

Exhibit A
Slip Lease Rules and Regulations

1. There will be NO charging to accounts. If you would like to charge store items or fuel the Lessee must prepay.
2. Rathbun Lake Marina reserves the right to tow Lessee's vehicle at lessee expense if vehicle is parked improperly.
3. Lessee is encouraged to require guests to park in Guest parking areas when we are busy, and the parking areas are near capacity to maintain adequate parking for each seasonal slip holder.
4. Double parking for unloading and loading with 15-minute maximum time is allowed provided the vehicle is attended during unloading or loading.
5. Golf carts must be registered, insured, equipped and operated in accordance with appropriate county and state laws. In addition, all operators of such vehicles must have one of the following: a valid state driver's license, or a valid learner permit and accompanied by a licensed driver aged 21 or older. UTV's operated by drivers aged 14 to 17 must also have completed DNR Registration and Education Certificate. Golf carts should only be parked in designated golf cart parking areas, or in front of or behind your own personal vehicle.
6. Anyone under 14 years of age must be accompanied and supervised by an adult always, while in the campground, marina, and on golf carts.
7. Conduct: Boat owners will be held responsible for the conduct of their family and guests and themselves. **Quiet Hours of 10pm to 6am will be enforced.** Please be courteous to your fellow boaters. A pattern of disturbance by Lessee of the quiet enjoyment of other boaters on the dock will result in termination of the lease at our discretion.
8. Major construction, repair, painting, or overhaul of boats will not be permitted while moored in the marina. Rathbun Marina will determine at its sole discretion as to what constitutes "major".
9. Work of any kind performed on a moored boat must not create a disturbance, noise, odors, smoke, or dust and/or create any safety concern or danger to any person, boat, or marina property. Rathbun Marina will have sole discretion in the assessment of the need to require that a boat be dry docked for the needed work.
10. Pumping, dumping, or spillage of oily discharge from the bilge of any fluids including Oil, gas, diesel, gear or transmission lubricants, etc. is strictly forbidden within the marina and on the waters of Rathbun Lake as per state and federal Law. Petroleum absorbent mats should be used in the engine and bilge compartments to filter contaminants and still enable proper function of bilge pump discharge of water.
11. All cleaning products used for maintenance of moored boats must be approved biodegradable non-phosphate. Products used for boats with Grey water discharge systems such as sink, and showers are also subject to approved product usage. Household cleaners, abrasives, and etching or acid-based products are not allowed for use in marina waters.
12. All outside service providers and subcontractors must be pre-approved by the marina and must provide a certificate of insurance acceptable to the marina. They will not be permitted to solicit business while on marina property. They will be required to exhibit safe working practices and may be required to stop work should they create a risk to person or property of other tenants or the marina.
13. Boats must be properly moored in the slip with appropriately sized dock and spring lines that are in good condition with proper chafe prevention measures. All lines should be secured to the dock at the cleats. Framing of the docks and uprights for the covered docks should NOT be used for mooring and may result in damage to the docks and to the boat. Under no circumstance should the boat be allowed to encounter the dock structure. Temporary ties during owner use for easy access on and off the boat are allowed but must be restored when owner is not present. A dock line should never be tied such that it crosses a dock walkway surface.
14. Boat U.S. And boat insurance underwriter's statistics confirm that the clear majority of boats sinking occur in their mooring. Should there be an eminent threat to lessee boat of sinking due to intake of water, Notify the marina immediately. The marina maintains in a ready condition a mobile high capacity water pump. Short of a catastrophic hull breach, the pump will allow de watering and identification and possible temporary repair of the water intrusion, or in the worst case (assuming the pump has the capacity to stay ahead of the intrusion) allow for immediate removal of the boat from the marina to dry dock. Lessee and Lessee insurance company are responsible for all costs of marina incurred for cost to prevent sinking, or salvage and removal of the boat upon sinking, any damage to marina property because of sinking, and any costs associated with environmental cleanup and or fines. It is recommended that all boats be equipped with a high-water audible alarm float switch that is relatively inexpensive. Almost all sinking mishaps investigated were preventable.
