

**DOCKAGE USE**  
**AGREEMENT**

among: THIS IS AN AGREEMENT, entered into on October 7, 2014,

**CITY OF FORT LAUDERDALE**, a municipal corporation of the State of Florida, 100 North Andrews Avenue, Fort Lauderdale, FL 33301, hereinafter referred to as "City",

and

**MARINE INDUSTRIES ASSOCIATION OF SOUTH FLORIDA, INC.**, a Florida corporation, 2312 South Andrews Avenue, Fort Lauderdale, FL 33316, hereinafter referred to as "MIA", jointly and severally with YPI

and

**YACHTING PROMOTIONS, INC.**, a Florida corporation, 1115 N.E. 9<sup>th</sup> Avenue, Fort Lauderdale, FL 33304 hereinafter referred to as "YPI", jointly and severally with MIA

Pursuant to Motion, adopted at its meeting of October 7, 2014, the City Commission of City authorized the proper City officials to enter into this Agreement.

City owns and controls certain facilities known as the Las Olas Marina ("Marina"), which Marina includes dockage facilities situated on sovereignty-submerged land leased from the Board of Trustees of the Internal Improvement Trust Fund under an existing Sovereignty Submerged Land Lease.

MIA and YPI desire to occupy all the dock slips available at the Marina to accommodate vessels participating in the Fifty-First Annual Fort Lauderdale International Boat Show ("Boat Show") and City acknowledges that

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their request for such dockage space was the first request for such dockage space from the public.

In consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

**1. RECITALS.** The foregoing recitals are correct and are hereby incorporated into this Agreement.

**2. USE.** City hereby authorizes MIA and YPI to occupy all the dock slips and docks at the Marina to accommodate vessels for public exhibition participating in the Boat Show for the period **October 29, 2014** through **November 4, 2014** inclusive. The MIA and YPI shall provide adequate manned security services for protection against any unauthorized entry and damage or theft to vessels while at the docks at all times during the term of this Agreement.

- (a) YPI and MIA may install or contract with others to install or cause to be installed certain temporary physical improvements to the Marina, including but not limited to, security fencing, floating docks, lighting, flags, advance set up including barge operations, and other miscellaneous personal property in connection with the production of the Boat Show for display of vessels and related event activities for public exhibition. All costs, fees, permits and other governmental approvals related to the delivery, erection, use and removal of said items shall be the responsibility of and shall be paid solely by MIA and YPI. Any (i) such improvement or (ii) operation requiring use of the dock slips or docks that necessitates the physical attachment of the item to City property or (iii) use of dockage for storage of equipment or for barge operations on or before **October 29, 2014** shall be commenced only upon the prior approval of the Manager of Marine Facilities. Upon the removal of any such item, MIA and YPI shall be solely responsible at their expense for the repair or replacement of any damaged piling, cleats, docks, walks, landscaping, buildings, and equipment, electrical wiring or accessories to a condition existing prior to the term of this Agreement. Notwithstanding prior approval from the Manager of Marine Facilities, MIA and YPI shall secure all applicable governmental permits for any work or improvements requiring the issuance of a permit.

- (b) On October 20, 2014, a representative of City and YPI and MIA will jointly inspect the Marina prior to YPI and MIA taking possession of and berthing any vessels at the Marina. The City will designate, in writing, all areas containing a known weakness or defect. Upon notice areas containing a known weakness or defect, YPI and MIA shall take actions to ensure that public use of such identified area or areas is prohibited until the end of the use period (November 4, 2014) under this Dockage Use Agreement. On November 4, 2014 the representatives will again jointly inspect the Marina and note any damage resulting from the Boat Show. MIA and YPI agree to repair any such damage within five (5) business days, except that the parties agree that significant repairs requiring building or engineering permits will be done by the City or City's agents or City's contractors and the reasonable cost of such repairs shall be charged to MIA and YPI.
- (c) City agrees to cause the Marina to be open for use for the Boat Show during the term of this Agreement and shall have the responsibility for maintaining any existing permanent physical improvements located thereon, including outside lighting, docks, electrical and water systems, unless damaged by MIA, YPI or their employees, invitees, exhibitors or agents.

