202-2020</p>	<p><u>RHODE ISLAND</u> Department of Business Regulation 1511 Pontiac Avenue Cranston, Rhode Island 02920</p>

<p><u>SOUTH DAKOTA</u>  Director, Division of Insurance  Securities Regulation  124 South Euclid, 2<sup>nd</sup> Floor  Pierre, South Dakota 57501</p>	<p><u>WASHINGTON</u>  Director of Department of Financial Institutions  Securities Division  General Administration Building  150 Israel Road, S.W. - 3rd Floor  Tumwater, Washington 98501</p>
<p><u>VIRGINIA</u>  Clerk of State Corporation Commission  1300 East Main Street  Richmond, Virginia 23219</p>	<p><u>WISCONSIN</u>  Administrator, Division of Securities  Department of Financial Institution  201 West Washington Avenue, Suite 300  Madison, Wisconsin 53703</p>

**EXHIBIT D**

**FRANCHISE AGREEMENT AND STATE AMENDMENTS**

**POOL SCOUTS**  
**FRANCHISE AGREEMENT**

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# POOL SCOUTS FRANCHISE AGREEMENT

## 1. GRANT OF FRANCHISE

Pool Scouts Franchising, LLC, a Virginia Limited Liability Company (“**Pool Scouts**”, “**Franchisor**”, “**we**”, “**us**”, or “**our**”) has developed a system (“**System**”) for the operation of a seasonal business cleaning and servicing pools and spas. The Pool Scouts System utilizes special marketing techniques, quality control and operating procedures to facilitate the operation of a business, which offers cleaning and servicing pools and spas.

You have applied for a franchise that utilizes our system and our designated trademarks (the “**Marks**”) (the “**Franchised Business**”). Subject to the terms of this franchise agreement (the “**Agreement**”), we grant you a Pool Scouts franchise. “**You**” is the franchisee entity (individual, partnership, corporation or limited liability company) which is granted the Franchise. You also includes each owner of an interest in the franchisee entity for purposes of Sections 5.j, 6.c, 6.n, 6.t, 6.u, 6.w, 6.x, 6.y, 8.a, 8.b, 8.c, 9.a-k, 10, 12, 13, 15, 16, 17, 18, 19, 20, 21 and 22. This Agreement will allow you to operate a business, which offers cleaning and services pools and spas using our system and our Marks within a geographic area of responsibility (the “**Territory**”), described in Schedule A. You agree to abide by the terms of this Agreement.

You recognize and agree that the nature of the cleaning and servicing pools and spas business is such that complete uniformity is not always practical or desirable and that we, in our sole discretion, may vary the terms of this Agreement and the standards of operation of the Franchised Business to accommodate the peculiarities of a particular situation and/or Territory. You have no recourse against us if other franchisees are granted allowances, which you are not granted.

## 2. TERM AND RENEWAL

- a. **Term.** This Agreement will be effective for an initial ten (10)-year term beginning on the Effective Date specified in this Agreement, unless terminated sooner pursuant to the terms of this Agreement.
- b. **Renewal.** You may, subject to the following conditions, renew this Agreement for two (2) additional consecutive terms of five (5) years. We may require satisfaction of any or all of the following conditions prior to such renewal:
  - (i) You must give us written notice of your election to renew not less than All-Encompassing Amendment to Loan Documents months nor more than nine (9) months prior to the end of the then-current term;
  - (ii) You must make or provide for, in a manner satisfactory to us, renovation and modernization of the Franchised Business, as we may reasonably require, which may include acquisition and use of new vehicles and equipment and renovation or replacement of signs, furnishings, fixtures, and décor to reflect the then-current standards and image of the System;

- (iii) You must not be in default of any provision of this Agreement, any amendment of or successor to this Agreement, or any other agreement between you and us or our affiliates; and you must have substantially and consistently complied with all the terms and conditions of this Agreement and such agreements during their terms;
- (iv) You must have satisfied all monetary obligations that you owed to us, our affiliates and your suppliers, and must have timely met those obligations throughout the term of this Agreement;
- (v) You must, at our option, execute our then-current form of franchise agreement which will supersede this Agreement in all respects. Because the business and legal environment may evolve over time, you recognize the importance of our ability to adapt the System and the franchise agreement to the circumstances that exist at the time of renewal. Consequently, the terms of the then-current form of franchise agreement may differ in material respects from the terms of this Agreement; but, you will not be required to pay another Initial Franchise Fee and the then-current form of franchise agreement may not fundamentally alter the relationship between us and you;
- (vi) You must execute a general release, in a form prescribed by us, of any and all claims against us and our affiliates, and our and our affiliates' respective officers, directors, securities holders, agents, and employees;
- (vii) You must comply with our then-current qualification and training requirements, at your expense; and
- (viii) You must pay a renewal fee of \$5,000.

**c. Expiration.** In the event that you fail to give notice of renewal in the manner described in Section 2.b(i) or otherwise fail to comply with the conditions contained in Section 2.b, this Agreement will automatically expire without further notice at the end of the current term.

### 3. TERRITORY

Your geographic area of responsibility is a Territory as described in Schedule A of this Agreement. Any change will require our prior written consent. You receive an exclusive Territory from Pool Scouts, in that, subject to your compliance with, and for the term of, this Agreement, we will neither grant another Pool Scouts franchise to be located within your Territory, nor locate any business providing cleaning and pools and spas we (or our affiliates) own within your Territory. You will receive a geographic area of responsibility within which you are responsible for actively marketing and providing certain pool and spa cleaning and maintenance services to customers located within that geographic area. We may, in our sole discretion, add additional lines of service that you must provide as such lines of service are added to our System in the future. You will solicit customers that are located only in the Territory using marketing materials we have prescribed or approved. You may not use any solicitations (i.e. telemarketing, direct mail, internet marketing, print medium, broadcast medium or distribution of brochures/leaflets) outside your Territory. We will not authorize any other franchisee to solicit customers in your Territory, except

by referral. We alone will direct marketing and advertising campaigns directed to multiple Territories.

To ensure quality customer service, all customer calls must be answered by a live person. We require you to use the services of our National Call Center. Customer service requests handled by our National Call Center normally result in the customer being assigned to the franchisee in whose Territory the customer is located. However, if the customer is located outside of your Territory, and the Territory has not been awarded to another franchise owner, we may, at our sole discretion, assign the customer service request to you. You agree that we may award a franchise to a third party for an area outside of your Territory in which you are servicing customers. In the event we do so, you will discontinue service to any customers in the area and will transfer their complete service information, without compensation, to the owner of the Territory or to us. To maintain customer service within the Metropolitan Statistical Area in which your Territory is located, you may be required to provide service to customers outside your Territory.

We reserve the right to solicit and sell products and services to national/regional accounts. If you or your Designated Manager die or are incapacitated as described in Section 13, we may authorize other franchisees to solicit business and service customers in your Territory until your Franchised Business has been assigned to an approved transferee or until we have approved a new Designated Manager for your Franchised Business.

We reserve all rights to the Internet utilizing our Marks.

We may sell any territory other than your Territory to other franchisees or we may locate company and/or affiliate owned businesses in the same line of business in any territories other than your Territory. We may establish in your Territory other franchises whose principal product or service is not identical to those offered by the Franchised Business and which uses Marks other than those granted hereunder. Although Pool Scouts and/or its affiliates have no current plans to do so, we may in the future establish another channel of distribution, other than a mobile business, which provides goods and/or services similar to those provided by Pool Scouts franchisees.

We retain all rights not specifically granted to you, including, for example, the right: (i) to use and license others to use the System and Marks for the operation of Pool Scouts Franchised Businesses at any location outside your Territory, regardless of proximity to your Territory; (ii) to acquire (or be acquired by) and operate businesses of any kind at any location within or outside of your Territory that do not operate under the Marks; (iii) to use and license others to use the System and/or the Marks at any location within or outside of your Territory other than for the operation of a Pool Scouts Franchised Business; and (iv) to use and license others to use marks other than the Marks in connection with the operation of Franchised Businesses at any location within or outside of your Territory, which Franchised Businesses are the same as, similar to, or different from the Franchised Businesses, all on terms and conditions as we deem advisable, and without granting any rights therein..

#### **4. FEES AND PAYMENTS**

- a. Initial Franchise Fee.** You must pay us an initial franchise fee in the amount of \_\_\_\_\_ dollars (\$\_\_\_\_\_), which is payable when you sign the Franchise

Agreement. The Initial Franchise Fee is fully earned upon execution of the Franchise Agreement by us. The initial franchise fee is refundable only if you do not pass our Initial Training Program (“**Initial Training**”) in accordance with our current passing standards for Initial Training, provided that you return to us all materials which we distributed to you during Initial Training.

- b. Mailer Program Fees.** We or our affiliate, Pool Scouts Services, LLC (“**Pool Scouts Services**”), or another affiliate of ours are the only approved supplier of the direct mail program (“**Mailer Program**”) in which you must participate. You must purchase all Mailer Program services from us or our affiliate. You will be required to sign an annual agreement with us or our designated affiliate with respect to the Mailer Program (the “**Mailer Program Agreement**”).

You must also pay us or our affiliate a fee to setup the Mailer Program (the “**Setup Fee**”). Currently, the Setup Fee is \$1,000.

You must also pay us or our affiliate a fee to obtain the mailing list each year (the “**Mailing List Fee**”). Currently, the Mailing List Fee is \$0.05 per Targeted Household on the mailing list. The mailing list is purchased on an annual basis by us or our affiliate and is our, or our affiliate’s, property. Neither we nor our affiliate is required to provide you with names and addresses or other information contained on the mailing list.

Through the Mailer Program, you are required to send 20,000 mailers to the Targeted Households located in the Territory for your Franchised Business each year during the season (“**Season**”). The length of the Mailer Program is specified in the Operations Manual. You must pay a per postcard fee for each Targeted Household (the “**Postcard Fee**”). Currently, the Postcard Fee is \$0.50 per postcard.

The Setup Fee, the Mailing List Fee and the Postcard Fee and are collectively referred to as the “**Mailer Program Fees**”. The Mailer Program Fees are subject to change, with notice, to reflect changes in cost. For the first full Season, one hundred percent (100%) of the total estimated direct mail program cost must be paid thirty (30) days prior to the scheduled opening date (“**Scheduled Opening Date**”) as stated in Schedule A of the Franchise Agreement. The payment schedule for each Season thereafter will require a payment each week in advance of the mailing. The amount of each payment will be determined by us based on the Targeted Households in your Territory and mailing list we purchase for the Mailer Program.

We believe the Mailer Program Fees for the Mailer Program are equal to or lower than the prevailing market price you would obtain if you engaged a third party on your own to provided 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 Mailer Program Fees may include a mark-up which exceeds the direct costs of the Mailer Program, and we or our affiliate may derive a profit from the Mailer Program Fees. If we

are no longer able to provide these services, we will endeavor to provide these services to you through an alternate supplier at a comparable cost.

If you fail to pay any Mailer Program Fees when due, we may, in addition to other remedies that we may have, suspend all Mailer Program services we are required to provide you under this Agreement or the Program Services Agreement. These remedies are in addition to any other remedies available to us at law or in equity.

IN NO EVENT WILL WE, OR ANY OF OUR AFFILIATES, BE LIABLE UNDER OR IN CONNECTION WITH OUR RIGHT TO SUSPEND SERVICES AS SET FORTH ABOVE, OR THE ACTUAL EXERCISE OF OUR RIGHTS SET FORTH ABOVE, UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, FOR ANY LOST PROFITS, LOSS OF GOODWILL OR REPUTATION, OR CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, ENHANCED OR PUNITIVE DAMAGES, IN EACH CASE REGARDLESS OF WHETHER WE, OR OUR AFFILIATES, WERE ADVISED OF THE POSSIBILITY OF SUCH LOSSES OR DAMAGES.

- c. **Digital Advertising Program.** We or our affiliate, Pool Scouts Services, or our designated supplier, are the only approved supplier of the digital advertising program (“**Digital Advertising Program**”) in which you must participate. Through the Digital Advertising Program, you are required to pay to us or Pool Scouts Services each year the sum of \$3,600 (the “**SEO Fee**”) for search engine optimization services (“**SEO**”). For the first Season that the Franchised Business is open, one hundred percent (100%) of the SEO Fees for SEO must be paid at the time your website goes live. The payment schedule for the SEO Fee for SEO in subsequent years will require you to pay \$300 per month, payable in advance 1 month prior to the month of service. SEO is a per website requirement. For a multi-territory franchisee operating from a single website, the SEO Fee for SEO will be \$3,600 regardless of the number of territories open. You may only have 1 website.

In addition to the required purchase of SEO, our Digital Advertising Program also requires that you pay to us, Pool Scouts Services, or our designated supplier each year at least \$20,000 for digital marketing to include pay-per-click social media advertising, remarketing, various online customer acquisition channels and/or other digital services (the “**Digital Marketing Fee**” and collectively, with the SEO Fee, the “**Digital Advertising Program Fees**”). The payment schedule for the Digital Marketing Fee will require you to pay \$1,667 per month, payable at the close of each month of service. This required spend will be planned by you and our marketing department prior to your Scheduled Opening Date. You must continue to work with our marketing department to develop an annual digital marketing plan at the beginning of each calendar year. Digital marketing services is a per territory requirement and if you operate multiple territories, you will incur the Digital Marketing Fee for each territory.

The Digital Marketing Fee may incorporate a program management charge which includes a management fee in addition to the direct cost of digital marketing and SEO services, and we or our affiliate or our approved supplier may derive a profit from these fees. The Digital

Advertising Program Fees are subject to change, with notice, to reflect changes in costs. If we are no longer able to provide these services, we will endeavor to provide these services to you through an alternate supplier at a comparable cost.

If you fail to pay any Digital Advertising Fees when due, we may, in addition to other remedies that we may have, suspend all Digital Advertising Program services we are required to provide you under this Agreement or the Program Services Agreement. These remedies are in addition to any other remedies available to us at law or in equity.

IN NO EVENT WILL WE, OR ANY OF OUR AFFILIATES, BE LIABLE UNDER OR IN CONNECTION WITH OUR RIGHT TO SUSPEND SERVICES AS SET FORTH ABOVE, OR THE ACTUAL EXERCISE OF OUR RIGHTS SET FORTH ABOVE, UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, FOR ANY LOST PROFITS, LOSS OF GOODWILL OR REPUTATION, OR CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, ENHANCED OR PUNITIVE DAMAGES, IN EACH CASE REGARDLESS OF WHETHER WE, OR OUR AFFILIATES, WERE ADVISED OF THE POSSIBILITY OF SUCH LOSSES OR DAMAGES.

- d. **Approval/Fee Refund.** We have ten (10) days from the date you complete our Operations Training to approve or deny your request to become a franchise owner based upon our criteria and standards in effect at the time. Should we deny your request, upon your returning to us all materials you received in training, we will refund any fees you paid to us.
- e. **Royalty and Service Fee.** You must pay us a monthly royalty and service fee (“**Royalty and Service Fee**”) of eight percent (8%) of all Net Revenue. “**Net Revenue**” consists of all revenue from all services offered (including but not limited to repairs, maintenance, labor, materials, fees, referral fees, bartered services, service agreement services paid by us, commissions), less first-time customer discounts and returns. The Royalty and Service Fee is payable monthly for the previous month and is invoiced at the end of each month based on the Net Revenue generated by you during that month from customers for your Franchised Business. Payment is processed and drafted from your Franchised Business bank account two (2) days after invoice and may also be deducted from amounts due you for revenues disbursed to you from receivables collections and payments due you for services performed under service agreements we process. You authorize us to draft your bank account in accordance with the Authorization Agreement for Prearranged Payments (Direct Debits) attached as Schedule H to this Agreement. We reserve the right to modify this payment schedule in the Operations Manual.

If you have an existing business operating for a minimum of two (2) years that provides services similar to those offered by the Franchised Business, and you convert that business to a Franchised Business, then we agree to waive the Royalty and Service Fee otherwise payable by you for customers of that business that existed immediately prior to your execution of this Agreement (the “**Existing Customers**”) for the first two (2) years commencing on the date you open the Franchised Business. You must sign a Conversion

Addendum attached hereto as Exhibit 3. The waiver is subject to your compliance with the terms of the Agreement, including all addendums and other documents incorporated by reference. We may terminate the waiver in the event you default under the terms of this Agreement.

- f. **Marketing Fee.** You must pay us a monthly marketing fee of two percent (2%) of all Net Revenue (“**Marketing Fee**”). Marketing Fees are payable each month with the Royalty and Service Fee for brand development, Internet marketing and production of advertising and marketing materials.

We raise fees related to system marketing through the Marketing Fees collected from our franchisees. We designate these fees for use in our advertising and marketing activities. We spend them as we determine is most beneficial to promoting our Marks and System. We use advertising and marketing fees to develop, produce, distribute and/or conduct advertising programs, marketing programs, public relations, Internet and social media, and marketing research. We may spend marketing fees on local, regional or national advertising as we deem appropriate. We produce advertising in-house and through advertising agencies. Advertising and marketing may include advertising to sell franchises. Franchises that we (or our affiliates) own and operate will contribute Marketing Fees equal to those contributed by our franchisees.

We maintain all Marketing Fees in an account separate from our other monies. We will not use them for any of our expenses, except for reasonable costs and overhead, if any, that we incur in activities reasonably related to the direction and implementation of marketing and advertising programs for franchisees and the System. These costs may include costs of personnel for creating and implementing advertising, promotional, and marketing programs. The Marketing Fees are not our asset. Any monies remaining from Marketing Fees at the end of the taxable year in which such monies were received will be used for advertising or promotional purposes in the following taxable year before contributions from that taxable year are used. We reserve the right to terminate the Marketing Fees at any time, in which case all Marketing Fees remaining will be expended for advertising or promotional purposes or returned to the contributors on the basis of their respective contributions. The Marketing Fees and any earnings on them will not otherwise benefit us. We may offset some internal marketing costs with any payments we receive for providing advertising and marketing services. We are not a fiduciary of yours with respect to the Marketing Fees.

The marketing requirements set forth in Sections 4.b, 4.c, 6.a, and 6.b are minimum requirements and we do not represent or warrant that these requirements will be sufficient for your Territory or business plan. The specifics of your Territory and business plan may require you to make additional marketing investments. You assume all responsibility for the adequacy of your marketing expenditures.

- g. **Bookkeeping Services.** You must use our approved vendor for bookkeeping services.
- h. **Complaint Fee & Customer Refunds.** You must pay us a complaint fee of fifty dollars (\$50) per customer complaint, which applies only if, in our sole discretion, we respond

to a customer complaint about your service. Complaint fees are subject to change on thirty (30) days' notice to reflect changes in cost and must be paid weekly. We may in our sole discretion refund all or a portion of the revenue from a customer to resolve a customer complaint and you must reimburse us for such refunds weekly.

- i. National/Regional Accounts.** If we enter into a service agreement with a national/regional customer, secured by us, another franchisee or others with sites in your Territory, for which you provide service, you must pay ten percent (10%) to us on collected monies from these agreements for their term and on any future renewal periods. Upon payment by the customer, we remit ninety percent (90%) to you weekly, less Royalty and Service Fees and Marketing Fees owed by you on that bill. You have the right to refuse to service any national/regional customer under a service agreement. However, in the event that you refuse to service a national/regional customer under the terms of that service agreement, we may provide service to such national/regional customer through another franchisee and/or through an affiliate, without any compensation to you.
- j. Integrated Business Management System & Credit Card Processing.** To maintain the integrity of the System, and provide our Franchised Businesses with an integrated business management solution, we have contracted with designated providers for: customer service management software; website hosting services; telecom services; email and credit card processing services. You must pay a fee of \$395 per month beginning with the second full calendar month after you sign this Agreement. In addition, if you need more than two (2) VOIP seats, you must pay an additional \$30 per month per seat. Provider costs may include access and usage charges and are subject to change and you must pay the providers directly or pay us in advance each month, if we and/or our affiliates are billed directly by the provider.
- k. Late Payment Fees.** Failure to submit a payment when due will result in a one hundred dollar (\$100) Fee which will be added to the actual Royalty and Service Fee due for the week. These fees are paid weekly.
- l. Interest on Overdue Payments.** You must pay interest of the lesser of eighteen percent (18%) (compounded daily) per year or the highest amount permitted by law on any amounts you owe us that are more than fifteen (15) days past due.
- m. Audit.** We or our designee shall have the right at all reasonable times, both during and after the term of this Agreement, to inspect, copy and audit your books, records and federal and state tax returns, and such other forms, reports, information and data as we reasonably may designate, applicable to the operation of the Franchised Business. If an inspection or audit discloses an understatement of Net Revenue, you shall pay us, within ten (10) days after receipt of the inspection or audit report, the deficiency in the Royalty and Service Fees and Marketing Fees plus interest (as provided in Section 4.m) from the date originally due until the date of payment. If an inspection or audit is made necessary by your failure to furnish reports or supporting records as required under this Agreement, or to furnish such reports, records or information on a timely basis, or if an understatement of Net Revenue for the period of any audit is determined by any audit or inspection to be greater than three percent (3%), you also shall reimburse us for the reasonable cost of the audit or

inspection including, without limitation, the charges of attorneys and independent accountants, and the travel expenses, room and board and compensation of our employees or designees involved in the audit or inspection. The foregoing remedies shall be in addition to our other remedies and rights under this Agreement or applicable law. If you fail to provide us on a timely basis with the records, reports and other information required by this Agreement or, upon our request, with copies of same, we or our designee shall have access at all reasonable times (and as often as necessary) to your books and records (electronically or in hard copy) for the purpose, among other things, of preparing the required records, reports and other information. You promptly shall reimburse us or our designee for all costs and expenses associated with our obtaining such records, reports or other information.

- n. **Transfer Fee.** In the event that you transfer this franchise, you must pay us a fee equal to fifty percent (50%) of the then current initial franchise fee. No fee is imposed for transfer to other Pool Scouts franchise owners, a franchisee's family members (defined as the spouse, parent (including step-parent), sibling (including half-sibling) or child (including step-child), whether natural or adopted, or franchisee's employees. The transfer fee is due upon approval of transfer by us.
- o. **Training Fees.** Costs and expenses incurred by your trainees in connection with any training programs and seminars are your responsibility. In addition, there is a fee of five hundred (\$500) per day per trainee, plus any cost of travel, for additional training requested by you outside of our regularly scheduled training and seminar programs. There will be no course charge for our regularly scheduled training and seminars. The training fees are subject to change on thirty (30) days' notice to reflect changes in cost and must be paid as incurred.
- p. **Sales Commission.** You may engage us to sell your existing Franchised Business for a fee ("**Sales Commission**") agreed upon in a Commission Agreement that typically will not less than ten percent (10%) of the sales price. The Sales Commission will be due upon the execution of the Purchase and Sale Agreement by both the buyer and seller.
- q. **Taxes.** You must pay to us all sales, excise, trademark, franchise, value added or similar taxes imposed on us (or our affiliates) on account of our (or such affiliate's) collection of any of the fees or payments called for by this Agreement or otherwise arising out of your operation of the Franchised Business. But, this Section does not apply to any income tax or any optional altern to an income tax.
- r. **Chatbot Fee.** To assist with brand awareness, customer acquisition and a positive customer experience, you are required to incorporate a chatbot into the website that we provide to you. You agree to pay us, or our affiliate or our approved supplier a monthly chatbot fee ("**Chatbot Fee**") beginning at the start of the second full calendar month after signing this Agreement. The current Chatbot Fee of \$150 per month is subject to change to reflect changes imposed by us or our approved suppliers.
- s. **Financial Management Training Fee.** As part of our Initial Training Program (as defined below), each of your owners and your Designated Manager must complete an online

financial management training course from our approved supplier. You agree to pay to us a fee of \$200 per person for the course.

## 5. OBLIGATIONS OF FRANCHISOR

- a. **Training.** We provide an eight (8) day Operations Training program, which is required of new franchisees and employees who will be providing services. Except with respect to the financial management training fee described in Section 4.s, we do not charge for the Operations Training at the startup of your Franchised Business, but you are responsible for all expenses you and your employees incur as a result of training, such as travel, lodging and entertainment. However, any additional training that you or your employees may require will be billed at five hundred dollars (\$500) per day.
- b. **Operations Manual.** We will loan you a copy of our proprietary Operations Manual in digital or hard copy format to offer guidance in the operation of your Franchised Business.
- c. **Vehicle And Site Approval.** The only vehicles we currently have approved for providing customer service are a Toyota Tacoma, Ford Maverick, or similar sized truck. We provide guidance on, and specifications for, the setup of the approved vehicle. We also provide guidance and advice regarding the selection of any commercial location utilized in your Franchised Business. You are responsible for choosing your commercial location, if any, that will meet our current specification in the Operations Manual, but if you sign a lease or purchase agreement before we have approved the commercial location, you risk the possibility that we will disapprove it for use in carrying on the Franchised Business. The factors we consider in approving your commercial location include visibility and consistency of appearance to achieve the image necessary to maintain the integrity of the System. We intend to approve or disapprove commercial location selections within fifteen (15) days of submission to us. If we do not approve your vehicle or commercial location, you cannot open for business.
- d. **Sources.** We will provide the names of suppliers and specifications for sources of decals, advertising materials, tools, products, supplies, equipment, signs, materials and general customer product needs. We may negotiate terms and maintain relationships with suppliers for the benefit of the franchise system and the customers it serves, thus you may be restricted to purchase from either us, an affiliate, and/or a designated source: web-based management software services; web-site hosting services; telecommunications equipment and services; credit card processing services; national call center services; product application equipment; products; supplies; decals/signs; service forms; brochures; and marketing materials. We may derive revenue from your purchase of goods and/or services from supplies. In addition, if we (or our affiliates) are the designated supplier, we may include a mark-up which exceeds our (or their) direct costs. As of the date of this Agreement, we and/or our affiliates, or a designated supplier, are the only approved suppliers for the Mailer Program and the Digital Advertising Program.
- e. **Marketing.** We raise fees related to marketing through Marketing Fees collected from our franchisees. We designate these fees for use in advertising and marketing activities. We spend them as we determine is most beneficial to promoting our Marks and System. We

use advertising and marketing fees to develop, produce, distribute and/or conduct advertising programs, marketing programs, public relations, internet and social media, and marketing research. We may spend advertising fees on local, regional or national advertising as we deem appropriate in our sole discretion. We may produce advertising in-house or through advertising agencies. We pay the costs of marketing activities, including a share of corporate overhead related to advertising and marketing, with advertising and marketing fees. We do not guarantee that you will benefit directly from any marketing or advertising. We will make available to you planning assistance for marketing your Franchised Business including advertising plans and formats for advertising, marketing and promotional materials. Franchises that we (or our affiliates) own and operate will contribute Marketing Fees equal to those contributed by our franchisees.

You may only use advertising material we have prescribed or approved, and you may only distribute it to people or businesses located in your Territory. All advertising must carry only our toll-free phone number and our headquarters address. However, we may approve the use of a local address and/or a local phone number, which can be rolled over to the National Call Center.

- f. Accounts; Billing.** You agree that all data and information that you collect from customers or others in connection with the Franchised Business is owned by us. You have the right to use such customer data and information to operate the Franchised Business while this Agreement is in effect, but only in accordance with our policies as in effect from time to time. You agree that we own all accounts, which you service, including all customer records, files and information. We and/or our designee have the right to bill and collect revenue from customers you serve, and upon payment by the customer, remit the payments to you weekly, less Royalty and Service Fees and advertising fees owed by you. However, you currently are responsible for all billing and collections of monies due on accounts you service for deposit in your Franchised Business bank account. We may require you to use a specified form for customer services and forward copies of them to us. You further agree that we own all email accounts we or our affiliates provide to you for use in connection with your Franchised Business. We have the right to access your email accounts and all messages and contents thereof at any time during or after the term of this Agreement.
- g. Service Agreements.** We and/or our designee may solicit service agreement customers, whether within or outside the Territory, and may collect all revenue from service agreements sold by us or you. We alone have the right to set the terms and conditions for all service agreements, designate another to invoice the service agreement customers. We may suggest pricing of all services and products you offer and sell to your customers, but you will ultimately determine the prices you charge. However, you currently are responsible for all billing and collections of monies due on accounts you service. Our service agreement terms, billing procedures and service fees are prescribed in the Operations Manual and may be amended, as we deem necessary. If we enter into a service agreement with a national/regional customer, secured by us, another franchisee or others with sites in your Territory, for which you provide service, you must pay ten percent (10%) to us on collected monies from these agreements for their term and on any future renewal periods. Upon payment by the customer, we will remit ninety percent (90%) to you weekly, less Royalty and Service Fees and Marketing Fees owed by you on that bill.

- h. Technical Support.** We will provide telephone and/or internet support for your questions regarding products and services that we have approved, during normal business hours.
- i. Operational Support & Inspections.** We will advise you in the budgeting for and operation of your franchise and at no cost to you, we will conduct, as we deem advisable, inspections of the Franchised Business and evaluations of the services rendered to our customers.
- j. Advanced Training.** We may provide and require your attendance at one (1) to two (2) day advanced training. These meetings could be held at various sites across the country which we select. The agenda for advanced training varies but often focuses on improving business management skills and new products or services in order to increase profitability. We do not charge for advanced training, but you will be responsible for all expenses that you incur as a result of attending training such as travel, lodging and entertainment.
- k. Regional Meetings/Annual Conventions.** We may hold and require your attendance at regional meetings and/or annual conventions. Each annual convention may be one (1) to two (2) days. The regional meetings may be held at various sites across the country which we select. We charge a nominal fee for the annual convention. We do not charge for the regional meetings, but you will be responsible for all expenses that you incur as a result of attending the regional meetings and annual conventions, such as travel, lodging and entertainment.
- l. Group Discounts.** From time to time we may provide you with the opportunity to participate in group purchasing programs which offer group discounts. The discounts and terms for any such opportunities will vary.
- m. Vendor Relations Administration.** For the benefit and integrity of the System we and/or our affiliates may, in our sole discretion, contract and administer vendor relationships for sources for our Integrated Business Management System and Credit Card Processing Services and you must pay sources directly or reimburse us and/or our affiliates for actual costs and expenses, including a pro-rata share of costs and expenses incurred by us and/or our affiliates on behalf of your Franchised Business.
- n. Trademark Indemnity.** We will defend you against any third-party claim, suit, or demand arising out of your use of the Marks. If we determine that you have used the Marks in accordance with the Franchise Agreement, we will bear the cost of defense, including the cost of any judgment or settlement. If we determine that you have not used the Marks in accordance with the Franchise Agreement, you must bear the cost of defense, including the cost of any judgment or settlement. If there is any litigation relating to your use of the Marks, you must execute all documents and do all things as may be necessary to carry out a defense or prosecution, including becoming a nominal party to any legal action. Unless litigation results from your use of the Marks in a manner inconsistent with the terms of the Franchise Agreement, we will reimburse you for your out-of-pocket costs.

## 6. OBLIGATIONS OF FRANCHISEE

- a. Required Marketing.** For each Franchised Business, you are required to purchase and participate in the Mailer Program and the Digital Advertising Programs each year. You must also spend a minimum of \$5,000 on local marketing activities (“**Local Advertising Expenditure**”) as set forth in Section 6.b below. Upon reaching or exceeding \$1,000,000 in Net Revenue in a given calendar year, you must spend annually an amount (the “**Required Advertising Expenditure**”) on marketing in the succeeding year, as described in the chart below. The Required Advertising Expenditure includes the required Mailer Program and the Digital Advertising Program, as well as your own local marketing efforts.

<b>Prior Year Net Revenue (PYNR)</b>	<b>Required Advertising Expenditure (\$)</b>
\$1,000,000 to \$1,249,999	PYNR x 5%
\$1,250,000 to \$1,499,999	PYNR x 4%
\$1,500,000 and above	\$50,000

The marketing requirements set forth in Sections 4.b, 4.c, 4.f, 6.a and 6.b are minimum requirements and we do not represent or warrant that these requirements will be sufficient for your Territory or business plan. The specifics of your Territory or business plan may require you to make additional marketing investments. You assume all responsibility for the adequacy of your marketing expenditures.

- b. Local Marketing.** In addition to required centrally-managed Mailer and Digital Advertising Programs, you may choose to use additional direct mail, companion mail, door hangers, and other local marketing methods that we have approved. You must spend the minimum Local Advertising Expenditure annually. Your media and methods must be approved by us prior to placement and you must report your expenditures in a format specified by us, in the Operations Manual. The cost of local marketing is typically paid to third parties, however, if any costs are being billed directly to us and/or our affiliates on behalf of your Franchised Business they must be paid in advance. You must honor Pool Scouts rate structures, discount program and bear the cost of any discount granted to customers pursuant to any discount program promoted by Pool Scouts. We must approve all advertising and marketing materials before you use such materials. You may purchase such materials from any vendor, however, we may in the future require you to purchase such materials only from a designated source.
- c. Training/Advanced Training.** You, if you are an individual, and your Designated Manager, if any, must attend and successfully complete our Operations Training before you may operate the Franchised Business. We may provide and require your attendance at one (1) to two (2) day advanced training. We do not charge for advanced training, but you will be responsible for all expenses that you incur as a result of attending Operations Training and advanced training, such as travel, lodging and entertainment.

