

AMENDMENT NO. 1 TO LEASE AGREEMENT BETWEEN
CITY OF CORPUS CHRISTI AND ELIZONDO TENNIS FOUNDATION

This Amendment No. 1 amends the Lease Agreement (Lease) at the H-E-B Tennis Center and Al Kruse Tennis & Pickle Ball Center (Tennis Centers) between the City of Corpus Christi (City) and Elizondo Tennis Foundation, which was effective on October 22, 2024.

WHEREAS, Elizondo Tennis Foundation, a non-profit corporation, wishes to operate the Lease as Elizondo Tennis, LLC, with the same principal as Elizondo Tennis Foundation; and,

WHEREAS, the court fees have remained unchanged for over 10 years and City wishes to propose to adjust fees to align with those in other municipalities.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

- 1) Section 11. Assignment and Subleasing. 11.1 Assignment by Operator is amended to read as follows:

“11.1 Assignment by Operator. Operator may assign this Agreement to Elizondo Tennis, LLC without prior written notice or authorization. Any such assignment shall not relieve Operator or Operator’s authorized assignees from liability under this Lease. Operator may not assign this Agreement to any other person or entity without the prior written approval by City Council.”

- 2) Section 5. Operation of Facilities 6.4 Fee Structure is amended to read as follows:

“6.4 Fee Structure. Fees shall be charged in accordance with the fee schedule approved by City Manager or designee. The current fee schedule is included as Exhibit D. Operator may propose changes to the fee schedule for Contract Administrator’s review. If the Contract Administrator wishes to accept the proposed fee changes, those changes shall be presented to City Manager or designee for approval. Operator shall record all fees collected in Operator’s point of sale accounting system, and shall maintain at the Leased Premises books of account with respect to its management and operations of the Facilities in accordance with generally accepted accounting principles (“GAAP”). Operator shall collect applicable sales taxes on the fees as required by State law.”

- 3) Exhibit D. Tennis Center’s Fee Schedule is amended to read as follows:

“EXHIBIT D AMENDED
TENNIS CENTER’S FEE SCHEDULE

A. Annual & Semi-Annual Fees			
	Adult Annual	\$300	per year
	Adult Semi-Annual	\$175	per 6 months

	Youth Annual	\$95	per year
	Youth Semi-Annual	\$75	per 6 months
	Non-Resident (3 Month Pass)	\$75	per 3 months
B. Court Fees			
	Outdoor		
	Standard Court Play (per player)	\$4	per 1.5 hours
	Adult Open Play – Pickleball (per player)	\$6	per 1.5 hours
	Private/Semi-Private/Group Lesson Court Fee	\$2	per 1 hour
	Covered Pavilion Courts (HEB)		
	Standard Court Play (per player)	\$8	per 1.5 hours
	Adult Open Play – Pickleball (per player)	\$8	per 1.5 hours
	Private Lesson Court Fee	\$3	per 1 hour
	Semi-Private/Group Lesson Court Fee	\$3	per 1 hour
C. Lesson Fees			
	Director of Tennis		
	Private Tennis Lesson	\$75	per 1 hour
	Private Tennis Lesson	\$60	per 45 minutes
	Private Tennis Lesson	\$40	per 30 minutes
	Semi-Private Lesson (per player) (2 players)	\$38	per 1 hour
	Group Lesson (per player) (3 players)	\$25	per 1 hour
	Group Lesson (per player) (4+ players)	\$19	per 1 hour
	Head Pro		
	Private Tennis Lesson	\$60	per 1 hour
	Private Tennis Lesson	\$30	per 30 minutes
	Semi-Private Lesson (per player) (2 players)	\$30	per 1 hour
	Group Lesson (per player) (3 players)	\$20	per 1 hour
	Group Lesson (per player) (4+ players)	\$15	per 1 hour
	Assistant Pro		
	Private Tennis Lesson	\$50	per 1 hour
	Private Tennis Lesson	\$25	per 30 minutes
	Semi-Private Lesson (per player) (2 players)	\$25	per 1 hour
	Group Lesson (per player) (3 players)	\$18	per 1 hour
	Group Lesson (per player) (4+ players)	\$16	per 1 hour
D. League Fees			
	USTA Sanctioned Leagues		
	Adult 18 & Over Leagues (2 singles & 3 doubles)	\$65	per league match
	Adult 40 & Over Leagues (2 singles & 3 doubles)	\$65	per league match
	Adult 40 & Over Leagues (1 single & 3 doubles)	\$57.50	per league match
	Adult 55 & Over Leagues (3 doubles)	\$50	per league match
	Mixed 18 & Over Leagues (3 doubles)	\$50	per league match
	Mixed 40 & Over Leagues (3 doubles)	\$50	per league match
E. Facility Rental Fees			
	HEB Tennis Center		
	22 max courts (full day more than 6 hours)	\$800	per rental
	22 max courts (half day less than 6 hours)	\$500	per rental
	11 max courts (full day more than 6 hours)	\$400	per rental
	11 max courts (half day less than 6 hours)	\$300	per rental
	Al Kruse Tennis Center		
	7 tennis courts (full day more than 6 hours)	\$400	per rental
	7 tennis courts (half day less than 6 hours)	\$250	per rental
	10 pickleball courts (full day more than 6 hours)	\$500	per rental

”

- 4) All other terms and conditions of the previously executed Agreement between the parties which are not inconsistent herewith shall continue in full force and effect.

Signatures on next page.

CITY OF CORPUS CHRISTI

City Manager or Designee
Date: _____

Attest:

Rebecca Huerta
City Secretary

Approved as to legal form:

Assistant City Attorney
Date: _____

ELIZONDO TENNIS FOUNDATION



Authorized Representative
Date: 2-19-26