

ceeding one hundred and twenty superficial arpents, otherwise than by two or more separate deeds of concession, bearing date, at least two years from each other, or unless the excess over the said quantity of one hundred and twenty arpents be conceded to the father, mother or tutor for the use of one or more minor children ;
 and in the latter case, the extent of land conceded for each such minor shall not exceed one hundred and twenty superficial arpents, and the minor in favour of whom each such concession shall be made, shall be named in the deed of concession.

Exception in favor of parties taking lands for minors.

Not less than forty arpents to be conceded.
 Exception.

IV. No Seigneur shall hereafter concede any wild land, of a less extent than forty superficial arpents, unless such concession be made for a town or village lot, or a site for building a mill or other manufacturing establishment (*autre usine*) or unless the said land be so circumscribed or situate as to prevent its being otherwise conceded than in a less quantity than forty superficial arpents.

What charges only may be imposed on lands hereafter conceded

V. No Seigneur shall establish by any Deed or Contract of Concession, on any wild lands which shall hereafter be conceded, any rights, charges, conditions or reservations other than that of having the land surveyed and bounded at the expense of the *cessionnaire*,—of keeping house and home on the land so conceded, within a year from the date of the Deed of Concession, and of payment by the *cessionnaire* of an annual rent not exceeding in any case the sum of pence currency for every superficial arpent of the land conceded.

Terms and effect of such concession.

Charge of tenure.

VI. All such concessions shall be made in the terms of the form A annexed to this Act, or in terms of like import, and shall have the effect *ipso facto* of changing the tenure of the land therein mentioned into *franc-aleu roturier*, and of freeing it for ever from all seigniorial rights and all other charges, except the annual rent mentioned in the section immediately preceding this section ; which said rent shall be considered, for all legal purposes, as a constituted rent (*rente constituée*) redeemable at any time, representing the value of the immoveable charged therewith, and carrying with it the privileges of *baillieur du fond*.

Conditions inconsistent to this Act to be void.

VII. All sales, concessions, agreements or stipulations after made, contrary to the preceding provisions, shall be null and of none effect.

Any thing received beyond the rent hereby established to be subject to repayment.

VIII. Every Seigneur who shall receive, directly or indirectly, any sum of money or any other valuable thing as and for the price or consideration of the concession of a quantity of wild and unimproved land, over and above the annual rents and dues, or over and above the capital they represent, shall repay such surplus to the party who shall have so paid or given the same, or to his representatives ; and any person who shall so pay or give any sum of money or any other valuable thing, shall have an action for the recovery thereof with costs in any Court of competent jurisdiction.