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## 2009 Winter Space Rental Program

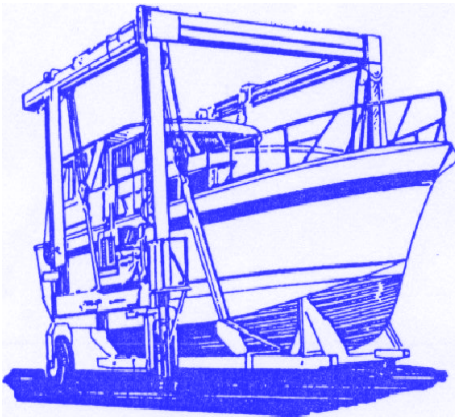
To Our Valued Customer,

With another great boating season almost behind us it's time to start making arrangements to store and winterize your boat. With the exception of a few of the additional services changes we have held our **per foot price the same as last year** despite winterizing material costs rising over 25% this past year. Please take a moment to review the enclosed information detailing the services Clarks Landing has to offer our customers this year.

Clarks Landing offers complete service for all of your boats systems including cleaning and detailing (See the attached Winter Space Rental Sheet). Our goal is to continue to offer you the best service possible. Review the attached winterization check list, rules and regulations. For your convenience we have packaged all of the essential winterization services together for one fee. In order to make it easier to understand and manage, we have separated the Winter Rental and Spring Launch Contracts into two separate packages. If there is any additional work you would like performed, our Service Staff will be happy to assist you. Please call us with any questions. Our hours are Monday through Friday 8:00am to 4:30pm.

We have **limited storage space** available that is first-come, first-served basis and fills up quickly. Please do not delay in sending your contract in to reserve your spot early. A **\$50.00 per foot deposit** is required along with a signed Winter Space Rental Contract to reserve space. The use of outside contractors that duplicate services we offer is not allowed.

Our packaged program is designed to take all the hassles out of winter storage so you can relax and enjoy the winter knowing that your boat is in good hands and will be ready for another boating season in 2009.



Best regards,

Clarks Landing Marina

P.S. If you are considering selling your boat this winter, please contact one of Clarks Landing Marina's Sales-people for details about our special Winter Storage Brokerage Programs.

## WINTERIZATION PROCEDURES

- NOTE #1** This is the date your boat will be ready for Winter Space Rental. Clarks Landing Marina will try to winter store your boat as close to this date as possible. Clarks Landing cannot guarantee an exact day your boat will be hauled. All boats should be out of the water by December 14, 2009 unless prior arrangements were made. It is the OWNER'S responsibility to winterize the engine if necessary while the boat is in the water. If Clarks Landing Marina is to winterize the engine, they will do so when the boat is hauled out of the water.
- NOTE #2** All boats must be ready for re-entry on or before the requested launch date, unless prior written arrangements were made. If your boat is not ready for re-entry at this time and the boat has to be relocated on land, a \$75.00 charge will be levied. Any boat not ready to be launched by May 16, 2010 will be charged for land storage at a rate of \$.50 per foot per day. Boats will be launched based on your requested launch dates and your boat's position in the yard. There are no guarantees your boat will be launched on the exact date requested.
- NOTE #3** Any fresh water cooled engine Clarks Landing Marina winterizes, will be checked for a protection level of -30 ° F below. Any engine not up to this level will be drained and filled with antifreeze. This is a separate charge and will be billed separately. Winterization of engine and listed equipment is only for protection against freezing. We are not responsible for engine or equipment failures or spring starting and commissioning. Any damage caused by leaking risers is the owner's responsibility.
- NOTE #4** Fresh water-cooled engines will have an extra charge for additional antifreeze if necessary.
- NOTE #5 INBOARD & STERN DRIVE ENGINE WINTERIZATION PROCEDURES**
- A. Run engine and check for proper operation.
  - B. Coat carburetor, intake manifold, valves, combustion chamber, and exhaust system with protective coating. Fuel injection engines require a special procedure for winterization. According to type of injection, a special winter storage mixture will be injected into the fuel system to coat and protect all internal engine components.
  - C. Drain block of seawater, then fill internal water passages with an environmentally safe antifreeze solution, which contains a rust inhibitor.
  - D. Spray CRC 6-56 on all external engine parts to prevent corrosion.
  - E. Lubricate engine, carburetor and shift linkage to prevent seizure.
- NOTE#5-A OUT DRIVE UNITS**
- Powers wash to remove algae.
- MERCUISER, ALPHA, GEN, AND OMC COBRA**
- A. Remove unit, inspect all connecting components for wear.
  - B. Check universal support bearing, shaft and shift cable.
  - C. Drain and refill upper and lower gear housing with gear oil and grease all fittings with proper grease.
  - D. Remove propeller and grease shaft. Reinstall propeller, install out drive.
  - E. Inside store drive unit. (only on inside storage program)
  - F. Install drive unit. (only on inside storage program)
- VOLVO/MERCUISER/BRAVO**
- A. Remove drive and inspect all components for wear.
  - B. Drain and refill drive unit with recommended gear oil and grease fittings with salt waterproof grease.
  - C. Remove propeller, grease shaft splines, install outdrive.
  - D. Inside store drive unit. (only on inside storage program)
  - E. Install drive unit on boat in the Spring. (only on inside storage program)
- NOTE #6 OUTBOARD MOTOR WINTERIZATION PROCEDURE**
- A. Run engine and check for proper operating condition.
  - B. Run engine and flush cooling system with antifreeze/rust prevention solution.
  - C. Spray power head and component parts with CRC.
  - D. Spray rust and corrosion preventative oil through carburetor reeds, internal engine components and exhaust passages from damaging salt air and corrosion. On fuel injected and Opti-Max motors a special winter storage mixture will be injected into the fuel system to coat and protect all internal engine components.
  - E. Spray wires, electrical equipment and starter with CRC.
  - F. Drain fuel from fuel pump and carburetor.
  - G. Apply waterproof lubricant to all moving parts.
  - H. Check lower unit for cracks.
  - I. Drain gear case and refill with fresh gear lube.
  - J. Remove propeller and grease shaft. Reinstall propeller.
- Any additional work will be invoiced separately on a retail work order. Customer will be notified of all major repairs before work is performed.
- NOTE #7 POWER WASHING BOTTOM**
- A. Boats renting at Clarks Landing Marina must have their bottoms power washed due to excessive odor and uncleanliness.
  - B. All bottoms will be cleaned at time of haul out.
  - C. We do not guarantee the removal of growth stains and barnacles.
  - D. If an acid wash is needed due to heavy growth or discoloration of the hull, there will be an additional charge. This service will be invoiced on a separate retail work order.
- NOTE #8** If holding tank needs to be emptied, there will be an \$95.00 charge.
- NOTE #9 ENVIRONMENTAL COMPLIANCE FEE \$35.00**
- This small fee will be added to your bill to offset expenses incurred to dispose of waste fluids and chemicals and to help maintain an environmentally safe marina. This fee also helps pay for the cost of recycling and disposing of garbage.

