

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 **\$15.00 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.

15. **Parking.** Outside of designated areas, parking on Clover Island is for DAY USE ONLY. Violators shall be towed at owner's expense. Extended use parking permits, for a specific period of time, may be obtained at the Port office and will be issued at Port discretion. Initials

16. **Port's Right to Terminate.** Notwithstanding anything to the contrary elsewhere in this Agreement, Port shall have the right to terminate this Agreement at any time for any reason or for no reason at all by providing at least thirty (30) days' prior written notice of termination to Owner, in which notice Port shall specify its desired Early Termination Date. If Port elects to terminate the Agreement early as provided herein, the Early Termination Date chosen by Port shall operate as if that date were the time originally fixed for the expiration of the Agreement. The parties recognize that the foregoing early termination right is important to Port and that any delay caused by the failure of Owner to vacate the Moorage Space pursuant to this paragraph when required can cause irreparable harm to the Port and future Owners. Therefore, Port and Owner agree that time is of the essence of this paragraph and that if any dispute arises between Port and Owner with respect to the provisions of this paragraph, any other provisions of this Agreement notwithstanding, Owner will vacate the Moorage Space upon early termination of the Agreement as provided above, and Owner shall be deemed to have waived any rights in law or equity to possession of the Moorage Space. The Port shall have the right to relocate the vessel to wet or dry storage if Owner has not removed the vessel within ten (10) days after termination of the Agreement and the 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.

17. **Port's Right to Relocate.** During the term of this Agreement, Port shall have the right, for any reason, to relocate the Owner's Moorage Space to another location at the Dock.

18. **No Warranties.** Port makes no warranties, express or implied, as to the condition of the Dock (including floats, walkways, gangways, ramps, gear and related items) or the suitability of the Moorage Space for Owner's intended purposes. Port makes no representations or warranties, express or implied, regarding the draft of the Dock or that the approaches to the Dock, or the moorage space itself, will be free from wreckage or debris. Owner acknowledges that Owner has had an opportunity to inspect the Moorage Space and the Dock prior to execution of this Agreement and agrees to accept same in their current condition.

19. **Holding Over.** If Owner fails to remove the Vessel from the Dock upon termination of this Agreement, and without otherwise limiting the rights of Port hereunder, Owner shall pay Port the applicable daily rate for guest moorage (as determined by Port acting in its sole discretion) for each day the Vessel continues to be moored at the Dock. The Port shall have the right to elect to chain up, remove, impound, store and/or auction Vessel at Owner's expense.

20. **Notices.** Any notices hereunder shall be given in writing and be addressed to the parties' respective address for notices as follows:
Port of Kennewick, 350 Clover Island Drive, Suite 200, Kennewick, WA 99336
Owner, Mailing Address Set Forth in Basic Provisions Above

21. **Removal of Vessel in Emergency.** In case of emergency, Port is authorized to move any or all vessels without liability for damages or loss of any kind. Owner agrees to pay Port reasonable compensation for moving the vessels under such circumstances.

22. **Section Headings.** The section headings in this Agreement are inserted for convenience only and are not intended to be used in the interpretation of the Sections they introduce.

23. **Dock Rules and Regulations.** Owner shall comply in all respects with the Dock Rules and Regulations adopted by Port, which Dock Rules and Regulations may be revised by Port from time to time at the Port's sole discretion. Dock Rules and Regulations will be posted on the Port's website and will be provided to Owner upon Owner's request. Failure to comply with the Dock Rules and Regulations shall constitute a default hereunder.

24. **Binding on Heirs.** This Agreement and the terms and conditions hereof are binding upon and shall inure to the benefit of the successors and assigns of Port and the heirs, executors, administrators and, to the extent permitted hereunder, the assigns of Owner.

25. **Attorneys' Fees.** In the event that any action or other legal proceeding is brought to enforce any provision of this Agreement, the prevailing party shall be entitled to recover all costs plus reasonable attorneys' fees from the non-prevailing party (including proceedings on appeal or in arbitration).

26. **Severability.** If any provision of this Agreement shall be found to be void, such determination shall not affect any other provision of this Agreement.

27. **Venue.** The Port and Owner agree that venue for any litigation involving this Agreement is proper in state court situated in Benton County, Washington, or any federal court situated in Spokane County, Washington.

28. **Amendments.** This Agreement constitutes the entire understanding and agreement of Port and Owner as to the matters set forth herein. No alteration of or amendment to this Agreement shall be effective unless in writing and signed by both the Port and the Owner.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

OWNER

Signature

Date

Printed Name

AMENITIES:

- 24-hour diesel & gasoline (major credit cards accepted); for fuel pricing and other questions contact Connell Oil at 509-547-3326.
- Open and covered moorage.
- Guest moorage (\$15/night) with 14-day maximum. First-come, first-served basis. Fees must be paid and a registration completed prior to visit.
- 30-amp shore power.
- Seasonal marine dump station (free, self-serve system on fuel dock).
- Day-use public restrooms; 24-hours access for marina tenants at Family Plaza.
- Ice, food, and beverages available to go from Clover Island businesses.
- Public barbecue and picnic area.
- No-fee, public boat launch.
- Boat haul-out trailer (Fee; contact Port office).
- Adjacent restaurants: Ice Harbor Brewing Company at the Marina; Cedars Restaurant & Lounge; and Crows Nest Bar & Grill.
- Adjacent hotel: Clover Island Inn.
- **Wifi: POKGuest**
Password: WelcometoPOK

Guest Moorage: Moorage on the designated Guest Moorage Dock is assigned on a first-come, first-served basis.

