

## MEMORANDUM.

The CANADA COMPANY offer their LANDS by way of LEASE for TEN YEARS, with a right of PURCHASE; or FOR SALE, CASH DOWN.

The Rents payable 1st February each year, are about the Interest, at Six per cent., upon the Cash Price of the Land. When Leased, *Three Years' Rent* must be paid in *advance*; but these payments *free* the Settler from *further Rents*, until the Fourth year of his Term of Lease.

The Settler has secured to him the *right* of converting his *Lease* into a *Freehold*, and of course *stopping payment* of further Rents, before the expiration of his Lease, upon paying the purchase money specified therein.

The Lessee has thus *guaranteed to him* the *entire benefit* of his *improvements* and *increased value* of the Land he occupies, should he wish to purchase before the expiration of his Lease. But he may, if he pleases, refuse to call for the Freehold; the *option* being *completely* with the *Settler*.

A Discount after the rate of Two per cent., will be allowed for anticipated payment of the Purchase Money, for every year of Lease, not entered upon at the time of the purchase, or conversion into a Freehold.

## SETTLERS' SAVINGS' BANK ACCOUNT.

In order to afford every assistance to industrious and provident Settlers, the CANADA COMPANY will receive any sum, no matter how small the amount may be, for which their Lessee Settlers may not have immediate want, ON DEPOSIT, allowing Interest at the rate of Six per cent. per annum, for the same; but it is clearly understood, that the full amount, with Interest accrued, shall at all times be at the disposal of the Settler, without notice, after deducting any arrears and the current year's rent. For this purpose the Company have opened an Account, which is termed, "SETTLERS' PROVIDENT, OR SAVINGS' BANK ACCOUNT,"—thus affording to the prudent Settler every facility for accumulating sufficient money to purchase the Freehold of the Land which he *Leases*, whenever he chooses to do so, within the term of *Ten Years*; but should bad Harvests, or any other unforeseen misfortune visit him, he has always the amount deposited, with Interest accrued, at his disposal to meet them. The advantages of this Account are confined to the Company's actual Lessee Settlers, during the continuance of their Leases, and within the limit of Pre-emption of Purchase Money.