

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

Proposal for Perfect Game Baseball & Softball with Bob Lewis Park 2026

To: Stuart Weidle / Martin Lewis Bob Lewis Sports Complex, Asheville, NC

From: Dominick Ferraro (Managing Partner) / Perfect Game SEC, on behalf of Perfect Game Inc

Subject: Proposal for Exclusivity to Baseball and Softball Dates

Dear Bob Lewis Board of Directors,

After a successful transition to Perfect Game in late 2025, we are well positioned for success moving forward. The Perfect Game SEC Group finished the spring / summer season with over 12,400 baseball and softball registrations. Specifically relevant to the Asheville market, PG holds a 61% market share in the Carolina's in baseball and finished it's inaugural grass roots softball season with over 1000 team registrations. The national marketing and branding (and co-branding) of Perfect Game is a valuable asset to a relationship such as Bob Lewis Park.

This proposal details how Perfect Game can meet your specific needs for a partnership and to elevate the status of Bob Lewis Park not only within the Carolina's but regionally and nationally. Our proposal includes details regarding field management, park enhancements and other improvements that 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 exclusivity clauses:

- Exclusivity to the park for 2026 and 2027 with an option to extend to a 3-5 year partnership in 2027.
- Exclusivity meaning exclusion of other brands running in the Carolina's, including but not limited to USSSA / Top Gun Sports and it's directors.
- First right of refusal to any dates requested by other organizations outside of the excluded list.
- Two-year exclusivity to Perfect Game events for up to 28 weekends per year.
 - \$12,000 monthly payment – paid monthly rain or shine
 - 20% event revenue share (Net Revenue)
- Initial Capital Contribution (detailed below) - \$40,000+-
 - Refurbished warning tracks (infield and outfield)
 - Refurbished infield / outfield transition (reduce lip)
 - Co-branded backstop padding ensuring player safety
 - Co-branded black windscreen fencing on outfield fences
 - Merchandise container which will give a professional look and feel
 - Option to install cameras and video equipment on all fields
 - Option to discuss co-branded infield logos which would appear on video feeds
 - This would provide branding with or without cameras installed given the number of teams already streaming games

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 involved with the bidding process 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 Maintenance: Implementing these services will yield numerous benefits, including:

- **Enhanced Player Safety:** Reducing low spots, improving drainage, and maintaining consistent surfaces minimize the risk of injuries.
- **Improved Playability:** A well-maintained field ensures true hops, consistent ball roll, and optimal sliding conditions, leading to better gameplay.
- **Longevity of Fields:** Regular maintenance extends the lifespan of the field, protecting your overall investment in the facility.
- **Professional Appearance:** A meticulously cared-for infield and outfield reflects positively on the entire facility and the organization. The appearance of professionally and strategically placed logos elevate the entire look and feel of the facility throughout events.

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 black ink that reads "Christopher Wells". The script is fluid and cursive, with the first letter of each word being capitalized and prominent.

Christopher Wells
Perfect Game SEC, Managing Partner

Perfect Game Co-Branding

Bob Lewis Park 2026

Asheville, NC

