

DATED 2008

OWNER (1)

and

INVERNESS MARINA (2)

LICENCE FOR BERTHING, MOORING AND STORAGE ASHORE

CONTENTS

Clause		Page
	GENERAL CONDITIONS	3
1	DEFINITIONS.....	3
2	THE LICENCE.....	4
3	LIABILITY, INDEMNITY AND INSURANCE.....	4
4	CHANGE OF DETAILS	5
5	BERTH ALLOCATION.....	5
6	PERSONAL NATURE OF THE LICENCE.....	5
7	USE OF BERTH BY COMPANY WHEN VACANT.....	5
8	TERMINATION.....	5

9	RIGHTS OF SALE AND OF DETENTION.....	6
10	RETENTION OF TITLE/RISK	
11	TERMINATION BY OWNER.....	7
	GENERAL RULES.....	8
12	VESSEL MOVEMENTS.....	8
13	COMMERCIAL USAGE.....	8
14	STORAGE.....	8
15	PARKING.....	9
16	MARINA, HARBOUR AND OTHER REGULATIONS.....	9
17	ACCESS TO PREMISIS/WORK ON THE VESSEL.....	9
18	HEALTH, SAFETY AND THE ENVIRONMENT.....	10
19	SPECIAL AREA OF CONSERVATION.....	11
	APPENDIX 1 DOLPHIN SPACE PROGRAMME.....	12

BERTHING, MOORING AND/OR STORAGE ASHORE LICENCE FOR VESSELS AT INVERNESS MARINA

GENERAL CONDITIONS

1 DEFINITIONS

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

Company shall mean Inverness Marina Limited incorporated under the Companies acts having registered number SC325102 and having its Registered Office at Longman Drive, Inverness IV1 1SU 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 Marina Facility.

Marina shall include a Yacht Harbour, Marina, Mooring or any other facility for launching, navigating, mooring or berthing a vessel.

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, mud berths, sheds, lofts, workshops, hard standing, roadways and car parks.

Owner shall include any charterer, master, agent or other person for the time being in charge of the Vessel, excluding the Company.

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

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

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.

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.

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.

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

2 THE LICENCE

2.1 Berths at the Marina or Premises shall be licensed for the periods and at the rates of charge from time to time published by the Company at its Premises and in force at the commencement of this licence. Details of the charges applicable to the Berth at the beginning of the license will be given to each licensee at the time that the license is granted.

2.2 This licence shall not be automatically renewed but will end at the conclusion of the period agreed if not terminated sooner by the Company or by the Owner under the provisions of Clauses 8 or 10.

3 LIABILITY, INDEMNITY AND INSURANCE

3.1 The Company shall not be liable for any loss or damage caused by any event or circumstance beyond its reasonable control (such as extreme weather conditions, the actions of third parties not employed by it or any defect in any part of a customer's or third party's Vessel); this extends to loss or damage to Vessels, gear, equipment or other goods left with it for repair or storage, and harm to persons entering the Premises or the Marina and/or using any facilities or equipment.

3.2 The Company shall take all reasonable steps to maintain security at the Premises, and to maintain the facilities at the Premises and in the Marina in reasonably good working order. Subject to this, and in the absence of negligence or breach of duty on the part of the Company, Vessels, gear, equipment or other goods are left with the Company at the Owner's own risk and Owners should ensure that they have appropriate insurance against all relevant risks.

3.3 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 for which the Company is not responsible. 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.]

3.4 The Owner shall free relieve and indemnify the Company against any loss or damage caused by the Owner, their crew or agents or other party for whom they are responsible 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, 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 being requested to do so by the Company.

4 CHANGE OF DETAILS

4.1 The Owner must forthwith 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 the Marina 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 Marina 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 application for berthing. 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.

6.2 Within 7 days of any agreement 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.

7 USE OF BERTH BY COMPANY WHEN VACANT.

7.1 The Company may have the use of the Berth when it is left vacant by the Owner and that without payment or charge.

8 TERMINATION

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;

8.1 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 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 Marina or Premises immediately.

8.2 If the Owner fails to remove the Vessel on termination of this licence whether under this Condition or otherwise), the Company shall be entitled

8.2.1 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 Marina and Premises and/or

8.2.2 at the Owner's risk (save in respect of loss or damage caused by the Company's negligence or other breach of duty during such removal) to remove the Vessel from the Marina and Premises and thereupon secure it elsewhere and charge the Owner with all costs reasonably arising out of such removal including alternative berthing fees.

8.3 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.

9 RIGHTS OF SALE AND OF RETENTION

9.1 Where the Company accepts a Vessel, gear, equipment or other goods for repair, refit, maintenance or storage the Company does so subject to a Right of Sale of the Vessel by the Company in circumstances where the Owner 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 Owner. It is recorded that:

9.1.1 Goods for repair or other treatment are accepted by the Company on the basis that the Owner is the owner of the goods or the owner's authorized agent and that he will take delivery or arrange collection when the repair or treatment has been carried out.

9.1.2 The Company's obligation as custodian of goods accepted for storage ends on its notice to the customer of termination of that obligation;

9.1.3 The place for delivery and collection of goods shall be at the Company's Premises unless agreed otherwise.

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

9.3 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 Marina 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.

10. RETENTION OF TITLE / RISK

10.1 Title to all goods, equipment and materials supplied by the Company to the Owner shall remain with the Company until full payment has been received by the Company.

61.2 Risk in all goods, equipment and materials supplied by the Company to an Owner shall pass to the Owner at the time of supply to the Owner.

