

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 for 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 arrears.
12. Lessee to pay all rates, taxes, and assessments.
13. Land Board to approve of improvements proposed.

Form of lease may be perused and full particulars obtained from the Commissioner of Crown Lands.

H. W. C. MACINTOSH,
Commissioner of Crown Lands.

(L. and S. 22/3702.)

Education Reserves in Wellington Land District for Lease by Public Auction.

District Lands and Survey Office,
Wellington, 23rd February, 1931.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, Wellington, at 2.30 o'clock p.m. on Wednesday, 8th April, 1931, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.

Rangitikei County.—Tiriraukawa Survey District.

SECTION 30, Block VIII: Area, 520 acres. Annual rental, £245.

Weighted with the sum of £320, for improvements comprising boundary and internal fencing and small cow-shed. This sum is payable in cash.

Situated on the Makohine South road, six miles from Mangaweka, by five miles of metalled road and one mile of bride-track. This latter track is at present being widened to 12 ft. width. The whole area has been felled and grassed. Approximately 490 acres are hilly and broken land; balance is ploughable. The soil is of heavy chocolate and clay loam resting on clay and papa formation. Well watered by permanent streams. Altitude, 1,500 ft. to 2,000 ft. above sea-level.

Horowhenua County.—Township of Levin.

Section 1, Block XVI: Area, 1 rood 32 perches. Annual rental, £10.

Situated within the Township of Levin. All flat section, with soil of good quality, and admirably situated at the corner of Cambridge and Stanley Streets. Suitable for a residential or business site.

Waimarino County.—Township of Raetihi.

Section 281: Area, 5 acres. Annual rental, £2 7s. 6d.

Weighted with the sum of £8 15s., for improvements consisting of 30 chains of road and boundary fencing. This sum is payable in cash.

Situated within the Borough of Raetihi, with frontage to Ballance Street, one mile from Raetihi Railway-station. Practically level section in poor-quality pasture. Soil of light quality on papa formation. Permanently watered by stream.

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.

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

H. W. C. MACKINTOSH,
Commissioner of Crown Lands.

(L. and S. 20/549.)

MAORI LAND NOTICE.

Maori Lands for Lease by Public Tender.

Waikato-Maniapoto District Maori Land Board,
Auckland, 17th February, 1931.

NOTICE is hereby given, in terms of the Native Land Act, 1909, and the regulations thereunder, that written tenders are invited and will be received at the office of the Waikato-Maniapoto District Maori Land Board, Auckland, up to 4 o'clock p.m. on Tuesday, 24th March, 1931, for the lease of the land named in the Schedule hereto, for a term of fourteen years, with a right of renewal for a further term of twelve years and eight months.

SCHEDULE.

WAITOMO COUNTY.—SECOND-CLASS LAND.

MARAETAUA F.F., Block VII, Otanake Survey District: Area, 22 acres 1 rood 24 perches. Upset annual rental, £22 8s.

Low-lying and flat land. About 12 acres in grass; balance cleared. House on the property.

Situated on the Awakino Road, about eight miles from Te Kuiti.

TERMS AND CONDITIONS OF LEASE.

1. The term of the lease shall be fourteen years from the 24th March, 1931, at the rental tendered, with right of renewal for one further term of twelve years and eight months, at a rental assessed at 5 per cent. on the unimproved value of the land at the time of the renewal, such valuation, in the event of a dispute, to be determined by arbitration. Compensation for substantial improvements shall be allowed to the lessee at the expiration of the second term of the lease, as provided in section 263 of the Native Land Act, 1909.
2. Residence to commence within four years in bush lands or swamp lands, and within one year in open or partly open lands, and to be continuous for six years.
3. Lessee has no right to minerals without license, but he may use on the land any minerals for any agricultural, pastoral, household, road-making, or building purposes.
4. Every lessee shall bring into cultivation,—
 - (a) Within one year from the date of his lease, not less than one-twentieth of the land leased by him;
 - (b) Within two years from the date of his lease, not less than one-tenth of the land leased by him;
 - (c) Within four years from the date of his lease, not less than one-fifth of the land leased by him;
 and shall, within six years from the date of his lease, in addition to the cultivation of one-fifth of the land, have put substantial improvements of a permanent character (as defined by the Land Act, 1908) on first-class land to the value of £1 for every acre of such land, and on second-class land to an amount equal to the net price of every acre of such land: Provided that in no case shall the additional improvements required on second-class land be more than 10s. per acre, or 2s. 6d. on third-class land.
5. (a) Rent shall be payable half-yearly in advance.
 - (b) Lessee shall not assign the lease without the consent of the Board.
 - (c) Lessee will cultivate the land in a husbandlike manner, and keep it free from noxious weeds.
 - (d) Lessee will keep fences and buildings in repair.
 - (e) Lessee will fence without any right of resort to the Board for contribution on account of the Board owning or occupying adjacent land; but this provision shall not deprive the lessee of any rights he may have against any subsequent occupier, other than the Board, of such adjacent land.