

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

**LEASE AND MANAGEMENT AGREEMENT with
MISSIONS BASEBALL CARE FOUNDATION**

This Agreement is hereby made and entered into by and between the City of San Antonio (hereinafter referred to as "CITY"), a Texas Municipal corporation, acting by and through its City Manager pursuant to Ordinance No. _____ dated June 1, 2023, and MISSIONS BASEBALL CARE FOUNDATION, (hereinafter referred to as "MBCF"), a Texas Non-Profit Corporation. MBCF and CITY shall collectively be referred to as the "PARTIES."

PREAMBLE

WHEREAS, CITY desires to provide high quality recreational opportunities for its citizens; and

WHEREAS, CITY owns the Leased Premises outlined in this Agreement; and

WHEREAS, MBCF has over 25 years of experience in operating and maintaining baseball / softball complexes; and

WHEREAS, MBCF has over 25 years of experience in providing adult and youth baseball / softball programming; and

WHEREAS, MBCF will oversee operations, perform maintenance, and provide programming of the Leased Premises; and

NOW THEREFORE, the PARTIES hereto severally and collectively agree, and by the execution hereof are bound, to the mutual obligations herein contained and to the performance and accomplishment of the tasks hereinafter described.

I. TERM

- 1.1 The term of this Agreement shall commence upon council approval and expire December 31, 2033, if not terminated sooner according to the terms of this Agreement.
- 1.2 So long as the MBCF is not then in default of any of the provisions of this Agreement or any other agreements with the CITY, this Agreement shall be administratively extended for up to two (2) additional, five (5) year renewal options. Renewals shall be in writing and signed by the Director, or their designee, without further action by the San Antonio City Council.

II. GENERAL RESPONSIBILITIES AND RENT

- 2.1 MBCF shall maintain its non-profit status with the Secretary of State and remain in good standing throughout the term of this Agreement.
- 2.2 MBCF shall maintain insurance, as outlined in Section X. Insurance Requirements of this Agreement, throughout the term of the Agreement.
- 2.3 MBCF shall operate organized sports, which shall be affiliated with a national or state organization.
- 2.4 In consideration of the public benefit derived from the MBCF's operations, maintenance, and programming, MBCF shall not owe any rent under this Agreement.

III. ACCEPTANCE AND CONDITIONS OF PREMISES

- 3.1 MBCF shall accept the Leased Premises described in Exhibit A in the present condition "AS IS," the Leased Premises being currently suitable for the permitted use.

