



Perfect Game SEC: Alabama | Georgia | North Carolina | South Carolina | Tennessee | Virginia

March 7, 2025

Subject: Agreement

This agreement focuses on innovative solutions, mutually beneficial and optimized rental terms, increased profit margins, and the implementation of state-of-the-art technology.

Rental Terms: In consideration of the exclusive utilization of the baseball fields, Perfect Game SEC agrees to remit a rental fee of \$115 per team, per day. With a minimum estimated participation of 24 teams per weekend across 26 weekend events, the anticipated field rental revenue is \$143,520. Breakdown is provided below.

- \$115 (per team, per day) x 24 (teams) = \$2,760 (per day)
- \$2,760 (per day) x 2 (days per weekend) = \$5,520 (per weekend)
- \$5,520 (per weekend) x 26 (weekends) = \$143,520
- We guarantee \$4,800 per weekend (weather permitting) for 26 scheduled weekends, plus any extras.

YakkerTracker: We are capable of installing the Yakker Tracker system on Field #3, which will deliver professional-grade pitching and hitting performance metrics for high school players, exclusively through Perfect Game. Our organization will bear the complete financial responsibility for the Yakker Tracker system, including installation, maintenance, and equipment procurement. Should the installation require trenching or heavy construction, we will schedule it during the off-season to prevent disruption to daily tournament operations.

Trackman: Our organization will donate a Trackman unit, inclusive of the required iPad and ancillary equipment, which has been utilized only once and represents a financial outlay of approximately \$30,000.

Recreation Program: We propose a recreation program at the CAP, where The CAP keeps all revenue, including sales, to improve the C35 feeder program.

Additional Revenue Streams: Subject to feasibility, we'll partner with the General Manager to create new revenue streams: additional events, signage, concessions, membership, and rentals.

Miscellaneous: We are prepared to consider a cosmetic upgrade, encompassing the installation of windscreens and signage, as well as a few potential enhancements to landscaping, such as trees, bushes, and asphalt or concrete repairs. Additionally, we will furnish refurbished pitching mounds for the park. Routine maintenance and field preparation will be the responsibility of the CAP, with a 50/50 cost-sharing arrangement for maintenance necessitated by potential rain.

Elliott Barnes
The CAP, Owner

Dominick J. Ferraro
Perfect Game SEC, Managing Partner

