

**LICENSE AGREEMENT FOR
DOCKAGE & SERVICES WITH LIVEBOARD ADDENDUM
RIVER FUN LLC dba HIDDEN HARBOR MARINA**

Boat Owner(s): _____

Address: _____ City: _____ State: _____ ZIP: _____

Phones-Cell: _____ Home: _____ Work: _____

E-Mails: _____

Boat Year: _____ Make: _____ Model: _____

Length: _____ Beam: _____ Draft: _____ Boat Name: _____

Reg. and/or Documentation #: _____ Hull #: _____

Boat Insured By: _____ Policy #: _____

Boat Trailer Year: _____ Make: _____ Model: _____

VIN #: _____ License #: _____

Trailer Insured By: _____ Policy #: _____

IT IS AGREED AND UNDERSTOOD BY AND BETWEEN THE PARTIES TO THIS AGREEMENT AS FOLLOWS:

1) Definitions:

- A. **"Agreement"**. Reference herein to Agreement includes Marina Rules and Regulations in effect from time to time.
- B. **The "Boat"**. Means and refers to that certain boat described above.
- C. **The "Owner"**. Means and refers to all owners of the boat, who are jointly and severally liable for all obligations of "Owner" hereunder.
- D. **"Fees"**. Means and refers to any sums due by Owner to the Marina Pursuant to the terms of this Agreement, including, but not limited to charges for dockage.
- E. **"Legal Action"**. For purposes of this Agreement, "Legal Action" includes but is not limited to the giving of written notice to the Owner that the Marina has terminated Dockage Agreement for failure to pay dockage fees or other contractual breach by Owner, including violation of Marina Rules, failure to pay for repairs or other sums due to Marina, and all subsequent actions taken by the Marina's law firm to enforce the Marina's contractual and other legal rights and remedies. Any costs of collection, including reasonable attorney fees, will be added to the amount due by Owner to the Marina.
- F. **"Marina"**. River Fun LLC, and includes any person expressly authorized to represent River Fun LLC.
- G. **"Boat Trailer"**. Means and refers to that certain boat trailer described above.
- H. **"Non-Marina Contractor/Vendor"**. One that agrees to furnish materials or perform services for compensation and is not employed by River Fun LLC.

2) Reading and Understanding of Entire Agreement and Opportunity to Consult Counsel. The Owner has received a copy of this agreement and had ample opportunity to review it prior to signing same. Owner understands the agreement affects Owner's legal rights and Owner has had an

opportunity to consult with legal counsel regarding any questions. Owner has read, understands and fully agrees to abide by each and every term of this Agreement.

3) **Application of State and Maritime Law.** This Agreement may be interpreted as a maritime contract. Marina reserves the right to enforce this Agreement under both Federal and State law and in the federal as well as the state courts.

4) **Space Assignment.** For in-water dockage, Marina will initially assign to Owner a slip for Owner's use in connection with the boat described above during the upcoming boating season. To secure this specific slip, Owner must deliver this completed agreement along with the appropriate payment to the Marina or send it by regular mail, postmarked no later than January 1. Failure to meet this deadline will result in this specific slip being made available to individuals on a waiting list or the general public. Receipt of this Agreement after the January 1 deadline will result in the Owner being assigned the next available slip that is compatible with the Owner's boat. Owner may relocate to another slip only upon obtaining the advance written permission of the Marina. For on-land storage or bubble-in storage, Owner agrees that Marina may place Owner's boat at a location of the Marina's choosing. Owner agrees that Marina shall have the right, in the event of emergency or operational necessity, to immediately, and without prior notice to Owner, relocate the Boat to another slip or area.

5) **Boat Trailer Storage.** Marina will provide a place to store Owner's Boat Trailer during the period of time when the Boat is moored in its slip. If Owner does not license a slip, Marina will charge a fee of \$150 per month for storage of Boat Trailer. Owner agrees that proof of liability insurance for the Boat Trailer as required in Section 18 of this Agreement will be provided to the Marina.

6) **Fee Structure and Payment.** Fees for all of Marina's offerings are as listed on the Marina's website at the time of this contract. Owner may secure a reduced annual slip fee if both this signed Agreement and full payment is received by the Marina before certain dates. Please contact the Marina for the dates and corresponding discounts. Interest at the maximum rate allowed by law may be charged on any fees due, and not received in accordance with the above schedule. Owner further agrees that any other charges incurred by Owner during the course of this Agreement resulting from services provided by the Marina, including Ship's Store purchases are immediately payable following the purchase or other event creating the obligation, with or without a billing statement. Failure to pay these charges will result in the imposition of interest at the maximum rate allowed by law on the unpaid charges. All payments by Owner will be applied by the Marina to accrued interest and to the oldest charges. Failure to pay fees and/or charges will result in the haul-out of the Boat and commencement of legal action. All charges incurred will be the responsibility of the Owner.

