

LIGHTHOUSE POINTE MARINA WINTER STORAGE SLIP LEASE AGREEMENT

Slip # _____ From: _____ to _____ Date of Lease _____

(In the event summer dockage beyond the lease end date is desired, a separate Lease is required)

LEASE BETWEEN:	Name of Slip holder: _____; Address: _____ City: _____; State: _____ Zip: _____; Phone: _____ Emergency: _____	Owner/Title Holder to Vessel: _____ Address: _____ City: _____, State: _____ Zip: _____ Phone: _____;
Rental Fee: \$ _____		
Deposit: \$ _____ Due at time of signing of Lease or prior to _____		
Balance: \$ _____ Due by _____. The vessel will not be allowed to be placed in the slip until full rental is Received. If full rental is not received by _____, any deposit will be forfeited to the slip holder and the Slip will be made available to the next available tenant.		
Name of Vessel: _____		Length: _____
		Beam: _____
		Make: _____
		Year: _____
Registration: _____; Insurer: _____; Policy No. _____		
Effective Dates of Insurance: From: _____ to _____		
Electrical requirements: 1/30 _____ 1/50 _____ Other: _____		
Electric is not included in your rental fee; There will be a reading of the electric meter for the slip during the term of the Lease and invoices for payment of electric will be sent to the slip owner. The tenant shall be responsible to reimburse the slip owner, as and when requested, for electric charges that occur during the period of the Lease.		
<u>Cancellation Policy:</u> Tenant is permitted to cancel this Lease prior to _____, and a full refund will be made. There will be NO REFUND of any deposit if the cancellation occurs subsequent to _____.		
<u>Rules and Regulations:</u> Tenant acknowledges receipt of and agrees to abide by the attached leasing conditions, rules and regulations and other such rules and regulations as established by Lighthouse Pointe Marina. Tenant, family members and guests shall "NOT" be permitted to make use of the Lighthouse Pointe Clubhouse, common areas or the swimming pool in accordance with the Rules, Regulations and limitations for the use of those areas as attached hereto and made a part hereof.		
No overboard discharge of any kind from the vessel will be permitted while present in Lighthouse Pointe waters, either in the Slip or without. The Lighthouse Pointe Condominium Association will "NOT" provide head pump-outs during the term of the Lease.		
~Tenant must carry liability, property damage and bodily injury insurance. A copy of such insurance policy(ies) which is/are to be effective during the term of this Lease must be attached to and made a part of the Lease. Lighthouse Point Marina Condominium Association and the Slip Owner must be named on the policy(ies) as additional insureds. Tenant understands that Lighthouse Pointe Marina Condominium Association, the Slip Owner, or any Agent or Employee of Lighthouse Pointe Marina Condominium Association are not liable for any loss, damage or personal injury to person or property of the tenant. Tenant agrees to indemnify and hold harmless Lighthouse Pointe Marina Condominium Association, its Trustees, Officers, Agents, employees and the Slip Owner from any claim of any kind, nature or description generated as a result of tenant's use of the designated Slip, including attorney's fees and costs which need be incurred by any of the named indemnities. Tenant agrees to be fully responsible for himself, his family, any employees or agents associated with the vessel and/or any visitors or guests brought to the vessel and the property by the tenant.		
~Living aboard any vessel is prohibited for the October 15 th to April 15 th time period.		
~All Boats moored at Lighthouse Pointe Marina must be navigable (must having running engines/operable transmissions and operable steering gear, as well as appropriate mooring, lines and equipment).		
This is a non-residential, seasonal Lease, and, accordingly, the provisions of N.J.S.A. 2A:53-1, et. seq., and N.J.S.A. 2A:1861.1, et seq., do not apply to terms and conditions of this Lease and the landlord and tenant hereunder. In the event of a dispute between landlord and tenant, landlord and tenant agree such dispute shall be adjudicated in the Superior Court of New Jersey, Law Division for Cape May County, Special Civil Part, Landlord/Tenant Section, which shall be the Court of exclusive jurisdiction for any legal proceedings which may be required as a result of the existence of this Lease.		
Vessel Owner or Authorized Representative to sign and bind Owner of Vessel: Date: _____ Email: _____		Slip Owner or Duly Authorized Agent to Bind Slip Owner: Date: _____