

able on the following days and times, that is to say—Ten dollars to be paid on the first day of each month, the first of such payments to become due and to be made on the first day of April next.

THAT the said party of the Second Part covenants with the said party of the First Part to pay rent and to pay taxes, and to repair and keep up fences, and not to cut down timber; AND that the said party of the First Part may enter and view state of repair, and that the said party of the Second Part will repair according to notice, and will not assign or sub-let without leave, and that he will leave the premises in good repair, and will not carry on on said premises any business or occupation which may be offensive or annoying to the said party of the First Part, or his assigns; AND ALSO that if the term hereby granted shall be at any time seized or taken into execution or in attachment by any creditor of the said party of the Second Part, or if the said party of the Second Part shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, the then current month's rent shall immediately be due and payable, and the said term shall immediately become forfeited and void, but the next current month's rent shall, nevertheless, be at once due and payable.

PROVISO for re-entry by the said party of the First Part, on non-payment of rent, or non-performance of Covenants; THE said party of the First Part COVENANTS with the said party of the Second Part for quiet enjoyment.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED]	J. H. JOYCE,	(L. S.)
In the presence of]	Wm. McFARLANE,	(L. S.)
G. W. DONALD.]		

5 Farm Lease When a farm is leased by one person to another it is customary to make the agreement or lease very specific as to how the lessee is to manage the farm, so as to preserve it in a reasonably good condition. The following provisions may be inserted in the ordinary lease, and it will be a very good form of farm lease :

(1) AND THAT the said Lessee will, during the term, cultivate, till, manure and employ such part of said demised premises as is now, or shall hereafter, be brought under cultivation, in a good husband-like and proper manner. (2) AND will crop the same during the said term, by a regular rotation of crops, in a proper, farmer-like manner, so as not to impoverish, depreciate or injure the soil of the said land. (3) AND will use his best and earnest endeavors to rid said land of all docks, red roots and Canadian thistles. (4) AND will preserve all orchard and fruit trees (if any) on the said premises from waste, damage or destruction; (5) And will spend, use and employ, in a husband-like manner, upon the said premises all the straw and dung which shall grow, arise, renew or be made thereupon; (6) AND will allow any incoming tenant to plow the said land after harvest in the last year of the said term; and to have the use of stabling for two horses and bedroom for one man. (7) AND shall not nor will during the said term cut any standing timber or trees upon the said lands, except for rails or for buildings upon the said demised premises, or for firewood upon the premises, and shall not allow any timber to be removed from off the premises; (8) AND ALSO shall and will, at the cost and charges of the said Lessee, and sufficiently repair, and keep repaired, the erections and buildings, fences and gates erected or to be erected upon the said premises, the said Lessor binding or allowing on the said premises all rough timber for the same, or allowing the said Lessee to cut and fell so many timber trees upon the said premises as shall be requisite, and