

thereon to the value of ten shillings per acre, the said Surveyor-General shall issue to him or them a certificate of improvement, in the form marked A in the schedule hereto.

*Holder of certificate of improvement may sell, lease, or mortgage.*

XI. Upon the grant of the certificate of improvement aforesaid, the person to whom the same is issued may, subject to any unpaid instalments, sell, mortgage, or lease the land in respect of which such certificate has been issued; but until the entirety of the purchase-money of the said land has been paid, no sale, mortgage, or lease of the said land shall be valid unless a certificate of improvement as aforesaid has been issued in respect thereof.

*Conveyance of surveyed lands.*

XII. Upon payment of the entirety of the purchase-money, a conveyance of the land shall be executed in favour of the pre-emptor, reserving to the Crown the right to take back so much thereof as may be required for roads or other public purposes, and reserving also the precious minerals, with a right to enter and work the same in favour of the Crown, its assigns and licencees.

*Conveyance of pre-empted claim in unsurveyed lands.*

XIII. If the land is not then included in the Government Survey, the conveyance shall, with the reservations aforesaid, be executed as soon as possible after the same is so included; and the pre-emptor shall, upon survey, be entitled to take any quantity of unpre-empted land, at the price of four shillings and two pence per acre, which may be laid off into the sections in which his pre-empted land is situate; or, if unwilling so to do, he shall forfeit so much of the pre-empted land as lies in those sections which he is unwilling to purchase.

*Priorities.*

XIV. Priority of title shall be obtained by the person who, being in actual occupation, shall first record his claim in manner aforesaid.

*Forfeiture by cessation of occupation.*

XV. Whenever any person shall cease to occupy land pre-empted as aforesaid for the space of two months, the Surveyor-General may, in a summary way, on being satisfied of such permanent cessation, cancel the claim of the person so ceasing to occupy the same, and record *de novo* the claim of any other person satisfying the requisitions aforesaid; and in the event of any person feeling aggrieved thereat, his remedy shall be personally against the person so recording.

*Compensation for waste or injury.*

XVI. In the event of the Crown, its assigns or licencees, availing itself or themselves of the reservation to enter and work the precious minerals as aforesaid, a reasonable compensation for the waste and damage done shall be paid by the person entering and working to the person whose land shall be wasted or damaged as aforesaid; and in case of any dispute, a jury of six men, to be summoned by the Surveyor-General, shall settle the same.

XVII. Nothing in the conditions hereinbefore contained, or in any title