

good repair, order, and condition, and so yield up the same at the expiration or sooner determination of the said term.

10. The lease shall be for the term of years specified, without right of renewal, but shall be subject to termination by twelve months' notice in the event of the land being required by the Government.

11. The lease shall be liable to forfeiture if the lessee fails to fulfil any of the conditions of the said lease within twenty-one days after the date on which the same ought to be fulfilled.

The lands are described for the general information of intending bidders, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Further particulars may be obtained at this office.

W. D. ARMIT,
Commissioner of Crown Lands.

Land in Nelson Land District for Sale by Public Auction.

District Lands and Survey Office,
Nelson, 8th February, 1926.

NOTICE is hereby given that the undermentioned land will be offered for sale for cash by public auction at the District Lands and Survey Office, Nelson, at 11 o'clock a.m. on Tuesday, 16th March, 1926, under the provisions of the Land Act, 1924.

SCHEDULE.

NELSON LAND DISTRICT.

SECTION 16, Block VIII, Maruia Survey District: Area, 3 acres 2 roods 15 perches; upset price, £5 5s.

Situated in Maruia Valley, between road and river, fourteen miles from Murchison by metalled road and one mile from a school. Flat land, broken with small gullies. Fern and blackberry are in evidence. Soil good.

Terms of Sale.

Cash.—One-fifth of the purchase-money on the fall of the hammer, and the balance, together with £1, Crown grant fee, within thirty days thereafter, otherwise the part of the purchase-money paid by way of deposit will be forfeited, and the contract for the sale of the land be null and void.

Title will be subject to Part XIII of the Land Act, 1924.

Full particulars may be obtained on application to this office.

A. F. WATERS,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Napier, 8th February, 1926.

NOTICE is hereby given that written tenders, marked on the outside "Tender for lease," will be received at the above office up to 4 o'clock p.m. on Tuesday, 16th March, 1926, for a lease of the undermentioned reserve under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.

SECTION 1, Block V, Kumeroa Village (Kumeroa Domain), Woodville County: Area, 10 acres: minimum rental, £12 per annum.

Land of light stony nature; whole section has been laid down in grass, but pasture has run out, and land requires breaking up and regrassing. Fences in need of repair.

Abstract of Terms and Conditions of Lease.

1. Term of lease, seven years, without right of renewal, and subject to termination by twelve months' notice in the event of the land being required by the Government.

2. One half-year's rent at the rate offered, together with £1 1s. lease fee, must be enclosed with the tender.

3. No declaration is required. Residence is not compulsory. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee.

4. Possession will be given as from date of acceptance of tender, from which date the rent will commence.

5. The rent shall be payable half-yearly in advance.

6. The lessee shall 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. The public shall at all times have access on foot to all parts of the demised land not newly laid down in grass.

8. The free right at any time to plant trees on the demised land or to take possession of and fence off any portion of the demised land for the purpose of forming a football or cricket ground or a ground for sports of any kind is reserved to the lessor.

9. The lessee shall prevent the growth and spread of gorse, broom, and sweetbrier on the land, and he shall with all reasonable despatch remove, or cause to be removed, all gorse, sweetbrier, broom, ragwort, or other noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

10. The lessee shall destroy all rabbits on the land, and he shall prevent their increase and spread to the satisfaction of the Commissioner of Crown Lands.

11. The lessee to pay all rates, taxes, and other assessments that may become due or payable.

12. No trees to be felled, destroyed, or removed without the consent in writing of the Commissioner of Crown Lands.

13. The lease shall 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 have been fulfilled.

The reserve is described for the general information of intending tenderers, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Full particulars may be ascertained at this office.

J. D. THOMSON,
Commissioner of Crown Lands.

Education Reserve in Westland Land District for Lease by Public Auction.

District Lands and Survey Office,
Hokitika, 9th February, 1926.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, Hokitika, on Tuesday, 16th March, 1926, at 10.30 o'clock a.m., under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

WESTLAND LAND DISTRICT.

Grey County.—Hohoua Survey District.—Education Endowment Reserve No. 131.

Lots 1, 6, and 7: Area, 52 acres, 0 roods 24 perches; upset annual rental, £6 10s.

Weighted with £567, valuation for improvements, consisting of 45 acres felling and grassing, 40 chains fencing, six-roomed house, five-roomed house, two four-roomed houses, outbuildings, and gardens, to be paid in cash.

Land is situated close to the Aratika Railway-station and School on the Greymouth-Otira Railway-line, the access being from Greymouth, which is about nineteen miles distant by rail; or by metalled road a distance of twenty miles. The land is practically flat, carrying fair pasture, but running into second growth on the back portion, with rushes and patches of blackberry on the remainder. Soil of good alluvial deposit, suitable for agricultural or mixed farming. Watered by creek.

TERMS AND CONDITIONS OF LEASE.

1. Rent at the rate bid for the period from date of sale to 31st December, 1926, together with £2 2s. lease fee and the amount of valuation for improvements, to be deposited on the fall of the hammer.

2. Possession will be given on date of sale.

3. Rent payable half-yearly in advance. Interest 10 per cent. per annum to be paid on rent in arrear.

4. Lease is for a term of twenty-one years with perpetual right of renewal for successive terms of twenty-one years.

5. Rent of renewed lease to be fixed by arbitration. If lessee does not desire a new lease at end of any 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 sums that may be due to the Crown.

6. No transfer or sublease will be permitted without the consent of the Land Board.

7. Lessee to cultivate and improve the land and keep clear of noxious weeds and also to keep all creeks, drains, and watercourses open.

8. No gravel to be removed without consent of Land Board.

9. Lessee will not carry on any offensive trade.

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

11. Lease liable to forfeiture if conditions are violated.

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

W. T. MORPETH,
Commissioner of Crown Lands.