



ALCOVA RESORT



Mailing address:
Alcova Resort, LLC
6861 Trevett Ln.
Casper, WY 82604

Phone: (307) 472-6666
email: alcovamarinainfo@gmail.com
Physical address: 24025 Lake Shore Dr., Alcova, WY 82620

2019 ANNUAL DOCK LEASE AGREEMENT

1. Parties to agreement: The parties to this one year lease agreement, April 1 - Oct 1, 2019 are Alcova Resort LLC, referred to as lessor, and lessee:

Name: _____ Phone (____) _____ Dock # _____

Address: _____ City _____ State _____ Zip code _____

Email address: _____

2. Boat, pontoon, or Jet ski? _____ Manufacturer _____ Model _____ Length _____ ft.

Registration # _____ State _____ Trailer manufacturer _____ License # _____

3. The dock lease fee is \$750. There may be additional charges as outlined by management based on amenities and the size of your vessel. Jet ski dock leases are \$250 with additional charges as outlined by management and based on amenities. Lease down payments, due dates, and method of payment are outlined in separate correspondence by management. Failure to comply with payment instructions may result in termination of your lease and/or your right of first renewal as outlined in our policy. Our policy is in compliance with federal and county mandates outlined in our March 6, 2018 concession contract.
4. Special assessments: It is the intent of the lessor to provide electric utility to some lessees for normal seasonal use. Lessor has the right to require addition payments or assessments during the term of the lease due to any acts of God or wear and tear that require major repair of the utility, dock, or other systems necessary for compliance with applicable federal, state, and county codes, rules, and regulations for the property leased by Alcova Resort LLC.
5. Lessor reserves the right to assign docks and will make every effort to assign docks requested by lessee.
6. Lessee shall not permit use of the dock to another party without written consent of the lessor.
7. Lessee agrees that no unnecessary wear and tear, disturbances, nuisance, or garbage will be permitted at the docks or premises. Lessee will keep dock area and premises free and clear of gear, tackle and other obstructions. Lessee agrees to not discharge treated or untreated effluent or sewage from the heads or holding tanks into the Alcova Reservoir.
8. In order to comply with regulatory requirements, lessee agrees that fueling vessel WILL NOT be permitted at any of the leased dock spaces. Fueling is allowed only at the resort gas pump.
9. Any infraction of the rules or regulations contained herein or posted on premises shall cancel this agreement at lessor's discretion after proper warning. Lessee will then have 1 week to remove the vessel without refund of the annual lease payment.
10. Lessee authorizes lessor and its employees to move and/or operate lessee's vessel for repairs, normal operations, or emergencies solely at lessee's risk. In general the lessee shall be solely responsible for any emergency measures.
11. Lessee agrees to keep the vessel fully insured with complete marine insurance. The lessor does not carry insurance covering the property of the lessee. The lessee releases the lessor and its employees of all liabilities and all claims caused by lessee or its vessel including property damage and bodily injury. This release applies to lessee's guests, employees, family and any other agents.





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12. Alcova Resort, LLC vessel lift policy: New vessel lift systems cannot be connected to dock or pier structures. New lifts must be solar operated, free standing and cannot infringe on adjacent dock spaces. If a dock space lease is not renewed for the next season the lift must be sold to the lottery winner, Alcova Resort, LLC, or removed by April 15, of the following year. Neither the lottery winner or Alcova Resort, LLC has an obligation to purchase private property. Lessee is responsible for any damage from installation or extractions.

IN WITNESS THEREOF LESSEE and LESSOR have executed this agreement:

Lessor: Alcova Resort, LLC

Signature, General Manager or Owner Date: _____, 201__

Lessee (printed name) _____

Lessee signature _____

Date: _____, 201__