- d. Use of Pool Scouts Marks.** You agree to use our Marks that we specify. You agree to obtain our prior written consent before using our Marks in any way except for materials we provide or have previously approved in writing (and not subsequently disapproved). For example, you must obtain our approval prior to using our Marks in advertising or marketing, including any website. You may not maintain a website or any Internet advertising in connection with the Franchised Business or our Marks without our prior written approval. You agree not to use any marks which could be confused with our Marks. You may not use our Marks in connection with any other business directly or indirectly owned or operated by you. We may replace, modify or add to our Marks. In the event that we replace, modify or add additional Marks, you agree to update or replace your signs, supplies, etc. to reflect the new Marks, at your expense, in the time frame we provide at the time of such an update. You may not use our Marks in the name of any legal entity you create to own and/or operate the Franchised Business. You must notify us if you learn of anyone who is using or claims the right to use our Marks. If we take action against any unauthorized user of our Marks, we may require you to assist us, at your expense, in our efforts to enforce our rights in the Marks. We must approve all printed materials, and you are required to purchase from us or our designated third-party and utilize our service agreement contract, brochures and invoice forms in your Franchised Business. You may choose not to use our designated providers if you can find a qualified third party, approved by us, to provide the same products and services.
- e. Signs/Decals.** You must display a decal on your service and/or sales vehicle(s) as approved by us. We must approve all your signs and vehicle decals before you order or display them.
- f. Starting Date.** You agree to begin operations and be open for business no later than three hundred and sixty five (365) days following the Effective Date of this Agreement.
- g. Operating Hours.** You agree to solicit and service your customers during such times as we specify in the Operations Manual. Notice of non-availability must be given in writing forty-eight (48) hours prior via facsimile or as otherwise prescribed in the Operations Manual.
- h. Integrated Business Management System & Credit Card Processing.** Our designated third-party sources are the only supplier of customer service management software; website hosting; telecommunications equipment and services; email marketing; credit card processing; and related services. You must maintain this system and pay the associated cost to the providers directly or pay us in advance each month, if we and/or our affiliates are billed directly by the provider.
- i. Navigation System.** You may obtain and maintain a navigation system for each service vehicle.
- j. Equipment.** You must obtain and use computer systems and service equipment which meet our then current specifications in the Operations Manual. We may update the specifications. When the specifications are updated, you must either obtain or upgrade the computer systems and service equipment such that your equipment meets our then current specifications.

- k. Liability Insurance.** You must obtain and maintain required insurance specified in the Operations Manual (i.e. workers compensation, comprehensive general liability insurance policies, vehicle liability insurance, umbrella liability) for the Franchised Business, and you must pay the associated cost. If you do not purchase and maintain in force the required insurance, we may purchase it on your behalf, and charge you for it; you will be required to pay us any amount so charged within thirty (30) days.
- l. Operations Manual.** We will loan you a paper or electronic copy of the Operations Manual. The Operations Manual is a detailed extension of this Franchise Agreement which covers standards to be maintained, operating procedures and other information. We may change the Operations Manual from time to time in order to adjust for competitive changes, technological changes, legal requirements and attempts to improve in the marketplace. You agree to be bound by the Operations Manual and all future modifications to it. You must operate the Franchised Business according to the then current Operations Manual in effect, including any modifications, amendments or supplements made to the Operations Manual after the date of this Agreement.
- m. Participation.** During the service season and for reasonable periods before and after the season, as defined in the Operations Manual, you agree that franchise services will be provided under your direct supervision and control and/or under the direct supervision and control of a full time Designated Manager who has been approved by, and not later disapproved by, us. We will not approve a Designated Manager prior to their successful completion of the Operations Training. You are required to use your best efforts to successfully operate and grow your Franchised Business. In this context, your best efforts means that you cannot have a material ownership or operational interest in any other business as a franchisee, licensee, dealer or distributor or as a franchisor or licensor or via another similar arrangement, without our prior written consent. The attention that you would be required to devote to such an effort would unavoidably distract you from devoting your best efforts to the operation and growth of your Franchised Business. In addition, operating as a franchisor or licensor would place you in direct competition with us for existing and potential franchisees who might acquire new or additional franchises from us.
- n. Quality Standards.** You must perform all pool and spa cleaning and maintenance services and other work provided by your franchise carefully, timely, accurately and in accordance with prevailing industry standards and our Operations Manual. As may be explained further or modified in the Operations Manual, you specifically agree to uphold the quality standards as specified in the Operations Manual.
- o. Billing.** You agree that we own all accounts which you service no matter how procured. As the owner of all accounts and account information, we do not allow you to use any of the information that you may obtain from customers to market or sell any services to the customers other than services we specifically authorize you to market and sell pursuant to this Agreement. We and/or our designee have the right to bill and collect revenue from customers you serve, upon payment by the customer, remit the payments to you weekly, less Royalty and Service Fees and Marketing Fees owed by you on that bill. However, you

currently are responsible for all billing and collections of monies due on accounts you service for deposit in your Franchised Business bank account. We may require you to use a specified form for customer services and forward copies of them to us.

- p. Employees.** You must hire sufficiently licensed, if required, staff to properly carry out the Franchised Business and require your employees to have all certifications, and undergo all screenings, all as specified in the Operations Manual. You are solely responsible for hiring, firing, compensating, paying applicable payroll taxes, scheduling and day-to-day supervision and control over your employees. You agree to take such steps as are necessary to ensure that all employees of the Franchised Business keep a neat and clean personal appearance, preserve good customer relations, and meet other System standards as Franchisor shall establish in the Operations Manual or otherwise in writing. None of your employees will be considered to be our employees. We will not have the power to hire, fire, control or supervise your employees. Any recommendations we make, in training, in our Operations Manual or otherwise, regarding how you deal with your employees are only recommendations, that you may choose whether or not to implement. You must communicate clearly with your employees in your employee manuals, human resources materials, written and electronic correspondence, pay checks and other materials that you (and only you) are their employer, and that we are not their employer or a joint employer. You agree that our authority under this Agreement does not directly or indirectly vest in us the power to hire, fire, control or supervise any of your employees. We neither dictate nor control labor or employment matters for you or your employees.
- q. Vehicle And Location.** You must obtain for service technicians employed in the Franchised Business sufficient vehicle(s) which meet our standards and you must maintain it in a high degree of repair and in good condition so as to present a neat and professional image. Service vehicle(s) that no longer meet the standards set forth in our Operations Manual (relating to age and condition) must be replaced by the then current service vehicle, as specified in the Operations Manual. You or any employee interacting with customers must only use vehicles which we have approved. Any commercial location utilized in the Franchised Business must be approved by us prior to lease or purchase and we may require the landlord to provide us with a lease option rider.
- r. Supplies, Decals, Equipment and Products.** You agree that in order to establish a standard and consistent delivery of pool and spa cleaning and maintenance services, certain items must be used in the operation of the franchise. You must use the items set forth as required and/or approved for use in the Franchised Business in the Operations Manual (e.g., customer invoices, contracts, supplies, products, chemical, service equipment, telecommunications equipment, decals and computer systems). Pursuant to Section 5.d of this Agreement, we have the right to require you to use only certain suppliers that we designate. If we designate any particular supplier(s) and/or product(s)/chemical(s), you must purchase from such designated supplier(s) and use such designated product(s)/chemical(s). You are strictly prohibited from using alternative suppliers and alternative product(s)/chemical(s), unless you request, in writing, from us the right to purchase from such alternative supplier(s) or use such alternative product(s)/chemical(s), provide us with all such information we request, and we grant you the right, in writing, to

purchase from such alternative supplier or to use such alternative product(s)/chemical(s). We are not obligated to grant any such request and we may withhold our approval for any reason. You are responsible for the cost of all promotional materials, supplies, furniture, equipment, products, telecommunications equipment, decals, computer equipment and other items which may be necessary to conduct the Franchised Business.

- s. **Laws and Regulations.** You agree to comply with all federal, state and local laws and regulations. You will secure all necessary permits, certificates, licenses and consents to operate your Franchised Business. You must comply with the licensing laws and regulations for other contractors and tradesmen in the pool and spa services business. You also must comply with all local, state, and federal laws that apply to service establishments, including taxes (including sales and use taxes), employment, discrimination and health and safety laws. These include, but are not limited to minimum wage laws, Environmental Protection Agency laws, state and local laws, and obtain any required licenses. In addition, you must comply with all the laws dealing with chemical handling that apply to all pool and spa service businesses and require any technician handling chemicals to have an individual license.
- t. **Importance of System Standards.** You understand and acknowledge that every detail of the System and this Agreement is important to you, us, and other franchisees in order to develop and maintain high operating standards, to increase the demand for the services and products offered by all franchisees, and to protect our reputation and goodwill. You shall maintain our high standards with respect to customer service and operations. You understand, acknowledge and agree that we may, in our sole discretion, require you to purchase additional products, chemicals, services, equipment and other materials as we deem necessary.
- u. **Additional Lines of Service.** You understand and acknowledge that in connection with the Franchised Business granted by this Agreement we may, in our sole discretion, require you to pay the associated costs of and require you to add additional lines of service during the term of this agreement to maintain the integrity of the System. Upon written notice, you will be required to add such lines of service within ninety (90) days.
- v. **Website.** We have the right, but not the obligation, to establish and maintain a website which may, without limitation, promote the Marks, the System, approved products or services, Franchised Businesses and the franchising of the System. We have the sole right to control all aspects of the website, including, without limitation, its design, content, functionality, links to the websites of third parties, legal notices and policies and terms of usage. We also have the right to discontinue operation of the website at any time and without notice to you.

We have the right, but not the obligation, to designate one or more web page(s) to describe you and/or your Franchised Business, with such web page(s) to be located within our website. You must comply with our policies with respect to the creation, maintenance and content of any such web page(s). We have the right to refuse to post and/or discontinue posting any content and/or the operation of any web page(s).

You may not establish or maintain a separate website, register or use any domain name/URL address, or use any other social media outlet, such as Facebook, Twitter or any other outlet, for or in connection with the Franchised Business without our prior written approval (which we shall not be obligated to provide). You may not post, respond to, or otherwise participate in any social media communications unless otherwise authorized by us. (Franchise Agreement, 6.b.)

- w. **No Solicitation of Other Franchisees.** You agree that you will not solicit any of our franchisees to become franchisees or licensees of any other business that competes with the businesses we (including our affiliates) franchise, or that is complementary to the businesses we (or our affiliates) franchise (such as businesses designed to complement the businesses we franchise in the off-season, e.g., outdoor residential services such as law care, landscaping, pool maintenance and repair, snow removal, Christmas tree lights, window cleaning / home pressure washing, tree removal / pruning and indoor residential services such as maid service, home health care, home pet care, pest control), without our prior written consent.
- x. **No Use of our Vendors in Other Businesses.** To avoid creating a conflict of business interests between us, you and our key vendors, including, but not limited to, the providers of our chemicals and other pool maintenance and cleaning products, business management software, customer relationship management software, franchise management system software, website design and maintenance, and VOIP-based phone system with zip code routing, and to protect the highly confidential information regarding our System which our vendors have, or have developed for us, including, but not limited to the pricing our vendors offer to us, and the customized software, contracts and reports, you agree that, during the term of this Agreement, you will not, without our prior written permission, solicit or contract with any of our vendors to provide goods or services similar to those they provide to us, to any other businesses that you may own or operate, directly or indirectly.
- y. **Regional Meetings/Annual Conventions.** We may hold and require your attendance at regional meetings and/or annual conventions. Each annual convention may be one (1) to two (2) days. The regional meetings and annual conventions may be held at various sites across the country which we select. We may charge, and you are responsible for paying, any nominal fee to attend. In addition, you will be responsible for all expenses that you attendees incur as a result of attending the regional meetings and the annual conventions, such as travel, lodging and entertainment. If we hold an annual convention and you do not attend, you must pay us \$1,200. If you fail to attend any subsequent annual convention, we may terminate your Franchise Agreement. If you fail to attend any subsequent annual convention, we may terminate your Franchise Agreement. If you own more than one franchise, your attendance on behalf of one franchise constitutes your attendance on behalf of all of your franchises.
- z. **Customer Surveys/ Mystery Shopper Service.** You shall participate in all customer surveys and satisfaction audits we request. Additionally, you shall participate in any complaint resolution and other programs as we may reasonably establish for the System, which programs may include, without limitation, providing discounts or refunds to

customers. We may designate an independent evaluation service to conduct a “mystery shopper” quality control and evaluation program with respect to your Franchised Business. You agree your Franchised Business will participate in such mystery shopper program, as prescribed and required by us, and you further agree to pay all fees related to such mystery shopper program.

- aa. Data Privacy.** You will at all times during the Term of this Agreement (i) maintain appropriate administrative, physical, digital and technical safeguards for the protection of the privacy, security, confidentiality of all data, including but not limited to customer data and information; (ii) secure all data, including but not limited to customer data and information, against loss, theft, unintended access, disclosure, copying and other dissemination or distribution; (iii) comply with, and ensure that all of your employees and agents comply with, all applicable laws regarding data privacy and security; (iv) comply with, at your sole cost and expense, all required and voluntary data breach notifications; (v) comply with all data privacy and security measures that we implement and incorporate through the Operations Manual or any other standard communication methods (e.g., email, online learning management system or online document library), which may include, but are not limited to, minimum security requirements for suppliers and vendors, developing, implementing and maintaining appropriate data privacy and security policies and an incident response plan, and permitting any privacy or security audit or inspection as requested by us; (vi) notify us immediately in writing in the event of any suspected, alleged or actual breach of privacy or security that may involve or impact any customer data or information; and (vii) cooperate with us in the event any suspected, alleged or actual data privacy or security incident or breach, which cooperation includes, but is not limited to, providing us with access to your computers, systems and networks and access to and copies of files, records, accounts, logs, reports, investigation information and reports, your policies and procedures, and such other information, materials, documents and agreements as we deem necessary. For purposes of this Section 6.aa, “customer data and information” includes, but is not limited to first and last name, address, telephone number, email address, account number, credit card information, Social Security number, driver’s license number and such other information which could reasonably identify such customer.
- bb. Sales/Use Taxes.** You are responsible for complying with any and all applicable sales and use tax laws, rules or ordinances, including the collection, remission and reporting thereof.

## 7. REPORTS AND REVIEW

- a. Reporting Net Revenue.** You must report all net revenue from customers and local marketing expenses paid by you related to the Franchised Business in the manner, form and times we specify in the Operations Manual.
- b. Financial Reporting.** By the 20<sup>th</sup> of each month, you must send us a profit and loss statement for the previous month’s financial performance. By January 31<sup>st</sup> of each year, you must send us an unaudited profit and loss statement, in the manner and form we specify, for the twelve (12)-month period ending December 31<sup>st</sup> of the prior year. Annually, by April 15<sup>th</sup>, you must provide us with a copy of your federal tax returns for the

Franchised Business, or if an extension is filed you must provide us a copy of the extension and the tax return by the due date.

- c. **Review.** We have the right to review, inspect and copy, during normal business hours, all of your financial records related to the Franchised Business.
- d. **Mail Reviews.** If we request a copy of your customer invoices or other revenue related documents (paper and/or electronic) or any other business records related to the Franchised Business, you must send us at your expense these records within five (5) days of receiving our request.
- e. **Electronic Review.** We may cause programs to run on your computer systems that may send information related to the Franchised Business to us. You agree that the use of such programs will not unreasonably interfere with your operation of the Franchised Business, and you agree to allow such programs to run without interference by you.

## 8. TERMINATION

- a. You may terminate this Agreement only through non-renewal as set forth in Section 2.b of this Agreement. If you terminate this Agreement, you must comply with all of the post termination provisions of this Agreement.
- b. We may terminate this Agreement without notice and the opportunity to cure for any of the following:
  - (i) If (a) you or the Franchised Business become insolvent, admit in writing your insolvency or inability to pay your debts generally as they become due, or take any steps to seek protection from creditors; (b) if a receiver (permanent or temporary), trustee, or liquidator of all or the substantial part of your property is appointed; if you make a general assignment for the benefit of creditors; or (c) if the Franchised Business is attached, seized, subjected to a writ or distress warrant, or levied upon, unless the attachment, seizure, writ, warrant, or levy is vacated within thirty (30) days;
  - (ii) If a final judgment of record against you or your Franchised Business remains unsatisfied for thirty (30) days or longer;
  - (iii) If you, or any of your owners, principals, affiliates or entities under common control with or by you, enter a plea of guilty or nolo contendere to a felony or crime involving moral turpitude, are or have been convicted by a trial court of, or plead or have pleaded no contest to, a felony;
  - (iv) If you, or any of your owners, principals, affiliates or entities under common control with or by you, violate any law, ordinance, rule or regulation of a governmental agency or department;
  - (v) If you fail to maintain any bond, license, permit or certification, and do not cure such violation or failure within ten (10) days after we or any applicable government agency deliver notice to you of that violation or failure;

- (vi) If you or any of your owners engage in any dishonest or unethical conduct which, in our opinion, adversely affects the Franchised Business's reputation or the goodwill associated with the Marks;
- (vii) If you (1) abandon the Franchised Business, (2) notify us of your decision to close or abandon your Franchised Business, or (3) discontinue the active operation of the Franchised Business for five (5) business days (other than during the non-service seasons specified in the Operations Manual);
- (viii) If you fail to (1) open the Franchised Business and complete your first service within one hundred eighty (180) days of the Scheduled Opening Date in Schedule A of this Agreement, (2) pay the Mailer Program Fees due within thirty (30) days of the Scheduled Opening Date in Schedule A of this Agreement, (3) pay the Mailer Program fees when due in any subsequent year, (4) pay the Digital Advertising Program Fees when due, or (5) add an additional required line of service with ninety (90) days from the notice date;
- (ix) If we have a good faith basis in fact to believe that you, your Guarantors, or any of your owners violate (a) any provisions of this Agreement governing nondisclosure obligations relating to our confidential information (including by making any unauthorized use or disclosure of any part of the Operations Manual or any other confidential information) or (b) any provision of this Agreement governing restrictions on competition or solicitation during the term of this Agreement.
- (x) If you fail to use in the Territory the systems we provide or recommend;
- (xi) If each of you or your Designated Manager fails to attend required advanced training, required regional meeting or required annual conventions;
- (xii) If you fail to attend two (2) annual conventions;
- (xiii) If you fail to report revenue as outlined in the Operations Manual, or otherwise knowingly maintain false books or records;
- (xiv) If you fail to submit required reports or other information as provided herein or if you make any false submission in connection therewith;
- (xv) If you understate your Net Revenue three times or more during this Agreement's term or by more than five percent (5%) on any one occasion;
- (xvi) If you (or any of your owners) (a) fail on three or more separate occasions within any twelve (12) consecutive month period to comply with this Agreement, whether or not we notify you of the failures, and, if we do notify you of the failures, whether or not you correct the failures after our delivery of notice to you; or (b) fail on two or more separate occasions within any twelve (12) consecutive month period to comply with the same obligation under this Agreement, whether or not we notify you of the failures, and, if we do notify you of the failures, whether or not you correct the failures after our delivery of notice to you;

- (xvii) If we terminate any franchise agreement between us and you (or between us and any of your affiliated entities under common control with you), or if you (or any of your affiliated entities under common control with you) commit any breach of any franchise agreement or any financing or other agreements (whether or not with us, our affiliates or any third party) related to your Territory or Franchised Business (except for the Area Development Agreement, a breach of which will not constitute grounds for terminating this Agreement);
  - (xviii) If you fail to maintain the insurance we require and do not correct the failure within ten (10) days after we deliver written notice of that failure to you;
  - (xix) If you fail to pay us or our affiliates any amounts due and do not correct the failure within five (5) days after we deliver written notice of that failure to you;
  - (xx) If you have insufficient funds in your designated account to cover your payments owed for the Royalty and Service Fee, Marketing Fees and other amounts due to us or our affiliates on three separate occasions within a twelve (12) month period;
  - (xxi) If you fail to pay any amount due to any third-party supplier and such failure is either repeated, material, or results in a disruption to the operation of the Franchised Business, and you do not cure the non-payment within ten (10) days after receiving written notice from us;
  - (xxii) If you fail to pay when due any federal or state income, service, sales, or other taxes due on the Franchised Business's operation, unless you are in good faith contesting your liability for these taxes;
  - (xxiii) If you offer any products or services not approved by us;
  - (xxiv) If you (or any of your owners) have made or make any material misrepresentation or omission in acquiring the franchise or operating the Franchised Business;
  - (xxv) If you (or any of your owners) make or attempt to make any transfer in violation of Section 13;
  - (xxvi) If you (or any of your owners) fail to comply with any other provision of this Agreement or any of the standards, specifications or procedures prescribed by us in this Agreement or otherwise in writing and, if such failure is capable of being cured, do not correct the failure within thirty (30) days after we deliver written notice of the failure to you.
- c. Upon the occurrence of any event of default listed in Section 8.b or above, or any other material default under this Agreement or any other agreement between you and us or any of our affiliates, which remains uncured, we may (while such default remains uncured) (1) cease to provide you with services, (2) disable your access to, or prohibit you from accessing, any systems, web sites, web portals, materials or documentation, (3) access your systems, records and accounts, whether by remote means or otherwise, (4) service your

customers and/or authorize another franchisee to service your customers, and/or (5) solicit, or authorize another franchisee to solicit, customers in your Territory.

## 9. POST TERMINATION OBLIGATIONS

In the event that this Agreement expires, is not renewed or is terminated for any reason by any party, including a sale of the Franchised Business, you must immediately:

- a. Remove all Pool Scouts decals, signs and Marks from all of your vehicles and other premises;
- b. Stop identifying yourself as a Pool Scouts franchisee, never hold yourself out as a former Pool Scouts franchisee and cease, and not thereafter commence, use of any of our Marks or any marks which are likely to be confused with our Marks;
- c. Stop using all literature, information, documents, data and other materials (regardless of the form) received from, or made available by, us or our affiliates, including but not limited to all such materials that bear our Marks;
- d. (i) Pay to us (or our affiliates) within fifteen (15) days after this Agreement expires or is terminated all amounts owing to us. We have the right to set off any amount you or your owners owe us or our affiliates against any amounts we or our affiliates owe you or your owners. You acknowledge and agree that, upon the termination or expiration of this Agreement, we shall not become responsible for paying any other third-party amounts you may owe to such third party.  
  
(ii) You must pay to us all damages, costs, and expenses, including reasonable attorney's fees and expert fees, incurred by us subsequent to the termination or expiration of this Agreement or in obtaining injunctive or other relief for the enforcement of any provisions of this Agreement. In the event we terminate this Agreement, you agree that (A) you are liable to us (and our affiliates) for lost future Royalty and Service Fees and other fees required to be paid to us (or our affiliates) under this Agreement and (B) the actual or anticipated damages suffered by us, including, but not limited to, the lost Royalty and Service Fees, Marketing Fees and other related fees, would be difficult if not impossible to calculate. Therefore, upon our termination of this Agreement, you must pay us an amount equal to the monthly average of Royalty and Service Fees and other fees due and payable to us (or our affiliates) from you during the twelve (12) months immediately preceding termination of the Agreement, multiplied by the lesser of twenty-four (24) months, or the number of months remaining in the term of the Agreement (the "**Liquidated Damages Payment**"). You will promptly pay to us any Liquidated Damages Payment due to us, but in no event later than fifteen (15) days after the effective date of the termination of the Agreement. You agree with us that this provision providing for the Liquidated Damages Payment is an integral part of this Agreement and that you and we have considered both your liability for lost future royalties and fees and the difficulty of calculating our damages in determining the amount of the Liquidated Damages Payment. You further agree with us that the Liquidated Damages Payment is (1) compensation for anticipated damages incurred by

us upon such termination of this Agreement and not a penalty against you and (2) is a reasonable estimate of the damages suffered by us upon termination of this Agreement, while we receive no fees until we have recruited, contracted with and opened a replacement franchised business within the Territory to replace you. Our right to receive a Liquidated Damages Payment from you shall be in addition to our other rights under this Agreement, although such payment takes the place of all of our claims for lost future royalties and other fees under the Agreement.

- e. Transfer to us all telephone numbers, listings and advertisements used in relation to the Franchised Business and deliver to us copies of such documents of transfer;
- f. Deliver to us copies, including electronic copies, of lists and other sources of information containing the names and contact information of customers, potential customers, suppliers and vendors of the Franchised Business;
- g. Deliver to us all customer files, data and information, records, accounts and account information in any form (regardless of whether in paper or electronic form);
- h. Deliver to us the copy of the Operations Manual and all updates to them which we loaned to you;
- i. Cancel all fictitious name listings which you have filed for use of any of our Marks; and
- j. Adhere to the provisions of the covenant not to compete and any other covenant herein that requires performance by you after you are no longer a franchisee.
- k. Certify to us, in writing, that you have complied with the obligations sets forth in Section 9.f through 9.h, that you have not retained, and will not retain, any copies in any form (regardless of whether paper or electronic) of the information contained therein, and that you have not provided, and will not provide, a copy, whether in whole or in part, of any such information to any party, including but not limited to any officer, director, manager, shareholder, member, partner, employee or agent.

## 10. COVENANT NOT TO COMPETE

- a. **In-Term.** During the term of this Agreement, you agree not to (i) directly or indirectly, be employed by, work with, be engaged in, be interested in or advise, invest or contribute money to, lend money to or guarantee the debts or obligations of, any person or entity engaged in any business that competes with the pool and spa cleaning and maintenance services offered by our franchisees, or any other business being carried on by us or our franchisees under franchise agreements, without our prior written consent, (ii) directly or indirectly, franchise or license any concept or system, that is potentially complementary to the businesses operated by any of our franchisees (including franchisees of our affiliates), including but not limited to outdoor residential services such as lawn care, landscaping, outdoor lighting, holiday lighting, snow removal, window cleaning, home pressure washing, tree removal/pruning and residential services such as home cleaning services, home health care, home pet care and pest control (collectively, “**Potentially Complementary Services Businesses**”), without our prior written permission,

(iii) attempt to solicit or solicit any of our existing franchisees for any other franchise, license, system or concept offering Potentially Complementary Services Businesses, (iv) offer, cross-sell or solicit any Pool Scouts customer to purchase services from any other business in which you are directly or indirectly employed by, work with or are engaged in, and (v) use our accounts and/or customer information to promote any other business in which you, directly or indirectly, have an interest, whether as an owner, employee, agent or otherwise.

- b. Post-Term.** You agree that for a period of two (2) years following the termination, expiration, transfer or other disposition of this Agreement or the Franchised Business, you will not directly or indirectly, be employed by, work with, be engaged in, be interested in or advise, invest or contribute money to, lend money to or guarantee the debts or obligations of, any person or entity engaged in pool and spa cleaning and maintenance services, within fifteen (15) miles of (i) your Territory, or (ii) the territory of any of our other franchisees. Additionally, you will not solicit a service relationship with any of our customers, suppliers or strategic partners.
- c.** For two (2) years after the Agreement expires or terminates, you will not contact, for the purpose of providing pool and spa cleaning and maintenance services which are the same as or similar to those you are authorized to sell under this Agreement, any person or organization which was, at any time during the two (2)-year period prior to such expiration or termination, a customer to which you provided such services, or which you know is a customer of another franchisee located within fifteen (15) miles of your Territory. “**Customer**” includes successors of any customer who reorganized, merged, acquired or transferred their business. “**Contact**” includes responding to another’s request for services.
- d.** You agree not to disparage us or any of our affiliates, including our and their current and former employees, agents, managers and directors.
- e.** You also agree that you will never, directly or indirectly during or after the term of this Agreement, divulge to or use for the benefit of any person or entity outside of the Pool Scouts system, any information contained in our Operations Manual, any information concerning customers served by your Franchised Business, any information related to marketing, or any other systems or methods of operation of our business or that of our franchisees. In addition, you are prohibited from using any information related to your customers and their accounts, or our existing vendors and vendor relationships, to market or attempt to sell any goods or services of any other business in which you may have any interest. You agree not to do any act prejudicial or injurious to our goodwill or name. Information furnished to your employees will be reasonably limited to that which directly relates to and assists in the proper performance of such employee’s duties.
- f.** You hereby acknowledge that the qualifications to be a Pool Scouts franchisee are special, unique and extraordinary, and that this Agreement would not be entered into by us except upon condition that such restrictive covenants be embodied herein.

- g.** You acknowledge and agree that the provisions of this Section 10 are reasonable, valid and not contrary to the public interest and you waive all defenses to the strict enforcement thereof by us.
- h.** All of the covenants contained in this Section will survive any termination or expiration of this Agreement.
- i.** If any covenant or provision herein is determined to be void or unenforceable, in whole or in part, it will be deemed severed and not to affect or impair the validity of any other covenant or provision of this Section.
- j.** Separate from, and in addition to, the liquidated damages provision set forth in Section 9.d(ii), if you breach any of the covenants made in Sections 10.a, 10.b or 10.c above (the “Covenants”), you agree to pay us, as partial liquidated monetary damages, the greater of: (1) the total Net Revenue of your Franchised Business during the last twelve (12) months immediately preceding your first breach of a Covenant; or (2) the total revenue received by you, your principals, your agents, your family members, your affiliates, or anyone else acting in concert with you, in connection with your activities in breach of any of the Covenants for the duration of the applicable Covenant. You acknowledge that any breach of the Covenants causes damage to the integrity of our System, loss of franchisee and customer goodwill, and irreparable harm. The damages liquidated by this provision include, but are not limited to, our short-term, long-term, and potentially permanent losses of customers and related revenue which could extend beyond the terms of the Covenants, potential losses of trade secrets and proprietary information that belongs exclusively to us, and long-term and potentially permanent loss of ability to have a franchisee operate in or around your Territory(ies). You specifically acknowledge that the full measure of these damages is greater than the liquidated damages set forth in this Section 10.j. The parties hereto agree that it is presently difficult to measure and quantify our specific damages resulting from the breach of the Covenants, and the liquidated damages set forth in this Section 10.j are a reasonable approximation of such damages, and do not constitute a penalty. Notwithstanding the foregoing, you specifically agree that, in addition to the liquidated damages set forth in this Section 10.j, we may seek injunctive relief for enforcement of the Covenants and you waive any argument that we have an adequate remedy at law.
- k.** You acknowledge that a violation of any of the covenants in this Section 10 may cause irreparable injury to us and/or to our franchisees, for which money damages may not adequately compensate us. Accordingly, you agree that a court or arbitrator may enjoin your violation of these covenants during the pendency of any dispute resolution proceeding between us, and you agree that we have no duty to post a bond as a condition of receiving such interim relief. If any person restricted by this Section 10 refuses to voluntarily comply with the foregoing obligations, the two (2) year period will commence upon the entry of any order of a court or arbitrator enforcing this Section 10.

We may reduce the temporal or geographic scope of any covenant in this Section 10, which reduction shall become effective upon your receipt of notice of it. You agree to comply with it as modified.

## **11. INDEPENDENT CONTRACTOR**

You are an independent contractor. You are not our 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 us. We are not and will not be liable for any act, omission, debt, or other obligation of yours.

You are responsible for all loss or damage and for all contractual liability to third parties originating in or in connection with the operation of the Franchised Business and for all claims or demands for damage directly or indirectly related thereto. You agree to defend, indemnify and hold us and our employees harmless from and with respect to any such claim, loss or damage including specifically paying any attorneys' fees or expert fees we incur as a result of any such claim.

## **12. DEATH OR INCAPACITY**

If both you and your Designated Manager become incapacitated to the extent that we determine you are both unable to conduct normal business functions, or if you and your Designated Manager dies, or if one of you dies or becomes incapacitated and the other does not assume day-to-day control of the Franchised Business, we, at our option, may allocate service calls in your Territory to neighboring franchisees without any obligation to compensate you or your estate, or we may appoint an interim Designated Manager. The interim Designated Manager, who may be another franchisee, shall operate the Franchised Business for the benefit of your estate, until the Franchised Business has been transferred to a new franchisee in compliance with Section 13, until the Franchised Business has been terminated, or until we approve a new Designated Manager to operate the Franchised Business for the benefit of your Survivors. Your survivors include your estate, others owning an interest in your Franchised Business, including any trust which owns an interest in the Franchised Business under terms which we have approved, and the beneficiaries of any will or trust you have established (“**Survivors**”). If we must operate the business under Section 12 of the Franchise Agreement, we will operate the business for a ninety (90) day period of time (which may be renewed for one additional ninety (90) day period), and we will periodically discuss the status of the Franchised Business with you or your Survivors.

Absent agreement to the contrary, the interim Designated Manager's compensation shall equal thirty-five percent (35%) of the net proceeds collected from amounts the Designated Manager bills on behalf of your Franchised Business. The Franchised Business shall be liable for paying sales taxes and all other expenses of the Franchised Business from its share of the proceeds. A Designated Manager may condition offering his or her services on the Survivor's agreement to different compensation or to an indemnification agreement.

We have no duty to appoint a Designated Manager for you or for your estate. We do not represent or warrant that any Designated Manager will operate the business in a way which is profitable.

We will condition our approval of a Designated Manager on your Survivors releasing us from liability for acts or omissions of a Designated Manager.

If a Survivor does not desire to acquire or retain your or your Designated Manager's interest, the Survivor will have a reasonable period of time, but no more than one hundred and eighty (180) days, to make a transfer acceptable to us, subject to the procedures described in Section 13.

### 13. ASSIGNABILITY

We may assign this Agreement to an assignee who agrees to remain bound by its terms, without obtaining your approval. We will not permit you to sub-license or sub-franchise the Franchised Business. Your interest under this Agreement or your ownership in the Franchised Business may be transferred or assigned only if you comply with the following provisions. No interest may be transferred unless or until you are in full compliance with this Agreement. No accounts or assets of the Franchised Business may be assigned apart from an assignment of this Agreement.

