

part of the lessee to work, grade, ditch or drain any part of the aforesaid tract of land and to erect or construct thereon, such buildings, target pits, intrusions, firing pits, waterways, roads, etc., and to remove, alter or raise any or all buildings and improvements on the aforesaid tract as may be deemed necessary for the Government's interest by paying to the owner of the land the value of damages to said buildings, improvements or property.

(a) For the rental of the aforesaid premises the lessor shall be paid the sum of sixty dollars (\$60.00) at the time of the execution of this lease, in consideration for the interruption of his business, and as a removal fee, and the lessor shall be paid a yearly rental of eight hundred eighty dollars (\$880.00), payable on the 30th day of June, 1918, to cover, under the conditions aforesaid, rent from January 1st, 1918, to June 30th, 1918, and any renewals hereof shall be for the total annual rental of eight hundred eighty (\$880.00), payable on or before June 30th of each year.

(d) In the event that the lessee should, prior to January 1st, 1918, destroy or destroy crops now on the said land or that lessee should not permit lessor to enter upon said land and harvest same, payment for same shall be made at a price to be agreed upon, and in the event of the failure to agree the price shall be fixed by three arbitrators, one (1) selected by the lessor, one (1) by the lessee and the two so selected to select a third.

(e) The amount of damages to be paid in any or all of the aforesaid cases, except in the event of crop damages provided for above, shall be arrived at by agreement between lessor and lessee or a duly authorized agent of the Government, if they fail to agree, all damages as herein contemplated shall be assessed and finally determined by the arbitration of a Board, consisting of three members to be selected as follows: one (1) to be named by the lessee, one (1) to be named by the Chamber of Commerce, City of Greenville, Greenville South Carolina, and one (1) by the Board of County Commissioners for Greenville County, South Carolina, the agreement and decision of any two of said Board shall be final. This plan of settlement to decide the extent of damages which may arise from the aforesaid causes during the entire period of this lease or any renewal thereof.

(f) It is hereby mutually agreed and understood that said land is to be used for target ranges, and said lessee shall have the right to do all things necessary to or consistent with the carrying out of said purposes as shall be determined by the said lessee and that the damage to land hereinabove agreed to be paid for shall not be such damage as is usual or incident to the use and occupation of land by troops but shall be for special damage to land such as deep intrusions, excavations, target pits, erection of firing points and other such items of real and permanent damage to the freehold.

2. That the said lessor will warrant and defend to the lessee, its officers and agents, the quiet and peaceable possession and occupancy of the aforesaid premises, and in case of any disturbance, by suit or otherwise, will defend the same free of charge to the Government in or before the proper State or United States courts.

3. That ~~the said lessor shall keep the premises in good repair to the satisfaction of the Government officer in charge, but~~ all buildings and other improvements fixed to or erected or placed in or upon the said premises by the lessee shall be and remain the exclusive property of the lessee, provided, however, that the same, unless sold or otherwise disposed of, shall be removed by the lessee ~~within~~ when ~~days after~~ the said premises are vacated under this lease.

4. That for and in consideration of the faithful performance of the stipulations of this agreement, the lessee shall pay to the said lessor or agent the sum or sums stated in Article 1 hereof. Payment shall be made at the end of each calendar month, or as soon thereafter as is practicable, at the office of the contracting officer or by a disbursing officer designated, in the funds furnished for the purpose by the Government. Should the premises be relinquished before the close of the monthly period, the rental for the last period shall be only the pro rata part of the monthly rental, depending upon the time of occupancy.

5. That it is expressly agreed and understood that this lease shall be noneffective until an appropriation adequate to its fulfillment is granted by Congress and is available, except in so far as is necessary to provide for the necessities of the service as authorized by section 3732 of the Revised Statutes of the United States. However, in order to provide for the necessities of the service as authorized by said section, it is agreed that the premises specified herein, so far as authorized by said section, shall be occupied by the lessee as contemplated by this lease, and that payment of the rental shall be made as soon as is practicable after funds are appropriated and are available.

6. That no Member of or Delegate to Congress, or Resident Commissioner, nor any person belonging to or employed in the military service of the United States, is, or shall be admitted to any share or part of this contract, or to any benefit which may arise herefrom, but, under the provisions of section 116 of the act of Congress approved March 4, 1909 (35 Stat. L., 1109), this stipulation, so far as it relates to Members of or Delegates to Congress, or Resident Commissioners, shall not extend, or be construed to extend, to any contract made with an incorporated company for its general benefit.

7. That the lessor hereby stipulates that no part of the money received as rental will be given to the occupant of the above-described premises, or to the person for whose benefit or use they were hired, or to anyone for him, nor will any rebate be given on said rental for the benefit of any such person.

8. That the lessee reserves the right to quit, relinquish and give up the said premises at any time within the period for which this lease is made or may be renewed, by giving to the said lessor or agent thirty (30) days' notice in writing, on or before May 31, 1922.

9. That, at the option of the lessee, this lease, with all its covenants and agreements, may be renewed yearly as often as the needs of the public service may require, so as to give the lessee continuous possession of the premises, not extending, however, beyond June 30, 1922, but no renewal shall be made to include more than one fiscal year.

Word "Month" changed to "Annun," line five of Introduction. Line five Articles of Agreement deleted. ~~at the rate per month and under the conditions named below, viz: "~~ Par. 1, Articles of Agreement, deleted. ~~"the said lessor shall keep the premises in good repair to the satisfaction of the Government officer in charge, but",~~ Par. 3, Articles of Agreement deleted. Words "within, days after," Par. 3, Articles of Agreement, deleted. That part of Articles One (1) beginning "except it is further agreed that, etc.," and Paragraphs (a), (b), (c), (d), (e), and (f); appended hereto before signing.

IN WITNESS WHEREOF the parties aforesaid have hereunto placed their hands the date first hereinbefore written. The officer of the United States whose name is signed below certifies that the rate stated in this lease is not in excess of the commercial rental value of the premises named and that said rate is the amount to be actually paid to the lessor for his own use, and that there are no public buildings, quarters, or grounds available for use as specified in this lease, and that the rate stipulated in this lease is a fair rental value of reasonably good premises suitable for the purposes stated herein in the locality where situated.

Witnesses:

L.R. Collins
2nd Lt 2nd Regt

as to

J. Bruce

Major, Quartermaster Corps, U. S. Army.

Paul D. Brown

as to

James C. Brown

as to

as to

(Executed in triplicate.)

9-11-15 MK

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Camp Sevier