

LEASE AND RENTAL AGREEMENT

This agreement made this 25th day of June, 1963  
between Ishikawa Housing Co. (Lessor) and Mr. Iwao Ishino  
(Lessee), a lease of the dwelling located at W-29 Ojama, North Bay-View  
(Premises) for a period of 12 months commencing on the 22nd day of July, 1963,  
or as soon as the house is vacant.

WITNESSETH:

A. That the lessee agree:

1. To pay lessor rent in advance in the amount of                      on the 1st day of each month.
2. To pay to lessor the sum of \$200.00 as a deposit on the day this Agreement is executed. This deposit will not exceed two month's rent.
3. To pay all deposits and charges for utilities furnished to the premises.
4. To use the premises as a personal dwelling only, and to maintain the premises in a sanitary condition.
5. To make no major improvements to the premises without the prior consent of the lessor, who shall have the sole right to determine whether the improvement is major; and to relinquish to lessor at the termination or expiration of this lease all such improvements as the sole property of the lessor.
6. Not to assign this lease or sublease any portion of the premises without the prior consent of the lessor. Any sublease given by the lessee shall terminate on the date the lessee is assigned to government quarters, or, if the lessee has not been assigned government quarters during the term of the lease, then on the date the lessee vacates the premises and takes up his abode elsewhere.

7. To authorize lessor or his agent to inspect the premises during daylight hours once each month when accompanied by the lessee or his agent.

B. Lessor agrees and warrants:

1. That he has possession of said dwelling and premises and legal right to lease same.
2. To return the deposit of \$200.00 to lessee at the expiration or termination of this lease, less any sums deducted according to the provisions of paragraph C4 below.
3. To pay all taxes and assessments levied against the premises.

4. To maintain the premises and make all normal and ordinary repairs thereto,

5. To give the lessee the exclusive, peaceful and quiet use and enjoyment of the premises.

6. Not to increase the rent established hereby during the period of this lease, nor, if this lease is renewed, to increase the rent established for the renewed lease.

7. Not to lease or attempt to lease the premises to any other person during the period of this lease.

8. To terminate this lease only if lessee violates any of his agreements herein, and to give to lessee thirty days written notice of such termination.

C. Lessor and Lessee further agree:

1. That this lease will be terminated if premises are destroyed or become uninhabitable as the result of calamity, acts of God, or acts of the enemy,

2. That this lease will be terminated if lessee receives orders permanently reassigning lessee to duty off Okinawa, assigning him to government qtrs, or removing his family from Okinawa; the date of termination to be the day the premises must be vacated in order for lessee to comply with such orders.

3. That if this lease is terminated in the middle of a month for which rent has been paid in advance, lessor will refund to lessee a percentage of the rent computed by multiplying one-thirtieth of the monthly rent by the number of days in that month during which the premises are to be unoccupied by the lessee.

4. That lessee will reimburse lessor for any damages to the premises not due to fair wear and tear; that this reimbursement will first be deducted from lessee's deposit.

5. That in the event of disagreement the English language translation of this agreement shall govern.

6. That this agreement contains all provisions of the lease and that no representations made by lessee or lessor or their agents shall be considered unless incorporated in this agreement in writing.

IN WITNESS WHEREOF, the Parties hereto have hereunto set their hands on the day, month and year first above written.

Iwas Shiro  
LESSEE

B. [Signature]  
LESSOR

WITNESSES:

Kunio Y. Nakamura  
M. [Signature]



