

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, together with £2 2s. lease fee, which includes stamp duty and cost of registration, must accompany tender.
2. Immediate possession will be given.
3. Term of lease, twenty-one years, with right of renewal for further similar terms, at rentals based on fresh valuations, under the provisions of the Public Bodies' Lease Act, 1908.
4. Rent payable half-yearly in advance, on 1st days of January and July in each year, subject to penalty at the rate of 10 per centum per annum for any period during which it remains in arrear.
5. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.
6. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
7. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
8. Lessee not to use or remove any gravel without the consent of the Land Board.
9. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
10. Lessee not to make improvements without the consent of the Land Board.
11. Lessee not to take more than three crops in succession, one of which must be a root crop; after the third crop the land to be left in pasture for at least three years; at least two-thirds of the area cropped to be left in pasture at the expiration of the term; penalty for breach, £5 per acre.
12. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for buildings and improvements effected by the original lessee with the consent of the Board; failing disposal, the land and buildings to revert to the Crown without compensation.
13. Lease liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.
14. Land Board may resume not more than 5 acres for school-site upon reduction of rent and compensation for crops.
15. Lessee to have no right to any milling-timber, minerals, or kauri-gum, all rights to which, together with rights of access for the purpose of working the same, are reserved by and on behalf of the Crown.
16. Lessee to keep buildings insured.

Full particulars may be obtained at this office.

H. M. SKEET,  
Commissioner of Crown Lands.

Lands in Nelson Land District for Disposal under the Land Act, 1908.

District Lands and Survey Office,  
Nelson, 1st October, 1913.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned lands will be disposed of under the provisions of the said Act on or after Thursday, the 8th day of January, 1914.

SCHEDULE.

NELSON LAND DISTRICT.

ALL that area in the Nelson Land District, containing 1,890 acres, more or less, and situated in Block III, Kongahu Survey District. Bounded towards the north and west by a school reserve; again towards the north and west by Section 3; again towards the north by a road, by Sections 5 and 6, by another road, and again by Section 6; towards the east and again towards the north by W. M. Jenkin's renewable lease; towards the east generally by a road, a gravel reserve, and again by a road; towards the south by a cemetery reserve; towards the south-east generally by the road along the edge of Lake Hanlan; towards the south by Section 6; towards the west generally by Sections 19, 22, and 21; again towards the south by the last-mentioned section; and towards the south-west by the road along the right bank of Glass Eye Creek: as the same is delineated on the plan marked L. and S. 13/265A, deposited in the Head Office, Department of Lands and Survey, at Wellington, and thereon bordered red.

All that area in the Nelson Land District, containing 557 acres, more or less, and situated in Block XIV, Oparara Survey District. Bounded towards the north-east by Sections 14 and 13; towards the east generally by a road;

towards the south-west and south-east by Section 27; again towards the south-west and south-east generally by the road along the right bank of Granite Creek; towards the south by Sections 5 and 3; again towards the south-east by Section 2; towards the west generally by Sections 15, 1, and 2; and towards the north and again towards the north-west by other part of the forest reserve first above mentioned: excepting two small portions of Section 6 which are included within the above-described boundaries: as the same is delineated on the plan marked L. and S. 13/265B, deposited in the Head Office, Department of Lands and Survey, at Wellington, and thereon bordered red.

All that area in the Nelson Land District, containing by admeasurement 543 acres, more or less, being Section 5, Block V, Kongahu Survey District. Bounded towards the north by Section 8, towards the east by a public road, towards the south by Sections 1 and 10, and towards the west by Sections 4 and 3; excluding the roads which intersect the above-described area; as the same is delineated on the plan marked L. and S. 13/265C, deposited in the Head Office, Department of Lands and Survey, at Wellington, and thereon bordered red.

F. A. THOMPSON,  
Commissioner of Crown Lands.

Lands in Taranaki Land District for Sale by Public Auction.

District Lands and Survey Office,  
New Plymouth, 23rd September, 1913.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash at this office at 11 o'clock a.m. on Tuesday, the 18th November, 1913, under the provisions of the Land Act, 1908, and the Land for Settlements Act, 1908.

SCHEDULE.

TARANAKI LAND DISTRICT.—TARANAKI COUNTY.—BLOCK IV, PARITUTU SURVEY DISTRICT.—SPOTSWOOD SETTLEMENT.

Rural Land.

Section.	Area.			Upset Price.			Section.	Area.			Upset Price.		
	A.	R.	P.	£	s.	d.		A.	R.	P.	£	s.	d.
30, 34	1	1	15	80	0	0	37	1	0	26	50	0	0
31	1	1	5	90	0	0	101	0	1	0	30	0	0
32	1	0	32	80	0	0	102	0	1	0	30	0	0
33	1	1	12	90	0	0	27,107	2	1	8	80	0	0

These sections are situated in the northern part of the Spotswood Settlement, about two miles and a half from New Plymouth, and half to three-quarters of a mile from the Breakwater (Port of New Plymouth). Sections 30 and 34 comprise gently rising and undulating land, about three-quarters being in old grass, the remainder at the back being in furze and lupin. Sections 31 and 32 comprise easy slopes on the immediate frontages, falling somewhat steeply to the Hongihongi Stream; all in grass. Section 33 is fairly flat on frontage, rises slightly to the south-east, and then falls steeply to the Hongihongi Stream; all in grass. About two-thirds of Section 37 towards the front is gently rising land in oat stubble and coarse grass, the remainder being furze and fern intermixed with grass, &c. Sections 101 and 102 comprise broken sloping land, in rough grass, fern, and scattered furze. Sections 27 and 107 consist of somewhat steeply falling rough grass land, with fern and lupin; about half the frontage of Section 107 is flat. The soil of the sections is generally good, being generally a sandy loam on a kind of free-clay formation.

Full particulars may be ascertained and plans obtained at this office.

G. H. BULLARD,  
Commissioner of Crown Lands.

Village Allotment in Westland Land District for Selection on Renewable Lease.

District Lands and Survey Office,  
Hokitika, 19th August, 1913.

NOTICE is hereby given that the undermentioned village allotment is open for selection on renewable lease under the provisions of the Land Act, 1908; and applications will be received at this office up to 4 o'clock p.m. on Tuesday, 14th October, 1913.

The ballot for the allotment, if there is more than one applicant, will be held at 2.30 o'clock p.m. on Wednesday, 15th October, 1913, at the District Lands and Survey Office, Hokitika.