



DOCKSIDE MARINA

GUEST- Daily Reservations BOAT SLIP RENTAL AGREEMENT

THIS Agreement is entered into on the date set forth below by Valiant Investment Properties, LLC (Owner/Marina) and _____ (Guest).

1. Owner agrees to rent to Guest a daily boat slip, as identified below (Guest Slip) in the Docksider Marina, 821 Bayshore Dr, Niceville, FL, from _____ to _____, 20__ (Guest Period).
2. Full payment of the daily rental amount and sales tax (Slip Rent) for Guest Slip grants Guest the right to occupy the Guest Slip for the Transient Period. **Cancellation of reservation must be confirmed with Marina management by 3 pm of arrival day for a full refund.**
3. Guest agrees to follow all of the rules and regulations of the Marina (Marina Rules and Regulations), which are attached to this agreement as Exhibit "A". Failure to follow the Marina Rules may result in termination of this Agreement, eviction of Guest from the Marina and forfeiture of the Slip Rent.
4. Guest agrees to indemnify Marina and its agents and to hold it and its agents harmless for any loss, liability or damages resulting from injuries to person or property (whether to Guest or to any other person) arising from Guest's use of the Guest Slip or the Marina facilities. Guest agrees to carry sufficient insurance to protect Guest's boat, the Marina and all other users of the Marina from any loss, liability or damages resulting from Guest's use of the Guest Slip or the Marina facilities.
5. Guest agrees to not use the Guest Slip or the Marina facilities for any commercial purpose at any time during the term of this Agreement. The Guest Slip may not be rented or assigned to any other person without the express written consent of the Marina.
6. Marina reserves the right to move Guest's boat or watercraft at any time, within the Marina or elsewhere, to protect the property of the Marina or the safety of other slip holders or the public.

DATED this _____ day of _____, 20__

GUEST SIGNATURE: _____

Guest Name (Please Print) _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Name of Boat: _____

Make of Boat: _____

Registration No: _____ State of Registration: _____

Boat Length (LOA): _____ Boat Beam: _____ Boat Draft: _____

Shore Power: _____ 30 amp _____ Double 30amp _____ Single 50 amp _____ Double 50 amp

Length of Slip Requested: _____ ft.

Slip Rental Period: _____ to _____, 20____

RENTAL FEE :

