

**SECTION NINE
RENTALS & LEASES**

EFFECTIVE OCTOBER 1, 2015

FMC SUBRULE: 34-E02-E05

FOR EXPLANATION OF SYMBOLS, SEE PAGE 0-A (AFTER TITLE PAGE)

Open ground storage area rented monthly or annually for Port related use on a non-exclusive basis will be leased at the rates listed below.

Open Ground Non-Waterfront.....\$ 4.80 per sq. ft./per year
(non-containerized)

Open Ground Waterfront.....\$ 6.40 per sq. ft./per year
(non-containerized)

Fisher Island.....\$ 6.40 per sq. ft./per year

Portable Telecommunication Antennas... \$ 6.40 per sq. ft./per year

Open Ground Retail Space.....\$15.00 per sq. ft./per year

Open Ground (non-containerized) land used for stevedoring maintenance and repair of heavy equipment (including, but not limited to, top loaders, mules, forklifts, containers, etc). Storage of full containers is not permitted.... \$1.54 per sq ft/ per year

Such leases, whether annual or month-to-month, do not provide for electricity, water, sewer, phone or internet service, landscaping, maintenance, housekeeping, fencing, security, paving, asphalt repairs, or other repairs. All such services, utilities, maintenance, and repairs shall be the sole responsibility of the tenant at the tenant's expense.

(Rate discount not applicable to this category.)

For not-for-profit/government entities or other entities that provide support functions or services deemed beneficial to Port operations, as determined by the Port Director, the Port Director may reduce lease rates by no more than 25% of the applicable open ground rate.

Such leases whether five year, annual or month-to-month do not provide for electricity, water, sewer, landscaping, maintenance, housekeeping, fencing, paving or asphalt repairs.

To fulfill Port operational needs and requirements, the Port reserves the right to occasionally berth vessels at bays 54 through 65 for such periods as may be deemed necessary by the Port Director. Lessee, at its sole cost and expense, shall be liable and responsible for all expenses incurred to

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