15. Used batteries, oil, grease, and antifreeze may be brought to the YBW shop for proper disposal or recycling free of charge. Hazardous materials should NOT be placed in garbage dumpsters.
16. Boat engines will NOT be operated in gear while the boat is secured to the dock. Unnecessary engine idling in the dock is NOT permitted.
17. Boat generators running at the docks is NOT permitted. Gas powered mobile generators are NOT permitted on the docks.
18. **Fueling of all boats must be done at the fuel dock.** Gas cans are NOT permitted on the docks or allowed to be stored on the boats moored in the marina. Portable truck mounted units backed to ramps or truck to boat fueling is NOT permitted in the marina.
19. Boats equipped with heads and holding tanks are advised that overboard discharge of waste and use of macerators is strictly forbidden in all waters of Rathbun Lake and is punishable by fine and imprisonment. Discharge valves and macerators must be disabled. Boats with these devices will be monitored for frequency of pump outs by the marina and reported to the Corp of Engineers and the IDNR.
20. Trailers, dinghies, runabouts, jet boats, wave runners, and other water toys that are owned by lessee will be subject to land storage or slip fees.
21. Any small secondary vessel owned by the lessee may be left in the water if the lessee is aboard the boat. At all other times, they must be stored on the boat, in a rented slip, on a rented lift, or in the dingy rack. At any time left in the water, they MUST fit within the confines of the Lessee's slip.
22. **Using vacant slips, tying between slips or pilings is NOT permitted at any time. If a vacant slip is used by Lessee for any period, a slip fee will be charged along with a \$15 per day surcharge.**
23. Attachments: Lessee shall NOT attach or remove without prior written approval from the marina any item to/from dock; this includes but not limited to slip in fills, satellite dishes, antennas, gutters, lights, dock boxes and fender guards.
24. **SAFETY ISSUE:** Umbrella stands can be mounted to dock, but umbrella must be stored on the boat when not in use. All furniture

- used on dock and dock in fills MUST be stored on boat when owner is away from boat.
25. Dock boxes must be approved by Rathbun Lake Marina and may be purchased from Rathbun Lake Marina. Storage of items must be confined to the boat or the dock box. Storage of items will NOT be permitted on docks, finger piers, parking area, Etc. Paint, varnish, gasoline, and other flammable materials will not be placed in any dock box.
 26. Hanging of towels, laundry, life jackets, water toys is prohibited on the docks. Clothes Lines are prohibited as per the Corp of Engineers.
 27. Hanging wind chimes are prohibited on the docks.
 28. All furniture and non-attached accessories on top decks or fly bridges of houseboats and cruisers MUST be secure from blowing off in the event of wind.
 29. Docks must be kept clear always of lines, hoses, cords, tables, chairs, coolers, flowerpots as per Corps of Engineers requirements. All dock lines, hoses, and power cords should be kept in neat order in addition to safely stowed.
 30. Pets are permitted only if they do not create any disturbance. All pets MUST be kept on a hand-held Leash and exercised only in designated areas. Pets should NEVER be left unattended in public areas. All pet owners are responsible for cleaning up after their pets.
 31. Dock power cords must be approved marine power cords in good condition and UL certified. Adapters such as 30amp to 120v outlet, reverse Y Adapters Etc. must be factory built and UL certified. No uncertified connectors or adapters will be approved for connection to a pedestal power outlet. **No household extension cords should be plugged into pedestal power outlet or run on and/or under the dock.** The cables should be secured in such a manner as to not hang into the water. The cable ends should be secured when disconnected to not allow falling off the dock into the water. The pedestal breaker should be turned off prior to disconnect of any outlet to prevent arcing and damage to the cable and the pedestal outlet, as well as to prevent damage to sensitive battery charging systems on the boat.
 32. Electricity usage is now part of your lease price. The continuous use customer will be charged \$50.00 more per season. A continuous use customer is a customer who is here more than every weekend including holidays. Meters will be read April 1 and October 31. If usage is higher than previous year, the cost of electricity will raise according to usage.
 33. **Water service begins April 15 and ends October 15.** (Weather Permitting) Water service currently is included in the dock lease charge and is not metered at the dock. Water usage should be minimized using a nozzle that returns to the closed position when not manually depressed for use. **Please conserve water when possible.** Always check that water is turned completely off and unhooked from boat when you are away. Replace or repair any leaking hoses or fittings. Turn the water off when you are finished with your boat wash down or tank filling.
