

grounded on the maxims and canons of the church itself.

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last seven years; or, if the sums he had received in those seven years had not been always the same, the said annual sum should not be less than the greatest sum he had received for the tithes of the same land in any one of the said seven years. And this agreement should be made with the consent of the Bishop of the diocese in which the parish lay, and should be registered in the Bishop's Spiritual Court. And, if the rector, or vicar, of such parish, being applied to by the owner of the land to make such an agreement, should refuse to do so, the Bishop should have a power of doing it for him without his consent, and of binding him and his successors to receive such annual sum in lieu of his tithes from the said land during the said term of twenty-one years: after which term the right of the said rector, or vicar, or his successor, to the full tithe of such improved land should revive. The enjoyment of the profits arising from the improved land for the term of twenty-one years without any increase of the tithe in consequence of the improvement of it, would, I presume, be a sufficient inducement to the owner of the land to undertake the improvement of it. Farmers who take lands upon leases of twenty-one years, very often lay out great sums of money in improving them, though they know that at the end of their leases their landlords will raise their rents in proportion to the increased value