

salmon leases in certain cases.

lands bordering on salmon rivers, when such lands having once been put up to public competition, have had no purchasers, or, when during such interval, the lease of any of them has been cancelled or resiliated, but then such leases shall not be granted at a rent less than the upset price in the first case, or the rate of the first lease, in the second case.

Commissioner may also grant such leases when cost of notice will excessive.

4. Powers similar to those mentioned in the proceeding paragraph are also given to the Commissioner in cases in which salmon rivers may be leased in the interval between two public sales, and it is evident that the cost of the required notices would occasion expenses out of proportion to the profits to be received.

Private leases on lakes and rivers.

5. The Lieutenant-Governor in Council may, when the public interest requires it, authorize the leasing by private agreement of lands, reserved for fishing purposes, bordering on lakes and rivers. 51-52 V., c. 17, s. 1; 58 V., c. 20, s. 1.

New lessee of lands previously adjudged to another to pay for improvements.

1376. Whenever any lease of lands previously under lease to any person is adjudged to another person, the new lessee shall be bound to indemnify the previous lessee for the real value of the buildings or useful improvements existing on the leased land, and which must not surpass in value the improvements which he would have to make for his own use during the existence of his lease.

Value, how determined and paid.

This value, in case of difference of opinion, is definitely fixed and determined by the Commissioner, and the new lessee shall not be entitled to receive his lease until he has furnished proof that he has so indemnified the previous lessee, provided that the latter has sent in his claim within a delay of one month.

Proviso.

If by error, etc., lease comprises lands already leased, it shall be null *pro tanto*.

If, in consequence of any incorrectness in the surveys, or other errors or causes whatsoever, it be discovered that a lease includes lands already comprised in a lease of a prior date, the lease last granted is null, in so far as it concerns such lands; and the holder or possessor of such lease thus annulled in part shall have no right to claim an indemnity or compensation for the fact that his lease has become partial null. 51-52 V., c. 17, s. 2.

No damage to the holder of such lease.

Rights of lessee.

2. The lease confers upon the lessee, for the time therein determined, the right to take and retain exclusive possession of the lands therein described, subject to the regulations and restrictions which may be established, and gives him the right to fish in the waters fronting on such lands in conformity with

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