



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 \$130.00, our service department will replace your old battery during your spring start. (Regular price is \$135.00 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, 2021**. 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 signed 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

**THE TIME IT TAKES TO GET YOUR BOAT SPRING STARTED
VARIES DEPENDING ON WEATHER AND OTHER FACTORS.**

PLEASE CALL TO SCHEDULE YOUR SPRING START

MARCH 1ST OR 4 WEEKS IN ADVANCE.

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

____ U-Joint Service (Engine Alignment)

____ 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:

2020 MORSE LAKE MARINA WINTER STORAGE AND SERVICE FEES

Winter Storage	Rate	Check for Desired Service	Price
Inside Storage			
Over 25' on trailer	\$ 1,500.00	_____	\$ _____
14'-25'	\$ 1,050.00	_____	\$ _____
Personal Watercraft Outside (with shrinkwrap)	\$ 500.00	_____	\$ _____
Outside Storage Special (with shrinkwrap)	\$ 900.00	_____	\$ _____
Outside Storage only: All lengths	\$ 700.00	_____	\$ _____
Engine Winterization			
Inboard/Outboard	\$ 275.00	_____	\$ _____
Straight Inboard	\$ 265.00	_____	\$ _____
4 Stroke outboard / includes oil change	\$ 305.00	_____	\$ _____
Outboard 2 Stroke 65hp & Lower	\$ 210.00	_____	\$ _____
Outboard 2 Stroke 70hp & Higher	\$ 220.00	_____	\$ _____
Personal Watercraft 2-Stroke	\$ 240.00	_____	\$ _____
Personal Watercraft 4-Stroke	\$ 300.00	_____	\$ _____
Ballast Tank extra (includes antifreeze)	\$ 90.00	_____	\$ _____
Wtz Onboard Heater	\$ 90.00	_____	\$ _____
Freshwater systems extra	\$ 70.00	_____	\$ _____
Additional Service			
Oil and Filter Change(Mercruiser/OMC)	\$ 210.00	_____	\$ _____
Oil and Filter Change (Volvo/Penta)	\$ 220.00	_____	\$ _____
Battery Program (\$5.00 off required battery)	\$ 130.00	_____	\$ _____
Shrink Wrap 16'-20'	\$ 385.00	_____	\$ _____
21'-24'	\$ 425.00	_____	\$ _____
25' & Up	\$ 505.00	_____	\$ _____
PWC	\$ 200.00	_____	\$ _____
Boat Wash (bottom only)			
Glass boats up to 18'	\$ 330.00	_____	\$ _____
Glass boats 19' to 22'	\$ 375.00	_____	\$ _____
Glass boats 23' & Over	\$ 445.00	_____	\$ _____
Personal Watercraft	\$ 220.00	_____	\$ _____
Pontoon Boats	\$ 285.00	_____	\$ _____
Tri-toon Pontoon Boats	\$ 430.00	_____	\$ _____
Spring Start & Launch	\$ 240.00	X	\$ 240.00
			(mandatory if boat is stored with Morse Marina)
Pick Up and Delivery Charges			
Morse Lake Storage residence on the water:	\$ 210.00	_____	\$ _____

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 YOUR SPRING START *INT _____
PLEASE CALL MARCH 1ST OR 4 WEEKS IN ADVANCE

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 _____, 2020, 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, 2020* and ending on *April 1, 2021* 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, 2021*. 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, 2021*), 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, 2021*, 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, 2021*, 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)

