

sioners to re-enter upon the premises without giving any notice; the lessee may, during or at the expiration of the term of lease, remove all or any of the buildings that he may have erected on the premises, provided he shall have given to the Commissioners twenty-one days' previous notice so to do, and shall hand to the Commissioners the rent for the full term of the lease.

*Otago Provincial District.*

"In filling up the last column the amount of rent has been inserted that the vacant sections are considered worth. It must not be supposed, however, that they would let at those figures, as, with the exception of those in the Wallace and Southland Counties, they have been offered at public auction on several occasions without success. The large area shown in the Southland County as vacant—namely, 23,989 acres—consists almost entirely of lands in the Waikaia, Wendon, Wendon-side, Greenvale, and Hokonui Districts which were taken from the runs for agricultural occupation, and offered partly for cash sale and partly for lease, but which have not yet been taken up. Of the above area, 12,010 acres are in the Waikaia Survey District, and they are the balance of the agricultural blocks in that district which have been offered for fourteen years' lease on three different occasions at an upset price of 1s. 6d. an acre per annum. Since the date of the return (October, 1885) 767 acres of the 12,010 acres have been taken up. The Commissioners intend offering the balance shortly, when, no doubt, some more will be leased."

"Of the 1,195 acres in the Clutha County shown as vacant, 1,077 acres are situated in the Glenomaru District, and consist chiefly of bush land, which, in the meantime, is of no value, and will not let at any price. There are several other sections in various counties which are of little value, and will not let. There is also a large number of quarter-acre sections in various townships for which there is no immediate demand."

"In putting a capital value on the reserves the question has been gone carefully into, but in several cases the value given may be wide of the mark. There is considerable difficulty in putting a correct value on land just now, more especially on pastoral land; but the opinion of several persons has been taken who are in a position to know what runs would bring if submitted to auction, and it is thought the values are not far out."

"The ordinary terms of lease for arable lands are from fourteen to twenty-one years, the former being the term in most cases. For pastoral leases and runs the terms are from seven to fourteen years, the latter being the commonest term. In some cases the leases have been given for five, seven, and ten years respectively. Town lands are leased for fourteen years, and in some cases for twenty-one years, but fourteen years is the usual term."

*Conditions of Lease.*—Rural Lands: "The lessee shall pay the rent half-yearly, in equal portions, and also bear and pay all taxes, rates, charges, assessments, or impositions, either already made or which may afterwards be made upon or in respect of the lands and any buildings, fencing, and improvements which may be made thereon, whether chargeable against the owner or occupier. The rent in every case shall be payable half-yearly, in advance, during the term. Lands included in any mining district duly constituted under the provisions of 'The Mines Act, 1877,' are let subject to the provisions contained in the said Act, or any amendment or re-enactment thereof authorising the occupation of such lands or any part thereof for mining purposes; but the lessors shall not be liable to pay to the lessee of any such lands so included in such mining district compensation for any damages he may sustain by reason of any such occupancy, but such lessee shall apply to the Crown for such compensation (if any) as he may be entitled to. Unless otherwise agreed upon, the lessors shall reserve all mines, metals, minerals, lime, slate, and freestone in or upon the demised land, with power to work, use, possess, sell, and dispose of the same or any parts thereof, and also to make roads through such land, and build houses and conveniences thereon, on payment of surface damages only; but, in the event of the lessee discovering any minerals on the property, the lessors will be prepared to grant him permission to work the same on advantageous terms. The fencing and cultivation of the land shall be commenced within one year from the commencement of the term, and the whole of the land shall be properly fenced and brought under cultivation within years from the commencement of the term, unless special circumstances shall, in the opinion of the lessors, render a different provision necessary. In the cultivation of the land the usual rules adopted in good husbandry shall be followed as far as practicable, and particularly during the first years of the term not more than two white crops shall be taken from the same ground in succession, and, whenever two such successive crops shall have been taken, a white crop shall not again be taken from the same ground until it has been at least two years under green crop, pasture, or summer fallow. During the last six years of the term not more than two white crops shall be taken without the intervention of a green crop, pasture, or summer fallow; and in the event of the lessee contravening this provision he shall pay £5 additional rent for every acre cultivated differently. All buildings and fences shall be kept and delivered up in good repair at the end of the term. All claims already made, and which may be made during the currency of the term, in terms of 'The Fencing Act, 1881' (or of any Fencing Act or amending Act that may be passed), by the person or persons entitled, shall be paid by the lessee. The boundary-fence at the expiry of the lease shall be a 'sufficient fence' within the meaning of the said Fencing Act or any amending Act as aforesaid. In the last year of the term grass and clover seed shall be supplied by the lessors or incoming tenant, on or before the first day of September, sufficient to sow down one-sixth of the area of the land demised, which seed shall be sown, harrowed, and rolled by the lessee at his own expense; but it shall not be necessary to sow such area in grass and clover during the last year of the term if the lessee, in lieu thereof, shall leave an equal extent of land in good pasture; and, if only a portion of the prescribed area be left in good pasture, then such additional extent only shall be sown during the last year as shall, together with the land in pasture, make up the sixth part of the area of the land. The lessee shall be bound to permit the incoming tenant to plough all land, except pasture, and to do all other necessary work, after the last year's