

## Boat Slip Rental Agreement

### Chickamauga Fly & Bait Casting Club

This agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between Chickamauga Fly & Bait Casting Club, a Tennessee corporation, (aka CFBCC), whose address is P.O. Box 777, Soddy Daisy, TN 37384 (herein the "Landlord"), and \_\_\_\_\_ whose address is \_\_\_\_\_ (herein the "Tenant").

**Occupancy:** The slip # assigned is \_\_\_\_\_. The boat docked at the slip may not exceed the width and length capacity that the landlord designates for that space. Multiple boats may not occupy one slip without written permission of the landlord. Houseboats or any overnight occupancy on boats are not permitted.

**Safety Rules:** No tobacco products or alcoholic beverages of any kind may be used while on the dock or walkway and until your boat has left the harbor. Due to the risk of electrical shock and propeller accidents, and in accordance with Tennessee law, no swimming is allowed within 100 yards of boat slips. The discharge of fireworks is not allowed from or near the boat slips.

**Cleanliness:** All litter must be removed; garbage cans are available beside the clubhouse.

**Disorderly conduct:** Tenants and their guests are expected to behave in a gentlemanly and ladylike manner. No rude or unruly behavior will be tolerated.

**Liability:** The Landlord is not responsible for theft or any casualties to your boat or its occupants. It is your responsibility to take all precautions to safeguard your property and not pose a risk to the other tenants.

**Insurance:** You must have a minimum of \$100,000 of property damage liability insurance on your boat to rent a boat slip and submit evidentiary documentation to the Landlord. If you make changes to your policy, it is your responsibility to provide an update.

**CFBCC Membership:** You must be a "member in good standing" to initially and continually rent a boat slip. Tenant shall maintain a dues paying membership in CFBCC that is in accordance with CFBCC BYLAWS and Rules as adopted by the Board of Directors. All of Lessee's financial obligations to CFBCC must be "paid in full to date" to maintain "member in good standing" status.

**Rental rates:** Rates are determined annually by the CFBCC Board of Directors and will be announced in advance. Fees are due on a monthly basis in advance. A 30-day minimum notice is required to terminate this agreement.

Trailer storage: Rental of a boat slip does not include space for parking of a boat trailer. Such storage is subject to availability and a separate fee.

Assignment of agreement: Tenants are expected to utilize their assigned slip for parking a boat. In order to facilitate sales of boats or real property, the Landlord may permit a tenant's slip to remain vacant or be subleased for a period not to exceed one year from the next succeeding monthly due date of the slip fee. Tenants who sublease a slip must be "members in good standing" of CFBCC.

Applicable slip rental fee: (subject to future change) \$350.00 per quarter (or \$116.67 per month). (CFBCC requests that you set up an auto payment with your bank so that billing is unnecessary--thank-you.)

Tenant agrees to the charges for slip rental and all provisions contained in this Agreement. Failure to comply with the terms of this Agreement shall result in the loss of use of this slip. Charges will continue to accrue until the slip is vacated. The venue for legal action shall be the State of Tennessee and Hamilton County, Tennessee.

Landlord

Tenant

Chickamauga Fly & Bait Casting Club

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_