

Exhibit C

TENNIS FACILITY PROGRAMMING

The City of Santa Barbara (City) and Elings Park Foundation (Foundation) mutually recognize and appreciate the importance of maintaining the Tennis Facility for the primary purpose of providing recreational tennis facilities and opportunities open to the general public. As part of those efforts and for the term of this Lease, Foundation shall be entitled to provide and maintain recreation programming consistent with the terms of this Exhibit C.

Hours of Operation

The Tennis Facility may be open to the public for use consistent with the terms of this Lease, in accordance with, but not in excess of, the following schedule:

Monday through Friday	Dawn to 9:00pm (may be extended to 10pm)
Saturday and Sunday	Dawn to dusk (may be extended to 10pm)

Programming Decisions

Foundation shall develop and provide tennis programming that consists of an overall year-round balance of activities for youth and adults, including instruction programs, camps, clinics, leagues, and tournaments, with substantial consideration being given to maintaining tennis courts available for informal play on a drop-in basis. Guided by this description of the desired programming mix, Foundation is entitled to determine the appropriate balance of programming activities at the Tennis Facility. When determining the appropriate balance of programming activities, Foundation may consider its need to generate sufficient revenue in order to maintain and operate the Tennis Facility at a level of quality that is consistent with the rest of Elings Park.

If demand for tennis programming should drop to a point where the Tennis Facility is underutilized, Foundation may utilize a portion of the Tennis Facilities for another public recreational use (Alternative Use). Alternative Uses shall not displace demonstrated demand for tennis programming. Utilization of the entire Tennis Facility for an Alternative Use on a permanent basis shall require prior approval from the Parks and Recreation Director. An Alternative Use that requires a permanent alteration to the Tennis Facility (i.e., removal of the net standards or an installation of non-tennis related permanent fixtures on the courts), shall be undertaken pursuant to Section 2.02 of this Lease

Occasional Use for Events

The Tennis Facility may be used on an occasional basis for events produced or hosted by or in conjunction with Elings Park which are intended to raise funds for the maintenance and operation of the Tennis Facility and Elings Park. Such events shall be scheduled and managed in such a way so as to not materially impact the overall recreation programming to be provided at the Tennis Facility pursuant to the terms of the Lease and this Exhibit C.