APPLICATION FOR TRANSPORTATION AND HOUSING OF DEPENDENTS				DATE
1. TO: <b>Housing and Dependent Travel USARYIS, APO 331</b>				
2. LAST NAME - FIRST NAME - MI OF PRINCIPAL <b>Ishino, Iwao (NMI)</b>		3. GRADE <b>GS - 13</b>	4. SERVICE NO. OR CIV ID CARD NO. <b>IH 46,332 A</b>	
5. ORGANIZATION (INCLUDE APO) <b>USCAR, APO 48</b>		6. DUTY TEL. <b>882-3101</b>	7. DATE OF RANK	
8. YRS SERVICE FOR PAY PURPOSES		9. DATE DEPARTED CONUS (ATCH CY OF PCS ORDERS) <b>17 Jun 63</b>		
10. EXPECTED DATE RETURN CONUS <b>11 Mar 65</b>		11. <input type="checkbox"/> DID SERVE IN KOREA ON <input type="checkbox"/> DID NOT MY CURRENT TOUR.		
12. A. ORG OFF	B. ENL PERSONNEL	C. CIVILIANS	IF I TERMINATE MY CONTRACT PRIOR TO ONE YEAR AFTER ARRIVAL OF MY DEPENDENTS IN THIS COMMAND I WILL REIMBURSE THE GOVERNMENT FOR THE ENTIRE COST OF MOVEMENT OF MY DEPENDENTS.	
EXPIRATION DATE OF CATEGORY	EXPIRATION DATE OF ENLISTMENT	EXPIRATION DATE OF CONTRACT <b>10 Mar 65</b>		
13. THE FOLLOWING ARE MY DEPENDENTS				
LAST NAME, FIRST NAME, MI		RELATIONSHIP	BIRTH DATE	
<b>Mary K. Ishino</b>		<b>wife</b>	<b>22 Feb 23</b>	
<b>Marilyn J. Ishino</b>		<b>dtr</b>	<b>23 Apr 48</b>	
<b>Catherine J. Ishino</b>		<b>dtr</b>	<b>16 Apr 52</b>	
<b>Ellen Susan Ishino</b>		<b>dtr</b>	<b>9 May 54</b>	
<b>Toni Ruth Ishino</b>		<b>dtr</b>	<b>9 Aug 62</b>	
14. THE FOLLOWING ARE NON-DEPENDENT MEMBERS OF MY HOUSEHOLD I AGREE AND UNDERSTAND THAT SUBJECT NON-DEPENDENT MEMBER(S) OF MY HOUSEHOLD WILL NOT BE FURNISHED GOVERNMENT TRANSPORTATION TO RETURN TO CONUS PRIOR TO MY PCS TO CONUS.				
LAST NAME, FIRST NAME, MI		RELATIONSHIP	BIRTH DATE	
15. DATE OF MARRIAGE (IF MARRIED SUBSEQUENT TO PCS)		16. A. <input type="checkbox"/> ARE DEPENDENTS <input checked="" type="checkbox"/> ARE NOT IN THE COMMAND	B. DATE ARRIVED	C. BY TRANSPORTATION <input type="checkbox"/> MILITARY <input type="checkbox"/> COMMERCIAL
17. DEPENDENTS <input type="checkbox"/> DID <input type="checkbox"/> DID NOT ARRIVE IN THE COMMAND BY OVERSEAS GOVT TRANSPORTATION AND RETURN TO CONUS DURING MY CURRENT TOUR OF FOREIGN SERVICE				
18. A. <input type="checkbox"/> DID <input checked="" type="checkbox"/> DID NOT SUBMIT A PREVIOUS APPLICATION.		B. DATE	C. PLACE	
19. ADDRESS FROM WHICH TRANSPORTATION OF DEPENDENTS IS AUTHORIZED AT GOVERNMENT EXPENSE <b>232 University Drive East Lansing, Michigan</b>		20. ADDRESS AT WHICH DEPENDENTS ARE LOCATED (IF DIFFERENT FROM ABOVE) <b>1730 Martha Lane Santa Ana, California</b>		
21. A. MY WIFE <input type="checkbox"/> IS PREGNANT <input checked="" type="checkbox"/> IS NOT	B. EXPECTED DATE OF CONFINEMENT	22. I <input checked="" type="checkbox"/> DO <input type="checkbox"/> DO NOT DESIRE SHIPMENT OF HOUSEHOLD GOODS LOCATED AT: <b>Lansing Storage Co., 440 N. Washington Ave. Lansing, Michigan</b>		
23. MY AGENT FOR RELEASE OF HOUSEHOLD GOODS IS: (NAME AND ADDRESS) <b>Lansing Storage Co. 440 N. Washington Ave., Lansing, Mich.</b>		24. A. DATE <b>16 Apr 63</b>	B. PLACE <b>Lansing, Michigan</b>	
25. I <input checked="" type="checkbox"/> WILL <input type="checkbox"/> WILL NOT ACCEPT TEMPORARY LIVING ACCOMMODATIONS (INTERIM HOUSING, INCLUDING PRIVATE RENTAL)		26. AIR TRANSPORTATION ACCEPTABLE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
27. I HAVE SPENT _____ DAYS IN CONUS DURING MY CURRENT FOREIGN SERVICE TOUR.				



