

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

Proposal for Perfect Game Baseball & Softball Exclusivity

To: Todd Lechner (President) / North Wake Baseball - The Factory Baseball & Softball Complex
From: Dominick Ferraro (Managing Partner) / Perfect Game SEC, on behalf of Perfect Game Inc

Subject: Proposal for Aeration, Top Dressing, and Dirt Addition Services

Dear North Wake Board of Directors,

Thank you for meeting with us on Friday, July 25th, to discuss the crucial role of our partnership with North Wake Baseball and The Factory Complex. We appreciate your dedication to providing excellent playing surfaces and welcome the chance to propose a comprehensive field maintenance partnership.

This proposal details how Perfect Game can meet your specific needs for aeration, topdressing, and infield dirt management, ultimately ensuring a safe, consistent, and professional playing environment for baseball and softball, exclusively under the Perfect Game umbrella.

Financial Contribution & Partnership: In recognition of the long-term benefits and as a demonstration of commitment to this partnership, we acknowledge the following proposed financial contributions and exclusive clauses:

- Three-year exclusivity to Perfect Game events for up to 32 weekends per year.
 - 2026 Rental Rate: \$1,900 / day: Maintenance - \$600 / day
 - 2027 Rental Rate: \$2,000 / day: Maintenance - \$650 / day
 - 2028 Rental Rate: \$2,100 / day: Maintenance - \$650 / day
- Initial Capital Contribution (detailed below) - \$40,000
- Semi-Annual Operational Bonus - Provided that a minimum of 90% of the reserved dates are played, Perfect Game will provide a semi-annual bonus (every six months) of \$10,000 in 2027 and 2028.

Service Scope & Investment: We propose undertaking the following essential field maintenance services:

1. **Aeration:** Strategic aeration of the infield and outfield to improve drainage, reduce compaction, and promote healthier soil structure. This is crucial for preventing standing water and maintaining safe playability.
2. **Infield Top Dressing:** Application of high-quality top dressing. This process helps to maintain proper moisture levels, reduce lip formation, improve consistency, and enhance the overall playability and safety of the infield.
3. **Infield Dirt Addition & Grading:** Addition of new infield dirt as needed to address low spots, maintain proper grades, and ensure a smooth, level playing surface across the entire infield skin, including baselines, infield/outfield lips and pitcher's mound/home plate areas.

The estimated cost for these comprehensive services as discussed, covering materials, labor, and equipment, is **\$40,000 (Forty Thousand US Dollars)**. This investment is designed to significantly enhance the quality and longevity of your baseball fields. This capital contribution will be provided in 2 payments, one half (\$20,000) upon initiation of the approved projects and one half (\$20,000) upon satisfactory completion of the projects.

Perfect Game requests to be provided with a minimum of three bids for the scope of work discussed prior to approval and initial capital contribution.

This consistent financial support will greatly assist in securing the necessary resources and scheduling for the proposed maintenance program.

Benefits of Professional Infield Maintenance: Implementing these services will yield numerous benefits, including:

- **Enhanced Player Safety:** Reducing hard spots, improving drainage, and maintaining consistent surfaces minimizing the risk of injuries.
- **Improved Playability:** A well-maintained infield ensures true hops, consistent ball roll, and optimal sliding conditions, leading to better gameplay.
- **Longevity of Fields:** Regular maintenance extends the lifespan of the infield, protecting your overall investment in the facility.
- **Professional Appearance:** A meticulously cared-for infield and outfield reflect positively on the entire facility and the organization.

Next Steps: We are prepared to discuss this proposal further and tailor it to your specific schedule and any additional requirements. We believe that this partnership will result in superior playing surfaces that benefit all athletes utilizing your facilities.

Please feel free to contact us to schedule a meeting or if you require any further information.

A handwritten signature in dark ink, appearing to read "D. Ferraro". The signature is fluid and cursive, with the first letter of the last name being a large, stylized 'F'.

Dominick Ferraro
Perfect Game SEC, Managing Partner