

place appointed for Sale of the Lands in each District, and of the upset price at which the Lots are proposed to be offered; that the Lots will be Sold to the highest bidder, and if no offer should be made at the upset price, that the Lands will be reserved for future Sale in a similar manner by Auction.

THAT no Lot should contain more than 1,200 estimated Acres.—You will also state in the Notices of the conditions of the Sale, that the purchase money is to be paid by four instalments, without interest, the first instalment at the time of the Sale, and the second, third and fourth instalments at the intervals of a year.

THAT if the instalments are not regularly paid the deposit will be forfeited, and the Land again referred to Sale.

IN case purchasers of Land at any Sale, not exceeding 200 Acres, being unable to advance the purchase money by instalments as proposed, you may permit the purchaser to occupy the same upon a Quit Rent, equal to five per Cent upon the amount of the purchase money, one year's Quit Rent to be paid at the time of Sale in advance, and to be paid annually in advance afterwards; upon the failure of regular payment the Lands to be again referred to Auction and Sold; the Quit Rent upon Lands so purchased in this manner to be subject to redemption upon payment of twenty year's purchase, and parties to be permitted to redeem the same by any number of instalments, not exceeding four, upon the payment of not less at any one time than five years amount of Quit Rent, the same proportion of the Quit Rent to cease. In case, however, the parties should fail regularly to pay the remainder of the Quit Rent the same to be deducted from the instalment paid, and the Land to be resold by Auction whenever the instalment may be absolved by the accruing payment of the remainder of the Quit Rents.

THAT Public Notice should be given in each District in every year, stating the names of the persons in each District who may be in arrear, either for the instalments of their purchase, or for Quit Rents, and that if the arrears are not paid up before the commencement of the Sales in that District for the following years, that the Lands in respect of which the instalments or Quit Rents may be due will be the first Lot to be exposed to Auction at the ensuing Sales, and if any surplus of the produce of the Sale of each Lot should remain, after satisfying the Crown for the sum due, the same will be paid to the original purchasers of the Land who made default in payment.

THAT no Land be granted at any other time than at the current sales in each District, except upon application from Poor Settlers who may not have been in the Colony more than Six Months preceding the last annual sale.

THAT Settlers so circumstanced may be permitted to purchase Land, not exceeding two hundred Acres each, at the price at which it may have been offered at the last annual sale, and not purchased, and may pay for the same, or by Quit Rent computed at five per cent on the sale price, and thenceforth these persons shall be considered as entitled to all the privileges, and be subject to the same obligations, as they would have been subject to if they had purchased the Land at the last Sale.

IN cases of Settlers who shall be desirous of obtaining grants of Land in distinct Districts not Surveyed, or in Districts in which no unredeemable grant shall have been made, you will, under the authority of the Governor, at any time within the period of seven years from the date hereof, grant permission of occupancy to any such Settlers for Lots of Land, not exceeding two hundred 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 twenty 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 twenty 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