

LEASE TO THE UNITED STATES OF AMERICA

BY THE GOVERNMENT OF THE TURKS AND CAICOS ISLANDS

G-AIA/21
5710/2.a

TURKS & CAICOS

DEC 5 1979

South Caicos Loran-A Facility; No-Rent Lease

Chief, International Affairs Division

- (1) Chief, Aids to Navigation Division
- (2) Chief, Regulations and Administrative Law Division

LGL

1. The Agreement negotiations for U. S. military facilities in the Turks and Caicos Islands have taken a sudden positive turn and it appears that we may have an Agreement within the next several weeks.

2. Despite the fact that the Agreement states that unless otherwise indicated in a lease all areas, Rights of access, rights of way, and easements shall be provided free of rent, the Government of the Turks and Caicos (GOTC) has a legal requirement which necessitates a lease on all property. The Department of State has therefore requested that the Coast Guard prepare a no-rent lease by 10 December for transmittal to the GOTC.

3. It is requested that you review enclosure (1) and phone your concurrence to Mr. Yoest of my staff (x62280) as soon as possible and no later than 1000, 10 December 1979. After receiving your comments I intend to sign the document and forward it to the Department of State.

R. A. BILLER

Encl: (1) Proposed No-Rent Lease Agreement

Copy to:
G-LMI
G-FLP
G-KEE

1605 Hours
12/10 Yoest talked to
Harship with SAIO no problem
to NICEACE (LGL) with SAIO only
A FEW MINOR CHANGES

GPYOEST: jd

12-5-79

G-AIA

by F 12/5

LEASE TO THE UNITED STATES OF AMERICA

4. CONSIDERATION. The Lessor shall make available free of any and all consideration the defense areas, rights of access, rights of way, and easements being used in the Turks and Caicos Islands by the United States Coast Guard under the terms of the Agreement of America dated _____ regarding Defense Areas in the Turks and Caicos Islands

WHEREAS, in the Agreement between the Government of the United Kingdom of Great Britain and Northern Ireland and the Government of the United States of America dated _____ regarding Defense Areas in the Turks and Caicos Islands (hereinafter referred to as "the Agreement"), the Government of the United States of America pursuant to Articles II and IV thereof makes available to the Government of the United States of America defense areas, rights of access, rights of way, and easements for the purposes of the Agreement; and

WHEREAS, Article IV of the Agreement further provides that said defense areas, rights of access, rights of way, and easements shall be provided free of rent and all other charges except as expressly stated in leases concluded by appropriate United States military authorities and the Government of the Turks and Caicos Islands.

6. OFFICIALS NOT TO BENEFIT. No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this lease, or to any benefit therefrom.

NOW THEREFORE, this lease is made by and between the Government of the Turks and Caicos Islands acting by and through the Premier (hereinafter called "the Lessor"), and the Government of the United States of America acting by and through the United States Coast Guard (sometimes hereinafter called "the Lessee").

1. LEASED PROPERTY. The Lessor leases to the Lessee the defense areas, rights of access, rights of way, and easements being used in the Turks and Caicos Islands by the United States Coast Guard pursuant to previous arrangements, on the date the Agreement enters into force.

2. TERM. The term of this lease shall begin on _____, and continue through March 31, 1981.

3. USE. Lessee's use of the property shall be for the purposes of the Agreement.

BY THE GOVERNMENT OF THE TURKS AND CAICOS ISLANDS

4. CONSIDERATION. The Lessor shall make available free of any and all consideration the defense areas, rights of access, rights of way, and easements being used in the Turks and Caicos Islands by the United States Coast Guard under the terms of the Agreement.

5. RENEWAL. The Lessor was on September 14, 1978 given formal written notice by the Lessee via the American Embassy in London that the U. S. Coast Guard Loran-A Station located in the Turks and Caicos Islands would cease operation on December 31, 1980 and that the Lessee will require three (03) months after this date, or until March 31, 1981, to, under the terms of the

WHEREAS, Article IV of the Agreement provides that said defense Agreement, remove personnel and equipment. However, should the Lessee find it necessary to temporarily extend this lease to permit an orderly closure of rent and all other charges except as expressly stated in leases concluded by appropriate United States military authorities and the Government of The projected closure date of March 31, 1981. Such written notice shall contain a new date of departure.

NOW THEREFORE, this lease is made by and between the Government of The

6. OFFICIALS NOT TO BENEFIT. No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this lease, or to any benefit that may arise therefrom.

IN WITNESS WHEREOF, the Parties hereto have on this

executed this lease.