28. I UNDERSTAND AND WILL ADVISE MY DEPENDENTS: (A) OF THE ENTITLEMENT OF OVERSEA SHIPMENT OF ONLY THE HOUSEHOLD GOODS SHIPPING WEIGHT ALLOWANCE, AS PRESCRIBED IN JTR. (B) OF THE SPECIFIC HOUSEHOLD ITEMS REQUIRED TO BE SHIPPED. IN VIEW OF THE HOUSEHOLD FURNISHINGS THAT WILL BE ISSUED IF WE ARE TO OCCUPY GOVERNMENT HOUSING. (C) OF THE SPECIFIC HOUSEHOLD ITEMS REQUIRED TO BE SHIPPED. IN VIEW OF THE HOUSEHOLD FURNISHINGS THAT WILL BE AVAILABLE IN MY LOCAL AREA FOR ISSUE TO ME IF WE ARE TO OCCUPY PRIVATE HOUSING. (D) THAT ANY PRIVATELY-OWNED HOUSEHOLD FURNISHINGS WHICH ARE SHIPPED TO THIS COMMAND WILL BE FOR USE IN GOVERNMENT ASSIGNED QUARTERS OR PRIVATE HOUSING AND THAT AT NO TIME WILL PRIVATELY-OWNED FURNISHINGS OR HOUSEHOLD EFFECTS BE STORED AT GOVERNMENT EXPENSE IN THIS COMMAND.

29. I UNDERSTAND THAT: A. I WILL NOT BE ASSIGNED GOVERNMENT HOUSING UNTIL ELIGIBLE THEREFOR UNDER THE PRIORITY SYSTEM.

B. PRIOR TO OCCUPANCY OF PRIVATE HOUSING, EITHER ON A TEMPORARY OR PERMANENT BASIS, APPROVAL MUST HAVE BEEN OBTAINED FROM THE APPROPRIATE UNITED STATES FORCES HOUSING AUTHORITY FOR THE AREA IN WHICH THE QUARTERS ARE LOCATED. (IN THE EVENT HOTEL ACCOMMODATIONS ARE TO BE OCCUPIED ON A TEMPORARY BASIS, SELECTION WILL BE FROM THOSE WITH STANDING APPROVAL.)

C. HOUSING CONTROL MEASURES REQUIRE: (1) INSPECTION OF ENVIRONMENT, SANITARY CONDITIONS AND CONSTRUCTION TO INSURE ACCEPTABILITY OF LIVING CONDITIONS (2) EVALUATION TO ESTABLISH THE FAIR RENTAL VALUE.

D. I AM UNDER OBLIGATION TO ABIDE BY THE DECISIONS OF THE AREA HOUSING COMMANDER AS TO SUITABILITY OF PRIVATE HOUSING FOR OCCUPANCY BY UNITED STATES PERSONNEL AND TO ACCEPT THE ESTABLISHED RENTAL VALUE.

E. UPON SUBMISSION OF APPLICATION FOR PRIVATE HOUSING, I WILL BE REQUIRED TO SUBMIT A STATEMENT TO THE HOUSING CONTROL BOARD AS TO THE TERMS OF THE AGREEMENT AND THAT ANY DEVIATION FROM THE TERMS OF THE STATEMENT PROVIDE THE BASIS FOR PUNITIVE ACTION.