INTERNAL USE ONLY	CONTRACT#	
INT -	RET -	SW -

NAME	SLIP#	LOCATION OF KEYS
ADDRESS		
HOME#	WORK#	CELL#
BOAT INSURANCE CO.(REQUIRED)	POLICY#	
BOAT MFG	YEAR	LENGTH (LOA)
ENGINE MFG	#ENGINES	HP
NAME ON TRANSOM	REG#	
REQUESTED HAUL DATE (Note #1, pg. 2)	REQUESTED LAUNCH DATE (Note #2, pg.2)	

IS YOUR BOAT FOR SALE WITH CLARKS LANDING?  YES  NO (It effects the location of where we store boat.)

A deposit is required with this storage agreement. The balance will be billed by March 31, 2010. Please read all the rules and regulations.

ADDITIONAL SERVICES BELOW ARE NOT INCLUDED IN THE PACKAGE AND IF CHECKED WILL BE INVOICED ON A SEPARATE RETAIL WORK ORDER

**Your Package includes:**

- Winter Space Rental (up to & including 26'), includes Haul, Power Wash (Note #7-D pg.2), Chock, Winterization of one (1) Engine, Bottom Paint (Interlux Epoxy Cop), Launch in Spring ..... \$72.00 / ft.
- Winter Space Rental (27'-35'), includes Haul, Power Wash (Note #7-D pg.2), Chock, Winterization of two (2) Engines, Bottom Paint (Interlux Epoxy Cop), Launch in Spring..... \$78.00 / ft.
- Winter Space Rental ( over 35'), includes Haul, Power Wash (Note #7-D pg.2), Chock, Winterization of two (2) Engines, Bottom Paint (Interlux Epoxy Cop), Launch in Spring..... \$82.00 / ft.

<b>WINTER STORAGE PACKAGE:</b>	<b>PER FOOT</b>	<b>LENGTH OF BOAT (LOA)</b>	
<i>(LOA= overall length including swim platform and outboard)</i>		<b>ENVIRONMENTAL FEE</b>	<b>\$35.00</b>
		<b>NJ SALES TAX</b>	
		<b>SUBTOTAL</b>	
<b>MINIMUM DEPOSIT = LENGTH OF BOAT</b>	<b>X \$50.00 PER FT = \$</b>	<b>LESS DEPOSIT</b>	
		<b>BALANCE DUE</b>	

