

MAJOR PROVISIONS OF TECHNICAL AGREEMENT

LEASE TO UNITED STATES

- A. 50 YEAR LEASE WITH OPTION TO RENEW FOR 50 YEARS.
- B. U.S. PAYS \$19,520,600, WHICH WILL BE ADJUSTED FOR INFLATION BETWEEN NOW AND TIME IT IS PAID.
- C. IF NO PAYMENT WITHIN 5 YEARS AFTER NEW GOVERNMENT OF NORTHERN MARIANAS ESTABLISHED, OBLIGATIONS ON BOTH SIDES WITH RESPECT TO LAND AGREEMENT WILL TERMINATE.

LEASEBACKS

- A. APPROXIMATELY 2,614 HECTARES WILL BE LEASED BACK ON TINIAN:
 1. APPROXIMATELY 540 HECTARES SOUTH OF WEST FIELD; 10 YEAR RENEWABLE TERM, EXCEPT 5 YEAR RENEWABLE AT HARBOR.
 2. APPROXIMATELY 1,624 HECTARES NORTH OF WEST FIELD AND EAST OF BROADWAY; 5 YEAR RENEWABLE.
 3. APPROXIMATELY 451 HECTARES NORTH OF WEST FIELD WITHIN THE MILITARY MANEUVER AREA NOW SUBJECT TO GRAZING LEASES OR HOMESTEADS; 5 YEAR RENEWABLE.
- B. TERMS OF TINIAN LEASEBACKS:
 1. \$1 PER ACRE (\$2.47 PER HECTARE) PER YEAR.
 2. USE OF LAND MUST BE COMPATIBLE WITH PLANNED MILITARY ACTIVITIES. EXAMPLES ARE GRAZING AND AGRICULTURE.
 3. NO PERMANENT CONSTRUCTION WITHOUT PRIOR APPROVAL.
 4. CANCELLATION ON ONE YEAR'S NOTICE OR EARLIER IF NATIONAL EMERGENCY; FAIR COMPENSATION WILL BE GIVEN IF LEASEBACK CANCELLED.
- C. TANAPAG HARBOR LEASEBACKS:
 1. APPROXIMATELY 18 HECTARES WILL BE LEASED BACK FOR HARBOR-RELATED USES ON TERMS SIMILAR TO TINIAN LEASEBACK TERMS, FOR TEN YEARS RENEWABLE.
 2. APPROXIMATELY 54 HECTARES WILL BE MADE AVAILABLE TO LOCAL GOVERNMENT AT NO COST FOR A MEMORIAL PARK.

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JOINT USE

- A. SAN JOSE HARBOR: THIS WILL BE UNDER LOCAL CONTROL UNTIL U.S. BUILDS BASE AT WHICH TIME THERE WILL BE JOINT USE.
- B. WEST FIELD: THERE WILL BE JOINT USE AND LAND WILL BE MADE AVAILABLE FOR PRESENT OR FUTURE CIVILIAN TERMINAL.

SOCIAL STRUCTURE ARRANGEMENTS

- A. UNLESS MODIFIED BY MUTUAL AGREEMENT, THESE TERMS WILL GOVERN RELATIONS BETWEEN MILITARY AND CIVILIAN AUTHORITIES:
 - 1. FISHING AREAS WILL REMAIN OPEN UNLESS HAZARDOUS ACTIVITIES ARE TAKING PLACE.
 - 2. RESIDENTS WILL HAVE ACCESS TO BEACHES ON NON-DISCRIMINATORY BASIS.
 - 3. THERE WILL BE COORDINATED PLANNING AND DEVELOPMENT OF UTILITIES ON TINIAN IF ANY ARE BUILT BY THE MILITARY.
 - 4. EMERGENCY AND OTHER MEDICAL CARE WILL BE AVAILABLE IF MILITARY HAS FACILITIES NEEDED BY CIVILIANS.
 - 5. THERE WILL BE A JOINT SCHOOL SYSTEM IF THERE ARE MILITARY DEPENDENTS ON THE BASE.
- B. A JOINT CIVILIAN-MILITARY COMMITTEE WILL BE ESTABLISHED.