

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, mortgage, 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.

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

N. C. KENSINGTON,
Commissioner of Crown Lands.

Lands in Southland Land District for Sale by Public Auction.

District Lands and Survey Office,
Invercargill, 29th April, 1929.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash at the District Lands and Survey Office, Invercargill, on Wednesday, the 5th June, 1929, at 11 o'clock a.m., under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—TOWN OF RIVERTON.—
SUBURBAN LAND.

SECTIONS 13, 14, 15, and 16, Block XXII: Area, 1 acre. Upset price, £12.

Sections 12, 15, 16, and 17, Block XXIII: Area, 1 acre. Upset price, £10.

Sections 11, 12, 13, 14, and 15, Block XXIV: Area, 1 acre 1 rood. Upset price, £6.

Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, and 14, Block XXV: Area, 3 acres. Upset price, £12.

Situated on the Riverton Town boundary, close to the main road.

Terms of Sale.

Cash: One-fifth of the purchase-money on the fall of the hammer, and the balance, with £1 (Crown-grant fee) within thirty days thereafter.

If the purchaser fails to make any of the prescribed payments by due date the amount already paid shall be forfeited, and the contract for the sale be null and void.

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

Full particulars may be obtained at this office.

N. C. KENSINGTON,
Commissioner of Crown Lands.

STATE FOREST SERVICE NOTICES.

Milling-timber for Sale by Public Tender.

State Forest Service,
Rotorua, 29th April, 1929.

NOTICE is hereby given that written tenders for the purchase of the undermentioned milling-timber will close at the office of the State Forest Service, Rotorua, at 4 o'clock p.m., on Friday, 24th May, 1929.

SCHEDULE.

ROTORUA CONSERVATION-REGION.—AUCKLAND LAND
DISTRICT.

ALL the milling-timber specified on that area, containing approximately 49 acres, situated in Block X, Patetere N.E. Survey District (portion of State Forest No. 3.), close to Mamaku Railway-station. The total estimated quantity in cubic feet is 65,560, or in board feet 444,800, made up as follows:—

Species.	Cubic Feet.	Board Feet.
Rimu	44,793	307,000
Miro	6,216	38,970
Silver Beech	14,381	97,790
Totara	170	1,040
Total	65,560	444,800

Upset price: £612. Ground rent: £1 5s.

Time for removal of timber: Six months.

Terms of Payment.

A marked cheque for one-half of the price tendered, together with ground rent (£1 5s.) and £1 1s. (license fee), must accompany the tender; and the balance be paid three months after date of sale.

Terms of Sale.

1. All instalment-payments shall be secured by "on demand" promissory notes, made and endorsed to the satisfaction of the Commissioner of State Forests, and interest at the rate of 1 per cent. per annum in excess of current bank overdraft rates will be charged on all notes overdue from the date of maturity to the date of payment.

2. The right to cut and remove the timber will be sold in accordance with the provisions of the Forests Act, 1921-22, the regulations in force thereunder, and these conditions.

3. The attention of all tenderers is drawn to the fact that the local controlling body may require the successful tenderer to pay any claims or charges which may be made by that body for the maintenance of the road over which the timber may be transported, and before a sawmill license is issued a letter indicating that satisfactory arrangements have been made in this connection must be produced to the undersigned.

4. The above-mentioned quantities, qualities, and kinds as to the said timber shall be taken as sufficiently accurate for the purposes of this sale, and no contract for the purchase shall be voidable, nor shall the successful purchaser be entitled to any abatement in price by reason of the said timber being of less quantity, quality, or kind than as stated herein, or in any advertisement having reference to the said timber.

5. A return, verified by affidavit, giving the number of logs cut of each species and their contents must be made quarterly by the licensee on the last days of March, June, September, and December, respectively, in each year. A return, similarly verified, must be made on the same dates showing the output of sawn timber of each species. These returns may be ascertained and verified by the inspection of the books of the mill, or by such other means as the Conservator may require, and for this purpose the accounts and books shall be open to the inspection of the Conservator, a Forest Ranger, or other duly authorized officer.

6. Intending tenderers are expected to visit the locality and to satisfy themselves in every particular on all matters relative to the sale.

7. Each tenderer must state the total price that he is prepared to pay for each species. The highest or any tender will not necessarily be accepted, and the timber described is submitted for sale subject to the final acceptance of the tender by the Commissioner of State Forests.

8. The right is reserved to the Commissioner of State Forests to withdraw from sale any or all of the said timber either before or after the closing date for receipt of tenders.

9. If no tender is accepted for the timber herein mentioned it will remain open for application at the upset price until further notice.

10. Tenders should be on the special form obtainable from any office of the State Forest Service, and should be enclosed in envelopes addressed "Conservator of Forests, Rotorua," and endorsed "Tender for Timber."

The conditions which will be inserted in the license to be issued to the purchaser, and further particulars may be obtained on application of the undersigned or to the Director of Forestry, Wellington.

W. T. MORRISON, Conservator of Forests.