

## Exhibit A – Additional Terms

### Watercraft Cleaning Stations

1. The LESSEE may be required by LESSOR to install a cement pad to secure the watercraft cleaning station.
2. If electricity is needed, the LESSEE is responsible for securing an electrical connection to the watercraft cleaning station. Passage of any utility over, under, or across any state land or public water requires a state utility license.
3. The LESSEE will ensure the watercraft cleaning station meets Americans with Disabilities Act requirements.
4. All text and images displayed on the watercraft cleaning station must be approved by the LESSOR. The LESSEE'S contact information must be displayed for the public to report safety issues, equipment maintenance or service needs.
5. The LESSEE will maintain the watercraft cleaning station and associated equipment:
  - a. Equipment maintenance is solely the responsibility of the LESSEE. The LESSEE shall maintain the equipment in a way that ensures the public's safety at all times. The LESSEE will resolve (make safe) any safety issues within 24 hours and all other maintenance issues within one week of a report. If safety or maintenance issues are not corrected or continue to reoccur with frequency, the LESSEE may be requested to remove its equipment prior to the termination of this lease.
  - b. The LESSEE must provide and pay for trash collection and/or liquid pumping services if trash bins or waste collection devices are provided with the equipment. If the LESSEE uses a contractor for these services, the contractor's contact information must be provided to the LESSOR.
  - c. The LESSEE is responsible for the winterization of the equipment at the end of each season.
6. The LESSEE will provide any data collected to the LESSOR by December 31 of each year. The LESSOR is interested in data such as: number of discrete users; time spent by each user; number of times each tool is used; hourly, daily, weekly and monthly use trends; feedback from users.
7. The LESSEE will meet with the LESSOR at the end of each open-water season the watercraft cleaning station is in operation to review the project.
8. LESSEE shall procure liability insurance, naming the State as additional insured in the amount of at least \$500,000 per individual and \$1,500,000 per occurrence from an insurance carrier licensed to do business in Minnesota. Upon execution of this lease, the LESSEE shall provide the LESSOR with a certificate of insurance indicating the required coverage and the LESSEE shall periodically provide the LESSOR with evidence of insurance as the LESSOR may request. The policy shall provide that the LESSOR be notified ten days prior to the cancellation or termination of the policy. The LESSEE shall be required to maintain such insurance to the full extent of the amounts specified in Minnesota Statutes, Section 3.736 which amounts shall be incorporated herein by reference. If those amounts are changed following execution of this lease, the LESSEE shall provide whatever amount of insurance is required by that change within 30 days after the LESSOR notifies the LESSEE of the change.