

C A N A D A.

COPY of the AGREEMENT concluded between His Majesty's Government and the British American Land Company in the Year 1833, with an Account of the Sums paid by the Company under that Agreement.

MEMORANDUM of AGREEMENT between the Right Honourable *Edward Geoffrey Smith Stanley*, His Majesty's Principal Secretary of State for the Colonial Department, on behalf of His Majesty's Government on the one part; and *George Richard Robinson*, M. P., Governor, *Nathaniel Gould*, Deputy-governor, *Patrick Maxwell Stewart*, M. P., *William Petrie Crawfurd*, *Alexander Gillespie*, junior, *William Inglis*, *John Kirkland*, *Edward Wheeler Mills*, *John Shuter*, *Lewis Stride* and *James Wilson*, the Court of Directors nominated and appointed by the Merchants and others who have united together to establish a Company for purchasing, improving, settling and disposing of Land in His Majesty's colonies and provinces in North America and their dependencies, and for other purposes connected therewith, under the name of The British American Land Company, and intended to be incorporated by Royal Charter, on the other part.

Agreement between
H. M. Government
and the British
American Land
Company.

WHEREAS the said court of directors having made application to His Majesty's Government to sell, grant and convey to the said Company, for a valuable consideration, certain lands known by the name of Crown reserves, and certain other Crown lands situated in the eastern townships of the province of Lower Canada, as the commencement of their operations, and His Majesty's Government having acceded to the said application, this memorandum, embodying the terms upon which such sale and grant is to be made, has been concluded between His Majesty's Government and the Company as follows:

1. Mr. Secretary Stanley, on behalf of His Majesty's Government, has agreed to sell, grant and convey to the said Company the Crown lands and Crown reserves hereinafter described, situated in the eastern townships of the province of Lower Canada, in consideration of the sum of money, and upon the terms and conditions hereinafter mentioned, viz.

The whole of the Crown lands in the county of Sherbrooke unsurveyed, and as represented on the plan hereunto annexed (exclusive of the territory claimed by the United States), supposed to amount to - - - - - Acres, 596,325

The Crown reserves and surveyed Crown lands in the counties of Sherbrooke, Shefford and Stanstead, supposed to amount in all to - - - - - 251,336

Acres, 847,661

Mr. Stanley is willing to take one entire sum of 120,000*l.* for the whole of these lands, subject to the conditions hereinafter mentioned respecting the clergy reserves; 75,992*l.* to be considered as the purchase-money of the unsurveyed lands, and 44,008*l.* that of the surveyed lands.

Mr. Stanley considers that he is selling the whole of the beforementioned Crown reserves and surveyed lands at 3*s.* 6*d.* per acre, and somewhat more than 500,000 acres of the unsurveyed land at 3*s.* per acre, leaving to the Company about 90,000 acres as an allowance for any unavailable land which on survey may be found in the block, and it is distinctly understood that no claim can be admitted hereafter on the ground of lands found unsuitable to the purposes of the Company.

2. His Majesty's Government, however, excepts from this sale any town lots or sites already laid out or reserved as such (not exceeding in the whole 10,000 acres), which His Majesty's Government may, at any time within a period of two years from the date of the charter to be granted to the Company, declare its intention to take up; and for all or any lots which may be so taken up a corresponding deduction, at the rate of 3*s.* 6*d.* per acre, shall be made from the amount of the purchase money hereby agreed to be paid by the said Company.

The Company shall be debarred from selling any town lots or sites already laid out or reserved, without giving intimation to His Majesty's Government; and the Government on their part shall be bound within a limited period to announce their decision in regard to such lots.

3. If means can be found of legally accomplishing the object, one-seventh of the unsurveyed lands sold in the county of Sherbrooke shall be deemed a sale of clergy reserves, and the purchase money be set apart, amounting to one-seventh of 75,992*l.* or 10,856*l.*, which in that case will not be subject, like the rest, to the condition that one-half be expended in public works and improvements, as hereinafter mentioned in clause 6. But this modification of the sale will be dependent on the practicability of executing this arrangement; and unless