LEASE

BETWEEN

COUNTY OF EL PASO, EL PASO, TEXAS

AND

THE UNITED STATES OF AMERICA

1. THIS LEASE, made and entered into this

tros

day of May

in the year one thousand nine hundred and fifty two

by and between

COUNTY OF EL PASO, EL PASO, TEXAS

whose address is

El Paso, Texas.

for itself, its heirs, executors, administrators, successors, and assigns, hereinafter called the Lessor, and The United States of America, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Government the following described premises, viz:

A tract of land comprising approximately 10.097 acres of land in Ascarate PARK, El Paso, Texas, beginning at Monument No. 9 on the westerly line of Ascarate Park; thence S. 35°39' E. 188.02 ft. to a point; thence S. 33°12' E. 250.29 ft. to a point; thence S. 43°21'E. 250.36 ft. to a point; thence S. 50°00' W. 600.00 ft. to a point; thence N. 41°43' W. 700.86 ft. to a point; on the westerly line of Ascarate Park; thence N. 45°41'E. 180.0 ft. to Monument No. 7; thence N. 44°13' E. 222.51 ft. to Monument No. 8; thence N. 61°28' E. 254.49 ft. to Monument No. 9 and place of beginning.

to be used exclusively for the following purposes (see instruction No. 3):

Border Patrol Training School

3. To have and to hold the said premises with their appurtenances for the term beginning July 1, 1952

and ending with June 30, 1953

- 4. The Government shall not assign this lease in any event, and shall not sublet the demised premises except to a desirable tenant, and for a similar purpose, and will not permit the use of said premises by anyone other than the Government, such sublessee, and the agents and servants of the Government, or of such sublessee.
 - 5. This lease may, at the option of the Government, be renewed from year to year at a rental of

and otherwise upon the terms and conditions herein specified, provided notice be given in writing thirty days before this lease or any renewal thereof would to the Lessor at least otherwise expire: Provided that no renewal thereof shall extend the period of occupancy of the June 2052 2784 thirtieth day of premises beyond the

6. The Lessor shall furnish to the Government, during the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the following:

Nothing additional. tor attend the hors executors administrators

7. The Government shall pay the Lessor for the premises rent at the following rate:

One Dellar (\$1.00) per annum.

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Payment shall be made at the end of each fiscal year.

8. The Government shall have the right, during the existence of this lease, to make alterations, 8. The dovernment additions, structures, or signs, in or upon the premises hereby leased attach fixtures, additions, additions, structures, or signs, shall not be alterations. attach fixtures, and alterations, additions, structures, or signs, in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent (provided such attended to other tenants on the property or in the building in which said premises with the rights granted to other tenants on the property or in the building in which said premises with the rights grant stures, additions, or structures so placed in or upon or attached to the said are located); which fixtures, additions, or structures so placed in or upon or attached to the said are located); which like and remain the property of the Government and may be removed therefrom by premises shall be and to the termination of this lease, and the Government, if required by the Lesthe Government prior to the description of this lease or renewal thereof, restore the premises to the same sor, shall, before the expiration of this lease or renewal thereof, restore the premises to the same condition as that existing at the time of entering upon the same under this lease, reasonable and the same and damages by the elements or by circumstances over which the same condition as that the same and damages by the elements or by circumstances over which the same condition as the same and damages by the elements or by circumstances over which the same condition as the same condition conditio condition as that existing at the thind of the lements of by circumstances over which the Govern-ordinary wear and tear and damages by the elements or by circumstances over which the Govern-ordinary wear and tear and damages by the elements or by circumstances over which the Govern-ment has no control, excepted: Provided, however, that if the Lessor requires such restoration, the Lessor shall give written notice thereof to the Government days before

the termination of the lease.

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- 9. The Lessor shall, unless herein specified to the contrary, maintain the said premises in good repair and tenantable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Government's agents or employees. For the purpose of so maintaining the premises, the Lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs thereto.
- 10. If the said premises be destroyed by fire or other casualty this lease shall immediately terminate. In case of partial destruction or damage, so as to render the premises untenantable, either party may terminate the lease by giving written notice to the other within fifteen days thereafter, and if so terminated no rent shall accrue to the Lessor after such partial destruction or damage.
- 11. No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this lease or to any benefit to arise therefrom. Nothing, however, herein contained shall be construed to extend to any incorporated company, if the lease be for the general benefit of such corporation or company.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

In presence of:	OF EL PASO, EL PASO, TEXAS
Den D. Carpento Drot 4 . 1	Wood Tolans
her de l'utz	Title Oo Judge Lessor.
(Address) El Paso, Texas	ob at the market that the comment to the a
UNITE	ED STATES OF AMERICA,
in the bod were R representational and results by the	Thumas & Morey
that leave that "wider hereit specified to the control of the cont	Thomas S. Roney strict Administrative Officer El Paso District
(If Lessor is a corporation, the following certificate shall be executed by the secretary or assistant secretary.)	
I,, certify that I am the	
Secretary of the corporation named as Lessor in the attached lease; that	
, who signed said lease on behalf of the Lessor, was then	
of said corporation; that said lease was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.	