

PLEASURE BAY YACHT BASIN
157A COMANCHE DRIVE OCEANPORT NJ 07757

SLIP RENTAL AGREEMENT- WINTER 2026

Contract Dates: (October 15, 2026 – April 15, 2027)

BOAT OWNER INFORMATION:

Email: _____

Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Cell Phone: (____) _____ Driver License: _____

BOAT INFORMATION:

Boat Name: _____ Make: _____ Model: _____

Mfg. Year: _____ Length/LOA: _____ Beam: _____

Hull Id: _____ State Registration: _____

INSURANCE INFORMATION:

Insurance Carrier: _____

Policy Number: _____ Policy Expiration Date: _____

NOTE: Certificate of Insurance naming Pleasure Bay Yacht Basin as an additional name insured, along with a copy of valid boat registration must be submitted for each vessel prior to launch or occupancy of slip. (NO EXCEPTIONS)

WINTER STORAGE RATE:

Boat (\$75 per ft.) = _____ PWC / Jet Ski (\$750 ea.) = _____

PAYMENT:

WINTER STORAGE CONTRACT must be signed and dated along with full payment and copy of insurance certificate before agreement is accepted and finalized by Marina. Amount may be paid using; Cash, Check, Visa, MasterCard, American Express, Venmo or Zelle (please initial).

_____ DEPOSIT of 50% due no later than September 15th

_____ FINAL PAYMENT of balance must be paid by October 15th

TERMS OF AGREEMENT

Geo's Marine Service Inc. dba/ Pleasure Bay Yacht Basin, a New Jersey corporation, hereinafter called "Marina" or "we", does hereby let to the signed boat owner, hereinafter called "Owner" or "you", one space for each boat as described above and which shall be assigned by Marina in its discretion, subject to such rules and regulations as the Marina may make from time to time respecting the use thereof. It is understood by Owner that any reference to a boat or vessel herein, whether singular or plural, is applicable to each vessel moored or dry docked at the Marina.

- 1) **THIS AGREEMENT:** It is mutually understood that the charges are based on a seasonal rental rate and that the fee is payable in advance and non-refundable. The rental period will be for the stated dates of contract. If this Agreement is terminated by the Marina due to Owner's breach of any term of this Agreement or the Marina's rules or regulation, whether by Owner or a guest of Owner, Owner will not be entitled to a return of any portion of the rental fee, regardless of whether or not the Marina relets Owner's slip/space. This will not be deemed a penalty or forfeiture, the parties agreeing that such unreturned rent is to compensate the Marina for the administrative and other costs associated with termination of this Agreement. If Owner's boat is held over in dry dock after the end of this Agreement's term and does not
- 2) enter a new agreement for summer, the Owner will be obligated to pay the Marina for storage from the end of this Agreement until the boat is removed (billed at a monthly rate of \$15 per foot).
- 3) **DRY DOCK STORAGE RATES:** Are based on storage for the boat described above. Storage will be computed on the overall length of vessel including bow pulpit & swim platform. Dry dock storage includes: hauling, power wash, blocking, storage of boat and re-launch in spring. Any additional services will be billed when complete. This agreement is for the use of the boat storage space only, and the right to use such storage space is not transferable. Owner's sale or replacement of the boat registered on this document does not constitute grounds for termination of this Agreement. If Owner desires to transfer ownership, it must request the Marina's consent. If the Marina consents, any new boat to occupy the storage space - it may not be larger than the boat originally registered under this Agreement and the new boat's owner must enter a new slip rental agreement with the Marina (but the original Owner will not be relieved of its obligations hereunder).
- 4) **ASSUMPTION OF RISK, DISCLAIMER OF LIABILITY:** The storage space is to be used at the sole risk of Owner, for himself or herself, heirs and assigns, hereby agrees to save the Marina harmless from any and all liability or damages for personal injury to himself or herself, family, employees, invitees, guests and agents arising out of, or in connection with the condition or use of the Owner's boat, motor, and accessories or the use of the Marina premises or facilities. The Owner, for himself or herself, heirs or assigns, hereby releases and agrees to indemnify and hold harmless the Marina from any and all liability for, loss or damage to the above-described property or contents thereof, due to fire, theft, collision, windstorm, ice, freezing, accident or like causes. The Marina is not considered under this agreement as an insurer of the Owner's property. The Owner is required to carry bodily injury and property damage liability insurance in an amount sufficient to cover any and all damage caused by, or in the proximity of their vessel. Owner is responsible for and shall indemnify Marina for any and all loss or damage to

the Marina property (or property of third parties) caused by Owner, its guest or boat, such indemnity shall include Marina's costs and expenses (including reasonable attorneys' fees).