**3. DOCKAGE FEE.** MIA and YPI agree to pay a dockage fee for the use of the Marina in the amount of **\$84,925.08**, plus electric consumed at the established FP&L metered rate for this location based on the kilowatt hourly charge, plus applicable sales taxes, payable at the office of the Supervisor of Marine Facilities on or before October 20, 2014 as detailed in **Exhibit A**. In the event of a holdover of any vessels on or after twelve (12) noon of November 4, 2014 without the owner or agent of such vessel having entered into a dockage permit with the City by the close of business on November 4, 2014 MIA and YPI shall pay City at the daily rate per over-all slip length occupied by the holding vessel shown on **Exhibit A**, electric fees and applicable sales tax for each vessel docked in the interior slips for each calendar day or part thereof that any vessel(s) shall remain at the Marina, payable within three (3) business days of the holdover use of the Marina. City shall have any and all remedies available under federal or state law for nonpayment of dockage for such holdover vessels.

In addition to the fee stated above, MIA and YPI shall pay an advance deposit for the use of electric power at the Marina during the term of this Agreement, in the amount of **\$9,000.00**. The calculation of actual electric power usage based on current FP&L rates during the term of the Agreement shall be done by City and invoiced to MIA and YPI, which invoice shall be payable within ten (10) business days if usage exceeded the deposit and refunded by City if the deposit exceeded the usage.

**4. INSURANCE.** At all times during the term of this Agreement, MIA and YPI at their expense, shall keep or cause to be kept in effect the following insurance coverages:

- (a) Public liability and property damage liability insurance coverage in the amount of \$10,000,000 per occurrence, and liquor liability insurance coverage in the amount of \$1,000,000 per occurrence, in standard form, insuring MIA and YPI against any and all liability for bodily injury or property damage arising out of or in connection with the use of the Marina under this Agreement and shall name the CITY as an additional insured. All such policies shall cover the Boat Show activities and the possession, use, occupancy and maintenance of the Marina and any other CITY property. This policy shall not be affected by any other insurance carried by CITY. This policy shall be primary and without right of contribution
- (b) Workers' Compensation Insurance to apply to all MIA and YPI employees and employees of contractors retained by MIA and YPI for any work performed pursuant to the terms of this Agreement, said coverage to be in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. In addition, the policy(ies) shall include Employers' Liability with a limit of Five Hundred Thousand Dollars (\$500,000) for each accident.
- (c) All of the policies of insurance provided for in this Agreement:
  - (i) shall be in the form and substance approved by the Department of Insurance of the State of Florida ("DOI"),
  - (ii) shall be issued only by companies licensed by DOI,

- (iii) Certificates of Insurance pertaining to same shall be delivered to City, at least ten (10) days prior to the commencement of the use of the Marina,
  - (iv) shall be with a carrier having an AM Best's Rating of not less than A-, Class VII,
  - (v) shall bear endorsements showing the receipt by the respective companies of the premiums thereon or shall be accompanied by other evidence of payment of such premiums to the insurance companies, including evidence of current annual payment, if on any installment payment basis, and
  - (vi) shall provide that they may not be canceled by the insurer for thirty (30) days after service of notice of the proposed cancellation upon City and shall not be invalidated as to the interest of City by any act, omission or neglect of MIA and YPI.
- (d) In any case where the original policy of any such insurance shall be delivered to MIA and YPI, a duplicated original of such policy shall thereupon be delivered to City.
- (e) City does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect MIA's and YPI's or Contractor's interests or liabilities but are merely minimum requirements established by City's Risk Management Division. CITY reserves the right to require any other insurance coverages that CITY deems necessary depending upon the risk of loss and exposure to liability.
- (f) MIA and YPI agree to deliver a certificate of insurance evidencing such coverage to City not later than ten (10) days prior to the term of this Agreement.

## 5. INDEMNIFICATION.

- (a) MIA and YPI shall protect, defend, indemnify and hold harmless the City, its officers, employees and agents from

and against any and all lawsuits, penalties, damages, settlements, judgments, decrees, costs, charges and other expenses including attorney's fees or liabilities of every kind, nature or degree arising out of or in connection with the rights, responsibilities and obligations of MIA and YPI under this Agreement, conditions contained therein, resulting from the location, construction, repair, removal, demolition, maintenance, use or occupancy of the Marina or improvements thereto, or the breach or default thereof by MIA and YPI of any covenant or provision of this Agreement except for any occurrence arising out of or resulting from the intentional torts or gross negligence of the CITY, its officers, agents and employees.