 34. **Pump off service begins April 15 and ends October 15.** (Weather Permitting) Pump Off self-service is free to seasonal Customers MONDAY thru THURSDAY during Business hours. Pump Off Services ENDS 30 mins before the Fuel Dock Closes. The Seasonal Customer Must provide their own fitting during the week. Pump Off services on Friday, Saturday and Sunday (and Mondays of Holiday weekends) will be for a fee. NO EXCEPTIONS.
 35. **Swimming, diving and jumping off docks in the marina waters is strictly prohibited** by Corps of Engineers regulations and Marina rules and regulations. The prohibition of swimming in marina water is recommended by all industry, insurance and association safety advisers. There are many hazards including subsurface dock anchors cables and dock cross member supports, boat traffic, stray electrical current hazards that may develop from defective boat ground/bonding systems and damaged electrical distribution system components on the docks, carbon monoxide from running motors and generators, and water quality issues from bilge water discharge. Electric shock and subsequent drowning have become an industry wide safety concern. Do NOT put yourself, family and guests at risk.
 36. Lessees and their guests shall limit their overnight accommodation to the boat itself, and will not make use of trailers, recreational vehicles of any type, or camping equipment on the marina properties unless they are guest of or are camping lease holders within the leased space.
 37. Sailboat rigging shall be secured to prevent undue noise.
 38. BBQ grills, **electric only**, are permitted, but must be attended always when in use. When not in use, they must not be stored in dock boxes or on the boat as per Corp regulations. Gas grills are not permitted on the docks or moored boats.
 39. Open flame of any kind is prohibited on the docks or on moored boats. This includes tiki lamps, sparklers, and/or fireworks of any kind. Any boat equipped with propane or alcohol cooking, heating, or water heater systems and storage on-board must be recognized industry certified installation, and regularly inspected and maintained appropriately.
 40. Wheeled devices (excepting wheelchairs and similar wheeled handicapped assist devices), skateboards, roller blades, in line skates, mopeds or motorcycles and similar wheeled devices are not permitted on the docks. Bicycles may be walked on the docks to and from boat and MUST be stored on the boat.
 41. Advertising or soliciting on marina property is prohibited. Neither the boat nor Marina address shall be used for any business purpose without written consent from the marina. This includes "For Sale" signs.
 42. If you have 15 or more people boarding your boat, we ask that you load at the courtesy/gas dock.
 43. Smoking is prohibited in all public buildings including the restrooms/shower houses.
 44. Kegs are NOT permitted.
 45. Absolutely NO FIREWORKS of any kind are permitted on marina grounds.
 46. All trash is to be deposited into the dumpster. Trash cans are for litter only. Trash brought from off property and disposed in Marina dumpsters will result in charges/fines.
 47. Fish Cleaning must be done on the Corps Courtesy Dock.
 48. Please leave the bathroom/shower house facilities as you would like to find them. Pets are strictly prohibited from entry into the shower and bathroom facilities.
 49. The Marina will not accept any personal packages or mail addressed to the Lessee. All personal packages/mail will be returned to sender.
 50. BY THE TERMS OF THIS LEASE THE LESSEE AGREES THAT THE MARINA MAY IMPOSE A FINE FOR REPEATED VIOLATION OF MARINA RULES. A WRITTEN OR VERBAL WARNING FOR A FIRST VIOLATION MUST BE UTILIZED PRIOR TO ASSESSMENT OF A FINE. A \$50 FINE FOR VIOLATION AFTER WARNING MAY BE ASSESSED FOR EACH VIOLATION THEREAFTER. THIS POLICY IS IN ADDITION TO THE RIGHT TO TERMINATE A LEASE. THIS SPECIFIC CITATION FINE AUTHORITY SHALL APPLY AT THIS TIME ONLY TO THE RULES FOR ENFORCEMENT OF QUIET TIME AND THE PROHIBITION OF SWIMMING IN THE MARINA DOCK AREA AND UNAUTHORIZED USE OF DUMPSTERS.