7) **Dockage and Storage.** Owner agrees this Agreement is the license of the dock slip only. Additional charges will be made for extra services such as pump out, towing, winterizing, summerizing, covering, changing of oil, and any other maintenance, repair or service items ordered by the Owner or required due to emergency or operational necessity. Additional charges may incur for bubbling, stands, and electrical usage. Owner agrees that the Boat must be ready to be moved from its storage location and launched at the time Marina spring launch process starts. Owner agrees that if the Boat is not ready to be moved and launched at that time, Owner will be charged a fee to fees due under this Agreement and/or any other fees due the Marina, the slip leased under this Agreement will be forfeited, this Agreement will be terminated at Marina's option, and all performance will be considered given by Marina. Owner further agrees that if a new Agreement for dockage, haul-out, storage and launching is not timely entered into, the Boat may need to be relocated to accommodate launching of other boats. Should the Owner later request that the Boat be launched there will be a launching fee assessed. If the Boat remains at the Marina and is not removed from the Marina by the weekend following the week of the Boat's launch, the Marina will assess fees for storage at \$35.00 per day storage rate from the date of launch.

8) **Abandoned Property.** Any property left on the Marina premises beyond term of this Agreement may become property of the Marina. Any costs incurred in removing property will be the responsibility of the Boat Owner by the Marina.

9) **Termination.** Should Owner terminate this Agreement prior to the end of stated term or default on any of its terms, Owner shall be responsible for the amounts due hereunder, and no refund will be made. Further, Owner's Boat may not be removed from the Marina until all charges for storage, dockage, repairs, services and purchases have been paid. Until so paid, Owner acknowledges that Marina shall have a possessory and non-possessory lien on the Boat even if removed from the Marina.

10) **Continuity of Agreement.** Should Owner fail to sign a new Agreement and Owner's boat for any reason remain at the Marina, Owner agrees that this Agreement remains in force, and Owner will be liable for any charges so incurred at the Marina's then applicable fees.

11) **Lien Rights.** Owner agrees that both possessory and non-possessory liens arise in the favor of the Marina by operation of both State and Federal law. Owner agrees and understands that attorney's fees and other costs associated with collecting sums due under this Agreement shall be for purposes charged as part of the Marina's lien against the Boat.

12) **No Waiver of Lien Rights.** No action taken or not taken by the Marina at equity or at law, whether in state or federal court, shall be construed as a waiver of the Marina's lien rights, including its right to recover as part of its lien directly against the Boat, all costs incurred in connection with collection of fees due under the Agreement, including attorney's fees.

13) **Regulations.** Owner agrees to comply with all applicable federal, state and local laws, ordinances and regulations, as well as any Marina Rules and Regulations a copy of which Owner has received and are incorporated herein by reference and are posted in the Marina office and the Marina bathhouse. Owner agrees to require all of Owner's guests, employees, contractors, vendors, etc. to likewise comply. Owner further understands such Rules and Regulations may change from time to time at the option of the Marina. Should the Marina fail to insist upon strict compliance herewith or with the Rules and Regulations, the same shall not be deemed a waiver of the right to insist upon the same in the future.

