

**Town of Bell Marina  
Boat Slip Lease Agreement**

This agreement made on (date) \_\_\_\_\_ by and between the Town of Bell, a Municipal Corporation referred to as lessor, and:

Name (lessee) \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone number(s) \_\_\_\_\_

Boat Name \_\_\_\_\_ Length \_\_\_\_\_

Make & Model \_\_\_\_\_ Sail / Power (circle one)

General Liability Insurance Company \_\_\_\_\_

Policy # \_\_\_\_\_

Charter Liability Insurance Company (if applicable) \_\_\_\_\_

Policy # \_\_\_\_\_

The lessee will indemnify and hold the Township of Bell harmless of all claims and demands for the loss or damage, including property damage, personal injury and wrongful death arising out of or in connection with the use or occupancy of said demised premises by the lessee or any person claiming by, though, or under the lessee, or an accident of fire in said demised premises or any failure by the lessee to keep demised premises in a safe condition, or any other liability whatsoever arising out of or in connection with any facilities and will reimburse the Town of Bell for its costs and expenses including reasonable attorney fees incurred with the defense of any such claims. The lessee will hold harmless all other property whatsoever within said demised premises at the sole risk of the lessee and hold the Town of Bell harmless for any loss or damage thereto by any cause whatsoever. The lessee will maintain during said term comprehensive general liability insurance covering the Town of Bell, with Town of Bell named as also insured, and with respect to the facilities and slip in a responsible insurance company with minimum liability of \$300,000 per occasion.

Lessees planning to provide motorboat tours shall provide proof of USCG OUPV (6-pack) for tours of 6 or fewer persons or Master 25-200 Near Costal Certification for all tours of more than 6 persons. If providing sailboat tours, a sailing endorsement is required. All persons operating such boats shall have these required certifications. Additionally, any tour with over 6 passengers would also require a C.O.I. "Certificate of Inspection" for the vessel. In addition, such Lessees shall maintain charter liability insurance with minimum of \$1 million per occasion with Town of Bell listed as also insured. By signing, the lessee acknowledges that he/she has read the attached TOWN OF BELL MARINA GENERAL RULES & CONDITIONS- SEASONAL SLIP OWNER, consent to them in full, and that they are incorporated into the lease agreement.

Lessee Signature \_\_\_\_\_ Date \_\_\_\_\_

Overall Boat Length \_\_\_\_\_ by \$ \_\_\_\_\_ per foot = Slip fee \$ \_\_\_\_\_

(bulkhead wall slip @ \$43.00/foot) WI 5.5% tax \$ \_\_\_\_\_

(basin dock slip @ \$35.00/foot) Total Due \$ \_\_\_\_\_

**The signed and completed lease agreement and a non-refundable \$350.00 down payment is required by January 31, 2020. The remaining balance is due on, or before April 15<sup>th</sup>, 2020. Past due balances will result in slip being released to other parties.**

Please make checks payable to the **Town of Bell**. Sub-leasing or re-assignment of slip is only allowed by the Harbormaster. For slip choice and placement, please contact the Town of Bell Harbormaster.

Please send completed lease agreement and payment to:

**Town of Bell Harbor Commission**

**P.O. Box 301**

**Cornucopia, WI 54827**

Questions? Please contact Jessica, Harbor Commissioner, at (715) 742-3852.