

Physical Address:  
Carnegie Bay Marina, LLC  
Anthony Street  
Alexandria Bay, New York 13607  
[carnegiebaymarina@gmail.com](mailto:carnegiebaymarina@gmail.com)

Mailing Address:  
Carnegie Bay Marina, LLC  
P.O. Box 469  
Carthage, New York 13619  
(315) 778-2574

**2022 SEASONAL SLIP RENTAL AGREEMENT**

This agreement made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between Carnegie Bay Marina LLC, hereinafter referred to as CBM, and \_\_\_\_\_, hereinafter referred to as Lessee whose address is \_\_\_\_\_ and phone number is \_\_\_\_\_. CBM agrees to lease to Lessee one boat slip numbered \_\_\_\_\_ from May 15<sup>th</sup> to October 15<sup>th</sup> 20\_\_\_\_.

All measurements to be taken from bow, straight through to transom.

Boat  
Name: \_\_\_\_\_ Power and Water Required: \_\_\_\_\_  
Type: \_\_\_\_\_ Slip Length Requested: \_\_\_\_\_  
Length: \_\_\_\_\_ Seasonal Rate: \_\_\_\_\_  
Registration #: \_\_\_\_\_ *\*Payable in US funds only\**

Seasonal Slip Rental Includes: parking for two vehicles, each of which is not to exceed twenty-two (22) feet, unless otherwise agreed to by CBM, and periodic inspections of the lines and fenders of Lessee’s boat, vessel or craft.

Lessee agrees to pay rent in US dollars, in full upon signing this agreement and will not sub lease the whole or any part of the boat slip without the consent of CBM.

Should the Leased boat slip or any part thereof be damaged through no fault of the Lessee, such that it is rendered unfit for use, and CBM has made no other slip or dockage within the marina available to Lessee, the rent shall be adjusted on a proportional basis until the slip has been repaired. It is also agreed that the Lessee assumes all risk of loss for any damage that may be sustained, by or as a result of Lessee’s boat, equipment, parts, merchandise or personal property of any kind, including but not limited to damage in whole or part by fire, wind or water, or any other means, and shall hold harmless and indemnify CBM, their officers, agents and employees.

Lessee assumes all risk of loss for personal injury to himself, family members, guests, and any and all invitees. In the event any person seeks recovery from CBM for any loss or injury, that is the responsibility or fault of Lessee, family members, guests and invitees, Lessee shall indemnify and hold harmless CBM, their officers, agents and employees for any and all loss sustained as a result thereof.

It is also agreed that the terms, rules and regulations on page 2 and 3 constitutes part of this agreement.

Mail all copies to:  
Carnegie Bay Marina LLC  
P.O. Box 469  
Carthage, New York 13619

Make checks payable to: Carnegie Bay Marina, LLC

Slip Assignment: \_\_\_\_\_

Lessee: \_\_\_\_\_

Carnegie Bay Marina LLC: \_\_\_\_\_

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

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



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TERMS CONDITIONS RULES REGULATIONS

