

10. 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, £2 per acre.

11. 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.

12. Lease liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.

13. Land Board may resume not more than 5 acres for school-site upon reduction of rent and compensation for crops.

14. Lessee to keep buildings insured.

15. Lessee to have no right to any minerals.

The valuation for improvements must be paid on the fall of the hammer.

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

G. H. BULLARD,
Commissioner of Crown Lands.

Land in Otago Land District open for Sale or Selection.

District Lands and Survey Office,
Dunedin, 15th May, 1923.

NOTICE is hereby given that the undermentioned land is open for sale or selection in terms of the Land Act, 1908, and amendments; and applications will be received at the District Lands and Survey Office, Dunedin, up to 4 o'clock p.m. on Monday, the 9th July, 1923.

The land may, at the option of the applicant, be purchased for cash, or be selected for occupation with right of purchase, or on renewable lease.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Dunedin, on Wednesday, the 11th day of July, 1923, at 10 o'clock a.m.

The ballot will be held at the conclusion of the examination of applicants.

SCHEDULE.

OTAGO LAND DISTRICT.—SECOND-CLASS LAND.

Clutha County.—Taotuku Survey District.

SECTION 17, Block XII: Area, 134 acres 1 rood 18 perches. Capital value, £85. Occupation with right of purchase: Half-yearly rent, £2 2s. 6d. Renewable lease: Half-yearly rent, £1 14s.

Weighted with £30, valuation for improvements consisting of 10 acres felling £25, and iron on house £5.

Situated on main Catlins-Waikawa Road, fifteen miles from Maclellan Railway-station, and three miles from Chaslans School and post-office. Soil light loam, on clay and rock formation. Forest heavy, comprising largely kamai. Well watered by springs and creeks.

Title will be subject to Part XIII of the Land Act, 1908. The valuation for improvements must be paid immediately an applicant is declared successful.

Full particulars may be obtained on application at the District Lands and Survey Office, Dunedin.

ROBT. T. SADD,
Commissioner of Crown Lands.

Tenders for Lease of Police-station Site and Buildings, Maketu, Bay of Plenty.

District Lands and Survey Office,
Auckland, 15th May, 1923.

NOTICE is hereby given that written tenders will be received at this office up to 4 o'clock p.m. on Tuesday, 19th June, 1923, for the lease of the undermentioned land, subject to the provisions of the Public Reserves and Domains Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.

SECTION 5, Block IV, Maketu Survey District: Area, 7 acres 2 roods 37 perches; minimum rental, £26 per annum; term of lease, seven years.

Situated in the Maketu Township, Bay of Plenty. Level to undulating land, about 2 acres swampy, remainder in grass. The land is ring fenced, and there is a four-roomed dwellinghouse, and old Courthouse of two rooms.

CONDITIONS.

1. Tenders shall be accompanied by a deposit of the first three months' rent at the rate offered, together with a lease fee of £1 1s.

2. The rental shall be payable quarterly in advance, free of all deductions whatsoever, to the Receiver of Land Revenue, Auckland.

3. The lessee shall pay all rates and taxes by whomsoever levied in respect of the premises.

4. The lessee shall not transfer, sublet, or otherwise part with the possession of the area or premises without the written consent of the Commissioner of Crown Lands first had and obtained.

5. The lessee shall, immediately after the acceptance of his tender, insure the buildings in the State Fire Insurance office to the full insurable value thereof in the name of His Majesty the King, and shall maintain such insurance during the full currency of his lease, paying the premiums due in respect thereof at due dates and forwarding the receipts for same to the Commissioner of Crown Lands.

6. The lessee shall maintain the buildings and fences in good tenable repair and condition to the satisfaction of the Commissioner of Crown Lands, reasonable wear-and-tear and damage by fire, earthquake, and tempest alone excepted.

7. The lessee shall not carry on any noisy, noxious, or offensive trade in or about the premises, nor use nor permit to be used the same in any manner which shall be an offence or create a nuisance.

8. The Commissioner of Crown Lands, or any officer appointed by him for the purpose, shall have the right at all reasonable times to inspect the buildings and premises, and view the state and condition of repairs thereof.

9. The lessee shall forthwith upon being notified thereof by the Commissioner, carry out all such repairs and renovations as shall be required by such notice, and if he shall fail to carry out the same within thirty days of being notified so to do the Commissioner may have the work carried out at the expense of the lessee and may recover from him the cost thereof, together with all incidental or other expenses.

10. The lessee shall keep the land and the pastures thereof in good condition and free of noxious weeds, and if he shall cultivate any portion of the same he shall at least one year before the expiration of the term again lay the same in pasture with seeds of such kinds, quantity, and quality, with artificial manure of such kind and quantity, as shall be approved by the Commissioner of Crown Lands.

11. If the lessee shall fail or neglect to pay any instalments of rent or to comply with any condition contained or implied in the lease for a period of thirty days after the date on which the same ought to be paid, observed, or fulfilled, the lease may be forfeited, and the Commissioner of Crown Lands may re-enter and resume possession of the premises, but without relieving the lessee of any liability for breach of conditions or otherwise prior to the date of such failure.

Tenders should be marked on envelope "Tender for Lease, Police-station Site and Buildings, Maketu."

H. M. SKEET,
Commissioner of Crown Lands.

Small Grazing-run in Nelson Land District open for Selection.

District Lands and Survey Office,
Nelson, 11th May, 1923.

NOTICE is hereby given that the undermentioned small grazing-run is open for selection, in terms of the Land Act, 1908, and amendments; and applications will be received at the District Lands and Survey Office, Nelson, up to 4 o'clock p.m. on Tuesday, the 10th day of July, 1923.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Nelson, on Thursday, the 12th day of July, 1923, at 10 o'clock a.m.

The ballot will be held at the District Lands and Survey Office, Nelson, at the conclusion of the examination of applicants.

SCHEDULE.

NELSON LAND DISTRICT.—MURCHISON COUNTY.—HOWARD SURVEY DISTRICT.—NATIONAL ENDOWMENT.

SMALL Grazing-run 13, Section 10, Block VI, Howard Survey District: Area, 1,163 acres; capital value, £730; half-yearly rent, £14 12s.

Weighted with £45, valuation for improvements.

The successful applicant will be required to take a lease (expiring at the same time as the run lease), under section 59 of the Land for Settlements Act, 1908, over Section 13, Block VI, Howard Survey District, containing 50 acres, at a half-yearly rental of £5 12s. 6d. Weighted with £5, valuation for improvements.