- 5) **UTILITIES:** NO electricity is supplied to the rental space during dry dock. Boats cannot be plugged in while on dry dock. Fresh water service will not be available throughout the marina yard during the coldest winter months, in order to prevent lines from freezing.
- 6) **SLIPS & STORAGE ARE FOR THE PRIVATE USE OF OWNERS ONLY:** Subleasing and transfer of slips or storage shall not be permitted. The Marina may reassign, for any reason and in its discretion, the slip or storage area assigned to the Owner. In addition, boats may not be offered FOR SALE within any area of the marina lease area or property.
- 7) **EVENT OF EMERGENCY:** Owner agrees that in case of any perceived emergency or maintenance work in the area of storage space, the Marina is authorized to do whatever management deems appropriate, including boarding vessel, moving the vessel, or taking any other action without liability for damages or loss of any kind arising from such action or inaction. Boat owner agrees to pay for any work done by marina in a perceived emergency.
- 8) **MARINA RULES & REGULATIONS:** Owner agrees to abide by the following;
 - A. Maximum vehicle speed limit in parking area is 5 mph and the Marina reserves the right to limit and govern parking on property.
 - B. Gasoline, motor boat fuel, flammable liquids or paint may not be transferred, used or poured on property.
 - C. Fuel, oil or any other hazardous product may not be discharged or bilged into the waters of the marina or onto its property, roadways or parking areas. ANY DISCHARGE FROM VESSEL RESULTING IN SOIL CONTAMINATION WILL AUTOMATICALLY SUBJECT OWNER TO SOIL REMEDIATION CHARGES.
 - D. While occupying or cruising in the Marina area no garbage, refuse, sewage or waste material of any type may be thrown, discharged, deposited or allowed to fall from any boat, car or dock into the water or upon the shore, docks, slips, spaces or walkways. Nor will any dock, slip, walkway, or shore area be used as a storage space for any gear or equipment.
 - E. The Owner is responsible for the conduct of any and all persons using, visiting, or occupying his or her boat while within the Marina area.
 - F. No outside contractor or service organization will be permitted to undertake any work on boats in the Marina without consent of the Marina and will not even be considered without proof of worker's compensation and liability insurance in an amount not less than \$1,000,000.
 - G. No live aboard or overnight sleeping on any vessel stored on land.
 - H. Use of electrical heaters, heat lamps, dehumidifiers, etc., is strictly forbidden!
All electrical cords must be unplugged before leaving marina.
 - I. Batteries left on board will be disconnected - Marina will not be responsible for any damage arising from the storage of batteries left on board and reserves the right to disconnect all batteries.
 - J. In the interest of security and control of all vessels, "BROKERAGE" or "FOR SALE" signs will not be permitted - such signs are an open invitation to anyone to enter and roam the premises in the guise of looking for a boat.
 - K. Owners are permitted to work on their vessels, with the exception of exterior maintenance of any kind below the gunwale and shrink wrapping. Owners are required to keep area under

and around their boat clean at all times, prior to launch. Failure to do so will result in a cleanup charge.

L. No boats shall be repaired or constructed within the Marina area without permission of Marina management. If permission is granted, the project must be completed within specified time frame allowed.

M. Long term trailer parking is prohibited on Marina property. Trailers left on marina property are subject to removal at any time and or storage fees. Marina is not responsible for any trailer left on the property.

N. All vessels must be properly maintained, and kept in a clean orderly condition. Marina reserves the right to, at its sole discretion, enter upon and repair or clean any vessel exhibiting conditions inconsistent with this provision at Owner's expense. In the event the condition of a vessel is such that there is an **immediate** danger to the public safety, navigation, or the environment the Marina may take action to correct by any means the Management deems appropriate and the Owner shall be responsible for all cost.

O. In an emergency, Marina reserves the right, but not the responsibility, to take action as necessary and prudent to safeguard Owner's vessel and situation to include charge for Marina staff and material or the cost of hiring a contractor to move or remove the vessel and make any repair to make the vessel safe and free from defects which may endanger life, property or natural environment.

Should a breach of this Agreement or violation of rules and regulations occur (which shall be determined in the sole discretion of the Marina), the Marina may immediately terminate this agreement. Marina may remove the boat from the docking or storage space, at Owner's expense, and retake the such space.

If the dock of slip or dry dock storage area to which Owner's boat is assigned is destroyed by fire, lightning, windstorm or other reason, the Marina will diligently work to repair or restore the destroyed dock, slip or space as soon as practicable. During the period in which the dock of slip or space is damaged or unavailable, the term of this Agreement will continue, rent shall not abate during such period and Owner will not be entitled to a refund under this Agreement.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the dates forth beside each party's name

MARINA:

PLEASURE BAY YACHT BASIN

BOAT OWNER: *Signature Required*

X_____