

EXCHANGE OF NOTES CONCERNING
THE LIQUIDATION OF THE SYSTEM
OF PERPETUAL LEASES.

Dated at Tokyo, March 25, 1937

Promulgated, March 26, 1937

*Notification of continuance in force or revival given,
April 22, 1953*

*Continuance in force or revival published, June 24,
1953*

*Determined to have been continued in force or revived,
July 22, 1953*

Tokyo, March 25, 1937 (12 Showa).

Excellency:

On March 4, 1937, I had the pleasure to inform the Imperial Japanese Ministry of Foreign Affairs that the Government of the United States was prepared to accept a mutually satisfactory settlement of the perpetual lease system which originated in former treaties between the United States and Japan, and on that basis I now have the honor, under instructions from my Government, to

永代借地制度解消ニ關スル
交換公文

昭和十二年 三月二十五日東京で

昭和十二年 三月二十六日公布(第二十七日付官報条約第三号)

昭和二十八年 四月二二日存続又は復活の通告

昭和二十八年 六月二四日告示(外務省告示第四四号)

昭和二十八年 七月二二日存続の確定又は復活

米國大使ヨリ外務大臣宛來翰

(定訳)

以書翰啓上致候陳者千九百三十七年三月四日本使ハ合衆國政府ガ合衆國日本國間ノ舊條約ニ起原ヲ有スル永代借地制度ニ付相互ニ満足ナル解決ヲ受諾スルノ用意アル旨日本帝國外務省ニ對シ通報致置候處右ノ基礎ニ於テ本使ハ茲ニ本國政府ノ訓令ニ依リ「アメリカ」合衆國政府及大日本帝國政府間ノ左記了解ヲ閣下ニ對シ確認スルノ光榮ヲ有シ候

confirm to Your Excellency the following understanding between the Government of the United States of America and the Imperial Japanese Government:

(一) 前記永代借地制度ハ昭和十七年四月一日即チ千九百四十二年四月一日ニ終止スベク其ノ際永代借地權ハ何等ノ補償ナク日本國法令ノ規定ニ從ヒ所有權ニ轉換セラルベシ右轉換ハ永代借地及其ノ上ニ存スル建物ニ對スル登録稅ノ賦課ナクシテ行ハルベシ

(二) 昭和十七年三月三十一日即チ千九百四十二年三月三十一日迄免稅ニ關スル現狀ハ維持セラルベク且紛議アリタル租稅ニシテ未ダ徵收セラレズ滯納ト爲リ居ルモノニ對シテハ日本國當局ニ依リ此ノ上納稅ヲ要求セラルルコトナカルベシ

本使ハ閣下ニ於テ右了解ヲ確認セラレンコトヲ希望スルト共ニ茲ニ重テ閣下ニ向テ敬意ヲ表シ候 敬具

(1) That the said system of perpetual leases shall come to an end on the first day of the fourth month of the seventeenth year of Showa, corresponding to the 1st day of April, 1942, when the leaseholds shall without compensation be converted into the rights of ownership in accordance with the provisions of Japanese laws and ordinances. Such conversion shall be effected free of registration taxes in respect of lands under perpetual leases and buildings thereon.

(2) That until the thirty-first day of the third month of the seventeenth year of Showa, corresponding to the 31st day of March, 1942, the present position as regards tax exemptions shall be maintained, and no further claims shall be made by the Japanese authorities for arrears of such disputed taxes as may still be uncollected.

While requesting Your Excellency to be good enough to confirm the above understanding, I avail myself of this opportunity to renew to Your Excellency the assurances of my highest consideration.

千九百三十七年(昭和十二年)三月二十五日東京ニ於
テ

ジョゼフ、シー、ゲル

大日本帝國外務大臣

佐藤 尙武閣下

JOSEPH C. GREW.

His Excellency

Mr. NAOTAKE SATO,

His Imperial Japanese Majesty's

Minister for Foreign Affairs,

etc., etc., etc.

外務大臣ヨリ米國大使宛往翰

以書翰啓上致候陳者本日附貴翰ヲ以テ左ノ如ク御通報
相成敬承致候

千九百三十七年三月四日日本使ハ合衆國政府ガ合衆國
日本國間ノ舊條約ニ起原ヲ有スル永代借地制度ニ付
相互ニ満足ナル解決ヲ受諾スルノ用意アル旨日本帝
國外務省ニ對シ通報致置候處右ノ基礎ニ於テ本使ハ

アメリカ合衆國 永代借地制度解消ニ關スル交換公文

(Translation)

Tokyo, March 25, 12 Sheran (1937).

Excellency:

I have the honor to acknowledge the receipt of Your
Excellency's Note of today's date in which Your Excellency
has informed me as follows:

On March 4, 1937, I had the pleasure to inform
the Imperial Japanese Ministry of Foreign Affairs that
the Government of the United States was prepared to
accept a mutually satisfactory settlement of the

茲ニ本國政府ノ訓令ニ依リ「アメリカ」合衆國政府及大日本帝國政府間ノ左記了解ヲ閣下ニ對シ確認スルノ光榮ヲ有シ候

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(A) III

perpetual lease system which originated in former treaties between the United States and Japan, and on that basis I now have the honor, under instructions from my Government, to confirm to Your Excellency the following understanding between the Government of the United States of America and the Imperial Japanese Government:

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(条・一)

such disputed taxes as may still be uncollected.

I have the honor to inform Your Excellency that I hereby confirm the above understanding for a final settlement of this question.

I avail myself of this opportunity to renew to Your Excellency the assurances of my highest consideration.

NAOTAKE SATO.

His Excellency

Mr. JOSEPH CLARK GREW,

Ambassador Extraordinary

and Plenipotentiary of the
United States of America.

昭和十二年(千九百三十七年)三月二十五日東京ニ於
テ

佐藤 尚武

「アメリカ」合衆國特命全權大使

ジョゼフ・クラーク・グルー閣下

本大臣ハ右了解ヲ本問題ノ最終的解決トシテ茲ニ確認
スル旨閣下ニ通報スルノ光榮ヲ有シ候
本大臣ハ茲ニ重テ閣下ニ向テ敬意ヲ表シ候 敬具