

New Orleans Municipal Yacht Harbor Management Corporation

BOATHOUSE MAINTENANCE STANDARDS

Supplemental to Lease Requirements

These Maintenance Standards have been established by the New Orleans Municipal Yacht Harbor Management Corporation pursuant to the Leasehold Improvements, Maintenance and Repair, Waste/Nuisance and Rules and Regulations provisions contained in the leases for Boathouses located at the Municipal Yacht Harbor. They may be amended from time to time by the Board of Directors of MYHMC. Each Boathouse Lessee is obligated to comply with these Maintenance Standards.

VIOLATION OF ANY MAINTENANCE STANDARD BY A BOATHOUSE LESSEE SHALL BE A BREACH OF SAID BOATHOUSE LEASE AND SUBJECT THE BOATHOUSE LESSEE TO THE REMEDIES AVAILABLE TO THE MYHMC FOR BREACHES UNDER SAID LEASES.

DEFINITIONS:

As used herein these terms shall have the following meanings:

MYHMC: New Orleans Municipal Yacht Harbor Management Corporation.

Boathouse Lease: The lease between MYHMC and any Lessee with respect to a Boathouse.

Lessee: Any person or entity that leases a Boathouse at Municipal Yacht Harbor from MYHMC.

Boathouse: Each of the Boathouses located at Municipal Yacht Harbor that is leased by MYHMC to a Lessee; more particularly the Leased Premises, as defined and described in the applicable Boathouse Lease.

Work: Any construction of, addition to, alteration of or modification of a Boathouse.

MAINTENANCE STANDARDS:

Invalidation of any one of these Maintenance Standards, or a portion thereof, by judgment of court, shall in no way affect any other provision which shall remain in force and effect.

These Maintenance Standards supplement and compliment but do not replace, the provisions of the Lease, including without limitation those contained in the Maintenance and Repair provision and the Waste/Nuisance provision.

MS-1. **Paint/Stain:** Paint or stain shall not be peeling, flaking, fading or darkening with age.

MS-2. **Glass Surfaces:** Glass surfaces must be free from cracks, fogging and breaks

MS-3. **Gutters and Downspouts:** Gutters and downspouts shall be painted, securely fastened, free from sags and attractive in appearance.

- MS-4. External Lighting: Fixtures attached to the Boathouse shall be securely fastened, free of broken glass, and painted if applicable. Free-standing lamp posts shall be secured in the ground with no exposed wiring and maintained in the same manner as fixtures attached to the house.
- MS-5. Driveways and Walkways: Driveways and walkways shall be kept in good repair to present an attractive appearance.
- MS-6. Lawns, Shrubs, Flower Beds: Lawns, shrubs and flower beds should be maintained to present an attractive appearance.
- MS-7. Fencing: Fencing shall be kept in good repair to present an attractive appearance.