## TOC Facilities LLC

## Slip Rental Agreement

me		Hereinafter referred to as LES
dress		
у	State	Zip
one (H)(\/	N)	(C)
at Name	Manufacturer	
		ght Reg/Doc #
at Ins Carrier	PoI #	Valid Through
<ol> <li>In consideration thereof, LESSEE agrees In the event that LESSEE stays over beyon agreement, TOC reserves the right to change agrees to comply with all the adopted by the MARINA, its successors, and the successors agrees that neither TOC not personal injury to the property of the LES personal injury be occasioned by fire, there except damage resulting from gross neglic constitute a bailment between TOC and Lagents, servants, and employees from or LESSEE's boat at the MARINA or occasion maintain adequate insurance coverage which compares the current insurance policy.</li> <li>The LESSEE agrees that in the event of of the current this agreement at TOC's sole on the LESSEE agrees that in case of emer move the boat from the particular space of the LESSEE agrees that TOC reserves the acalamity (such as fire, sinking, high wind necessary to avoid damage to boats (LES provided for LESSEE's boat will be billed)</li> </ol>	erred to as MARINA). The terms to pay rental of \$, pay and the expiration date of this agarge daily dockage rates for said the rules and regulations attached and assigns, from time to time. For any agent, servant, or employed SEE, including the boat, its inverify, collision, ice, sinking, ack of Gigence of TOC, its agents, servant against any claim arising from the oned to the LESSEE through the with respect to his responsibilities destruction of the dockage facilities agency or during marine constructions. The right to board any boat if in its ds, etc.), LESSEE agrees to allow SSEE's and others) and MARINA to LESSEE.	yable at signing of the lease. reement and fails to execute a new rental LESSEE's vessel until date of departure. hereto and with any rules and regulations as e of TOC shall be liable for any loss, damage, o htory and equipment, whether such loss, damage OD, or any other cause or condition, same and hts, or employees. This agreement does not grees to indemnify and save harmless TOC, its he maintenance, use, operation and/or storage o use of the marina facilities. The LESSEE must hereunder and undertakes to provide TOC with es by fire, storm, or other calamity, TOC may tion or repair of docks and bulkheads, TOC may sole judgement this becomes necessary. In calamity, TOC to take whatever measures it deems a property. Any emergency services or materials
<ul><li>7. The LESSEE shall not sub-lease the slip</li><li>8. Waiver of any condition by TOC shall not</li></ul>		
9. Further it is agree that if the LESSEE sho LESSEE fail to abide by the rules and reg manner that might injure a person, cause LESSEE otherwise breach this agreemen this agreement, to remove the LESSEE's or conditions of this agreement, and LESS of the Courts of the State of Maryland for	ould fail to pay the rental fee as the gulations or should the LESSEE Is damage to property or harm the not, then in that event, and in its so boat and all property from the unuse recognizes that in the event resolution of said dispute.	ne same becomes due and payable or should the behave in a disorderly, dangerous or indecorous reputation of TOC or the MARINA, or should the ble judgement, TOC shall have the right to termin nit, retain possession of the slip, enforce any term of a dispute, LESSEE will submit to the jurisdict ual registered owner of the boat, members of his
family, guests, agents, assigns, or other particular. This agreement is not effective until acceptable.	persons using the boat.	_

THE ATTACHED RULES AND REGULATIONS FORM AN INTEGRAL PART OF THIS AGREEMENT.

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## **RULES AND REGULATIONS**

- Boats must be operated, secured, and equipped so that they do not represent a hazard to the facility, other boats, or the boats themselves.
- LESSEES may not transfer boats between slips without prior written consent of TOC.
- Advertising or soliciting, with the exception of FOR SALE signs, shall not be permitted on any boat or dock within the marina. Furthermore, neither the boat nor the marina address shall be used for business purposes.
- Docks and piers must be kept clear at all times. Nothing may be affixed, altered or removed from the
  docks and piers without the express written consent of TOC. Painting, scraping and repairing of gear
  shall not be permitted on the docks or finger piers. The LESSEE must ensure that any work done to
  the LESSEE's boat does not create a disturbance, endanger, damage, obstruct or deface the Marina's
  facilities or other boats.
- Open fires must be attended at all times and are not permitted within 50 feet of docks or boats. The
  use of grills or any other open flames is totally prohibited on any boat berthed at the Marina.
- TOC reserves the right to limit and govern parking spaces in the Marina. LESSEE's and their guests shall limit their overnight accommodation to the boat itself and will not make use of trailers, recreational vehicles of any type or camping equipment on the Marina property.
- Pumping of oily bilges or the discharge of any oil, spirits or inflammable liquids is strictly forbidden
  within the Marina. Boat heads must not be discharged overboard while the boat is at the Marina.
  Everyone is expected to abide by all Federal and State laws related to the discharge of any materials
  into the waterways.
- Congeniality is a requisite for tenancy. Noise shall be kept to a minimum at all times to avoid creating a
  nuisance or disturbance. After 10PM, quiet time shall be enforced. Halyards and stays must be tied off
  and secured at all times.
- Pets are permitted only if they do not create any disturbance. All pets must be kept on hand-held leashes and exercised in designated areas or off the Marina property. Pet owners are responsible to clean up after their pets.
- Swimming, diving or fishing shall not be permitted from the docks or finger piers. Everyone is expected to abide by the posted rules regarding the swimming pool and other recreational amenities.
- All boats are to be maintained in a sound "Bristol" and seaworthy condition. When this fails to occur
  and/or the Marina considers there to be a risk of sinking, fire or other such hazard, the Marina may, at
  its sole discretion, give the LESSEE 30 days' notice in writing in which to correct the problem(s).
   Failure to do this will represent a default on the terms of this Lease.
- Tradesmen, servicemen, retailers or agents of any kind will not be permitted to solicit business on the
  premises. Prior notice must be given to the Marina management by the boat owner before any outside
  services will be permitted to board the boat. All outside contractors must provide evidence of current
  liability insurance and workman's compensation of sufficient coverage to insure against any potential
  damage to the Marina facilities or other boats in the Marina.
- Dinghies may be left in the water if the LESSEE is aboard the boat. At other times dinghies must be stowed on the boat.