



## ASTOR BRIDGE MARINA

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### BOAT SLIP RENTAL AGREEMENT

TENANT NAME: \_\_\_\_\_

(PLEASE PRINT ALL ENTRIES CLEARLY)

BILLING ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ WORK: \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

EMERGENCY NAME AND PHONE: \_\_\_\_\_

SOCIAL SECURITY NO. : \_\_\_\_\_

DRIVER'S LICENSE NUMBER AND STATE: \_\_\_\_\_

ACCESS TO PREMISES: The TENANT hereby authorizes the following person's access to the leased boat slip and the boat therein contained:

1. The LANDLORD, for the purposes of inspection, repairs, or withdrawing of the boat.

2. The undersigned TENANT

3. NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

4. NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

BOAT HULL MFG. \_\_\_\_\_  
TYPE \_\_\_\_\_  
YEAR \_\_\_\_\_  
LENGTH \_\_\_\_\_  
WIDTH \_\_\_\_\_  
NAME \_\_\_\_\_  
REGISTRATION # \_\_\_\_\_

MOTOR MAKE \_\_\_\_\_  
YEAR \_\_\_\_\_  
H.P. \_\_\_\_\_  
SERIAL NUMBER \_\_\_\_\_ 2<sup>ND</sup> SERIAL \_\_\_\_\_

TRAILER MAKE \_\_\_\_\_  
LICENSE # \_\_\_\_\_  
SERIAL # \_\_\_\_\_  
TENANT'S INSURANCE CO. \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY AND STATE \_\_\_\_\_  
TELEPHONE # \_\_\_\_\_  
AGENT \_\_\_\_\_

\*\*\*\*\*TENANT'S insurance policy must name ASTOR BRIDGE MARINA, as additional insured.\*\*\*\*\*

WET SLIP NUMBER \_\_\_\_\_ RATE \$ \_\_\_\_\_  
FLORIDA SALES TAX (6.5%) \$ \_\_\_\_\_  
TOTAL MONTHLY CHARGES \$ \_\_\_\_\_

DEPOSIT RECEIVED \$ \_\_\_\_\_ DATE \_\_\_\_\_  
All Tenants' agree to a slip deposit based on vessel size. Deposit is refundable at the end of the lease. TENANT must have all Electric and Wet Slip Fee's paid in full. Request must be made in writing to the corporate office.

SPECIAL TERMS AND CONDITIONS

IF TENANT BECOMES DELINQUENT IN RENTAL PAYMENTS (60 DAYS OR MORE) LANDLORD SHALL HAVE THE RIGHT TO MOVE BOAT TO ANOTHER LOCATION UNTIL ACCOUNT IS PAID IN FULL. PURSUANT TO FLORIDA STATUTE SECTION 328.17 IN THE EVENT OF NONPAYMENT OF STORAGE FOR A PERIOD OF SIX MONTHS, MARINA IS AUTHORIZED TO SELL OWNER'S VESSEL AT A NON JUDICIAL SALE. THE RATES MAY BE AMENDED AT THE DISCRETION OF THE OWNERS WITH 30 DAYS WRITTEN NOTICE. NO TENANT MAY OPERATE ANY BUSINESS FROM SHORE OR VESSEL AT PORT OF CALL MARINA WITHOUT OWNER'S WRITTEN PERMISSION.  
In consideration of their mutual promises, the parties do hereby mutually agree as follows:

This BOAT SLIP RENTAL AGREEMENT is made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between ASTOR BRIDGE MARINA, a Florida Limited Liability Company, herein after referred to as "LANDLORD" and \_\_\_\_\_, hereinafter referred to as "TENANT."  
TERM: This lease shall commence on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and shall terminate on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, inclusive and may be renewable for additional periods upon agreement of both parties as to rates, conditions, space involved, and payment of all specified fees and services. Early cancellation of yearly storage agreement will result in forfeiture of 4 months storage rent as penalty based on the current calculated monthly fees. Landlord may cancel this lease with or without cause by giving tenant 60 days written notice.

1. TENANT agrees to pay monthly wet slip fee by the 5<sup>th</sup> of the month. All payments received after the 15<sup>th</sup> of the month are subject to Late Fee's. The rate is 10% of the total monthly charges.
2. LANDLORD reserves the right to assign dock space, but all efforts consistent with good business practices and the rights and desires of other TENANTS will be exercised in an effort to assign dock space desired by the TENANT.
3. The LANDLORD reserves the right to lease or refuse to lease to any person for any good or pertinent reason.
4. It is agreed between both parties that TENANT shall not assign, transfer or permit the use of assigned space to any other party without written consent of the LANDLORD.
5. TENANT 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 and premises, or boardwalk, and that the TENANT will keep dock, premises, and boardwalk hereby free and clear of gear, tackle, and all other obstructions, and further agrees to throw nothing, including treated or untreated effluent or sewage from heads or holding tanks into the harbor.
6. Any infraction of the rules and regulations contained herein or as posted in the office by the LANDLORD shall, at the option of the LANDLORD, cancel this lease agreement upon ten (10) days notice, and the TENANT shall remove his/her boat from the harbor and premises.
7. USE: The TENANT agrees that he/she will use the boat space rented only for the storage of one \_\_\_\_\_ boat \_\_\_\_\_ feet in length. If the TENANT desires to dock a boat other than the one described within, said TENANT must first secure permission of the LANDLORD and pay any additional fees, as applicable.
8. The use of the harbor or marina electrical outlets for the operation of power tools, battery chargers, welders, air conditioners, heating units, etc., are prohibited except by special permission from management.
9. The LANDLORD cannot and does not guarantee the continuity of electrical service where provided. Electric use is metered and paid by tenants.
10. The use of torches, inflammable or toxic removers, or any other hazardous equipment is prohibited. The TENANT further agrees that he/she will not use the space or premises for any unlawful purpose.
11. A TENANT may work on his own boat if such work does not interfere with the rights and privileges of other persons, but a TENANT may not use the services of any other dealer, mechanic, craftsman or other person on the premises of LANDLORD without first securing prior approval of the LANDLORD. Such approval may not be made if outside mechanic or serviceman cannot provide the LANDLORD or his yard manager with a standard certificate of worker's compensation and liability insurance coverage in advance of work and in writing.
12. TENANT acknowledges that the LANDLORD 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, gas, oil, marine hardware, accessories, or any other services or materials rendered to or supplied to TENANT during the term of this agreement.
13. It is understood and agreed that no boat is to be removed from its space unless and until all charges for space rental, service and/or materials as specified in paragraph (14) have been paid in full.
14. TENANT agrees that in the event suit is brought on behalf of the LANDLORD against TENANT to collect any amounts due or to become due hereunder, or to enforce any appropriate maritime or other liens, the TENANT shall pay the LANDLORD'S reasonable attorney fees for such suit, collection fees plus costs, as provided by law.
15. Alterations or improvements: TENANT shall make no alterations or improvements to or upon the premises or install any fixtures without first obtaining written approval from the LANDLORD.