F. I BEAR FULL AND SOLE RESPONSIBILITY FOR SECURING APPROVED HOUSING FOR MY FAMILY AND OBTAINING NECESSARY AGREEMENTS THEREFOR, TOGETHER WITH APPROVAL OF THE AREA HOUSING COMMANDER.

30. I HAVE ACQUAINTED MYSELF WITH THE HOUSING SITUATION AS TO AVAILABILITY AND RENTAL AND UTILITY COSTS. I AM FINANCIALLY ABLE TO MEET THE EXPENSES TO BE INCURRED. I WILL HAVE APPROVED PRIVATE HOUSING OR APPROVED HOTEL ACCOMMODATIONS READY FOR OCCUPANCY OF MY DEPENDENTS AT THE TIME OF THEIR ARRIVAL, IF I AM NOT ASSIGNED GOVERNMENT QUARTERS.

31. I UNDERSTAND THAT MY TRAVEL TO MEET DEPENDENTS AT PORT OF DEBARKATION AND TO INTERIM AND TO PERMANENT HOUSING AREA MAY BE AT MY OWN EXPENSE. I FURTHER UNDERSTAND THAT THE FOLLOWING COSTS WILL BE ASSUMED BY ME:

A. COSTS IN CONNECTION WITH THE TRAVEL OF MY DEPENDENTS AND THE MOVEMENT OF HOUSEHOLD GOODS AND HOLD BAGGAGE FROM PORT OF DEBARKATION TO INTERIM HOUSING AND THENCE TO PERMANENT HOUSING THAT ARE IN EXCESS OF COST OF DIRECT TRAVEL OF SHIPMENT TO PERMANENT STATION.

B. PACKING AND CRATING COSTS ACCRUING AT TIME OF MOVE FROM INTERIM TO PERMANENT HOUSING AREA.

C. ALL COSTS IN CONNECTION WITH TRANSPORTATION OF PRIVATELY-OWNED AUTOMOBILE FROM PORT OF DEBARKATION TO INTERIM AND TO PERMANENT HOUSING AREA.

32. REMARKS (INCLUDE ANY PERTINENT FACTS NOT COVERED ABOVE, E.G. PHYSICAL HANDICAPS, HEALTH, ETC., WHICH MAY NECESSITATE SPECIAL HOUSING CONSIDERATION)

Michigan State University under Contract DA 33-031-QM-22268

1 INCL  
PCS ORDERS

SIGNATURE OF APPLICANT

FILE: 1ST IND

HEADQUARTERS  
HQR-AS

APO

DATE

THRU: (CHANNELS)

TO:

Housing and Dependent Travel  
USARVIS, APO 331

1. APPROVED.

2. STATEMENTS IN ITEMS 2 TO 13 INCLUSIVE OF APPLICATION, ARE COMPLETE, ACCURATE AND HAVE BEEN VERIFIED AGAINST INFORMATION CONTAINED IN PERSONNEL RECORDS.

FOR THE COMMANDER

KENNETH S. HITCH  
Lt Col, AGC  
Director of Administration

1 INCL  
N/C



HEADQUARTERS COMPANY  
U. S. ARMY TRANSPORTATION GROUP  
RYUKYU ISLANDS  
APO 48

SUBJECT: Request for Quarters Furniture

TO: Commanding Officer  
US Army QM Gp, RYIS  
ATTN: RIQM-QF  
APO 48

1. Request the undersigned be issued quarters furniture for use in off-post housing located at W-29, North Bayview, Ojana.

