

## PORT OF KENNEWICK MOORAGE AGREEMENT - GUEST

This Guest Moorage License Agreement ("Agreement") is made by and between Port of Kennewick, a Washington municipal corporation ("Port"), and the undersigned Vessel owner ("Owner") under the following terms and conditions:

### Basic Moorage Agreement Provisions

The following Basic Moorage Agreement Provisions are hereby incorporated herewith as part of this Agreement:

- A. Owner Name(s):
- Vessel Owner Mailing Address:
- B. Vessel Owner Home Address:
- C. Vessel Owner Phone Contact:  Cell:  Home:  Work:
- D. Vessel Owner E-Mail:
- E. Vessel Owner Insurance Carrier & Policy #:
- F. Emergency Contact:
- G. Vessel Description:  Make:  Model:  Year:  Color:  Length:
- WN:
- H. Dock:  Slip #: GUEST MOORAGE
- I. Term: Guest moorage fees are due at the time of occupation in the amount of **\$10.00 per night** (includes leasehold tax). Fees paid for guest moorage are **Non-Refundable**. Occupation of the Clover Island Marina Guest dock shall be for a period **not to exceed 14 days**.
- J. Fees: This \_\_\_\_\_ day lease will commence on \_\_\_\_\_ and be effective through \_\_\_\_\_. Total: \$

1. **Grant of License.** The Port grants a license to Owner to use the moorage space for moorage of the Vessel, all in accordance with the terms of this Agreement.
2. **Utilities.** At Owner's request, and subject to the payment of utility fees provided for herein, Port shall make available to Owner at the moorage space electrical power, water, and such other utility services generally made available to owners at the dock. Port does not warrant the availability of utility services, and shall not be responsible for any damage or injury due to the interruption or unavailability of utility services. Without limiting the generality of the foregoing, Owner acknowledges that water service may be discontinued between Fall and Spring, on a schedule as determined by the Port. In addition, Port does not warrant that the utility services will be compatible with the utility service requirements of any vessel to be moored at the dock (including electrical interconnection requirements or the effect of electrolytic action), and Owner assumes all risk in this regard. Owner shall be responsible for ascertaining that the available electrical and other utility services to the moorage space are suitable for Owner's needs. Initials
3. **Use.** Owner may use the moorage space only for purposes of moorage of the Vessel and minor vessel maintenance, and for no other purpose whatsoever. Commercial use is prohibited. Use of and access to the moorage space and/or dock shall be subject to Port or Port's employees', agents', or contractors' right to demand proof of ownership of the Vessel. Port or its employees, agents, or contractors shall have the right to deny access to the moorage space and/or dock if Owner fails to provide such proof of ownership upon demand. Owner's vessel length must be within the guidelines established by the Port. Prior to any change of vessels, Owner shall obtain written authorization of such change by the Port. The Port shall have the right to inspect the new vessel for size and condition prior to determining whether authorization shall be granted to moor the substitute vessel. If the Port authorizes the substitution of vessels, all other terms and conditions of this Agreement shall remain in full force and effect.
4. **Renovations.** The parties acknowledge that Port may elect in its sole discretion to (i) construct one or more new buildings, as well as piers and pilings, in and around the dock and on adjacent parcels, and (ii) perform major repairs and renovations to the dock and adjacent buildings and improvements and that such repairs and work may create noise, dust, vibrations, other construction-related impacts, including periodic limits on access to the dock.
5. **Care of Moorage Space; Maintenance.** Owner shall keep and maintain the moorage space in a clean and sanitary condition at all times, and in accordance with the Port's dock rules and regulations. The Port does not accept Owner's vessel for storage or as a bailee. Owner shall notify the Port in advance of the employment of outside commercial labor and report work performed on the vessel or boathouse. Upon termination of this Agreement, Owner shall surrender the moorage space in good order and repair, other than normal wear and tear resulting from ordinary use. Under no circumstances, nor at any time, may Owner change, modify, or alter the moorage space or any other portion of the dock. Owner shall not install or place any personal property, dinghies, equipment, boxes, or lockers of any type on any portion of the dock or walkways. Owner acknowledges that discharge

by Owner of sewage, toxic materials or other liquids or solids, which could be considered pollutants is illegal, and deemed to be a default under this Agreement, and Owner hereby indemnifies Port against any expense incurred by Port, including attorneys' fees, in connection with cleaning up or rectifying any such discharge. Owner shall also utilize a mooring system adequate to provide safe berth for the Vessel plus safe and efficient handling of passengers and goods. Owner shall not refuel or engage in major repairs or maintenance of any vessel at the dock. Owner shall not utilize the dock as a boat launch. Owner shall maintain the seaworthy condition of any vessel using the moorage space. Owner shall maintain any boathouse covered by this Agreement pursuant to all applicable federal, state, local laws, regulations and codes. Owner shall comply with Best Management Practices ("BMPS") relating to the use of the dock as promulgated by Washington State Department of Ecology from time to time. The current BMPS are hereby incorporated into this Agreement as they exist and as they may be modified or supplemented. Owner shall cause owner's agents, licensees and invitees to comply with such dock rules and regulations and the BMPS.

