

## Stanley Park and Deadman's Island.

Witnesseth, that in consideration of the rents, covenants, and agreements hereinafter reserved and contained on the part of the said party of the second part, his executors, administrators or assigns to be paid, observed and performed, he, the said party of the first part, hath demised and leased, and by these presents doth demise and lease unto the said party of the second part, his executors, administrators, and assigns, all that certain Island known as "Deadman's Island," situated in Coal Harbour, in Burrard Inlet, near the city of Vancouver, in the province of British Columbia and Dominion of Canada, to be used as a lumbering location, with the right of erecting thereon a lumber plant and all such appliances as may be necessary for carrying on a general lumber business, including wharfs, etc. To have and to hold the said demised premises for and during the term of twenty-five years (renewable) to be computed from the first day of March, one thousand eight hundred and ninety-nine and from thenceforth next ensuing, and fully to be complete and ended at the expiry of said term, or until determined as hereinafter mentioned, yielding and paying therefor, yearly, and every year during the said term, unto the party of the first part, or his successors in office, the sum of five hundred (\$500) dollars current money of the Dominion of Canada, to be payable on the following days and times, that is to say, half-yearly, in each and every year during the continuance of the said term, without any deduction, defalcation, or abatement whatsoever, the first of such payments to become due and be made on the first day of September next, 1899.

And the said lessee covenants with the said lessor to pay rent and to pay taxes, and to repair and to keep up fences; and that the said lessor may enter and view state of repair; and that the said lessee will repair according to notice, and will not carry on any business that shall be deemed a nuisance on the said premises; and will not assign or sub-let the said leased premises, or any part thereof, without leave in writing from the party of the first part. The said lessees to have the right to cut down and remove such timber as may be necessary to provide space for the erection of all buildings in connection with their industry. Her Majesty's Men of War and Canadian Government vessels to have the right to use all wharfs constructed by the said lessees for coaling and watering purposes. And that he will leave the premises in good repair; proviso for re-entry by the said party of the first part, on non-payment of rent, or non-performance of covenant. The said party of the first part covenants with the said party of the second part for quiet enjoyment.

Provided always, and it is hereby agreed that this demise may be determined, by either party giving to the other a notice thereof in writing \_\_\_\_\_ months before the expiration of the first or any subsequent \_\_\_\_\_, or the said party of the first part may determine this demise at any time, by a demand of possession of the said leased premises, or any part thereof, if required for military or defensive purposes, and the said lessees to have no claim for compensation for buildings erected or improvements made thereon.

In witness thereof, the said parties have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered,  
by the party of the first part in presence } F. W. BORDEN,  
of the undersigned witness. } Minister of Militia and Defence.  
D. A. MACDONALD, Lt.-Col.

Signed, sealed and delivered,  
by the party of the second part in presence } THEO. LUDGATE, for  
of the undersigned witness. } The Vancouver Lumber Co.  
F. E. KNIGHT.