IV. GENERAL OPERATING REQUIREMENTS

- 4.1 MBCF shall employ, pay, and supervise all personnel deemed necessary for management, operations, and programming.
- 4.2 MBCF shall have exclusive use of the Leased Premises which shall be occupied for recreational purposes including but not limited to organized adult and youth sports practices, games, and events.
- 4.3 LOCATIONS:
- 4.3.1 Kennedy Softball Complex, Kennedy Park, 3101 W. Roselawn, San Antonio, TX 78226
 - 4.3.2 Alva Jo Fisher Softball Complex, Lady Bird Johnson Park, 10700 Nacogdoches, San Antonio, TX 78217
 - 4.3.3 Additional locations may be identified by the CITY, agreed upon by the PARTIES, and administratively added to this Agreement.
- 4.4 REVENUE outlined in this section shall be applied to the cost of operations, maintenance, and programming.
- 4.4.1 General Revenue. MBCF may establish and collect membership and admissions fees.
 - 4.4.2 Concession Revenue. Outlined in Section 4.5 CONCESSIONS.
 - 4.4.3 Reservation Revenue. Outlined in Section 4.6 FIELD USE & RESERVATIONS.
- 4.5 CONCESSIONS:
- 4.5.1 MBCF shall have the right to operate concessions for the sale of food, non-alcoholic & alcoholic beverages, and similar consumable items within the Leased Premises.
 - 4.5.2 MBCF shall have the exclusive use of the concession building.
 - 4.5.3 MBCF shall be responsible for all applicable food permits and alcohol licenses.
 - 4.5.4 Mobile vending shall be permitted as defined in the City Municipal Code. MBCF hereby acknowledges that Mobile Vendors have the right to sell prepared and prepackaged food and non-alcoholic beverages. Mobile vendors have the right to vend in public parking lots.
- 4.6 FIELD USE & RESERVATIONS:
- 4.6.1 MBCF shall not assign or sublease the Leased Premises.
 - 4.6.2 MBCF shall program and have exclusive use of the Leased Premises.
 - 4.6.3 MBCF may allow field reservations of the Leased Premises. MBCF shall establish customary and reasonable reservation fee associated with said use of the Leased Premises by other organizations. Policies and fees shall be consistently applied to all other users.
- 4.7 SIGNS:
- 4.7.1 MBCF shall not install permanent signage on or in the Leased Premises without prior written approval from the CITY. If such permanent signage is approved, CITY may require the MBCF to contract a licensed and bonded sign company.
 - 4.7.2 MBCF may not display temporary signage without written approval from the CITY however the design shall be approved prior to display. For the purposes of this Agreement, temporary signage is defined as any sign or banner that is placed in the Leased Premises prior to practices, games, or events and removed at the conclusion of each activity.
 - 4.7.3 MBCF shall have the right to enter into sponsorship agreements that provide benefits to operations, maintenance, and programming. All sponsorship agreements are subject to prior written approval from the CITY.
 - 4.7.4 MBCF may display signage which advertises businesses, sponsors, products, services, logos, or non-MBCF events however the signs must be installed inward towards the field(s), subject to prior written approval from the CITY.
 - 4.7.5 MBCF shall not display signage that advertises or promotes political campaigns, religious affiliations, alcohol use, tobacco use, sexually oriented businesses, or any other matter inappropriate for youth sports.

4.8 PARKING:

4.8.1 MBCF shall have non-exclusive use to public parking lots in the proximity of the Leased Premises. MBCF shall not charge parking fees.

4.8.2 Parking on the sports fields, non-paved areas and fire lane is strictly prohibited; violation of this term is subject to default. Off pavement parking areas can be requested in writing and shall be sent to the CITY no later than fifteen (15) days prior to an event. CITY has the right to refuse off pavement parking request.

4.9 STORAGE: MBCF may store items on the Leased Premises however all storage units shall be approved by the CITY. If a storage unit is on the Leased Premises the MBCF shall be responsible for securing the unit. If MBCF leases the storage unit, the CITY shall not be responsible for payment or maintenance of the storage unit. CITY shall not be responsible for stored items within the unit.

4.10 SECURITY: MBCF shall be responsible for securing the items in the Leased Premises. Security equipment and monitoring services shall be the responsibility of the MBCF.

4.11 CITY DAYS: CITY shall reserve the right to utilize each complex, at no cost, for up to ten (10) full days each year during the term of the Agreement.

4.12 LOCAL DAYS: MBCF shall provide low and/or no cost programming for local adults and youth.

4.13 CITY shall have the right to temporarily suspend activities in accordance with special events, construction, weather related, and/or local government restriction closures. CITY shall notify the MBCF at the earliest opportunity however in some instances the notification may be immediate.

V. MAINTENANCE OBLIGATIONS

5.1 MBCF at its sole expense shall maintain the Leased Premises at or above the standards set by the CITY.

5.2 MBCF shall maintain all sports fields at or better than an acceptable standard for play, including but not limited to: watering, mowing, trimming, seeding, fertilizing, leveling, and dragging of the fields.

5.3 MBCF shall collect and remove trash after every practice, game, and event. MBCF shall use reasonable efforts to recycle materials. MBCF agrees to comply with a recycling program established and implemented during the term of this Agreement.

5.4 MBCF shall provide pest control services as needed.

5.5 MBCF shall keep all areas within the Leased Premises free of graffiti.

5.6 MBCF shall maintain all amenities and structures in good and working order, repair as necessary.

5.7 MBCF shall maintain, repair, and replace all irrigation equipment including but not limited to: irrigation lines, sprinkler head, and all associated parts.

