

And also that they, the said lessees, their successors and assigns, shall and will convey and send, or cause to be conveyed and sent, all the coal hereinbefore agreed to be raised and gotten from the said mines in each year of the said term which is sent in the direction of the Port of Greymouth, and which could be carried by the said railway upon the said railway when the same shall be open for traffic, and a crane or other sufficient appliances shall be so placed at Greymouth and be of such sufficient power as will enable the loading of the coal into ships at the railway wharf at Greymouth aforesaid :

And also shall and will during the continuance of the said term, according to the best of their judgment, skill, and discretion, continue uninterruptedly (suspension and stoppages by reason of any fault or failure in the mines or any inevitable accident only excepted) to work and manage the said mines, and shall and will get, raise, carry away, sell, and dispose of the said mines, layers, seams, and strata of coal, and search for the same, and dig and drive such pits, shafts, levels, and openings as may be deemed requisite and likely to tend to the discovery, winning, or getting the same, and shall carry on such works in a skilful and proper manner, and according to known and usual modes of working ; and shall and will from time to time during the continuance of the said term keep the said mines properly ventilated, and have and construct therein all needful walls, pillars, and other necessary supports, and shall and will raise and draw the slack and rubbish that may be gotten in the said mines, or so much thereof as may be necessary to preserve the said mines clean and not exposed to any damage by fire, and dispose of the same in such manner as shall be approved of by the lessor : And, for the purposes and also to the intent that the said works shall be continued and carried on with full and unabated vigour and effect during the continuance of the said term, that they, the lessees, their successors and assigns, shall and will constantly employ in and about the said mines and works a proper number of good and skilful colliers, workmen, servants, and labourers, and also of horses, cattle, carts, carriages, engines, machinery, utensils, tools, and other articles requisite for the carrying-on and working of the said mines in such a workmanlike manner as shall tend to the mutual benefit, profit, and advantage of the said several parties hereto, or their respective representatives or assigns :

And also shall and will, during the continuance of the said term, keep or cause to be kept regular books, wherein shall be duly entered fair and open, just, correct, particular, and regular accounts in writing, from time to time, of the several quantities of the large or best coals, and slack, which shall from time to time be gotten or received from and out of the said mines, and of such quantities thereof as shall be sold and carried away, or used, consumed, and employed in or about the works of the said mines and premises, and of the several times and dates of such gettings, raisings, sales, conversions, use, and consumption, and also of the number of boats, and the names of the owners and masters or steerers thereof, and also of the owners and drivers of wagons, carts, carriages, trucks, horses, and cattle in and by which the same may be carried away respectively ; and also will make such entries in the said books of accounts at the time or respective times of ascertaining such actual quantities ; and also shall and will permit and suffer the said lessor or her officers, or the owner or owners of the said land, his, her, or their assigns, clerk, or agent for the time being, at all reasonable times to inspect the said books of account, and to make copies thereof or extracts therefrom :

And also shall and will, every six calendar months (to be computed from the date hereof) during the said term, make out and deliver, or cause to be made out and delivered, at their own expense, to the lessor, or her officers, her successors or assigns, a true, correct, and full account of all the coal raised and gotten from the said mines, and of the several quantities thereof, as shall be sold or disposed of, or used, consumed, and employed in or about the works of the said mines and premises for the preceding six calendar months, and of such other particulars relating thereto as may be required ; together with a full and correct map or plan of every mine opened and working, showing the true position of the coal-seams therein, and of the workings, passages, walls, and galleries thereof :

And also shall and will permit the said lessor, or her officers, or her successors or assigns, or any other person or persons whom she or they may appoint, to enter upon the said land, mines, and premises once in every year, and oftener if necessary, and to survey and inspect and to make plans of the said mines and works, and to see whether the same are in good and substantial order, condition, and repair, and are ventilated, worked, managed, and carried on in a proper workmanlike manner, according to the true intent and meaning of these presents ; and shall and will help and assist such person or persons so entering as aforesaid by means of the agents and other workmen, and permit them to have the reasonable use of the engines, implements, and utensils of the lessees, their successors and assigns, for the purposes aforesaid : Provided always that, if on such inspection it shall be found that any working should not be carried on in any mine or a part thereof, or that a mine is not being fully worked, or that any working is not being properly carried on, or that any other matter or thing necessary to be done for effectually carrying out of this lease be not done, or that any other matter or thing is being done which should not be done, then the lessees, upon receiving twenty-one days' notice from the lessor, her officers or servants, her successors or assigns, or their agents, shall do or commence to do, or, as the case may require, shall cease to do, the act, matter, or thing in such notice mentioned ; and shall and will at all times during the continuance of this lease, at their own expense, make and keep sufficient fences for the protection of man and beast around any shaft or pit to be sunk upon the said piece or parcel of land, and also maintain and keep all mines, shafts, machinery, and plant in good working order and condition ; and also, where any mine is abandoned, either fill up the same and resoil the surface, or fence and keep the same fenced in a proper and substantial manner, and also shall fill up any holes made upon the said land by the lessees in seeking for coal either before the date of this lease or subsequently thereto, and resoil the surface, and also shall ~~not~~ nor will do any unnecessary damage to the surface in opening or working any mines :

And also that they, the said lessees, their successors or assigns, shall not nor will at any time hereafter during the said term hereby granted set over, assign, or part with the premises hereby