

a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

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

Full particulars may be obtained at this office.

O. N. CAMPBELL,
Commissioner of Crown Lands.

Portion of a State Forest in Otago Land District for Lease by Public Tender.

State Forest Service,
Christchurch, 13th January, 1928.

NOTICE is hereby given that written tenders for the lease of the undermentioned area in terms of the Forests Act, 1921-22, will close at my office, on Friday, 17th February, 1928, at 4 o'clock p.m.

SCHEDULE.

ALL that area containing by admeasurement 831 acres, more or less, being portion of Section 1, Block XII, Gimmerburn Survey District, Otago Land District (State Forest No. 60).
Minimum annual rent, £70.

Term of lease, eleven years, from the 1st day of March, 1928.

CONDITIONS OF LEASE.

1. The lessee shall keep down noxious weeds and destroy rabbits to the satisfaction of the Conservator of Forests.

2. The annual rent shall be paid half-yearly in advance.

3. No compensation shall be paid for any improvements which may be effected on the land during the currency of the lease, but the lessee will be allowed three months' time after the expiry of the lease in which to remove all fences, buildings, &c., erected by him. The fencing at present existing on the land shall remain the property of the Crown.

4. During the currency of the lease the lessee shall not take more than two crops from the same land in succession. One of these must be a root crop fed-off on the land, and either with or immediately after the second crop the lessee shall sow down the said land with good permanent grasses and clovers, and shall allow it to remain in pasture for at least three years before again cropping it.

All land which has been broken up within two years before the expiry of the lease shall be left sown down in good permanent grasses and clovers at the termination of the lease; such grassing to be done to the satisfaction of the Conservator of Forests.

5. During the currency of the lease the lessee shall keep the existing fire break on the planted portion of the land clear and in good order.

6. The lease shall be for the term stated above, but shall be subject to termination on twelve months' notice should the land be required for afforestation purposes.

7. The highest or any tender will not necessarily be accepted.

8. The lease shall be subject to forfeiture if the lessee fails to fulfil any of the conditions thereof within thirty days after the date on which the same should have been fulfilled.

Each tender must be accompanied by a deposit of a half-year's rent at the rate offered plus £1 1s. lease fee, and shall be enclosed in an envelope addressed to the undersigned and endorsed "Tender for lease."

Further particulars may be obtained and a copy of the lease perused at my office.

W. G. MORRISON,
Conservator of Forests.

Education Reserve in the North Auckland Land District for Lease by Public Auction.

North Auckland District Lands and Survey Office,
Auckland, 18th January, 1928.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, Auckland, at 11 o'clock a.m. on Thursday, the 23rd February, 1928, under the provisions of the Education Reserves Act, 1908, and Public Bodies Leases Act, 1908, and amendments.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.
Eden County.—Suburbs of Auckland.

LOT 2 on D.P. No. 11742, Portion Allotment 95.

Section 12: Area, 2 roods 25-89 perches. Upset annual rental, £55.

Weighted with the sum of £1,350, valuation for improvements consisting of dwellinghouse of seven large rooms, reception-hall, and laundry in basement; built of heart kauri throughout, concrete blocks, iron roof, 11 ft. stud. Fitted with electric light, electric hot-water service, city water-supply and city drainage. Plaster ceilings in three rooms and reception hall. Wall-papers in very good condition. Size of dwelling, 56 ft. by 31 ft., exclusive of bay windows. The whole of the building is in first-class repair.

This section is situated at 38 Orakei Road, within a few minutes walk of the Remuera tram-line. Access is by either tram-car or motor-bus (which passes gate). There has been a good orchard, which, however, has been neglected. The property generally is admirably suited as a residential site.

Abstract of Terms and Conditions of Lease.

1. Six months' rent at the rate offered, valuation for improvements, and £2 2s. lease fee, and cost of registration must be deposited on acceptance of bid.

2. Term of lease, twenty-one years, with perpetual right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.

3. Rent payable half-yearly in advance.

4. 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.

5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.

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

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

8. Lessee not to make improvements without the consent of the Land Board.

9. 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 revert to the Crown without compensation.

10. Lease liable to forfeiture if conditions are violated.

11. Lessee to keep buildings insured.

12. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

Full particulars may be obtained from the Commissioner of Crown Lands, North Auckland.

O. N. CAMPBELL,
Commissioner of Crown Lands.

BANKRUPTCY NOTICES.

In Bankruptcy.—In the Supreme Court of New Zealand.

NOTICE is hereby given that RICHARD AMBROSE MCKERNAN, of Devonport, Tobacconist, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Friday, the 20th day of January, 1928, at 11 o'clock a.m.

Dated at Auckland, this 10th day of January, 1928.

G. N. MORRIS,
Official Assignee.

In Bankruptcy.

In the Estate of JESSE ERNEST HOUNSELL, of Waipukurau, Music Dealer.

NOTICE is hereby given that a first and final dividend of 4s. 1d. in the pound is now payable at my office on all accepted proved claims.

9th January, 1928. G. G. CHISHOLM,
Official Assignee.