

1881.
NEW ZEALAND.

LEASING GOVERNMENT WORKSHOPS AT PORT CHALMERS.

Laid on the Table by the Hon. Mr. Hall, with leave of the House.

TERMS and CONDITIONS of LEASE, from HER MAJESTY the QUEEN, of the PORT CHALMERS WORKSHOPS.

1. *Premises Leased.*—The premises to be leased are the buildings with the plant and machinery comprised in and known as the Port Chalmers Workshops, as indicated in the block plan hereto attached, and thereon coloured pink, as more particularly described as follows:—Firstly: The stone building (containing the machinery and plant enumerated in Schedule I. hereto annexed) and the right-of-way thereto. Secondly: The steam-hammer shed (containing the plant and machinery specified in Schedule II. annexed). Thirdly: The yard adjacent to the above-named buildings, with the plant and machinery specified in Schedule III. annexed.

2. *Term.*—The lease shall terminate at the expiration of two years from the date of acceptance of tender.

3. *Insurance.*—The tenant shall insure and keep insured against risk of fire the whole of the machinery, plant, and buildings during the currency of the lease in the joint names of himself and the Queen for the sum specified in Schedule IV. hereto attached. The policies of insurance shall be forwarded to the Minister, and, in the event of the property being at any time uncovered by insurance to such amount, the lessee shall forfeit to the Minister a sum of £10 for each day during which such omission to insure may continue, and the Minister may insure the same in any public office for such uninsured amount, and the premium so paid shall be refunded by the tenant in addition to the rent.

4. *Application of Insurance Money.*—In the event of loss by fire the insurance money shall be applied in reinstating the property in such manner as shall be directed by the Minister, and, should the property not be fully reinstated at the expiration of the tenancy, the tenant shall make good to the Minister such portion of the insurance money as shall not be represented by value of shop, plant, and machinery actually reinstated.

5. *Proper Use.*—The machinery and tools hereby leased are to be used by the tenant only for the purposes for which they are respectively intended, and in a workmanlike manner.

6. *Repairs.*—The machinery, plant, and buildings are to be maintained by the tenant in a good and efficient state of repair.

7. *Good Order.*—Should the shops for any reason be closed, or should any of the machines be in disuse during the currency of the lease, the machines shall be kept clean and in good order, and properly protected from injury.

8. *Alterations.*—No alteration is to be made in the construction or position of any of the fixed machines or plant without the consent of the Minister.

9. *Rolling Mill.*—The large rolling mill in the yard (see Schedule III.) can only be used by arrangement with the Harbourmaster for driving by the dock-pumping engines, at such times as the Harbourmaster may approve, and no interference with the dock-pumping plant will be permitted.

10. *Wear and Tear.*—The whole of the buildings, machinery, and plant shall be given up at the termination of the lease to the Minister in good order and in an efficient state of repair, fair wear and tear alone excepted.

11. *Right of Entry.*—Right is reserved to the Minister, and any officer or officers appointed by him, to enter on the lessee's premises at any time for the purpose of inspection and to stop any engine or machine for purposes of inspection or which may be improperly used, and the use of such engine or machine may be prohibited during such inspection or pending any repairs which may be ordered.

12. *Bond, &c.*—Tenders shall be made to the Minister in writing, and they shall state the sum which the tenderer offers to pay to the Minister by way of annual rent for the use of the premises, buildings, and machinery herein specified, subject to these conditions. Each tenderer must name in his