

ST OSYTH BOATYARD

VAT Number 529436134

Company Registration Number 09366732

## **Berthing, Mooring and/or Storage Ashore Licence Standard Terms and Conditions**

### **1. DEFINITIONS**

Where the following words appear in these Conditions, the Licence and the Company's Regulations they shall have these meanings:

**Alongside Berth** means a berth where a Vessel of appropriate draft may be secured, with access to the shore without the need for a dinghy or tender.

**Berth** means the space on water or land from time to time allocated to the Owner by the Company for the Vessel during the term of this Licence

**Company** shall mean **St Osyth Boatyard Ltd**, the Company or any of its agents to whom the application for berthing is made which may be one or more of its associated companies, concessionaires, tenants and assignees for the operation of the boat repair yard, brokerage or other harbour facility. Connecting lines (moorings) from vessel to a pontoon or mooring buoy, are the vessel owner's responsibility.

**Harbour** shall include a Boatyard, yacht harbour, marina, mooring or any other facility for launching, navigating, mooring or berthing a vessel.

**Length Overall (LOA)** means the overall length of the space occupied by the Vessel including any fore and aft projections, temporary or permanent, the length by which you are charged.

**Licence** shall mean the Licence signed by the parties including these Standard Terms and Conditions.

**Owner** shall mean the person or company named on the front of this Licence, any charterer, master, agent or other person for the time being in charge of the Vessel, excluding the Company.

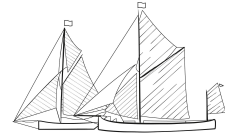
**Pontoon** means a moored and decked structure providing landing or mooring facilities.

**Premises** means all the land, adjacent water and buildings occupied by or under the control of the Company, including docks, slipways, pontoons, jetties, quays, piers, mudberths, sheds, lofts, workshops, hardstanding, roadways and carparks.

**Regulations** mean those regulations made by the Company as the same may be amended from time in accordance with clause 15, which the Company in its absolute discretion, considers necessary to enable the Company or those using the Premises to comply with applicable legal requirements or for the safety or security or good management of the Harbour or Premises.

**Storage Ashore Accommodation** means the land space temporarily allocated to the Owner from time to time by the Company for the storage ashore of the Vessel during the term of the Licence.

**Vessel** shall include any form of craft, boat, ship, yacht, dinghy, multihull, or other structure which is in the care and control of the Owner.



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## **2. THE LICENCE**

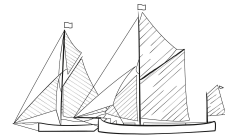
The Berth at the Harbour or Premises shall be licensed for the period and at the Charges specified in the Licence.

This Licence shall not be automatically renewed but will end at the End Date specified in the Licence if not terminated sooner by the Company or by the Owner under the provisions of Clauses 8 or 10

## **3. LIABILITY, INDEMNITY AND INSURANCE**

The Company shall not be liable for any loss or damage caused by events or circumstances beyond its reasonable control (such as severe weather conditions, the actions of third parties not employed by it or any defect in a customer's or third party's property); this extends to loss or damage to Vessels, gear, equipment or other property left with it for work or storage, and harm to persons entering the Premises or the Harbour and/or using any facilities or equipment.