1. All reasonable care will be taken of the owner's property, but all boats, vessels and craft are deemed not to be in the care and custody of CBM. The Lessee must have and maintain adequate insurance on their vessel. CBM shall not assume any responsibility for or be liable to the owner for the loss of, or damage to, any articles or equipment which may be left on the vessel or on CBM property. Without limiting the generality of the foregoing, it is understood that the adequacy, condition and fastening of mooring lines is the responsibility of Lessee.
2. Lessee is liable for any damage caused by his boat, vessel or craft, himself, family members and invitees while on CBM premises.
3. In the interest of safety and expediency, CBM reserves the right to move or take other action in relation to the boat, vessel or craft, at its discretion. It is understood that in the event of fire, storm or other emergencies, CBM, in attempting to minimize loss or damage to Lessee's and any other boat, vessel or craft or other property, may take such action as it deems necessary, solely within their discretion, without incurring liability by doing so.
4. If Lessee fails to remove the boat, vessel, craft and personal property on or before October 15, 2022, CBM will charge for services and storage at its usual rate and hold such boat until all bills against it are paid.
5. If Lessee summons, or causes to be summoned, or permits any corporation, business concern or individual to perform any labor or install any equipment on said boat while on the premises at CBM, proof of adequate insurance must be provided, or Lessee will assume all risks and hold CBM, its officers, employees and agents harmless from such activities. All work must be done within the parameters of the Rules and Regulations of CBM. Spray painting, welding and/or work from ladders is prohibited.
6. Lessee must provide adequate lines and fenders and maintain them in proper condition and arrangement. In the interest of safety CBM can require the dock lines and fenders be changed or altered in an emergency situation threatening damage to the Lessees' or others boat, vessel, craft or property of CBM. CBM may cause appropriate lines and fenders to be attached to the boat, vessel or craft and do other necessary work in an attempt to mitigate damages, and the cost of doing so shall be charged to the Lessee.
7. This contract may be terminated without refund for violation of any of the following:
  - a. Dogs must be on a leash no longer than six (6) feet, not unattended, nor allowed to cause a disturbance. All pets must have proof of current rabies inoculation, proven upon request through a veterinarian's certificate of inoculation or a dated collar tag. You must clean up after your dog.
  - b. Leaving any type of gear or other property on the common catwalk between boats, or the boardwalk.
  - c. Operating your boat beyond a minimum idle speed from any point inside the marina basin and extending outward a distance of one hundred (100) feet riverward. This area has been designated a "No Wake Zone".
  - d. Lessee shall be responsible for the actions of their family, guests and any and all invitees.
  - e. No barbecuing on boats.
  - f. Only boats registered with CBM are allowed in your slip. In addition:
    - i. Absolutely no "Rafting Off"
    - ii. Jet skis may be stored in your slip, provided maximum length allowed for a particular slip is not exceeded. Jet skis may not be stored adjacent to either side of Lessee's boat, vessel or craft. An alternative is to rent a jet ski slip on the breakwater.
  - g. Lessee is not allowed to use any utility sources, i.e. power and water, unless specifically assigned to them.
  - h. No swimming or fishing in marina area.
  - i. Lessee will be obligated to adhere to all state and local laws regarding mandatory recycling or solid waste disposal.



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- j. No portable generators may be used on marina premises.
  - k. Lessee shall adhere to the marina’s posted quiet hours and during such hours shall not make unnecessary or excessive noise, or otherwise disturb other occupants of the marina or the neighboring community.
  - l. Lessee and its guests shall respect the right of other marina users to privacy and shall not interfere with or disturb the use of the marina by any other licensee or other authorized user.
  - m. Any violation of the terms and regulations of this agreement.
8. **LIMITATION OF CBM LIABILITY-** It is understood and agreed that CBM will not be held responsible or liable for any claims of damage to, or originating from Lessee’s boat, vessel, craft, equipment, family members, guests and invitees. CBM will not be held liable for any loss or damage caused by fire, vandalism, theft, gear failure, collision, storms, or other acts out of the control of CBM. CBM does not carry insurance on Lessee’s boats, vessels, crafts or personal property. Lessee further agrees to indemnify and hold harmless CBM for all claims and demands arising from the ownership and the use and possession of Lessee’s boat, vessel, or craft.

CBM reserves the right to make additions or deletions to this agreement , at any time.

Upon proper execution of this agreement and payment of slip rental fee in full, the Lessee will be provided with permits to be put on Lessee’s windows – to be in clear view of marina staff - for registered boats and vehicles.

In order to properly fill out parking permits, we will need the following vehicle information:

Vehicle #1: Make: \_\_\_\_\_ Model: \_\_\_\_\_ License #: \_\_\_\_\_

Vehicle # 2: Make: \_\_\_\_\_ Model: \_\_\_\_\_ License #: \_\_\_\_\_

If for any reason any changes are made in your equipment to alter the above information before the permit expires, you must advise CBM in writing and obtain their approval.

Lessee: \_\_\_\_\_

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

Carnegie Bay Marina LLC: \_\_\_\_\_

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