



Lake Jeanette Association, Inc.  
5040 Bass Chapel Rd.  
Greensboro, NC 27455  
HOA: 336-382-3663 Marina: 336-337-0057

[www.LJvillages.com](http://www.LJvillages.com)

**LICENSE AGREEMENT for BOAT SLIP**

Name: \_\_\_\_\_

Contact #: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

Boat Description: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Color: \_\_\_\_\_

Paid By:  Check Made Payable to Lake Jeanette Association  Credit Card

Marina Staff (Print Name): \_\_\_\_\_

In consideration of the license of a **BOAT SLIP**, I agree to the following terms and conditions which apply to all rentals:

**TERM:** This License Agreement ("Agreement") shall begin as of the date hereof, and shall continue for one year, or from \_\_\_\_\_ to \_\_\_\_\_, (the "Term") or unless sooner terminated as provided herein.

**PARTIES:** The Lake Jeanette Association and Lake Jeanette Marina are "Licensor" herein and the undersigned are hereinafter "Licensee."

**RENTAL:** The license is for boat slip # \_\_\_\_\_, shall be \$ \_\_\_\_\_ for the Term, and shall be paid in full upon execution of this agreement.

**SURRENDER OF SLIP AND REMOVAL OF PERSONAL PROPERTY:** Licensee understands that Licensee will be invoiced to renew this Agreement 30 days prior to the end of the Term. If the invoice for renewal is not paid by the expiration of the ending Term, or this Agreement is terminated by Licensor as set forth below, the Licensee will surrender possession of the boat slip and shall remove any personal property from the boat slip within ten (10) days of the expiration of the ending Term or termination date.

In the event Licensee fails to remove their property from the boat slip area after a Term expires and is not renewed, or after termination, the Licensor shall send a Notice to Vacate to Licensee demanding removal of all personal property within ten (10) days of the date of the Notice to Vacate. The notice to vacate shall be sent by first class mail, certified mail or overnight delivery to the following address(es) for Licensee:

Address #1: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address #2: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Licensee agrees to pay \$10.00 per day during the period Licensee is holding over by allowing personal property to remain in, on or around the boat slip. In the event the personal property is not removed after the time period set forth in the Notice to Vacate Licensee agrees that the property shall be considered abandoned with Licensee waiving and relinquishing all right, title, and claim to any personal property remaining at, in, or around the boat slip. Abandonment of the property shall not relieve Licensee of any amounts due to Licensor under this Agreement. Licensee further agrees that if the Licensor incurs additional costs in removal or disposal of the Licensee's personal property Licensee shall be liable for the same to the Licensor.

Licensor shall take possession of and have a lien upon any personal property remaining after the time periods set forth above and the Licensor shall have authority to have the property towed, stored, sold, or otherwise disposed of as permitted by North Carolina law, including but not limited to, a sale under North Carolina General Statute 44A.

Licensee shall:

1. keep all personal property properly stored and secured at the boat slip when not in use to the satisfaction of the Licensor in its sole discretion.
2. keep all personal property in good condition, including, but limited to the property being reasonably free from rust, mildew, and dirt.
3. cause to be displayed on all watercraft the registration sticker # \_\_\_\_\_ required by the Licensor.
4. follow all rules and regulations put in place by Licensor, including but not limited to the Lake Jeanette Association Rules for Use on Lake Jeanette.

**RIGHT TO TERMINATE:** Licensor reserves the right to terminate this Agreement upon written notice to the Licensee mailed by first class mail to the Licensees address provided above for any violation of this Agreement. Licensee shall update the mailing address of Licensee when appropriate. No refund (prorated or otherwise) shall be paid to Licensee upon termination by the Licensor.

**RELEASE, INDEMNITY AND HOLD HARMLESS:** Licensee on behalf of themselves, their family, and their guests releases, and holds Lenoir Warehouse Group LLC and the Licensor and its owners, members, officers, directors, employees, independent contractors, and agents (Roskelly Management Associates LLC) harmless, and agrees to indemnify Licensor, owners, members, officers, directors, employees, independent contractors, and agents including any attorney fees and costs incurred, from all claims, demands, causes of action and actions whatsoever resulting from or arising out of Licensee's rental of a boat slip and/or this Agreement

**INSURANCE REQUIREMENT:** Licensee shall obtain and maintain liability insurance upon any motorized watercraft kept in the Slip in an amount of no less than \$100,000 per occurrence and \$200,000 annual aggregate. The required policy shall name the Licensor as an additional insured. Proof of insurance shall be made available to Licensor within three (3) business days of written request to Licensee. Licensee shall make a claim upon such insurance upon written demand by Licensor for any loss.

**NO ASSIGNMENT:** This Agreement is not assignable without written permission of Licensor.

I WARRANT AND REPRESENT THAT I HAVE FULLY READ AND UNDERSTAND THIS LICENSE AGREEMENT AND I AGREE TO ABIDE BY AND BE BOUND BY ALL THE TERMS AND CONDITIONS.

PRINT NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

Approved by Lake Jeanette Association, Inc. Board of Directors  
6.6.19