

2023 Mariners' Marina Boat Slip Lease Agreement - STS Marina, LLC

Boat Slip: _____

Lessor's full Name: _____

Street address: _____

City: _____ State: _____ Zip: _____

Cell phone: _____ Email Address: _____

Boat Name or Registration #: _____ Length: _____ ft Brand: _____

The reference to LESSOR herein shall include LESSOR'S spouse and all immediate family members.

1. LEASE: The Lessor agrees to lease a boat slip, owned by STS Marina, for the non-refundable sum total of \$ _____ for the entire 2023 season. Place slip number in upper right corner of this agreement.
2. RULES & REGULATIONS: The Lessor agrees to adhere to the "Rules and Regulations" of Mariners' Marina as published and amended from time-to-time by the Mariners' Marina Condominium Association. Failure to adhere to these "Rules and Regulations" can result in the forfeiture of Lessor's possession rights under this agreement and forfeiture of all lease amounts paid including deposit. The Mariners' Marina Board or STS Marina shall give at least one verbal or written warning to adhere to the rules prior to termination of the lease rights of the Lessor. The "Rules and Regulations" are posted in Mariners' Marina, available on the Mariners Marina.com website, and available upon request via email.
3. Slip Lease includes (trailer storage is not included and not allowed in Mariners' Marina parking lots):
 - a. Access to the Clubhouse lower level including use and privileges of the Pool during the season which runs from Memorial Day through Labor Day, weather dependent. A 2023 Clubhouse Pool Membership Agreement must be completed for these pool privileges to be activated.
 - b. The exclusive use of said boat slip including the individual dock box at the slip, low current power from power pedestal, and water for normal use. 30 or 50 amp shore power is available at an additional charge.
 - c. Lessor acknowledges that "normal" utilities usage is included in the lease fee. Excess usage is strongly discouraged. Water service may be delayed at the beginning of the season and terminated before the end of the season due to weather conditions.
 - d. Mariners' Marina Wi-Fi access and password codes, if available, will be provided upon request. Lessor agrees to hold said password in confidence and agrees to exclude usage of streaming video, online gaming and music applications. Our WI-FI service is the best available but unable to support the above uses.
 - e. The normal boating season begins on April 1 and ends on November 1. Exact seasonal dates are determined by the Mariners' Marina Condominium Association and may vary due to weather or river conditions.
 - f. Insurance: Lessor agrees to hold STS Marina and Mariners' Marina Condominium Association and its officers and directors harmless for any loss by fire, theft or damage to Lessor's property, or accidental injury to Lessor or Lessor's guests. Lessor agrees to provide "Proof of Insurance" naming Mariners' Marina Condominium Association, P.O. Box 301, Seneca, Illinois, 61360, as an additional insured party.

All payments must be received prior to occupancy of the boat slip or by April 15, 2023, whichever comes first. Failure to complete all payments by April 15th will result in loss of slip and any deposits. This agreement will take effect when all payments are received and recorded.

Customer signature: _____ Date: _____

Accepted by STS Marina (initials): _____ Deposit: \$ _____ Final payment: \$ _____



STS Marina, LLC P.O. Box 301 Seneca, Illinois 61360 thom.mariners@gmail.com

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Thom Jungels (630) 815-5281 (call or text)