

WINTER DRY STORAGE RENTAL AGREEMENT 2015 - 2016



1. Terms of this agreement will begin October 1, 2015 and ending on April 1, 2016. Billing for rental fees will be considered an offer by the Lessor to renew for an additional season. Payment of the rental fee on or before November 1, 2015 will be considered as acceptance of the offer to renew. JN Company, Inc. reserves the right to cancel or apply late fees at our discretion for failure to pay the rental fee, in full, or for non-return of this agreement by **March 1st without further notice.**
2. Occupancy of the winter dry storage space may not be transferred, sold, subleased, or loaned to another person without prior written approval of the Lessor.
3. The boat owner is responsible for carrying adequate liability insurance on the vessel to cover damage that the vessel may do to property belonging to Patterson Harbor or to other boat owners. The owner shall carry a minimum of **\$100,000** liability insurance. Failure to provide proof of adequate insurance on file at Patterson Harbor will result in removal of vessel from winter dry storage. Patterson Harbor reserves the right to demand proof of such insurance.
4. The Winter Dry Storage period begins October 1, 2015 and ends April 1, 2016. Boats will be stored in Winter Dry Storage upon customer request after October 1, 2015. Once a boat is in Winter Dry Storage, customers will have to pay a minimum fee to have their boat removed prior to April 1, 2016. The minimum service fee of **\$250 .00** (5 Man Hours) per boat will apply to all boats removed from Winter Dry Storage. A charge of \$50 per man hour will be billed to winter dry storage customers should their boat retrieval require additional man hours beyond the minimum charge for boat retrieval prior to April 1, 2016. Customers requesting boat retrieval prior to April 1, 2015 will be responsible for all Man Hours accumulated to retrieve the customer's boat and return all boats to Winter Dry Storage.
5. Tires, battery, hitch, winch and boat trim shall be maintained in good condition. Hitch and winch shall have safety chain or cable in good condition and capable of holding boat/trailer in the event of failure of hitch or winch. In the event that any of these

