



Slip Contact 2026

THIS LEASE, made on _____ by and between **Locust Point Marina**, hereinafter referred to as "Marina" and _____ hereinafter referred to as "Tenant". Marina hereby contracts with Tenant and Tenant hereby takes by hire from Marina, that certain portion of Marina's piers known to Marina as:

DOCK # _____ SLIP # _____ SLIP RENT \$ _____

Slip fees include electric service except for the following equipment for which there are additional charges.

Please check appropriate usages:

Plugged into 30amp \$100 _____ Plugged into 30amp w/ air conditioner \$250 _____

Summer Trailer Storage \$200 _____

This lease is made upon the condition that only the following boat will be moored in said slip:

TENANT INFORMATION

VESSEL INFORMATION

STREET _____	BOAT NUMBER _____
CITY _____	BOAT NAME _____
STATE _____ ZIP _____	YEAR/MAKE _____
HOME PHONE _____	LENGTH _____ BEAM _____
WORK PHONE _____	ENGINE MAKE _____ I/O Make _____
CELL PHONE _____	INBOARD__ OUTBOARD__ I/O__ H/P_____
EMAIL _____	TRAILER MAKE _____ TAG NUMBER _____

This lease is made upon the following terms and conditions:

1. **A deposit of \$_____ must be received by the Marina on or before October 15, 2025**, with the balance of \$_____ (plus additional fee for electric due as stated above) due April 1, 2026 or when the boat is tied up in the slip - whichever occurs first. **Failure to remit final payment by April 1, 2026 will be considered a breach of contract with all deposits forfeited.** Rentals are non-transferable and no sub-leasing is permitted. No refunds will be made for slips vacated prior to or during the season. After June 1, 2026 a slip is considered abandoned if it is vacant for four consecutive weeks without written explanation to the Marina. The Marina then has the right to rent the slip without reimbursement to Tenant. The term of this lease shall be from April 1, 2026 to October 15, 2026.
2. Tenant agrees to follow all Pollution Prevention Practices (see attached) of the Marina. When in doubt remember, the objective is for NO pollutants to fall to the ground or into the water. Tenant acknowledges that Marina is certified under the Maryland "Clean Marina Program" and Tenant will cooperate with Marina in following the applicable procedures as dictated by the Clean Marina Program.

Locust Point Marina

2026 Slip Agreement

Page 2 of 4

3. Marina reserves the right to use slip for transient boats when Tenant boat is absent from the slip.
4. The Tenant agrees to insure his boat with marine liability coverage, and to operate a vessel which is properly registered, equipped, and maintained, as required by law and safe practice. Each Tenant will be held responsible for damage he or his party, or an uninsured or under insured sub-contractor hired by the Tenant, causes to other boats or property of the Marina. Tenant is responsible for providing a copy of their insurance policy declarations page to the Marina when this contract is signed. Additionally, the Tenant is responsible to provide the Marina with updated copies of the insurance declarations page each and every time the policy is renewed. **Failure to do so will nullify this contract.**

Any contractor performing work for Tenant on Marina premises must have current workers comp and general liability documents filed with the Marina office prior to commencement of work. The Tenant is responsible for requiring the contractor to provide the insurance and to ensure that the contractor registers with the Marina office on each visit.

5. All boats shall be secured in their slips in a manner acceptable to the Marina, or the Marina may adequately secure the boat and assess a service fee. No weight and pulley systems are permitted. The Tenant acknowledges responsibility for safely securing said boat. Marina assumes no responsibility for securing vessel or vessel's contents during any storm or other weather conditions.

6. All reasonable precautions will be taken by the Marina to ensure the Tenant's property and safety; however, the Marina assumes no responsibility or liability for fire, theft, flood, excessive winds, or damage, however arising.

7. Noise shall be kept to a minimum at all times to avoid creating nuisance or disturbance, and after 10 PM quiet time shall be observed and enforced. Tenants are responsible for the behavior of their children and guests. Pets must be leashed at all times, and curbed away from docks and buildings. No dog is to be left unattended and barking will not be tolerated. Pet owners are responsible for picking up and disposing of dog waste. Tenant agrees to abide by and adhere to the Marina's Rules and Regulations as promulgated and posted by Marina; these Rules and Regulations may be modified from time to time at the sole direction of the Marina.

8. Boats must be under power, not sail, when entering or leaving the Marina, and no wake is allowed. Dinghies may only be left in the water if the Tenant is aboard the boat. At all other times, dinghies must be stored on the boat or in the dinghy racks provided by the Marina.

9. Docks and walkways must be kept clear at all times and grills may only be used in designated areas. Trash must be placed in the receptacle provided and littering on the grounds or in the water is absolutely prohibited. Tenants and guests are encouraged to recycle.

