

persons holding Lands upon lease for term of years, for payment of the rents which may be due from them respectively, to commence from the first of January, 1827; and you will, at any time within seven years from the date hereof, sell to the proprietor, at twenty years purchase, any Lands held in free and common soccage (but to no other person whatever), any Quit Rent which may be payable by them respectively, provided that all arrears up to the end of the year preceding the time of purchase be previously paid.

If these Quit Rents are not purchased by the proprietor within the period of seven years from the date hereof, further instructions will be given in regard to the Sale by Public Auction, or otherwise as may then be deemed expedient.

With respect to the Lands upon Lease for terms of years, you are desired on no account to Sell the same by Public Auction if the Rent is not more than two years in arrear until the termination of the Lease, but if the Rent is more than two years in arrear, and if according to the terms of the Lease the same is void in consequence of the non-payment of the Rent, you are at liberty to submit to the Governor, or Officer Administering the Government, that any such Lots should be sold. If, however, previously to the Sale the Rent is paid up, you will withdraw the same from the Sale, and you will at any time sell to the Lessee of such Lands as may be held under Lease, at such price as the Governor, or Officer Administering the Government, may upon your recommendation approve of, the Land so held, all arrears of Rent being in every case paid up to the end of the year preceding the Sale, but in no case at less than twenty years purchase of the Rent.

You will on the first January and first July in every year render a complete account of all your Sales within the preceding half year to the Auditor of Provincial Accounts, specifying the conditions upon which each Lot is sold, and you will at the same period render a complete Cash account of the money received and expended by you within the same period, carrying forward to each account any balance which may remain in your hands at the date of the preceding account. And you will on the first January, first April, first July and first October, in each year, pay over to the Receiver General of the Province any sum which may on those days respectively be in your hands over and above the sum of £500 which you are permitted to retain for future contingent expenses.

You will not charge the Salary and remuneration to which you are entitled under your Commission in your accounts, but you will receive the same Annually by Warrant of the Governor out of the Treasure, which you may have paid into the hands of the Receiver of the Province in the preceding year.

You are authorized to incur and defray such contingent expenses for Authorities, Clerks, Treasurer and Receiver of Rents, Office Rent, &c. as you may find absolutely necessary, and as the Governor, or Officer Administering the Government, may sanction and approve, provided, however, that the whole of such contingent expenses shall not exceed one-sixth part of the money to be received by you under His Majesty's Commission and these our Instructions.

That you do transmit to Us, or to the Commissioners of the Treasury for the time being, copies of the half yearly accounts which you may render to the Auditor of Provincial Accounts in Canada, and that the same be transmitted by the first direct conveyance which may offer, after the periods they are respectively rendered.

That in the execution of the Duties of the said Office you do obey all such orders and directions as you may from time to time receive from Us, or the Commissioners of the Treasury for the time being, or from any one of His Majesty's Principal Secretaries of State, or from the Governor, or Officer Administering the Government.

Whitchall, Treasury Chambers, }
the 18th day of July, 1827. }

(Signed)

MACNAGHTEN,
J. LEVESON GOWER,
ELIOT.

Instructions to PETER ROBINSON, Esquire, Commissioner for the Sale and Management of Crown Lands in the Province of Upper Canada.

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