1. LEASED PROPERTY. The Lessor leases to the Lessee the defense areas, FOR THE GOVERNMENT OF THE TURKS AND CAICOS ISLANDS

rights of access, rights of way, and easements being used in The Turks and Caicos Islands by the United States Coast Guard pursuant to Date previous arrange-

ments, on FOR THE GOVERNMENT OF THE UNITED STATES

2. TERM. The term of this lease shall begin on UNITED STATES COAST GUARD Date

3. USE. Lessee's use of the property shall be for the purposes of the Agreement.

Memorandum

G-LGL

5710

DATE

DEC 10 1979

SUBJECT: South Caicos Loran-A Facility

FROM : Chief, General Law Division

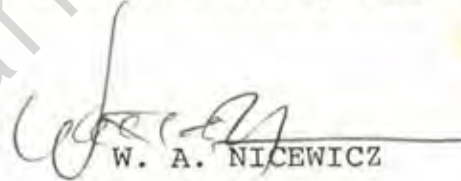
TO : Chef, International Affairs Division

(a) G-AIA/21 memo 5710/1.a. of 5 December 1979

1. The proposed lease between the U.S. Coast Guard and the Government of the Turks and Caicos Islands, which is an enclosure to reference (a), has been reviewed by this division.

2. The proposed lease, although a lease in form, is essentially an agreement between the Coast Guard and the Government of the Turks and Caicos Islands pursuant to which the Coast Guard is being given an extension of time to cease the operation of a LoranA Station, remove the equipment, and withdraw personnel.

3. There is no legal objection to entering into the proposed agreement.


W. A. NICEWICZ

International Affairs DEC 10 1979

Division Routing

AIA B

AIA-1 7

AIA-2 7

AIA-3 7

Ext. Routing _____

Action R/F 2a - Turks & Caicos

Memorandum

G-WAN-3/TP14
16561.1/7A

DATE: 10 DEC 1979

SUBJECT: South Caicos Loran-A Facility; No-Rent Lease

FROM : Chief, Radionavigation Aids Branch

TO : International Relations Specialist

1. We have read and concur with the terms in the proposed subject named lease.


D. T. HAISLIP

DEC 11 1979

International Affairs

Division Routing

AIA

AIA-1

AIA-2

AIA-3

Ext. Routing

Action A/F 20 Turbo Caicos

CZCGJA065
RTTUZYUW RUEHCAA 9204 3551935-0700--RUEAJGA.
ZNR UUUUU ZZH
R 21182Z DEC 79
FM SECSTATE WASHDC
TO RUFHUK/AMEMBASSY LONDON 2836
RUEH3H/AMEMBASSY NASSAU 3292
INFO RUEKJCS/OSD/ISA/IA WASHDC
RUEAHQA/HQ USAF/XOX WASHDC
RUENAAA/CNO WASHDC
RUEOAWI/HQ AFSC/FA ANDREWS AFB
RUEBJGA/ COAST GUARD WASHDC 2455
RUCLBVA/ESMC/CC PATRICK AFB
RUEBNEK/GRAND TURK AAF/CC
BT
UNCLAS STATE 329004

INFO: G-M
G-A
G-ALA
G-CP
G-LMI
G-W
G-WLE
G-OFP/NRC

21 DEC 79 20 23Z

RECEIVED

E.O. 12065: N/A

TAGS: MARR, MILI, US, UK

SUBJECT: TURKS AND CAICOS MILITARY FACILITIES AGREEMENT

1. FINAL STEPS IN NEGOTIATIONS FOR US DEFENSE AREAS IN THE TURKS AND CAICOS ISLANDS WERE TAKEN ON DECEMBER 18 WITH "CEREMONIAL SIGNING" OF FACILITIES AGREEMENT BY U.S. CHIEF NEGOTIATOR GEORGE CHURCHILL AND CHIEF MINISTER J.A.G.S. MCCARTNEY AND PAYMENT OF US AIR FORCE AND NAVY RENT FOR PERIOD OCTOBER 1973 THROUGH DECEMBER 1979.

2. FOR COMMANDER, ESMC: PLEASE EXPRESS TO CAPT DALE LUDWIG, COMMANDER, GTAAF, AND MR. CHARLES ZORCFANACKY, BASE MANAGER, THE GRATITUDE OF OUR NEGOTIATING TEAM FOR THE SUPERB LOGISTICAL SUPPORT PROVIDED AT GTAAF THROUGHOUT THESE NEGOTIATIONS AND DURING OUR FINAL VISIT. EQUALLY IMPORTANT WERE THE VERY SUBSTANTIVE CONTRIBUTIONS THEY BOTH MADE DURING OUR NEGOTIATING SESSION ON AIRFIELD TURNOVER AND IN ACTIONS TO IMPLEMENT THE AIRFIELD AGREEMENT. MANY THANKS. VANCE.

BT

#9004

INTERNATIONAL AFFAIRS
DIVISION ROUTING

G-AIA 15
G-AIA-1 7
G-AIA-2 2
G-AIA-3 _____
G-AIA-4 _____
YNCS _____
YN _____

EXT. ROUTING G-VAN, EEE

ACTION AJF 20 Jan 80; Canon