5.8 MBCF shall be required to conduct all necessary maintenance to ensure the Leased Premises is at or above an acceptable standard.

5.9 MBCF shall promptly repair any damage to the Leased Premises. MBCF shall have no obligation to repair damage caused by CITY or CITY authorized contractors. Notwithstanding any contrary provisions, should the Leased Premises be damaged by fire, tornado or other casualty, CITY shall be under no obligation to rebuild or repair the Leased Premises.

5.10 MBCF shall not plant or remove trees without prior written approval from the CITY.

- 5.11 CITY reserves the right to inspect the Leased Premises without prior notification to the MBCF.
- 5.12 MBCF shall comply with all Federal, State, and Local laws and Codes including Emergency Orders and Directive.

VI. UTILITIES

- 6.1 **WATER AND SEWER UTILITIES:** CITY shall pay for all water and sewer fees. MBCF shall comply with the City's Conservation Ordinance, including year-round restrictions, drought restrictions, and charity car wash restrictions. If the MBCF receives fines or penalties for non-compliance with the City's Conservation Ordinance or any watering restrictions the MBCF shall be responsible for the payment of the fines or penalties. MBCF shall coordinate and request through CITY any irrigation variances of the Conservation Ordinance.
- 6.2 **IRRIGATION:** MBCF may utilize existing irrigation equipment within the Leased Premises for the purpose of irrigation. CITY shall have the right to implement and modify irrigation policies and practices throughout the term of the Agreement. MBCF shall coordinate and request through CITY any irrigation variances of the Conservation Ordinance. MBCF shall be responsible for coordinating with CITY the necessary documents to support the irrigation audit.
- 6.3 **ELECTRIC UTILITIES:** If a separate meter is identified for the Leased Premises the MBCF shall be responsible for all electric utilities. If a separate electric meter is not available and the Leased Premises contains lighting, the MBCF shall be issued an invoice for Lighting Fees which is a standard rate set by the CITY. CITY has the right to reevaluate the Lighting Fee throughout the term of this Agreement.
- 6.4 **INTERNET:** MBCF is permitted to install internet services however they are responsible for all associated costs.

VII. IMPROVEMENTS

- 7.1 MBCF shall complete a minimum of \$1.5 million of combined maintenance and capital improvements in the first two (2) years of this Agreement. The Parks and Recreation Director, or designee, will review and approve all proposed capital improvements. The Parks and Recreation Director, or designee, may allow an extension of the timeframe to complete the capital improvements. If the capital improvements are not completed in the timeframe established by this Agreement or by the Parks and Recreation Director, the CITY shall have the right to terminate the Agreement or modify the renewal terms.
- 7.2 MBCF may not, without the prior written approval of City, construct, or allow to be constructed, any permanent improvements to the Premises or make or allow to be made any permanent alterations to the structures within the Premises without the prior written approval of: a) the Director of Parks and Recreation or designee, b) any necessary departments, boards and/or commissions of the City, including, but not limited to, Historic and Design Review Commission, and c) all other approvals required and necessary, including, but not limited to, the Texas Historic Commission. If approved by the City's Parks and Recreation Department, the expansion would also be subject to the review and approval of the entities outlined above.
- 7.3 MBCF shall be responsible for securing, at its cost, all necessary and required permits for any activities or improvements.
- 7.4 The approval by the CITY of any plans and specifications refers only to the conformity of such plans and specifications to the general architectural plans. Such plans and specifications are not approved for architectural or engineering design and the City, by approving such plans and specifications, assumes no liability or responsibility therefore or for any defect in any structure constructed from such plans and specifications.
- 7.5 It is expressly understood and agreed that any and all machinery, equipment, and items of personal property of whatever nature owned by MBCF and at any time placed or maintained by MBCF on any part of the Premises

shall be and remain the property of the MBCF; provided, however, that all Improvements constructed and all attached fixtures, alterations, additions, or improvements made upon the Premises shall become the property of the CITY from and after the time that such improvements are made and shall remain the property of the CITY after the termination of this Agreement.

