

fifty-two feet of land on King street, in the said city of Toronto, wherein are erected the Adelaide buildings, the annual sum of £654. The £600 to be equally divided between my daughters, the £54 to Edith Emily, daughter of my son Frederick Albert Barrett, for life, provided always that at the expiration of the present lease and when a new lease is granted that the rent should the same be increased Edith Emily's share shall be increased to \$600 a year for life, free from the control of any husband they or either of them my said daughters or grand-daughter may at any time marry for and during the term of their natural lives.

"And after the death of my said daughters or any or either of them, then to their lawful issue, such issue to take the share or shares of their respective mothers.

"And should any of my said daughters die without leaving lawful issue, then the share of such daughter or daughters so dying without lawful issue to go to the survivors of my said daughters equally for and during the terms of their natural lives, and after their or either of their death leaving lawful issue then to such issue absolutely. Provided always that after the death of my dear husband my household furniture of every description shall go and belong to such of my daughters as shall then be unmarried equally share and share alike, trusting to their love and generosity to give each brother some article as remembrance of their dear mother.

"And that all my dear children may live in peace and love and as to the rest of my real estate and personal, whether in possession or expectancy, I give the same to each and every of my dear children, sons and daughters, to be equally enjoyed by them during the term of their natural lives and after their death to their heirs and assigns forever. And I direct as to the property at Victoria in the county of Welland known as Bertie Hall, the brick residence on the corner of Niagara and Phipps street and furniture to the extent of 120 feet frontage on Niagara street and extending back from the house fifty feet, shall be the share of my son Frederick Albert Barrett so far as the ten acre lot is concerned the balance of the said ten acre lot to be divided equally among my other children sons and daughters, subject to the conditions before mentioned."

The real estate mentioned in the first of these clauses was, at the time of the making of the will, under lease, the ground rental being \$2,616.66 per annum. At the expiry of the then current term, the 12th July, 1893, the lease was renewed at the rental of \$5,367 per annum; and upon the expiry of this.