- Winterize and Fog Gas Engine(s) (Note #3 & #5, pg. 2) **INCLUDED IN PACKAGE**
  - Winterize and Fog Diesel Engine(s) (Note #3 & #5, pg. 2) **INCLUDED IN PACKAGE**
  - Winterize and Fog Outboard(s) (Note #6, pg. 2) **INCLUDED IN PACKAGE**
  - Change Oil & Filter—Gas Engine / 4 stroke O/B \$150.00/ea. + material
  - Change Oil & Filter—Diesel Engine \$175.00/ea. + material
  - Change Oil in Generator \$140.00/ea. + material
  - Move Boat from Slip \$55.00/ea. + material
  - Winterize Generator \$125.00/ea.
  - Service Stern Drive on Boat (Note #5-A, pg. 2) \$225.00/ea. + material
  - Remove, Service & Store, Reinstall Stern Drive (Note #5-A, pg. 2) \$250.00/ea. + material
  - Replace Outboard, Stern Drive or Inboard Water Pump **CALL FOR ESTIMATE**
  - Winterize Air Conditioner \$110.00/ea. + material
  - Winterize Head (Note #8, pg. 2) \$95.00/ea. + material
  - Winterize Fresh Water System, Hot and Cold \$110.00/ea. + material
  - Winterize Fresh Water System COLD ONLY up To 2 Faucets \$75.00 + material
  - Fuel Conditioners: Fuel Stabilizer— Gas Diesel Water Inhibiter— Gas Diesel** **Product billed at current pricing / prices subject to change**
  - Moisture/ Mildew control— Mildew Inhibitor Moisture Absorber** **(Circle desired product)**
  - Winterize Salt Water Wash Down \$48.00/ea. + material
  - Winterize Bait Well Pump \$48.00/ea. + material
  - Winterize Fish Box \$48.00/ea. + material
  - Winterize Shower Pump \$48.00/ea. + material
  - Winterize Dockside Water Connector \$48.00/ea. + material
  - Empty Holding Tank (Note #8, pg.2) \$95.00 + material
  - Winterize Ice Maker \$110.00/ea. + material
  - Remove Dock Lines (Contingent upon the ability to untie knotted lines in a reasonable time) \$55.00
  - Battery Removal (Customer pickup only) **TIME & MATERIAL**
- Due to liability restrictions Battery storage is no longer offered. Batteries will be disconnected during winterizing and will remain in place
- Wash & Wax Hull (up to 27' \$10.00/FT)  Wash & Wax Hull (28'-35'ft - \$12.00/FT)  Wash & Wax Hull(Over 35'ft - \$14.00/FT)
  - Wash—End of Season Wash to Remove Salt \$4.00/ft
  - Shrink Wrap (up to 25/ft @ \$14.00/ft)  Shrink Wrap (over 25/ft to 30/ft @ \$17.00/ft)  Shrink Wrap (over 30/ft @ \$19.00/ft) Vent Included
  - Shrink Wrap Access Door  Shrink Wrap (over 35/ft and over @ \$21.00/ft) \$35.00
  - Recondition Propeller **CALL FOR PRICING**

**FUEL TANKS NOT TO BE OVER 3/4 FULL—LEAKING VENTS ARE A FIRE HAZARD**

Gasoline containing ethanol must be treated with stabilizer and a water inhibitor to prevent phase separation during storage.  
WINTERIZATION SERVICES WILL NOT BE DONE WITHOUT BOAT OWNER'S SIGNATURE AND DEPOSIT.

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**OUTSIDE WINTER STORAGE**  
**November 1, 2009 - April 15, 2010**  
**RULES AND REGULATIONS**