- a. If you have received and desire to accept a signed, bona fide offer to purchase or otherwise transfer an interest in the Franchised Business or any interest in this Agreement or you (the franchisee entity), you will grant us the option (the "**Right of First Refusal**") to purchase the Franchised Business or interest in you as hereinafter provided.
- b. If you or the owner of any interest in the franchisee entity desires to make a transfer, such person or entity ("**transferor**") must comply with the following terms, conditions and procedures to effectuate a valid transfer:
  - (i) If any proposed assignment of any rights under this Agreement, or if any other transfer which, when aggregated with all previous transfers, would, in our reasonable opinion, result in the transfer of effective control over the ownership of this Agreement and/or operation of the Franchised Business, a material part of your assets or you, (the franchisee entity), the transferee must apply for a Franchise and must meet all of our then current standards and requirements for becoming a franchisee (which standards and requirements need not be written).
- c. Regardless of the degree of control which would be affected by a proposed transfer:
  - (i) The proposed transferor shall first notify us in writing of any bona fide proposed transfer and set forth a complete description of all terms and fees of the proposed transfer in a manner we prescribe, including the prospective transferee's name, address, financial qualifications and previous five (5) years' business experience;
  - (ii) The transferor shall provide us with a copy of any written offer or agreement to purchase, signed by the proposed transferee, together with copies of any documents referenced in the offer or agreement, including notes and security agreements. If all material terms of the proposed sale are not described in the offer or agreement, the transferor shall provide details of all such terms in its submission to us, accompanied by the proposed transferee's written agreement to the terms.

- (iii) The proposed transferor shall provide us with any additional information, agreements, certifications or documents we request for use in our evaluation of whether to approve the transfer or to exercise our right of first refusal. We will not unreasonably withhold, delay or condition its consent to any proposed transfer or assignment by you which requires our consent under Section 13 of the Franchise Agreement.
- (iv) Upon receipt of our request, the proposed transferor shall promptly provide us with access to any property, documents or records relevant to the transaction and to the interest which is the subject of the transfer. Once we have received all materials submitted by the proposed transferor and have reviewed all property, records and documents we have requested, within thirty (30) days we shall notify the transferor of our decision to exercise our right to acquire all or any part of the interest being transferred, and the conditions, if any, under which we will approve the proposed transfer.
- (v) If the Franchised Business is being offered in combination with one or more other items, we have the right to purchase the interest we select at the price and under the terms offered or agreed to by the transferor. Regardless of whether the offer establishes different prices for different interests to be transferred, if the parties are unable to agree as to a purchase price and terms, the fair market value of such premises and property shall be determined by three appraisers chosen in the following manner. You shall select one and we shall select one, and the two appraisers so chosen shall select a third appraiser. The decision of the majority of the appraisers so chosen shall be conclusive. The cost of the third appraiser shall be shared equally by the parties.
- (vi) If non-monetary consideration is offered, we may pay the cash equivalent of the non-monetary consideration offered. If such non-monetary consideration includes the employment of the transferor, we may require the transferor to perform the proposed services on substantially the same terms as those offered by the proposed transferee. At our option, we may agree not to pay the agreed compensation for the services to be performed by the transferor, and decline the services to be performed under the terms of the offer. If we elect this option, we may set off against any amount due for services to be rendered by the transferor, any income to be received by the transferor for services performed by others during the period when the transferor had agreed to perform services for us. Neither we nor our designee shall be liable for paying any brokerage commission on the value of the interest transferred.
- (vii) If we exercise our right of first refusal, the transferor shall transfer the interest to us or to our assignee pursuant to an agreement to purchase which contains the material terms to which the transferor and the proposed transferee had agreed. However, if the offer or proposed purchase contract has omitted any terms customarily addressed in a transfer of an interest of the type which is the subject of the transaction, we may supply those terms in the purchase agreement and related documents.

(viii) If we or our assignee fail to exercise the option to purchase the interest sought to be transferred, then we shall, within thirty (30) days after receipt of the notice of the proposed transfer, notify the proposed transferor in writing of our approval or disapproval of the prospective transferee.

- d. A transfer to a “**Controlled Entity**” will not trigger the Right of First Refusal. A “Controlled Entity” is an entity in which you are the beneficial owner(s) of the majority of all voting ownership interest in such entity. At the time of the desired transfer of interest to a Controlled Entity, you must notify us in writing of the name of the Controlled Entity. We only will approve a transfer to a Controlled Entity after all its beneficial owners have signed a personal guaranty of the Controlled Entity’s obligations to us in a form which we prescribe. We do not charge a transfer fee for this change. The Controlled Entity is strictly prohibited from engaging in any business or activity other than the exercise of the rights granted in this Agreement to you and the performance of its obligation as a franchisee hereunder. In addition, you must comply with our instructions on selecting, filing and maintaining fictitious or assumed name registrations for a Controlled Entity. You may not use any fictitious or assumed name without our approval.

In the event you transfer to a Controlled Entity, you agree to comply with the following obligations:

- (i) A Controlled Entity which is a corporation shall comply, except as otherwise approved in writing by us, with the following requirements throughout the term of this Agreement:
- (1) The Controlled Entity shall furnish us with its Articles of Incorporation, Bylaws, other governing documents, any other documents we may reasonably request, and any amendments thereto;
  - (2) The Controlled Entity shall confine its activities, and its governing documents, if any, shall at all times provide that its activities are confined, exclusively to the management and operation of the Franchised Business contemplated hereunder; including the establishment and operation of the Franchised Businesses to be developed hereunder;
  - (3) The Controlled Entity shall maintain stop transfer instructions against the transfer on its records of any voting securities and shall issue no certificates for voting securities upon the face of which the following printed legend does not legibly and conspicuously appear:

The transfer of this stock is subject to the terms and conditions of a Franchise Agreement with Pool Scouts dated \_\_\_\_\_. Reference is made to the provisions of said Franchise Agreement and to the Articles and Bylaws of this Corporation.

- (4) The Controlled Entity shall maintain a current list of all owners of record and all beneficial owners of any class of voting stock of Controlled Entity and shall furnish the list to us upon request.
- (ii) The Controlled Entity which is a partnership or a limited liability company shall comply, except as otherwise approved in writing by us, with the following requirements throughout the term of this Agreement:
- (1) The Controlled Entity shall furnish us with its partnership agreement or membership agreement as well as such other documents as we may reasonably request, and any amendments thereto; and
- (2) The Controlled Entity shall prepare and furnish to us, upon request, a list of all or its general and limited partners and all of its members.
- e. A transfer of interest among the owners of a franchisee entity will not trigger the Right of First Refusal, provided that only the percentage of ownership, rather than the identity of the owners, is changing. At the time of the desired transfer of interest within an entity, you must notify us in writing of the name and address of each officer, director, shareholder, member, partner or similar person and their respective ownership interest before and after the transfer. We do not charge a transfer fee for this change.
- f. If we do not exercise our Rights of First Refusal, you may transfer the Franchised Business or ownership interest therein according to the terms set forth in the notice described in Section 13.c(i), provided that you satisfy the conditions in sub-parts (f) through (j) below and complete the sale within ninety (90) days from the day on which we received the notice. If you do not conclude the proposed sale transaction within the ninety (90)-day period, the Right of First Refusal granted to us hereunder will continue in full force and effect.
- g. The proposed transferee(s) must complete our then current Pool Scouts franchise application and pass our application screening using our then current qualifications.
- h. The proposed transferee(s) must sign the then current Pool Scouts amendment forms and/or franchise agreement, as required by us, and must personally assume and be bound by all of the terms, covenants and conditions therein.
- i. The proposed transferee(s) must attend and successfully complete our Operations Training.
- j. You must sign our then current transfer and release forms and pay us a transfer fee of fifty percent (50%) of the then current franchise fee. We may require up to ten percent (10%) of the purchase price be held by us in a reserve account for six (6) months from the date of the sale to cover any warranty or service agreement claims by customers you have served. The exact percentage held will be determined by the number of projects completed by you in the six (6) months before the sale. If a claim is made, we will deduct from your reserve account Service Assistance costs (currently \$100 per labor hour plus expenses) for each claim. At the end of the six (6) months, we will release any funds remaining to you.

- k. You and your transferring owners must comply with the confidentiality, non-compete, non-solicitation and non-interference obligations under Section 10 of this Agreement.

#### 14. NON-WAIVER OF BREACH

The failure of either party hereto to enforce any one or more of the terms or conditions of this Agreement will 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.

#### 15. GOVERNING LAW

- a. **Virginia Law.** This Agreement takes effect upon our acceptance and execution of it. This Agreement and the totality of the relationship between the parties (to include any tort, fraud, statutory or other claims of any type or nature) shall be interpreted and construed exclusively under the laws of the Commonwealth of Virginia, which laws shall prevail in the event of any conflict of law (without regard to, and without giving effect to, the application of Virginia choice of law rules); provided, however, that if the covenants in Section 10 of this Agreement would not be enforceable under the laws of Virginia, and your Franchised Business is located outside of Virginia, then such covenants shall be interpreted and construed under the laws of the state in which the Franchised Business is located. Nothing in this Section 15 is intended by the parties to subject this Agreement to any franchise or similar law, rule, or regulation of the Commonwealth of Virginia to which this Agreement would not otherwise be subject.
- b. (i) Except as otherwise provided in this Agreement, any claim or controversy arising out of or related to this Agreement, or the making, performance, breach, interpretation, or termination thereof, except for any actions brought with respect to: (i) the Marks; (ii) issues concerning the alleged violations of federal or state antitrust laws; (iii) securing injunctive relief or specific performance; or (iv) the right to indemnification or the manner in which it is exercised, shall first be subject to mandatory, non-binding mediation in Virginia Beach, Virginia. Mediation shall not defer or suspend our exercise of any termination right under Section 8.
- (ii) Non-binding mediation hereunder shall be concluded within sixty (60) days of the issuance of the request, or such longer period as may be agreed upon by the parties in writing ("**Mediation Termination Date**"). All aspects of the mediation process shall be treated as confidential, shall not be disclosed to others, and shall not be offered or admissible in any other proceeding or legal action whatsoever. The parties shall bear their own costs of mediation, and shall share equally in the cost of the mediator or mediation service.
- (iii) No litigation may be commenced on any claim subject to mediation under this Section prior to the Mediation Termination Date whether or not the mediation has been commenced. Mediation under this Section is not intended to alter or suspend the rights or obligations of the parties under this Agreement or to determine the validity or effect of any provision of this Agreement, but is intended to furnish the parties an opportunity to resolve disputes amicably, expeditiously and in a cost-

effective manner on mutually acceptable terms. If litigation is commenced before the Mediation Termination Date, except for one of the specific exemptions set forth in Sections 15.b(i), 15.b(vii) and 15.g, the parties hereto agree that such litigation should be dismissed, based on non-compliance with the mandatory mediation provision set forth in this Section 15.b, with all attorney's fees and costs incurred in obtaining such dismissal being awarded by the court to the party who successfully sought and obtained dismissal of such litigation.

- (iv) The non-binding mediation provided for hereunder shall be commenced by the party requesting mediation giving written notice of the request for mediation to the party with whom mediation is sought. The request shall specify with reasonable particularity the matters for which non-binding mediation is sought.
- (v) Non-binding mediation hereunder shall be conducted by a mediator or mediation program designated by us in writing. We shall make the designation within a reasonable time after issuance of the request.
- (vi) No right or remedy conferred upon or reserved to either party is intended to be, nor shall be deemed, exclusive of any other right or remedy herein or by law or equity provided or permitted, but each shall be cumulative of every other right or remedy.
- (vii) Nothing in this Agreement shall bar either party's right to seek injunctive relief without the posting of any bond or security to obtain the entry of temporary and permanent injunctions and orders of specific performance enforcing this Agreement. Either party also shall be able to seek injunctive relief to prohibit any act or omission by the other party or its employees that constitutes a violation of any applicable law, is dishonest or misleading to your customers or to the public, or which may impair the goodwill associated with the Marks. The prevailing party shall be entitled to recover its costs and reasonable attorney fees incurred by it in obtaining such relief.

**c. Jurisdiction and Venue.** In any suit brought by us, which in any way relates to or arises out of this Agreement, or any of the dealings of the parties hereto, you (on behalf of yourself, your successors, assigns, affiliates, agents, family members, and/or any other entities in which you may now or in the future have a material interest) consent to exclusive venue and personal jurisdiction in the state and federal court of the city or county in which our national office is located, presently Virginia Beach, Virginia and waive any objection to venue or argument that the forum is not convenient. In any suit brought against us, including our present and former employees and agents, which in any way relates to or arises out of this Agreement, or any of the dealings of the parties hereto, venue will be proper only in the federal court located nearest our national office (presently the United States District in Norfolk, Virginia), or if neither federal subject matter or diversity jurisdiction exists, in the city or county state court located where our national office is (presently the City of Virginia Beach, Virginia).

**d. Jury Waiver.** In any trial between any of the parties hereto, including present and former employees and agents of ours, you and we agree to waive our rights to a jury trial and instead have such action tried by a judge.

- e. **Class Action Waiver.** You agree that any claim you may have against us, including our past and present employees and agents, must be brought individually and you will not join such claim with claims of any other person or entity or bring, join or participate in a class action against us.
- f. **Compensatory Damages; Attorneys' Fees.** In any lawsuit, dispute or claim between or against any of the parties hereto, including present and former agents and employees of ours, you and we agree to waive our rights, if any, to seek or recover punitive damages. Further, the prevailing party in any dispute shall be awarded its reasonable attorneys' fees and expert fees.
- g. **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; however, the parties agree that either party may commence a judicial proceeding before the Mediation Termination Date, if and only if such commencement is necessary to meet the one (1) year bar date set forth herein.

## 16. MODIFICATION

No modifications to this Agreement will have any effect unless such modification is in writing and signed by you and by our authorized officer. Notwithstanding the foregoing, we may modify the provisions of the Operations Manual, without your consent, at any time during the term of this Agreement in order to adjust for competitive changes, technological advancements, legal requirements and attempts to improve in the marketplace.

## 17. RELEASE OF PRIOR CLAIMS

By executing this Agreement, you and everyone owning an interest in the franchisee entity, on behalf of yourselves and your heirs, legal representatives, successors and assigns, and each assignee of this Agreement, hereby forever release and discharge Pool Scouts Franchising, LLC, its past and present employees, agents, officers and directors, including Pool Scouts Franchising, LLC's parent, subsidiary and affiliates, their respective past and present employees, agents, officers and directors, from any and all claims relating to or arising out of any franchise agreement between the parties executed prior to the date of this Agreement, and all other claims relating to any dealings between any of the parties. However, this release does not apply to any duty we may have to offer to renew your Franchise as provided in any prior franchise agreements between us, nor to any continuous obligations we have under any franchise agreements currently in effect between you and us.

## 18. INDEMNIFICATION

You agree to indemnify us against any and all claims or causes of action, including attorneys' fees and expert fees, arising out of or related to your operation of the Franchised Business, unless such claim is solely the result of actions by us.

## 19. NOTICES

Any notice or request hereunder must be given by mail or courier, postage fully prepaid, or delivered personally or by facsimile, to our Chief Executive Officer, at our national headquarters, presently 2829 Guardian Lane, Suite 100, Virginia Beach, VA 23452. Telephone: (757) 215-4253. Facsimile: (757) 215-4505. Any such notice may also be given to you in the same manner at the address indicated below the Franchisee's signature on this Agreement.

## 20. FULL UNDERSTANDING

This Agreement is the entire agreement between you and us. This Agreement supersedes all other prior oral and written agreements and understandings between you and us with respect to the subject matter herein. Nothing in this Agreement or in any related agreement is intended to disclaim the representations we made in the Franchise Disclosure Document.

## 21. GUARANTY

You and all your officers, directors, partners, and members of the franchisee entity (collectively "Guarantors"), agree to perform all the obligations in and relating to this Agreement, including, but not limited to, the obligation to make payments specified herein, pay any other debts due us, and pay for products, chemicals or services later ordered from us. Likewise, for and in consideration of this Agreement, the signatures of the individual(s) below also constitute their personal joint and several guaranty to perform all the obligations in and relating to this Agreement, including, but not limited to, the obligation to make payments specified herein, pay any other debts due us, and pay for products, chemicals or services later ordered from us. The Guarantors waive presentment, demand or notice of non-performance and the right to require us to proceed against the other Guarantors. In addition, by each of their individual signatures below, each individual Guarantor agrees to Sections 10, 17 and 21 of this Agreement, and to be bound by the terms of Section 15(a)-(f), inclusive, of this Agreement, as if the term "Guarantor" were substituted for the term "you" in each provision of Sections 10 and 15(a)-(f), inclusive, of this Agreement.

## 22. SYSTEM MODIFICATIONS AND DISCRETION.

- a. **System Modifications.** You understand and agree that the System must not remain static if it is to meet, without limitation, presently unforeseen changes in technology, competitive circumstances, demographics, populations, consumer trends, societal trends and other marketplace variables, and if it is to best serve the interests of us, you and all other franchisees. Accordingly, you expressly understand and agree that we may from time to time change the components of the System including, but not limited to, altering the products, chemicals, programs, services, methods, standards, forms, policies and procedures of that System; abandoning the System altogether in favor of another system in connection with a merger, acquisition, other business combination or for other reasons; adding to, deleting from or modifying those products, chemicals, programs and services which your Franchised Business is authorized and required to offer; modifying or substituting entirely the equipment, signage, color schemes and uniform specifications and all other design, appearance and operation attributes which you are required to observe hereunder; and changing, improving, modifying, or substituting other words or designs for, the Marks. You expressly agree to comply with any such modifications, changes,

additions, deletions, substitutions and alterations; provided, however, that such changes shall not materially and unreasonably increase your obligations hereunder.

You shall accept, use and effectuate any such changes or modifications to, or substitution of, the System as if they were part of the System at the time that this Agreement was executed.

We shall not be liable to you for any expenses, losses or damages sustained by you as a result of any of the modifications contemplated hereby. You hereby covenant not to commence or join in any litigation or other proceeding against us or any third party complaining of any such modifications or seeking expenses, losses or damages caused thereby. You expressly waive any claims, demands or damages arising from or related to the foregoing activities including, without limitation, any claim of breach of contract, breach of fiduciary duty, fraud, and/or breach of the covenant of good faith and fair dealing (to the extent it is implied by applicable law).

- b. Discretion.** Whenever we have expressly reserved in this Agreement a right and/or discretion to take or withhold an action, or to grant or decline to grant you a right to take or withhold an action, except as otherwise expressly and specifically provided in this Agreement, we may make such decision or exercise our right and/or discretion on the basis of our judgment of what is in our best interests. This also applies if we are deemed to have a right and/or discretion. Our judgment of what is in the best interests of the System, at the time our decision is made or our right or discretion is exercised, can be made without regard to whether: (1) other reasonable alternative decisions or actions, or even arguably preferable alternative decisions or actions, could have been made by us; (2) our decision or the action taken promotes our financial or other interests; (3) our decision or the action taken applies differently to you and one or more other franchisees or our company-operated operations; or (4) our decision or the action taken is adverse to your interests. We will have no liability to you for any such decision or action. We and you intend that the exercise of our right or discretion will not be subject to limitation or review. If applicable law implies a covenant of good faith and fair dealing in this Agreement, we and you agree that such covenant will not imply any rights or obligations that are inconsistent with a fair construction of the terms of this Agreement and that this Agreement grants us the right to make decisions, take actions and/or refrain from taking actions not inconsistent with your express rights and obligations under this Agreement.

## **23. SURVIVAL**

Any of your obligations and the obligations of your owners and Guarantors that contemplate performance of such obligation after, or are intended by their nature to survive, termination, expiration or transfer of this Agreement or the transfer of any interest of you or your owners shall survive such termination, expiration or transfer.

Name of Franchisee: \_\_\_\_\_

Type of Entity (Individual, Partnership, Corporation, LLC): \_\_\_\_\_

Effective Date: \_\_\_\_\_ Entity Number: \_\_\_\_\_

**FRANCHISEE:**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Telephone Number)

Percentage of Ownership (if entity): \_\_\_\_\_%

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Telephone Number)

Percentage of Ownership (if entity): \_\_\_\_\_%

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Telephone Number)

Percentage of Ownership (if entity): \_\_\_\_\_%

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Telephone Number)

Percentage of Ownership (if entity): \_\_\_\_\_%

**GUARANTORS:**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Telephone Number)

\_\_\_\_\_  
(Email Address)

Percentage of Ownership (if entity): \_\_\_\_\_%

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Telephone Number)

Percentage of Ownership (if entity): \_\_\_\_\_%

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Brian Garrison, President

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Telephone Number)

\_\_\_\_\_  
(Email Address)

Percentage of Ownership (if entity): \_\_\_\_\_%

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Telephone Number)

Percentage of Ownership (if entity): \_\_\_\_\_%

Date: \_\_\_\_\_

**SCHEDULE “A” TO THE FRANCHISE AGREEMENT**

**Territory**

The Franchise Territory is as follows:

**Targeted Households In Territory**

Targeted Households located within the Territory are as follows:

**Scheduled Opening Date**

Scheduled Opening Date for the Franchised Business is as follows: \_\_\_\_\_

**SCHEDULE "B" TO THE FRANCHISE AGREEMENT**

**Form of Ownership**

**Franchisee:** \_\_\_\_\_

*Form of Ownership*  
**(Check One)**

**Individual**    **Partnership**    **Corporation**    **Limited Liability Company**

If a **Partnership**, provide name and address of each partner showing percentage owned, whether active in management, and indicate the state in which the partnership was formed.

If a **Corporation**, give the state and date of incorporation, the names and addresses of each officer and director, and list the names and addresses of every shareholder showing what percentage of stock is owned by each.

If a **Limited Liability Company**, give the state and date of formation, the name and address of the manager(s), and list the names and addresses of every member and the percentage of membership interest held by each member.

State and Date of Formation: \_\_\_\_\_

**Management (managers, officers, board of directors, etc.):**

Name	Title

**Members, Stockholders, Partners:**

Name	Address	Percentage of Stock

**Confirmation of entity documents.** I/we affirm that we have provided true and valid business entity formation documents (i.e., Articles of Incorporation) for the entity type indicated above

Initials: \_\_\_\_\_

Initials: \_\_\_\_\_

*Signatures on following page*

---

**FRANCHISEE**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Brian Garrison, President

Date: \_\_\_\_\_

**SCHEDULE "C" TO THE FRANCHISE AGREEMENT**

Special Stipulations

To the extent of any conflict between the following and the provisions of the Franchise Agreement dated \_\_\_\_\_, the following special stipulation(s) will control:

\_\_\_\_\_  
**FRANCHISEE**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Brian Garrison, President

Date: \_\_\_\_\_

**SCHEDULE “D” TO THE FRANCHISE AGREEMENT**

**State Addenda**

**ADDENDUM TO THE FRANCHISE AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE STATE OF INDIANA**

This Addendum to the Franchise Agreement is entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Franchisee”) to amend and revise the Franchise Agreement as follows:

1. In recognition of the requirements of the Indiana Deceptive Franchise Practices Law, IC 23-2-2.7 and the Indiana Franchise Disclosure Law, IC 23-2-2.5, the Franchise Agreement for Pool Scouts Franchising, LLC shall be amended as follows:
  - a. Sections 2.b and 13.j of the Franchise Agreement do not provide for a prospective general release of claims against Franchisor which may be subject to the Indiana Deceptive Franchise Practices Law or the Indiana Franchise Disclosure Law.
  - b. Section 18 is amended to provide that Franchisee will not be required to indemnify Franchisor for any liability imposed upon Franchisor as a result of Franchisee’s reliance upon or use of procedures or products which were required by Franchisor, if such procedures or products were utilized by Franchisee in the manner required by Franchisor.
  - c. Section 15.a is amended to provide that in the event of a conflict of law, the Indiana Franchise Disclosure Law, IC 23-2-2.5, and the Indiana Deceptive Franchise Practices Law, 23-2-2.7, will prevail.
2. Each provision of this Addendum shall be effective only to the extent that the jurisdictional requirements of the Indiana 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 Franchise Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.
3. 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 of fraud 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.

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum, understands and consents to be bound by all of its terms.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Franchisee: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ADDENDUM TO THE FRANCHISE AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE STATE OF MARYLAND**

This Addendum to the Franchise Agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Franchisee”) to amend and revise the Franchise 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 Franchise Agreement shall be amended as follows:

- a. Sections 2.b and 13.j require Franchisee to sign a general release as a condition of renewal and transfer of the franchise; such release shall exclude claims arising under the Maryland Franchise Registration and Disclosure Law.
- b. Section 4.a of the Franchise Agreement is amended to add the following: 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 Area Developers shall be deferred until the first franchise under the Area Development Agreement opens.
- c. Section 8.b(i) of the Franchise Agreement which terminates the Franchise Agreement upon bankruptcy of the Franchisee may not be enforceable under federal bankruptcy law (11 U.S.C. Section 101, *et seq.*).
- d. Section 15.a of the Franchise Agreement states that the franchise must be governed by the laws of the Commonwealth of Virginia; 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 15.b of the Franchise Agreement requires litigation to be conducted in the Commonwealth of Virginia; the requirement shall not limit any rights Franchisee may have under the Maryland Franchise Registration and Disclosure Law to bring suit in the State of Maryland.
- f. Section 17 of the Franchise Agreement requires the Franchisee to disclaim the occurrence and/or non-occurrence of certain acts; such disclaimers are not intended to, nor shall they act, a release, estoppel or waiver of any liability incurred under the Maryland Franchise Registration and Disclosure Law.

g. Any claims arising under the Maryland Franchise Registration and Disclosure Law must be brought within three (3) years after the grant of the franchise.

2. 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 Franchise 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 Franchise Agreement remain unchanged.

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 of fraud 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.

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum, understands and consents to be bound by all of its terms.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Franchisee: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ADDENDUM TO THE FRANCHISE AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE STATE OF MINNESOTA**

This Addendum to the Franchise Agreement is entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Franchisee”) to amend and revise said Franchise 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 Franchise Agreement agree as follows:

- a. Sections 2.b and 8 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 Franchisee be given 90 days’ notice of termination (with 60 days to cure) and 180 days’ notice of non-renewal of the Agreement.
- b. Sections 2.b and 13.j do not provide for a prospective general release of claims against Franchisor which may be subject to the Minnesota Franchise Law. Minn. Rule 2860.4400(D) prohibits a franchisor from requiring a franchisee to assent to a general release.
- c. Section 4 shall be amended to add that pursuant to Minnesota Statute 604.113, the maximum service charge that may be imposed is \$30.
- d. Section 6.d shall be amended to add that as required by Minnesota Franchise Act, Franchisor will reimburse you for any costs incurred by you in the defense of your right to use the Marks, so long as you were using the Marks in the manner authorized by Franchisor, and so long as Franchisor is timely notified of the claim and is given the right to manage the defense of the claim including the right to compromise, settle or otherwise resolve the claim, and to determine whether to appeal a final determination of the claim.
- e. Section 15.a shall be amended to add that Franchisor shall not in any way abrogate or reduce Franchisee’s rights as provided for under the Minnesota Franchise Law including the right to submit matters to the jurisdiction of the courts of Minnesota.
- f. In addition, Section 15.f shall be amended to state that any claim concerning the Franchised 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 Franchisee or Franchisor knew or should have known, in the exercise of reasonable diligence, of the facts giving rise to or the claim.

- g. 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 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.

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 Franchise Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

3. 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 of fraud 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.

**4. 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.**

**5. 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.**

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum understands and consents to be bound by all of its terms.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Franchisee: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ADDENDUM TO THE FRANCHISE AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE STATE OF NEW YORK**

This Addendum to the Franchise Agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Franchisee”) to amend and revise the Franchise Agreement as follows:

1. In recognition of the requirements of the General Business Laws of the State of New York, Article 33, §§ 680 et seq., the Franchise Agreement is amended as follows:

- a. Sections 2.b and 13.j require you to sign a general release as a condition of renewal and transfer of the Franchise, and Section 17 contains a general release by you; the release excludes claims arising under the General Business Laws of the State of New York.
- b. Section 11 is amended to provide that you will not be required to indemnify us for any liability imposed upon us as a result of your reliance upon or use of procedures or products which we required, if such procedures or products were utilized by you in the manner required by us.
- c. Under Section 13 of the Franchise Agreement, we will not transfer and assign our rights and obligations under the Franchise Agreement unless the transferee will be able to perform our obligations under the Franchise Agreement, in our good faith judgment, so long as it remains subject to the General Business Laws of the State of New York.
- d. Section 15.a of the Franchise Agreement states that the franchise must be governed by the laws of the state in which our principal business is then located. This requirement will not be considered a waiver of any right conferred upon the Franchisee by Article 33 of the General Business Laws.

2. Each provision of this Addendum is effective only to the extent that the jurisdictional requirements of the New York Law applicable to the provisions are met independently of this Addendum. To the extent this Addendum is inconsistent with any terms or conditions of the Franchise Agreement or exhibits or attachments thereto, the terms of this Addendum govern.

3. 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 of fraud 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.

4. Unless expressly amended by this Addendum, all other terms of the Franchise Agreement remain unchanged.

IN WITNESS WHEREOF, each party has caused its duly authorized representative to sign and deliver this Addendum on the date written below.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Franchisee: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ADDENDUM TO THE FRANCHISE AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE STATE OF RHODE ISLAND**

This Addendum to the Franchise Agreement is entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Franchisee”) to amend and revise the Franchise Agreement as follows:

1. In recognition of the requirements of the Rhode Island Franchise Investment Act, the Franchise Agreement for Pool Scouts Franchising, LLC shall be amended as follows:

(a) Section 15.a of the Franchise Agreement is amended to add:

Notwithstanding the foregoing, the Franchise Agreement will be governed by Rhode Island law.

(b) Section 15.b of the Franchise 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 Franchise Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

3. 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 of fraud 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.

4. Unless expressly amended by this Addendum, all other terms of the Franchise 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.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Franchisee: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ADDENDUM TO THE FRANCHISE AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE COMMONWEALTH OF VIRGINIA**

This Addendum to the Franchise Agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Franchisee”) to amend and revise the Franchise Agreement as follows:

1. In recognition of the requirements of the Virginia Retail Franchising Act, Va. Code §§13.1-557 et seq., the Franchise Agreement shall be amended as follows:

a. Section 4.a shall be amended to add: The Virginia State Corporation Commission’s Division of Securities and Retail Franchising requires us to defer payment of the initial franchise fee and other initial payments owed by franchisees to the franchisor until the franchisor has completed its pre-opening obligations under the franchise agreement.

b. Sections 8.b(x) and 8.c(i) states that the Franchisor may terminate the Franchise Agreement if the Franchisee commits a default under any other 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. 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 of fraud 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. Unless expressly amended by this Addendum, all other terms of the Franchise 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.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Franchisee: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ADDENDUM TO THE FRANCHISE AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE STATE OF WISCONSIN**

This Addendum to the Franchise Agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Franchisee”) to amend and revise the Franchise Agreement as follows:

1. The Wisconsin Fair Dealership Law Title XIV-A Ch. 135, Sec. 135.01-135.07, will supersede any conflicting terms of the Franchise Agreement.

2. This provision of this Addendum shall be effective only to the extent that the jurisdictional requirements of the Wisconsin Fair Dealership 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 Franchise Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

3. 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 of fraud 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.

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum, understands and consents to be bound by all of its terms.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Franchisee: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**SCHEDULE "E" TO THE FRANCHISE AGREEMENT**

**AUTHORIZATION AGREEMENT FOR PREARRANGED PAYMENTS  
(DIRECT DEBITS)**

The undersigned depositor ("Depositor") hereby:

authorizes POOL SCOUTS FRANCHISING, LLC and POOL SCOUTS SERVICES, LLC (collectively, the "Company") to initiate debit entries and or credit correction entries to the undersigned's checking and/or savings account indicated below and

authorizes the depository designated below ("Depository") to debit such account pursuant to Company's instructions.

\_\_\_\_\_  
Bank

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Bank Transit/ABA Number

\_\_\_\_\_  
Account Number

This authority is to remain in full force and effect until Depository has received joint written notification from Company and Depositor of the Depositor's termination of such authority in such time and in such manner as to afford Depository a reasonable opportunity to act on it. Notwithstanding the foregoing, Depository shall provide Company and Depositor with 30 days prior written notice of the termination of this authority. If an erroneous debit entry is initiated to Depositor's account, Depositor shall have the right to have the amount of such entry credited to such account by Depository, if (a) within 15 calendar days following the date on which Depository sent to Depositor a statement of account or a written notice pertaining to such entry or (b) 45 days after posting, whichever occurs first, Depositor shall have sent to Depository a written notice identifying such entry, stating that such entry was in error and requesting Depository to credit the amount thereof to such account. These rights are in addition to any rights Depositor may have under federal and state banking laws.

\_\_\_\_\_  
FRANCHISEE (Depositor) (Print Name)

By: \_\_\_\_\_

Date: \_\_\_\_\_

## SCHEDULE “F” TO THE FRANCHISE AGREEMENT

### PROGRAM SERVICES AGREEMENT

This PROGRAM SERVICES AGREEMENT is entered into this [ ] day of [ ], 20[ ], between POOL SCOUTS SERVICES, LLC (“we,” “us” or “Pool Scouts Services”) and [ ] (“you” or “Franchisee”).

