



GROW AI PARTNERS

SERVICES AGREEMENT

This Services Agreement ("Agreement") is entered into as of July 27, 2026 by and between:

Provider: Grow IT Partners, LLC (DBA Grow AI Partners) ("Provider")

Client: Modularis, represented by Lou Friedmann ("Client")

1. SCOPE OF SERVICES

Provider will deliver a 90-Day Growth Accelerator consisting of three phases:

Phase 1: Foundation (Weeks 1-2)

- Market and competitor research
- ICP (Ideal Customer Profile) refinement
- Ad account setup and pixel/tracking configuration
- Creative strategy and initial ad copy development

Phase 2: Launch and Optimize (Weeks 3-8)

- Campaign launch on Meta (Facebook/Instagram)
- A/B testing of creatives, audiences, and copy
- Weekly performance reporting
- Landing page optimization recommendations

Phase 3: Scale and Transition (Weeks 9-12)

- Scale winning campaigns
- Introduce new creative and audience expansions
- Knowledge transfer and documentation
- Transition plan for in-house or ongoing management

2. TERM

This Agreement begins on July 27, 2026 and continues for 90 calendar days through October 25, 2026.

3. FEES AND PAYMENT

Total engagement fee: \$17,500

An initial payment of \$2,500 is due upon signing. The remaining balance of \$15,000 is due on August 17, 2026.

4. PAYMENT METHOD

Payments are accepted via ACH or credit card.

5. CONFIDENTIALITY

Both parties agree to keep confidential any proprietary information shared during the engagement, including but not limited to business strategies, customer data, ad

performance metrics, and financial information, and any other sensitive information disclosed during this engagement, except as permitted under the Marketing & Publicity section.

6. INTELLECTUAL PROPERTY

All ad creatives, copy, and campaign strategies developed during the engagement are the property of the Client upon full payment. Provider retains the right to use anonymized case study data for marketing purposes.

7. LIMITATION OF LIABILITY

Provider does not guarantee specific ad performance results. Advertising outcomes depend on multiple factors including market conditions, ad spend levels, product-market fit, and platform algorithm changes. Provider commits to industry best practices and continuous optimization.

8. TERMINATION

Either party may terminate this Agreement with 14 days written notice. In the event of early termination by Client, fees paid are non-refundable for services already rendered. Provider will deliver all work completed to date.

9. MARKETING & PUBLICITY

Client grants Company a perpetual, royalty-free, worldwide right to use Client's name, company name, logos, trademarks, and the results, metrics, and outcomes achieved during the engagement in Company's marketing, promotional, and business development activities, including without limitation case studies, testimonials, website and social media content, advertising, sales presentations, and portfolios. Company may identify Client as a customer and describe the work performed and results achieved. Client may request removal of specific published materials by written notice, upon which Company will cease future use of those materials within a reasonable period, provided Company is not required to recall or alter materials already distributed or printed. This Section operates as an exception to the Confidentiality section and survives termination of this Agreement.

10. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties with respect to its subject matter and supersedes all prior and contemporaneous agreements, representations, and understandings of the parties. No amendment to this Agreement will be effective unless made in writing and signed by both parties.

11. ACCEPTANCE

By signing below, both parties agree to the terms outlined in this Agreement.

PROVIDER: Grow IT Partners, LLC (DBA Grow AI Partners)

Luke Werkmeister-Martin

Luke Werkmeister-Martin

Title: Partner

Date: July 27, 2026

CLIENT: Modularis

Lou Friedmann

Signer Name: Lou Friedmann

Title: head of marketing

Company: Modularis

Date: July 27, 2026

ELECTRONIC SIGNATURE CONFIRMATION

Signed by: Lou Friedmann

Title: head of marketing

Company: Modularis

Date: July 27, 2026 at 08:45 PM UTC

IP Address: 73.44.44.175

Acknowledged consent under E-SIGN Act / UETA.

Document hash: 386ad5f173563e5e75c3c74e30b2896b54db412e48714b906f346578813bdedc

The signer confirmed: "By typing my name above and clicking Sign Agreement, I consent to electronically sign this agreement and agree this constitutes my legal signature under the U.S. E-SIGN Act and UETA."

This electronic signature is valid and binding under the Electronic Signatures in Global and National Commerce Act (E-SIGN Act) and the Uniform Electronic Transactions Act (UETA).