- 7.6 CITY shall not be responsible or liable for, and MBCF covenants that it will not bind or attempt to bind, CITY for payment of any money in connection with any improvements to the Leased Premises.
- 7.7 During any periods of time that improvements are occurring within the Leased Premises, MBCF's contractors will be required to secure Builder's Risk insurance, if requested by CITY, and provide CITY with a certificate of insurance evidencing such coverage.
- 7.8 CITY shall not have any responsibility for making any capital repairs or capital improvements to the Leased Premises.

VIII. REPORTING

- 8.1 MBCF shall provide annual reports to include, but not limited to: (a) sport, (b) number of participants in each sport, (c) participant age range, (d) number of teams, (e) number of volunteers, and (f) total number of volunteer hours. CITY shall request additional information as needed.
- 8.2 Annually MBCF shall provide a list of board member to include (a) name, (b) board title, (c) phone number, (d) address and (e) email address. MBCF shall notify the CITY within thirty (30) days of any board changes include but not limited to changes in the: board president, board member, or board structure.
- 8.3 MBCF shall provide a profit and loss statement for each location within sixty (60) days after the end of the MBCF's annual operating year. The profit and loss statement should include REVENUE as outlined in Section 4.4.
- 8.4 Throughout the term of this agreement and any extensions hereof, MBCF shall maintain complete and accurate permanent financial records of all income and expenditures. Such financial records and supporting documentation shall be preserved in Bexar County, Texas, for at least five (5) years and shall be open to CITY inspection, review, and audit following reasonable notification of intent to inspect.
- 8.5 CITY reserves the right to conduct, or cause to be conducted, a review and/or audit of MBCF's records at any and all times deemed necessary by CITY provided. CITY staff, a Certified Public Accountant (CPA), or other auditors as designated by CITY, may perform such audits and/or reviews. CITY reserves the right to determine the scope of every audit and/or review. In accordance herewith, MBCF agrees to make available to CITY all accounting records.

IX. DEFAULTS AND TERMINATION

- 9.1 Should MBCF fail to fulfill in a timely and proper manner, as determined solely by the Director, its material obligations under this contract, or violate any of the material terms of this contract, the CITY shall have the right to immediately terminate the contract in whole or in part.
- 9.2 Notice of termination shall be provided in writing to MBCF, effective upon the date set forth in the notice. CITY may, in CITY's sole discretion, provide an opportunity for MBCF to cure the default. If CITY elects to offer an opportunity to cure, CITY shall provide notice to MBCF specifying the matters in default and the cure period. If MBCF fails to cure the default within the cure period, CITY shall have the right, without further notice, to terminate the contract in whole or in part. Such termination shall not relieve MBCF of any liability to the CITY for damages sustained by virtue of any breach by MBCF.

X. INSURANCE REQUIREMENTS

- 10.1 Prior to the commencement of any work under this Agreement, Contractor shall furnish copies of all required endorsements and completed Certificate(s) of Insurance to the City's Parks and Recreation Department, which shall be clearly labeled "LEASE AND OPERATING AGREEMENT" in the Description of Operations block of the Certificate. The Certificate(s) shall be completed by an agent and signed by a person authorized by that insurer to bind coverage on its behalf. The City will not accept a Memorandum of Insurance or Binder as proof of insurance. The certificate(s) must be signed by the Authorized Representative of the carrier and list the agent's signature and phone number. The certificate shall be mailed, with copies of all applicable endorsements, directly from the insurer's authorized representative to the City. The City shall have no duty to pay or perform under this Agreement until such certificate and endorsements have been received and approved by the City's Parks and Recreation Department. No officer or employee, other than the City's Risk Manager, shall have authority to waive this requirement.
- 10.2 The City reserves the right to review the insurance requirements of this Article during the effective period of this Agreement and any extension or renewal hereof and to modify insurance coverages and their limits when deemed necessary and prudent by City's Risk Manager based upon changes in statutory law, court decisions, or circumstances surrounding this Agreement. In no instance will City allow modification whereby City may incur increased risk.
- 10.3 A Contractor's financial integrity is of interest to the City; therefore, subject to Contractor's right to maintain reasonable deductibles in such amounts as are approved by the City, Contractor shall obtain and maintain in full force and effect for the duration of this Agreement, and any extension hereof, at Contractor's sole expense, insurance coverage written on an occurrence basis, unless otherwise indicated, by companies authorized to do business in the State of Texas and with an A.M. Best's rating of no less than A- (VII), in the following types and for an amount not less than the amount listed below:

