LEASE OF POWER BOAT MOORING AT GREAT LAKES YACHT SALES

Great Lakes Yacht Sales

APRIL 15, 2027 THROUGH OCTOBER 31, 2027

This Slip Rental Agreement (the "Agreement") is entered into by and between Great Lakes Yacht Sales ("Marina") and the undersigned boat owner ("Lessee"). By signing below, Lessee agrees to the terms and conditions set forth in this Agreement.

Article I – **Parties & Vessel Information**

Owner Name: _____Email: _____

Address: _____City/State/Zip: _____

Phone (Cell): _____ Additional phone: _____

Vessel Name: _____ Make/Model: _____ Year: _____

Engine Type: ☐ Twin ☐ Single ☐ I/O ☐ Inboard ☐ Outboard

Overall Length: _____ Beam: _____

Registration #: _____ State: _____ Expiration Date: _____

Article II – **Emergency Contact**

All applicants must list the name and phone number of a **local** person who has access to the boat, and who has agreed to remove said boat, if necessary, in an emergency **OR** keep keys at GLYS for emergency purposes to pull boat out if necessary. IF GLYS: DATE KEYS LEFT WITH SERVICE DEPARTMENT: _____

Name: _____ Phone: _____

Article III – **Term & Slip Fees**

GLYS SLIP PRICING: $125 PER LINEAR FOOT PLUS TAX

Lease Term:
April 15, 2027 through October 31, 2027
Additional Options: Fridge/Freezer Permit +$158.25
****TAX INCLUDED IN ALL PRICING LISTED****
2 gate keys are included with slip rental.
Extra Gate Keys are $20 each- NON REFUNDABLE

SLIP SIZE	PRICE
35'	$4,615.63
45'	$5,934.38
55'	$7,253.13

Article IV – **Payment Terms**

Lessee shall pay a **non-refundable** deposit of $500.00 by **November 30, 2026**. If the balance is paid in full by **December 31, 2026**, Lessee will receive a 2.5% pre-pay discount. The full balance must be paid no later than **April 1, 2027**. Failure to make timely payment will result in termination of this Agreement and forfeiture of slip reservation.

Article V – **Insurance**

Lessee shall maintain liability insurance (Hull & P&I) with minimum coverage of $300,000. Great Lakes Yacht Sales **MUST** be named as an Additional Insured. The insurance company must be licensed to do business in the state of Wisconsin. Proof of insurance must be attached to this Agreement.

Article VI – **Rules & Regulations**

1. Lessee shall comply with all Wisconsin boating laws, safety regulations, and City of Kenosha ordinances.
2. Subleasing of slips is strictly prohibited.
3. All keys must be returned by **October 31, 2027**. A $20 fee will be charged for each not returned.
4. Failure to remove a vessel by **October 31, 2027** will result in a $50/day surcharge.
5. Applicant fully understands that the lease expires on **October 31, 2027**.
6. All items on dock (such as but not limited to, freezers, steps, grills, hoses, etc) must be removed by **October 31, 2027.**

Article VII – **Liability & Indemnification, Legal Terms, & Remedies**

Lessee assumes all risks associated with mooring a vessel and use of the Marina. Lessee shall indemnify, defend, and hold harmless Great Lakes Yacht Sales, its officers, employees, and agents from any and all liability, loss, damage, costs, or attorney fees arising from Lessee's use of the Marina. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin. Venue for any action arising under this Agreement shall be in the state courts located in Kenosha County, Wisconsin. Neither party shall be liable for failure to perform obligations under this Agreement if such failure is due to acts of God, natural disasters, war, or government orders beyond their control. If Lessee defaults on any provision of this Agreement, Marina may, upon written notice, terminate this Agreement and retain all fees paid. Lessee remains liable for damages and costs incurred by Marina due to such default. Failure by Marina to enforce any provision shall not be deemed a waiver of future enforcement. If any provision is held invalid, the remainder of the Agreement shall remain in full force and effect. Lessee agrees to abide by all published Marina Rules, which are incorporated herein by reference. Marina reserves the right to amend rules from time to time for safety and operational reasons.

Article VIII – **Termination & Refunds**

Lessee may terminate this Agreement after **April 1, 2027** by providing written notice to Great Lakes Yacht Sales, 443 50th St., Kenosha, WI, 53140. Refunds shall be issued as follows:

- Termination on or before **May 31, 2027** → 2/3 refund (less deposit).
- Termination **June 1 – June 15, 2027** → 1/3 refund (less deposit).
- Termination after **June 15, 2027** → No refund.

Failure to remove vessel by the termination date will result in a $50/day surcharge.

Article IX – **Entire Agreement**

This Agreement constitutes the entire understanding between the parties. No oral representations or prior agreements shall modify this Agreement. Any amendments must be in writing and signed by both parties. Great Lakes Yacht Sales reserves the right to deny or terminate this agreement for any just cause, including but not limited to, documentation of a violation of State or local laws, rules or regulations governing boat or marina use. FULL PAYMENT IS DUE PRIOR TO SLIP AND MARINA ACCESS.

Signatures

Lessee Signature: _____ Date: _____

Accepted by Marina: _____ Date: _____