

Finding of Suitability to Lease

U.S. Naval Computer and Telecommunications Station, LO-0324

Aguada, Puerto Rico

In accordance with ASN I&E Memorandum of 22 December 1993, I have reviewed the Environmental Baseline Survey (EBS) and/or related appropriate information concerning this property.

I have determined the subject property is suitable for lease to Santos Nieves for the purpose of grazing livestock on approximately 330 acres of land. The following statement applies to the subject property:

- Hazardous substance notice requirements do not apply to this property, since no hazardous substances were stored for one year or more, are known to have been released, or were disposed on the property. As no environmentally significant environmental concerns exist regarding the history or condition of the subject property or nature of its proposed use, it is neither appropriate nor necessary to consult regulatory agencies concerning this realty instrument.
- Hazardous substance notice requirements apply and must be complied with, which may necessitate certain restrictions which are attached. However, the property is not contaminated with hazardous substances. The appropriate regulatory agencies have been consulted concerning this realty instrument.
- This property contains some level of contamination by hazardous substances, but can be used pursuant to the proposed realty instrument without risk to human health or the environment or interference with the environmental restoration process with specified use restrictions which are attached. The appropriate regulatory agencies have been consulted concerning this realty instrument.

W. D. Lewis

18 December 1996

W. D. Lewis
Head, Environmental Support Branch
Environmental Quality Division
Atlantic Division, Naval Facilities Engineering Command

DEPARTMENT OF THE NAVY
LEASE FOR AGRICULTURAL
OR GRAZING PURPOSES

LO-0324
(OLD LO-C64)

CONTRACT NUMBER
NF(R)
N62470-97-RP-00011

LEASE BETWEEN SANTOS NIEVES

HEREINAFTER CALLED THE "LESSEE" AND THE UNITED STATES OF AMERICA, HEREINAFTER CALLED THE "GOVERNMENT."

THE GOVERNMENT HEREBY LEASES TO LESSEE THE PROPERTY DESCRIBED BELOW UNDER THE TERMS, CONDITIONS, GENERAL PROVISIONS AND SPECIAL PROVISIONS SET FORTH ON THIS PAGE AND SUBSEQUENT PAGES OF THIS LEASE FORM.

1. **LEASED PROPERTY:** ALL THAT PORTION OF THE NAVAL ACTIVITY IDENTIFIED IN ARTICLE 9, WHICH PORTION IS HEREIN-AFTER CALLED THE "PREMISES" AND DESCRIBED AS FOLLOWS: Approximately 330 acres of land at the U.S. Naval Computer and Telecommunications Station, Aguada, Puerto Rico, as identified in the Soil and Water Conservation Plan attached hereto and made a part hereof as EXHIBIT "A".

2. **TERM:** THE TERM OF THIS LEASE SHALL BEGIN ON 1 October 1996 AND END ON 30 September 1997 UNLESS SOONER TERMINATED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 10H HEREOF.

LESSEE MAY EXTEND THE TERM OF THIS LEASE FOR four (4) ADDITIONAL PERIODS OF ONE (1) YEAR EACH BY DELIVERY TO THE LOCAL GOVERNMENT REPRESENTATIVE OF WRITTEN NOTICE OF ITS INTENTION TO EXTEND NO LATER THAN NINETY(90) DAYS PRIOR TO THE EXPIRATION OF THE THEN CURRENT TERM; PROVIDED, NO EXTENSION SHALL BE GRANTED WHICH CREATES A TOTAL TERM IN EXCESS OF FIVE (5) YEARS.

3. **RENT:** LESSEE SHALL PAY THE GOVERNMENT ANNUAL RENTAL OF \$ 17,002.00 , PAYABLE IN ADVANCE OF THE RATE OF \$4,250.50 PER quarter , IN CONFORMITY WITH THE PROVISIONS OF ARTICLE 10W HEREOF.

4. **USE:** THE PREMISES SHALL BE USED SOLELY FOR the purpose of grazing livestock.

5. **PERFORMANCE BOND OR SECURITY:** TO SECURE THE FAITHFUL PERFORMANCE OF ITS OBLIGATIONS HEREUNDER

DELETED DELETED DELETED DELETED

6. EXECUTION BY LESSEE

NAME OF LESSEE SANTOS NIEVES

BY _____ (Signature) _____ (Witness)
_____ (Title) _____ (Date)

7. CERTIFICATION BY SECRETARY OR ASSISTANT SECRETARY OF CORPORATE LESSEE

I CERTIFY THAT THE PERSON WHO SIGNED THIS LEASE ON BEHALF OF LESSEE WAS THEN THE OFFICER INDICATED AND THIS AGREEMENT WAS DULY SIGNED FOR AND ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS GOVERNING BODY AND IS WITHIN THE SCOPE OF ITS CORPORATE POWERS.

(CORPORATE SEAL) _____ (Signature) _____ (Title)

8. EXECUTION FOR AND ON BEHALF OF THE GOVERNMENT
THE UNITED STATES OF AMERICA

BY _____ (Contracting Officer) _____ (Date) _____ (Witness)

9. NAVY IDENTIFICATION DATA

NAME AND ADDRESS OF NAVAL ACTIVITY U.S. NAVAL COMPUTER AND TELECOMMUNICATIONS STATION, PUERTO RICO ROOSEVELT ROADS, PUERTO RICO	LOCAL GOVERNMENT REPRESENTATIVE/TITLE AND ADDRESS COMMANDER ATLANTIC DIVISION NAVAL FACILITIES ENGINEERING COMMAND 1510 GILBERT STREET NORFOLK, VIRGINIA 23511- 2699
ADDRESS OF LESSEE P.O. BOX 903 AGUADA, PUERTO RICO 00602	

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