6. **Insurance.** At all times during the term of this Agreement, Owner shall carry in full force and effect, with insurance companies authorized to do business in the State of Washington, **bodily injury and property damage liability insurance** with minimum limits as required by Washington State Law.

7. **Indemnity.** Port shall not be liable to Owner or any other person for any loss, injury, death or damage to persons or property (including the Vessel) that may arise at the Dock, on in or around the water adjacent thereto, except for loss, injury, death or damage caused by the willful misconduct or gross negligence of Port or its agents or employees. Owner agrees to indemnify, defend and hold Port harmless from and against all loss, cost, liability, damage and expense, including but not limited to reasonable attorneys' fees, penalties and fees, incurred in connection with or arising from (a) any default by Owner of the terms and conditions of this Agreement, (b) the use of the Dock by Owner and its guests, invitees, visitors and agents, (c) acts, omissions or negligence of Owner or its guests, invitees, visitors and agents in or around the Dock, (d) the use of or operation any vessel on or about the Dock by Owner and its guests, invitees, visitors and agents, or (e) any claims by any other person by reason of loss, injury, death or damage to persons or property due to an act, occurrence or omission set forth in (a), (b), (c), or (d) above. Owner acknowledges that any vessels moored at the Dock (and any personal property contained therein) and all personal property of Owner are located at the Dock at Owner's sole risk, and Port shall not be liable for any loss or damage thereto. Furthermore, Owner shall be solely responsible and liable for, and shall indemnify, defend and hold harmless Port for, from and against any and all hazardous substances existing at the Dock on in or around the water adjacent thereto or present in or on the air, ground water, soil, buildings or other improvements or otherwise in, on, under or about the Dock or any other property, resulting from Owner's handling of hazardous substances during the period of this Agreement.

8. **Damage, Destruction, or Condemnation.** If the Dock or any portion thereof is at any time destroyed or damaged by a casualty, or if any portion of the Dock or adjacent parcels are taken pursuant to the exercise or threatened exercise of the power of eminent domain (including a conveyance in lieu thereof), Port may elect to terminate this Agreement.

9. **No Liens.** Owner will not permit any mechanics' liens or other liens to be placed upon the Dock or any adjacent properties. Nothing herein shall be deemed or construed in any way as constituting the consent or request of Port, express or implied, by inference or otherwise, to any person for the performance of any labor or the furnishing of any materials to the Dock or any part thereof, nor as giving Owner any right, power, or authority to contract for or permit the rendering of any services or the furnishing of any materials that would give rise to any mechanic's or other liens against the Dock or any adjacent parcels. In the event any such lien is attached thereto, then, in addition to any other right or remedy of Port, Port may, but shall not be obligated to, discharge the same, and any amount paid by Port for any of the aforesaid purposes including, but not limited to, reasonable attorneys' fees, shall be paid by Owner to Port promptly on demand. If any lien is recorded in connection with Owner's work at the Dock or materials provided thereat, Owner shall, within ten (10) business days after request, post such bond as will release the affected property from such lien.

10. **Default; Remedies.** If Owner violates the terms of this Agreement, and such failure continues for a period of three (3) days after Port has given Owner written notice thereof, Owner shall be in default hereunder. Upon default, Port may exercise any and all remedies available to Port hereunder or otherwise provided by law including, but not limited to the remedies set forth in RCW 53.08.320 or according to the summary procedure authorized in RCW 60.36.010. Without limiting the foregoing, Port may immediately terminate this Agreement without limiting the liability of Owner for all amounts due hereunder. Upon termination of this Agreement, and if Owner has not already done so, Port shall be authorized to remove any vessels moored at the Dock and all property of Owner from the Dock and to make repairs to any vessels if necessary in connection therewith, all at the cost, expense and risk of Owner. If any vessel remains at the Dock or in the Port following termination of this Agreement, and without limiting the other remedies of Port hereunder, Owner shall be deemed, at Port's election, to be holding over pursuant to this Agreement and shall be subject to the provisions of paragraph 24 "Holding Over" below.

11. **Cumulative Remedies. No Waiver.** Port's rights and remedies hereunder are cumulative in nature and pursuit of any particular remedy shall not be deemed an election of remedies or a waiver of any other remedies available hereunder or otherwise available in law. No waiver or forbearance of a default of this Agreement shall be construed as a waiver or forbearance of any other or subsequent breach, and the acceptance of any performance hereunder, or the payment of any amount after the same has become due or at a time when any other default exists shall not constitute a waiver of the right to demand payment of all other amounts owed or a waiver of any other default then or thereafter existing.

12. **Vessels.** Owner agrees to keep accurate records of all vessels that use the Dock, including records of the Vessels' owners, Vessels' license numbers, state registration number, and U.S. Coast Guard Certificate. A current registration number and valid decal must be prominently displayed on vessel.

13. **Limitation of Liability.** If Port is in default hereunder, Port's liability shall be limited to its right, title and interest in the Dock. The Port and any agent, officer, director, official, or employee of the Port shall not be personally liable hereunder.

14. **Access to Vessels.** Port shall have the right with reasonable notice to inspect the Moorage Space and/or board any vessels moored at the Dock to determine if the Moorage Space and/or such vessels are in compliance with the terms of this Agreement and the Port's Dock Rules and Regulations.