11 **TERMINATION BY OWNER**

11.1 This Licence may be terminated on 16 weeks written notice by the Owner to the Company. Following such notice the Company shall prepare an account of;

11.1.1 all sums owed by the Owner in respect of services or facilities used up to the intended date of departure of the Vessel, and

11.1.2 the charge that would have been payable by the Owner to the Company in respect of this Licence if the original term of this Licence had ended on the date of expiry of the Notice of Termination., less

11.1.3 the sum actually paid by the Owner to the Company in respect of this Licence

Where the balance is in favour of the Company the Owner shall be required to pay the balance before removal of the Vessel from the Marina or Premises and where the balance is in favour of the Owner the Company shall pay it to the Owner upon departure of the Vessel from the Marina or Premises.

GENERAL RULES

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 Marina and Premises.

12.2 A copy of the Company's scale of charges for Vessel movements will be provided to the Owner before they enter into an Agreement 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.

12.3 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

12.4 No vessel, when entering or leaving or maneuvering in the Marina, shall be navigated at such a speed or in such a manner as to endanger or inconvenience other vessels in the Marina.

12.5 **Advisory note:** Owners, their guests and crew are advised that Vessels are at all times subject to the speed restrictions and byelaws of Marina 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 are criminal penalties for the breach of such restrictions, requirements and Byelaws.

13 COMMERCIAL USAGE

13.1 No part of the Company's Marina 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 agreement from the Company. Where this licence is granted to a commercial operator whose Vessel is operated for hire or reward in the course of trading, special conditions will apply to this licence, as appended.

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

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.

16 MARINA and HARBOUR REGULATIONS

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

16.1.1 The Owner shall provide and maintain at least one fire extinguisher, which is approved and manufactured to EN3 standards for portable fire extinguishers, and ensure it is fit for purpose for the vessel and ready for immediate use in case of fire.

16.1.2 Owners shall refuel only at the designated fuelling berth and are to vacate the berth when the fuelling operation is completed. Where fuel is required to be transferred in portable containers, the Company reserves the right to refuse the use of any container deemed unfit for the purpose.

16.2 The Company shall supply the Owner with a copy of the Regulations current at the time of application for a 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 Marina 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.

16.3 **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 17.2 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.

18 HEALTH, SAFETY AND THE ENVIRONMENT

18.1 Attention is drawn to the Company's Health, Safety and Environmental policy, as amended from time to time. The Company shall supply the Owner with a copy of the Policy current at the time of application for a Licence. Any amendments shall be displayed on the Company's public notice board or other prominent place at the Company's Premises and further copies shall be available on request. The Owner, his 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 Policy.

18.2 The Owner, his 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 Marina 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 Marina or Premises so as to cause any nuisance or annoyance to any other users of the Marina or Premises or to any person residing in the vicinity and the Owner undertakes for himself, crew, members of his family and/or any person or company carrying out work on the Vessel that they shall not behave in such a way as to offend as aforesaid. 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 Marina 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.

19 SPECIAL AREA OF CONSERVATION

19.1 Attention is drawn to Inverness Marina's position in the Moray Firth which is designated a Special Area of Conservation. The Owner, his crew and/or any person using the vessel must operate the vessel in accordance with the Dolphin Space Programme Code of Conduct as detailed in Appendix 1.

19.1.1 Any vessel found to be operating in breach of the Dolphin Space Programme will result in the Owner of the vessel receiving a written warning. Should the vessel breach the Code of Conduct again then a final written warning will be issued. If the vessel breaches the code on a third occasion then the Company will serve notice on the vessel to leave the Marina or Premises within seven days, no refund will be given for time left on the licence, if the licence has expired then the Owner will be charged at the company's 24 hour rate.

19.1.2 Any vessel failing to leave after the Owner has been given notice may result in (at the Owners risk) (save in respect of loss or damage caused by the Company's negligence or other breach of duty during such removal) the removal of the Vessel from the Marina and Premises and the Company may thereupon secure it elsewhere and charge the Owner with all costs reasonably arising out of such removal including alternative berthing fees.

APPENDIX 1

DOLPHIN SPACE PROGRAMME

1. All vessels must maintain forward progress at a steady speed throughout its voyage inside the SAC area. The risk of collisions, harassment and noise disturbance is reduced by maintaining a steady speed. If dolphins speed up or slow down this could be avoidance behaviour. Do not increase or decrease speed during an encounter to keep pace with dolphins.
2. Follow a direct route in the channel without stops or deviations except for safety reasons. Dolphins are more likely to habituate to predictable boat noise and behaviour and are therefore less likely to be disturbed.
3. Always slow down gradually if cetaceans appear ahead. Once clear of the animals slowly resume cruising speed. If dolphins choose to approach the boat or bowride, maintain slow cruising speed and do not make any sudden changes in speed or direction. Reduced speeds generate less acoustic disturbance and allow more time for dolphins to avoid an approaching boat, therefore reducing the chances of collision.
4. Limit duration of time spent and number of trips in certain sensitive areas (such as Kessock Channel and Chanonry Narrows). Sensitive areas may be areas of high usage for important activities e.g feeding or breeding. They may also be areas where there are narrow channels or where high volume boat traffic exists. Narrow channels can amplify underwater noise and also give dolphins less room to manoeuvre. All of these factors can make dolphins particularly vulnerable to disturbance in these areas.
5. Do not allow anyone to touch, feed or swim with dolphins. The dolphins in the Moray Firth are self supporting animals and do not need to be fed. Feeding these animals may alter their behaviour and can damage their health. Swimming with or touching dolphins may be dangerous as dolphins can be aggressive. Infections can also be transmitted between dolphins and humans.

6. Dispose of all rubbish, waste oil and fuel on shore using appropriate facilities and containers, or using oil absorbency mats in bilges to reduce the potential for marine pollution.