

frontage and having no especial value beyond the tens of thousands of feet of equally valuable land in the same and in other localities, should ever be worth any such sum, out of what is the rent to come? A merchant would need extraordinary profits upon his sales to make an initial expenditure of \$50,000 a year, for ground rent on forty-five feet frontage, with which to begin his expense account.

And for what purpose deprive the invalid of her income for so many years, only to have a greater capital when more than half of the span of life of those who live long is past?

Should the infant gain normal health and strength, marry and have children, different considerations would be applicable; considerations which can be taken into account when the time comes if the property be then unsold.

Under existing circumstances even a sale now of the whole property at the sum which it is said it would bring, would, as it seems to me, be preferable, in the interest of the infant; but I see no good reason why it should be now a sale or this scheme irrevocably gone. There are other means by which a sale may be avoided, at least until, as it is said, a year or so may tell whether the hopes of better health are to be realized.

If that which seems to be deemed the worst, to those who advocate this scheme, should come, the worst, which will bring with it over a quarter of a million dollars—as I understand the witnesses' calculations—can hardly be deemed an altogether unmixed evil. At present, if there were the power to do so, I would not carry into effect the proposed scheme.

So far I have dealt with the case leaving out of consideration the right intended to be conferred upon the infant, by the deed of settlement, to purchase her father's share when she attains the age of 21 years, on the same terms as it is said should now be accepted by her. If that right exists, and no one has yet questioned it, why should she buy now? Why not wait and make sure as to appreciation or depreciation in value of the land. If she have this right what excuse could there be for exercising it now instead of leaving it till she is able to decide for herself, it being in the meantime substantially to her a case of heads I win and tails you lose?

Whether there is power or not need not be considered. Generally speaking, power to enable an infant to deal with land, as of age, exists upon statutory enactment only. I am, of course, leaving out of consideration any power over land of an infant in an adjudication in proceedings in which they