<u>TYPE</u>	<u>AMOUNTS</u>
1. Workers' Compensation 2. Employers' Liability	<i>Statutory</i> \$1,000,000.00/\$1,000,000.00/ \$1,000,000.00
3. Commercial General Liability Insurance to include coverage for the following: a. Premises/Operations b. Products/Completed Operations c. Personal/Advertising Injury d. Sexual Abuse/ Molestation e. Independent Contractors f. Contractual Liability g. Damage to property rented by you	For <u>Bodily Injury</u> and <u>Property Damage</u> of: \$1,000,000.00 per occurrence; \$2,000,000.00 General Aggregate, or its equivalent in Umbrella or Excess Liability Coverage
4. Business Automobile Liability: a. Owned/leased vehicles b. Non-owned vehicles c. Hired Vehicles	<u>Combined Single Limit</u> for <u>Bodily Injury</u> and <u>Property Damage</u> of \$1,000,000.00 per occurrence
5. Liquor Liability	\$1,000,000.00 per occurrence, \$2,000,000.00 General Aggregate

- 10.4 Contractor agrees to require, by written contract, that all subcontractors providing goods or services hereunder obtain the same categories of insurance coverage required of Contractor herein, and provide a certificate of insurance and endorsement that names the Contractor and the CITY as additional insureds. Policy limits of the coverages carried by subcontractors will be determined as a business decision of Contractor. Respondent shall provide the CITY with said certificate and endorsement prior to the commencement of any work by the

subcontractor. This provision may be modified by City's Risk Manager, without subsequent City Council approval, when deemed necessary and prudent, based upon changes in statutory law, court decisions, or circumstances surrounding this agreement. Such modification may be enacted by letter signed by City's Risk Manager, which shall become a part of the contract for all purposes.

10.5 As they apply to the limits required by the City, the City shall be entitled, upon request and without expense, to receive copies of the policies, declaration page, and all required endorsements. Contractor shall be required to comply with any such requests and shall submit requested documents to City at the address provided below within 10 days. Contractor shall pay any costs incurred resulting from provision of said documents.

City of San Antonio
Attn: Parks and Recreation
P.O. Box 839966
San Antonio, TX 78283-3966

10.6 Contractor agrees that with respect to the above required insurance, all insurance policies are to contain or be endorsed to contain the following provisions:

- Name the City, its officers, officials, employees, volunteers, and elected representatives as additional insureds by endorsement, as respects operations and activities of, or on behalf of, the named insured performed under contract with the City, with the exception of the workers' compensation and professional liability policies;
- Provide for an endorsement that the "other insurance" clause shall not apply to the City of San Antonio where the City is an additional insured shown on the policy;
- Workers' compensation, employers' liability, general liability, and automobile liability policies will provide a waiver of subrogation in favor of the City.
- Provide advance written notice directly to City of any suspension or non-renewal in coverage, and not less than ten (10) calendar days advance notice for nonpayment of premium.

10.7 Within five (5) calendar days of a suspension, cancellation or non-renewal of coverage, Contractor shall provide a replacement Certificate of Insurance and applicable endorsements to City. City shall have the option to suspend Contractor's performance should there be a lapse in coverage at any time during this contract. Failure to provide and to maintain the required insurance shall constitute a material breach of this Agreement.

10.8 In addition to any other remedies the City may have upon Contractor's failure to provide and maintain any insurance or policy endorsements to the extent and within the time herein required, the City shall have the right to order Contractor to stop work hereunder, and/or withhold any payment(s) which become due to Contractor hereunder until Contractor demonstrates compliance with the requirements hereof.