WHEREAS, Pool Scouts Franchising, LLC (“Franchisor”) and Franchisee are parties to that certain Franchise Agreement date as of the same date hereof (the “Franchise Agreement”);

WHEREAS, pursuant to the terms of the Franchise Agreement, Franchisee is required to purchase Mailer Program services and Digital Advertising Program services from Franchisor or its affiliate; and

WHEREAS, Franchisor has designated us to administer the Mailer Program and Digital Advertising Program.

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

1. Mailer Program. You must pay us the Mailer Program Fees as set forth in the Franchise Agreement. The Mailer Program Fees are subject to change as set forth in the Franchise Agreement. The Mailer Program Fees in effect as of the Effective Date are set forth on Exhibit A attached hereto. We obtain the mailing lists and identify the Targeted Households from third party data compilation and demographic information service provider(s) that we and/or our affiliate(s) select. We make no representation or warranty regarding the accuracy of any such mailing lists or demographic information related to the Targeted Households, which we use to perform our obligations under this Agreement. We are unable to represent or warrant that the actual number of mailers produced by us or a third party on your behalf and delivered to the United States Postal Service (or other mail service specified by us) will be delivered by the postal carrier to the Targeted Households in your Territory.

2. Digital Advertising Program. You must pay us the Digital Advertising Program Fees as set forth in the Franchise Agreement. The Digital Advertising Program Fees are subject to change as set forth in the Franchise Agreement. The Digital Advertising Program Fees in effect as of the Effective Date are as set forth on Exhibit A attached hereto. If Franchisor has designated another approved supplier for the Digital Advertising Program and you are using such approved supplier for the Digital Advertising Program, you are not required to pay to us the Digital Advertising Program Fees and we have no obligations to you with respect to the Digital Advertising Program.

3. Integrated Business Management System. You must pay us the Integrated Business Management System Fees as set forth in the Franchise Agreement. The Integrated Business Management System Fees are subject to change as set forth in the Franchise Agreement. The Integrated Business Management Fees in effect as of the Effective Date are set forth on Exhibit A attached hereto.

4. Rights, Fee Increases.

(a) Mailer Program. We rent exclusive rights to use the mailing list for one year at a time and these lists are not available to you. They are solely available for use by us and/or our affiliates. We reserve the right to increase the Mailer Program Fees to reflect changes in the costs of design, production, list purchasing costs and postage. You must pay the then-current price in effect for the Mailer Program services provided by us under this Agreement, which may be more than our costs to provide the Mailer Program services, the Digital Advertising Program services to you. We will provide you with thirty (30) days' prior written notice of any change in the amount of the Mailer Program Fees.

(b) Digital Advertising Program. We reserve the right to increase the Digital Advertising Program Fees to reflect changes in the costs of the digital services. The Digital Advertising Program Fees incorporate a program management charge which includes a management fee in addition to the direct cost of digital marketing and SEO services, and we our affiliate or the approved supplier may derive a profit from these fees. We will provide you with thirty (30) days' prior written notice of any change in the amount of the Digital Advertising Program Fees.

(c) Integrated Business Management Fees. We reserve the right to increase the Integrated Business Management Fees to reflect changes in the costs of the business management services. We will provide you with thirty (30) days' prior written notice of any change in the amount of the Integrated Business Management Fees.

(d) Acknowledgment. You acknowledge and agree that (i) we have the right to administer the Mailer Program, the Digital Advertising Program and the Integrated Business Management System and to profit therefrom, and (ii) you release any and all claims that you may have, now or at any time in the future, with respect to such administration and/or profit. You acknowledge that the Mailer Program and Digital Advertising Program, along with the minimum Local Advertising Expenditure, represent the minimum expenditures and are in no way guaranteed to comprise sufficient advertising for your business.

5. Our Obligations.

(a) Mailer Program. Provided that you are current in your obligations to us and you are not otherwise in default under the Franchise Agreement or any other agreement (excluding the area development agreement, if applicable) with us or our affiliates, we will produce, or use a third party selected by us to produce, mailers for the Targeted Households in your Territory and deliver, or have delivered by a third party selected by us, the mailers to the United States Postal Service (or such other mail service we specify) on a weekly during the season. You may request that we produce, or have produced, and deliver, or have delivered, to the United States Postal Service (or such other mail service we specify) additional mailers on your behalf. You must pay our then-current fee for all additional mailers produced pursuant to this Section 5.

(b) Digital Marketing Program. Provided that you are current in your obligations to us and you are not otherwise in default under the Franchise Agreement or any other agreement (excluding the area development agreement, if applicable) with us or our affiliates, we

will provide SEO for your local website that we authorize, and online placement services, such as pay-per-clock advertising, Facebook or other social media advertising administration, remarketing or other digital advertising services.

(c) Integrated Business Management System. Provided that you are current in your obligations to us and you are not otherwise in default under the Agreement or any other agreement (including the area development agreement, if applicable) with us or our affiliates, we will administer and/or provide the Integrated Business Management System and/or certain services provided thereunder.

6. Late Fees. You must pay to us interest at the lesser of eighteen percent (18%) (compounded daily) per year or the highest amount permitted by law on all amounts you owe to us that are more than fifteen (15) days past due. All unpaid amounts will continue to accrue interest until paid in full.

7. Term. Unless sooner terminated as provided herein, the term of this Agreement shall be commensurate with the term of the Franchise Agreement and upon termination of the Franchise Agreement, this Agreement shall immediately terminate; provided that your payment obligations under this Agreement will survive termination.

8. Termination. This Agreement will automatically terminate upon the termination of the Franchise Agreement. In addition, we have the right to terminate this Agreement upon ten (10) days' notice to you if you are in default under any terms and conditions of the Franchise Agreement or under any terms and conditions of this Agreement and such default continues for a period of ten (10) days after written notice to you. A default under this Agreement constitutes a default under the Franchise Agreement.

9. Pre-Termination Options. Prior to termination of this Agreement, if you are in default of any of your obligations under this Agreement, we may, in addition to other remedies that we may have, suspend all Mailer Program services, Digital Advertising Program services and/or Integrated Business Management System services we are required to provide to you under this Agreement. In addition, if you are in default under the terms of this Agreement, we reserve the right to withhold provision of services to you under the Franchise Agreement. These remedies are in addition to any other remedies available to us at law or in equity.

IN NO EVENT WILL WE, OR ANY OF OUR AFFILIATES, BE LIABLE UNDER OR IN CONNECTION WITH OUR RIGHT TO SUSPEND SERVICES AS SET FORTH ABOVE, OR THE ACTUAL EXERCISE OF OUR RIGHTS SET FORTH ABOVE, UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, FOR ANY LOST PROFITS, LOSS OF GOODWILL OR REPUTATION, OR CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, ENHANCED OR PUNITIVE DAMAGES, IN EACH CASE REGARDLESS OF WHETHER WE, OR OUR AFFILIATES, WERE ADVISED OF THE POSSIBILITY OF SUCH LOSSES OR DAMAGES.

10. Assignment. This Agreement is fully assignable by us. You may not assign this Agreement, whether by sale of assets, merger, consolidation, or otherwise, or any obligations contained herein, without our prior written consent.

11. Capitalized Terms. All capitalized terms not otherwise defined herein have the meanings ascribed to them in the Franchise Agreement.

12. Entire Agreement. This Agreement, together with all Exhibits hereto, constitutes the entire agreement between the parties, and supersedes any prior understandings, agreements or representations by or between the parties, written or oral, to the extent they relate in any way to the subject matter hereof.

13. Third Party Beneficiary. You acknowledge and agree that Franchisor is an express and intended third party beneficiary of this Agreement, with the right to directly enforce this Agreement as it were a party hereto.

14. Waiver. The failure by Pool Scouts Services to enforce one or more terms or conditions of this Agreement will not be deemed a waiver of such term or condition, or of Pool Scouts Services' rights thereafter to enforce each and every term and condition of this Agreement.

15. Severability. If any provision hereof shall be determined invalid or unenforceable by a court of competent jurisdiction, such provision shall be stricken from this Agreement without any effect upon the validity or enforceability of any other provisions of this Agreement.

16. Amendment. This Agreement may not be amended unless such amendment is in writing and signed by the parties hereto.

17. Governing Law. This Agreement will be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without regard to any conflicts of law rules or provisions.

18. Venue and Jurisdiction. Franchisee irrevocably submits to the exclusive jurisdiction of the state and federal courts having jurisdiction over matters arising entirely within Virginia Beach, Virginia, in any action or proceeding arising out of, or relating to, this Agreement or the transactions contemplated herein. Franchisee further agrees that any such action or proceeding must be brought exclusively in such courts.

19. Attorney's Fees. The prevailing party in any suit brought to enforce the terms of this Agreement shall be entitled, in addition to other remedies as may be available at law or in equity, to recover its reasonable attorney's fees and expert fees incurred in bringing and prosecuting any such action.

20. Notice. Any notice hereunder must be given by mail or courier, postage prepaid or delivered personally or by facsimile, to our Chief Executive Officer, at our national headquarters, presently 2829 Guardian Lane, Suite 100, Virginia Beach, Virginia 23452, facsimile (757) 215-4505. Any such notice to Franchisee must be given in the same manner, or by electronic mail, at the address indicated below the Franchisee's signature to this Agreement.

21. Authority. The individual signing on behalf of the Franchisee represents and warrants that he/she (a) has the legal capacity to enter into this Agreement, and (b) has the authority to enter into this Agreement on behalf of, and bind, Franchisee.

22. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.

**POOL SCOUTS SERVICES, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Franchisee: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT A

### Mailer Program Fees, Digital Advertising Program Fees and Integrated Business Management Fees

The following fees are in effect as of the date set forth below. All fees are subject to change as set forth in the Franchise Agreement. The fees set forth in this Exhibit A supersede all Mailer Program Fees, Digital Advertising Program Fees and Integrated System Management Fees as set forth in the Franchise Agreement, any Program Services Agreement executed before the date set forth below, and any Modification Agreement (with respect to the Mailer Program, Digital Advertising Program and/or Integrated Business Management System) executed before the date set forth below.

**Effective Date:** \_\_\_\_\_, 2026

#### Mailer Program Fees

Setup Fee: \$1,000 (one-time per Territory)

Mailing List Fee: \$250 to \$500 per calendar year (\$0.05 per Targeted Households for the estimated subset of 5,000 to 10,000 Targeted Households)

Postcard Fee: \$10,000 per calendar year (\$0.50 per postcard for approximately 20,000 postcards)

#### Digital Advertising Program Fees

SEO Fee: \$3,600 per calendar year

Digital Marketing Fee: \$20,000 per calendar year

#### Integrated Business Management Fees

Integrated System  
Management Fee: \$395 per month (includes 2 VOIP seats)

Additional VOIP Seats: \$30 per month per seat

Your actual fees for the Mailing List Fee, Postcard Fee and Digital Marketing Fee may vary. The actual schedule, distribution and frequency per household mailed and the number of Targeted

Households, as well as the schedule and frequency of digital advertising will be determined by us in cooperation with you each year to develop the most effective plan.

**GUARANTY FOR PROGRAM SERVICES AGREEMENT**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned jointly and severally agree as follows: (a) the undersigned guarantees to Pool Scouts Services, LLC (“Pool Scouts Services”) that \_\_\_\_\_ (“Franchisee”) shall promptly pay and perform each and every undertaking, agreement and covenant of Franchisee set forth in the Program Services Agreement, and (b) the undersigned jointly and severally agree to be personally bound by, and personally liable for any breach of each and every provision of the Program Services Agreement by Franchisee, and (c) the undersigned jointly and severally guaranty payment of all amounts owed to Pool Scouts Services from time to time by Franchisee.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

GUARANTORS:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**SCHEDULE “G” TO THE FRANCHISE AGREEMENT**

**CONSENT TO AUDIO RECORDING**

I understand that **Pool Scouts Franchising, LLC** uses a third-party “mystery shopper” vendor to help the company gauge customer service levels and to help the company identify and understand learning opportunities for its employees who directly or indirectly work with our customers. I understand that audio recording of telephone conversations by the mystery shopper vendor is part of the mystery shopper process.

As a business owner and Pool Scouts franchisee, I understand the importance of professional phone protocol. Therefore, I give my permission to the company, **Pool Scouts, LLC** and its’ mystery shopping vendor to make audio recordings of any verbal interactions that I may have with a mystery shopper. I understand that the recordings may be disclosed to the company and **Pool Scouts, LLC**, and will be used for the purposes outlined above.

I acknowledge that I understand the purpose of this consent form and its content.

\_\_\_\_\_  
Franchise Owner Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Franchise Owner Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## SCHEDULE “H” TO THE FRANCHISE AGREEMENT

### CONVERSION ADDENDUM

This CONVERSION ADDENDUM (“Addendum”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ (the “Effective Date”) by Pool Scout Franchising, LLC (“we,” “us,” “our” or “Franchisor”), and \_\_\_\_\_ **[name of existing business entity]** (the “Company”), \_\_\_\_\_ **[name of individual owner(s) of existing business entity that will be franchisee/guarantors]** (the “Owners”) and \_\_\_\_\_ **[name of the franchisee]** (“you,” “your” or “Franchisee”).

The Company owns and operates a business that provides pool and spa cleaning and maintenance services similar to the services offered by Franchisor’s franchisees. The Company and the Owners have entered into a franchise agreement, of even date herewith (the “Franchise Agreement”), and the Company and Owners agree that Franchisee is permitted, and hereby converts the Existing Customers from customers of the Company to customers of the Franchisee.

In consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, agree as follows:

1. Existing Customers. Upon execution of this Addendum, the Company and the Owners will provide to Franchisor all information, as reasonably requested by Franchisor and in the format requested by Franchisor, with respect to all customers who were customers of the Company immediately prior to the execution of the Franchise Agreement (the “Existing Customers”). From and after the Effective Date, all such Existing Customers shall be customers of the Franchisee, and for all pool and spa cleaning and maintenance services, shall cease to be customers of the Company.
2. Waiver of Royalty and Service Fees for Existing Customers. Subject to Franchisee’s compliance with the Franchise Agreement, Franchisor hereby agrees to waive payment by Franchisee of the Royalty and Service Fees for services provided to Existing Customers only for a period of two (2) years commencing upon the opening date of the Franchised Business (the “Waiver Period”).
3. No Effect on Other Obligations. The waiver of Royalty and Service Fees set forth above does not have any effect on Franchisee’s other obligations under the Franchise Agreement, including payment of Marketing Fees and all other fees under the Franchise Agreement. For avoidance of doubt, during the Waiver Period, Franchisee is obligated to pay all Royalty Fees with respect to all customers of the Franchised Business (other than Existing Customers), and to submit all required reports to Franchisor with respect to the Existing Customers and all other customers of the Franchised Business.
4. Termination. Unless this Addendum is sooner terminated, this Addendum shall automatically terminate on the second anniversary of opening date. Royalty and Service Fees for all Existing Customers shall be due and payable from and after the first to occur

of the second anniversary of the opening date of the Franchised Business, or earlier termination of this Addendum. Franchisor may terminate this Addendum in the event Franchisee is in default under the Franchise Agreement or any other agreement relating to the Franchised Business by and between Franchisor or any of its affiliates.

5. Acknowledgements. From and after the opening date of the Franchised Business, the Company and each Owner acknowledge and agree that (a) neither the Company, nor any Owner, shall offer or provide any pool or spa cleaning and maintenance services to any Existing Customers or any new customers, (b) the Company and the Owners shall refer all new customers to the Franchised Business, (c) all Existing Customers will become Franchisor's accounts, owned by Franchisor and shall not revert back to Franchisee under any circumstances, including termination or expiration of the Franchise Agreement, and (d) the provisions of Section 10 of the Franchise Agreement applies with respect to all Existing Customers.
6. Reaffirmation and Renewal of Release; No Presently Known Claims. In consideration for the foregoing modifications, Franchisee hereby reaffirms and renews its release of Franchisor and the Franchisor's related parties, all as set forth in Section 17 of the Franchise Agreement, as of the Effective Date of this Addendum. This release does not release Franchisor from any of its ongoing obligations under the Franchise Agreement that Franchisor is required to perform after the Effective Date of this Agreement. Franchisee represents and warrants that it presently knows of no claims it has against Franchisor, as of the Effective Date of this Addendum.
7. Confidential. Company, Owners and Franchisee agrees that this Addendum is confidential, and that Company, Owners and Franchisee will not disclose to anyone else the fact of, or terms of, this Addendum, so long as any of the Franchisee's Franchise Agreement(s) with Franchisor remain in effect. Franchisor reserves all other rights to enforce this confidentiality clause against Company, Owners and Franchisee.
8. Reaffirmation of Franchise Agreement. Except as specifically set forth in this Agreement, this Addendum does not otherwise modify the Franchise Agreement, which is affirmed in its entirety, and Franchisee agrees that the Franchise Agreement and this Addendum are legally binding and enforceable. All terms not otherwise defined in this Agreement have the meanings set forth in the Franchise Agreement(s).
9. Entire Agreement. This Addendum, together with all exhibits hereto, constitutes the entire agreement between the parties, and supersedes any prior understandings, agreements or representations by or between the parties, written or oral, to the extent they relate in any way to the subject matter hereof.
10. Waiver. The failure by Franchisor to enforce one or more terms or conditions of this Addendum will not be deemed a waiver of such term or condition, or of Franchisor's rights thereafter to enforce each and every term and condition of this Addendum.
11. Severability. If any provision hereof shall be determined invalid or unenforceable by a court of competent jurisdiction, such provision shall, be stricken from this Addendum

without any effect upon the validity or enforceability of any other provisions of this Agreement.

12. Amendment. This Agreement may not be amended unless such amendment is in writing and signed by the parties hereto.
13. Assignment. None of Company, Owners or Franchisee may assign this Addendum, whether by sale of assets, merger, consolidation or otherwise, or any obligations contained herein without the express prior written consent of Franchisor.
14. Successors and Assigns. This Addendum shall inure to the benefit of and be binding upon the parties and their successors and permitted assigns.
15. Governing Law. This Addendum will be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without regard to its conflicts of law rules or provisions.
16. Venue and Jurisdiction. Company, Owner and Franchisee irrevocably submit to the exclusive jurisdiction of the state court of the city or county in which Franchisor's national office is located, presently Virginia Beach, Virginia, and of the United States District Court having jurisdiction over matters arising entirely within such city or county in which Franchisor's national office is located in any action or proceeding arising out of, or relating to, this Agreement or the transaction contemplated herein. Company, Owner and Franchisee further agree that all claims in respect of the action or proceeding must be brought exclusively in such courts.
17. Notice. Any notice hereunder must be given by mail or courier, postage prepaid or delivered personally or by facsimile, to our Chief Executive Officer, at our national headquarters, presently 2829 Guardian Lane, Suite 100, Virginia Beach, Virginia 23452, facsimile (757) 215-4505. Any such notice to Company, Owner and Franchisee must be given in the same manner, or by electronic mail, at the address indicated below the Franchisee's signature to this Agreement.
18. Authority. The individual signing on behalf of the Company and the Franchisee represents and warrants that he/she (a) has the legal capacity to enter into this Addendum, and (b) has the authority to enter into this Agreement on behalf of, and bind, Franchisee and the Company.
19. Counterparts. This Addendum may be executed in two or more counterparts, each of which shall be deemed an original, and all of which taken together constitute one and the same instrument.

IN WITNESS WHEREOF, this Addendum is effective as of the Effective Date.

Franchisor:

POOL SCOUTS FRANCHISING, LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

FRANCHISEE:

\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

COMPANY:

\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

OWNERS:

\_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT E**

**AREA DEVELOPMENT AGREEMENT AND STATE AMENDMENTS**

**POOL SCOUTS**

**Area Development Agreement**

**POOL SCOUTS**  
**AREA DEVELOPMENT AGREEMENT**

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**EXHIBITS**

EXHIBIT A Development Schedule

EXHIBIT B Guarantee

EXHIBIT C Franchise Agreement

**POOL SCOUTS  
AREA DEVELOPMENT AGREEMENT**

This Area Development Agreement (the "Agreement") is entered into on \_\_\_\_\_, 20\_\_\_\_ by and between POOL SCOUTS FRANCHISING, LLC (the "Franchisor", "Pool Scouts), and \_\_\_\_\_, a \_\_\_\_\_ having its principal offices located at \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ (the "Area Developer").

WITNESSETH:

WHEREAS, Franchisor has developed a method and concept (the "System") to provide a seasonal business in pool and spa cleaning and maintenance services using the System and the Marks (as both are defined below) (the "Franchised Business or Businesses");

WHEREAS, Franchisor identifies the System by means of certain trade names, service marks, trademarks, logos, emblems, and indicia of origin, including but not limited to, the mark "Pool Scouts" and logo, and such other trade names, service marks, and trademarks as are now designated (and may hereinafter be designated by Franchisor in writing) for use in connection with the System (the "Marks"); and

WHEREAS, Area Developer wishes to obtain certain development rights to operate Franchised Businesses under Franchisor's System and wishes to obtain franchises from Franchisor for that purpose.

NOW, THEREFORE, the parties, in consideration of the undertakings and commitments of each party to the other party set forth herein, hereby agree as follows:

1. GRANT

1.1 Franchisor hereby grants development rights to Area Developer, and Area Developer hereby accepts the obligation, pursuant to the terms and conditions of this Area Development Agreement, to develop the number of Franchised Businesses as specified in Exhibit A to this Agreement. Each Franchised Business for which a development right is granted hereunder shall be established and operated pursuant to: (i) a separate Pool Scouts Franchise Agreement ("Franchise Agreement") to be entered into between Area Developer and Franchisor in accordance with Section 3.1 below; and (ii) the development schedule set forth in Paragraph 2 of Exhibit A attached hereto (the "Development Schedule"). Each Franchised Business developed hereunder shall be located in the area described in Paragraph 1 of Exhibit A, attached hereto (the "Development Area"). Area Developer (and its affiliates) may not open a second Franchised Business until the first Franchised Business opened pursuant to this Agreement has been open for at least twelve (12) months. Area Developer may purchase additional territories (beyond the number granted in this Agreement) at the discounted price (currently \$25,000 per territory) within twenty-four (24) months after the opening of its (or its Affiliate's) first Franchised Business, provided Area Developer (or its Affiliate) is a franchise owner in good standing, and at our sole discretion.

1.2 So long as Area Developer is in compliance with its obligations under this Agreement and/or any other agreements with the Franchisor or its affiliates, Franchisor shall not establish, nor license anyone other than Area Developer to establish, a Franchised Business under the System in the Development Area, until the last date specified in the Development Schedule. Franchisor retains all rights not specifically granted to Area Developer, including, for example, the right: (i) to use and license others to use the System and Marks for the operation of “Pool Scouts” Franchised Businesses at any location outside the Development Area, regardless of proximity to the Development Area; (ii) to acquire (or be acquired by) and operate businesses of any kind at any location within or outside of the Development Area that do not operate under the Marks; (iii) to use and license others to use the System and/or the Marks at any location within or outside of the Development Area other than for the operation of a “Pool Scouts” Franchised Business; and (iv) to use and license others to use marks other than the Marks in connection with the operation of Franchised Businesses at any location within or outside of the Development Area, which Franchised Businesses are the same as, similar to, or different from the Franchised Businesses, all on terms and conditions as Franchisor deems advisable, and without granting Area Developer any rights therein. Franchisor may dispatch franchisees from neighboring territories to service customers in the Development Area as provided in Pool Scouts Franchise Agreements. Area Developer’s rights within the Development Area are also subject to other franchisees’ rights under Franchisor’s various programs and policies.

1.3 This Agreement is not a franchise agreement, and does not grant to Area Developer any right to use in any manner Franchisor’s Marks or System.

1.4 Area Developer shall have no right under this Agreement to license others to use in any manner the Marks or the System.

## 2. CUMULATIVE FRANCHISE FEE

2.1 In consideration of the development rights granted herein, Area Developer has paid to Franchisor upon execution of this Agreement fee equal to \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) (the “Cumulative Franchise Fee”), receipt of which is hereby acknowledged by Franchisor, which has been fully earned and is non-refundable in consideration of administrative and other expenses incurred by Franchisor and for the development opportunities lost or deferred as a result of the rights granted Area Developer herein.

## 3. DEVELOPMENT OBLIGATIONS

3.1 Area Developer (or an entity controlled by Area Developer (hereafter “Affiliate”)) shall execute a Franchise Agreement for each Franchised Business in a territory approved by Franchisor in the Development Area as hereinafter provided (the “Territory”). The Franchise Agreement for the first Franchised Business developed hereunder shall be in the form of the Franchise Agreement attached hereto as Exhibit C (the “First Franchise Agreement”). The Franchise Agreement for each additional Franchised Business developed hereunder shall be in the form of the Franchise Agreement being offered generally by Franchisor at the time each such Franchise Agreement is executed. The Franchise Agreement for each Franchised Business shall be executed by Area Developer and submitted to Franchisor within fifteen (15) days of its receipt

from Franchisor. Area Developer must execute one Franchise Agreement, and make all payments required thereunder at the time of signing, at the time this Area Development Agreement is signed.

Franchisor's duty to offer or grant franchises is subject to the requirement to maintain franchise disclosure documents and franchise registrations as required by law. If Franchisor may not lawfully offer or sell a franchise at a time Area Developer desires to execute the Franchise Agreement, Franchisee's and Area Developer's duties hereunder shall be deferred until such documents are amended and, if applicable, approved for use, and delivered to Area Developer.

3.2 Recognizing that time is of the essence, Area Developer agrees to satisfy the Development Schedule. Failure by Area Developer to adhere to the Development Schedule, shall constitute a default under this Agreement as provided in Section 6.2 hereof.

#### 4. TERM

Unless sooner terminated in accordance with the terms of this Agreement, the term of this Agreement and all rights granted hereunder shall expire on the date when Area Developer has open and in operation all of the Franchised Businesses required by the Development Schedule.

#### 5. DUTIES OF THE PARTIES

5.1 For each Franchised Business developed hereunder, Franchisor shall furnish to Area Developer the following:

5.1.1 Such developer training for Area Developer as Franchisor may deem advisable.

5.2 Area Developer accepts the following obligations:

5.2.1 An Area Developer which is a corporation shall comply, except as otherwise approved in writing by Franchisor, with the following requirements throughout the term of this Agreement:

5.2.1.1 Area Developer shall furnish Franchisor with its Articles of Incorporation, Bylaws, other governing documents, any other documents Franchisor may reasonably request, and any amendments thereto;

5.2.1.2 Area Developer shall confine its activities, and its governing documents, if any, shall at all times provide that its activities are confined, exclusively to the management and operation of the business contemplated hereunder, including the establishment and operation of the Franchised Businesses to be developed hereunder;

5.2.1.3 Area Developer shall maintain stop transfer instructions against the transfer on its records of any voting securities and shall issue no certificates for voting securities upon the face of which the following printed legend does not legibly and conspicuously appear:

The transfer of this stock is subject to the terms and conditions of an Area Development Agreement with Pool Scouts dated \_\_\_\_\_. Reference is made to the provisions of said Area Development Agreement and to the Articles and Bylaws of this Corporation.

5.2.1.4 Area Developer shall maintain a current list of all owners of record and all beneficial owners of any class of voting stock of Area Developer and shall furnish the list to Franchisor upon request.

5.2.2 An Area Developer which is a partnership or a limited liability company shall comply, except as otherwise approved in writing by Franchisor, with the following requirements throughout the term of this Agreement:

5.2.2.1 Area Developer shall furnish Franchisor with its partnership agreement or membership agreement as well as such other documents as Franchisor may reasonably request, and any amendments thereto; and

5.2.2.2 Area Developer shall prepare and furnish to Franchisor, upon request, a list of all general and limited partners and all members in Area Developer.

5.2.3 Area Developer shall at all times preserve in confidence any and all materials and information furnished or disclosed to Area Developer by Franchisor, and shall disclose such information or materials only to such of Area Developer's employees or agents who must have access to it in connection with their employment. Area Developer shall not at any time, without Franchisor's prior written consent, copy, duplicate, record, or otherwise reproduce such materials or information, in whole or in part, nor otherwise make the same available to any unauthorized person.

5.2.4 Area Developer shall comply with all requirements of federal, state and local laws, rules and regulations.

5.2.5 Area Developer shall provide Franchisor with annual unaudited balance sheets and statements of financial condition.

## 6. DEFAULT

6.1 Area Developer shall be deemed to be in default under this Agreement, and all rights granted herein shall automatically terminate without notice to Area Developer, if Area Developer shall become insolvent or makes a general assignment for the benefit of creditors; or if a petition in bankruptcy is filed by Area Developer or such a petition is filed against and not opposed by Area Developer; or if Area Developer is adjudicated a bankrupt or insolvent; or if a bill in equity or other proceeding for the appointment of a receiver of Area Developer or other custodian for Area Developer's business or assets is filed and consented to by Area Developer; or if a receiver or other custodian (permanent or temporary) of Area Developer's 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 Area

Developer; or if a final judgment remains unsatisfied or of record for thirty (30) days or longer (unless supersedes bond is filed); or if Area Developer is dissolved; or if execution is levied against Area Developer's business or property; or if suit to foreclose any lien or mortgage against the premises or equipment of any Franchised Business developed hereunder is instituted against Area Developer and not dismissed within thirty (30) days; or if the real or personal property of Area Developer shall be sold after levy thereupon by any sheriff, marshal or constable.

6.2 If Area Developer fails to meet its obligations under the Development Schedule, such action shall constitute a default under this Agreement, upon which Franchisor, in its discretion, may terminate the rights granted in Section 1.2 hereof, effective fifteen (15) days following notice from Franchisor.

6.3 Except as otherwise provided in Sections 6.1 and 6.2 above, if Area Developer fails to comply with any material term and/or condition of this Agreement, or fails to comply with the terms and/or conditions of any Franchise Agreement between the Area Developer (or a person or entity affiliated with or controlled by the Area Developer) and the Franchisor, such action shall constitute a default under this Agreement. Upon the occurrence of any such default, Franchisor may terminate this Agreement by giving written notice of termination stating the nature of such default to Area Developer at least fifteen (15) days prior to the effective date of termination; provided, however, that Area Developer may avoid termination by immediately initiating a remedy to cure such default, curing it to Franchisor's satisfaction, and by promptly providing proof thereof to Franchisor within the fifteen (15)-day 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 Franchised Businesses) shall terminate without further notice to Area Developer effective immediately upon the expiration of the fifteen (15)-day period or such longer period as applicable law may require.

6.4 Upon termination of this Agreement, Area Developer shall have no right to establish or operate any Franchised Business for which a Franchise Agreement has not been executed by Franchisor at the time of termination. Thereafter, Franchisor shall be entitled to establish, and to license others to establish, Franchised Businesses in the Development Area except as may be otherwise provided under any Franchise Agreement which has been executed between Franchisor and Area Developer.

6.5 No default under Section 6.2 of this Area Development Agreement shall constitute a default under any Franchise Agreement between the parties hereto.

6.6 No right or remedy herein conferred upon or reserved to Franchisor is exclusive of any other right or remedy provided or permitted by law or equity.

## 7. TRANSFERS

7.1 Franchisor may assign this Agreement to an assignee who agrees to remain bound by its terms, without obtaining Area Developer's approval. Neither Area Developer nor an owner with an interest in this Agreement (collectively "transferor") may sub-license or sub-franchise its rights granted by this Agreement. Area Developer's interest under this Agreement or its ownership

in the Area Developer entity may be transferred or assigned only if transferor complies with the following provisions. No interest may be transferred unless or until Area Developer and the transferor are in full compliance with this Agreement. No right to execute a Franchise Agreement may be assigned apart from an assignment of all of Area Developer's rights to execute Franchise Agreements under this Agreement.

7.2 If a transferor has received and desires to accept a signed, bona fide offer to purchase or otherwise transfer an interest in Area Developer's business or any interest in this Agreement or the Area Developer entity, the transferor shall grant Franchisor the option (the "Right of First Refusal") to purchase transferor's business or interest in the Area Developer as hereinafter provided.

7.3 If the transferor desires to make a transfer, such person or entity must comply with the following terms, conditions and procedures to effectuate a valid transfer:

7.3.1 If any proposed assignment of any rights under this Agreement, or if any other transfer which, when aggregated with all previous transfers, would, in Franchisor's reasonable opinion result in the transfer of effective control over the ownership of this Agreement and/or operation of Area Developer's business, a material part of Area Developer's assets or the Area Developer entity, the transferee must apply for an Area Development Agreement and must meet all of Franchisor's then current standards and requirements for becoming an Area Developer (which standards and requirements need not be written).

7.4 Regardless of the degree of control which would be affected by a proposed transfer:

7.4.1 The proposed transferor shall first notify Franchisor in writing of any bona fide proposed transfer and set forth a complete description of all terms and fees of the proposed transfer in a manner Franchisor prescribes, including the prospective transferee's name, address, financial qualifications and previous five (5) years' business experience;

7.4.2 The transferor shall provide Franchisor with a copy of any written offer or agreement to purchase, signed by the proposed transferee, together with copies of any documents referenced in the offer or agreement, including notes and security agreements. If all material terms of the proposed sale are not described in the offer or agreement, the transferor shall provide details of all such terms in its submission to Franchisor, accompanied by the proposed transferee's written agreement to the terms.

