

This section has a frontage of 66 ft. to Gladstone Road, and is situated in the best portion of the business area of the Town of Gisborne. The buildings are principally of wood in a good state of preservation, and will be serviceable for many years. There are also situated on the section certain buildings not included in the above valuation, which are not fixtures, and which may be removed by the present lessee. The businesses at present conducted on the premises are as follows:—

Two drapery establishments, one bakery, one boot-shop, and a combined fish-shop and boardinghouse.

TERMS AND CONDITIONS.

1. A half-year's rent at rate offered, lease and registration fees (£2 2s.), and valuation for improvements, or half-yearly instalment of interest and sinking fund as the case may be, to be paid on fall of the hammer.

2. Term of lease, twenty-one years from 1st April, 1915, with right of renewal for successive terms of twenty-one years.

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

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

5. Interest at the rate of 10 per cent. per annum to be paid on rent, or buildings instalments, in arrears.

6. Buildings which are or may be erected on the land to be kept in good repair and condition.

7. Lessee shall not carry on any offensive trade.

8. Consent of the Land Board to be obtained before subdividing, erecting any building, or effecting other improvements.

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

10. Buildings to be insured by the lessee in the name of His Majesty the King until paid for in full.

11. The outgoing lessee to be allowed thirty days after the expiration of the present lease on the 31st March, 1915, within which to remove certain temporary buildings the property of the said lessee.

12. Lease shall be liable to forfeiture if the conditions are violated.

Form of lease may be perused and full particulars obtained at the Lands and Survey Office, Napier, and the local Lands Office, Gisborne.

W. H. SKINNER,
Commissioner of Crown Lands.

Land in Marlborough Land District for Disposal under the Land Act, 1908, and Amendments.

District Lands and Survey Office,
Blenheim, 3rd November, 1914.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that Section 21, Block II, Gore Survey District, Marlborough Land District, containing 85 acres will be disposed of under the provisions of the said Act and its amendments on or after Thursday, the 11th day of February, 1914.

H. G. PRICE,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Dunedin, 3rd November, 1914.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that an estimated area of five (5) acres to be cut out of Section 25, Block IV, Tautuku Survey District, Otago Land District, will be sold in terms of section 140 of the said Act on or after Thursday, the 11th day of February, 1915.

ROBT. T. SADD,
Commissioner of Crown Lands.

Reserve in Hawke's Bay Land District for Lease by Public Auction.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction for a term of fourteen years at the local Lands Office, Gisborne, at 11 o'clock a.m. on Monday, the 11th day of January, 1915, under the provisions of the Public Reserves and Domains Act, 1908, and amendments thereof.

SCHEDULE.

COOK COUNTY.

LOT 3, part of Te Karaka No. 2 Block, Te Karaka Township: Area, 2 roods; upset annual rental, £2 10s.

Situated on main Te Karaka - Puha Road about 9 chains from centre of Te Karaka Township. Flat dry section, good building-site. Section fenced on front, back, and northern boundaries, and in grass.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. One half-year's rent at the rate bid, together with lease fee of £1 1s., to be deposited on the fall of the hammer.

2. Possession to be given on the day of sale, from which date rent will commence.

3. Term of lease fourteen years, subject to termination on twelve months' notice if the land is required by the Crown.

4. Rent to be payable half-yearly in advance.

5. Lessee to keep all fences, drains, &c., in repair, and to keep watercourses clear from weeds.

6. Lessee to have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.

7. Lessee to prevent the growth and spread of noxious weeds, and shall with all reasonable despatch cause the same to be removed.

8. Lessee to discharge all rates, taxes, and other assessments that may become due and payable.

9. Lessee not to remove gravel without consent.

10. Lessee to have no right to compensation for any improvements effected by him, nor to compensation for termination of the lease or any other reason.

11. All persons duly authorized in that behalf shall have free right of ingress, egress, and regress for such purposes as the Commissioner of Crown Lands may deem expedient.

12. Lease to be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the lease within thirty days after the date on which the same ought to be fulfilled.

Full particulars may be obtained at the District Lands and Survey Office, Napier, and the local Lands Office, Gisborne.

W. H. SKINNER,
Commissioner of Crown Lands.

Lands in Town of Hokitika for Sale by Public Auction under the Land Act, 1908.

District Lands and Survey Office,
Hokitika, 3rd November, 1914.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned lands will be offered for sale by public auction, under the provisions of the said Act, at this office on Thursday, the 11th day of February, 1915.

SCHEDULE.

WESTLAND LAND DISTRICT.—TOWN OF HOKITIKA.

Town Land.

SECTIONS 1197, part 1198, part 1199, and part 1200 (grouped): Area, 2 roods 17 perches; upset price, £50.

Weighted with £50, valuation for improvements consisting of house, outbuildings, &c.

Sections part 1200 and part 1201 (grouped): Area, 1 rood 13.3 perches; upset price, £25.

Situated at the junction of Fitzherbert Street and Spencer Street, about three-quarters of a mile from the post-office.

TERMS OF SALE.

One-fifth of the purchase-money to be paid on the fall of the hammer, and the balance, with Crown-grant fee (£1) and valuation for improvements (if any), within thirty days thereafter; otherwise the part of the purchase-money paid by way of deposit shall be forfeited, and the contract for the sale of the land be null and void.

Titles will be subject to Part XIII of the Land Act, 1908.

Full particulars may be ascertained on application at this office.

H. D. M. HASZARD,
Commissioner of Crown Lands.