

2. During the period of the lease the Government of Canada shall have the right to construct, maintain, operate, manage and control an air base at the Air Base and without restricting the generality of the foregoing shall have as incidental thereto the following rights, namely:

- (a) to build and maintain a roadway approximately 22 miles in length from the Air Base to Northwest River and such other roads outside the Air Base as may be agreed with the Government of Newfoundland from time to time. All roads built hereunder outside the Air Base shall become public highways. Where the Air Base separates two roads or two parts of the same road, passage through the Air Base will be permitted, subject to such reasonable limitations as are necessary for the protection of the Air Base and its operations;
- (b) to take from the neighbouring streams and rivers such water as may be necessary for the purposes of the Air Base;
- (c) to develop, construct and operate power plants for use of the Air Base and for such purposes to use such water storage and power sites as may be agreed and upon such conditions as may be imposed by the Government of Newfoundland;
- (d) to construct radio stations and transmission lines and operate communications by radio, telephone and telegraph for the purposes of the Air Base, subject to agreement with the Secretary for Posts and Telegraphs of the Government of Newfoundland as to frequencies and power output in the case of radio communications;
- (e) to construct docks, wharves, slipways, piers and anchorages for ships and aircraft at such places as may from time to time be agreed with the Government of Newfoundland.

3. For the duration of the war and for such time thereafter as the Governments agree to be necessary or advisable in the interests of common defence:

- (a) the management and control of the Air Base shall be under the direction of the Royal Canadian Air Force, wireless and meteorological services being supplied by the Department of Transport of the Government of Canada;
- (b) use of the Air Base will be made available to United Kingdom military aircraft and to aircraft of the United States Navy and Army Air Forces. The Government of Canada may permit the Governments of the United Kingdom and the United States to erect buildings at the Air Base for the accommodation of aircraft and military personnel, and may permit such Governments to station Naval and Air Force military personnel at the Air Base;
- (c) the use of the Air Base by civil aircraft shall be permitted insofar as such use is a necessary part of the war effort, and the Air Base shall be available for such other civilian use as may be mutually agreed upon;
- (d) in addition to any arrangements for the co-ordination of the wireless and meteorological services with other operating air bases and