- Maximum stay on transient moorage dock is 14 consecutive days.
- Fees must be paid and registration completed prior to using guest moorage.

Inspections: The Port reserves the right to inspect any of the rented premises at any time. Failure to inspect shall not be deemed to create any responsibility upon the Port.

Gate Key Fobs: With the issuance of the Gate Key Fobs, marina tenants are able to access his/her own slip. Each tenant is issued a maximum of 2 Gate Key Fobs. A \$25 fee shall be assessed for lost Gate Key Fob or Gate Key Fobs not returned upon lease termination.

Vessel: Any Vessel, ship or other craft used or capable of being used to navigate or transport persons or cargo on the water. The term Vessel and boat shall be interchangeable.

Hold Harmless: Anyone visiting Clover Island Marina or its facilities does so at his/her own risk. The Port does not assume any responsibility for injury, loss or damage to property or persons.

This flyer only highlights a few key items from the Clover Island Marina Handbook; it is the responsibility of all Marina Tenants to read and understand the full rules and regulations related to their tenancy contract. The Clover Island Marina Handbook can be found on the Port's website at: PortofKennewick.org/marina
Rev 10/20/23

CLOVER ISLAND MARINA

Contact Us

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350 Clover Island Drive, Suite 200
Kennewick, WA 99301

Phone: (509) 586-1186

Fax: (509) 582-7678

Email: kyates@PortofKennewick.org



PORT of
KENNEWICK



Marina Rules

Use of Premises: Moorage space is for moorage of a vessel and for no other purpose whatsoever.

Conduct: Conduct and language used by the public and tenants visiting Clover Island Marina shall be in a family-friendly manner appropriate to public places.

Pets: Pets must be on a leash when visiting Clover Island. Owners and pet handlers are responsible for immediate and proper clean up and disposal of animal waste.

Unauthorized Persons: Persons are not allowed beyond the dock gates or Clover Island work areas without authorization from a marina tenant or Port of Kennewick.

Swimming: Swimming is prohibited within the marina including in/on/around moorage slips, docks, piers, harbor, or launch. Hazards include risk of **Potential Electric Shock**.

Operation of Vessel: All vessels shall be operated in a safe and courteous manner and at a no-wake speed within the marina.

Hazardous Wastes: All hazardous waste must be disposed of properly.

Condition of Vessel: All Vessels shall be maintained in a safe and seaworthy condition at all times. Tenants shall safely and securely moor all vessels with lines adequate for weather conditions when such vessels are not in actual operation. Vessels must be in a clean and orderly condition.

Personal Property: Furniture, supplies, coolers, dinghies, kayaks, paddleboards and all other recreational water equipment and personal items must be kept on the owner's vessel and cannot interfere with the dock or pier walkway.

Power Cords: **ABYC-approved shore power cords are required.** Power cords must be of the proper length and properly attached to an electrical pedestal. Cords must not hang in the water or be loose on the docks.

Fires: The Port prohibits open flames or fires on the docks, including charcoal or propane barbecues, cutting torches, welders, or any burning that would constitute a fire hazard. Freestanding grills are not allowed to be used on the docks. A BBQ pit is provided for public use in the plaza area near the marina entrance.

Restrooms: Public restrooms are located at the Family Plaza above the fuel dock. Shower facilities are available to marina tenants with an access code provided by Port.

Utilities: Owner agrees to pay for all electricity and other utilities or services, at the current established rates provided by Benton PUD. Electrical services are metered and will be billed quarterly.

Commercial Use: No commercial or business use of vessels is allowed in the marina.

Slip Transfer: Tenant-requested transfers pays a fee of \$50. Fees are subject to change and may be adjusted without notice.

No Live-Aboards: Living aboard vessels is prohibited pursuant to KMC 18.68.130(3)(a)(vii). Tenants may stay a maximum of 3 consecutive nights on-vessel in the marina.

Sale of Vessel: In the event a Moorage Tenant sells the Vessel in the assigned Slip, the Moorage Tenant must notify Marina Management of the sale and provide the bill of sale with a request to transfer the Slip into the new owner's name. **However**, the person purchasing the Vessel from the Moorage Tenant will not automatically acquire any rights to the moorage Slip as all Moorage Agreements must be approved of by Port of Kennewick. Once it has been determined that the new Vessel owner will be allowed to retain the Slip, the Port Office will complete the required paperwork: including written termination by the current Moorage Tenant, and signing of a new Moorage Agreement by the new Moorage Tenant .

Vendor Service: For the safety and security of all our tenants, owners shall notify the Port in advance of any outside commercial labor or repair to be performed on their vessel.

Security: Tenants and guests are advised to lock vessels and stow or remove valuables. Tenants must use electronic access cards at all times. Security patrols of the marina are regularly conducted.

Parking Permits: Extended-use parking permits, for a specified period of time, may be obtained at the Port office and will be issued at the Port's discretion.

Drinking in Public: Every person who drinks any intoxicating liquor in any public conveyance, except in a compartment or place where sold or served under the authority of a license lawfully issued, is guilty of a misdemeanor. RCW 66.44.250

