

MEMORANDUM OF LEASE.

WE, the persons whose names are subscribed in the first column of the schedule hereto, being registered as the proprietors of an estate in fee-simple, subject, however, to such encumbrances, liens, and interests as are notified by memorandum underwritten or endorsed hereon, in that piece of land situate in the district of Waiapu, County of Waiapu, in the Provincial District of Auckland, containing two thousand two hundred and sixty-two acres, be the same a little more or less, as the same is shown and delineated in the plan thereof drawn hereon, edged red, being that block of land called or known as Whakaangi No. 5 (A and B), comprised and referred to in an order of the Native Land Court dated the , do hereby lease to Samuel Bentley, of Mahia, John Murray, of Napier, settlers, all the said land, to be held by them the said lessees as tenants for the space of twenty-one years from the first day of April, one thousand eight hundred and ninety-three, at the yearly rental of one shilling per acre for the first term of seven years, one shilling and threepence per acre for the second term of seven years, and one shilling and sixpence for the last term of seven years, subject to the following covenants, conditions, and restrictions:—

1. The rent shall be paid individually to the lessors the first year in advance, the receipt whereof is hereby acknowledged.

2. If the rent is three months in arrears after proper demand the lessors shall have the right to re-enter upon the land hereby leased.

3. The lessees shall pay all survey-costs, and deduct the same from rents of the second and third years till paid off.

TRANSFERRED from Samuel Bentley and John Murray to Bank of Australasia, 17th November, 1896.

TRANSFERRED from Bank of Australasia to Cecil Albert de Lautour, solicitor, Gisborne, 21st day of May, 1898.

HAWKE'S BAY LAND DISTRICT.—No. 312.

Rural Lands for Selection on the Optional System.

(1,182 Acres.)

NOTICE is hereby given that the undermentioned lands are open for sale or selection, in terms of the Land Act, 1908, and its amendments, either for cash, for occupation with right of purchase, or for renewable lease, at the option of the applicant, and applications will be received at the District Lands and Survey Office, Napier, and at the local Lands and Survey Office, Gisborne, up to 4 o'clock p.m., on Wednesday, the 22nd April, 1914.

The ballot for the sections for which there is more than one applicant will be held at the local Lands and Survey Office, Gisborne, on Friday, the 24th April, 1914, at 2.30 o'clock p.m.

Preference will be given to landless applicants who have children dependent on them or who have within the preceding two years applied for land at least twice unsuccessfully.

Areas are subject to alteration on survey.

PART WHAKAANGIANGI BLOCK.—WAIAPU COUNTY.—MANGAOPORO SURVEY DISTRICT.

First-class Land.

| Section. | Block. | Area. | | | Cash Purchase : Total Price. | | Occupation with Right of Purchase : Half-yearly Rent. | | Renewable Lease : Half-yearly Rent. | |
|---|--------|-------|----|----|---------------------------------|-------|---|-------|---|-------|
| | | A. | R. | P. | £ | s. d. | £ | s. d. | £ | s. d. |
| 3 | IV | 521 | 0 | 0 | 6,500 | 0 0 | 162 | 10 0 | 130 | 0 0 |
| Weighted with £390, valuation for improvements. | | | | | | | | | | |
| 4 | IV | 661 | 0 | 0 | 7,780 | 0 0 | 194 | 10 0 | 155 | 12 0 |

IMPROVEMENTS.

The improvements included in the capital values are as follows:—

Section 3.—334 chains of fencing, and sheep-dip, draining-pens, mixer, and yards, of a total value of £325 10s.

Section 4.—236 chains of fencing, valued at £177.

The improvements which are not included in the capital value, but which must be paid for in cash, consist of:—

Section 3.—Nine-roomed house, wash-house, dairy, men's whare, and loose-box, the whole valued at £390.

DESCRIPTIONS.

Section 3.—Originally all covered with heavy mixed bush, but has all been felled, cleared, and laid down in the best English grasses; good soil, resting on papa and marly clay subsoil; land lies well, and general aspect is good; comprises partly flat and undulating land and partly easy slopes. Situated on the Taurangakautuku River, about nine miles from Te Araroa Township.

Section 4.—Originally covered with heavy mixed bush, but has all been cleared and sown with best mixed English grasses, with exception of about 60 acres still remaining in bush, which gives good shelter for stock; good soil, resting on papa and marly clay subsoil; land lies well, and general aspect is good. The section comprises partly flat land and hill country. Situated on the Taurangakautuku River, about nine miles from the Te Araroa Township by a good full-width dray-road.