7.4.3 The proposed transferor shall provide Franchisor with any additional information, agreements, certifications or documents Franchisor requests for use in its evaluation of whether to approve the transfer or to exercise its Right of First Refusal.

7.4.4 Upon receipt of Franchisor's request, the proposed transferor shall promptly provide Franchisor with access to any property, documents or records relevant to the transaction and to the interest which is the subject of the transfer. Once Franchisor has received all materials submitted by the proposed transferor and has reviewed all property, records and documents Franchisor has requested, within thirty (30) days Franchisor shall notify the transferor of

Franchisor's decision to exercise its right to acquire all or any part of the interest being transferred, and the conditions, if any, under which Franchisor will approve the proposed transfer.

7.4.5 If the transferor's interest in Area Developer, the Area Developer's business or in this Agreement is being offered in combination with one or more other items, Franchisor has the right to purchase the interest it selects at the price and under the terms offered or agreed to by the transferor. Regardless of whether the offer establishes different prices for different interests to be transferred, Franchisor may establish a fair value for the interest it selects to acquire, based either upon the prices paid for similar interests in arm's length transactions during the previous two (2)-year period before the date of the proposed transfer, or on other reasonable criteria.

7.4.6 If non-monetary consideration is offered, Franchisor may pay the cash equivalent of the non-monetary consideration offered. If such non-monetary consideration includes the employment of the transferor, Franchisor may require the transferor to perform the proposed services on substantially the same terms as those offered by the proposed transferee. At Franchisor's option, Franchisor may agree not to pay the agreed compensation for the services to be performed by the transferor, and decline the services to be performed under the terms of the offer. If Franchisor elects this option, Franchisor may set off against any amount due for services to be rendered by the transferor, any income to be received by the transferor for services performed by others during the period when the transferor had agreed to perform services for Franchisor. Neither Franchisor nor its assignee shall be liable for paying any brokerage commission on the value of the interest transferred.

7.4.7 If Franchisor exercises its Right of First Refusal, the transferor shall transfer the interest to Franchisor or to Franchisor's assignee pursuant to an agreement to purchase which contains the material terms to which the transferor and the proposed transferee had agreed. However, if the offer or proposed purchase contract has omitted any terms customarily addressed in a transfer of an interest of the type which is the subject of the transaction, Franchisor may supply those terms in the purchase agreement and related documents.

7.4.8 If Franchisor or its assignee fails to exercise the option to purchase the interest sought to be transferred, Franchisor shall, within thirty (30) days after receipt of the notice of the proposed transfer, notify the proposed transferor in writing of its approval or disapproval of the prospective transferee.

7.5 A transfer to a "Controlled Entity" will not trigger the Right of First Refusal. A "Controlled Entity" is an entity in which the transferor(s) is/are the beneficial owner(s) of one hundred percent (100%) of each class of voting ownership interest in the Area Developer entity. At the time of the desired transfer of interest to a Controlled Entity, the transferor must notify Franchisor in writing of the name of the Controlled Entity. You may not use our Marks in the legal name of any Controlled Entity. You must comply with our instructions on selecting, filing and maintaining fictitious or assumed name registrations. You may not use any fictitious or assumed name without our prior consent. Franchisor only will approve a transfer to a Controlled Entity after all its beneficial owners have signed a personal guaranty of the Controlled Entity's obligations to Franchisor in a form which Franchisor prescribes. Franchisor does not charge a transfer fee for this change.

7.6 A transfer of interest among the owners of an Area Developer entity will not trigger the Right of First Refusal, provided that only the percentage of ownership, rather than the identity of the owners, is changing. At the time of the desired transfer of interest within an entity, the transferor must notify Franchisor in writing of the name and address of each officer, director shareholder, member, partner or similar owner of an interest and their respective ownership interest before and after the transfer. Franchisor does not charge a transfer fee for this transfer.

7.7 If Franchisor does not exercise its Right of First Refusal, the transferor may transfer this Area Development Agreement or ownership interest herein according to the terms set forth in the notice, provided that Area Developer and the transferor satisfy the conditions in Sections 7.8 through 7.13 below and complete the sale within ninety (90) days from the day on which Franchisor receives the notice. If Area Developer does not conclude the proposed transfer within the ninety (90)-day period, the Right of First Refusal granted to Franchisor hereunder shall continue in full force and effect.

7.8 The proposed transferee(s) must complete Franchisor's then current Pool Scouts franchise application and pass Franchisor's application screening using Franchisor's then current qualifications, which need not be written.

7.9 The proposed transferee(s) must sign the then current Pool Scouts amendment forms and/or franchise agreement, as required by Franchisor, and must personally assume and be bound by all of the terms, covenants and conditions therein.

7.10 The proposed transferee(s) must attend and successfully complete Franchisor's Operations Training.

7.11 The transferor must sign Franchisor's then current transfer and release forms.

7.12 All materials required for any offer or sale of securities of Area Developer (or any entity that owns or is affiliated with Area Developer) by federal or state law shall be submitted to Franchisor for review, approval, and consent prior to their being filed with any government agency; and any materials to be used in any exempt offering shall be submitted to Franchisor for review, approval, and consent prior to their use. No Area Developer offering shall imply (by use of the Marks or otherwise) that Franchisor is participating as an underwriter, issuer or offer or of Area Developer's or Franchisor's securities; and Franchisor's review and approval of any offering shall be limited solely to the subject of the relationship between Area Developer and Franchisor and shall not, in any manner be deemed a review or approval of the substantive nature or legality of any such security offering or sale. Area Developer and the other participants in the offering must fully indemnify Franchisor in connection with the offering. For each proposed offering, Area Developer shall pay Franchisor a non-refundable fee of Twenty-five Thousand Dollars (\$25,000) in order to reimburse Franchisor for its reasonable costs and expenses associated with reviewing the proposed offering, including, without limitation, legal and accounting fees. Area Developer shall give Franchisor written notice at least thirty (30) days prior to the date of commencement of any offering or other transaction covered by this Section 7.12. Any such offering shall be subject to Franchisor's Right of First Refusal, as set forth in Section 7.4 hereof.

7.13 Franchisor's consent to a transfer of any interest in this Agreement granted herein shall not constitute a waiver of any claims it may have against the transferring party, nor shall it be deemed a waiver of Franchisor's right to demand exact compliance with any of the terms of this Agreement by the transferee. Franchisor may disapprove any transfer which may constitute a subdivision of the Territory or the granting of subfranchises.

## 8. COVENANTS

8.1 Area Developer covenants that during the term of this Agreement, except as otherwise approved in writing by Franchisor, Area Developer (or, if Area Developer is a corporation, limited liability company or partnership, a principal of Area Developer approved by Franchisor) shall devote sufficient time, energy and best efforts to the management and operation of the business contemplated hereunder, including the establishment and operation of the Franchised Businesses to be developed hereunder.

8.2 Area Developer specifically acknowledges that, pursuant to this Agreement, Area Developer shall receive valuable specialized training and confidential information, including, without limitation, a manual and other information regarding the site selection, operational, sales, promotional and marketing methods and techniques of Franchisor and the System, and that Area Developer has the exclusive right and obligation to develop the Development Area. Area Developer covenants that during the term of this Agreement, except as otherwise approved in writing by Franchisor, Area Developer shall not, either directly or indirectly, for itself, or through, on behalf of, or in conjunction with any person, persons, partnership or corporation divert or attempt to divert any business or customer of any Franchised Business using the System to any competitor, by direct or indirect inducement or otherwise, or do or perform, directly or indirectly, any other act injurious or prejudicial to the goodwill associated with Franchisor's Marks and the System.

8.3 Area Developer covenants that, except as otherwise approved in writing by Franchisor, Area Developer shall not, during the term of this Agreement, either directly or indirectly, for itself, or through, on behalf of, or in conjunction with any person, persons, partnership or corporation, own, maintain, operate, engage in or have any interest in any business which is the same as or similar to the business contemplated hereunder which is located in whole or in part within the Development Area, other than those Franchised Businesses provided for in the Development Schedule; and shall not for a continuous uninterrupted period of two (2) years from the date of: (a) a transfer permitted under Section 7, above; (b) the expiration or termination of this Agreement (regardless of the cause for termination); or (c) a final order of a duly authorized court of competent jurisdiction (after all appeals have been taken) with respect to any of the foregoing or with respect to the enforcement of this Section 8.3; either directly or indirectly, for itself, or through, on behalf of, or in conjunction with any persons, partnership or corporation, own, maintain, operate, engage in or have any interest in any business which develops, finances or offers Pool and Spa cleaning and maintenance services and which business is, or is intended to be, conducted within the Development Area or within a fifteen (15)-mile radius of the territory of any other franchisee then using the System or any of our affiliate-owned businesses.

8.4 Section 8.3 hereof shall not apply to ownership by Area Developer of less than a one percent (1%) beneficial interest in the outstanding equity securities of any publicly-held corporation. As used in this Agreement, the term “publicly-held corporation” shall be deemed to refer to a corporation which has securities that have been registered under the federal Securities and Exchange Act of 1934.

8.5 At Franchisor’s request, Area Developer shall require and obtain execution of covenants similar to those set forth in this Section 8 (including covenants applicable upon the termination of a person’s relationship with Area Developer) from any or all of the following persons: (1) all officers, directors and holders of a beneficial interest of five percent (5%) or more of the securities of Area Developer, and of any corporation directly or indirectly controlling Area Developer, if Area Developer is a corporation or other entity; and (2) the general partners (including any corporation, and the officers, directors and holders of a beneficial interest of five percent (5%) or more of the securities of any corporation which controls, directly or indirectly, any general partner), if Area Developer is a partnership. Every covenant required by this Section 8.5 shall be in a form satisfactory to Franchisor, including, without limitation, specific identification of Franchisor as a third party beneficiary of such covenants with the independent right to enforce them. Failure by Area Developer to obtain execution of a covenant required by this Section 8.5 shall constitute a default under Section 6.3 hereof.

8.6 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 8 is held unreasonable or unenforceable by a court or agency having valid jurisdiction in an unappealed final decision to which Franchisor is a party, Area Developer expressly agrees 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 8.

8.7 Area Developer understands and acknowledges that Franchisor shall have the right, in its sole discretion, to reduce the scope of any covenant set forth in this Section 8, or any portion thereof, without Area Developer’s consent, effective immediately upon receipt by Area Developer of written notice thereof; and Area Developer agrees that it shall comply forthwith with any covenant as so modified, which shall be fully enforceable notwithstanding the provisions of Section 13 hereof.

8.8 Area Developer expressly agrees that the existence of any claims it may have against Franchisor, whether or not arising from this Agreement, shall not constitute a defense to the enforcement by Franchisor of the covenants in this Section 8. Area Developer agrees to pay all costs and expenses (including reasonable attorneys’ fees and expert fees) incurred by Franchisor in connection with the enforcement of this Section 8, and any of Franchisor’s other rights under this Agreement.

8.9 Area Developer acknowledges that Area Developer’s violation of the terms of this Section 8 would result in irreparable injury to Franchisor for which no adequate remedy at law may be available, and Area Developer accordingly consents to the issuance of an injunction prohibiting any conduct by Area Developer in violation of the terms of this Section 8.

## 9. NOTICES

Any notice or request hereunder must be given by mail or courier, postage fully prepaid, or delivered personally or by facsimile, to our President at our National Headquarters, presently 2829 Guardian Lane, Suite 100, Virginia Beach, Virginia 23452. Telephone: (757) 215-4253. Facsimile: (757) 215-4505. Any such notice may also be given to you in the same manner at the address indicated below the Area Developer's signature on this Agreement. Either party may change the address at which it shall receive notices by sending a notice to the other party as provided in this section.

## 10. PERMITS AND COMPLIANCE WITH LAWS

10.1 Area Developer shall comply with all federal, state, and local laws, rules, and regulations, and shall timely obtain any and all permits, certificates or licenses necessary for the full and proper conduct of the business contemplated under this Agreement.

10.2 Area Developer shall notify Franchisor in writing within five (5) days of the commencement of any action, suit, or proceeding, and of the issuance of any order, writ, injunction, award, or decree of any court, agency, or other governmental instrumentality, which may adversely affect the operation or financial condition of Area Developer and/or any Franchised Business established pursuant to this Agreement.

## 11. INDEPENDENT CONTRACTOR AND INDEMNIFICATION

11.1 Area Developer is an independent contractor. Area Developer is not Franchisor's agent, partner, employee or a participant in a joint venture and has no authority to hold itself out as such to third parties. Area Developer does not have any authority to bind or obligate Franchisor. Franchisor is not and shall not be liable for any act, omission, debt or other obligation of Area Developer.

11.2 Area Developer is responsible for all loss or damage and for all contractual liability to third parties arising out of or incurred in connection with the operation of the Area Developer's business and for all claims or demands for damage directly or indirectly related thereto. Area Developer agrees to defend, indemnify and hold harmless Franchisor and its employees of and from and with respect to any such claim, loss or damage.

## 12. APPROVALS AND WAIVERS

12.1 Whenever this Agreement requires the prior approval or consent of Franchisor, Area Developer shall make a timely written request to Franchisor therefor, and such approval or consent must be obtained in writing. A request for approval shall be deemed denied unless or until Franchisor grants its written approval.

12.2 Franchisor makes no warranties or guarantees upon which Area Developer may rely, and assumes no liability or obligation to Area Developer, by providing any waiver, approval,

consent, or suggestion to Area Developer in connection with this Agreement, or by reason of any neglect, delay or denial of any request therefor.

12.3 No delay, waiver, omission or forbearance on the part of Franchisor to exercise any right, option, duty, or power arising out of any breach or default by Area Developer under any of the terms, provisions, covenants, or conditions hereof, shall constitute a waiver by Franchisor to enforce any such right, option, duty, or power as against Area Developer, or as to subsequent breach or default by Area Developer. Subsequent acceptance by Franchisor of any payments due to it hereunder shall not be deemed to be a waiver by Franchisor of any preceding breach by Area Developer of any terms, provisions, covenants, or conditions of this Agreement.

### 13. ENTIRE AGREEMENT AND AMENDMENT

13.1 This Agreement is the entire agreement between Area Developer and Franchisor. This Agreement supersedes all other prior oral and written agreements and understandings between Area Developer and Franchisor with respect to the subject matter herein. Nothing in this Agreement or in any related agreement is intended to disclaim the representations we made in the Franchise Disclosure Document.

13.2 No modifications to this Agreement shall have any effect unless such modification is in writing and signed by Area Developer and by Franchisor's authorized officer.

### 14. RELEASE OF PRIOR CLAIMS

By executing this Agreement, the undersigned entity, if any, and all individuals, on behalf of themselves and Area Developer and their heirs, legal representatives, successors and assigns, and each assignee of this Agreement, hereby forever release and discharge Franchisor, its past and present employees, agents, officers and directors, including Franchisor's parent, subsidiary and affiliated corporations, their respective past and present employees, agents, officers and directors, from any and all claims relating to or arising out of any Area Development Agreement, Franchise Agreement or other agreement or relationship, between the parties executed prior to the date of this Agreement, and all other claims relating to any dealings between any of the parties. However, this release does not apply to Franchisor's renewal obligations, as contained in any prior or other area development agreement, or to any duty it may have to comply with franchise sales laws applicable to this transaction.

### 15. 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.

### 16. APPLICABLE LAW

16.1 Virginia Law. This Agreement takes effect upon its acceptance and execution by Franchisor. This Agreement and the totality of the relationship between the parties (to include any

tort, fraud, statutory or other claims of any type or nature) shall be interpreted and construed exclusively under the laws of the Commonwealth of Virginia, which laws shall prevail in the event of any conflict of law (without regard to, and without giving effect to, the application of Virginia choice of law rules); provided, however, that if the covenants in Section 8 of this Agreement would not be enforceable under the laws of Virginia, and Area Developer is located outside of Virginia, then such covenants shall be interpreted and construed under the laws of the state in which the Area Developer's principal place of business is located. Nothing in this Section 16.1 is intended by the parties to subject this Agreement to any franchise or similar law, rule, or regulation of the Commonwealth of Virginia to which this Agreement would not otherwise be subject.

16.2 Jurisdiction and Venue. In any suit brought by Franchisor, which in any way relates to or arises out of this Agreement, or any of the dealings of the parties hereto, Area Developer consents to venue and personal jurisdiction in the state and federal court of the city or county of Franchisor's national office, presently Virginia Beach, Virginia. In any suit brought against Franchisor, including Franchisor's present and former employees and agents, which in any way relates to or arises out of this Agreement, or any of the dealings of the parties hereto, venue shall be proper only in the federal court located nearest Franchisor's national office (presently the United States District in Norfolk, Virginia), or if neither federal subject matter nor diversity jurisdiction exists, in the city or county state court located where Franchisor's national office is (presently the City of Virginia Beach, Virginia).

16.3 Jury Waiver. In any trial between any of the parties hereto, including present and former employees and agents of Franchisor, Area Developer and Franchisor agree to waive Area Developer's and Franchisor's rights to a jury trial, and instead have such action tried by a judge.

16.4 Class Action Waiver. Area Developer agrees that any claim it may have against Franchisor, including Franchisor's past and present affiliates, officers, directors, employees and agents, must be brought individually and Area Developer shall not join such claim with claims of any other person or entity or bring, join or participate in a class action against Franchisor.

16.5 Compensatory Damages; Attorneys' Fees. In any lawsuit, dispute or claim between or against any of the parties hereto, including present and former affiliates, officers, directors, agents and employees of ours, you and we agree to waive our rights, if any, to seek or recover punitive damages. Further, the prevailing party in any dispute shall be awarded its reasonable attorneys' fees and expert fees.

16.6 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.

## 17. GUARANTY

The Area Developer, and if it is an entity, all its officers, directors, partners and members, agree to perform all the obligations in and relating to this Agreement, including, but not limited to, the obligation to make payments specified herein, and to pay any other debts due Franchisor. Likewise, for and in consideration of this Agreement, the signatures of the individual(s) below

also constitute their personal joint and several guaranty to perform all the obligations in and relating to this Agreement, including, but not limited to, the obligation to make payments specified herein, pay any other debts due Franchisor, and the duty to comply with the transfer procedures and covenants set forth in Sections 7 and 8. The Guarantors waive presentment, demand or notice of non-performance and the right to require Franchisor to proceed against the other Guarantors.

**IN WITNESS WHEREOF**, the parties hereto have duly executed and delivered this Agreement in duplicate on the day and year first above written.

**POOL SCOUTS FRANCHISING, LLC**

\_\_\_\_\_

**FRANCHISOR:**

**AREA DEVELOPER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Notices to Franchisor:  
POOL SCOUTS FRANCHISING, LLC  
2829 Guardian Lane, Suite 100  
Virginia Beach, VA 23452

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Notices to Area Developer:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Attention: \_\_\_\_\_

Fax: \_\_\_\_\_

**POOL SCOUTS  
AREA DEVELOPMENT AGREEMENT**

**EXHIBIT A**

**DEVELOPMENT SCHEDULE**

1. Each Franchised Business developed under this Area Development Agreement shall be located in the following area (the “Development Area”, as more specifically described in Section 1.1 of this Agreement):

2. Recognizing that time is of the essence, Area Developer agrees to satisfy the development schedule set forth below:

<b>By Date:</b>	<b>Cumulative Total Number of Franchised Businesses Which Area Developer Shall Have Opened and in Operation:</b>

**INITIALED:**

**FRANCHISOR: \_\_\_ AREA DEVELOPER: \_\_\_**

**POOL SCOUTS  
AREA DEVELOPMENT AGREEMENT**

**EXHIBIT B**

**GUARANTEE**

As an inducement to POOL SCOUTS FRANCHISING, LLC (the “Franchisor”, “Pool Scouts”) to execute the Pool Scouts Area Development Agreement between Franchisor and \_\_\_\_\_ (“Area Developer”) dated \_\_\_\_\_, 20\_\_\_\_ (the “Agreement”), the undersigned hereby agree to defend, indemnify and hold Franchisor, Franchisor’s affiliates, and their respective officers, directors, employees, and agents harmless against any and all losses, damages, liabilities, costs, and expenses (including, but not limited to, reasonable attorney’s fees, expert fees, reasonable costs of investigation, court costs, and expenses) resulting from, or arising out of or in connection with any failure by Area Developer to perform any obligation of Area Developer under the Agreement, any amendment thereto, or any other agreement executed by Area Developer referred to therein.

The undersigned hereby acknowledge and agree to be individually bound by all of the covenants contained in Section 8 of the Agreement.

This Guarantee shall terminate upon the termination or expiration of the Agreement, except that all obligations and liabilities of the undersigned which arose from events which occurred on or before the effective date of such termination shall remain in full force and effect until satisfied or discharged by the undersigned, and all covenants which by their terms continue in force after the expiration or termination of the Agreement shall remain in force according to their terms. Upon the death of an individual guarantor, the estate of such guarantor shall be bound by this Guarantee, but only for obligations hereunder existing at the time of death; the obligations of the other guarantors shall continue in full force and effect.

Unless specifically stated otherwise, the terms used in this Guarantee shall have the same meaning as in the Agreement, and shall be interpreted and construed in accordance with Section 8 of the Agreement. This Guarantee shall be interpreted and construed under the laws of the Commonwealth of Virginia. In the event of any conflict of law, the laws of Virginia shall prevail (without regard to, and without giving effect to, the application of Virginia conflict of law rules).

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, each of the undersigned has signed this Guarantee as of the date of the Agreement.

GUARANTOR(S)

(Seal) \_\_\_\_\_, Individually

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

(Seal) \_\_\_\_\_, Individually

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

(Seal) \_\_\_\_\_, Individually

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

(Seal) \_\_\_\_\_, Individually

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**POOL SCOUTS  
AREA DEVELOPMENT AGREEMENT**

**EXHIBIT C**

**FRANCHISE AGREEMENT**

The form of Franchise Agreement currently offered by Franchisor is attached.

**AREA DEVELOPMENT AGREEMENT**  
**STATE SPECIFIC AMENDMENTS**

**ADDENDUM TO THE AREA DEVELOPMENT AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE STATE OF INDIANA**

This Addendum to the Area Development Agreement is entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Area Developer”) to amend and revise the Area Development Agreement as follows:

1. In recognition of the requirements of the Indiana Deceptive Franchise Practices Law, IC 23-2-2.7 and the Indiana Franchise Disclosure Law, IC 23-2-2.5, the Area Development Agreement for Pool Scouts Franchising, LLC shall be amended as follows:

- a. Section 14 of the Area Development Agreement does not provide for a prospective general release of claims against Franchisor which may be subject to the Indiana Deceptive Franchise Practices Law or the Indiana Franchise Disclosure Law.
- b. Section 16.1 is amended to provide that in the event of a conflict of law, the Indiana Franchise Disclosure Law, IC 23-2-2.5, and the Indiana Deceptive Franchise Practices Law, 23-2-2.7, will prevail.

2. Each provision of this Addendum shall be effective only to the extent that the jurisdictional requirements of the Indiana 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 Area Development Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

3. 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 of fraud 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.

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum, understands and consents to be bound by all of its terms.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Area Developer: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ADDENDUM TO THE AREA DEVELOPMENT AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE STATE OF MARYLAND**

This Addendum to the Area Development Agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Area Developer”) to amend and revise the Area 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 Area Development Agreement shall be amended as follows:

- a. Section 2.1 of the Area Development Agreement is amended to add the following: 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 Area Developers shall be deferred until the first franchise under the Area Development Agreement opens.
- b. Section 6.1 of the Area Development Agreement which terminates the Area Development Agreement upon bankruptcy of the Area Developer may not be enforceable under federal bankruptcy law (11 U.S.C. Section 101, *et seq.*).
- c. Section 7.11 requires Area Developer to sign a general release as a condition of transfer of the area development rights; such release shall exclude claims arising under the Maryland Franchise Registration and Disclosure Law.
- d. Section 16.1 of the Area Development Agreement states that the laws of the Commonwealth of Virginia 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 16.2 of the Area Development Agreement requires litigation to be conducted in the Commonwealth of Virginia; the requirement shall not limit any rights Area 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. 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 Area Development Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

3. 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 of fraud 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.

4. Unless expressly amended by this Addendum, all other provisions of the Area 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.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Area Developer: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ADDENDUM TO THE AREA DEVELOPMENT AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE STATE OF MINNESOTA**

This Addendum to the Area Development Agreement is entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Area Developer”) to amend and revise said Area 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 Area Development Agreement agree as follows:

- a. Sections 4 and 6 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 an Area Developer be given 90 days’ notice of termination (with 60 days to cure) and 180 days’ notice of non-renewal of the Agreement.
- b. Section 14 does not provide for a prospective general release of claims against Franchisor which may be subject to the Minnesota Franchise Law. Minn. Rule 2860.4400(D) prohibits an area developer from requiring a franchisee to assent to a general release.
- c. Section 16.1 shall be amended to add that Franchisor shall not in any way abrogate or reduce Area 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 16.1 shall be amended to state that any claim concerning the Franchised 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 Area 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 Area Developer’s rights as provided for in Minnesota Statutes, Chapter 80C, or (2) Area Developer’s rights to any procedure, forum or remedies provided for by the laws of the jurisdiction.

f. Pursuant to Minnesota Statute 604.113, the maximum service charge that may be imposed is \$30.

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 Area Development Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

3. 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 of fraud 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.

**4. 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.**

**5. 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.**

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum understands and consents to be bound by all of its terms.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Area Developer: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ADDENDUM TO THE AREA DEVELOPMENT AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE STATE OF NEW YORK**

This Addendum to the Area Development Agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Area Developer”) to amend and revise the Area Development Agreement as follows:

1. In recognition of the requirements of the General Business Laws of the State of New York, Article 33, §§ 680 et seq., the Area Development Agreement is amended as follows:

- a. Under Section 7.1, we will not transfer and assign our rights and obligations under the Area Development Agreement unless the transferee will be able to perform our obligations under the Area Development Agreement, in our good faith judgment, so long as it remains subject to the General Business Laws of the State of New York.
- b. Section 7.11 requires you to sign a general release as a condition to transfer of the area development rights; the release excludes claims arising under the General Business Laws of the State of New York.
- c. Section 16.1 of the Area Development Agreement states that the franchise must be governed by the laws of the state in which our principal business is then located. This requirement will not be considered a waiver of any right conferred upon the Area Developer by Article 33 of the General Business Laws.

2. Each provision of this Addendum is effective only to the extent that the jurisdictional requirements of the New York Law applicable to the provisions are met independently of this Addendum. To the extent this Addendum is inconsistent with any terms or conditions of the Area Development Agreement or exhibits or attachments thereto, the terms of this Addendum govern.

3. 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 of fraud 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.

4. Unless expressly amended by this Addendum, all other terms of the Area Development Agreement remain unchanged.

IN WITNESS WHEREOF, each party has caused its duly authorized representative to sign and deliver this Addendum on the date written below.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Area Developer: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ADDENDUM TO THE AREA DEVELOPMENT AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE STATE OF RHODE ISLAND**

This Addendum to the Area Development Agreement is entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Area Developer”) to amend and revise the Area Development Agreement as follows:

1. In recognition of the requirements of the Rhode Island Franchise Investment Act, the Area Development Agreement for Pool Scouts Franchising, LLC shall be amended as follows:

(a) Section 16.1 of the Area Development Agreement is amended to add:

Notwithstanding the foregoing, the Area Development Agreement will be governed by Rhode Island law.

(b) Section 16.2 of the Area 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 Area Development Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.

3. 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 of fraud 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.

4. Unless expressly amended by this Addendum, all other terms of the Area 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.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Area Developer: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ADDENDUM TO THE AREA DEVELOPMENT AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE COMMONWEALTH OF VIRGINIA**

This Addendum to the Area Development Agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Area Developer”) to amend and revise the Area Development Agreement as follows:

1. In recognition of the requirements of the Virginia Retail Franchising Act, Va. Code §§13.1-557 et seq., the Area Development Agreement shall be amended as follows:

a. Section 2.1 shall be amended to add: The Virginia State Corporation Commission’s Division of Securities and Retail Franchising requires us to defer payment of the initial franchise fee and other initial payments owed by franchisees to the franchisor until the franchisor has completed its pre-opening obligations under the franchise agreement.

b. Section 6.3 states that the Franchisor may terminate the Area Development Agreement if the Area 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. 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 of fraud 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. Unless expressly amended by this Addendum, all other terms of the Area 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.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Area Developer: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ADDENDUM TO THE AREA DEVELOPMENT AGREEMENT  
POOL SCOUTS FRANCHISING, LLC**

**FOR THE STATE OF WISCONSIN**

This Addendum to the Area Development Agreement is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, between **POOL SCOUTS FRANCHISING, LLC** (“we”, “us” or “Franchisor”) and \_\_\_\_\_ (“you” or “Area Developer”) to amend and revise the Area Development Agreement as follows:

1. The Wisconsin Fair Dealership Law Title XIV-A Ch. 135, Sec. 135.01-135.07, will supersede any conflicting terms of the Area Development Agreement.
  
2. This provision of this Addendum shall be effective only to the extent that the jurisdictional requirements of the Wisconsin Fair Dealership 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 Area Development Agreement or exhibits or attachments thereto, the terms of this Addendum shall govern.
  
3. 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 of fraud 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.

IN WITNESS WHEREOF, each of the undersigned hereby acknowledges having read this Addendum, understands and consents to be bound by all of its terms.

**POOL SCOUTS FRANCHISING, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Area Developer: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT F-1**

**AUTHORIZATION AGREEMENT FOR PREARRANGED PAYMENTS  
(DIRECT DEBITS)**

**AUTHORIZATION AGREEMENT FOR PREARRANGED PAYMENTS  
(DIRECT DEBITS)**

The undersigned depositor (“Depositor”) hereby:

authorizes POOL SCOUTS FRANCHISING, LLC and POOL SCOUTS SERVICES, LLC (collectively, the “Company”) to initiate debit entries and or credit correction entries to the undersigned’s checking and/or savings account indicated below and

authorizes the depository designated below (“Depository”) to debit such account pursuant to Company’s instructions.

\_\_\_\_\_  
Bank

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Bank Transit/ABA Number

\_\_\_\_\_  
Account Number

This authority is to remain in full force and effect until Depository has received joint written notification from Company and Depositor of the Depositor’s termination of such authority in such time and in such manner as to afford Depository a reasonable opportunity to act on it. Notwithstanding the foregoing, Depository shall provide Company and Depositor with 30 days prior written notice of the termination of this authority. If an erroneous debit entry is initiated to Depositor’s account, Depositor shall have the right to have the amount of such entry credited to such account by Depository, if (a) within 15 calendar days following the date on which Depository sent to Depositor a statement of account or a written notice pertaining to such entry or (b) 45 days after posting, whichever occurs first, Depositor shall have sent to Depository a written notice identifying such entry, stating that such entry was in error and requesting Depository to credit the amount thereof to such account. These rights are in addition to any rights Depositor may have under federal and state banking laws.

\_\_\_\_\_  
FRANCHISEE (Depositor) (Print Name)

By: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT F-2**

**PROMISSORY NOTE**

**PROMISSORY NOTE**

\$ \_\_\_\_\_

\_\_\_\_\_, 20\_\_\_\_  
**Virginia Beach, Virginia**

FOR VALUE RECEIVED, the undersigned (“Borrower”) promises to pay to the order of POOL SCOUTS SERVICES, LLC (“Lender”), at 2829 Guardian Lane, Suite 100, Virginia Beach, VA 23452 or at the Lender’s option, at such other place as may be designated from time to time by holder, the amount of \_\_\_\_\_ and \_\_\_\_/100 DOLLARS (\$\_\_\_\_\_.\_\_\_\_), together with interest at the rate per annum set for the below, on the unpaid balance computed from the date set forth below.

This Note shall be payable in monthly payments of principal and interest commencing on \_\_\_\_\_, 2\_\_\_\_, and continuing on the \_\_\_\_ day of each month thereafter. The entire outstanding principal balance and all interest and other applicable fees, costs and charges, if any, will be due on \_\_\_\_\_, 2\_\_\_\_.

Interest on the outstanding principal balance shall accrue as follows:

- Months 1-12: \_\_\_\_\_ %
  - Months 23-24: \_\_\_\_\_ %
  - Months 25-36: \_\_\_\_\_ %
  - Months 37-48: \_\_\_\_\_ %
- [Add additional months as necessary]

This Note shall be secured.

Borrower has requested that Lender make the loan evidenced by this Note to enable Borrower to [finance the Initial Franchise Fee and other opening costs] for a Pool Scouts franchise (the “Franchised Business”) to be opened and operated by Borrower pursuant to a Franchise Agreement, dated \_\_\_\_\_, by and between Pool Scouts Franchising, LLC (“Franchisor”) and Borrower (the “Franchise Agreement”).

After maturity, this Note shall bear interest at the rate of \_\_\_\_\_ percent (\_\_\_\_%) per annum or the maximum interest rate permitted by law, whichever is less. In the event Borrower fails to fully pay any installment of principal and/or interest or otherwise fails to repay this Note within five (5) days of its due date, the Obligor (as defined below) agrees to pay the Lender on demand a late charge of five percent (5%) of the scheduled payment. The Lender may, at its option, apply any late payments (either full or partial) in the following manner: first, to interest, then to principal and finally to late charges.

The Borrower represents and warrants to Lender that the loan evidenced by this Note is being made for business, commercial or investment purposes. The undersigned shall have the right to pre-pay this Note, in whole or in part, without penalty, at any time.