- 3.1.1. The Company shall take reasonable and proportionate steps having regard to the nature and scale of its business to maintain security at the Premises, and to maintain the facilities and equipment at the Premises and in the Harbour in reasonably good working order. But in the absence of any causative negligence or other breach of duty on the part of the Company, Vessels, gear, equipment and other property are left with the Company at the Owner's own risk and Owners should ensure that their own personal and property insurance adequately covers such risks.
- 3.1.2. The Company shall not be under any duty to salvage or preserve an Owner's Vessel or other property from the consequences of any defect in the Vessel or property concerned unless it shall have been expressly engaged to do so by the Owner on commercial terms. Similarly the Company shall not be under any duty to salvage or preserve an Owner's Vessel or other property from the consequences of an accident which has not been caused by the Company's negligence or some other breach of duty on its part. However the Company reserves the right to do so in any appropriate circumstances, particularly where a risk is posed to the safety of people, property or the environment. Where it does so it shall be entitled to charge the Owner concerned on a normal commercial charging basis and, where appropriate, to claim a salvage reward.
- 3.1.3. Owners may themselves be liable for any loss or damage caused by them, their crew or their Vessels and they shall be obliged to maintain adequate insurance including third party liability cover for not less than £2,000,000, and cover against wreck removal and salvage, and, where appropriate, Employers' Liability cover to at least the statutory minimum. The Owner shall be obliged to produce evidence to the Company of such insurance within 7 days of a request to do so.
- 3.1.4. The Owner shall, and shall procure that his crew, members of his family comply with all applicable laws when using the Company's Harbour and Premises.



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**4. ADDRESS DETAILS AND SUBSEQUENT CHANGE OF DETAIL**

4.1. The Owner must supply to the Company in writing, details of the Owner's home address. The Owner shall be obliged to produce evidence to the Company of such home address within 7 days of a request to do so.

The Owner must notify the Company in writing of the details of any change of names of the Vessel or change of address or telephone number of the Owner.

**5. BERTH ALLOCATION**

5.1. The physical layout of every Harbour and Premises and the varying needs and obligations of the Company and its customers requires that the Company retains absolute control of Berth allocation within the Harbour and Premises. Accordingly the Owner shall not be entitled to the exclusive use of any particular Berth but shall use such Berth as is from time to time allocated to him by the Company.

**6. PERSONAL NATURE OF THE LICENCE**

6.1. This Licence is personal to the Owner and relates to the Vessel described in the Licence . It may not be transferred or assigned to a new Owner or to a different Vessel, either temporarily or permanently, without the express written consent of the Company and; Within 7 days of any Licence for the sale, transfer or mortgage of a Vessel subject to this Licence the Owner shall notify the Company in writing of the name, address and telephone numbers of the Purchaser, Transferee or Mortgagee, as the case may be.

6.2. The Owner shall not sublet any part of the Vessel or mooring without the express written consent of the Company

**7. SALES COMMISSION**

7.1. The Boatyard reserves the right to charge commission on the sale of any vessel while on our premises or moorings, regardless of who facilitates the sale.

7.2. Commission Rate 2% + VAT of the total sale price to a minimum of £50

7.3. No sale or advertising signage is permitted without prior written consent from the Boatyard.

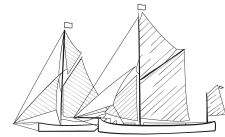
**8. USE OF BERTH BY COMPANY WHEN VACANT**

8.1. The Company may have the use of the Berth whilst it is left vacant by the Owner.

**9. TERMINATION**

9.1. The Company shall have the right (without prejudice to any other rights in respect of breaches of the terms of this Licence by the Owner) to terminate this Licence in the following manner in the event of any breach by the Owner of this Licence;

9.1.1. Having regard to the nature and seriousness of the breach and the risk it poses for the financial or other security of the Company and/or of the Company's customers and if the breach is capable of remedy, the Company may serve notice on the Owner specifying the breach and requiring him to remedy the breach within a reasonable time specified by the Company. Where the breach is serious or poses an immediate risk or threat to the health, safety or welfare of any other person or property the



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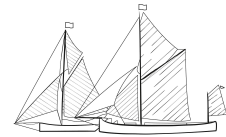
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time specified for remedy may be immediate or extremely short. If the Owner fails to effect the remedy within that time, or if the breach is not capable of remedy, the Company may serve notice on the Owner requiring him to remove the Vessel from the Harbour or Premises immediately.

