

SLIP LEASE AGREEMENT

Venture Three, Inc. (hereinafter Venture Three, Inc. or Lessor) is the owner of certain marina facilities as described hereafter and is leasing available marina slips at the marina in accordance with the terms of this Slip Agreement (hereinafter Slip Agreement or Lease) and its Amended Marina Rules, on a first-come, first-served basis.

Venture Three owners including owners from Venture Out at St. Lucie, Venture Out at Indian River, and Venture Harbour are entitled to enter into an annual lease while all Others are entitled to enter a monthly lease only.

Venture Three owners and registered tenants have priority in the leasing of slips of adequate size, and for the length of time allowed, followed by Holiday Out owners, Holiday Out registered tenants and all guests (hereinafter Others) who are eligible for monthly leases only. The monthly lease is a month to month lease which is cancellable at the end of each month if either Venture Three, Inc. gives notice or payment has not been made by the Lessee or other requirements of this Slip Agreement are not met by the Lessor. The Lease Agreement rates are subject to change by Venture Three, Inc. each month. Should the rates increase Venture Three, Inc. shall notice each Lessee and payment of the next month (or annual amount) shall be deemed acceptance of the rental of the slip at the new rate.

Should a written waiting list for Venture Three owners or Venture Three registered tenants exist, the first available slip leased to Others will be given thirty (30) days' notice of intent to cancel the monthly lease pursuant to guidelines established by Venture Three, Inc. in its sole discretion as to which Other will be given the notice of intent to cancel the monthly lease.

NOW THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt whereof is hereby acknowledged. Venture Three, Inc. grants to Lessee the right to use a marina slip in the Marina as administered by Venture Three, Inc. upon the following terms and conditions:

Lessor is Venture Three, Inc. and Lessee is the owner of the below-described vessel (the "Vessel"). Lessee desires to lease a marina slip in the Marina for dockage of the Vessel. For purposes of this Slip Agreement, the term "Vessel" shall include not only the aforesaid vessel, but also all fixtures thereto and all personal property located thereon or used in connection therewith. The Lessee warrants that it owns the Vessel and if Lessee desires to dock a boat other than referenced herein, the Lessee acknowledges that it must complete a

new agreement, be bound by the conditions of the new agreement, and pay additional charges arising there from.

This Slip Lease Agreement is entered in between Venture Three, Inc. (Lessor) and _____ (the "Lessee")

This Slip Lease Agreement is for: (initial section a. or b. below)

_____ a. The annual period _____, _____ thru _____, _____ inclusive, after which time, if not sooner terminated; it may be renewed at the then posted rate for such additional period as the parties may both further agree in writing after payment of all the due fees and costs and subject to all other paragraphs herein .

_____ b. month to month, beginning on _____, _____ and continuing from month to month thereafter, subject to all other paragraphs herein, including but not limited to notice of monthly rate changes.

RENTAL AMOUNT: The rental rate shall be \$ _____ per calendar month due and payable in **advance of the first day of the month that the rental applies**. The rental amount shall not be prorated under any circumstances. The rent is deemed earned when paid. Payment is due on the 1st of each month, and must be made by the 18th of each month or a \$25 late fee will be assessed for each month there is a past due balance.

Name of Vessel: _____

Name of Owner: _____

Registration or Documentation #: _____

State of Registration: _____ Date of Expiration: _____

Vessel Length: _____ Beam Width: _____ Draft: _____

Insurance Carrier: _____ Policy#: _____ Exp Date _____

Venture Three/Holiday-Out Lot Number: _____

E-mail Address: _____

Mobile Phone: (_____) _____ Residence Telephone: (_____) _____

Permanent Address: _____

City: _____ State: _____ Zip Code: _____

Designated Emergency Contact: _____

Mobile Phone: (_____) _____ Residence Telephone: (_____) _____

Address: _____

City: _____ State: _____ Zip Code _____

DESCRIPTION OF MARINA SLIP: Each marina slip has access to water and electric service. Venture Three grants to the Lessee right to use the marina slip designated herein, slip number _____ hereto (the "Slip") together with the non-exclusive right to use all docks, pilings and fixtures. Venture Three, Inc. will assign a slip based on the overall boat length and beam width. The Lessee acknowledges that this Lease Agreement is for the designated Vessel described therein. In the event Lessee desires to use the Slip for the mooring of a vessel other than the above Vessel, then a new slip lease must be submitted, the terms and conditions, including the applicable fees and charges may be modified at the discretion of Venture Three, Inc. Lessee shall deliver to Venture Three, Inc a copy of the certificate of title, registration, or similar documents for or pertaining to the Vessel,

TERMS OF LEASE: The Lease Agreement shall commence and terminate on the dates designated herein unless sooner terminated as provided herein. Upon expiration of the Term of this Agreement, the Lease hereunder shall continue on a month to month basis as a Monthly Rental subject current rates and to 30 days prior written notice by either Lessor or Lessee of intent to cancel. Venture Three, Inc. reserves the right to sublease the assigned slip (without compensation to the lessee) when lessee's vessel is removed from the slip for any extended period of time.

NATURE OF LEASE: The Lease herein is granted as a non-exclusive personal, revocable and unassignable privilege to use the Slip for dockage of the Vessel. Lessee will not use or permit the use of the Slip or any part thereof for any unlawful or commercial