- 14) **Posting of Signs.** Owner shall not post any signs or notices, including "For Sale" signs, on the gangways, docks or on any other Marina property.
- 15) **Right to Board.** Marina personnel may board any boat at any time, without prior notice, regardless of documentation, for health, environmental or safety purposes, to protect the Marina or other property, and/or the public place.
- 16) **Indemnification.** Owner agrees that, unless the result of gross negligence, that River Fun LLC, its officers, directors, agents and employees shall have no liability for, and Owner agrees to indemnify and hold the Marina harmless against, any loss or damage of whatsoever kind to the Boat, her gear, appurtenances, equipment or personnel, or any of them, whether caused by theft, fire, collision, chaffing, sinking or any other cause of any kind or nature whatever, or for the death of or personal injuries to Owner, Owner's family, employees, agents, contractors, vendors, etc., howsoever caused or occurring on the Boat or any of the walks, floats, ramps, gangways, equipment or otherwise on the premises belonging to the Marina or under the control of the Marina, or for loss, damage or injury of any kind or nature occasioned by the movement, operation, use, or maintenance of the Boat. Owner also agrees to indemnify and hold harmless River Fun LLC, its officers, directors, agents and employees from and against any liability for personal injury or property damage sustained by any other person, firm or corporation, by reason of any matter, thing or occurrence arising out of the occupancy, use or possession of any slip, storage space, or other area, by the Owner.
- 17) **Damage/Crushing from Snow or Ice.** Owner is solely responsible for the safety of the Boat, and Owner agrees that the Marina shall have no obligation whatsoever to take action(s) to prevent damage to the Boat that may occur due to snow or ice accumulating on or around the Boat, whether the Boat is situated on land or in the water. Owner shall at his own expense provide appropriate protective covering for the Boat, should he wish to protect it. Further, Owner agrees that the Marina shall not be liable for any damage occurring to the Boat as the result of freezing temperatures.
- 18) **Responsibility for Costs Incurred in Providing Storm, Flood or Other Protection.** That Owner is solely responsible for the safety of the Boat, and Owner agrees that the Marina shall have no obligation whatsoever to take action(s) in advance of or during a storm, flood or other emergency circumstances to preserve or protect Owner's Boat. It is further agreed, however, that the Marina may, at its sole election, undertake such actions during or in advance of a storm, flood, or other emergency circumstances as it alone deems appropriate and/or necessary to preserve or protect any or all boats or other property located on its premises; in such event it is agreed that Owner shall indemnify and hold the Marina harmless for any and all personal injury or property damage occurring in connection with the Marina's efforts to preserve or protect boats during or in advance of a storm, flood or other emergency circumstances. It is further agreed that if the Marina provides such preservative/protective services during or in advance of a storm, flood or other emergency circumstances all costs associated with rendering of such services specifically associated with Owner's Boat shall be reimbursed by Owner to the Marina.
- 19) **Insurance.** Marina requires Owner to maintain in force personal injury liability insurance and property damage liability insurance for the protections of Owner, Marina and others. Marina requires that Owner provide to Marina a Certificate of Insurance evidencing personal injury and property damage liability insurance with a combined minimum of at least \$500,000.00. Such Certificate of Insurance must name River Fun LLC as an additional insured. Owner accepts responsibility for providing a current Certificate of Insurance to Marina. The Certificate of Insurance shall provide that termination of the insurance during the term of this Agreement will be preceded by at least thirty (30) days notice to Marina. Marina requests that Owner maintain hull insurance insuring Owner's Boat on the Boat's current market value. At the discretion of Marina, failure to provide such a current Certificate of Insurance may be grounds for Marina canceling this Agreement and all of Owner's rights hereunder and relocating the Boat to a location apart from the Marina. Any costs incurred by the Marina in taking this action will be the responsibility of the Owner and will be assessed to the Owner by the Marina.
- 20) **Non-Marina Contractors, Etc.** Marina shall maintain a list of Marina-authorized contractors, vendors, etc. who will be allowed to provide repair and other services to boats in the Marina. Persons will not be added to the authorized list until they have provided insurance as provided for in this paragraph. Marina does not warrant or guarantee the quality of the services or products provided by persons on the authorized list. An Owner shall not retain a non-listed repair person to perform services at the Marina. Before a contractor, etc. will be allowed to provide services to Owner's Boat at the Marina, the contractor will be required to place on file with Marina evidence of worker's compensation insurance and also evidence of liability insurance, naming Marina as an additional insured, for an amount, determined by the Marina based on the type of work the contractor performs. Owner shall consult with Marina before authorizing any contractor or other person to perform repair or maintenance services on Owner's Boat and it is Owners responsibility to make sure the contractor or other person is on the approved list at the Marina and that the contractor or other person has on file current liability insurance as provided for them.
- 21) **Salvage Services.** The Marina has no obligation whatsoever to dewater or provide any salvage services to the Boat. It is further agreed that the Marina, at its sole selection, may opt to dewater or provide the Boat with other salvage services. Owner shall be obligated to pay all material/labor costs associated with the rendering of such service. Marina may remove from a slip or Marina property, Owner's Boat and other personal property, at Owner's expense.
- 22) **Personal Injury or Property Loss.** Under no circumstances shall the Marina be held liable for any personal injury or property loss occasioned by fire, storm, theft, winds, Acts of God, or any other irresistible force.
- 23) **Marina Security.** Any protection provided by the Marina is solely for the Protection of Marina's property. Owner is responsible for providing security for Owners family, guests, employees, contractor, vendors and personal property including Boat and appurtenances.

