

2. Term of lease is twenty-one years, with perpetual right of renewal for further successive terms of twenty-one years.

3. Rent of renewal lease to be fixed by arbitration. If lessee does not desire new lease at the end of any term, land to be leased by auction. The incoming lessee to pay the value of the improvements, which is to be handed over to the outgoing lessee.

4. No transfer or sublease allowed without consent of Land Board.

5. Interest at rate of 10 per cent. per annum to be paid on rent in arrears.

6. Consent of Land Board to be obtained before erecting any building or cutting up or subdividing the allotments.

7. Lease will be registered under the Land Transfer Act.

8. Buildings on land to be insured.

9. Lessee to pay all rates, taxes, and assessments.

10. Lessee to keep the land free from noxious weeds, rabbits, and vermin.

11. Lessee not to use or remove any gravel without the consent of the Land Board.

12. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

13. Lease is liable to forfeiture if conditions violated.

Full particulars may be ascertained at this office.

T. N. BRODRICK,  
Commissioner of Crown Lands.

*Education Reserve in Auckland Land District for Lease by Public Tender.*

District Lands and Survey Office,  
Auckland, 8th December, 1913.

NOTICE is hereby given that written tenders (marked on the outside "Tender for Education Reserve") will be received at this office up to 4 o'clock p.m. on Tuesday, the 20th day of January, 1914, for a lease of the undermentioned education reserve for a term of twenty-one years, with right of renewal for further successive terms of twenty-one years, on the terms and conditions set forth below, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—WHANGAREI COUNTY.—  
RUATANGATA PARISH.

Section.	Area.	Minimum Annual Rental.
	A. R. P.	£ s. d.
76	79 3 35	11 15 0

Twenty-five acres good river-flat, balance undulating; all grassed. Situated eleven miles from Whangarei by good cart-road. Weighted with £64 11s. 6d., valuation for improvements consisting of grassing, fencing, &c. See clause 2 of conditions below.

*Abstract of Terms and Conditions of Lease.*

1. Six months' rent at the rate offered, together with £2 2s. lease fee, which includes cost of registration, must accompany tender.

2. The successful tenderer must pay the value of the improvements before being admitted to possession, which will be given (the necessary payments being made) on the day of acceptance of tender.

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' Leases 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.

Form of lease may be perused, and full particulars obtained at this office.

H. M. SKEET,  
Commissioner of Crown Lands.

*Land in Otago Land District for Disposal under the Land Act, 1908.*

District Lands and Survey Office,  
Dunedin, 22nd December, 1913.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned land will be disposed of under the provisions of the said Act on or after Tuesday, the 24th March, 1914.

SCHEDULE.

OTAGO LAND DISTRICT.

An estimated area of 1 acre at the southern extremity of Section 11, Block I, Upper Taieri Survey District.

E. H. WILMOT,  
Commissioner of Crown Lands.

*Land in Hawke's Bay Land District for Disposal under the Land Act, 1908.*

District Lands and Survey Office,  
Napier, 14th October, 1913.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned land will be disposed of under the provisions of the said Act on or after Thursday, the 22nd day of January, 1914.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.

Section.	Block.	Survey District.	Area.
20	I	Waikohu ..	A. R. P. 5 0 16

ROBT. T. SADD,  
Commissioner of Crown Lands.

*Land in Auckland Land District for Disposal under the Land Act, 1908.*

District Lands and Survey Office,  
Auckland, 18th November, 1913.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned land will be disposed of under the provisions of the said Act on or after Thursday, the 26th day of February, 1914.

SCHEDULE.

AUCKLAND LAND DISTRICT.—WAIKAWA COUNTY.—WAIKAWA PARISH.

SECTION 267: Area, 2 roods.

H. M. SKEET,  
Commissioner of Crown Lands.