



EXHIBIT "A"
Scope of Services

The duties and responsibilities of LICENSEE include, but are not limited to, the following:

1. Supervise the retail business of the Pro Shop and maintain it in good and clean condition, ordinary wear and tear excepted, including the interior of the Premises. The CITY shall be responsible for making all reasonable and necessary repairs to such buildings upon notification by LICENSEE for the need of such repair.
2. To keep the Premises clean, sanitary, free from trash and debris and in good operating condition in accordance with well-reasoned maintenance procedures and techniques.
3. At its sole cost and expense, to keep the Golf Pro Shop open and with adequate merchandise available for sale during the times and dates the Golf Course is in operation and open for play as agreed to by the parties hereto.
4. Maintain for sale a first-class stock of merchandise in the Pro Shop, including but not limited to, golf balls, clubs, bags, clothing and other golfing equipment and merchandise comparable to that maintained in other pro shops in private golf and country clubs similar in membership and assets to that of this CITY golf course.
5. Purchase and pay for, in its own name, all merchandise sold in the Golf Pro Shop, which merchandise shall be owned solely by the LICENSEE and the CITY shall have no responsibility whatsoever in the purchase or payment for same nor any interest in the ownership thereof.
6. Set prices for which merchandise in the Pro Shop is sold and receive all income and revenue from such sales. LICENSEE shall maintain exclusive control of setting such prices.
7. Maintain all accounts payable to all suppliers of merchandise to the Pro Shop in its own name and on a current basis, in no way implying or representing to such suppliers that the CITY is responsible for the payment of such accounts, and keep accurate records. LICENSEE agrees to hold the CITY harmless from any and all claims of suppliers of merchandise to the Pro Shop.
8. Be liable for any rebates or allowances necessary to cover defective merchandise or charges for services erroneously made.
9. During the term of this Agreement, LICENSEE shall obtain and carry at its own expense sufficient insurance covering the loss of fire, theft, or other casualty, of all merchandise in the Pro Shop, including all property owned by or in or under the control of or displayed by the LICENSEE for sale in the Pro Shop or stored therein for LICENSEE's own benefit. LICENSEE agrees to hold the CITY harmless from any claims for loss of or damage to any property held by LICENSEE or stored for third parties.