

Welcome to North Causeway Marine

Wet Slip Policies and Procedures

Hours are 8am-5pm, 7 days a week. We are closed each year on Thursday and Friday for Thanksgiving, between Christmas Eve and New Years Day, and Easter Sunday. We are open all other holidays during the year.

Wet slips rentals are billed in advance for whatever term you choose. The fee is calculated by the overall length of the boat. Electric service is \$60/month for 30amp and \$90/month for 50amp. Rates are as follows:

Monthly: \$16.00/ft. Semi-Annual: \$90.00/ft. Annual: \$168.00/ft.
THERE ARE NO PRORATIONS OR REFUNDS FOR SLIP RENTALS PAID IN ADVANCE

Statements are sent out on the first day of the month and include all charges for the previous month as well as the upcoming month's slip rental fee. Payments are due by the 20th of each month. You will be charged a 1.5% late fee if your payment is not received by this date. We require a credit card authorization form with a credit card on file to be charged each month for rent, supplies, fuel, or anything else added to your account each month.

We do not allow ANY outside vendors to do work on our premises without prior office approval and proper insurance certificates. Please do not send anyone to perform work on your boat without prior approval. All vendors must sign in at the front desk before entering the premises or boarding your boat.

The side gate is equipped with a security lock which requires a programmed card for access. The gate is locked 24 hours a day. You are given one gate card for free; each additional gate card may be purchased for \$10.00. Please use this gate to carry large items to your boat. If you have a card for someone you no longer want to have access to or you have lost your card, please let us know immediately so we can deactivate that card. You do not need to bring us the card to deactivate it. Please help us keep the marina and your property secure.

There are signs posted everywhere that state "No Fishing from Docks". These signs are meant to deter people that are not customers from using the facilities, including fish cleaning stations. Do not send anyone here to fish from docks or your boat if you are not accompanying them. We will hold you responsible for any damage caused by anyone on the premises that is using a gate card you have provided. On the same note, please report any dangerous or suspicious activity to an employee.

Please be courteous to your fellow marina customers by not making excessive noise, boarding any boat without permission, using or removing any hoses, power cords or other property of any other customer without permission. If you have a complaint or issue with any customer, please make us aware immediately and we will try to resolve the issue.

We are not permitted to allow live-boards. We do not have any problem with you staying on your boat for a night or two but cannot permit anyone to stay longer than that. If you are taking your boat on a long trip, longer than one night, please try to make arrangements to have someone pick up your car. Our parking lot is so limited we cannot store your car while you're away.

DOCK SPACE RENTAL/STORAGE AGREEMENT

THIS AGREEMENT entered into this day of, 20____ by _____ and between NORTH CAUSEWAY MARINE CORP, hereinafter known as the Lessor and whose address is _____ hereinafter known as Lessee, owner of {type of vessel} _____ subject to the following terms and conditions:

[X] WET [] DRY

1. The Lease shall commence on _____ (Month) _____ (Day), 20____ (Year) and shall continue month to month unless sooner terminated by either party by giving the other party ten (10) days written notice prior to the end of any monthly rental period; provided, however, that the rent shall continue until the boat or vessel is removed; provided further that the said boat or vessel shall not be removed until all storage and/or repair bills are paid.
2. The Lessee shall be charged \$18.00 a foot for non-T-Top boats, and \$20.00 a foot for T-Top boats with a 20-foot minimum for dry storage, and \$16.00 per foot with a 25-foot minimum for wet storage, plus tax for monthly rate. \$90.00 per foot with a 25-foot minimum for wet storage, plus tax for semi-annual rate. \$168.00 per foot with a 25-foot minimum for wet storage, plus tax for annual rate. Interest at the rate of one and one-half percent (1.5%) per month will be charged on all accounts past due more than thirty (30) days.
3. No refunds or proration's of rent will be made if the Lessee removes his/her boat from said storage space prior to the end of any monthly rental period.
4. Lessee will furnish Lessor with a copy of the current vessel registration or documentation as the case may be, at the execution of this Lease. In the event the vessel is not registered or documented in Lessee's name, Lessee will be required to furnish Lessor a copy of a recorded power of attorney duly executed by the owner appointing Lessee attorney-in-fact for the owner. Lessee further agrees to notify the Lessor within ten (10) days in the event his/her above address should change.
5. Lessor agrees that Lessee in dry storage may have access to Lessee's boat from 8:00 a.m. to 4:30p.m. each day of the year, except Christmas, New Years Day, Easter Thanksgiving, and such times as Lessor, in its sole discretion, deems it necessary or advisable to close for maintenance, weather, or for reasons beyond Lessor's control. Customers wishing the use of a boat before 8:00 a.m. may arrange to do so by calling before 4:00 p.m. the day before.)
6. Lessee acknowledges that he has inspected the pilings, piers, landing, storage racks and equipment adjacent and appointment to said slip space, and is satisfied with the condition thereof.
7. If Lessee desires to convert dock in any manner, add extra padding or buffer strips, install mooring arms or boat lifts, or to make extra use of utilities/telephone Lessee must first secure written permission of the Lessor, and said Lessee may be required to pay additional charges for additional services or facilities. There will be a service charge of \$20.00 per month per power cord used by the Lessee. This rate may be changed by Lessor at any time upon thirty (30) days written notice to Lessee.
8. No temporary storage of Lessee's property on the dock will be permitted, except in the storage boxes provided by Lessor.
9. Lessee agrees that only reasonable and customary use will be made of the docks and facilities covered hereby, and that no unnecessary wear and tear, disturbance, nuisance, rubbish or garbage will be permitted on the dock or premises, and that the Lessee will keep dock and

premises covered hereby free and clear of gear and tackle and other obstructions and will deposit all rubbish and garbage in containers provided by Lessor, and further agrees not to throw anything in the water of the harbor. Lessee shall be responsible for the conduct and actions of his/her guests. There will be no pumping of bilges by the Lessee. Lessee will not waste water and will secure all hoses tightly at the connections. Lessee will maintain all electric cables in good condition; all cables must have ground connections. Lessee will not lay cables and hoses in walkways of the dock.

10. Lessor will not be responsible for any injuries and/or property damage caused by or in connection with the use of said dock, harbor, or other facilities; the use of said facilities being entirely at the risk of the Lessee as to theft, fire hazards, vandalism, high or low water, tides, and other so call Acts of God.
11. Lessor does not carry insurance covering the property of the Lessee, it being the responsibility of the Lessee to adequately insure his/her property and vessel. If mechanical defect or Act of God places property of the Lessee in danger of destruction or damage the Lessor shall be entitled to compensation for any services or materials which may be used by Lessor in protecting Lessee's property.
12. Lessee agrees that in case of weather conditions, fire, listing, or any emergency which will endanger the safety of the boat, Lessor shall have the right to board, enter, move and perform the necessary duties during the temporary absence of Lessee's boat.
13. It is agreed between the parties that Lessee shall not assign, sublet, transfer, or permit the use of an assigned dock space by another party. Lessor reserves the right to use Lessee's assigned dock space during temporary absence of Lessee's boat.
14. The Lessee agrees to abide by the rules and regulations posted, or hereafter posted by the Lessor, for the operation of the marina and harbor and the actions and conduct of Lessee and of the public.
15. The Lessor will not be responsible for any injuries (including death) or property damage resulting from, caused by, or in conjunction with the use of dock or harbor facilities. Lessee releases and discharges Lessor from any and all liability for loss, injury or damages to persons property sustained while in or on the facilities of Lessor.
16. In general, Lessee may work on his/her own boat if such work does not interfere with the rights and privileges of other persons; but Lessee may not use the services of any other dealer, mechanic, or craftsman or other person on the premises of Lessor without first securing prior approval of the Lessor. All major repairs such as painting, sanding, refinishing, and all major engine repairs must be done in specific areas designated by Lessor. Under no condition will spray paint be allowed in slips.
17. In the event the space rental fees or other charges are not paid within ten (10) days after the same shall become due, the Lessor shall, at its option, have the right to change fee rate to a daily rate, or charge Lessee a service charge equal to eighteen percent (18%) per annum on the unpaid balance
18. Lessee agrees that all bills for repair work or other parts shall be due and payable upon receipt of the bill therefore.
19. Lessee acknowledges that the Lessor has all the appropriate maritime liens, either State or Federal, upon the boat, motor and accessories thereof to secure any and all space rental fees, repairs, gas, oil, marine hardware, accessories, or other services or materials rendered to or supplied to Lessee for us upon the stored boat.
20. Rent on dock and storage space shall be payable in advance. Lessee agrees to advise Lessor of intent to remove boat from harbor before actually removing same.