10.9 Nothing herein contained shall be construed as limiting in any way the extent to which Contractor may be held responsible for payments of damages to persons or property resulting from Contractor's or its subcontractors' performance of the work covered under this Agreement.

10.10 It is agreed that Contractor's insurance shall be deemed primary and non-contributory with respect to any insurance or self-insurance carried by the City of San Antonio for liability arising out of operations under this Agreement.

10.11 It is understood and agreed that the insurance required is in addition to and separate from any other obligation contained in this Agreement and that no claim or action by or on behalf of the City shall be limited to insurance coverage provided.

10.12 Contractor and any Subcontractors are responsible for all damage to their own equipment and/or property.

XI. INDEMNIFICATION

11.1 MBCF covenants and agrees to **FULLY INDEMNIFY, DEFEND and HOLD HARMLESS**, the CITY and the elected officials, employees, officers, directors, volunteers and representatives of the CITY, individually and collectively, from and against any and all costs, claims, liens, damages, losses, expenses, fees, fines, penalties, proceedings, actions, demands, causes of action, liability and suits of any kind and nature, including but not limited to, personal or bodily injury, death and property damage, made upon the CITY directly or indirectly arising out of, resulting from or related to MBCF's activities under this Agreement, including any acts or omissions of MBCF, any agent, officer, director, representative, employee, MBCF or subcontractor of MBCF, and their respective officers, agents employees, directors and representatives while in the exercise of the rights or performance of the duties under this Agreement. The indemnity provided for in this paragraph shall not apply to any liability resulting from the negligence of CITY, its officers, or employees, in instances where such negligence causes personal injury, death, or property damage. **IN THE EVENT MBCF AND CITY ARE FOUND JOINTLY LIABLE BY A COURT OF COMPETENT JURISDICTION, LIABILITY SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS FOR THE STATE OF TEXAS, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW.**

11.2 The provisions of this INDEMNITY are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity. MBCF shall advise the CITY in writing within 24 hours of any claim or demand against the CITY or MBCF known to MBCF related to or arising out of MBCF's activities under this Agreement and shall see to the investigation and defense of such claim or demand at MBCF's cost. The CITY shall have the right, at its option and at its own expense, to participate in such defense without relieving MBCF of any of its obligations under this paragraph.

XII. NOTICES

12.1 For purposes of this Agreement, all official communications and notices among the Parties shall be deemed sufficient if in writing and shall be (1) mailed, registered or certified mail, postage prepaid, return receipt requested, or (2) delivered by a nationally recognized overnight air or ground courier service to the addresses set forth below:

City of San Antonio
Parks & Recreation Department
Attn: Director
P.O. Box 839966
San Antonio, TX 78283

Missions Baseball Care Foundation
Attn: President
2801 Hubbard Circle
Austin, TX 78746

Such Notice shall be deemed received within three (3) days after deposit in the U.S. mail or on the first business day after deposit with an overnight air or ground courier service. Notice of change of address by either Party must be made in writing and mailed to the other Party's last known address within five (5) business days of such change.

XIII. CONFLICT OF INTEREST

13.1 The Charter of the City of San Antonio and its Ethics Code prohibit a City officer or employee, as defined in Section 2-52 of the Ethics Code, from having a financial interest in any contract with the City or any City agency such as city owned utilities. An officer or employee has a "prohibited financial interest" in a contract with the City or in the sale to the City of land, materials, supplies or service, if any of the following individual(s) or entities is a party to the contract or sale:

- a City officer or employee;
- parent, child or spouse;
- a business entity in which the officer or employee, or his parent, child or spouse owns (a) 10% or more of the voting stock or shares of the business entity, or (b) 10% or more of the fair market value of the business entity;

- a business entity in which any individual or entity above listed is a (a) subcontractor on a City contract, (b) a partner, or (c) a parent or subsidiary business entity.

13.2 MBCF warrants and certifies as follows:

- MBCF and its officers, employees and agents are neither officers nor employees of the CITY.
- MBCF has tendered to the CITY a Contracts Disclosure Statement in compliance with the City's Ethics Code.