- 9.1.2. If the Owner fails to remove the Vessel on termination of this Licence whether under this Condition or otherwise), the Company shall be entitled:
  - 9.1.2.1. to charge the Owner at the Company's 24 hour rate for overnight visitors for each day between termination of this Licence and the actual date of removal of the Vessel from the Harbour and Premises; and/or
  - 9.1.2.2. at the Owner's risk (save in respect of loss or damage directly caused by the Company's negligence or other breach of duty during such removal) to remove the Vessel from the Harbour and Premises and thereupon secure it elsewhere and charge the Owner with all costs reasonably arising out of such removal including alternative berthing fees.
- 9.1.3. Any notice of termination under this Licence shall, in the case of the Owner, be served personally on the Owner or sent by registered post or recorded delivery service to the Owner's last known address and in the case of the Company shall be served at its principal place of business or registered office.

## **10. RIGHTS OF SALE AND OF DETENTION**

- 10.1. Where the Company accepts a Vessel, gear, equipment or other goods for repair, refit, maintenance or storage the Company does so subject to the provisions of the Torts (Interference with Goods) Act 1977. This Act confers a Right of Sale on the Company in circumstances where a customer fails to collect or accept re-delivery of the goods (which includes a Vessel and/or any other property). Such sale will not take place until the Company has given notice to the customer in accordance with the Act. For the purpose of the Act it is recorded that:
  - 10.1.1. Goods for repair or other treatment are accepted by the Company on the basis that the customer is the owner of the goods or the owner's authorised agent and that he will take delivery or arrange collection when the repair or treatment has been carried out.
  - 10.1.2. The Company's obligation as custodian of goods accepted for storage ends on its notice to the customer of termination of that obligation;
  - 10.1.3. The place for delivery and collection of goods shall be at the Company's Premises unless agreed otherwise.  
Advice regarding the Act may be obtained from the Citizens Advice Bureau, Law Centre or any firm of Solicitors
- 10.2. Maritime Law entitles the Company in certain other circumstances to bring action against a Vessel to recover debt or damages. Such action may involve the arrest of the Vessel through the Courts and its eventual sale by the Court. Sale of a



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Vessel may also occur through the ordinary enforcement of a judgement debt against the Owner of a Vessel or other property.

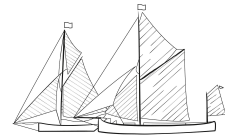
- 10.3. The Company reserves a general right (“a general lien”) to detain and hold onto the Owner’s Vessel or other property pending payment by the Owner of any sums due to the Company. If the Licence is terminated or expires while the Company is exercising this right of detention it shall be entitled to charge the Owner at the Company’s 24 hour rate for overnight visitors for each day between termination or expiry of this Licence and the actual date of payment (or provision of security) by the Owner and removal of the Vessel from the Harbour and Premises. The Owner shall at any time be entitled to remove the Vessel or other property upon providing proper security, for example a letter of guarantee from a Bank or a cash deposit, sufficient to cover the debt with interest and, where the debt is contested, a reasonable provision for the Company’s prospective legal costs.

## **11. TERMINATION BY OWNER**

- 11.1. This Licence may be terminated on 2 weeks’ written notice by the Owner to the Company. In this event the Company will be entitled to recalculate the charge for the Berth using the rate or rates that would have been applicable to the actual period of the Licence instead of the Monthly rate; the amount so calculated not to exceed the Monthly charge originally contracted for berthing. If this recalculation results in a balance payable to the Company then the Owner shall be required to pay that balance before removing the Vessel from the Harbour or Premises. If there is a balance in favour of the Owner the Company shall pay it to the Owner upon the Vessel’s departure of the Vessel from the Harbour or Premises

