

Situated on Suffolk Street. Level land in grass. The hedges, except on road frontage, are well grown, but require trimming.

TERMS AND CONDITIONS OF LEASE.

1. A half-year's rent at rate offered, and lease and registration fees, £2 2s., must accompany each tender.
 2. Term of lease is twenty-one years, with perpetual 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 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 outgoing lessee, less any sums due to the Crown.
 4. No transfer or sublease allowed without consent.
 5. Lessee to cultivate and improve land, and keep it clear of weeds. Creeks, drains, and watercourses to be kept open.
 6. Interest at rate of 10 per cent. per annum to be paid on rent in arrear.
 7. Buildings on land to be kept in good order, repair, and condition.
 8. No gravel to be removed from land without consent of the Land Board.
 9. Lessee will not carry on any offensive trade.
 10. Lessee to give notice to Land Board before making improvements.
 11. Lessee to pay all rates, taxes, and assessments.
 12. Lease is liable to forfeiture if conditions are violated.
- The owner of the buildings on the sections will be given one month from date of acceptance of tender to remove them. Envelopes should be marked on the outside "Tender for Reserve."
- Form of lease may be perused and full particulars obtained at this office.

G. H. BULLARD,
Commissioner of Crown Lands.

Education Reserves in Wellington Land District for Lease by Public Auction.

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

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction, for terms of twenty-one years, with right of renewal for further terms of twenty-one years, at the Courthouse, Palmerston North, on Wednesday, 4th February, 1914, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.

Section.	Block.	Area.	Upset Annual Rental.
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Town of Levin.

	A.	R.	P.	£	s.	d.
1	XVI	0	1	32	4	0
Weighted with £38 10s. for improvements.						
Situated at the corner of Cambridge and Stanley Streets. Level land, suitable for residential purposes; watered by town supply. The improvements comprise a small cottage, old and out of repair, fencing, and plantation.						
2	XVIII	0	2	37	6	0
Weighted with £15 for improvements.						
Situated at the corner of Cambridge Street and Kent Terrace. Flat land in grass, suitable for residential purposes; well watered by town supply. The improvements comprise fencing, planting, old whares and sheds.						

Town of Palmerston North.

Lot 3 of 116	..	0	0	23	3	11
Weighted with £9 for improvements.						
Situated in Grey Street, within five minutes' walk from the post-office and railway-station. Flat land, enclosed by an old sawn-timber fence. The improvements, which are old and dilapidated, comprise fencing, open-fronted stable or shed, and fowl-house.						

Kairanga County.—Kairanga Survey District.

Lot 1 of 12	XIII	26	0	0	66	15
" 2 " 12	"	26	2	7	68	0
" 3 " 12	"	25	0	0	63	10
" 4 " 12	"	25	0	0	65	0
" 5 " 12	"	25	2	22	76	0

The improvements are included in the capital value, and consist of: Lot 1—Felling and grassing, stumping and

logging, fencing, and old whare, the whole valued at £213 10s. Lot 2—Felling and grassing, stumping and logging, and draining, the whole valued at £216. Lot 3—Felling and grassing, stumping and logging, fencing, and draining, the whole valued at £191. Lot 4—Felling and grassing, stumping and logging, fencing, and plantations, the whole valued at £199 10s. Lot 5—Felling and grassing, stumping and logging, fencing, draining, plantations, and five-roomed dwellinghouse, the whole valued at £366 5s.

These lots, which front a road shortly to be constructed between the main road and No. 1 Line, are situated near the Longburn Railway-station, about three miles to the south-west of Palmerston North, which is reached by railway and level metalled road. They comprise flat rich land, once in bush but now cleared and in grass, with soil of a rich heavy nature, on a papa formation; level land, which holds surface water, especially in winter, and rushes appear in places. All the lots are suitable for dairying, and there is a dairy factory in the vicinity.

ABSTRACT OF CONDITIONS OF LEASE.

1. A half-year's rent at the rate offered, lease and registration fees (£2 2s.), and value of improvements (if any) to be paid on the fall of the hammer.
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 end of any term, land to be leased by auction. The incoming lessee to pay the value (to be handed over to the outgoing lessee) of the improvements effected with the consent of the Land Board. Failing disposal, the land and improvements to revert to the Crown without compensation.
4. Land Board to approve of improvements proposed.
5. No transfer or sublease allowed without the consent of the Land Board.
6. Interest at rate of 10 per cent. per annum to be paid on rent in arrears.
7. Buildings on land to be insured to their full insurable value.
8. Lease will be registered under the Land Transfer Act.
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.

Additional Conditions for Lots 1, 2, 3, 4, and 5 of Section 12, Block XIII, Kairanga Survey District only.

1. 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 term. Penalty for breach, £5 per acre.
2. 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 to yield up all improvements in good order and condition at the expiration of his lease.
3. Lessee to have no right to any minerals, 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.

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

T. N. BRODRICK,
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.