

FLAG HARBOR YACHT HAVEN
SLIP RENTAL AGREEMENT

Revised October 23, 2020

_____, owner of Flag Harbor Condominium boat slip # _____, a _____ foot slip, here and after termed the Landlord, does hereby let and demise said boat slip to: boat owner _____, here and after referred to as the Tenant for mooring:

Boat Name _____ Manufacturer _____

Overall Length _____ Beam _____ Hull Color _____ Reg.# _____

at the above marina located in St. Leonard, Maryland, for a term of _____ commencing on the _____ day of _____ and ending on the _____ day of _____.

The Tenant agrees to pay rental for said space the sum of:

_____ and —00/100 dollars (\$ _____) payable in _____ payment(s) due _____.

It is mutually agreed that the Landlord does not accept the boat for storage, shall not be held liable in any manner for the safekeeping or condition of the same, and is not responsible, therefore, as warehouseman or bailee, but that the relation between the parties is simply that of landlord and tenant, and it is understood and agreed by Tenant that the Landlord will not be held responsible or liable for and damage or loss to or of the said boat, its tackle, gear, equipment or property either upon said boat or upon the premises of the marina, from any cause whatsoever, or for injury to the owner or invitees occasioned by any cause upon the marina premises or adjacent thereto.

The Landlord has the right to terminate this agreement if the Tenant does not comply with the Flag Harbor Condominium Association (FHCA) "Rules and Regulations Governing the Use and Maintenance of the Flag Harbor Yacht Haven Facilities" (which may be obtained from the Flag Harbor website or FHCA office) including, but not limited to, the following:

1. Congeniality is a requisite of tenancy.
2. The Tenant is responsible for the conduct of his/her guests and their use of marina facilities.
3. The Tenant may furnish Flag Harbor Marine Service with keys to the docked vessel so that the vessel can be boarded, operated or moved in the case of an emergency, and the Landlord/FHCA accepts no responsibility for boarding, operating or moving said vessel.
4. The vessel shall not be of such size as to exceed the actual length or width of the slip when properly moored in the slip. Considering the normal stretch of mooring lines and tidal changes, all parts of the vessel shall remain within the slip perimeter without contacting any parts of the pier or piling structures.
5. The vessel must be kept in good repair and seaworthy appearance and must not present a hazard to any vessel in the marina.
6. The Tenant shall keep the rented space clean, orderly, and as free as possible from all inflammable substances, and will at all times preserve the space in as good a condition as it is now. Reasonable use and wear and tear damage by the elements accepted. Prompt notice shall be given to the Landlord of any defects or breakage in the structure, equipment or fixtures of said facilities.

7. The Tenant will be responsible for his/her mooring lines.
8. No modifications of any kind shall be made to the docks and finger piers (common elements) without the approval of the Landlord and the FHCA Board of Directors.
9. Use of shore power by the Tenant must be arranged with the FHCA maintenance manager, and SMECO, the local electric power provider.
10. Dinghies shall be stored on the Tenant's vessel or in an assigned space on the dinghy storage rack.
11. The Tenant shall not use or allow the said premises to be used for any disorderly or unlawful purpose nor in any way noisy, boisterous or other manner offensive to the Landlord/FHCA or others.
12. No commercial activities (i.e., chartering) shall be permitted without approval of the FHCA Board of Directors.
13. Each Tenant will be held responsible for damage he/she may cause to other vessels in the marina or to structures or facilities in the marina. Tenant shall have insurance coverage with respect to his/her responsibilities herein.
14. No open fires of any kind, including charcoal fires or boat mounted gas fired barbecue units, will be allowed upon the dock or on the boat while moored in a slip at Flag Harbor Yacht Haven.
15. In addition to the foregoing, the Tenant shall pay the Landlord/FHCA all costs and expenses, including all reasonable attorney's fees incurred by the Landlord/FHCA in exercising any of its rights or hereunder.
16. The Tenant may not sublease his/her slip without permission of the Landlord/FHCA.
17. Tenant agrees to be bound by the terms and conditions of the Master Deed and Declaration of Condominium Association, Articles of Incorporation, Bylaws and Rules and Regulations of FHCA and Marina, for the lease term.
18. Tenant has use of the facilities at Flag Harbor and agrees to abide by the rules therein.
19. Each Tenant shall be held financially responsible for damage or excess use of such facilities as water, convenience electric outlets, pump-out station or trash disposal.
20. The Tenant shall not discharge oily bilge water and raw sewage into the harbor water.

Signature: _____ Signature: _____
Tenant *Date* *Landlord* *Date*

Address: _____ Address: _____

Phone: _____ (Primary) Phone: _____ (Primary)
 _____ (Secondary) _____ (Secondary)

E-Mail: _____ E-Mail: _____

Boat Insurance Co. Name & Policy No. _____

PLEASE PROVIDE A CURRENT COPY OF THE CERTIFICATE OF INSURANCE

Bathroom and gate keys, and pool & beach passes may be obtained from the FHCA office.

The Landlord shall provide a copy of this document, with all blanks completed, and the Tenant's certificate of insurance to the Flag Harbor Condominium Association office prior to slip occupancy.