



**Castaways Marina, Inc.**  
**6140 Doffing Avenue**  
**Inver Grove Heights, Minnesota 55076**

Tom Pulkrabek, President (651) 261-0378	Patricia Ring Kremer, Secretary (612) 310-4056	Vicki Sheehan, Vice President (612) 735-0908	Carter Johnson, Marketing & Sales (619) 270-6745
Denise Haugum, Treasurer (651) 341-4401	Dan Sheehan, Dockmaster (612) 725-0909	Craig Lade, Property Manager (763) 238-2403	

## STORAGE UNIT/GARAGE LEASE AGREEMENT

Boat Owner (s): \_\_\_\_\_

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

Mobile Phone Number: (    ) \_\_\_\_\_ Work Phone Number: (    ) \_\_\_\_\_

Email Address (s): \_\_\_\_\_

Make of Boat: \_\_\_\_\_ Name of Boat: \_\_\_\_\_

Type of Boat: \_\_\_\_\_ Boat Registration No: \_\_\_\_\_

Castaways Marina Inc., (hereinafter called the "Lessor") is the owner of shares in Castaways Marina, Inc. (hereafter called the "Marina") and in connection with such Shares holds a Proprietary Lease (Proprietary Lease") with Castaways Marina, Inc. for Storage Unit Number: \_\_\_\_\_, which unit is located in Inver Grove Heights, Minnesota, and more fully described in the Proprietary Lease.

Lessor hereby agrees to sublease to the above-named Boat Owner (hereinafter called the "Lessee"), Storage Unit number: \_\_\_\_\_, as above described for the storage of Lessee's goods and personal property.

The terms of this agreement shall be from \_\_\_\_\_, to \_\_\_\_\_.  
(month, date, year) (month, date, year)

Lessee shall pay to Lessor as rent for said storage the amount of \$ \_\_\_\_\_/ month. Rent is due in full at the beginning of the lease or the first of each month as applicable.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

The Lessee will be provided with a copy of the marina's rules and regulations and must comply with all aspects of the marina's rules, regulations, and bylaws. Failure to comply with marina rules, regulations, bylaws, or payments as outlined in this agreement may result in immediate eviction of the Lessee from the marina.

If Lessor shall be charged additional rent or other sums pursuant to the Proprietary Lease or non-compliance with any other term or conditions of the Proprietary Lease, all such amounts shall be payable by Lessee to Lessor as additional rent hereunder. This agreement shall be subject to all the terms and conditions of the Proprietary Lease, Bylaws, Marina Operating Rules, House Rules and Regulations of Castaways Marina, Inc.

all of which are incorporated herein by reference. Failure to comply with any of said terms and conditions shall constitute a default under this agreement. In the event a default occurs under this agreement, Lessor shall have the same rights against Lessee as would be available to Castaways Marina, Inc. under the Proprietary Lease.

The only services to be provided Lessee are those that the Lessor is provided under the Proprietary Lease. Lessee shall neither do or permit anything to be done which would constitute a default under the Proprietary Lease or cause the Proprietary Lease to be terminated or forfeited. Lessee represents that he/she is/are familiar with the terms and conditions of the Proprietary Lease, Bylaws, Marina Operating Rules and other regulations of the Marina.

This agreement may not be assigned without prior written consent of the Lessor.

It is understood that this agreement will not become effective until it has been approved by the Board of Directors of Castaways Marina, Inc. as provided in the Bylaws.

IN WITNESS WHEREOF, the parties have caused this Sublease Agreement to be executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
(month) (year)

Lessor: \_\_\_\_\_

Lessee: \_\_\_\_\_

Approved by the Board of Directors of Castaways Marina, Inc.

Date: \_\_\_\_\_ By: \_\_\_\_\_

**Copies of this lease to be signed and given to the following:**

- 1). Lessor
- 2). Lessee
- 3). Castaways Marina, Incorporated

# Acknowledgement Receipt of Castaway's Marina Operating Rules and Procedures

By my signature below, I have read and understand the Castaways Marina Operating Rules and Regulations.

By my signature below, I agree to abide by the Castaways Marina Operating Rules and Regulations.

Slip Number: \_\_\_\_\_

Lessee (1) Print Name: \_\_\_\_\_

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

Lessee (2) Print Name: \_\_\_\_\_

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