

This section is situated on the corner of Dowling, High, and Burlington Streets, and is one minute's walk from the main street.

*Abstract of Terms and Conditions of Lease.*

1. Three months' rent at the rate offered, loading for improvements, and £1 ls. (lease fee) to be deposited on the fall of the hammer.
2. Term of lease: Twenty-one years from 5th July, 1940. On expiry a new lease is to be offered by auction at an upset rental and loading for improvements to be fixed by fresh valuations.
3. Rent payable quarterly, not in advance.
4. Lessee to maintain in good substantial repair all erections and buildings and not to remove any erections or buildings from the demised land; and to yield up all such erections and buildings in good order and condition at the expiration or sooner determination of the lease.
5. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
6. Lessee not to transfer, sublet, or subdivide, without the consent of the lessor.
7. No liability is accepted on the part of the lessor to pay to the lessee any compensation for improvements but upon the expiration, or sooner determination of the lease, a new lease is to be offered for disposal by public auction subject to payment by the incoming tenant of an amount equal to the value of buildings and improvements determined in manner provided; and the amount so paid by the incoming tenant shall be paid to the previous lessee without any deduction except for rent and other payments in arrear.
8. Lessee to keep all buildings insured in the joint names of the lessor and lessee.
9. Lessee to pay all rates, taxes, and other assessments levied against the land and the improvements thereon.
10. The lessor to have the right to the perpetual use of the party wall between the land hereby demised and the adjoining land occupied by the lessor, and this right will be the subject of an agreement between the lessor and the lessee.
11. Lease to be subject to termination if conditions of the lease are not complied with.

Form of lease may be perused and full particulars obtained at this office.

W. E. SHAW,  
Commissioner of Crown Lands.

(H.O. 6/1/284; D.O. M.L.O. 359.)

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

Department of Lands and Survey,  
Invercargill, 11th June, 1940.

NOTICE is hereby given that the undermentioned lots will be offered for lease by public auction at the District Lands and Survey Office, Invercargill, on Thursday, 25th July, 1940, at 11 o'clock a.m., under the provisions of the Land Act, 1924.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—TOWN OF INVERCARGILL.

LOTS 6 and 7 of part Section 4, Block XCI: Area, 31.8 perches. Upset annual rental, £46.

Loaded with £2,250 (to be paid in cash) for improvements, comprising double brick wool-store and office, complete with built-in cupboard, iron roof, and concrete floor, with approximately one-third of total floor space covered with tongue-and-groove flooring. All in good repair. Iron lean-to at the back with wooden floor.

The property is situated adjoining railway-yards with a frontage to Spey Street.

*Conditions.*

1. Term of lease: Twenty-one years from 31st December, 1940, with perpetual right of renewal for further similar terms at rentals on fresh valuations under the provisions of the Land Act, 1924.
2. Six months' rent at the rate offered and rent for the broken period, lease fee £1 ls., and weighting for improvements, must be deposited on the fall of the hammer.
3. No right to freehold.
4. Rent payable half-yearly in advance on the first days of January and July each year.
5. Lessee liable for payment of all rates, taxes, and other assessments.

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6. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

7. Lessee not to transfer, mortgage, sublet, or subdivide without consent of the Land Board.

8. No liability is accepted on the part of the Crown 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. Lessee to obtain the Land Board's consent before effecting improvements and to maintain the existing improvements to the satisfaction of the Land Board.

10. Lease to be subject to forfeiture if the lessee fails to fulfil any of the conditions of the lease whether expressed or implied within thirty days after the date on which same should have been fulfilled.

Any further information required may be obtained from the undersigned.

THOS. CAGNEY,  
Commissioner of Crown Lands.

(H.O. 6/11/59; D.O. 8/38, 10/6.)

MAORI LAND NOTICE.

*Maori Lands for Lease by Public Tender.*

Waikato-Maniapoto District Maori Land Board,  
Auckland, 27th May, 1940.

NOTICE is hereby given in terms of the Native Land Act, 1931, 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 Friday, the 26th July, 1940, for a lease of the land named in the Schedule hereto for a term of seventeen years from 1st August, 1940.

SCHEDULE.

SECTION 4, Block VI, Tuhua Survey District: Area, 1,067 acres 2 roods 15 perches. Upset rental, £13 7s. per annum.

Undulating to broken country, soil fair. Access from Ongarue Railway-station, approximately three miles.

SECTION 5, Block VI, Tuhua Survey District: Area, 929 acres 3 roods 20 perches. Upset rental, £11 12s. per annum.

Undulating to hilly country. Soil fair to good. Access from Ongarue Railway-station, approximately three miles.

*Terms and Conditions of Lease.*

The term of the lease shall be seventeen years from the 1st August, 1940, at the rental tendered. Compensation for substantial improvements shall be allowed to the lessee at the expiration of the term of the lease as provided in section 327 of the Native Land Act, 1931.

Lessee has no right to millable timber, flax, or minerals without license but he may use on the land any such timber, flax, or minerals essential to the good farming of the property.

Rental shall be payable half-yearly in advance.

Lessee will pay all rates, taxes, &c.

Lessee will not assign, sublet, or mortgage the lease without the consent of the Board.

Lessee will cultivate the land in a husbandlike manner and keep it free from noxious weeds.

Lessee will keep fences and buildings in repair.

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.

A copy of the form of lease can be inspected at the office of the Under-Secretary for Native Affairs, Wellington, or the office of the Board.

*General Instructions to Tenderer.*

1. The sections to be leased are subject to rental specified.
2. Every tender shall be enclosed in a sealed envelope, addressed to the President of the Board, and marked on the outside as follows: "Tender for Lease."