## **12. VESSEL MOVEMENTS**

- 12.1. The Company reserves the right to move any Vessel, gear, equipment or other goods at any time for reasons of safety, security or good management of the Harbour and Premises.
- 12.2. The Company reserves the right to access Vessels when it is deemed necessary, notice will be given if possible.
- 12.3. A copy of the Company's scale of charges for Vessel movements will be provided to the Owner before they enter into a Licence with the Company. Where a specific date or tide range for relaunch of the Vessel has been agreed between the Owner and the Company at the time of slipping or lifting out (or arrival by land) this charge alone will be payable for the launch. However where the Owner requests a different date or tide range the Company reserves the right to charge the Owner for the cost of moving other vessels to gain access to the launch point and for any attendant expenses, such as crane hire. The Company will provide the Owner with an estimate of such costs and charges prior to incurring them.
- 12.4. Vessels shall be berthed or moored by the Owner in such a manner and position as the Company may require and unless otherwise agreed adequate warps and fenders for the Vessel shall be provided by the Owner



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- 12.5. No vessel, when entering or leaving or manoeuvring in the Harbour, shall be navigated at such a speed or in such a manner as to endanger or inconvenience other vessels in the Harbour.

**Advisory note:** Owners, their guests and crew are advised that Vessels are at all times subject to any speed restrictions and byelaws of Harbour and navigation authorities and the requirements and powers of regulatory authorities, including but not limited to the Maritime and Coastguard Agency and The Health and Safety Executive; there may be criminal penalties for the breach of such restrictions, requirements and Byelaws.

### **13. COMMERCIAL USAGE**

- 13.1. No part of the Company's Harbour or Premises or any Vessel or vehicle while situated therein or thereon shall be used by the Owner for any commercial purpose, except where the Owner has sought and obtained prior written Licence from the Company.

### **14. STORAGE**

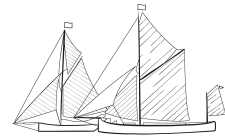
- 14.1. Dinghies, tenders and rafts shall be stowed aboard the Vessel unless the Company allocates a separate berth for them.

### **15. PARKING**

- 15.1. Subject always to the availability of parking space, Owners and their crew may only park vehicles on the Premises in accordance with the directions of the Company.
- 15.2. The Company shall take reasonable and proportionate steps having regard to the nature and scale of its business to maintain security however cars are parked at owners risk
- 15.3. No tent, caravan (motor or trailer) or other vehicle adapted for sleeping may remain on any part of the Marina between the hours of 9.00pm and 9.00am except with the prior written consent of the Company. Owners of any vehicles found in breach of this regulation agree to pay a parking charge of £100 per vehicle, per night.
- 15.4. Vehicles parked on the Premises must display a valid Parking Permit issued by The Company
- 15.5. Vehicles parked on the Premises must at all times hold a valid MOT, Road Tax and insurance.
- 15.6. Storing dinghies, trailers or disused cars in the car park is not permitted without written permission from the Company. If you want boats to stay in the car park they will be charged at hardstanding rate.

### **16. REGULATIONS**

- 16.1. The Owner shall at all times observe the Company's Regulations and in particular:



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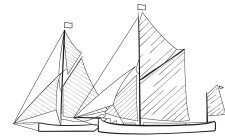
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- 16.1.1. The Owner shall provide and maintain on the Boat such fire fighting equipment and means of escape as the Local Authority and the fire brigade would consider to be adequate.
- 16.1.2. Where fuel is required and to be transferred in portable containers, the Company reserves the right to refuse the use of any container deemed unfit for the purpose.
- 16.1.3. Where a sewage connection is available, owners shall be prohibited from the discharge of sewage within the Marina; such discharge may result in termination by the Company of this Licence and ejection of the Owner from the Marina.
- 16.1.4. The Company shall supply the Owner with a copy of the Regulations current at the time of the Licence. The Company reserves the right to introduce new Regulations on grounds of legal requirement or for the safety or security or good management of the Harbour or Premises, and to amend such regulations as from time to time shall be necessary. Such Regulations and any amendments to them shall become effective on being displayed on the Company's public notice board or other prominent place at the Company's Premises, and the Company shall have the same rights against the Owner for a breach of the Regulations as for a breach of the terms of this Licence.

