

"She who goes with me must remain at Rome until I return. Your father consents to that. Do you not?"

"Ah yes, certainly," answered Maur, "How can it be otherwise if uncle Chafford wishes it?"

"Well then," said Chafford, "draw lots to know which goes."

"No lot drawing" said Maur. "I will arrange it all. The elder stays with her father; the younger goes with her uncle;" saying this Maur passed his arm around Clotilde's waist and kissed her.

"Will you not go with your uncle my dear one? He goes to-morrow and will return in a year."

At this sudden announcement of so speedy a separation Clotilde felt the sharp pang of paternal love shoot to her heart: her tongue could only pronounce a low "yes": immediately she added.

"But you and Clelie will come to see me at Rome."

On the following day uncle and niece took post for Rome.

(To be continued.) H. B.

### THE LAND BILL.

The following are the main heads of the Land Bill as it has finally passed both Houses of Parliament:—

I.—Tenant may sell his tenancy for the best price he can get. Conditions:—

1. Sale to one person only.
2. Notice to landlord.
3. Landlord may purchase on receiving notice.
4. Tenant must state consideration.
5. Court may declare sale void.
6. Landlord may object to purchaser.
7. Court may recompense landlord for debt out of the purchase money.
8. Where improvements made by landlord, purchase money apportioned by Court.
9. Landlord may give notice that he has claims on the estate.
10. Where purchase money paid into Court, Court must determine all applications.
11. Tenant who has sold his tenancy shall not be entitled to compensation for disturbance or improvement.
12. Tenant, if holding subject to Ul-

ster tenant right system, may sell in pursuance of that custom or in pursuance of this section; but not both.

II.—When a person receives a tenancy as a bequest, he must be accepted by the landlord as though he were a purchaser.

III.—When landlord demands increase of rent, then

1. Tenancy shall be deemed, if tenant accepts, a tenancy subject to statutory conditions for fifteen years.

2. If tenant does not accept, tenancy shall be sold and tenant shall receive amount by which Court decides the selling of tenancy to have been depreciated below amount which would have been selling value if rent were fair rent.

3. If tenant does not accept he is entitled to compensation for disturbance.

4. Tenant, in place of accepting or declining such increase, may apply to Court to have the rent fixed.

5. When landlord cannot agree with tenant on the subject he may also have access to the Court.

The last clause was an amendment of the Lords. Mr. Gladstone's assent to it provoked the hostility of the Irish party.

IV.—Tenant shall not be compelled to pay increase of rent unless he violates what are in this act referred to as statutory conditions, viz:—

1. Punctual payment of rent.
2. No waste.
3. No subdivision or subletting.
4. No act whereby tenancy becomes vested in assignee in bankruptcy.
5. Not refusing landlord right of entry for purpose of mining, cutting, hunting or fishing.
6. Not opening a house for the sale of intoxicating liquors.

V and VI.—Repealing portion of the Land Bill and Tenant (Ireland) Act of 1870.

VII.—1. Court may determine fair rent.

2. Rent thus fixed, called judicial rent, payable first rent day after decision.

3. When rent thus fixed, tenancy to be held under statutory conditions for fifteen years.

4. Court may disallow application under this section when improvements have been made and maintained by landlord.