



EXHIBIT "B" Tenant Rates and Services

OFFICE HOURS: 9:00 A.M. – 5:00 P.M. Every Day
DRY STACK HOURS: 8:00 A.M. – 4:00 P.M. Every Day
Closed (New Year's Day, July 4th, Labor Day,
Thanksgiving, Christmas)

STORAGE RATES*: Storage fees may be paid with check, cashier's check, or cash. Credit/Debit payments are not accepted.

Base Rate is a minimum of \$350/month for boats up to 25 feet LOA** and a beam & height under 9ft (minimum 6 month contract).

- \$14/foot per month for boats over 25 feet LOA ** (minimum 6 month contract)
- \$17/foot per month for a month-to-month contract (\$425 minimum)
- \$50 per month for height over 9 feet (bottom of keel to top-most fixed area)
- \$50 per month for beam over 9 feet (includes tubes when inflated)
- Daily rate is \$50.00 per day (10 day maximum)
- Premium Lower Level space: \$700 (six month contract) \$750 (month to month contract)

ADDITIONAL FEES: Owner agrees to pay Mariner Square a fee of Twenty Five dollars (\$25) for late payments by Owner ("Late Fee"). If payment is not received by the thirtieth (30th) day of the month facility keys will be deactivated. If full payment of Storage Fees and Additional Fees is not received by the fifteenth (15th) day of the second month for which Owner failed to pay Storage Fees, the Vessel will be impounded; Owner shall pay an impound fee of Five Hundred dollars (\$500). The Vessel will be subject to lien and sale. In addition to any applicable storage or other fees payable by Owner to Mariner Square in accordance with the terms of this Agreement, Owner also agrees to pay to Mariner Square, within seven (7) days of demand, Fifty dollars (\$50) for returned checks due to "nonsufficient funds" ("Administrative Fees") and actual bank fees for which Mariner Square is assessed due to nonsufficient funds in Owner's bank account. Mariner Square's charging and collecting such fees shall not limit Mariner Square's rights otherwise available to it as a matter of law or as set forth in this Agreement, nor shall such charges and collection of fees constitute a waiver of rights and remedies available to Mariner Square by law or pursuant to this Agreement.

SERVICES INCLUDED WITH MONTHLY FEE:

- Four (4) in/out launches or moves*** per month (no rollover from month to month)
- Two launches are used to load/remove boat from trailer (excludes initial arrival). Boats arriving on a flatbed trailer will be charged hourly forklift rates.
- Launch requests may be made by email (launch@msqdrystack.com) or by telephone (510-521-2727) with a minimum of two hours' notice. Same day launch requests must be received by 2 p.m. and are tide dependent. Boats returning after hours can tie up securely in the launch area and will be hauled in the morning unless we are otherwise instructed.
- Hull rinse and engine flush with each haul
- Battery check/charge upon request
- Shower and Restroom Facilities (initial \$25 key card fee waived)

TRAILER STORAGE*: Outdoor trailer storage (must be currently licensed) is offered for Mariner Square Dry Stack customers only. Monthly outdoor storage: Single/Double/Triple Axles - \$40/\$50/\$60. Indoor storage (based on availability only): \$80/\$100/\$120 respectively. Indoor stored trailers will be stacked with other trailers and advance notice of one week is required to unstack and make available.

ADDITIONAL SERVICES:

Additional launches over 4 per month - up to 25ft/up to 30ft/over 30ft - \$50/75/100, respectively

Bimini Tops – up/down \$25 each way (Mariner Square is not liable for damage) - \$25 each way

Carpet (deck carpets only) – Vacuum, rinse saltwater, air dry - \$25

Daily rate for Utility Usage (water, electricity) on a rack outside “The Pad” - \$25/day

Full Wash - up to 25ft/up to 30ft/over 30ft - \$50/75/100, respectively (*Wash from topside down; wipe down seats/dash/windows. Does not include cleaning the carpets, bilge or the cabin*)

ON/OFF (acid wash for yellowing) during boat wash - \$25

Power Wash – per half hour increments - \$50

Pump-out - \$25

Forklift Hourly rate - \$250 per hour (1 hour minimum)

NON-TENANT RATES:

Wiggins Forklift Usage - \$350 per hour (1 hour minimum)

Power Wash - \$150 per hour (1 hour minimum)

***Final rate** will be determined upon inspection by operators at arrival. Contact the office for rates on oversized boats, catamarans, trailers etc.

****LOA** - is length from furthest bow point to stern point, from the tip of the anchor to the end of the outboards/swim platform

*****Launch/Move** - any time an operator uses the forklift to pick up a boat and move it to the water, to the pad or to bring it down from a higher level for quick access

MARINER SQUARE RESERVES THE RIGHT TO REFUSE ACCESS TO THE DRYSTACK

2415 Mariner Square Drive Alameda, CA 94501

510.521.2727

www.marinersquaredrystack.com