- (b) Without limiting the foregoing, any and all such claims, suits, causes of action relating to personal injury, death, damage to property, defects in construction, rehabilitation, operation, maintenance, repair or restoration of the Marina or dock facilities, alleged infringement of any patents, trademarks, copyrights or of any other tangible or intangible personal or real property right, or any actual or alleged violation of any applicable statute, ordinance, administrative order, rule or regulation or decree of any court, is included in the indemnity.
- (c) MIA and YPI further agree to investigate, handle, respond to, provide defense for, and defend any such claims at its sole expense and agrees to bear all other costs and expenses related thereto even if the claim is groundless, false or fraudulent and if called upon by the City, MIA and YPI shall assume and defend not only itself but also the City in connection with any claims, suits or causes of action, and any such defense shall be at no cost or expense whatsoever to City, provided that the City (exercisable by the CITY's Risk Manager) shall retain the right to select counsel of its own choosing.
- (d) Nothing in this Agreement shall be construed to affect in any way the City's rights, privileges and immunities as set forth in Florida Statutes Section 768.28.

## **6. EVENTS OF DEFAULT, TERMINATION OF AGREEMENT AND REMEDIES.**

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- (a) The following shall constitute events of default:
  - (1) Any material misrepresentation, written or oral, made by MIA and YPI to the City.
  - (2) Failure by MIA and YPI to timely perform and/or observe any or all of the covenants, rules, regulations, guidelines or terms and conditions of this Agreement after notice of the inability to timely perform and/or observe such as has been given by the City, thereby offering MIA and YPI a reasonable period of time to correct same.
- (b) The occurrence of any event of default may, at the sole option of the City, work an immediate and automatic forfeiture of any rights conferred by this Agreement and, thereupon, the City and its agents shall have the right to the immediate cancellation of this Agreement pending the satisfaction of any and all contractual financial obligations.
- (c) No remedy under the terms of this Agreement is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedies at law, in equity, or by statute existing now or hereafter; no delay or omission to exercise any right to power accruing upon any event of default shall impair any such right or power, nor shall it be construed to be a waiver of any event or default or acquiescence therein, and every such right and power be exercised from time to time and as often as may be deemed expedient.

## **7. SPECIAL CONDITIONS.**

- (a) This Agreement may be terminated without notice in the event of threat to the public health or public safety as may be determined in the sole discretion of federal, state or local officials charged with making such determinations. The City shall not be liable to MIA and YPI for any losses incurred by reason of such termination.
- (b) The City and MIA and YPI shall not assign their rights under this Agreement, except that in the event of a cancellation or

termination of the agreement between MIA and YPI for the production of the Boat Show, it is agreed and understood that MIA and its agents, employees, or independent contractors shall assume the rights and obligations of YPI under this Agreement.

- (c) MIA and YPI agrees that nothing herein contained is intended or should be construed as in any way creating or establishing the relationship of partners or joint ventures between the City and MIA and YPI for any purpose or in any manner whatsoever, and that it shall not represent to any third parties that such is the case.
- (d) MIA and YPI agree to furnish copies of the permits from the U.S. Army Corps of Engineers and the DEP "Special Event" permit including any required surveys or lease instruments for use of sovereignty submerged lands in conjunction with the use of the Las Olas Municipal Marina at least ten (10) days prior to the term of this Agreement and as a condition of this Agreement, MIA and YPI agree to abide by any conditions therein and shall be responsible for any costs associated with meeting such conditions.

## 8. GENERAL CONDITIONS.

- (a) **Entire Agreement.** This Agreement shall constitute the entire agreement between the parties, and no warranties, inducements, considerations, promises or other references shall be implied or impressed upon this Agreement that are not expressly addressed herein.
- (b) **Three identical originals.** This Agreement has three (3) identical originals, each to be fully executed by the parties and each to be deemed an original having identical legal effect.
- (c) **No financial interest.** No member of the governing body of the City or other unit of government, and no other officer, employee or agent of the City or other unit of government who exercises any decision-making authority with regard to this Agreement shall have any personal financial interest, direct or indirect, in this Agreement.