Month	Number of Days	Daily Rate	Amount

Sub-Total _____

Florida Sales Tax (6%) _____

TOTAL FEE _____

Marina Use Only

Assigned: Slip # _____

Payment Received: \$ _____ Date _____

EXHIBIT "A"
MARINA RULES AND REGULATIONS

- A. Disorder, depredation, or indecorous conduct, public intoxication, profanity, or abrasive language by a Boat Owner, his employees or his visitors will not be tolerated. Any vessel that causes or threatens harm to the person or property of any other Boat Owner, Dockside employees, or member of the public will be subjected to immediate removal from Dockside Marina.
- B. The Rules of the Board and the Navigational Laws of the United States apply to all vessels on or approaching Dockside Marina. All vessels operating in Dockside Marina waters shall proceed at idle, no wake speed.
- C. Dockside Marina may from time to time assign a different space for the vessel and Boat Owner shall cause the vessels to be moved to the different space immediately upon notice of such assignment. Sub-leasing the slips, transfer of vessels between slips, or from on slip to another shall not be allowed, without prior approval from Dockside Marina. The transfer or sale of title of any vessel shall be reported to Dockside Marina within forty-eight (48) hours. The new owner shall be responsible to remove the boat or execute a new agreement for that slip. Vessels leaving for an extended cruise should notify Dockside Marina's office. Dockside Marina reserves the right to rent any vacant slip.
- D. All non-hazardous garbage and trash must be deposited in the appropriate garbage containers provided. Nothing may be thrown upon the Dockside Marina's waters, upland or docks. Boat Owners, his guest, employees or agents that create hazardous waste are completely and fully responsible for those waste. Hazardous waste may not be disposed of in the dumpster or upon Dockside Marina's lands, water or into the waste systems. Recyclable used batteries and crankcase oil must be disposed of properly. Release of hazardous material into the environment or spilling oil on the water shall be reported to the applicable authorities immediately. Hazardous materials, such as but not limited to gasoline, charcoal lighter fluid, acetone, paint, compressed gasses, shall only be transported throughout the facility or over its piers in the material's original containers approved for such purpose.
- E. Pets are permitted in the marina area if they do not disturb others. All pets must be leashed and under control at all times. Boat Owners are responsible for cleaning up after their pets.
- F. Boat Owner shall not store supplies, materials, accessories, vehicles or debris on any pier, walkway or parking area, nor construct any locker, chest, or similar structure. The piers or walkways shall not be used as a workplace for painting, cutting or repair of gear. No addition, modification or restoration are to be made to Dockside Marina facilities without permission of the management. Any electrical, mechanical or structural failures shall be immediately reported to the management so that it can be repaired. Open flames, welding, burning or charcoal fires will not be permitted.
- G. Dockside Marina may provide water and electricity as part of the services extended by the Agreement. Connections to Dockside Marina's electrical services shall be by means of devices suitable for the purpose, as determined by the authorities having jurisdiction. No connection to an electrical load that exceeds the rating of any device in the circuit or results in electrical leakage will be permitted.
- H. The hiring of mechanical, cleaning, refurbishing etc., personnel by the licensee for services to be performed on the berthed vessel is an arrangement separate and apart from Dockside Marina but subject to all appropriate rules and regulations contained herein. The licensee and the employed service shall be liable for the acts of the employed service both for any damage occurring to private property, to Dockside Marina property or to the environment. Dockside Marina shall not

have any liability in those matters whatsoever and may direct owner and his employees to cease such work if deemed inappropriate within Dockside Marina. Any person using electrical tools over water shall have a ground fault interrupter (GFI) in use. Tenant agrees to be responsible for any and all damages whether negligent or otherwise, caused by licensee to its employee or contractor.

- I. Advertising or soliciting shall not be permitted on any vessel within Dockside Marina or on land area of Dockside Marina. Signs will not be displayed on piers or grounds.
- J. Dockside Marina does not assume the responsibility for improperly docked vessels, the condition of the dock lines, or amount of water in vessel's bilge. Dockside Marina reserves the right to add additional lines and pump out vessel, when necessary and charge Boat Owner for the service and material rendered.
- K. TEMPORARY GUEST: Only Boat Owner and immediate family may reside on the vessel, up to four (4) consecutive days or a total of nine (9) days within a thirty (30) day period.
- L. Recreational swimming or diving shall not be permitted from the docks or within Dockside Marina. Fish spearing or snagging shall not be permitted. Cast netting is not permitted.
- M. Proper seamanship will be expected of all Boat Owners with respect to proper fendering, lines make up, and flemmishing/faking of mooring lines.
- N. Water hoses will be kept turned off and placed so that they do not constitute a trip hazard.
- O. There is to be no major maintenance performed at your slip, the dock, or the gangway area. Only minor preservations and upkeep may be performed as outlined below:
 - i. Routine preservation will be strictly limited to wash-down and brightwork.
 - ii. No sanding will be performed over water. When sanding of brightwork is performed a drape from the boat's side to the dock will be used to prevent any sanded material from entering the water. A vacuum appliance will be used with power sander at all times.
 - iii. The requirement of maintenance of boat fittings, or mechanical equipment shall be met by the removal of the affected apparatus and that work done ashore and away from the Marina area.
 - iv. Upkeep, routine topside cleaning and housecleaning shall be done with biodegradable soap only.
 - v. Folding of sails may be done on the grounds paying particular attention that no small hardware pieces remain on the grounds. Sails may not be washed with soap on the grounds but may be rinsed with fresh water only.
 - vi. SLIP WALKWAYS ARE TO REMAIN CLEAR AND UNOBSTRUCTED AT ALL TIMES.
- P. Boat Owner may furnish Dockside Marina with a set of keys sufficient to remove the boat from the Marina under its own power and to inspect bilges.
- Q. Laundering or drying of laundry on docks, finger piers, deck or rigging is not permitted.