

exceeding 200 acres, upon condition that they shall pay a quit-rent for the same, equal to five per cent. upon the estimated value of the land at the time such occupancy shall be granted, and the persons to whom claim or occupation may be made shall have liberty to redeem such quit-rent at any time before the expiration of the seven years, upon the payment of 20 years' purchase of the amount, and at any time after the termination of the seven years upon the payment of any arrears of quit-rent which may be then due, and 20 years purchase of the annual amount of the rent.

That no patent shall be granted until the whole of the purchase-money shall have been paid; nor any transfer of the property made, except in case of death, until the whole of the arrears of the instalments or quit-rent shall have been paid.

That the purchase-money for all lands, as well as the quit-rents, shall be paid to you or to such persons as you may appoint, at the times and places to be named in the condition of the sale.

You will give public notice that you have received instructions to apply to all persons holding lands from the Crown in perpetuity, upon the payment of quit-rents, as well as to all 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 1st of January 1827; and you will, at any time within seven years from the date hereof, sell to the proprietor, at 20 years' purchase, any lands held in free and common socage, (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 nonpayment 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 20 years' purchase of the rent.

You will on the 1st January and 1st 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 1st January, 1st April, 1st July, and 1st 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*L*, which you are permitted to retain for future contingent expences.

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 expences 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 expences 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.

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

(signed)

MacNaghten,
J. Leveson Gower,
Eliot.

Instructions to Peter Robinson, Esq., Commissioner for the Sale and Management of Crown Lands in the Province of Upper Canada.