

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease: Thirty-three years, with a perpetual right of renewal for further successive terms of thirty-three years, and a right to acquire the freehold.
  2. Rent: Five per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.
  3. Applicants to be twenty-one years of age and upwards.
  4. Applicants to furnish with applications statutory declaration, and, on being declared successful, deposit £1 ls. (lease fee) and a half-year's rent. Rent for the broken period between date of lease and 1st January or 1st July following is also payable.
  5. Applications made on the same day are deemed to be simultaneous.
  6. No persons may hold more than one allotment.
  7. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.
  8. Lessee to reside continuously on the land and pay all rates, taxes, and assessments.
  9. *Improvements.*—Lessee is required to improve the land within one year to the value of 10 per cent. of the price; within two years, to the value of another 10 per cent. of the price; and thereafter, but within six years, to the value of another 10 per cent. of the price. In addition to the foregoing, and within six years, improvements are also to be effected to the value of £1 for every acre of first-class land, 10s. for every acre of second-class land, and 2s. 6d. for every acre of third-class land.
  10. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.
  11. Roads may be taken through the lands at any time within seven years; twice the original value to be allowed for area taken for such roads.
  12. Lease is liable to forfeiture if conditions are violated.
- Full particulars may be obtained from the Commissioner of Crown Lands, Dunedin.

N. C. KENSINGTON,  
Commissioner of Crown Lands.

(L. and S. 21/149/328.)

*Education Reserve in Taranaki Land District for Lease by Public Auction.*

District Lands and Survey Office,  
New Plymouth, 24th June, 1930.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, New Plymouth, at 10.30 o'clock a.m. on Monday, 28th July, 1930, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

TARANAKI LAND DISTRICT.

*Hawera County.—Ohawe Town Belt.*

SUB. 21 of Section 1: Area, 1 rood 10.3 perches. Upset annual rent, £1 10s.

Weighted with £60, for improvements. This sum is to be paid in cash immediately on fall of hammer. Improvements comprise one-roomed dwelling with covered and partially enclosed porch, one single brick chimney, 200-gallon tank, and 5 chains combined fence and hedge.

This section is situated about five and a half miles from the Hawera Post-office by a good metalled road, and is eminently suitable as a beach cottage-site.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered 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. Possession will be given on the day of the sale.

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

W. D. ARMIT,  
Commissioner of Crown Lands.

(L. and S. 9/2433.)

BANKRUPTCY NOTICES.

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

NOTICE is hereby given that FRITZ GRAHAM JACKSON, Agent, of 63 Queen Street, Auckland, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Tuesday, the 1st day of July, 1930, at 10.30 o'clock a.m.

Dated at Auckland, this 18th day of June, 1930.

A. W. WATTERS,  
Official Assignee.

*In Bankruptcy.*

NOTICE is hereby given that dividends are now payable in the undermentioned estates on all proved claims; promissory notes (if any) to be produced for endorsement prior to receiving dividends:—

- Aitkenhead, John, Contractor, Onehunga—First and final dividend of 1s. 4d. in the pound.
- Archer, R. W. W., Compositor, Whakatane—First dividend of 10d. in the pound.
- Chatterton, F. M., Married Woman, Auckland—First and final dividend of 6d. in the pound.
- Clough, Harvey, Bootmaker, Taneatua—First and final dividend of 4s. 9d. in the pound.
- Crooks, Robert, Labourer, Dargaville—First and final dividend of 1s. in the pound.
- Dally, T. W., Farmer, Waihi—First and final dividend of 2d. in the pound.

- Deane, Trevor, Builder, Auckland—First and final dividend of 1½d. in the pound.
- Carvie, W. J., Farmer, Mangere—Second and final dividend of 9½d. in the pound.
- Hunter, A. E., Flaxmiller, Kerepechi—First and final dividend of ¾d. in the pound.
- Hunter, D. H. D., Flaxmiller, Patetonga—First and final dividend of 1¾d. in the pound.
- Hunter, R. P. C., Flaxmiller, Waitakaruru—First and final dividend of 2½d. in the pound.
- McCardle, A. D., Farm Hand, Raglan—First and final dividend of 1¾d. in the pound.
- Nicholson, B. D., Indent Agent, Auckland—Second and final dividend of 2½d. in the pound.
- Postlewaight, F. and L., Contractors, New Lynn—First and final dividend of 2½d. in the pound.
- Raven, A. L., Land Agent, late of Auckland—First and final dividend of ¾d. in the pound.
- Sowersby, Thos., Sawmiller, Te Kuiti—Supplementary dividend of 3s. in the pound.
- Veitch, Peter, Tobacconist, Auckland—First and final dividend of 3s. 10½d. in the pound.
- Ward, A. E., Motor-dealer, Auckland—First and final dividend of 7s. 8½d. in the pound.
- Welch, J. W., Farm Labourer, Ngatea—First and final dividend of 1s. in the pound.

A. W. WATTERS,  
Official Assignee.

Wright's Buildings, Fort Street, Auckland,  
19th June, 1930.