The Borrower agrees to pay all attorneys’ fees, expert fees and other costs and expenses that Lender may incur in connection with the collection or enforcement of this Note or the preservation or disposition of any collateral for the payment of this Note.

Each person liable on this Note in any capacity, whether as Borrower, endorser, surety, guarantor, or otherwise (an "Obligor"), waives the benefit of the homestead exemption and of all other exemptions available to him and also waives presentment, demand, protest, notice of dishonor and all other notices of every kind and nature to which he would otherwise be entitled under the applicable law. Each Obligor agrees that Lender may take any one or more of the following actions, on one or more occasions, whether before or after the maturity of this Note, without any notice to such Obligor, without any further consent to such actions, and without releasing or discharging such Obligor from liability on the Note: (a) any extension or extensions of the time of payment of any principal, interest or other amount due and payable under this Note; (b) any renewal of this Note, in whole or in part; (c) any full or partial release or discharge from liability under this Note of any other Obligor; (d) any waiver of any default under this Note or other agreement between the Lender and any Obligor relating to the indebtedness evidenced by this Note; or (e) any agreement with the Borrower changing the rate of interest or any other term or condition of this Note.

TIME IS OF THE ESSENCE with regard to the payment of any amounts due under this Note and the performance of the covenants, terms and conditions of this Note.

Any one or more of the following shall constitute an event of default under this Note: (a) any default in the payment of any installment or payment of principal, interest, or other amounts due and payable under this Note; (b) the death, dissolution, merger, consolidation or termination of existence of any Obligor; (c) any default by Obligor in the performance of, or compliance with, any provision in this Note or other agreement, document or instrument to which any Obligor and Lender and/or any affiliate of Lender are parties; (d) any Obligor is unable to pay debts as they become due, or is or becomes insolvent or makes an assignment for the benefit of creditors; (e) any Obligor files or becomes the subject of any petition or other pleading for relief under the Federal bankruptcy laws or any state insolvency statute; or (f) a receiver is appointed for, or a writ or order of attachment, levy or garnishment is issued against, any Obligor or the property, assets or income of any Obligor.

If an event of default shall occur or if the undersigned shall fail to pay this Note in full at maturity, the entire unpaid balance of this Note and all accrued interest shall become immediately due and payable, at the option of Lender without notice or demand to any Obligor. The remedies provided in this Note upon default and in other agreement between Lender and/or any affiliate of Lender and any Obligor are cumulative and not exclusive of any other remedies provided under any other agreement or at law or in equity.

**EACH OBLIGOR HEREBY WAIVES TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO WHICH SUCH OBLIGOR AND LENDER MAY BE PARTIES, ARISING OUT OF, IN CONNECTION WITH OR IN ANY WAY PERTAINING TO, THIS NOTE. IT IS AGREED AND UNDERSTOOD THAT THIS WAIVER CONSTITUTES A WAIVER OF TRIAL BY JURY OF ALL CLAIMS AGAINST ALL PARTIES TO SUCH ACTION OR PROCEEDING, INCLUDING CLAIMS AGAINST PARTIES WHO ARE NOT PARTIES TO THIS NOTE. THIS WAIVER IS KNOWINGLY, WILLINGLY AND VOLUNTARILY MADE BY EACH OBLIGOR, AND EACH OBLIGOR HEREBY REPRESENTS THAT NO REPRESENTATIONS OF FACT OR OPINION HAVE BEEN MADE BY ANY INDIVIDUAL TO INDUCE THIS WAIVER OF TRIAL BY JURY AND**

**THAT EACH OBLIGOR HAS BEEN REPRESENTED IN THE SIGNING OF THIS NOTE AND IN THE MAKING OF THIS WAIVER BY INDEPENDENT LEGAL COUNSEL, OR HAS HAD THE OPPORTUNITY TO BE REPRESENTED BY INDEPENDENT LEGAL COUNSEL SELECTED OF ITS OWN FREE WILL, AND THAT IT HAS HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH ITS COUNSEL.**

The covenants, terms and conditions of this Note shall be binding upon the heirs, personal representatives, successors and assigns of each Obligor and shall inure to the benefit of Lender, its successors and assigns.

[This Note shall be contingent upon the Borrower securing SBA or other suitable financing for the Franchise Business.]

This Note shall be governed by and construed in all respects and enforced according to the laws of the Commonwealth of Virginia. Franchisee irrevocably submits to the exclusive jurisdiction of the state court of the city or county in which Franchisor's national office is located, presently Virginia Beach, Virginia, and of the United States District Court having jurisdiction over matters arising entirely within such city or county in which Franchisor's national office is located, in any action or proceeding arising out of, or relating to, this Agreement or the transaction contemplated herein. Borrower further agrees that any such action or proceeding must be brought exclusively in such courts.

WITNESS the following signature(s) and seal(s):

If Borrower is an entity:

BORROWER:

\_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

If Borrower is an individual:

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**EXHIBIT F-3**

**GUARANTY**

## GUARANTY AGREEMENT

FOR VALUE RECEIVED, and in order to induce POOL SCOUTS SERVICES, LLC (“Lender”) to accept the Promissory Note dated \_\_\_\_\_, in the principal amount of \_\_\_\_\_ and \_\_\_/100 DOLLARS (\$ \_\_\_\_\_) (“Note”) signed by \_\_\_\_\_ (“Borrower”), the undersigned hereby absolutely and unconditionally guarantee to Lender the due and prompt payment of the indebtedness represented by said Note, and all other costs incurred, including reasonable attorneys’ fees, in enforcing the terms of the Note and this Guaranty.

The undersigned hereby agrees that Lender may from time to time without notice to or consent of the undersigned and upon such terms and conditions as Lender may deem advisable without affecting this Guaranty: (a) make any agreement extending or otherwise altering the time for or the terms of payment of all or any part of the Note; (b) modify, waive, compromise, release, subordinate, resort to, exercise or refrain from exercising any right Lender may have hereunder; (c) accept security or additional security or guarantees of any kind; (d) endorse, transfer or assign the Note to any other party; (e) accept from the Borrower or any other party partial payment or payments on account of the Note; (f) from time to time hereafter further loan monies or give or extend credit to or for the benefit of the Borrower; (g) release, settle or compromise any claim of Lender against the Borrower, or against any other person, firm or corporation.

The undersigned hereby unconditionally and absolutely waive: (a) any obligation on the part of Lender to protect, secure or insure any of the security given for the payment of the Note; (b) the invalidity or unenforceability of the Note; (c) any of the security given for the payment of the Note; (d) notice of acceptance of this Guaranty by Lender; (e) notice of presentment, demand for payment, notice of non-performance, protest, notices of protest and notices of dishonor, notice of non-payment or partial payment; (f) notice of any defaults in the performance of any of the covenants and agreements contained therein, in any instrument given as security for the Note or in any other agreement or contract between Lender and Borrower; (g) the transfer or sale by Borrower or the diminution in value thereof or any security given for the Note; (h) any failure, neglect or omission on the part of Lender to realize or protect the Note or any security given therefor; (i) any right to insist that Lender prosecute collection of the Note or resort to any instrument or security given to secure the Note or to proceed against the Borrower or against any other guarantor or surety prior to enforcing this Guaranty; provided, however, at its sole discretion Lender may either in a separate action pursuant to this Guaranty pursue its remedies against the Borrower or any other guarantor or surety, without affecting its rights under this Guaranty; (j) notice to the undersigned of the existence of an extension of the Note; or (k) any order, method or manner of application of any payments on the Note.

Without limiting the generality of the foregoing, the undersigned will not assert against Lender any defense of waiver, release, discharge in bankruptcy, statute of limitations, res judicata, statute of frauds, anti-deficiency statute, ultra vires acts, usury, illegality or unenforceability which may be available to the Borrower in respect of the Note, or any setoff available against Lender to the Borrower whether or not on account of a related transaction, and the undersigned expressly agrees that the undersigned shall be and remain liable for any deficiency remaining after foreclosure of any mortgage or security interest securing the Note, notwithstanding provisions of law that may prevent Lender from enforcing such deficiency against the Borrower. The

undersigned hereby specifically waives and renounces any right to proceed against Lender, and its successors and assigns, for any deficiency arising as a result of the foreclosure of any mortgage or security agreement. The liability of the undersigned shall not be affected or impaired by any voluntary or involuntary dissolution, sale or other disposition of all or substantially all of the assets, marshalling of assets and liabilities, receivership, insolvency, bankruptcy, assignment for the benefit of creditors, reorganization, arrangement, composition or readjustment of, or other similar event or proceeding affecting the Borrower or any of its assets and that upon the institution of any of the above actions, at Lender sole discretion and without notice thereof or demand therefor, the undersigned's obligations shall become due and payable and enforceable against the undersigned whether or not the Note or any of its installments is then due and payable.

The undersigned further agrees that no act or thing, except for payment in full, which but for this provision might or could in law or in equity act as a release of the liabilities of the undersigned hereunder shall in any way affect or impair this Guaranty and the undersigned agrees that this shall be a continuing, absolute and unconditional Guaranty and shall be in full force and effect until the Note has been paid in full.

The undersigned agrees that all indebtedness, liability or liabilities now or at any time or times hereafter owing by the Borrower to the undersigned are hereby subordinated to the Note and any payment of indebtedness of the Borrower to the undersigned, if Lender requests, shall be received by the undersigned as trustee for Lender on account of the Note. The undersigned agrees that the payment of any amount or amounts by the undersigned pursuant to this Guaranty shall not in any way entitle the undersigned, whether at law, in equity or otherwise to any right to direct the application or disposition of any such security or any right to direct the enforcement of any such security.

Performance by the undersigned under this Guaranty shall not entitle the undersigned to be subrogated to the Note or to any security therefor, unless and until the full amount of the indebtedness has been fully paid.

This Guaranty Agreement shall governed by and construed in accordance with the laws of the Commonwealth of Virginia, without regard to the conflicts of laws provisions. Each undersigned guarantor irrevocably submits to the exclusive jurisdiction of the state court of the city or county in which Franchisor's national office is located, presently Virginia Beach, Virginia, and of the United States District Court having jurisdiction over matters arising entirely within such city or county in which Franchisor's national office is located, in any action or proceeding arising out of, or relating to, this Agreement or the transaction contemplated herein. Each of the undersigned further agrees that any such action or proceeding must be brought exclusively in such courts.

Each of the undersigned acknowledge and agree that the promises herein shall be construed to be and are hereby declared to be joint and several in each and every particular and shall be fully binding upon and enforceable against any or all of the undersigned and neither the death nor release of any person or party to this Guaranty shall affect or release the joint and several liability of any other person or party.

DATED \_\_\_\_\_

LENDER:

POOL SCOUTS SERVICES, LLC

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

GUARANTOR:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**EXHIBIT F-4**

**SECURITY AGREEMENT**

## SECURITY AGREEMENT

THIS SECURITY AGREEMENT, made this [REDACTED] day of [REDACTED], 20[REDACTED], by the undersigned (“Borrower”), to POOL SCOUTS SERVICES, LLC, a Virginia limited liability company, having its principal place of business at 2829 Guardian Lane, Suite 100, Virginia Beach, Virginia 23452 (“Secured Party”).

Borrower and Pool Scouts Franchising, LLC (“Franchisor”) have entered into that certain Franchise Agreement, dated [REDACTED], 2[REDACTED] (the “Franchise Agreement”) pursuant to which Franchisor granted Borrower a right to operate a Pool Scouts franchise (the “Franchised Business”). To enable Secured Party to pay to Franchisor the franchise fee and other opening costs, Secured Party has made a loan to Borrower in the amount of \$[REDACTED] (the “Loan”) as evidenced by that certain Promissory Note, dated [REDACTED], 2[REDACTED] (the “Note”).

1. In consideration of Secured Party making the Loan to Borrower, Borrower hereby grants to Secured Party a security interest in all of the stock of goods, wares and merchandise (collectively the “Inventory”), and the trade fixtures, furnishings and equipment, including Borrower’s service van(s), vehicles, computers and computer programs (collectively the “Equipment”), and accounts, contract rights, general intangibles, chattel paper, revolving accounts, extended credit contracts, open accounts, leases, insurance policies, documents, deposits, trademarks, trade names, customers lists, books, records, catalogues and sales aids (collectively the “Property”) (the Inventory, the Equipment and the Property are collectively referred to herein as the “Collateral”), wherever located, whether now owned or hereafter acquired, and any replacement, substitutions, additions, accessions or cash and non-cash proceeds arising therefrom, whether as a result of the sale, exchange, collection or other disposition of any of the Collateral, or otherwise.

2. This Security Agreement is made as security for the payment by the Borrower to Secured Party of Borrower’s indebtedness pursuant to the Note.

3. Borrower hereby represents and warrants to Secured Party that the property covered by this Security Agreement is lawfully in Borrower’s possession, is now free from all liens and encumbrances other than this security interest and a security interest in favor of such party(ies) listed on Exhibit A attached hereto.

4. Borrower may sell and install the Inventory in the regular course of business, provided however, that he shall replenish said Inventory so sold and installed, and shall at all times maintain said Inventory to substantially the same amount that presently exist.

5. Borrower represents and warrants that all Collateral shall be kept within the state where its Franchised Business is located. Borrower shall promptly notify Secured Party in writing of any change in Borrower’s address or use of any other names under which it is doing business.

6. Borrower further covenants and agrees as follows:

(a) To keep the Collateral insured against loss and damage by fire and other casualty at least to the extent of their book value, for the benefit of Secured Party in such form and in such insurance company as Secured Party shall reasonably approve, said policies to name

Secured Party as co-insured, and that in default thereof, Secured Party may effect such insurance, and the sum so paid for that purpose with interest thereon at the lesser of eighteen percent (18%) per annum or the maximum legal rate shall immediately be payable by the Borrower and shall be deemed a part of the debt secured hereby.

(b) It is understood that any loss, injury or destruction of the Collateral shall be at the risk of Borrower and shall not release the Borrower from any obligation hereunder.

(c) To use the Collateral with reasonable care, skill and caution, and not to permit the same to be damaged, injured or depreciated; not to encumber or permit any encumbrance or lien of any character against the Collateral; not to use the Collateral in violation of any law; not to waste or destroy the Collateral or to suffer it or any part thereof to be attached or taken on execution or other process.

(d) To make and file all statements required by law and to pay all fees, taxes, assessments and charges of any nature that may be levied against or in connection with the Collateral, this instrument, or the indebtedness secured hereby and to keep this Security Agreement in full force and effect until said debt is paid. In the event the Borrower shall neglect or fail to pay said expense, Secured Party may pay them, and all sums of money so expended with interest thereon at the lesser of eighteen percent (18%) per annum or the maximum legal rate shall immediately be payable by the Borrower and shall be deemed a part of the debt secured hereby.

(e) Borrower shall pay to Secured Party all expenses incurred by Secured Party in enforcing any of the provisions hereof, including but not limited to, costs of collecting the debt secured hereby, and all such expenses shall be deemed a part of the debt secured hereby.

(f) To defend the Collateral against the claims of all persons.

(g) It is understood and agreed that the Collateral is, and shall continue to remain, personal property, and that Borrower shall not change or alter or act upon or permit any change, alteration or action upon which the Collateral would change its character as personal property.

(h) That the said Equipment shall not be sold, mortgaged, conveyed or disposed of in any way without the prior written consent of Secured Party unless Borrower has replaced such Equipment with equipment of equal or greater value.

(i) At the request of Secured Party, Borrower will join in executing, or will execute, all necessary financing statements and any other documents deemed necessary by Secured Party and pay the cost of filing such statements and other documents.

7. This Security Agreement may be assigned, negotiated, and/or transferred by Secured Party, without notice to Borrower, and when assigned, negotiated and/or transferred shall be free from any defense, counterclaim or cross-complaint by Borrower.

8. No transfer, renewal, extension, modification or assignment of this Security Agreement, or any interest hereunder, nor the failure of Secured Party to enforce any provision

hereof, shall operate or be construed as a waiver by Secured Party of the strict performance of the covenants and conditions of this Security Agreement by Borrower.

9. Time is of the essence of this Security Agreement.

10. Any one or more of the following shall constitute a default under this Security Agreement: (a) a default by Borrower of this Security Agreement or any of its obligations hereunder; (b) a default by Borrower under any other agreement or contract between Secured Party and Borrower, or Franchisor and Borrower; (c) the insolvency of Borrower or Borrower's cessation of the business as a going concern or a petition in bankruptcy by or against Borrower; (d) in the event of the existence of a lien upon or the sequestration or attachment of any property in the possession of Borrower; (e) an assignment for the benefit of creditors by Borrower; (f) disposal by Borrower of more than ten percent (10%) of its assets other than in the regular course of its operation of the Franchised Business, or (if a corporate entity) a change of ownership of ten percent (10%) or more of the shares of capital stock of Borrower to other than an existing shareholder; or (g) if Secured Party shall, at any time, reasonably deem the security afforded by this Security Agreement unsafe or at any risk. In the event of any such default, the full amount of the aforesaid debt shall become immediately due and payable at the option of Secured Party; and it shall then be lawful for Secured Party (and Borrower hereby so authorizes and empowers it) without notice or demand and without legal process, to take immediate possession of the Collateral and for that purpose to enter upon any premises where the same or any part thereof may be and to remove the same therefrom; and Secured Party shall not thereby be liable for damages for trespass or subject to suit of any kind.

11. Borrower acknowledges and agrees that upon any such default as aforesaid and to the extent permitted by law, (a) Secured Party may, without notice to Borrower sell the Collateral and all equity of redemption of Borrower therein without legal procedure and without demand for performance, either at public or private sale, and in such county and at such place as Secured Party may elect without having the said property at the place of sale; and, (b) Secured Party may purchase said property or any part thereof at any such sale, and that out of the moneys arising from said sale, Secured Party may retain all sums secured by this Security Agreement, whether then or thereafter payable, including all costs, charges and expenses incurred by Secured Party in effecting such sale or otherwise in relation to the said property, rendering the surplus, if any, to Borrower. If a deficiency occurs, Borrower agrees to pay such deficiency forthwith, together with a reasonable attorneys' fee for the recovery thereof if an attorneys' fee is incurred by Secured Party.

12. Borrower authorizes any attorney to appear in any court of record of the United States and to confess judgment in the amount of the deficiency against Borrower and in favor of Secured Party, and Borrower hereby waives service of process and any right of appeal.

**13. BORROWER HEREBY WAIVES TRIAL BY JURY IN ANY ACTION (INCLUDING STATUTORY AND EMERGENCY STATUTORY ACTIONS), PROCEEDING OR COUNTERCLAIM ON ANY MATTERS ARISING OUT OF OR IN ANY WAY CONNECTED WITH ANY AGREEMENT OR CONTRACT BETWEEN BORROWER AND SECURED PARTY, THEIR RELATIONSHIP, NON-PAYMENT O ANY PAYMENT(S) REQUIRED OF BORROWER TO BE PAID TO SECURED PARTY, AND NON-MONETARY DEFAULT(S) OF BORROWER.**

14. Borrower waives the right to remove any legal action from the court originally acquiring jurisdiction and waives all homestead and other property exemption laws.

15. If any provision of this Security Agreement shall be determined invalid or unenforceable by a court of competent jurisdiction, such provision(s) shall be stricken from this Security Agreement without any effect upon the validity or enforceability of any other provisions of this Security Agreement.

16. All rights and remedies of Secured Party hereunder are cumulative and not alternative. Any remedies herein provided shall be in addition to any other remedy available to Secured Party at law or in equity.

17. The failure of Secured Party to enforce any one or more of the terms and conditions of this Security Agreement will not be deemed a waiver of such terms or conditions or of Secured Party's rights thereafter to enforce each and every terms and conditions of this Security Agreement.

18. Franchisee may not assign this Agreement, whether by sale of assets, merger, consolidation or otherwise, or any obligations contained herein, without the express prior written consent of Secured Party.

19. This Security Agreement shall bind Borrower and the heirs, legal representatives, successors and/or assigns of Borrower and shall inure to the benefit of Secured Party and the successors and/or assigns of Secured Party. If Secured Party assigns its interest herein, its assignee shall take free of any defense, counterclaim or cross-complaint Borrower may have against Secured Party.

20. This Agreement, together with all Exhibits hereto, constitutes the entire agreement between the parties, and supersedes any prior understandings, agreements or representations by or between the parties, written or oral, to the extent they relate in any way to the subject matter hereof.

21. This Agreement may not be amended unless such amendment is in writing and signed by the parties hereto.

22. This Agreement will be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without regard to any conflicts of law rules or provisions.

23. Franchisee irrevocably submits to the exclusive jurisdiction of the state court of the city or county in which Franchisor's national office is located, presently Virginia Beach, Virginia, and of the United States District Court having jurisdiction over matter arising entirely within such city or county in which Franchisor's national office is located, in any action or proceeding arising out of, or relating to, this Agreement or the transaction contemplated herein. Franchisee further agrees that any such action or proceeding must be brought exclusively in such courts.

24. The individual signing on behalf of the Franchisee represents and warrants that he/she (a) has the legal capacity to enter into this Agreement, and (b) has the authority to enter into this Agreement on behalf of, and bind, Franchisee.

25. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.

26. Each of the undersigned acknowledge and agree that the promises herein shall be construed to be and are hereby declared to be joint and several in each and every particular and shall be fully binding upon and enforceable against any or all of the undersigned and neither the death nor release of any person or party to this Security Agreement shall affect or release the joint and several liability of any other person or party to this Security Agreement.

IN WITNESS WHEREOF, the undersigned have duly executed this Security Agreement on the day and year first above written.

BORROWER:

\_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

If Borrower is an individual:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

Address: \_\_\_\_\_

\_\_\_\_\_

**Exhibit A to Security Agreement**  
**Permitted Liens**

**EXHIBIT G**

**TELEPHONE NUMBER ASSUMPTION AGREEMENT**

**TELEPHONE NUMBER ASSUMPTION AGREEMENT**

\_\_\_\_\_  
(Name of Telephone Company)

\_\_\_\_\_  
(Address)

**TRANSFER OF SERVICE AGREEMENT**

In the event my Pool Scouts Franchise is discontinued for any reason, I hereby release the use of the following telephone number(s): \_\_\_\_\_ which were used in conjunction with said Franchise to Pool Scouts, or its designee.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Present Customer's Signature

SWORN TO AND SUBSCRIBED before me by the said

on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

\*\*\*\*\*

I hereby assume and agree to pay all charges outstanding, either billed or unbilled, including White Pages directory charges, on the telephone number(s) listed above.

\_\_\_\_\_  
Date

\_\_\_\_\_  
New Customer's Signature

SWORN TO AND SUBSCRIBED before me by the said

on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

**EXHIBIT H-1**

**TRANSFER AND RELEASE AGREEMENT**

**TRANSFER AND RELEASE AGREEMENT  
(Franchise)**

This **TRANSFER AND RELEASE AGREEMENT** (the "Agreement") is made and entered into on this [ ] day of \_\_\_\_\_, 20[ ], by and among POOL SCOUTS FRANCHISING, LLC ("Franchisor"), [ ] ("Franchisee") and \_\_\_\_\_ ("Transferee").

**WITNESSETH**

**WHEREAS**, Franchisor and Franchisee entered into that certain Franchise Agreement, dated DATE (the "Franchise Agreement") for the operation of a Pool Scouts franchise (the "Franchised Business");

**WHEREAS**, NAME and NAME (collectively, the "Guarantors") have guaranteed the obligations of Franchisee under the Franchise Agreement;

**WHEREAS**, Franchisee notified Franchisor of Franchisee's desire to transfer to Transferee all right, title, and interest held by Franchisee, in and to the Franchised Business and Franchise Agreement and, therefore, has requested that Franchisor consent to the transfer thereof to Transferee pursuant to Section 13 of the Franchise Agreement; and

**WHEREAS**, Franchisor is willing to waive its right of first refusal and to grant its consent to the proposed transfer of the Franchise Agreement, subject to the terms and conditions set forth herein.

**AGREEMENT**

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions herein contained, and other good and valuable consideration, receipt of which is hereby acknowledged by each of the parties hereto, the parties agree as follows:

1. Consent to Transfer. Franchisor hereby waives its right of first refusal under the Franchise Agreement and consents to the transfer by Franchisee to Transferee of all of Franchisee's right, title, and interest in and to the Franchised Business. The foregoing waiver and consent is subject to and made in reliance upon the following terms, conditions, representations, and warranties:

(a) Franchisee and Transferee represent, warrant, and agree that, subject to Franchisor's consent, Franchisee has transferred to Transferee all of Franchisee's right, title, and interest in and to the Franchised Business, and that all legal actions necessary to effect such transfer have been accomplished.

(b) Transferee must execute Franchisor's current form of franchise agreement and its principles must personally assume and be bound by all of the terms, covenants and conditions contained therein.

(c) Payment by Franchisee to Franchisor, in a manner satisfactory to Franchisor, of all accrued monetary obligations, including, but not limited to, all obligations pursuant to the Franchise Agreement.

(d) Payment by Franchisee to Franchisor's affiliates, in a manner satisfactory to Franchisor's affiliates, of all accrued monetary obligations owed to such affiliates pursuant to any agreement or arrangement between Franchisee and such affiliate(s).

(e) Franchisee and Transferee acknowledge and agree that all obligations owed by either of them to Franchisor and/or its affiliates must be resolved to Franchisor's satisfaction as a condition of Franchisor's execution of this Agreement and the transfer of the Franchise Agreement.

(f) Franchisee acknowledges and agrees that, notwithstanding the terms of this Agreement, Franchisee will comply with all of the requirements of the Franchise Agreement, which, by their nature, are intended to survive the termination or expiration of said Franchise Agreement, including, but not limited to, the covenants against competition and against disclosure of confidential information as specified therein.

2. Releases. As further consideration for the execution of this Agreement by Franchisor, Franchisee and affiliates, agents, successors and assigns, and each of their principals, owners, shareholders, members, controlling persons, directors, officers and managers hereby relinquish all rights, interests, and claims of whatever nature to, in, or under the Franchise Agreement, and the relationships created thereby, and does hereby forever discharge and release Franchisor, its predecessors, its successors, and its present and former officers, directors, agents, and employees from any and all claims, causes of action, obligations, and liability arising from, under, or out of the Franchise Agreement, or any other act or occurrence of any kind whatsoever, it being the intent of Franchisee to grant in favor of the Franchisor a general release of any claims Franchisee might have against Franchisor as a result of or arising out of their course of dealing through the effective date of this Agreement. In no way limiting, but in furtherance of the foregoing, each of Franchisee and each Guarantor shall execute and deliver to Franchisor a General Release in the form attached hereto as Exhibit A. Franchisee hereby covenants not to sue Franchisor for any of the claims hereby released.

3. No Participation. Franchisee and Transferee acknowledge and agree that, except for the preparation and execution of this Agreement, Franchisor has not participated in the transaction between them and, therefore, has no knowledge of, and does not attest to, the accuracy of any representations or warranties made by or between Franchisee and Transferee in connection with the transfer contemplated by this Agreement or the transaction between Franchisee and Transferee. Franchisor assumes no obligations in that regard.

4. Terms. All parties understand and acknowledge that Franchisor may, in the future, approve offerings and transfers under different terms, conditions, and policies. Franchisor's consent and waiver in this instance shall not be relied upon in future transactions as indicative of Franchisor's position or the conditions which might be attached to future consents.

5. No Other Consent. Franchisee and Transferee acknowledge and agree that Franchisor's execution of this Agreement is not intended to provide, and shall not be construed as providing, Franchisor's consent with regard to a transfer of any right or interest under any other agreement, territory or franchise not specifically identified herein. Such consent must be separately granted by the written agreement of Franchisor.

6. Severability. If any material provision or restriction contained herein shall be declared void or unenforceable under applicable law, the parties agree that such provision or restriction will be stricken, and this Agreement will continue in full force and effect. Notwithstanding this Section, however, the parties agree that, to the extent Franchisor suffers harm as a consequence of the striking of such provision or restriction, the other parties to this Agreement shall exercise best efforts to make Franchisor whole.

7. Entire Agreement. This Agreement, together with all Exhibits hereto, constitutes the entire agreement between the parties, and supersedes any prior understandings, agreements or representations by or between the parties, written or oral, to the extent they relate in any way to the subject matter hereof.

8. Waiver. The failure by Franchisor to enforce one or more terms or conditions of this Agreement will not be deemed a waiver of such term or condition, or of Franchisor's rights thereafter to enforce each and every term and condition of this Agreement.

9. Severability. If any provision hereof shall be determined invalid or unenforceable by a court of competent jurisdiction, such provision shall be stricken from this Agreement without any effect upon the validity or enforceability of any other provisions of this Agreement.

10. Amendment. This Agreement may not be amended unless such amendment is in writing and signed by the parties hereto.

11. Assignment. Franchisee may not assign this Agreement, whether by sale of assets, merger, consolidation or otherwise, or any obligations contained herein without the express prior written consent of Franchisor.

12. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties and their successors and permitted assigns.

13. Governing Law. This Agreement will be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without regard to its conflicts of law rules or provisions.

14. Venue and Jurisdiction. Franchisee irrevocably submits to the exclusive jurisdiction of the state court of the city or county in which Franchisor's national office is located, presently Virginia Beach, Virginia, and of the United States District Court having jurisdiction over matters arising entirely within such city or county in which Franchisor's national office is located in any action or proceeding arising out of, or relating to, this Agreement or the transaction contemplated herein. Franchisee further agrees that all claims in respect of the action or proceeding must be brought exclusively in such courts.

15. Attorney's Fees. The prevailing party in any suit brought to enforce the terms of this Agreement shall be entitled, in addition to other remedies as may be available at law or in equity, to recover its reasonable attorney's fees and expert fees incurred in bringing and prosecuting any such action.

16. Indemnification. Each of Franchisee and Transferee agree to indemnify, defend and hold harmless Franchisor and its affiliates, successors and assigns, and each of their employees, agents, shareholders, directors, officers, members and managers from and against any and all claims, causes of action, damages, costs and expenses (including expert witness fees and reasonable attorney's fees) arising out of, or related to, any breach by Franchisee or Transferee, respectively, of any provisions of this Agreement.

17. Notice. Any notice hereunder must be given by mail or courier, postage prepaid or delivered personally or by facsimile, to our Chief Executive Officer, at our national headquarters, presently 2829 Guardian Lane, Suite 100, Virginia Beach, Virginia 23452, facsimile (757) 215-4505. Any such notice to Franchisee must be given in the same manner, or by electronic mail, at the address indicated below the Franchisee's signature to this Agreement.

18. Authority. The individual signing on behalf of the Franchisee represents and warrants that he/she (a) has the legal capacity to enter into this Agreement, and (b) has the authority to enter into this Agreement on behalf of, and bind, Franchisee.

19. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, this Agreement has been duly signed by the parties hereto as indicated and shall be effective as of the date it is executed by Franchisor.

**FRANCHISOR:**

POOL SCOUTS FRANCHISING, LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**FRANCHISEE:**

\_\_\_\_\_  
  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**TRANSFeree:**

\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**SEEN AND AGREED:**

Each Guarantor acknowledges and agrees that it shall be bound by the provisions of Sections 2, 13, 14, 15 and 16 of this Agreement.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_

**EXHIBIT A TO TRANSFER AND RELEASE AGREEMENT**

**GENERAL RELEASE**

KNOW THAT each of ENTITY and GUARANTORS and their respective successors, assigns, agents, affiliates, successors, parents, subsidiaries and assigns, together with their past, present and future principals, owners, shareholders, controlling persons, officers, directors, successors and assigns (collectively, "Releasor"), in consideration of \_\_\_\_\_ with Pool Scouts Franchising, LLC ("Pool Scouts") and other good and valuable consideration, receipt and sufficiency whereof is hereby acknowledged, reaffirms the release contained in the Franchise Agreement, as of the date of execution of this General Release, and further generally releases and discharges Pool Scouts and its officers, directors, employees, stockholders, agents and servants, affiliates and their respective officers, directors, employees, agents and servants, and their respective successors and assigns (collectively, "Releasee") from any and all actions, causes of actions, suits, debts, liens, agreements, accounts, promises, liabilities, judgments, demands, losses, cost or expense, of any nature whatsoever, in law or equity, whether known or unknown, suspected or unsuspected, claimed or concealed, fixed or contingent, relating to any events or circumstances existing from the beginning of time through the date this Release is executed, which the Releasor, its heirs, executors, administrators, successors and assigns does have or hereafter can, shall or may have against the Releasee for, upon, or by reason of any matter, cause or thing whatsoever from the beginning of the world to the day of the date of this General Release.

This General Release may not be changed orally.

IN WITNESS WHEREOF, the Releasor has executed this General Release on the date(s) set forth below.

ENTITY

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
GUARANTOR

Date: \_\_\_\_\_

\_\_\_\_\_  
GUARANTOR

Date: \_\_\_\_\_

**EXHIBIT H-2**

**COMMISSION AGREEMENT**

## COMMISSION AGREEMENT

THIS COMMISSION AGREEMENT is made this day of \_\_\_\_\_, 20\_\_ (the “Effective Date”) by and between POOL SCOUTS FRANCHISING, LLC (“Pool Scouts” or “Franchisor”) and FRANCHISEE NAME(s) (the “Franchisee”).