2. I have 5 dependents: wife and 4 children whose ages are 15, 11, 9 and 1.

*Iwao Ishino*

IWAO ISHINO  
Sociological Consultant  
Michigan State University Group  
Duty Phone 882-3101

QUARTERS FURNITURE BRANCH  
SERVICES DIVISION  
U.S. ARMY QUARTERMASTER GROUP  
RYUKYU ISLANDS  
APO 48

RIQM-QF

10 August 1962

SUBJECT: Furniture for Private Housing

TO: Personnel Occupying or Proposing to Occupy Private Housing

1. This letter prescribes the policies for the loan of U. S. Government furniture to the Department of the Army military and civilian personnel who occupy or propose to occupy approved private housing. This letter also applies to other personnel eligible for and pending assignment of U. S. Government housing controlled by USARYIS, when they are occupying private housing.

2. Loan of furniture to military and civilian personnel is authorized under the provisions of USARYIS Circular 701-8, provided it will not jeopardize the furnishing of government-owned quarters.

a. Who are authorized to be issued furniture and length of time furniture may be retained.

CATEGORY

DURATION OF LOAN

Personnel eligible for government-owned family quarters.

Until move to government-owned or government-controlled quarters.

Personnel eligible for travel of dependents and household goods at government expense but cannot be provided government-owned or government-controlled family quarters.

Until receipt of household goods.

Civilians vacating government-owned family quarters when employment with military services continues in effect.

Six months (Note 1).

Note 1. Requests for short term renewal will be submitted to and may be approved by the Commanding Officer, U. S. Army Quartermaster Group.



10 Aug 62

SUBJECT: Furniture for Private Housing

b. Necessary paper work to be submitted.

QM Furniture Branch requires two forms to be completed.

Request for Quarters Furniture (Inclosure 1)

Statement of Furniture Available (Inclosure 2)

Note: Sample copies are attached as inclosures to this letter. These two forms have to be completed and brought in prior to pick-up of furniture.

c. Waiting list items and items not for issue. Essential items, available for private housing and in short supply, will be waiting list items. As waiting list items are turned in, they will be issued to the next person in line. Presently, refrigerators, dressers and living room furniture are waiting list items. There are no stoves for issue. Your name is entered on the waiting list when you are issued your initial furniture requirement. Your full name, initial date of issue, and item in question should be given when you call concerning waiting list items. This will enable an easier determination to be made.

d. When furniture is available. Initial issue furniture may be drawn not earlier than 7 working days and not more than 10 days before arrival of dependents. When definite time of pick-up is known, personnel may make an appointment by calling Private Rental Clerk at 79265. In event that the responsible person cannot be present at the specified time to draw furniture, a sponsor should be appointed to alleviate last minute rushes. If a sponsor is appointed, the responsible person should report to QM Furniture as soon as possible to re-sign for the property to clear the sponsor of responsibility. All other transactions after initial issue shall be governed by QM Furniture Branch. Before any turn-in or issue can be accomplished an appointment must be made with private rental clerk. If no appointment is made, it may cause undue hardship on personnel turning in furniture. Limited loading area, personnel and safety require that turn-ins and issues be scheduled. Personnel attempting to turn-in when not scheduled may be required to come back on another day when scheduled.

e. Points of issue and turn-in. All personnel scheduled to pick-up furniture may do so between the hours of 0830 to 1130 and 1330 to 1600, Monday through Friday, at Building 300, Section 1, Machinato Service Area. On pick-up, personnel should obtain their folder from the Private Rental Clerk before proceeding to warehouse to draw. All furniture turned in will be clean, polished, etc.

f. Responsibility of transporting and handling furniture. It is the sponsor's responsibility to obtain trucks and labor for the pick-up and turn-in of furniture. QM Furniture will bring the furniture from the warehouse to the loading ramp, in the case of issues, and from loading ramp into the warehouse, in the case of turn-ins. All loading and unloading of furniture from the trucks will be the sponsor's responsibility. The responsible person will be present at time of turn-in to insure that his account is correctly credited

10 Aug 62

SUBJECT: Furniture for Private Housing

or closed-out. If responsible person is not available he should have a duly appointed sponsor. The reason for this is if there is any damage to property, a settlement can be made promptly in cases of Statement of Charges or Report of Survey.