13.3 MBCF acknowledges that City's reliance on the above warranties and certifications is reasonable.

XIV. SEVERABILITY OF PROVISIONS

14.1 If any clause or provision of this Agreement is held invalid, illegal or unenforceable under present or future federal, state or local laws, including but not limited to the City Charter, City Code, or ordinances of the City of San Antonio, Texas, then and in that event it is the intention of the Parties hereto that such invalidity, illegality or unenforceability shall not affect any other clause or provision hereof and that the remainder of this Agreement shall be construed as if such invalid, illegal or unenforceable clause or provision was never contained herein; it is also the intention of the Parties hereto that in lieu of each clause or provision of this Agreement that is invalid, illegal, or unenforceable, there be added as a part of the Agreement a clause or provision as similar in terms to such invalid, illegal or unenforceable clause or provision as may be possible, legal, valid and enforceable.

XV. NON-DISCRIMINATION

15.1 As a party to this contract, MBCF understands and agrees to comply with the *Non-Discrimination Policy* of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

XVI. CONTRACTING

16.1 Compliance by contractors with this Agreement shall be the responsibility of the MBCF. MBCF shall be responsible to ensure that all permits required for the activities under this Agreement are obtained.

16.2 CITY shall in no event be obligated to any third party, including any sub-contractor of MBCF, for performance of or payment for work services.

16.3 MBCF shall not have liens on the property.

XVII. ENTIRE AGREEMENT

17.1 This Agreement constitutes the final and entire agreement between the Parties hereto and contains all of the terms and conditions agreed upon. No other agreements, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind the Parties hereto unless same is in writing, dated subsequent to the date hereof and duly executed by the Parties.

XVIII. CHANGES AND AMENDMENTS

18.1 Except when the terms of this Agreement expressly provide otherwise, any alterations, additions, or deletions to the terms hereof shall only be by amendment in writing executed by both CITY and MBCF under authority granted by formal action of the Parties' respective governing bodies.

18.2 It is understood and agreed by the Parties hereto that changes in local, state and federal rules, regulations or laws applicable hereto may occur during the term of this Agreement and that any such changes shall be automatically incorporated into this Agreement without written amendment hereto, and shall become a part hereof as of the effective date of the rule, regulation, or law.

XIX. PARTIES BOUND

19.1 This Agreement shall be binding on and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns, except as otherwise expressly provided herein.

XX. RELATIONSHIP OF PARTIES

20.1 Nothing contained herein shall be deemed or constructed by Parties hereto, or by any third party, as creating the relationship of principal and agent, partners, joint ventures or any other similar such relationship between the Parties hereto.

XXI. TEXAS LAW TO APPLY

21.1 This Agreement shall be constructed under and in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Bexar County, Texas.

XXII. GENDER

22.1 Words of any gender used in this Agreement shall be held and constructed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires.

XXIII. CAPTIONS

23.1 The captions contained in this Agreement as for convenience of reference only, and in no way limit or enlarge the terms and/or conditions of this Agreement.

XXIV. HOLDING OVER

24.1 MBCF shall have no right to hold over after the end of the term of this Agreement.

XXV. AUTHORITY

25.1 The signor of this Agreement for the MBCF hereby represents and warrants that they have full authority to execute this Agreement on behalf of the MBCF.

25.2 If the signor of this Agreement separates from the MBCF the signor shall have no authority to continue.

25.3 MBCF shall not transfer, pledge, or otherwise assign this Agreement, any interest in and to same, or any claim arising thereunder, without first procuring the written approval of CITY. Any attempt to transfer, pledge or other assignment shall be void ad initio and shall confer no right upon any third person.

EXECUTED and **AGREED** to this the _____ day of _____, 20____.

**CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT**

MISSIONS BASEBALL CARE FOUNDATION

By: _____
Homer Garcia III, Director

By: _____
Joshua Sanders, President

Date: _____

Date: _____

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT A: Leased Premises Maps