- (d) **Governing Law.** This Agreement shall be governed as to performance and interpretation in accordance with the laws of the State of Florida.
- (e) **Interpretation Of Agreement.** Any headings of this Agreement are for convenience of reference only and do not define or limit the provisions thereof. Words of any gender shall be deemed and construed to include correlative words of any other genders. Words importing the singular number shall otherwise indicate. All references to any exhibit or document shall be deemed to include all supplements and/or amendments to any such exhibits or documents entered into in accordance with the terms hereof and thereof. All references to any person or entity succeeding to the rights, duties and obligations of such person or entity in accordance with the terms of this Agreement.
- (f) **Severability.** If any provision of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all cases because of conflicts with any provision(s) hereof or any constitution, statute, ordinance, rule of law or public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portion of this Agreement or any part thereof.
- (g) **Amendments.** No changes, amendments, modification, cancellations or discharge of this Agreement or any part hereof shall be valid unless in writing and signed by the parties hereto, or their respective successors and assigns.
- (h) **Binding on successors and assigns.** All of the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns.
- (i) **Notices.** Any and all notices given or required under this Agreement shall be in writing and may be delivered in person by placing in the United States mail, first class and

certified, return receipt requested, with postage prepaid and addresses.

City: Lee Feldman City Manager  
100 North Andrews Avenue  
Fort Lauderdale, Florida 33301

MIA: Marine Industries Association of South Florida, Inc.  
2312 S. Andrews Avenue  
Fort Lauderdale, FL 33316  
Attention: Kristina Hebert

YPI: Yachting Promotions, Inc.  
1115 N.E. 9th Avenue  
Fort Lauderdale, FL 33304  
Attention: Dane Graziano

Notices mailed in accordance with this section shall be deemed effective forty-eight (48) hours after the time the Notice has been deposited in with the United States Postal Service, postage prepaid. Notices delivered personally shall be deemed effective on receipt.

- (j) **Warranties as to Brokers.** Each party hereby represents and warrants to the others that (i) no broker, finder or other third party has been employed or retained by any of them relating to the Agreement or the transactions contemplated hereby; (ii) all negotiations relative to this Agreement have been carried on directly between them without the intervention of any person or entity; and (iii) no person is entitled to any brokerage, finders' fee or third party compensation or commission with respect to this Agreement or any of the transactions contemplated hereby.
- (k) **ADA.** MIA and YPI shall have the continuing obligation of compliance with the Americans With Disabilities Act, as same may be amended from time to time, with respect to the use of the Marina under this Agreement.
- (l) **Compliance with Laws and Regulations.** MIA and YPI shall comply with all applicable statutes, laws, ordinances, rules, regulations and lawful orders of the United States of

America, State of Florida, City of Fort Lauderdale, and of any other public authority that may be applicable to this Agreement and the possession, use, occupancy and maintenance of the Marina under this Agreement.

- (m) **No Waiver of Sovereign Immunity.** Nothing contained in this Agreement is intended to serve as a waiver of sovereign immunity by any agency to which sovereign immunity may be applicable.
- (n) **No Third Party Beneficiaries.** The parties expressly acknowledge that it is not their intent to create or confer any rights or obligations in or upon any third person or entity under this Agreement. None of the parties intend to directly or substantially benefit a third party by this Agreement. The parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against any of the parties based on this Agreement. Nothing herein shall be construed as consent by any agency or political subdivision of the State of Florida to be sued by third parties in any manner arising out of any contract.
- (o) **Non-Discrimination.** LICENSEE shall not discriminate against any person in the performance of duties, responsibilities and obligations under this Agreement because of race, age, religion, color, gender, national origin, marital status, disability or sexual orientation.
- (p) **Waiver.** The parties agree that each requirement, duty and obligation set forth herein is substantial and important to the formation of this Agreement and, therefore, is a material term hereof. Any party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.
- (q) **City Manager authority to execute amendments in event of tropical storm or hurricane.** In the event it becomes necessary, because of imminent threat of a tropical storm or

hurricane with its attendant threats of property damage and personal injury, to postpone the Boat Show to a later date or dates, the City Commission hereby delegates to the City Manager the authority to execute an amendment(s) to this Agreement providing for modified dates for the use of the dock slips at the Marina.

**9. MISCELLANEOUS.** Any reference made in this Agreement to MIA and YPI, shall mean the parties jointly and severally.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

WITNESSES:

**CITY OF FORT LAUDERDALE**

\_\_\_\_\_  
[Witness type or print name]

By \_\_\_\_\_  
John P. "Jack" Seiler  
Mayor

\_\_\_\_\_  
[Witness type or print name]

By \_\_\_\_\_  
Lee Feldman  
City Manager

(CORPORATE SEAL)

ATTEST:

\_\_\_\_\_  
Jonda K. Joseph  
City Clerk

Approved as to form:

\_\_\_\_\_  
Robert B. Dunckel  
Assistant City Attorney

WITNESSES:

MARINE INDUSTRIES  
ASSOCIATION OF SOUTH  
FLORIDA, INC.