- 24) **Conduct.** Owner agrees that Owner, Owners family, quests, employees, vendors, etc will conduct themselves so as to create no annoyance, hazard or nuisance to the Marina or other Owners, guests, etc.
- 25) **Assignment.** This agreement is personal to owner and applies specifically to Owner’s Boat while owned by Owner. Accordingly, Owner may not assign Owner’s rights hereunder to another person, and also may not use the premises for any purpose other than dockage or storage of the above specified Boat. Any attempted assignment to another person, or use of another Boat, shall entitle Marina to terminate Owner’s agreement.
- 26) **Agreement as Complete Expression of Parties Understandings.** This Agreement contains a complete expression of the Agreement between parties hereto and there are no promises, representations, Agreements, warranties or inducements except such as are made herein and fully set forth. No alterations of any of its terms, covenants or conditions shall be binding unless reduced to writing and signed by the parties hereto. It is agreed that all of the rights, remedies and benefits provided by the Agreement shall be cumulative, and shall not be exclusive of any other said rights, remedies, benefits, or of any other rights, remedies and benefits allowed by law.
- 27) **Dock Construction.** Owner understands and agrees that the slip provided to Owner pursuant to this Agreement is accepted “as-is”. Marina shall not be obligated to make any modifications to the slip, its electrical service, water service, or television signal service. Owner further understands and agrees no such modifications may be made by owner. Any modifications made by the Owner may be removed by the Marina at the expense of the Owner. Owner is also advised of “tie bars” which connect dock fingers and are located in water under slip opening. Owner is responsible for any damage to tie bars or Owners Boat propeller or other underwater running gear, caused by contact with tie bars. It is the responsibility of Owner to provide the necessary and suitable dock lines, fenders and other gear for berthing their Boat. Boat shall not protrude over the main walkway or beyond the finger. Dock storage boxes must be approved by the Marina prior to installation.
- 28) **Owner’s Legal Capacity.** Owner or Owners signing this document confirm that the undersigned has the legal right, authority and ability to enter into this Agreement and the person or persons signing personally guaranty compliance with the responsibilities of Owner hereunder.
- 29) **Acceptance As-Is.** Owner has inspected the premises and accepts them as is and shall use slips and storage space at the sole risk of Owner. No representations or warranties of any kind have been made to the Owner with regard thereto, or as to the condition of the floats, tie bars, walks, gangways, equipment, roads, ramps, mooring gear, building or other property of the Marina.
- 30) **Notice.** Notice to Marina shall be in writing, at the address listed below or other address provided by Marina.
- 31) **Open Flames.** Under no circumstances may open flames from any source be used or produced on any boat or on any Marina property, except Coast Guard approved installed cooking stoves on boats, and authorized gas barbeques used exclusively in the designated areas.
- 32) **Pets.** Well-behaved pets are allowed at the Marina. Noisy pets must be taken from the marina and may not return. All pets must be on leash and attended at all times while on Marina property, including docks. Pets are to be walked in designated areas only. Pet waste is to be immediately picked up and properly disposed of.
- 33) **Non-Owner Signer.** If signed by a person other than the Owner, signer is also subject to all obligations of Owner, jointly and severally.

Our Mailing Address:
 River Fun, LLC
 338 9th Ave W, St. Paul Park, MN 55071
<http://www.TheHiddenHarbor.com>

The undersigned is/are the Owner or Owners of the above Boat, have read the foregoing, received a copy of this Agreement and accepted the terms set forth above.

By: _____
 For River Fun LLC

BOAT OWNER: _____

Date: _____

BOAT OWNER: _____

Date: _____

WINTER LIVE-ABOARD ADDENDUM

1. Owner is granted a license to use a slip in winter, in consideration of trade of pullout, launch and power-wash relating to Owner's purchase of an Annual Package, and the payment of an additional fee, according to the current published schedule of fees on the Marina website.
2. If no Annual Package has been purchased, Owner shall pay a non-resident fee according to the current published schedule of fees on the Marina website.
3. Owner is responsible for payment of all fees regardless of whether the slip is used.
4. Electricity is the responsibility of the Owner. If meters are owned by Xcel Energy, Owner will contract directly with Xcel Energy for service. Electric meters owned by the Marina will be read, and the electric cost will be billed to Owner, from time to time as the Marina chooses.
5. Removal of snow and ice from the stairs and docks is the responsibility of the Owners. Marina will maintain plowed access and parking for automobiles.
6. Owner is responsible for acquiring, maintaining and operating equipment sufficient to safeguard Owner's vessel from damage from ice and snow.
7. Pump-out at the dock is required for all vessels having black water tanks. Marina will set a schedule for such pump outs. The fee for each pump-out will be according to the current published schedule of charges on the Marina website. Under no circumstances is sewage to be discharged to the river.

Our Mailing Address:

River Fun, LLC

338 9th Ave W, St. Paul Park, MN 55071

<http://www.TheHiddenHarbor.com>

The undersigned is/are the Owner or Owners of the above Boat, have read the foregoing, received a copy of this Agreement and accepted the terms set forth above.

By: _____

For River Fun LLC

BOAT OWNER: _____

Date: _____

BOAT OWNER: _____

Date: _____