



Dock No. _____

LICENSE AGREEMENT

THIS AGREEMENT made and entered into the last day of existing agreement that was executed in 2009, between My River Home and dock client (Licensee) stated below.

Calendar month of renewal: _____ Annual Lease Amount: _____

Name: (print) _____ Phone: _____ Cell: _____

Address: (print) _____

1. Licensed Premises.

Licensors hereby grants to Licensee the exclusive right to occupy mooring boat slip # _____ located in the boat commonly known as My River Home located in St. Charles County, Missouri, providing access to the Mississippi River, and said right occupancy shall take effect on the last day of existing agreement of 2009 and shall terminate one calendar year later in 2010.

2. License Fee.

Licensee agrees to pay to Licensor, on or before the new 2009 lease term begins, Dock prices will remain for the 2009 season, Lift rental prices will remain the same for the 2009 season, all 2009 promotional programs will not be continued where applicable.

3. Waiver of Liability.

Licensee agrees the Licensor shall not be responsible to Licensee or to any persons, firms or corporations invited on to the premises of said My River Home by Licensee for any damages or injuries sustained from any cause whatsoever arising out of use of any docking or harbor facilities of the said My River Home, and Licensee agrees to indemnify and hold Licensor harmless against any claims for loss, damage or injury to persons or property arising from any cause whatsoever including, but not limited to judgments, suit monies, and attorney's fees. Further, the parties agree that the use of said My River Home, and the facilities therein, shall be entirely at the risk of Licensee and that all losses sustained by Licensee including but not limited to losses resulting from theft, vandalism, fire hazards, wind storms, high or low water levels, and any acts of God, shall not be the responsibility of Licensor no matter what the cause thereof.

4. Liability Insurance.

Licensee shall maintain, during the term of this License, casualty liability insurance in a sum of \$100,000 per person and \$300,000 per occurrence. Further, Licensee shall provide to Licensor, on or before the effective date of the term herein a letter from a certified insurance company verifying the existence of said insurance.

5. Damages Caused By Licensee or Guests.

Licensee shall be liable to Licensor for all damages to the property of Licensor caused by any act or omission of Licensee or his employees, agents, servants, guest or invitees.

6. Termination of License.

Licensor shall have the right to terminate this license upon violation by Licensee of any terms of this agreement, and in the event of such termination, Licensee shall not be entitled to a refund of any sums theretofore paid.

7. Compliance with Harbor Rules

Licensee agrees to comply with all the rules and regulations.

8. Right of Removal.

Licensor shall have the right, without prior notice to Licensee, to remove Licensee's boat from the above described harbor either as a result of breach of the Agreement or his purpose of harbor maintenance and control.

9. Grant of Lien

Licensee hereby grants to Licensor a lien on any boat owned by Licensee to the extent of any sums due to Licensor as and for payment for the license herein or for sums due for services provided to said boat by Licensor or Licensor's designee at the request of Licensee.

10. Assignment of License.

The license granted herein is not assignable or transferable without the written consent of Licensor, and Licensor shall have the right to refuse to consent to any assignment of transfer in his complete discretion.

Licensee:

My River Home Boat Harbor, Inc.

Signed

Date

Signed

Date