

Northport Rental Lease and Hold Harmless Agreement

This is an agreement between _____ as Landlord and _____ as tenant, concerning tenancy of premises known as Unit # _____, Northport Condo Marina Assoc. of AuGres, Michigan. The tenant acknowledges the condition of the unit "as is" and that it is acceptable for him, his family and his guests' purposes and safety. "As is condition" is defined as the present observable and inherent stability or instability of the dock on the date of signing.

Said tenancy shall be for a seasonal period or other period stated below for a sum of \$ _____, payable in advance. Tenant further agrees that said unit shall be used for boat docking only and shall not be used for any unlawful purposes or in a manner contrary to law and shall adhere to the Northport Marina Condo Association Rules and Regulations. Said unit shall be occupied by not more than one (1) watercraft of a size no longer than _____ ft.

Tenant further agrees to maintain said dock in good repair and to deliver and surrender up the same upon termination of said tenancy in the same condition as when taken except for ordinary wear and tear. Tenant also acknowledges by signing this instrument that he has adequate liability insurance for any potential damage that may arise out of the use of the premises including, but not limited to, damage to the finger and main piers, the watercraft sinking and/or fuel spillage.

The Landlord or his authorized agents shall have the right to inspect said premises, maintain and repair the same and place one (1) "for sale" sign thereon in the event said property is now or hereafter for sale. If the dock becomes unusable because of a change in the "as is" condition the tenant is entitled to a refund based on the seasonal price paid and the days used to when the landlord is notified in writing of the condition.

At no time may a tenant operate a business from his watercraft while using the unit. Tenant shall have no right to and shall not assign this agreement nor sublet said premises or any part thereof.

Tenant and guests shall indemnify and hold harmless, Northport Condo Marina Association, it's co-owners and unit landlord from and against all liability, demands, damages, expenses and losses including but not limited to death, personal injury, illness or other property damage in connection with or arising out of the use of the condominium premises including general and limited commons, by tenants and guests.

Lease Term Length _____ to _____ Date _____

Landlord _____ Address _____ City _____ State _____

Phone _____ Signature _____

Tenant _____ Address _____ City _____ State _____

Phone _____ Signature _____