g. Temporary loan items. All sheets, pillowcases and blankets are issued on a 60-day loan basis. All these items should be turned in no later than 60 days from date of issue. If an extension is needed call Private Rental Clerk at 79265. Extensions will be made for bona fide reasons, such as non-receipt of household goods, etc. Warehouse blankets are available on temporary hand receipt to be used as padding to transport furniture.

h. Lateral transfers. Lateral transfers may be accomplished when an Army sponsor is moving from off-post to on-post housing and the off-post housing is being rented by an authorized Army sponsor. In such cases, all items that are not waiting list items may be transferred. Before transfers can be accomplished both parties should report in person to QM Furniture Office, since the new person moving to said quarters has two forms to be completed before any type of transaction can be accomplished. Upon completion of these two forms (see paragraph 2b) this property may be transferred. Everything except waiting list items will be transferred to new occupant and the waiting list items will be brought in by old occupant on the same day that the transfer is accomplished. On partial lateral transfers, no item will be transferred unless sanctioned by the QM Furniture Branch. No items that are utilized in off-post housing will be laterally transferred to on-post government quarters.

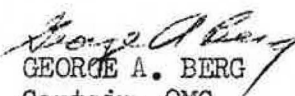
i. Final termination. Persons who are about to receive government quarters or who are due to leave the island can expediently clear by two methods.

(1) Call the Private Rental Clerk of your intent to clear your account with QM, schedule a turn-in time, and then bring all furniture to Building 300, Section 1, at time scheduled.

(2) Lateral transfers of all non-waiting list items can be accomplished as explained in paragraph 2h. Waiting list items will have to be brought back before final clearance can be given. Upon completion of all turn-ins, etc, a clearance card will be given by this office and DA Form 137 (Installation Clearance Record) will be initialed as appropriate.

2 Incl

1. Request
2. Statement

  
GEORGE A. BERG  
Captain, QMC  
Chief, Qrs Furn Br



SAMPLE

SAMPLE

HEADQUARTERS COMPANY  
U. S. ARMY TRANSPORTATION GROUP  
RYUKYU ISLANDS  
APO 48

19 June 1962

SUBJECT: Request for Quarters Furniture

THRU: ~~Commanding Officer  
Hq Co, US Army Trans Gp, RYIS  
APO 48~~

TO: Commanding Officer  
US Army QM Gp, RYIS  
ATTN: RIQM-QF  
APO 48

1. Request the undersigned be issued quarters furniture for use in off-post housing located at (complete address).
2. I have (no.) dependents: wife and (no.) children whose ages are           .

JOHN P. JONES  
SFC E6, RA 11 222 333  
Hq Co, USA Trans Gp  
Duty Phone 77777

(19 Jun 62)

1st Ind

HQ CO, US ARMY TRANS GP, RYIS, APO 48, 19 Jun 62

TO: CO, US Army QM Gp, RYIS, ATTN: RIQM-QF, APO 48

Recommend approval.

JOHN C. SMITH  
Capt, TC  
Commanding

Incl 1

QUARTERS FURNITURE BRANCH  
SERVICES DIVISION  
U.S. ARMY QUARTERMASTER GROUP  
RYUKYU ISLANDS  
APO 48

STATEMENT

I have this date been advised by the OIC, Quarters Furniture Branch, USA QM Group, that only the following Quartermaster furniture may be available to me during my occupancy of off-post housing:

<u>ARTICLE</u>	<u>QUANTITY</u>
BEDSTEAD, BEDSPRING & MATTRESS, single	_____
CHAIR, OCCASIONAL, RATTAN, w/arms	_____
CHAIR, STRAIGHT, w/o arms	_____
DRESSER, 4-DRAWERS	_____
MIRROR, GLASS, wood frame	_____
PAD, MATTRESS, 36"x76" quilted white	_____
SERVER, DINING ROOM	_____
TABLE (dining/kitchen/pivot-top)	_____
REFRIGERATOR	_____
BUFFET	_____

I have received "Instructions to Personnel Drawing Quarters Furniture for Use in Private Housing."