

16th.—You will give Public Notice that you have received Instructions to apply to all persons holding Lands from the Crown, in perpetuity upon the payment of Quit Rents, as well as to all persons holding Lands upon Lease for a term of years, for the payment of the Rents which may be due from them respectively, to commence from the first of January 1827, and you will at any time within seven years from the date hereof, sell to the proprietor at twenty years' purchase, any Lands held in free and common Soccage (but to no other person whatever) any Quit Rent which may be payable by them respectively, provided that all arrears up to the end of the year preceding the time of Purchase be previously paid.

17th.—If these Quit Rents are not purchased by the Proprietor within the period of seven years from the date hereof, further Instructions will be given in regard to the sale by Auction or otherwise, as may then be deemed expedient.

18th.—With respect to the Lands on Lease, for terms of years, you are desired on no account to sell the same by Public Auction, if the Rent is not more than two years in arrear, until the termination of the Lease, but if the Rent is more than two years in arrear, and if according to the terms of the lease the same is void, in consequence of the non-payment of the Rent, you are at liberty to recommend to the Governor or Officer Administering the Government, that any such Lots should be sold; if however, previously to the sale, the Rent is paid up, you will withdraw the same from the sale. And you will at any time sell to the Lessee of such Lands as may be held under Lease at such price as the Governor or Officer Administering the Government may, upon your recommendation, approve of the Land so held; all arrears of Rents being in every case paid up to the end of the year preceding the sale but in no case at less than twenty years purchase of the Rent.

19.—The usual Fees payable on Grants of Land are to be paid by the Purchaser, and the Lieutenant Governor will determine whether the whole or what proportion of them are to be paid on the party receiving a License to occupy the Land.

20th.—You will upon the first of January and first of July, in every year, render a complete account of all your sales within the preceding half year, to the Auditor of Provincial Accounts, specifying the conditions upon which each Lot is sold; and you will at the same time render a complete Cash Account of the Money received and expended by you within the same period, carrying forward to each account any balance which may remain in your hands at the date of the preceding Accounts; and you will on the first of January, first of April, first of July, and first of October in each year, pay over to the Receiver General of our Casual Revenues, any sum which may in those days respectively be in your hands, over and above the sum of five hundred pounds, which you are permitted to retain for future contingent expences.

21.—You will receive from the Receiver General, the following reward for your Services in the Sale of Lands, and the other Duties to be executed by you, in pursuance of these Instructions, viz:—five sixths of the nett amount which may be paid into the hands of the Receiver General of our said Province as the consideration of the sale of Lands, provided such five sixths do not exceed five hundred pounds, then you will be allowed five hundred pounds as a reward for such year, and no more.

22d.—You will not charge this remuneration in your Accounts, but you will receive the same annually by Warrant of the Lieutenant-Governor, out of the Treasury, which you may have paid into the hands of the Receiver General, in the preceding year.

23d.—You are authorized to defray and incur such contingent expences for Authorities, Clerks, Receiver of Rents, Office Rents, &c. as you may find absolutely necessary, and as the Governor or Officer Administering the Government may sanction and approve, provided, however, that the whole of such contingent expences shall not exceed one sixth part of the money to be received by you for the sale of Lands under these Instructions: That you do transmit to the Secretary of State, or to the Commissioners of the Treasury, for the time being, Copies of the half yearly Accounts which you may render to the Auditor of Provincial Accounts in New Brunswick, and that the same be transmitted by the first direct conveyance which may offer after the periods they are respectively rendered.

24th.—That in the execution of these Instructions you do obey all such further orders and directions as you may receive from the Commissioners of the Treasury, for