



MORSE LAKE MARINA
20999 Hague Rd.
Noblesville, IN 46062
(317) 984-3301

**SEE SPECIAL
DISCOUNT
INFO ENCLOSED**

Dear Valued Customer:

We are now taking reservations for winter boat storage. Again we are providing inside and outside storage. Our inside storage was full last year and we had to turn customers away. Be sure to sign up early to guarantee your spot. We are still offering the outside storage/shrinkwrap special. The outside storage special is for fiberglass boats on their own trailer or pontoon boats.

Our new battery program insures your next season against battery problems. For a fee of \$120.00, our service department will replace your old battery during your spring start. (Regular price is \$139.10 tax included.)

On the back side of this letter are a few suggestions and reminders for work you may want or need for the next boating year. We are also offering additional savings for those service jobs performed in January-March.

Enclosed you will find a simple checklist to schedule your storage and winterizing needs as well as a guide to understanding winterization and storage packages.

To reserve your winter storage space, the storage portion must be paid in full. When the service work is completed and your boat is put away, we will bill you for the remaining balance, if it hasn't already been paid.

Please be advised that winter storage contracts expire **April 1, 2019**. On that date we will begin removing boats to have access to all inside storage boats. Some boats **WILL** be outside after April 1.

Please note: Each season, several of our lake residents have their boats winterized and/or stored by upstart businesses trying to make a fast profit. Unfortunately, these people learn expensive lessons because their boats are not properly serviced. Please don't make this same mistake. We recommend having your boat serviced and storage performed by a reputable established marine business.

Please return the form indicating which services you desire with your storage contract. Remittance is to be made to Morse Lake Marina. If you have any questions, please call **Morse Lake Marina** at **(317) 984-3301**.

Sincerely,

Scott Durfey
Marina Manager

REMEMBER

**IT IS YOUR RESPONSIBILITY TO SCHEDULE AT LEAST THREE
WEEKS IN ADVANCE FOR YOUR PULL OUT / PUT IN DATE!
BOATS WILL NOT BE AUTOMATICALLY PUT IN THE WATER
WITHOUT PRIOR NOTICE.**

Suggested Winter Maintenance

Please review the following items that our Service Department offers while your boat is in winter storage. Contact Morse Service Department for specific pricing and estimates.

___ Pontoon Boat Cleaning

Includes: Carpet Shampoo
Vinyl Shampoo

___ Fiberglass Boat Cleaning

Includes: Carpet and Vinyl Shampoo
Boat Clean Up

___ Fiberglass Buffing/Restoration

___ Skeg Repair and Painting

___ Prop Repair and Painting

___ Outdrive Painting

___ Electric Installation:

(please check all that apply)

___ Anode inspection

___ install new CD Player/Speakers

___ install new radio and 2 speakers

___ install new depth finder

___ install new receptacle plugs

___ install new docking light for Pontoons

___ install battery cut-off switch

___ Bellows Repair: **** VERY IMPORTANT****

Manufacturer suggests for a boat that is over 5 years old, that the bellows should be checked. Bellows are the most common cause for your boat to sink.

___ Tune-Up

Manufacturer recommends a tune-up every 2 years.

___ Water Pump Impeller:

Manufacturer recommends water pump impeller be replaced once every 3 years.

___ Other:

2018 MORSE LAKE MARINA WINTER STORAGE AND SERVICE FEES

Winter Storage	Rate	Check for Desired Service	Price
Inside Storage			
Over 25' on trailer	\$ 1,040.00	_____	\$ _____
14'-25'	\$ 825.00	_____	\$ _____
Personal Watercraft	\$ 365.00	_____	\$ _____
Outside Storage Special (with shrinkwap)	\$ 665.00	_____	\$ _____
Outside Storage only: All lengths	\$ 455.00	_____	\$ _____
Engine Winterization			
Inboard/Outboard	\$ 255.00	_____	\$ _____
Straight Inboard	\$ 240.00	_____	\$ _____
Ballast Tank extra (includes antifreeze)	\$ 85.00	_____	\$ _____
Wtz Onboard Heater	\$ 85.00	_____	\$ _____
Outboard	\$ 160.00	_____	\$ _____
65hp & Lower	\$ 165.00	_____	\$ _____
65hp & Higher	\$ 230.00	_____	\$ _____
4 Stroke outboard / includes oil change	\$ 200.00	_____	\$ _____
Personal Watercraft	\$ 65.00	_____	\$ _____
Freshwater systems extra	\$ _____	_____	\$ _____
Additional Service			
U-Joint Service (Engine Alignment)	\$ 160.00	_____	\$ _____
Oil and Filter Change(Mercruiser/OMC)	\$ 135.00	_____	\$ _____
Oil and Filter Change (Volvo/Penta)	\$ 160.00	_____	\$ _____
Battery Program (\$19.10 off required battery)	\$ 120.00	_____	\$ _____
Shrink Wrap	\$ _____	_____	\$ _____
16'-20'	\$ 325.00	_____	\$ _____
21'-24'	\$ 355.00	_____	\$ _____
25'-28'	\$ 420.00	_____	\$ _____
Boat Wash (bottom only)			
Glass boats up to 18'	\$ 295.00	_____	\$ _____
Glass boats up to 22'	\$ 325.00	_____	\$ _____
Glass boats 23' and over	\$ 375.00	_____	\$ _____
Personal Watercraft	\$ 200.00	_____	\$ _____
Pontoon Boats	\$ 240.00	_____	\$ _____
Tri-toon Pontoon Boats	\$ 350.00	_____	\$ _____
Wax (below waterline only)	\$ 115.00	_____	\$ _____
Spring Start & Launch	\$ 195.00	X	\$ 195.00
	(mandatory if boat is stored with Morse Marina)		
Pick Up and Delivery Charges			
Morse Lake Storage Customers on the water:	\$ 150.00	_____	\$ _____