- #1) Any condition on or around a boat declared a hazard in the judgment of Clarks Landing Marina shall be removed to the satisfaction of Clarks Landing Marina. (Only a non-toxic anti-freeze can be used on Clarks Landing Marina premises.)
- #2) No open fires, tools or equipment that produce a flame are allowed on any boat, dock or property at Clarks Landing Marina. No heaters of any kind are permitted on boats during winter storage.
- #3) Boat owner's outside contractors or paid workmen are NOT permitted to work on boats in Clarks Landing Marina except by written permission of the Marina. If permission is granted, the owner must provide a Certificate of Liability Insurance and Workmen's Compensation Insurance meeting Clarks Landing Marina's requirements.
- #4) **The term Winter Storage refers to Winter Space Rental.** The applicant is renting space, whether in the water or on land from Clarks Landing Marina.
- #5) Any granting of space rental hereunder is with the distinct understanding and agreement on the part of the applicant that Clarks Landing Marina assumes no responsibility for the safety of any vessel moored at the docks or adjoining water or land storage. Clarks Landing Marina will not be liable for fire, theft or damage to said vessel, its equipment, or any property in or on said vessel, unless damage is due to Clarks Landing Marina's gross negligence, and the applicant further agrees that the mooring and dry land space rental of any vessel hereunder shall be of his own risk.
- #6) All boats must be properly moored and tied with adequate mooring lines so as to prevent damage to other boats, docks or pilings. In the event the mooring lines for any boat are not strong enough to withstand existing conditions, Clarks Landing Marina shall have the right, but not the obligation, to replace said lines at the expense of the boat owner. If no lines or fenders are on boat at time of launch, new lines and fenders will be installed at the customer's expense.
- #7) No living or staying on the boat overnight is permitted while boat is on dry land storage.
- #8) The granting of slip space or dry land space rental hereunder is with the understanding, and agreement on the part of the applicant that Clarks Landing Marina assumes no responsibility for personal injuries sustained by the applicant, or any of the applicant's guests or employees, on Clarks Landing premises or piers unless due to Clarks Landing Marina's gross negligence.
- #9) Boat owner must maintain adequate insurance on vessel. A minimum of One Million Dollars (\$1,000,000.00) liability insurance and full replacement value of vessel insurance while boat is moored or land stored at Clarks Landing Marina. Clarks Landing Marina will not be responsible for injuries (including death) or property damage resulting from, caused by or growing out of use of dock or marina facilities, unless due to Clarks Landing Marina's gross negligence.
- #10) Boats, motors, and equipment of any kind, or articles placed in storage for repair, or otherwise in possession of Clarks Landing Marina are not insured by Clarks Landing Marina. All personal accessory articles and/or equipment of value should be removed from the boat BEFORE RENTAL PROCEDURE IS STARTED. We agree to use precaution to prevent loss or damage to the boat accessories, but we are not responsible for loss or damage as may arise from fire, theft, flood, windstorm, malicious mischief or any other conditions beyond our control.
- #11) Owner is responsible for making Clarks Landing Marina aware of any special hauling instructions. Most boats are hauled by a 30 ton lift with nylon slings. Clarks Landing Marina is not responsible for damage to boat if boat is structurally unsound for this method of hauling. Please contact our Service Department if you are unsure about the hauling of your boat. Clarks Landing Marina is not responsible for damage done to wood boats.
- #12) No boat will be accepted for space rental without a \$50.00 per foot deposit. Payment for additional services is due upon completion. The deposit is non-refundable after November 1, 2009. Account balance must be paid in full before boat will be re-launched from Winter Storage. A service charge of 1 1/2 % per month -18% annual rate, will be calculated on all amounts that are over 30 days past due.
- #13) In addition to filling out this Winter Space Rental contract, you will be required to fill out our Spring Launch sheet in March to expedite a timely launch.
- #14) **WASTE HOLDING TANKS SHOULD BE EMPTY PRIOR TO HAUL OUT.** After haul out, no responsibility is accepted by Clarks Landing Marina for toilets and holding tanks unless Clarks Landing agrees to empty and winterize holding tank for a fee.
- #15) Clarks Landing Marina will make an effort to keep our wet storage areas ice free, however, in extreme weather conditions we cannot guarantee same, and therefore will not be held responsible for any related damage.
- #16) Boat owner is responsible for the removal of all bilge drain plugs.
- #17) Due to safety and environmental regulations, any customer winterizing their boat at Clarks Landing Marina must use non-toxic anti-freeze.
- #18) Owner is responsible to fuel boat before winterization. Adding a fuel stabilizer is strongly recommended.
- #19) Owner is responsible to remove dock lines and boxes. **CLARKS LANDING IS NOT RESPONSIBLE FOR THESE ITEMS.**
- #20) Refrigerator, freezer and/or icebox should be empty and is owner's responsibility.
- #21) Batteries are to be completely charged & topped off or removed from boat by the owner. Clarks Landing assumes no responsibility for discharged or unserviceable batteries upon Spring Delivery.
- #22) The applicant has read and agrees to carry out and abide by all the rules and regulations of Clarks Landing Marina as set forth above and will abide by any amendments as may be made.

**I FULLY UNDERSTAND AND AGREE TO ALL RATES, REGULATIONS, RULES AND SPACE RENTAL PROVISIONS.**

I hereby authorize the above repair work to be done along with necessary materials. You and your employees may operate vehicle for purposes of testing, inspection, or delivery at my risk. An express mechanic's lien is acknowledged on vehicle to secure the amount of repairs thereto. You will not be held responsible for loss or damage to vehicle or articles left in vehicle in the event of fire, theft, accident or any other cause beyond your control. The factory warranty constitutes all of the warranties with respect to the sale of this item/items. The seller hereby expressly disclaims all warranties, either expressed or implied, including any implied warranty of merchantability of fitness for a particular purpose, and the seller neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of this item/items. If it becomes necessary for you to employ a collection agency to collect this account, I the undersigned agree to pay all court costs, late fees, plus reasonable attorney's fees and/or collection agency fee.

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