21. No boat is to be removed from its space unless and until all charges for space rental, service or materials as foresaid have been paid in full. Payment by check shall not be considered payment until collection upon said check has been obtained.
22. Lessee agrees that should he/she become delinquent in any rental payment and/or repair work or parts bill to the extent that the Lessor retains an attorney-at-law to collect said rent or bill, Lessee will pay said attorney a reasonable fee for his time and services, and any court costs incurred whether suit is filled or not.
23. For boats in wet storage, Lessee agrees as follows:
 - a. That he/she will see to the mooring of said boat in a proper manner so that said boat will not break loose. Should said boat break loose and damage others boats or the property of others, Lessee agrees to indemnify and hold harmless Lessor for and against any loss it may occasion thereby.
- 24. In the event a hurricane warning is given for the County of Volusia, Lessee shall be responsible for contacting Lessor for instructions on how Lessee should secure his/her boat. For boats in wet storage, it will be Lessee's responsibility to immediately remove said boat from the Lessor's marina and find anchorage in the surrounding intracoastal waters. Any damage to Lessor's property caused by Lessee's vessel, the Lessee will be held responsible to repair damages incurring all costs associated with damages.**
25. Any notice demand, request or other instrument which may be given under this Lease shall be delivered in person or sent by United States Mail to Lessee at the address furnished by Lessee above.
26. NOTE: LESSOR MAY SELL YOUR BOAT OR VESSEL AT A NON-JUDICIAL SALE IN THE EVENT OF NONPAYMENT OF RENT FOR A PERIOD OF SIX (6) MONTHS IN ACCORDANCE WITH SECTION 328.17, FLORIDA STATUTES, AS AMENDED.
27. Lessee understands that the dock spaces are rented and subject to change and or move around. The marina may ask the lessee to move to another spot to accommodate the vessel to the most appropriate size rental space. North Causeway Marine and the lessee agree to a vessel being moved with a notice given within a reasonable amount of time.
28. Special Clauses: _____

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals.

SIGNED: this day of _____, 20__

Lessor: Lessee: North Causeway Marine Corp.

BY: _____

{Signature}

{Address}

{Address}

{Telephone}

OWNER/BOAT INFORMATION

Please fill out all blanks and return along with your new, signed storage agreements. Please print or type.

Owner's Name _____

Street Address _____

City/State/Zip _____

Home Phone Number _____

Work Phone Number _____

Other Phone Number _____

Email _____

Preferred Statement Delivery [] Mail [] Email

Other persons allowed to use boat _____

Boat Info

Year/Make/Model _____

Name _____

Length _____

Beam _____

Motor _____

Fuel Type _____

Registration Number _____

Expiration _____

Card Authorization Form

I, _____, give permission to North Causeway Marine Corp. to charge my card for the following purchases. My Card details will be stored in my profile and will be used for approved purchases.

Authorized Amount: Current Account Balance

Cardholder Email: _____

Product/Service: Account Balance (Storage, Service, Parts Accessories, Convenience Store Items, Fees, Etc.)

Card Information:

Card Type: MasterCard Discover VISA AMEX Other: _____

Cardholder (Name on card): _____

Phone Number: _____

Address: _____ State: _____ Zip Code: _____

Card Number: _____

Expiration (MM/YYYY): _____

Zip Code (From credit card billing address): _____

CVV _____

Recurring payments information:

Charge Every: Month

Charge Dates: 14-20th

Payment Amount: Account Balance

To cancel Call:

- Mark Pernell, 386-427-5267
- Ryan Pernell, 386-427-5267

Terms of agreement: Must cancel at least 10 days from billing date (14th)

Customer Signature: _____ Date: _____