*[Signature]*  
Sean Smith  
[Witness type or print name]

By *[Signature]*  
Kristina Hebert, President

(CORPORATE SEAL)

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this September 29, 2014 by **Kristina Hebert**, as President of MARINE INDUSTRIES ASSOCIATION OF SOUTH FLORIDA, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and did not (did) take an oath.

(SEAL)



*[Signature]*  
Notary Public, State of Florida  
(Signature of Notary taking  
Acknowledgment)

Julie Roglyn  
Name of Notary Typed, Printed  
Or Stamped

My Commission Expires:  
06/29/2016  
Commission Number

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WITNESSES:

YACHTING PROMOTIONS, INC.

*[Handwritten signature]*

By *[Handwritten signature]*

Dane Graziano,  
Vice President and C.O.O.

*[Handwritten signature]*

[Witness type or print name]

(CORPORATE SEAL)

STATE OF BROWARD:  
COUNTY OF FLORIDA:

The foregoing instrument was acknowledged before me this Sept 29, 2014, by **Dane Graziano** as Vice President and C.O.O of YACHTING PROMOTIONS, INC., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_ as identification and did not (did)

take an oath.

(SEAL)

*Jane B. Palmeri*  
Notary Public, State of Florida  
(Signature of Notary taking  
Acknowledgment)

JANE B. PALMERI  
Name of Notary Typed, Printed  
Or Stamped

My Commission Expires:

Commission Number FF 037725  


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**2014 Boat Show**

SLIP MIX	SLIP NO	SLIP AREA	SLIP RATE	DAYS USED	LEASE RATE	DAYS USED	LEASE CHARGE	TOTAL CHARGE
<b>Pier A</b>								
5 Slips @ 90'	5	450	2.83	8	0.18	8	648.00	10,188.00
6 Slips @ 70'	6	420	2.53	6	0.16	6	403.20	6,375.60
T-Heads - 168'	1	168	4.99	6	0.31	6	312.48	5,029.92
Bulkhead	1	85	2.53	6	0.16	6	81.60	1,290.30
<b>Pier B</b>								
9 Slips @ 70'	9	630	2.53	6	0.16	6	604.80	9,563.40
2 Slips @ 60'	2	120	2.39	6	0.15	6	108.00	1,720.80
T-Heads - 148'	1	148	4.99	6	0.31	6	275.28	4,431.12
Bulkhead	1	110	2.53	6	0.16	6	105.60	1,669.80
<b>Pier C</b>								
4 Slips @ 60'	4	240	2.39	6	0.15	6	216.00	3,441.60
5 Slips @ 45'	5	225	1.81	6	0.12	6	162.00	2,443.50
T-Heads - 123'	1	123	4.99	6	0.31	6	228.78	3,682.62
Bulkhead	1	80	1.81	6	0.12	6	57.60	868.80
<b>Pier D (Floating Dock)</b>								
8 Slips @ 30'	8	240	1.38	6	0.09	6	129.60	1,987.20
Inside Face	1	125	1.38	6	0.09	6	67.50	1,035.00
T-Head @ 36'	1	36	4.99	6	0.09	6	19.44	1,077.84
<b>Pier E (Floating Dock)</b>								
8 Slips @ 30'	8	240	1.38	6	0.09	6	129.60	1,987.20
T-Head @ 36'	1	36	4.99	6	0.31	6	66.96	1,077.84
Inside Face	1	125	1.38	6	0.09	6	67.50	1,035.00
Bulkhead	1	120	3.45	6	0.15	6	108.00	2,484.00
<b>Pier F</b>								
4 Slips @ 45'	4	180	1.81	6	0.12	6	129.60	1,954.80
1 Slip @ 60'	1	60	2.39	6	0.15	6	54.00	860.40
Bulkhead	1	40	1.81	6	0.12	6	28.80	434.40
T-Heads - 96' (Barge Storage)	1	96	4.99	32	0.31	32	952.32	15,329.28
Total Dockage Fee:	65	4,097					4,956.66	79,968.42
Submerged Land Lease Fee								4,956.66
Sub-Total								84,925.08
Estimated Electric Charge (Advanced Deposit):								9,000.00
Total Estimated Fee and Costs:								93,925.08
State Sales Tax @ 6%:								5,635.50
Total Estimated Fee, Costs and SalesTax:								99,560.58

\*NOTE: Electric estimated based on initial advance deposit. Actual charge to be based on FP&L metered rate.