All storage & non-storage customers not on Morse Lake, call for pricing@ (317)984-3301

Mail To: Morse Lake Marina PH: (317) 984-3301 Total Due: \$ _____
 20999 Hague Road Fax: (317) 984-2725 Storage Pd in full: \$ _____
 Noblesville, IN 46062 morsemarina@marinalp.com Balance Due: \$ _____
 (balance due when boat goes to storage)

Boat and Trailer Information:

Boat Make: _____ Trailer Make: _____
 Length: _____ Color: _____
 Color: _____ Number of Axles: _____
 Motor Type: _____ Location: _____
 Location of Keys: _____

Customer Information:

Name: _____ Slip #: _____ check here if
 Address: _____ City: _____ new address
 Zip Code: _____ Phone: _____ (w) _____ (cell) _____
 E-mail _____

**IT IS YOUR RESPONSIBILITY TO SCHEDULE AT LEAST THREE WEEKS
 IN ADVANCE FOR YOUR PULL OUT / PUT IN DATE!**

MORSE LAKE MARINA IS NOT RESPONSIBLE FOR CONDITIONS OF COVERS OF BOATS OR BOATS STORED OUTSIDE WITHOUT SHRINK WRAP (I.E., ICE, SNOW, WATER OR ANIMAL DAMAGE)

Credit Card Payment Information:

For your convenience you may pay with your credit card by filling out the needed information below. Please circle card type.

Visa MasterCard Discover American Express
 Card Number: _____ V Code _____ Exp. Date: _____

WINTER STORAGE LEASE

This Agreement, made this ____ day of _____, 2018, by and between The Marina Limited Partnership, an Indiana partnership ("Lessor"), and _____
Whose address is _____ City _____
Zip Code _____ ("Lessee") Phone # (h) _____ (w) _____ (c) _____

WITNESSETH:

1. Lessor has this day leased to Lessee a winter storage slip located near Morse Reservoir, Hamilton County, Indiana, for a term beginning *October 1, 2018* and ending on *April 1, 2019* unless sooner revoked by the Lessor pursuant to the terms of this Lease. Lessee agrees that the relationship entered into between Lessee and Lessor is that of Tenant and Landlord.
2. The rent for the subject winter storage slip shall be \$ _____ payable in full to Lessor upon the execution of this Lease. Lessee shall not assign or sublet this Lease without the written consent of Lessor.
3. Lessor shall have the right to revoke this Lease in the event that Lessee fails to comply with provisions of this Lease or with any rule or regulation established by Lessor.
4. Lessee agrees to indemnify and forever hold harmless Lessor against each and every claim, demand, or cause of action that may be or could arise in the future against Lessor by reason of or in any way arising out of Lessee's rental of storage space and the use of the same. The above indemnity shall extend to but not be limited to any and all damage caused to the leased premises and other personal property or items stored and located on the leased premises and any injury to Lessee, or other tenants and any other parties who may be on the premises.
5. Lessee further agrees that the Lessor shall have no liability whatsoever or to any extent for or on account of any injury to any property of Lessee or to Lessee at any time for or on account of the destruction of any property at any time on said leased premises. Lessee hereby releases Lessor from any and all responsibility whatsoever in connection with Lessee and Lessee's property and acknowledges Lessee's rental and use of the premises shall be solely at Lessee's risk. In the event of any loss to the leased premises and/or contents thereof, Lessee shall look solely to his insurance coverage, if any, and shall make no claim whatsoever against Lessor. The Lessee understands that batteries, gas tanks, canopies, skis, anchors, rope and other equipment are not the responsibility of THE MARINA LIMITED PARTNERSHIP. Lessee hereby agrees not to store any flammable or combustible material or objects on or about the leased premises.
6. Lessee understands that the Lease terminates on *April 1, 2019*. Lessee further acknowledges that should the Lessee hold over and retain or allow his property to remain on the premises after the expiration of the Lease (*April 1, 2019*), the Lessor will have the right to remove and store said boat and other personal property from the winter storage slip and place the boat on an outside location. Lessee further acknowledges that if his personal property remains stored on an outside location, that beginning on *June 1, 2019*, his occupancy of the premises shall be that of a tenant from month to month at the above stated prorated rate and all covenants, conditions, rules and regulations contained in the Lease shall continue in full force and effect so long as the Lessee retains possession of the premises. The Lessee further acknowledges and recognizes that the Lessee, during any term, condition, or holdover, is not allowed in and out privileges. Specifically, that boats will not be removed from racks during the time period of the initial beginning of the term of the Lease, until conclusion of the *April 1, 2019*, time period.
7. The Lessee further understands that each party agrees to indemnify and save harmless the other party against and from any and all claims by or on behalf of any person, firm or corporation arising from any default in the performance of any covenant or agreement on its part to be performed under this lease. Additionally, each party shall pay the other parties reasonable legal costs and attorneys fees incurred in successfully enforcing against the other party any covenant, term or condition of the lease. In the event Lessee fails to comply with the terms and conditions of property and hold over, the Lessor shall have the right to exercise remedies of disposing of collateral and foreclosing on statutory liens pursuant to Indiana Law.

IN WITNESS WHEREOF, the parties hereto have entered into this Lease the day and year first written above.

"Lessor"
The Marina Limited Partnership

(printed name)

"Lessee"

(printed name)