

would propose substitute language that would say, "the fair rental value of the property leased." This does not mean we have any argument at the present moment with the figure as being reasonable, but we think that this should be negotiated rather than written into the legislation.

Mr. GRAY. If I may interrupt you at this point, Mr. Secretary—

Secretary UDALL. Yes.

Mr. GRAY (continuing). Of course, as you know, in recommending a fixed figure, we were trying to give the Congress—who, I might say, is a little bit concerned about expenditures at this time—some idea of what this lease will cost.

Is it your feeling that the Department would be in a better position actually when they sit down and negotiate this lease if we merely put down a ceiling and leave the exact amount to negotiation?

Secretary UDALL. This is our common practice. Of course, we lease a lot of land, a lot of buildings, in my Department, and I think the general directive to us, or broad authority, is to pay whatever a fair rental is. This means we are going to have to negotiate it out. I would have no objection at all to the committee indicating, if that is its view, that the committee considers a figure of this kind a bargain and reasonable or whatever its view may be. But I think when we get down to determining it precisely, that this ought to be negotiated rather than be written into law.

Mr. GRAY. Yes; I agree.

Secretary UDALL. I am not saying we personally have any views it is too high or too low, either, but it is simply that from the standpoint of sound business procedure for the Government—

Mr. GRAY. What would be your feeling of leaving it up to the Secretary as to the amount, but putting a ceiling, say, of \$3 million annually, which would give you some latitude when you negotiate?

Secretary UDALL. That would be another way to do it, and I would not have any serious objection to that.

Mr. GRAY. This was suggested by Mr. Knott, the General Services Administrator. He recommended we put a ceiling of \$3 million annually, but leave the exact amount up to you.

Secretary UDALL. This would give the Congress some assurance of what it is buying and what this program would cost.

Mr. GRAY. When you actually sit down, if you get more than 4,000 parking places contemplated within the \$3 million ceiling per year, you certainly would have that right, and I am sure would be interested in getting all you can.

So you would have no objection to writing in a ceiling, so long as we leave the negotiations up to the Department?

Secretary UDALL. That is correct.

Mr. GRAY. Fine. Thank you.

Secretary UDALL. Mr. Chairman—

Mr. GRAY. Mr. Secretary, I hate to keep interrupting, but we are trying to develop these points as we go along.

Mr. Schwengel, from Iowa.

Mr. SCHWENGEL. Mr. Chairman, I have several questions on that \$3 million, or up to \$3 million obligation. We would recover a good share of that from the services and rentals income from the establishments in that Center. Is that not true?