**Advisory note:** Owners, their guests and crew are advised that their conduct and that of their vessels is likely to be regulated and governed at various times by statutory, local authority and harbour regulations which may be more extensive than those of the Company and the breach of which may result in criminal penalties.

## 17. ACCESS TO PREMISES/WORK ON THE VESSEL

- 17.1. Subject to Clause 16.2 no work shall be done on the Vessel, gear, equipment or other goods while on the Premises without the Company's prior written consent other than minor running repairs or minor maintenance of a routine nature by the Owner, his regular crew or members of his family not causing nuisance, or annoyance to any other customer or person residing in the vicinity, nor interfering with the Company's schedule of work, nor involving access to prohibited areas.
- 17.2. Prior written consent will not be unreasonably withheld where:
  - 17.2.1. The work is of a type for which the Company would normally employ a specialist sub-contractor; or
  - 17.2.2. The work is being carried out under warranty by the manufacturer and/or supplier of the Vessel or any part of the equipment to which the warranty relates
  - 17.2.3. Notwithstanding the foregoing, during periods of work by the Company on the vessel, neither the Owner nor his invitees shall have access to the Vessel without the Company's prior consent, which shall not be unreasonably withheld.



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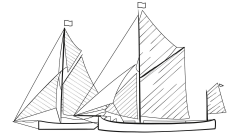
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## **18. HEALTH, SAFETY AND THE ENVIRONMENT**

- 18.1. The Owner, his regular crew, members of his family and/or any person or company carrying out work on the Vessel, with the permission of the Company, must comply with the Company's Health, Safety and Environmental Regulations.
- 18.2. The Owner, crew, members of his family and any person carrying out work on the Vessel is responsible for reporting to the Company all accidents involving injury to any person or damage to any public or private property that occur in the Harbour or on the Premises as soon as possible after they occur.
- 18.3. No noisy, noxious or objectionable engines, radio, or other apparatus or machinery shall be operated within the Harbour or Premises so as to cause any nuisance or annoyance to any other users of the Harbour or Premises or to any person residing in the vicinity and the Owner undertakes for himself, his guests and all using the Vessel that they shall not behave in such a way as to cause any nuisance or annoyance to any other users of the Harbour or Premises or to any person residing in the vicinity. Halyards and other rigging shall be secured so as not to cause such nuisance or annoyance.
- 18.4. No refuse shall be thrown overboard or left on the pontoons, or car parks or on any other part of the Premises, or disposed of in any way other than in the receptacles provided by the Company or by removal from the Company's Harbour and Premises. The Company's further directions regarding waste management shall be posted on the Company's Public Notice Board or other prominent place and copies will be available from the Company on request.
- 18.5. Owners with dogs or other animals shall keep them under control at all times and shall see that any soiling of the Mooring Site by their animals is cleared up immediately and disposed of in an appropriate bin (not into the Creek). Animals not to be left for long periods unattended. Animals considered to be a nuisance, threatening and/or dangerous will not be able to remain at the yard.
- 18.6. The Owner shall, and shall procure that his crew, members of his family not to do or carry on or permit or suffer to be done or carried on upon the Vessel or any part therefore any dangerous, noxious or offensive act whatsoever or any illegal or immoral act or purpose nor anything which may tend to injure the character of the Boatyard or diminish the quietude or value thereof;

## **19. Law & Jurisdiction**

- 19.1. This Licence and any non-contractual obligations arising out of, or in connection with, this Licence shall be governed by and construed in accordance with English law.
- 19.2. Each of the parties irrevocably agrees that any and every dispute (and any non-contractual obligations, as aforesaid) arising out of or in connection with this Licence shall:
  - 19.2.1. if one party acts as consumer (meaning a natural person acting for purposes outside of a trade, business or profession), be subject to the non-exclusive jurisdiction of the English courts; or
  - 19.2.2. 18.2.2 where no party acts as consumer, be subject to the exclusive jurisdiction of the English courts.



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