

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. No liability is accepted on the part of the Crown or of the Land Board to pay to the lessee any compensation for improvements, but if the lease is not renewed upon expiration, or if it is sooner determined, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of an amount equal to the value of buildings and improvements effected by the original lessee; and the amount so paid by the incoming tenant shall be paid to the original lessee without any deduction except for rent or other payments in arrears.

9. Lease liable to forfeiture if conditions are violated.

10. Lessee to keep buildings insured.

11. 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, Dunedin.

R. S. GALBRAITH,  
Commissioner of Crown Lands.

*Education Reserves in Hawke's Bay Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Napier, 3rd December, 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, Napier, at 11 o'clock a.m. on Wednesday, 16th January, 1929, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—EDUCATION RESERVE.

*Hawke's Bay County.—Puketapu Survey District.*

PART Block 70, western side of Harbour (Napier): Area, 95 acres 3 roods 23 perches. Upset annual rent, £45.

Loaded with £40, valuation for improvements consisting of two sheds and boundary fencing.

Area subject to amendment upon re-survey.

Situated across the road from the Eskdale School, extending over the spur falling towards the headwaters of the Inner Harbour. Blackberry very plentiful. Chiefly suitable for grazing, though tomatoes could probably be successfully grown on certain portions when cleared of blackberry.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, loading for improvements, and £2 2s. (lease fee) 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. No liability is accepted on the part of the Crown or of the Land Board to pay to the lessee any compensation for improvements, but if the lease is not renewed upon expiration, or if it is sooner determined, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of an amount equal to the value of buildings and improvements effected by the original lessee; and the amount so paid by the incoming tenant shall be paid to the original lessee without any deduction except for rent or other payments in arrear.

9. Lease liable to forfeiture if conditions are violated.

10. Lessee to keep buildings insured.

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

12. After the first half-year's rent and rent for period between date of lease and commencement of term have been

paid, the annual rent will be reduced to £2 for the two following years, subject to the lessee performing work in eradicating blackberry to the value of the rent remitted, to the satisfaction of the Field Inspector.

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

J. D. THOMSON,  
Commissioner of Crown Lands.

*Education Reserve in Town of Westport, Nelson Land District, for Lease by Public Auction.*

District Lands and Survey Office,  
Nelson, 29th November, 1928.

NOTICE is hereby given that the undermentioned Education Reserve will be offered for lease by public auction at the Courthouse, Westport, at 11 o'clock a.m. on Wednesday, 9th January, 1929, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

NELSON LAND DISTRICT.—TOWN OF WESTPORT.

SECTION 662: Area, 1 rood. Upset annual rental, £3.

*Locality and Description.*

This section is situated on the south-western corner of Mill and Derby Streets, in the Town of Westport, and is a good building-site. The section is flat and soil good.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Highest bidder shall be the purchaser.

2. Half-year's rent at the rate offered, broken period rent from date of sale to 30th June, 1929, and £2 2s. (lease fee) must be deposited on the fall of the hammer.

3. 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.

4. Rent payable half-yearly in advance on 1st January and 1st July in each and every year.

5. 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.

6. Lessee shall destroy to the satisfaction of the Commissioner of Crown Lands all noxious weeds on the land.

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

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

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

10. No liability is accepted on the part of the Crown or of the Land Board to pay to the lessee any compensation for improvements, but if the lease is not renewed upon expiration, or if it is sooner determined, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of an amount equal to the value of the buildings and improvements effected by the original lessee; and the amount so paid by the incoming tenant shall be paid to the original lessee without any deduction except for rent or other payments in arrear.

11. Lease liable to forfeiture if conditions are violated.

12. Lessee to keep buildings insured.

13. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear for more than thirty days.

Full particulars may be obtained from the undersigned.

A. F. WATERS,  
Commissioner of Crown Lands.

MAORI LAND NOTICE.

*Maori Lands for Lease by Public Tender.*

Office of the Aotea District Maori Land Board,  
Wanganui, 22nd November, 1928.

NOTICE is hereby given in terms of the Native Land Act, 1909, and its amendments, and the regulations thereunder, that written tenders will be received at the office of the Aotea District Maori Land Board, Wanganui, up to 3 o'clock p.m. on Tuesday, 18th December, 1928, for the leases of the lands described in the Schedule hereto, on the following terms and conditions:—