

*Land in Canterbury Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Christchurch, 15th March, 1939.

NOTICE is hereby given that the undermentioned property will be offered for lease by public auction at the District Lands and Survey Office, State Fire Building, Christchurch, at 2 o'clock p.m. on Wednesday, 19th April, 1939, under the provisions of the Land Act, 1924.

#### SCHEDULE.

CANTERBURY LAND DISTRICT.—SECOND-CLASS LAND.

*Tawera County.—Bealey Survey District.*

RESERVE 2461, Block XIV : Area, 18 acres 2 roods 11 perches. Upset annual rent, £10.

Loaded with £65 (payable in cash), for improvements, comprising stable and storeroom, and approximately 50 chains of party boundary and road boundary fencing.

This land is situated on the south bank of the Waimakariri River on the main West Coast Road, and is distant seven miles from Arthurs Pass, and eighty-seven miles from Christchurch. The land comprises undulating to very steep broken, clay, and rocky hillsides, and offers fair summer grazing, while a small area could be cultivated for a vegetable garden.

#### *Terms and Conditions of Lease.*

(1) Term of lease, twenty-one years, with perpetual right of renewal at rental to be agreed upon or fixed by arbitration. No right to acquire the freehold.

(2) Six months' rent at the rate offered, broken-period rent to 30th June, loading for improvements, and £1 1s. lease fee to be deposited on the fall of the hammer.

(3) Rent payable half-yearly in advance, on the 1st January and 1st July in each year.

(4) Lessee to have no right to transfer or otherwise dispose of the whole or any portion of the demised land except with the written consent of the Land Board first had and obtained.

(5) Lessee at all times to keep the land free from rabbits, and prevent growth and spread of all gorse, broom, and sweetbriar, and with all reasonable dispatch to remove or cause to be removed all noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

(6) Lessee to pay all rates, taxes, and other assessments that may become due and payable.

(7) Lessee, within twelve months of the date of the lease, to erect on the demised land a modern hotel in accordance with the requirements of the Hurunui Licensing Committee, and to immediately take all available legal steps to obtain a publican's or accommodation license (within the meaning of the Licensing Act, 1908) for such hotel.

(8) Lessee to keep all buildings (including future buildings) on the demised land in good condition and repair to the satisfaction of the Commissioner of Crown Lands, and to insure them to their full insurable value.

(9) Lessee throughout the term of the lease to keep such buildings open and in use as an hotel, inn, or public house for the accommodation of travellers and other guests, and the sale of liquors, and not to do or permit to be done anything whereby the publican's or accommodation license may be cancelled.

(10) No liability is accepted on the part of the Crown or the Land Board to pay to the lessee any compensation for improvements, but if the lease is not renewed upon expiration or sooner determination, 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. If any disagreement should arise between the parties hereto touching the value of the aforementioned improvements, the matter shall be referred to arbitration.

(11) The licensee shall have no right to any minerals; where any mineral is discovered the Crown may cancel the license over such land as is required for the proper working of the mine or for access thereto.

(12) The lessee is liable to termination for violation of any of the above conditions.

Draft lease setting out conditions in detail may be perused at the District Lands and Survey Office, State Fire Buildings, Christchurch, and any further information required may be obtained from the undersigned.

N. C. KENSINGTON,  
Commissioner of Crown Lands.

(H.O. 6/3/269; D.O. R1264.)

#### BANKRUPTCY NOTICES.

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

NOTICE is hereby given that CHARLES LIONEL BAKER, of Whangarei, Carrier, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Thursday, the 23rd day of March, 1939, at 11 o'clock a.m.

Dated at Whangarei, this 10th day of March, 1939.

A. J. CHING,  
Official Assignee.

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

NOTICE is hereby given that THOMAS OLDHAM BENNETT, of Dargaville, Builder and Contractor, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at the Courthouse, Dargaville, on Friday, the 17th day of March, 1939, at 10.30 o'clock a.m.

Dated at Auckland, this 8th day of March, 1939.

A. W. WATTERS,  
Official Assignee.

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

NOTICE is hereby given that ARCHIBALD JOSEPH STANAWAY, of Auckland, Clerk, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office, Law Court Buildings, High Street, Auckland, on Thursday, the 23rd day of March, 1939, at 10.30 o'clock a.m.

Dated at Auckland, this 13th day of March, 1939.

A. W. WATTERS,  
Official Assignee.

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

NOTICE is hereby given that WILLIAM ROY HENDERSON, of Te Awamutu, Traveller, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at the Courthouse, Otorohanga, on Wednesday, the 22nd day of March, 1939, at 10.30 o'clock a.m.

Dated at Hamilton, this 14th day of March, 1939.

V. R. CROWHURST,  
Official Assignee.

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

NOTICE is hereby given that EVELYN WILLIAM O'KEEFFE, also known as Len O'Keeffe, of Rahotu, Sharemilker, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Tuesday, the 21st day of March, 1939, at 11 o'clock a.m.

Dated at New Plymouth, this 10th day of March, 1939.

L. W. LOUISSON,  
Official Assignee.

*In Bankruptcy.*

In the estate of SEPTIMUS FREDERICK REID and CATHERINE REID, of Utiku (trading as "S. F. Reid").

NOTICE is hereby given that a first and final dividend of 2½d. in the pound is now payable at my office on all accepted proved claims.

S. PERCY,  
Official Assignee.

Courthouse, Taihape, 10th March, 1939.

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

NOTICE is hereby given that WILLIAM ALEXANDER McCORMICK, of Fordell, Labourer, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Thursday, the 23rd day of March, 1939, at 10.30 o'clock a.m.

Dated at Wanganui, this 13th day of March, 1939.

B. M. SILK,  
Deputy Official Assignee.