**WHEREAS**, Pool Scouts granted to Franchisee, pursuant to a Franchise Agreement dated DATE (“Franchise Agreement”), the right to operate a Pool Scouts franchise according to the terms and conditions contained in the Franchise Agreement for the Franchise Territory listed on Exhibit A attached hereto (“Franchised Business”); and

**WHEREAS**, Franchisee owns certain assets described on Exhibit B attached hereto (“Assets”) which Franchisee uses or are otherwise useful in the Franchised Business; and

**WHEREAS**, Franchisee requests that Pool Scouts assist and, if possible, facilitate the conveyance of the Franchised Business to a Potential Purchaser (as defined below); and

**[If applicable: WHEREAS**, as of the Effective Date, Franchisee owes Pool Scouts and/or its affiliates the amount of \$ \_\_\_\_\_ for royalties, product and service, and other fees (the “Past Due Amounts”).]

**THEREFORE**, for good and valuable consideration, Franchisee and Pool Scouts agree as follows:

1. **Engagement.** Franchisee hereby engages Franchisor to use reasonable efforts to assist in identifying and presenting to Franchisee a suitable candidate (“Potential Purchaser”) to purchase the Franchised Business from the Franchisee.

2. **Listing Price and Terms.** Franchisee has determined that the listing price for the Franchised Business shall be \$ \_\_\_\_\_ (the “Listing Price”). Franchisee hereby authorizes Franchisor to publish such Listing Price to each Potential Purchaser and to provide Potential Purchaser the information and additional terms as determined by Franchisee and set forth on Exhibit C attached hereto.

3. **Commission.** In the event that Pool Scouts identifies and presents a Potential Purchaser who purchases the Franchised Business, Franchisee shall to pay to Pool Scouts a commission in the amount of \_\_\_\_\_ of the total purchase price (the “Commission”), subject to a minimum Commission payment of \$ \_\_\_\_\_ per Territory (the “Minimum Commission”). The amount of the Commission may be increased by Pool Scouts to pay referral fees to independent franchise brokers (as of the Effective Date, \$10,000) if a franchise broker identifies the Potential Purchaser who purchases the Franchised Business. Franchisee shall pay to Pool Scouts the greater of the Commission or the Minimum Commission at the closing of the sale of Franchisee’s Franchised Business. Franchisee grants to Pool Scouts a security interest in the proceeds of the closing to secure the payment by Franchisee of the Commission. The Commission is independent of, and in addition to any transfer fee due to Pool Scouts from Franchisee[, the Past Due Amounts,] and any other amounts owed by Franchisee to Pool Scouts and/or its affiliates. [If applicable: Franchisee shall pay to Pool Scouts all Past Due Amounts at the closing of the sale of Franchisee’s

Franchised Business, if such amounts have not otherwise being paid by Franchisee in advance of such closing.] [Optional: Pool Scouts agrees to waive the transfer fee otherwise due and payable pursuant to the Franchise Agreement.]

4. Representations and Warranties. Franchisee acknowledges that it has supplied and/or determined all of the listing information, including but not limited to the information provided herein, and represents and warrants to Pool Scouts that such information is true and correct.

5. Disclaimer. Franchisee acknowledges and agrees that Pool Scouts has not made and does not make any representations, warranties, or guaranties regarding Pool Scout's, or any franchise broker's, ability to assist in or facilitate the conveyance of the Franchised Business, or identify or secure a Potential Purchaser, or obtain Franchisee's requested or desired purchase price or other terms.

6. Franchisee's Obligations. Nothing contained herein releases Franchisee from, or obviates the need for Franchisee to, continue to market the Franchised Business, and Franchisee hereby agrees that it shall market the Franchised Business for sale to Potential Purchasers. Franchisee shall continue to operate the Franchised Business in full compliance with the Franchise Agreement, notwithstanding its desire to sell the Franchised Business.

7. Reaffirmation. This Agreement does not modify the Franchise Agreement, which Franchisee hereby affirms in its entirety and agrees is legally binding and enforceable.

8. Releases. As further consideration for the execution of this Agreement by Franchisor, Franchisee and affiliates, agents, successors and assigns, and each of their principals, owners, shareholders, members, controlling persons, directors, officers and managers hereby relinquish all rights, interests, and claims of whatever nature to, in, or under the Franchise Agreement, and the relationships created thereby, and does hereby forever discharge and release Franchisor, its predecessors, its successors, and its present and former officers, directors, agents, and employees from any and all claims, causes of action, obligations, and liability arising from, under, or out of the Franchise Agreement, or any other act or occurrence of any kind whatsoever, it being the intent of Franchisee to grant in favor of the Franchisor a general release of any claims Franchisee might have against Franchisor as a result of or arising out of their course of dealing through the effective date of this Agreement.

9. Indemnification. Franchisee agrees to indemnify, defend and hold harmless Franchisor and its affiliates, successors and assigns, and each of their employees, agents, shareholders, directors, officers, members and managers from and against any and all claims, causes of action, damages, costs and expenses (including expert witness fees and reasonable attorney's fees) arising out of, or related to, Franchisee's breach of any provisions of this Agreement.

10. Entire Agreement. This Agreement, together with all Exhibits hereto, constitutes the entire agreement between the parties, and supersedes any prior understandings, agreements or representations by or between the parties, written or oral, to the extent they relate in any way to the subject matter hereof.

11. Fees. All legal and accounting costs and other expenses incurred by each party in connection with this Agreement and the transaction contemplated herein shall be paid by the party that incurs the expenses.

12. Governing Laws; Venue and Jurisdiction. This Agreement shall be governed by and interpreted in accordance with the laws of the Commonwealth of Virginia, without regard to any conflicts of laws provisions. Franchisee irrevocably submits to the exclusive jurisdiction of the state court of the city or county in which Franchisor's national office is located, presently Virginia Beach, Virginia, and of the United States District Court having jurisdiction over matters arising entirely within such city or county in which Franchisor's national office is located, in any action or proceeding arising out of, or relating to, this Agreement or the transaction contemplated herein. Franchisee further agrees that any such action or proceeding must be brought exclusively in such courts.

13. Counterparts. This Agreement may be executed in any number of counterparts, each of which when shall be deemed an original, and all of which taken together shall constitute one and the same instrument.

14. Severability. In case any provision(s) hereof shall be determined invalid or unenforceable by a court of competent jurisdiction, such provision(s) shall be stricken from this Agreement without any effect upon the validity or enforceability of any other provisions of this Agreement.

15. Amendment. This Agreement may not be amended unless such amendment is in writing and signed by the parties hereto.

16. Assignment. Franchisee may not assign this Agreement, whether by sale of assets, merger, consolidation or otherwise, or any obligations contained herein, without the express prior written consent of Franchisor.

17. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties and their successors and permitted assigns.

18. Notice. Any notice hereunder must be given by mail or courier, postage prepaid or delivered personally or by facsimile, to our Chief Executive Officer, at our national headquarters, presently 2829 Guardian Lane, Suite 100, Virginia Beach, Virginia 23452, facsimile (757) 215-4505. Any such notice to Franchisee must be given in the same manner, or by electronic mail, at the address indicated below the Franchisee's signature to this Agreement.

19. Term. The term of this Agreement commences upon the Effective Date and expires upon the first to occur of   or the date the Franchise Agreement expires or is otherwise terminated.

20. Authority. If Franchisee is a partnership, corporation or other entity, the person signing on behalf of Franchisee hereby represents and warrants that he or she (a) has the legal capacity to enter into this Agreement, and (b) has the authority to enter into this Agreement on behalf of, and to bind, Franchisee.

**IN WITNESS HEREOF**, the parties to this Agreement duly execute and seal it.

POOL SCOUTS FRANCHISING, LLC

Franchisee: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**Exhibit A  
to  
Commission Agreement**

**Territory(ies)**

The Franchise Territory(ies) is/are as follows:

TID NAME: ZIP CODES

**Exhibit B**  
**to**  
**Commission Agreement**

**Assets**

List of Furniture, Fixtures, Supplies and Equipment:

**Exhibit C  
to  
Commission Agreement**

**Listing Price and Other Terms**

Listing Price: \$ \_\_\_\_\_

Base Monthly Rent: \$ \_\_\_\_\_

Lease Expiration Date: \_\_\_\_\_

Options: \_\_\_\_\_

Security Deposit: \_\_\_\_\_

Landlord: \_\_\_\_\_

Phone: \_\_\_\_\_

Good Faith Deposit: \$ \_\_\_\_\_

Franchisee Financing: Y/N

Additional Terms: \_\_\_\_\_

**EXHIBIT H-3**

**ESCROW AGREEMENT**

## ESCROW AGREEMENT

THIS ESCROW AGREEMENT (this "Agreement"), dated as of \_\_\_\_\_, 20\_\_, is entered into by and among \_\_\_\_\_ ("Seller"), \_\_\_\_\_ ("Buyer") and \_\_\_\_\_ ("Agent").

WHEREAS, Seller and Buyer are parties to that certain Asset Purchase Agreement (the "Purchase Agreement") dated as of \_\_\_\_\_, 20\_\_, pursuant to which Buyer will purchase certain assets of Seller (the "Transactions"); and

WHEREAS, pursuant to the terms of the Purchase Agreement, Buyer must pay to Seller the purchase price of \_\_\_\_\_ and \_\_\_/100 Dollars (\$\_\_\_\_\_.00) (the "Purchase Price").

WHEREAS, Seller has requested that Buyer pay the Purchase Price to Agent for disbursement, and Buyer has agreed to such request.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, and the mutual covenants hereinafter set forth, the parties agree as follows:

1. Establishment of Escrow. In connection with the closing of the Transactions, Buyer shall remit the Purchase Price to Agent pursuant to the wiring instructions attached hereto. Upon receipt of the Purchase Price by Agent, each of Seller and Buyer confirms that the Transaction has closed and that Agent is authorized to disburse.

2. Delivery; Instructions. Upon receipt of the Purchase Price, Agent shall disburse the Purchase Price pursuant to the written instructions delivered by Seller to Agent. Seller represents and warrants to Agent that Agent may rely solely upon the instructions of Seller, including, but not limited to, the amount and manner of disbursement. Agent shall not be required to inquire into the content of any written instructions received from Seller, nor the capacity of any party who executed or is purported to have executed the same, and Agent may (but shall not be required to), without making any inquiry or investigation whatsoever, conclusively accept as valid and correct, and may conclusively rely upon, any written instructions received by him in connection herewith from any person hereto, as being genuine, properly executed by the person or persons whose signatures purportedly appear thereon and correct as to any and all facts stated therein. Upon delivery of the Purchase Price in accordance with this Section 2, Agent shall thereupon be discharged and released from any and all liability hereunder with respect to the Purchase Price or any portion thereof so delivered.

3. Contradictory Instructions or Disputes. Buyer acknowledges and agrees that it shall not contest or dispute Seller's written instructions delivered to Agent, or deliver any contradictory instructions to Agent. In the event (i) Agent shall receive contradictory instructions from Buyer, (ii) there is any dispute between Buyer and Seller with respect to any matter arising under this Agreement, or (iii) there shall be any uncertainty as to the meaning or the applicability of any of the provisions hereof or any written instructions received by Agent pursuant hereto, at its option and at any time thereafter, Agent may deposit the Deposit including with any court in the

Commonwealth of Virginia having appropriate jurisdiction or take such affirmative steps as it may elect in order to substitute an impartial party acceptable to Buyer and Seller to hold the Purchase Price or any portion thereof, as applicable. Upon making such deposit, Agent shall thereupon be discharged and released from any and all liability hereunder with respect to the Deposit or any portion thereof so deposited.

4. Acts or Omissions. Buyer and Seller recognize and acknowledge that Agent is serving as escrow agent hereunder solely as an accommodation to and for the benefit of both Buyer and Seller, and they each agree that Agent shall not be liable to either of them for any act or omission hereunder or any matter or thing arising out of his conduct hereunder, except for his willful misfeasance or gross negligence.

5. Notices. All notices, certificates and other communications permitted or required between the parties hereto shall be in writing and shall be sent by hand delivery or by certified mail, return receipt requested. Each party shall promptly notify the other parties of any change in its address by notice given as provided in this paragraph. Copies of all notices, certificates or other communications relating to this Agreement shall be sent to all parties hereto in the manner hereinabove set forth.

6. Binding Effect. This Agreement shall be binding on all parties and may not be modified or amended orally, but only in a writing signed by all parties hereto.

7. Authenticity. Agent shall be entitled to assume the authenticity of any signature and the genuineness and/or validity of any writing received by him from any party hereto.

8. Resignation or Substitution of Agent. Agent may resign as escrow agent by giving each party hereto thirty (30) days' advance written notice and, upon such resignation, Agent shall have no further obligation or liability under this Agreement. Upon the resignation, removal or death of Agent, Buyer and Seller may appoint a substitute escrow agent.

9. Applicable Law. This Agreement shall be governed by the applicable laws of the Commonwealth of Virginia. Buyer and Seller hereby submit to personal jurisdiction in the Commonwealth of Virginia for all matters, if any, which shall arise with respect to this Agreement, and waive any and all rights under the laws of any other state or country to object to jurisdiction within the Commonwealth of Virginia or to institute a claim of *forum non conveniens* with respect to any court in the Commonwealth of Virginia for the purposes of litigation with respect to this Agreement.

10. Recognition of Agent's Relationship with Franchisor. Each of Seller and Buyer acknowledge and agree that (a) Agent has agreed to serve as escrow agent solely at the request of Seller and Buyer and for the convenience of Seller and Buyer, (b) Agent does not represent either Seller or Buyer with respect to the Transaction or otherwise, and (c) Agent acts, and may continue to act, as counsel to Pool Scouts Franchising, LLC, whether or not the Purchase Price is being held by it or have been delivered to a substitute impartial party or to a court of competent jurisdiction.

IN WITNESS WHEREOF, each of the parties hereto has affixed his signature and seal.

SELLER:

\_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

BUYER:

\_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

I hereby acknowledge receipt of the Purchase Price referred to above and agree to hold, administer and distribute the same in accordance with all of the terms and provisions of this Agreement.

AGENT:

\_\_\_\_\_

a \_\_\_\_\_

By: \_\_\_\_\_

SEEN AND AGREED:

POOL SCOUTS FRANCHISING, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Exhibit A  
to  
Escrow Agreement**

**Wiring Instructions**

**EXHIBIT I**

**GENERAL RELEASE**

KNOW THAT each of ENTITY and GUARANTORS and their respective successors, assigns, agents, affiliates, successors, parents, subsidiaries and assigns, together with their past, present and future principals, owners, shareholders, controlling persons, officers, directors, successors and assigns (collectively, "Releasor"), in consideration of \_\_\_\_\_ with Pool Scouts Franchising, LLC ("Pool Scouts") and other good and valuable consideration, receipt and sufficiency whereof is hereby acknowledged, reaffirms the release contained in the Franchise Agreement, as of the date of execution of this General Release, and further generally releases and discharges Pool Scouts and its officers, directors, employees, stockholders, agents and servants, affiliates and their respective officers, directors, employees, agents and servants, and their respective successors and assigns (collectively, "Releasee") from any and all actions, causes of actions, suits, debts, liens, agreements, accounts, promises, liabilities, judgments, demands, losses, cost or expense, of any nature whatsoever, in law or equity, whether known or unknown, suspected or unsuspected, claimed or concealed, fixed or contingent, relating to any events or circumstances existing from the beginning of time through the date this Release is executed, which the Releasor, its heirs, executors, administrators, successors and assigns does have or hereafter can, shall or may have against the Releasee for, upon, or by reason of any matter, cause or thing whatsoever from the beginning of the world to the day of the date of this General Release.

This General Release may not be changed orally.

IN WITNESS WHEREOF, the Releasor has executed this General Release on the date(s) set forth below.

ENTITY

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
GUARANTOR

Date: \_\_\_\_\_

\_\_\_\_\_  
GUARANTOR

Date: \_\_\_\_\_

**EXHIBIT J**

**OPERATIONS MANUAL TABLE OF CONTENTS**

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TOTAL:	197

## EXHIBIT K

### LIST OF FRANCHISEES (As of December 31, 2025)

#### Current Franchisees as of December 31, 2025

\*Denotes an Area Developer.

Owner Name (# of Units Open)	Entity Name	Address	City	State	Zip	Phone
<b>Alabama</b>						
Rontario Hicks (1)	Strategically Kreative Solutions, LLC	4800 Whitesburg Drive #30-408	Huntsville	AL	35802	254-319-6556
<b>Arizona</b>						
Don Mitchell* (1)	Four Desert Solutions, Inc	734 W Juniper Lane	Litchfield	AZ	85340	480-885-0521
<b>Connecticut</b>						
Charlie and Kusuma Hook (1)	Point Bee, Inc.	40 Bull Hill Road	Marlborough	CT	06447	860-999-1763
<b>Florida</b>						
Gissel Ellington (1)	GIS, LLC	10273 Allegro Avenue	Boca Raton	FL	33428	561-654-9046
Chris McNeillie (2)	C&C Living Their Dream, LLC	3011 SE 15 <sup>th</sup> Placer	Cape Coral	FL	33904	239-448-3400
Scott Tyne and Catherine Richard (2)	K&K In The Sun, LLC	248 SE Santa Barbara PL	Cape Coral	FL	33990	239-893-3921
Joe Golio (4)	J & L Clean Pools, LLC	2103 Anita Ave S.	Lehigh	FL	33976	239-851-0697
Jim Stepnoski (2)	Stepnoski Enterprises, Inc.	435 Indian Bay Blvd	Merritt Island	FL	32953	571-236-7285
Cobia Gould and Marla Purvis (1)	PurGo Hydrus, LLC	2557 Eclipse Lane	Pensacola	FL	32514	702-326-9831
Jerry Motley (2)	Motley Enterprises, Inc.	205 Waterwood Lane	St. Augustine	FL	32095	904-671-0440
Edson and Lauren Cruz (1)	Blue Saphire Services, LLC	1587 Valier Point	Zephyrhills	FL	33541	813-644-8472
<b>Georgia</b>						
Leonard & Francesca Black (3)	Pool Fran North Atlanta, LLC	1700 Cumberland Point Dr. SE Suite 16	Marietta	GA	30067	804-931-1698
<b>Idaho</b>						
Matt Hollis (1)	Harrison Hollis Enterprises LLC	5389 N Toscana Ave	Meridian	ID	83646	707-694-3510

Owner Name (# of Units Open)	Entity Name	Address	City	State	Zip	Phone
<b>Maryland</b>						
Clarence Herry (2)	Urbani Integrated Solutions, LLC	1408 Occoquan Heights Court	Occoquan	VA	22125	617-834-2641
<b>Michigan</b>						
Nora Farhat and Ahmad Elharake (3)	Pool Group, LLC	601 S. Melborn	Dearborn	MI	48127	313-752-0662
<b>New Jersey</b>						
Mark & John Brockriede* (1)	JM Pool Scouts, LLC	13B Monroe St. West	Long Branch	NJ	07764	732-387-7740
Rene Burrows* (1)	Focus Investments, Inc.	4 Sinatra Drive	Sicklerville	NJ	08081	856-605-7822
<b>North Carolina</b>						
Fabien and Patricia Thierry (4)	Mirabelle Capital, Inc.	2932 High Ridge Rd	Charlotte	NC	28270	704-912-0515
Jeremy Godfrey (2)	PurAgua, LLC	5042 Carriage Trail Court	Kernersville	NC	27284	336-510-0170
Tiffany Consoli (2)	Spruzzo LLC	3600 Deerwood PL	Raleigh	NC	27607	919-851-6070
Jacob Ivey (1)	Coastal Carolina Pools, LLC	3101 Kirby Smith Drive	Wilmington	NC	28409	910-465-2345
<b>Ohio</b>						
Nora Farhat and Ahmad Elharake (2)	Pool Group, LLC	601 S. Melborn	Dearborn	MI	48127	313-752-0662
<b>South Carolina</b>						
Raymond Marinaccio* (2)	RayJan, Inc.	14 Old Fort Drive	Hilton Head	SC	29926	914-260-9509
Russell Burton (1)	G&R Burton, LLC	317 Hillsborough Dr.	Greenville	SC	29615	864-252-9895
<b>Tennessee</b>						
Sonya St. Cin (1)	St. Cin Ventures Inc.	4617 Maywood Lane	Chattanooga	TN	37416	423-580-4489
Jaime and Billy Ross *(2)	Complete Pool Care, LLC	759 Chaney Drive	Collierville	TN	38017	901-842-1747
Brian Seeliger*(2)	SEE Ventures, Inc	9395 Clovercroft Road	Franklin	TN	37076	615-426-2400
<b>Texas</b>						
Teri Rowe (2)	RSG Oasis Enterprise, LLC	3050 Tamarron Blvd #4207	Austin	TX	78746	512-831-5595
Steve and Michelle Stern (2)	Oriole Group, LLC	6151 Oriole Drive	Dallas	TX	75209	214-403-7409
Jeff Bouck (2)	DragonflyBlue, LLC	4044 Twin Creeks Dr.	Ft. Worth	TX	76244	682-499-2400

Owner Name (# of Units Open)	Entity Name	Address	City	State	Zip	Phone
Scott Scheibe (1)	Dynamic Pool Services, LLC	208 Birkshire Drive	Georgetown	TX	78626	512-264-4274
John Breton (9)	Team Breton Enterprises, Inc.	900 W Lamar Street	McKinney	TX	75064	678-523-5342
John Oldham (1)	American Royal LLC	2804 Howell Dr	Venus	TX	76084	214-389- 2114
<b>Utah</b>						
Shane Larsen (1)	OOL, LLC	3484 West 1850 South	Syracuse	UT	84075	801-335-6503
<b>Virginia</b>						
Rose and Justin White (1)	Just Rosey Inc	9406 Summercreek Dr	Chesterfield	VA	23832	804-840-1729
Chris Webb and Scott Mithell (2)	Pristine Pools, LLC	11912 Crosswind Ct.	Reston	VA	20194	571-762-0494

**List of Franchisees with Unopened Outlets as of December 31, 2025**

\*Denotes an Area Developer.

Owner Name	Entity Name	Address	City	State	Zip	Phone
(# of Units under Signed Franchise Agreements)						
<b>Georgia</b>						
Bhavya Nayak Murkundi	28 Venture Holdings LLC	1307 Elderwood Way	Cumming	GA	30041	651-528-2570

**FORMER FRANCHISEES**  
**(as of December 31, 2025)**

**List of Former Franchisees**

The name and last known address of every franchisee who had a Franchise transferred, terminated, cancelled, not renewed or otherwise voluntarily or involuntarily ceased to do business under our Franchise Agreement during the period January 1, 2025 to December 31, 2025, or who has not communicated with us within ten weeks of the Issuance Date of this Franchise Disclosure Document are listed below. If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

Owner Name (# Units Under Signed Franchise Agreements)	Entity Name	Address	City	State	Zip	Phone
Jeff Horn (4)	ENK Services, LLC	2120 N. Brevard Street	Charlotte	NC	28206	704-912-0515
Heather Pontius (2)	Pool Perfect, Inc.	694 Green Forest Place	Lithopolis	OH	43136	614-565-7715
Mike McGrory (1)	McGrory Family Enterprises, LLC	986 Turnberry Circle	Schwenksville	PA	19473	267-249-1233
Christian Heimbach and Nathan Habben (1)	H2 Pool Services, LLC	108 Morning Shore Ct.	Lexington	SC	29072	803-239-4557
Demetria Renee Salley and Kevin Webb (1)	KNDR Enterprises	4031 Cascades Thrust	Summerville	SC	29483	615-294-5872
Curtis Boyden (2)	LuxStar Enterprises, Inc	6828 Pascal Way	Fort Worth	TX	76137	817-372-8896
Jeremy Eastburn and Steven Saldaña (5)	PME Enterprises	768 Mayhill Ridge Lane	League City	TX	77573	832-580-2254
Laura Urgell and Pablo Bloise (1)	Bitter & Sweet Mates LLC	2213 Prestwick Avenue	Trophy Club	TX	76262	469-794-7301
Brandon and Elyse Charleson (1)	Wasatch Front Pool Services, LLC	1055 N 3300 W	Layton	UT	84041	801-335-6503

**EXHIBIT L**

**LIST OF AFFILIATE-OWNED BUSINESSES  
(As of December 31, 2025)**

Company-owned Business:

Pool Scouts Local Operations, LLC (2 units)  
2829 Guardian Lane, Suite 100  
Virginia Beach, VA 23452  
(757) 215-4253

**EXHIBIT M-1**

**Franchise Disclosure Questionnaire**

**FRANCHISEE DISCLOSURE QUESTIONNAIRE**

As you know, Pool Scouts Franchising, LLC (“we,” “us” or the “Franchisor”) and you are preparing to enter into a franchise agreement (the “Franchise Agreement”) for the establishment and operation of a Pool Scouts franchise (“Franchised Business”). The purpose of this Questionnaire is to determine whether any statements or promises were made to you by employees or authorized representatives of the Franchisor, or by employees or authorized representatives of a broker acting on behalf of the Franchisor that have not been authorized, or that were not disclosed in the Disclosure Document or that may be untrue, inaccurate or misleading.

In the event that you are intending to purchase an existing Franchised Business from an existing Franchisee, you may have received information from the transferring Franchisee, who is not an employee or representative of the Franchisor. The questions below do not apply to any communications that you had with the transferring Franchisee. Please review each of the following questions and statements carefully and provide honest and complete responses to each.

1. Are you seeking to enter into the Franchise Agreement in connection with a purchase or transfer of an existing Franchised Business from an existing Franchisee?  
  
Yes \_\_\_\_\_ No \_\_\_\_\_
  
2. I had my first face-to-face meeting with a Franchisor representative on \_\_\_\_\_, 20\_\_\_\_.
  
3. Have you received the Franchise Agreement, each addendum, and/or related agreement provided to you?  
  
Yes \_\_\_\_\_ No \_\_\_\_\_
  
4. Have you entered into any binding agreement with the Franchisor concerning the purchase of this franchise prior to today?  
  
Yes \_\_\_\_\_ No \_\_\_\_\_
  
5. Have you paid any money to the Franchisor concerning the purchase of this franchise prior to today?  
  
Yes \_\_\_\_\_ No \_\_\_\_\_
  
6. Have you spoken to any other franchisee(s) of this system before deciding to purchase this franchise? If so, who? \_\_\_\_\_  
\_\_\_\_\_

If you have answered Yes to any one of questions 4-5, please provide a full explanation of each answer in the following blank lines. (Attach additional pages, if necessary, and refer to them below.) If you have answered No to each of questions 4-5, please leave the following lines blank.

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I signed the Franchise Agreement and Addendum (if any) on \_\_\_\_\_, 20\_\_\_\_, and acknowledge that no Agreement or Addendum is effective until signed and dated by the Franchisor.

By signing this Questionnaire, you are representing that you have responded truthfully to the above questions. In addition, by signing this Questionnaire, you also acknowledge that the President of the United States of America has issued Executive Order 13224 (the “**Executive Order**”) prohibiting transactions with terrorists and terrorist organizations and that the United States government has adopted, and in the future may adopt, other anti-terrorism measures (the “**Anti-Terrorism Measures**”). The Franchisor therefore requires certain certifications that the parties with whom it deals are not directly involved in terrorism. For that reason, you hereby certify that neither you nor any of your employees, agents or representatives, nor any other person or entity associated with you, is:

- (i) a person or entity listed in the Annex to the Executive Order;
  - (ii) a person or entity otherwise determined by the Executive Order to have committed acts of terrorism or to pose a significant risk of committing acts of terrorism;
  - (iii) a person or entity who assists, sponsors, or supports terrorists or acts of terrorism;
- or
- (iv) owned or controlled by terrorists or sponsors of terrorism.

You further covenant that neither you nor any of your employees, agents or representatives, nor any other person or entity associated with you, will during the term of the Franchise Agreement become a person or entity described above or otherwise become a target of any Anti-Terrorism Measure.

Acknowledged this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Sign here if you are taking the franchise as an  
INDIVIDUAL

\_\_\_\_\_  
Signature

Print Name \_\_\_\_\_

\_\_\_\_\_  
Signature

Print Name \_\_\_\_\_

\_\_\_\_\_  
Signature

Print Name \_\_\_\_\_

\_\_\_\_\_  
Signature

Print Name \_\_\_\_\_

Sign here if you are taking the franchise as a  
CORPORATION, LIMITED LIABILITY  
COMPANY OR PARTNERSHIP

\_\_\_\_\_  
Print Name of Legal Entity

By: \_\_\_\_\_  
Signature

Print Name \_\_\_\_\_

Title \_\_\_\_\_

**EXHIBIT M-2**

**Confidentiality and Non-Disclosure Agreement**

With respect to determining the feasibility of purchasing a Pool Scouts franchise, we are prepared to provide you with certain financial, business, marketing, and operational information concerning the Pool Scouts franchise opportunity (referred to as the "Information").

We provide you this Information with your explicit understanding and agreement that you recognize and agree that this Information is confidential and valuable and constitutes special and unique proprietary rights and assets of Pool Scouts Franchising, LLC. In accepting this Information, you agree that you will not, either before, during, or after the termination of the relationship with Pool Scouts Franchising, LLC, disclose, directly or indirectly, this Information to any third person, or make use of it yourself. You further agree to maintain the confidentiality of any and all information relative to Pool Scouts Franchising, LLC business, affairs, policies, methods, services, customers, or associates, which we provide to you in a manner using at least the same degree of care as the manner used to maintain the confidentiality of your most confidential information.

You further agree that access to this Information will be restricted to those persons who are directly engaged in this analysis, investigation, and/or negotiations with respect to Pool Scouts Franchising, LLC and the Pool Scouts franchise opportunity.

You further recognize that breach of this Confidentiality and Non-Disclosure Agreement by you will cause severe and irreparable damage to Pool Scouts Franchising, LLC.

Use of any of the Information by you, in connection with any other business, whether competitive with our System or not, violates this Confidentiality and Non-Disclosure Agreement

You acknowledge, by your signature below, that you agree to the conditions of this Confidentiality and Non-Disclosure Agreement, as stated above.

ACKNOWLEDGED:

By: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_

**EXHIBIT N**  
**FINANCIAL STATEMENTS**

Financial Statements  
December 31, 2025 and 2024  
Pool Scouts Franchising, LLC

[eidebailly.com](http://eidebailly.com)



Independent Auditor’s Report ..... 1

Financial Statements

    Balance Sheets ..... 4

    Statements of Operations ..... 6

    Statements of Changes in Member’s Equity (Deficit) ..... 7

    Statements of Cash Flows ..... 8

    Notes to Financial Statements ..... 9



## Independent Auditor's Report

To the Audit Committee  
Pool Scouts Holdings, LLC, sole member of Pool Scouts Franchising, LLC  
Virginia Beach, Virginia

### Report on the Audit of the Financial Statements

#### *Opinion*

We have audited the accompanying financial statements of Pool Scouts Franchising, LLC, which comprise the balance sheet as of December 31, 2025, and the related statements of operations, changes in member's equity (deficit), and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Pool Scouts Franchising, LLC as of December 31, 2025, and the results of its operations and its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audit 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 Pool Scouts Franchising, LLC and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Restatement of Prior Year Financial Statements*

The financial statements of Pool Scouts Franchising, LLC, as of December 31, 2024 and for the years ended December 31, 2024 and 2023, were audited by Wall, Einhorn & Chernitzer, who joined Eide Bailly LLP on December 8, 2025, and whose report dated March 5, 2025, contained an unmodified opinion on those statements.

As discussed in Note 7 to the financial statements, the financial statements have been restated to correct a misstatement. Our opinion is not modified with respect to this matter.

As part of our audit of the December 31, 2025 financial statements, we also audited the adjustments described in Note 7 that were applied to restate the December 31, 2024 and 2023 financial statements. In our opinion, such adjustments are appropriate and have been properly applied. We were not engaged to audit, review or apply any procedures to the December 31, 2024 and 2023 financial statements other than with respect to the adjustments and, accordingly, we do not express an opinion or any other form of assurance on the December 31, 2024 and 2023 financial statements as a whole.

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***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 from 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 Pool Scouts Franchising, LLC'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 from 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 Pool Scouts Franchising, LLC'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 Pool Scouts Franchising, LLC'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.