10. **No swimming is allowed in the Marina basins. No fishing is allowed from the piers. No bicycles, skateboards, roller blades or other wheeled vehicles are allowed on piers. No diving from boats, piers or pilings or horseplay that could potentially cause injury or falls is permitted.**

11. Transporting **GAS** to Tenant's boats is prohibited. Only exception is approved outboard motor auxiliary gas tanks. Use of any open flame device, toxic chemicals or any other hazardous equipment or supplies in the docking area is prohibited.

12. Only water tight marine cords are to be used for dockside power. All Tenants having air conditioners must report to the Marina and will be charged an additional fee. Electric heaters are NOT allowed. Marina does not guarantee that electrical service shall be continuous.

Locust Point Marina

2026 Slip Agreement

Page 3 of 4

13. Boats located at the Marina are for recreational use only and may not be used as living quarters. Tenants may not sleep or otherwise live on boat while boat is in storage yard.
14. Slips will be provided ladders and/or handles at Tenant's expense; however, the Marina assumes no responsibility for injury of Tenant or guest while using ladder and/or handle. Tenant may not install their own ladder or handle. Small dock boxes are permitted only if size and construction are approved in advance by Marina. Marina will install dock box at no cost to tenant.
15. Tenant covenants to exercise due care in occupation of the contracted berthing slip and to vacate the same in good condition, wear and tear occasioned by normal use only excepted. Tenant shall not alter piers or berthing fingers in any way without written permission of Marina. Tenant shall indemnify Marina against all claims, actions, proceedings, damages or liabilities, including attorneys' fees arising from or connected with Tenant's possession and use.
16. No carpeting, fire hose, or mats are to be installed on any decking or pilings. Line guards may be installed only with permission of the Marina and must be removed at the end of each season. Any debris left behind after vacating dock area for the winter and/or debris left behind in the winter storage area from the spring launch will be cleaned up by Marina personnel and Tenant will be charged. Any lines, hoses or other equipment left by Tenant at the end of the season (or if Tenant permanently leaves the slip before the end of the season) will be considered by Marina to be abandoned and Marina will properly dispose of such abandoned equipment. Only staff of the Marina may attach dock boxes, ladders or other such equipment which will be of design and specifications as determined by Marina.
17. Tenant acknowledges that he has inspected the berthing space contracted herein and satisfied himself that the berthing space is adequate for safe mooring of his vessel. This contract is not bailment of the Tenant's boat but a contract of berthing space and Marina's liability is limited to supervision and maintenance of waterfront area. Marina's employees will make reasonable efforts to contact Tenant and notify him of dangerous conditions requiring his attention, but Marina assumes no responsibility for tending mooring lines or moving boats from the slips to which they are assigned.
18. Tenant may use self or another broker to sell boat with the following regulations. No FOR SALE signs are allowed to be displayed on boats unless approved by the Marina. Any prospect inspecting a boat for sale by owner or other broker must be accompanied by the Tenant or other broker. Tenant or broker must advise Marina of their presence on the premises. Any violation of this clause will result in immediate eviction without reimbursement.
19. Tenant agrees to maintain boat in a seaworthy condition. Marina reserves the right to remove boat from Marina premises, either mooring or land storage if, in Marina's sole judgment, Tenant's boat poses a risk to Marina property or to the property of other Tenants/ customers or is a potential environmental hazard. Tenant shall be charged for any services rendered in conjunction with such removal.
20. Any Tenant with invoices 60 days past due will have their boat hauled and blocked with a charge of \$12.00/ft. In addition, a late fee will be assessed on the unpaid outstanding invoice in the amount of 1.5% per month (18% annually). Any vessel left on Marina property with unpaid storage fees will be viewed as abandoned. A General Mechanic's Lien will be secured and the Marina will follow procedures set forth by the law to recover all losses.

Locust Point Marina

2026 Slip Agreement

Page 4 of 4

- 21. Tenant acknowledges this agreement exists exclusively between Tenant and Marina and may not be assigned. In the event that Tenant sells his boat use of the slip does not transfer to the Buyer and Marina reserves the right to accept or reject Buyer as a slip Tenant.

- 22. This contract is granted upon the express condition that the Marina reserves the right to cancel this contract upon five (5) day's notice, with the Tenant removing his boat forthwith. Such action will be taken when the Marina decides that the Tenant has shown objectionable conduct or it is in the best interest of the Marina and its other Tenants.

IN WITNESS WHEREOF, the parties have executed this Contract at Elkton, MD the day and year above written.

TENANT SIGNATURE

MARINA REPRESENTATIVE SIGNATURE

DATE

DATE

Please return contract with your payment to:

LOCUST POINT MARINA
145 RIVER ROAD
ELKTON, MD 21921

Phone: 410-392-4994
Fax: 410-392-0867
www.locustpointmarinacom