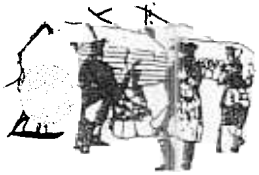


Oneida Tribe of Indians of Wisconsin

Post Office Box 365

Phone: (414) 869-2214

Oneida, WI 54155



Oneidas bringing several hundred bags of corn to Washington's starving army at Valley Forge, after the colonists had consistently refused to aid them.



UGWA DEMOLUM YATEHE
Because of the help of this Oneida Chief in cementing a friendship between the six nations and the colony of Pennsylvania, a new nation, the United States was made possible.

RESOLUTION NO. 04-07-99C 1/2 Fair Rental Resolution

WHEREAS, the Oneida Tribe of Indians of Wisconsin is a federally recognized Indian government and Treaty Tribe recognized by the laws of the United States, and

WHEREAS, the Oneida General Tribal Council is the governing body of the Oneida Tribe of Indians of Wisconsin, and

WHEREAS, the Oneida Business Committee has been delegated the authority of Article IV, Section 1 of the Oneida Constitution by the Oneida General Tribal Council to protect and preserve the sovereignty of the Oneida Tribe, its rights and its resources, and

WHEREAS, the Oneida Division of Land Management is authorized to execute residential leases on tribal owned fee and trust lands to tribal members on behalf of the Oneida Tribe of Indians of Wisconsin due to approval of Real Property Law in August, 1996 and implementation of the Self-governance Compact on January 1, 1996, and

WHEREAS, the Residential leases are entered into in order to enable the Lessee(s) to construct, improve and/or maintain a dwelling and related permanent structures on a residential premises, and to use or occupy said premises for residential purposes, and

WHEREAS, the previous residential leases inadequately protected the spouse of the Lessee and also inadequately protected the Tribe's interest as "Lessor" when dealing with non-Oneida tribal members, and

WHEREAS, Resolution 9-18-87-B affirmed that the lease of tribal trust lands will be a term of 25 years, which shall automatically, and without notice, renew for an additional term of 25 years, with an annual rent due based on a 1/2 Fair Market Rental rate broken down as follows:

EXAMPLE:

ACTUAL COSTS OF LAND (APPRAISED VALUE AT THE TIME OF PURCHASE)	\$30,000
ACREAGE BEING USED FOR HOME SITE	X <u> .25</u>
TRIBAL LAND VALUE	\$7,500
LAND VALUE DIVIDED BY 50 YEARS OF USE (FAIR MARKET VALUE)	<u> 50 YRS</u>
FAIR MARKET RATE	\$ 150
Divide annual amount by	<u> 2</u>
Annual 1/2 Fair Market Value	= <u> \$75.00</u>

1st year, deduct all or a portion of the \$50 paid at time of signing, if applicable.

Page 2
Resolution No. 04-07-99C
1/2 Fair Rental Resolution

WHEREAS, the Lessee(s) agree that unless otherwise provided herein, this residential lease shall be entered into by the Lessee and his/her spouse (as applicable) and both shall be designated as the Lessee(s) for purposes of this agreement. On tribal Fee lands, the Oneida Business Committee, through the Division of Land Management, reserves the right to restore the lease rate to the fair market value as determined by the above equation, if the leasehold interest is held by a person who is a non-member of the Oneida Tribe of Indians of Wisconsin.

WHEREAS, the following provision addressing remedies for delinquent annual payments, to be determined as follows:

It is understood and agreed between the parties hereto that, if any installment of rental is not paid within 30 days after becoming due, interest will be assessed based on the Average Prime Rate in effect on the last day of each month, plus three (3) percent. Interest assessed pursuant to this provision will become due and payable from the date such rental becomes due and will continue until said rental is paid.

EXAMPLE: If the Lessee become delinquent on the week ending October 28, the average prime rate is 7%. The effective rate is 10%. (7% + 3% = 10%)

NOW, THEREFORE, BE IT RESOLVED, the Oneida Business Committee in Regular session assembled, hereby approves request by the Division of Land Management, on behalf of the Oneida General Tribal Council, to support this resolution clarifying provisions within residential leases executed between the Oneida Tribe of Indians of Wisconsin and a Lessee on tribal fee/trust land.

BE IT RESOLVED, that the Land Management Director continue to execute lease documents for and on behalf of the Oneida Tribe of Indians of Wisconsin with the above provisions included.

BE IT RESOLVED, that the Oneida Business Committee on behalf of the Oneida General Tribal Council supports the following resolution to be added to the residential lease executed between the Oneida Nation of Wisconsin and lessees

LESSEE REQUIREMENT

“Unless otherwise provided herein, this residential lease shall be entered into by the Lessee and his or her spouse (as applicable) and both shall be designated as the Lessees for purpose of this agreement. The Secretary of the Interior and the Oneida Business Committee reserve the right to restore the lease rate to the fair Market value as determined by this resolution, if the leasehold interest is held by a person who is a non-member of the Oneida Tribe.

BE IT FINALLY RESOLVED, that this resolution will supersede all previous resolutions pertaining to tribal owned lands leased for residential purposes.

CERTIFICATION

I, the undersigned, as the Secretary of the Oneida Business Committee, hereby certify that the Oneida Business Committee is composed of (9) members of whom (5) members constitute a quorum. 7 members were present at a meeting duly called, noticed and held on the 7th day of April, 19 99; that the foregoing resolution was duly adopted at such meeting by a vote of 6 members for; 0 members against, and 0 members not voting; and that said resolution has not been rescinded or amended in any way.


Julie Barton, Tribal Secretary
ONEIDA BUSINESS COMMITTEE