2020 STORAGE REMINDERS

- NOTIFY US WHEN YOU ARE DONE BOATING FOR THE SEASON FOR A LAKE RESIDENT PICKUP OR A SLIP CUSTOMER, OR WHEN THE BOAT HAS BEEN DROPPED OFF AT THE MARINA. STORAGE IS RESERVED IN ADVANCE AND DOES NOT MEAN YOU ARE DONE FOR THE SEASON. YOU MUST NOTIFY US.
- IT IS YOUR RESPONSIBILITY TO COVER THE BOAT WHEN IT IS DROPPED OFF.
- WE PREFER YOU LEAVE YOUR KEY IN THE IGNITION OR CUPHOLDER.
- REMOVE ANY FOOD OR DRINKS ON BOAT.
- DEFLATE OR REMOVE ALL TUBES ATTACHED TO BOAT OR IN YOUR SLIP.
- UNTIE ALL EXCESSIVE KNOTS IN DOCK LINES.
- IF IN A MARINA LIFT, REMOVE ANY LOCKS USED DURING SEASON.
- NOTIFY US OF BATTERY CONDITION – EX. BOAT HASN'T BEEN STARTED IN A WHILE, BATTERY SWITCH UNDER SEAT, ETC...
- IDENTIFY ANY DAMAGES YOU ARE AWARE OF.
- PROVIDE US WITH YOUR INDIANA REG. NUMBER. WE ARE ADDING THESE TO YOUR CUSTOMER FILE.
- LET US KNOW IF YOU HAVE A TRAILER CURRENTLY STORED WITH US. IF YOUR TRAILER IS NOT CURRENTLY STORED WITH US, LET US KNOW WHEN IT WILL BE DROPPED OFF.
- *WINTER STORAGE BONUS: \$150 OFF 2021 SEASON SLIP. 10% OFF WINTER WORK SERVICE LABOR. (GOOD JAN.-MARCH. DOES NOT INCLUDE SERVICE PARTS OR SPRING START/CLEANING SERVICES.)*
- **THE TIME IT TAKES TO GET YOUR BOAT SPRING STARTED VARIES DEPENDING ON WEATHER AND OTHER FACTORS. PLEASE CALL TO SCHEDULE MARCH 1st OR 4 WEEKS IN ADVANCE**

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UNDERSTANDING WINTERIZATION & STORAGE PACKAGES

As days grow shorter and another boating season winds down, it's time to get ready for the cold months ahead. But there is far more to preparing your boat for winter than simply storing it on land until summer returns.

Unlike your car, freezing temperatures can wreak havoc on a boat's engine, outdrives and water systems, cracking blocks and housings, ultimately resulting in expensive repairs and lost time afloat. An idle engine can quickly fall victim to destructive rust and corrosion.

When it comes to maintaining all systems aboard through the winter, proper preparation is critical. Many marinas offer various "winter packages", but not all packages are the same and many boaters may not understand what a full winterization process entails, or why it is vital to your boat.

It is easier to understand the winterization process if you look at it like your boat's annual check-up. Like a physical you may receive from your doctor, we check the boat's vitals such as idle speeds and maximum RPM, oil pressure, operating temperatures, voltage, trim tabs and more.

A pre-winter oil change will leave your engine cleansed, protected and ready for spring. The oil and filters on every engine reduce friction and prevent corrosion while washing away the nasty by-products of combustion, such as soot, silica and acids. We also change the gear oil for your outdrive and look for leaks

We fog the engine, which coats intakes and cylinders and protects those areas from rusting. Freezing temperatures can crack a block and destroy an engine. We apply antifreeze to all engines to protect from internal corrosion, as well as ensure there is no water in the engine to freeze.

Fuel that sits over the winter will begin to degrade as hydrocarbons react with the oxygen in the air. Oxidized fuel can clog fuel filters, gum up injectors, and generally hurt performance. You might think it would be best to winter over with fuel tanks as empty as possible, but less fuel means more air. More air equals more condensation, which leads to water in your tank. It's best to keep tanks around three-quarters full at season's end.

Each of these steps ensures that when your boat is all tucked in for the winter, it has been cleaned, prepped and treated with protective coatings inside and out.

When spring rolls back around, we perform our spring start on all boats that have been winterized and stored. All the winterized systems are re-commissioned and the boat is launched and run through all its paces to ensure all is running well. This is when everything can be compared to that fall "check-up" list.

As you consider where to store your boat for the winter, keep in mind that there is more involved than simply the storage fee. What does, and doesn't the winterization package include? Is it truly a total care package or will you be faced with added costs for winterization and spring starts? Are all parts and services included?

With upfront pricing and certified technicians with the experience and know-how to properly winterize, store and spring start your boat, Morse Marina will have your boat ready for next spring without any unwanted surprises.