*Eide Bailly LLP*

March 25, 2026  
Norfolk, Virginia

Pool Scouts Franchising, LLC  
Balance Sheets  
December 31, 2025 and 2024

	2025	2024 (Restated)
<b>Assets</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 188,058	\$ 51,448
Receivables		
Accounts receivable, net of allowance for credit losses of \$25,152 in 2025 and \$26,741 in 2024	162,369	127,091
Notes receivable	61,216	-
Legal settlement receivable	87,500	-
Prepaid expenses	13,950	20,369
Due from related party	2,500	-
Contract assets, current portion	143,567	127,183
Total current assets	659,160	326,091
<b>Property and Equipment</b>		
Computers	10,259	10,259
Furniture and equipment	46,594	46,594
	56,853	56,853
Less accumulated depreciation	54,800	52,987
Total property and equipment	2,053	3,866
<b>Other Assets</b>		
Website development costs, net of accumulated amortization of \$32,535 in 2025 and \$31,550 in 2024	3,415	500
Contract assets, net of current portion	701,357	721,339
Total other assets	704,772	721,839
Total assets	\$ 1,365,985	\$ 1,051,796
<b>Liabilities and Member's Equity (Deficit)</b>		
<b>Current Liabilities</b>		
Accounts payable	\$ 15,489	\$ 70,697
Legal settlement payable	50,000	-
Contract liabilities, current portion	151,704	169,559
Due to related party	101,600	59,100
Total current liabilities	318,793	299,356
<b>Longterm Liabilities</b>		
Contract liabilities, net of current portion	953,225	896,342
<b>Member's Equity (Deficit)</b>	93,967	(143,902)
Total liabilities and member's equity (deficit)	\$ 1,365,985	\$ 1,051,796

See Notes to Financial Statements

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Pool Scouts Franchising, LLC  
Balance Sheets  
December 31, 2025 and 2024

	2025	2024 (Restated)
Liabilities and Member's Equity		
Current Liabilities		
Accounts payable	\$ 15,489	\$ 70,697
Legal settlement payable	50,000	-
Contract liabilities, current portion	151,704	169,559
Due to related party	101,600	59,100
Total current liabilities	318,793	299,356
Longterm Liabilities		
Contract liabilities, net of current portion	953,225	896,342
Member's Equity (Deficit)	93,967	(143,902)
Total liabilities and member's equity (deficit)	\$ 1,365,985	\$ 1,051,796

See Notes to Financial Statements

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Pool Scouts Franchising, LLC  
Statements of Operations  
Years Ended December 31, 2025, 2024, and 2023

	2025	2024 (Restated)	2023 (Restated)
<b>Revenues</b>			
Franchise fees and area development fees, net of discounts and territory repurchases	\$ 275,972	\$ 376,114	\$ 333,346
Royalty, brand development, and service fees	<u>2,290,552</u>	<u>2,230,632</u>	<u>2,149,448</u>
Total revenue	<u>2,566,524</u>	<u>2,606,746</u>	<u>2,482,794</u>
<b>Operating Expenses</b>			
Selling and marketing	811,757	1,110,822	1,034,832
General and administrative	1,976,615	1,945,576	1,451,719
Depreciation and amortization	<u>2,798</u>	<u>3,435</u>	<u>3,319</u>
Total operating expenses	<u>2,791,170</u>	<u>3,059,833</u>	<u>2,489,870</u>
Net (Loss) Income from Operations	<u>(224,646)</u>	<u>(453,087)</u>	<u>(7,076)</u>
<b>Other Income (Expense)</b>			
Interest income	8,486	237	321
Legal settlement income, net	<u>60,000</u>	<u>-</u>	<u>-</u>
Total other income (expense)	<u>68,486</u>	<u>237</u>	<u>321</u>
Net (Loss) Income	<u>\$ (156,160)</u>	<u>\$ (452,850)</u>	<u>\$ (6,755)</u>

See Notes to Financial Statements

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Pool Scouts Franchising, LLC  
 Statements of Changes in Member's Equity (Deficit)  
 Years Ended December 31, 2025, 2024, and 2023

Balance, January 1, 2023, restated	\$	(84,432)
Contributions, net, restated		115,907
Net income, restated		<u>(6,755)</u>
Balance, December 31, 2023, restated		24,720
Contributions, net, restated		284,228
Net loss, restated		<u>(452,850)</u>
Balance, December 31, 2024, restated		(143,902)
Contributions, net		394,029
Net loss		<u>(156,160)</u>
Balance, December 31, 2025	\$	<u><u>93,967</u></u>

See Notes to Financial Statements

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Pool Scouts Franchising, LLC  
Statements of Cash Flows  
Years Ended December 31, 2025, 2024, and 2023

	2025	2024 (Restated)	2023 (Restated)
Operating Activities			
Net (loss) income	\$ (156,160)	\$ (452,850)	\$ (6,755)
Adjustments to reconcile net (loss) income to net cash used in operating activities			
Provision for allowance for credit losses	(1,589)	26,741	-
Depreciation and amortization	2,798	3,435	3,319
Contribution of services by related party	72,000	72,000	72,000
Changes in assets and liabilities			
Accounts receivable	(33,689)	6,853	(63,392)
Notes receivable	(61,216)	-	-
Legal settlement receivable	(87,500)	-	-
Prepaid expenses	6,419	(1,719)	(7,100)
Contract assets	3,598	241,036	30,617
Accounts payable	(55,208)	9,516	(2,470)
Legal settlement payable	50,000	-	-
Deferred revenue	-	(19,179)	(28,575)
Contract liabilities	39,028	(199,274)	(55,712)
Net Cash used in Operating Activities	<u>(221,519)</u>	<u>(313,441)</u>	<u>(58,068)</u>
Investing Activities			
Purchase of property and equipment	-	(1,165)	-
Investment in website development costs	(3,900)	-	-
Net Cash used for Investing Activities	<u>(3,900)</u>	<u>(1,165)</u>	<u>-</u>
Financing Activities			
Advances to related parties	(2,500)	-	-
Repayments to related parties	-	(26,074)	(21,487)
Advances from related parties	42,500	-	-
Contributions, net	322,029	212,228	43,907
Net Cash from Financing Activities	<u>362,029</u>	<u>186,154</u>	<u>22,420</u>
Net Change in Cash, Cash Equivalents	136,610	(128,452)	(35,648)
Cash, Cash Equivalents, Beginning of Year	<u>51,448</u>	<u>179,900</u>	<u>215,548</u>
Cash, Cash Equivalents, End of Year	<u>\$ 188,058</u>	<u>\$ 51,448</u>	<u>\$ 179,900</u>

Supplemental Disclosure of Noncash Activity

During each of the years ended December 31, 2025, 2024, and 2023, a related party, Buzz Franchise Brands, LLC, contributed services to the Company in the amount of \$72,000 (see Note 4).

See Notes to Financial Statements

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**Note 1 - Principal Business Activity and Significant Accounting Policies**

**Principal Business Activity**

Pool Scouts Franchising, LLC (the Company), is a Virginia limited liability company formed on December 10, 2015, and was previously a wholly owned subsidiary of Buzz Franchise Brands, LLC (BFB). During the year ended December 31, 2024, BFB transferred 100% of its membership interest in the Company to Pool Scouts Holdings, LLC (the Parent). The Parent is owned by BFB (92%) and an individual (8%). The Company is headquartered in Virginia Beach, Virginia, and was established to manage the franchising activities of the "Pool Scouts" brand, a brand operating in the swimming pool, hot tub and spa cleaning and maintenance industry.

**Concentrations of Credit Risk**

The Company maintains its cash in bank deposit accounts which may exceed federally insured limits. Substantially all of the Company's cash balances are held in one financial institution. Accounts are guaranteed by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per depositor, per insured bank, for each account ownership category. At December 31, 2025 and 2024, the Company had no cash balances in excess of FDIC-insured limits.

**Cash and Cash Equivalents**

Cash and cash equivalents consist of highly liquid investments with an original maturity of three months or less.

**Receivables and Allowance for Credit Losses**

Accounts receivable include trade receivables and are non-interest bearing. Trade accounts receivable consist of amounts due to the Company from franchisees and are stated at amounts management expects to collect from balances outstanding at year end. The Company has tracked historical loss information for its accounts receivable and compiled historical credit loss percentages for different aging categories (current, 1–30 days past due, 31–60 days past due, 61–90 days past due, and more than 90 days past due).

Notes receivable represent amounts from franchisee obligations collateralized by the franchise territory due under extended payments terms with maturities ending between June 2026 and December 2027. The note due in June 2026 does not bear interest; the note due in December 2027 carries an interest rate equal to 8%, with payments applied first to unpaid interest balances and any remainder to the principal balance. The Company evaluates the collectability of the balances based upon historical experience and the specific circumstances of individual notes, with an allowance for credit losses being provided if necessary.

Legal settlement receivable represents amounts due from a former franchisee in connection with a settlement agreement executed in 2025 (see Note 6). The Company evaluates the collectability of the balances based upon historical experience and the specific circumstances of the former franchisee, with an allowance for credit losses being provided if necessary. No allowance was recorded at December 31, 2025.

Management believes that the historical loss information it has compiled is a reasonable base on which to determine expected credit losses for trade accounts receivables held at December 31, 2025 and 2024 because the composition of the trade accounts receivable at those dates are consistent with that used in developing the historical credit-loss percentages (i.e., the similar risk characteristics of its customers and its lending practices have not changed significantly over time). Additionally, management has determined that the current and reasonable and supportable forecasted economic conditions are consistent with the economic conditions included in the historical information. As a result, the historical loss rates have not been adjusted for differences in current conditions or forecasted changes. Accordingly, the allowance for credit losses at December 31, 2025 and 2024 totaled \$25,152 and \$26,741, respectively.

Changes in the allowance for credit losses for accounts receivables are as follows for the years ended December 31:

	2025	2024
Allowance for Credit Losses, Beginning of Year	\$ 26,741	\$ -
Provision for credit losses	25,152	26,741
Charge-offs	(26,741)	-
Recoveries	-	-
Allowance for Credit Losses, End of Year	\$ 25,152	\$ 26,741

#### Property and Equipment

Property and equipment are recorded at cost. Expenditures for renewals and improvements that significantly add to the productive capacity or extend the useful life of an asset are capitalized. Expenditures for maintenance and repairs are charged to expense. When equipment is retired or sold, the cost and related accumulated depreciation are eliminated from the accounts and the resultant gain or loss is reflected in income.

Depreciation is computed using the straight-line method over the following useful lives:

	Years
Computers	5
Furniture and equipment	5

Depreciation expense of \$1,813, \$1,935, and \$1,819 was recorded for the years ended December 31, 2025, 2024 and 2023, respectively.

The Company reviews the carrying value of property and equipment for impairment whenever events and circumstances indicate that the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. In cases where undiscounted expected future cash flows are less than the carrying value, an impairment loss is recognized equal to an amount by which the carrying value exceeds the fair value of assets. The factors considered by management in performing this assessment include current operating results, trends and prospects, the manner in which the property is used, and the effects of obsolescence, demand, competition, and other economic factors. Based on this assessment there was no impairment at December 31, 2025 and 2024.

#### **Intangible Assets**

Intangible assets with a finite life consist of website development costs and are carried at cost, less accumulated amortization. The Company amortizes the cost of identifiable intangible assets on a straight-line basis over the expected period of benefit, which is five years.

Amortization expense was \$985, \$1,500, and \$1,500, for the years ended December 31, 2025, 2024, and 2023, respectively. Amortization expense during each of the years ended December 31, 2026, 2027, 2028, and 2029 is estimated to be \$780. Amortization expense during the year ended December 31, 2030 is estimated to be \$295.

#### **Income Taxes**

As a limited liability company, the Company's taxable income or loss is allocated to Parent. Therefore, no provision for income taxes has been included in the financial statements.

The Company evaluates its tax positions that have been taken or are expected to be taken on income tax returns to determine if an accrual is necessary for uncertain tax positions. As of December 31, 2025 and 2024, the unrecognized tax benefits accrual was zero. The Company will recognize future accrued interest and penalties related to unrecognized tax benefits in income tax expense if incurred.

#### **Revenue Recognition**

Revenues are derived from franchise agreements and consist of franchise fees and area development fees and royalty and brand development fees. Management has identified all the following services as one performance obligation in connection with the Company's franchise agreements: franchise name and brand usage, training and operational assistance unique to the Pool Scouts Franchising brand, brand development and advertising services, an integrated business management system and credit card processing, and technical support.

Franchise fee revenues, which include initial franchise fees as well as area development fees, are satisfied over time and are recognized by the Company over the term of the franchise agreement, net of discounts given. Fees billed or received in advance of completing all material services or conditions are reported as a contract liability until those services and conditions have been satisfied.

The Company has royalty and brand development agreements with its franchisees whereby it receives a percentage of its franchisees' sales. These fees are recognized over time based on the percentage of the related sales recorded by the franchisees for the month (see Note 3). The Company applies the practical expedient to recognize revenue based on the right to invoice where billing reflects the value of services transferred to the customer.

The Company established a Community Heroes Program and is a member of the International Franchise Association's VetFran program. As part of these programs, the Company provides veterans of the U.S. Armed Forces a 20% discount on the initial franchise fee for the first Pool Scouts franchise. Law enforcement, firefighters and other public servants also qualify for a similar discount. Franchise fee revenue is recorded net of the discount over the term of the franchise agreement.

**Advertising Expenses**

The Company incurs two types of advertising expenditures: marketing and brand development expenses. Marketing expenses are paid to advertise the brand to potential franchisees and are expensed as incurred. Marketing expenses totaled \$29,381, \$129,043 and \$181,509, during the years ended December 31, 2025, 2024 and 2023, respectively, and are included in selling and marketing expenses in the accompanying statements of operations. Brand development expenses are paid to advertise the brand to potential customers of existing franchisees and are expensed as incurred (see Note 3). Brand development expenses totaled \$433,508, \$456,732 and \$444,904 during the years ended December 31, 2025, 2024 and 2023, respectively, and are included in selling and marketing expenses in the accompanying statements of operations.

**Entities Under Common Control**

Management has elected an accounting policy alternative such that, when certain conditions exist, management does not apply variable interest entity guidance for assessing whether it should consolidate legal entities under common control. The Company has adopted this standard as management believes the presentation of the Company-only financial information is more relevant to the users of the financial statements.

**Use of Estimates**

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Reclassifications**

Certain reclassifications of amounts previously reported have been made to the accompanying financial statements to maintain consistency between periods presented. The reclassifications had no impact on net income (loss) or member's equity (deficit) previously reported.

**Subsequent Events**

The Company has evaluated subsequent events through March 25, 2026, the date which the financial statements were available to be issued.

**Note 2 - Revenues**

Franchise fees and area development fees recognized during the years ended December 31, 2025, 2024 and 2023 totaled \$275,972, \$468,325, and \$362,587, respectively.

Pool Scouts Franchising, LLC  
Notes to Financial Statements  
Years Ended December 31, 2025, 2024, and 2023

Royalty fees earned during the years ended December 31, 2025, 2024 and 2023 amounted to \$1,709,893, \$1,568,720 and \$1,577,840, respectively, and are included in royalty, brand development, and service fees in the accompanying statements of operations. Brand development fees earned during the years ended December 31, 2025, 2024 and 2023 amounted to \$455,892, \$439,090 and \$444,903, respectively, and are included in royalty, brand development, and service fees in the accompanying statements of operations.

Contract assets and contract liabilities include deferred broker fees, deferred sales commissions and deferred franchise and area development fees, respectively, that are recognized over the term of the corresponding franchise agreement. Broker fees and sales commissions are incremental costs incurred to obtain a franchise contract. The Company does not have any significant financing components as payment is received at or shortly after fees are billed.

The beginning and ending balances for accounts receivable, contract assets, and contract liabilities were as follows for the years ended December 31, 2025, 2024, and 2023:

	2025	
	January 1	December 31
Accounts receivable	\$ 127,091	\$ 162,369
Notes receivable	-	61,216
Settlement receivable	-	87,500
Contract assets, current portion	127,183	143,567
Contract assets, net of current portion	721,339	701,357
Contract liabilities, current portion	169,559	151,704
Contract liabilities, net of current portion	896,342	953,225
	2024 (Restated)	
	January 1	December 31
Accounts receivable	\$ 160,685	\$ 127,091
Contract assets, current portion	139,100	127,183
Contract assets, net of current portion	950,458	721,339
Deferred revenue	19,179	-
Contract liabilities, current portion	175,690	169,559
Contract liabilities, net of current portion	1,089,485	896,342
	2023 (Restated)	
	January 1	December 31
Accounts receivable	\$ 92,293	\$ 160,685
Notes receivable	5,000	-
Contract assets, current portion	119,300	139,100
Contract assets, net of current portion	1,000,875	950,458
Deferred revenue	47,754	19,179
Contract liabilities, current portion	158,579	175,690
Contract liabilities, net of current portion	1,162,308	1,089,485

**Note 3 - Franchising Activities**

The Company generates revenues from franchising through individual franchise sales and area development agreements. In general, the Company's franchise agreements provide for the payment of a franchise fee, typically \$50,000, for each franchise license. The franchise agreements also require the franchisees to pay the Company a royalty fee equal to 8% of net sales and a brand development fee equal to 2% of net sales.

Area development agreements provide for the development of a specified number of franchises within a defined geographic territory in accordance with a schedule of opening dates. Development schedules generally cover up to three years and typically have benchmarks for the number of franchises to be opened and in operation at 12-month intervals. Area development agreement payments, ranging from \$75,000 to \$80,000 for 2025, are made when the agreements are executed and are nonrefundable. At the scheduled opening dates, franchise agreements are signed under similar terms as described in the previous paragraph and may require an additional franchise fee payment, typically of \$2,500.

The Company began selling franchise licenses during 2016. Below is a summary of the number and type of agreements entered into and the related number of territories sold during the years ended December 31, 2025, 2024 and 2023:

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Franchise agreements	15	18	22
Area development agreements	2	2	3
Territories sold	14	10	8
Territories closed/repurchased	(12)	(23)	(14)
Cumulative territories sold	99	97	110

Below is a summary of operating franchises for the years ended December 31, 2025, 2024 and 2023:

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Franchises operating, beginning of period	72	80	71
Franchises opened under current agreements	7	5	12
Franchises opened under prior agreements	3	1	2
Franchises closed	(11)	(14)	(5)
Total operating franchises, end of period	<u>71</u>	<u>72</u>	<u>80</u>

At December 31, 2025, there were 4 franchises set to open during 2026 related to agreements signed as of December 31, 2025. Franchises that have been sold but unopened have yet to begin operations as of December 31, 2025, because they relate either to the scheduled openings per an area development agreement or individual franchise agreements entered into after the Company's primary operating season. Any franchise unopened as of December 31, 2025 is not included in the operating franchise count in the table above.

The Company did not own or operate any franchise locations as of December 31, 2025, 2024, and 2023.

**Note 4 - Related Party Transactions**

BFB provides certain management, administrative and support services to the Company. The Company and BFB have entered into a shared services agreement to formalize the allocation of these costs from BFB to the Company. The allocation covers indirect costs such as corporate salaries, incentives, rent, and utilities that may be allocated with a reasonable mark-up. These allocations are based on management's estimates and may not reflect the operations of the Company if it were to operate on a standalone basis. During the years ended December 31, 2025, 2024 and 2023, BFB determined that the allocation of corporate salaries, incentives, and utilities was not necessary and as such has only allocated rent expense to the Company. This determination was based on operational performance of the Company and is subject to change as operations improve or decline. During each of the years ended December 31, 2025, 2024 and 2023, \$72,000 in shared service costs, included in selling and marketing and in general and administrative expenses in the accompanying statements of operations, were allocated to the Company.

The Company has also assigned its rights and title to various trademarks and service marks to an affiliate. The parties have entered into a licensing agreement whereby the Company pays a license fee, ranging from 15% to 35% of the Company's revenue, as defined in the agreement, for the right to license the trademarks and service marks to its franchisees. However, during the years ended December 31, 2025, 2024 and 2023, the affiliate waived the license fee due under the licensing agreement.

The Company earned brand development fees from the Pool Scouts local operations entity, which is commonly owned by BFB, totaling \$25,912, \$26,953, and \$22,280 during the years ended December 31, 2025, 2024 and 2023, respectively, which are included in royalty, brand development, and service fees in the accompanying statements of operations. No brand development fees were due from related parties at December 31, 2025 and 2024.

The Company advanced funds to an entity, which is commonly owned by BFB, during the year ended December 31, 2025 to assist with the related party's operational activities. As of December 31, 2025, \$2,500 remains due from the related party.

The Company received advances from BFB for the payment of payroll related expenses during the years ended December 31, 2024 and 2023. At December 31, 2024 and 2023, \$101,600 and \$59,100, respectively, was due to BFB.

The Company, together with certain affiliated entities, guarantees a \$5,000,000 line of credit held by BFB. As of December 31, 2025, the outstanding balance was \$4,903,533. No liability has been recorded related to this guarantee.

The Company is dependent upon the continued support of BFB and has received notice of the intent and ability of BFB to continue to fund operations of the Company through March 25, 2027.

**Note 5 - Defined Contribution Plan**

The Company has a defined contribution plan covering substantially all employees. The plan provides that employees who have attained the age of 21 and completed 60 days of employment can voluntarily contribute the annual deferral limit plus catch-up contributions to the plan. Employer contributions up to 3.5% of employee compensation plus a discretionary match as determined and authorized by the Board of Directors of BFB each plan year. Total expense related to the plan for the years ended December 31, 2025, 2024 and 2023, was \$20,651, \$18,436 and \$0, respectively.

**Note 6 - Contingencies**

During the year ended December 31, 2024, two lawsuits were brought against the Company by former franchisees, alleging multiple claims. Both lawsuits were settled during 2025.

One settlement agreement requires the Company to pay a franchisee \$275,000, of which \$175,000 is recorded in legal settlement income, net, in the accompanying statement of operations for the year ended December 31, 2025. At December 31, 2025, \$50,000 remains due and payable to the franchisee by the Company in specified increments during 2026. The remaining \$100,000 included in the settlement agreement is for the repurchase of the franchise licenses related to the two operating territories by the franchisee on February 28, 2026. Nothing has been recorded in the financial statements as of and for the ended December 31, 2025 for this purchase obligation.

The other settlement agreement requires a former franchisee to pay the Company \$235,000, which is recorded in legal settlement income, net, in the accompanying statement of operations for the year ended December 31, 2025. At December 31, 2025, \$87,500 remains due to the Company from the former franchisee. Full payment is due by June 2026.

**Note 7 - Restatement**

During 2025, the Company identified misstatements within the 2024 and 2023 financial statements for accounts receivable, contract assets, accounts payable, contract liabilities, revenues, selling and marketing expenses, and general and administrative expense related to its legal expenses, franchise contracts, and incremental costs incurred to obtain a contract requiring restatement.

The Company restated its previously issued financial statements to appropriately reflect the December 31, 2024 and 2023 accounts receivable, contract assets, contract liabilities and member's equity (deficit) and the appropriate selling and marketing and general and administrative expenses and net income for the years ended December 31, 2024 and 2023.

Pool Scouts Franchising, LLC  
Notes to Financial Statements  
Years Ended December 31, 2025, 2024, and 2023

The following is a summary of the effects of the restatement in the Company's balance sheet:

	As Previously Reported	Adjustment	As Restated
As of December 31, 2024			
Contract assets, current portion	\$ 93,733	\$ 33,450	\$ 127,183
Total current assets	292,641	33,450	326,091
Contract assets, net of current portion	549,614	171,725	721,339
Total other assets	550,114	171,725	721,839
Total assets	846,621	205,175	1,051,796
Accounts payable	21,277	49,420	70,697
Contract liabilities, current portion	142,324	27,235	169,559
Total current liabilities	222,701	76,655	299,356
Contract liabilities, net of current portion	849,000	47,342	896,342
Member's deficit	(225,080)	81,178	(143,902)
Total liabilities and member's deficit	846,621	205,175	1,051,796

The following is a summary of the effects of the restatement in the Company's statements of operations:

	As Previously Reported	Adjustment	As Restated
Year Ended December 31, 2024			
Franchise fees and area development fees, net of discounts and territory repurchases	\$ 421,450	\$ (45,336)	\$ 376,114
Royalty, brand development and service fees	2,332,037	(101,405)	2,230,632
Total revenue	2,753,487	(146,741)	2,606,746
Selling and marketing expenses	1,100,747	10,075	1,110,822
General and administrative expenses	1,896,156	49,420	1,945,576
Total operating expenses	3,000,338	59,495	3,059,833
Net loss from operations	(246,851)	(206,236)	(453,087)
Net loss	(246,614)	(206,236)	(452,850)
Year Ended December 31, 2023			
Franchise fees and area development fees, net of discounts and territory repurchases	\$ 362,587	\$ (29,241)	\$ 333,346
Royalty, brand development and service fees	2,213,425	(63,977)	2,149,448
Total revenue	2,576,012	(93,218)	2,482,794
Selling and marketing expenses	1,090,282	(55,450)	1,034,832
Total operating expenses	2,545,320	(55,450)	2,489,870
Net income from operations	30,692	(37,768)	(7,076)
Net income	31,013	(37,768)	(6,755)

Pool Scouts Franchising, LLC  
Notes to Financial Statements  
Years Ended December 31, 2025, 2024, and 2023

The following is a summary of the effects of the restatement in the Company's statements of changes in member's equity (deficit):

	<u>As Previously Reported</u>	<u>Adjustment</u>	<u>As Restated</u>
Balance, January 1, 2023	\$ (244,232)	\$ 159,800	\$ (84,432)
Contributions, net 2023	51,930	63,977	115,907
Net income 2023	31,013	(37,768)	(6,755)
Balance, December 31, 2023	(161,289)	186,009	24,720
Contributions, net 2024	182,823	101,405	284,228
Net loss 2024	(246,614)	(206,236)	(452,850)
Balance, December 31, 2024	(225,080)	81,178	(143,902)

The following is a summary of the effects of the restatement in the Company's statements of cash flows:

	<u>As Previously Reported</u>	<u>Adjustment</u>	<u>As Restated</u>
<b>Year Ended December 31, 2024</b>			
Net loss	\$ (246,614)	\$ (206,236)	\$ (452,850)
Contract assets	230,961	10,075	241,036
Accounts payable	(39,904)	49,420	9,516
Contract liabilities	(244,610)	45,336	(199,274)
Net Cash used in Operating Activities	(212,036)	(101,405)	(313,441)
Contributions, net	110,823	101,405	212,228
Net Cash from Financing Activities	84,749	101,405	186,154
<b>Year Ended December 31, 2023</b>			
Net income	\$ 31,013	\$ (37,768)	\$ (6,755)
Contract assets	86,067	(55,450)	30,617
Net Cash used in Operating Activities	5,909	(63,977)	(58,068)
Contributions, net	(20,070)	63,977	43,907
Net Cash from Financing Activities	(41,557)	63,977	22,420

### **State Effective Dates**

The following states have franchise laws that require that the Franchise Disclosure Document be registered or filed with the state, 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:

<b>State</b>	<b>Effective Date</b>
California	Pending
Hawaii	
Illinois	Pending
Indiana	Pending
Maryland	Pending
Michigan	Pending
Minnesota	Pending
New York	Pending
North Dakota	
Rhode Island	Pending
South Dakota	
Virginia	Pending
Washington	
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.

**ITEM 23**  
**RECEIPT (YOURS)**

This disclosure document summarizes provisions of the franchise agreement and other information in plain language. Read this franchise disclosure document and all agreements carefully.

If POOL SCOUTS FRANCHISING, LLC offers you a franchise, it must provide this disclosure document to you fourteen (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 law requires a franchisor to provide the franchise disclosure document at the earlier of the first personal meeting or ten (10) business days before execution of the franchise or other agreement or the payment of any consideration that relates to the franchise relationship.

If Pool Scouts Franchising, 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, D.C. 20580 and the state agencies listed in Exhibit A.

The sales agents representing Pool Scouts Franchising, LLC for this offering is/are:

Kevin Wilson, Brian Garrison, Dave Warn, Rita Iglesias, Austin James and Kris Nilsson.

Pool Scouts Franchising, LLC  
2829 Guardian Lane, Suite 100  
Virginia Beach, VA 23452  
(757) 215-4253

ISSUANCE DATE: April 21, 2026

Pool Scouts Franchising, LLC has authorized the agents listed in Exhibit C to receive service of process for it. I have received a Disclosure Document (Franchise Disclosure Document) dated \_\_\_\_\_ . This disclosure document included the following Exhibits:

- Exhibit A – List of Administrators
- Exhibit B – Disclosure Document State Addenda
- Exhibit C – Agents for Service of Process
- Exhibit D – Franchise Agreement and State Amendments
- Exhibit E – Area Development Agreement and State Amendments
- Exhibit F-1 – Authorization Agreement for Prearranged Payments (Direct Debits)
- Exhibit F-2 – Promissory Note
- Exhibit F-3 – Guaranty
- Exhibit F-4 – Security Agreement
- Exhibit G – Telephone Number Assumption Agreement
- Exhibit H-1 – Transfer and Release Agreement
- Exhibit H-2 – Commission Agreement
- Exhibit H-3 – Escrow Agreement
- Exhibit I – General Release
- Exhibit J – Operations Manual Table of Contents

- Exhibit K – List of Franchisees
- Exhibit L – List of Affiliate-Owned Businesses
- Exhibit M-1 – Franchisee Disclosure Questionnaire
- Exhibit M-2 – Confidentiality Agreement
- Exhibit N – Financial Statements

\_\_\_\_\_

Date

\_\_\_\_\_

Franchisee

Name: \_\_\_\_\_

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\_\_\_\_\_

Date

\_\_\_\_\_

Franchisee

Name: \_\_\_\_\_

## UNIFORM FRANCHISE REGISTRATION APPLICATION

File No.: 638818  
(Insert file number of immediately  
preceding filing of Applicant)

State: Wisconsin

Fee: \$400

APPLICATION FOR (Check only one):

- INITIAL REGISTRATION OF AN OFFER AND SALE OF FRANCHISES
- RENEWAL APPLICATION OR ANNUAL REPORT
- PRE-EFFECTIVE AMENDMENT
- POST-EFFECTIVE AMENDMENT

1. Full legal name of Franchisor: **Pool Scouts Franchising, LLC**
2. Name of franchise offering: **Pool Scouts**
3. Franchisor's principal business address: **2829 Guardian Lane, Suite 100  
Virginia Beach, VA 23452**
4. Name and address of Franchisor's agent in this state authorized to receive service of process: **Department of Financial Institutions  
Division of Securities  
4822 Madison Yards Way, North Tower  
Madison, WI 53705**
5. The states in which this application is or will be shortly on file: **California, Illinois, Indiana, Maryland, Michigan, Minnesota, New York, Rhode Island, Virginia, Wisconsin**
6. Name, address, telephone and facsimile numbers, and e-mail address of person to whom communications regarding this application should be directed: **Nicole J. Harrell, Esq.  
Kaufman & Canoles, P.C.  
150 W. Main Street, Suite 2100  
Norfolk, VA 23510-1665  
T: (757) 624-3306  
F: (888) 360-9092  
E: njharrell@kaufcan.com**



## UNIFORM FRANCHISE CONSENT TO SERVICE OF PROCESS

Pool Scouts Franchising, LLC, a limited liability company organized under the laws of the Commonwealth of Virginia (the "Franchisor"), irrevocably appoints the officers of the States designated below and their successors in those offices, its attorney in those States for service of notice, process or pleading in an action or proceeding against it arising out of or in connection with the sale of franchises, or a violation of the franchise laws of that State, and consents that an action or proceeding against it may be commenced in a court of competent jurisdiction and proper venue within that State by service of process upon this officer with the same effect as if the undersigned was organized or created under the laws of that State and had lawfully been served with process in that State. It is requested that a copy of any notice, process or pleading served this consent be mailed to:

- |                                                                              |                                                                                                                            |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> California: Commissioner of Corporations | <input type="checkbox"/> North Dakota: Securities Commissioner                                                             |
| <input type="checkbox"/> Hawaii: Commissioner of Securities                  | <input checked="" type="checkbox"/> Rhode Island: Director, Department of Business Regulation                              |
| <input checked="" type="checkbox"/> Illinois: Attorney General               | <input type="checkbox"/> South Dakota: Director of the Division of Insurance                                               |
| <input checked="" type="checkbox"/> Indiana: Secretary of State              | <input checked="" type="checkbox"/> Virginia: Clerk, Virginia State Corporation Commission                                 |
| <input checked="" type="checkbox"/> Maryland: Securities Commissioner        | <input type="checkbox"/> Washington: Director of Financial Institutions                                                    |
| <input checked="" type="checkbox"/> Minnesota: Commissioner of Commerce      | <input checked="" type="checkbox"/> Wisconsin: Administrator, Division of Securities, Department of Financial Institutions |
| <input checked="" type="checkbox"/> New York: Secretary of State             |                                                                                                                            |

Please mail or send a copy of any notice, process or pleading served under this consent to:

**Nicole J. Harrell, Esq.**  
**Kaufman & Canoles, P.C.**  
**150 W. Main Street, Suite 2100**  
**Norfolk, VA 23510**

Dated: April 21, 2026

FRANCHISOR:

POOL SCOUTS FRANCHISING, LLC

By:   
Name: Brian Garrison  
Title: President

## FRANCHISOR'S COSTS AND SOURCE OF FUNDS

1. Disclose the Franchisor's total costs for performing its pre-opening obligations to provide goods or services in connection with establishing each franchised business, including real estate, improvements, equipment, inventory, training and other items stated in the offering:

Category	Costs
Real Estate	<u>\$ 0</u>
Improvements	<u>\$ 0</u>
Equipment	<u>\$ 0</u>
Inventory	<u>\$ 0</u>
Training	<u>\$4,000</u>
Other (describe)	
Advertising	<u>\$2,000</u>
Marketing Materials	<u>\$ 0</u>
Sales Commissions	<u>\$ 0</u>
Screening Costs	<u>\$ 500</u>
Legal Costs	<u>\$ 500</u>
Website Modification	<u>\$ 0</u>
Software Setup Fee	<u>\$ 0</u>
Totals	<u>\$7,000</u>

2. State separately the sources of all required funds:

Working capital

Initial Franchise Fee

Mailer Set-up Fee



## AUDITOR'S CONSENT

Eide Bailly LLP consents to the use in the Franchise Disclosure Document issued by POOL SCOUTS FRANCHISING, LLC ("Franchisor") on April 21, 2026, as it may be amended, of our report dated March 25, 2026, relating to the financial statements of Franchisor for the period ending December 31, 2025.

Accountant: Eide Bailly LLP

By: *Joanna G. Brumsey*

Name: Joanna G. Brumsey

Title: Partner

Date: 4/21/26