

rational. If it could be left to an appreciation by fixed and certain rules of calculation, there is every reason to believe that it would be found equitable. The question is freely put; it will be discussed in public assemblies, by the press, in the Legislative Assembly and probably every body will satisfy himself, that the Convention has not done an arbitrary thing.

By the Bill of M. Drummond, the Seigniors were under the obligation of conceding *à constitut* uncultivated lands at the rate of 7 *sous* an *arpent*: 7 *sous* per *arpent* represent a capital of nearly 117 *sous*, that is to say, less than one dollar. By the same Bill the *cessionnaire* could redeem the capital at pleasure.

There is now few Seigniories where land can be worth, on an average, less than from 3 to 4 dollars the *arpent*, if the land was free from all feudal charge. Those who are expert in the valuation of lands, estimate three dollars per *arpent* as the lowest value of unconceded lands in the Seigniories. Thus seven shillings and six pence instead of one dollar would be given to the Seignior for each *arpent* of uncultivated land.

In commuted Seigniories ten dollars per *arpent* is the price generally demanded.

If then the mode in which the Convention proposes to arrange this matter, be prejudicial to either of the interested parties, it can only be so to the censitaires.

The principle adopted by the Bill of M. Drummond for the sale of the uncultivated lands, would have created a singular spectacle. The first person who should have appeared before the Seignior would have had a priority over others in obtaining a concession. It would have been a hurried sale and not a concurrence based upon the value of the land, which would have been opened by this system.

ART. IV.

This article adopts the principle established by Mr. Drummond's bill, with regard to the conversion of the *rentes* into money or to their reduction to 4 *sous*.

The discussion which has arisen at different periods upon the reduction of the *rentes* to four *sous* or to two *sous*, ought to give way before the undeniable fact, that before the cession of the country there existed *rentes*, payable in produce which would be equivalent at the present day, to four *sous* per *arpent* if converted into money. If instead of being paid in wheat, fowls or other produce, these *rentes* had always been tendered in money

4. The *cens* et *rentes* actually payable otherwise than in money, shall be converted into money, according to the value of the articles of which they are composed being determined by taking the average price during the last ten years.

All *cens* et *rentes* payable in money or otherwise which actually exceed four *sous* per *arpent* in superfluous, shall be reduced to four *sous*.

The right of Seigniors to an amount beyond four *sous*, shall be submitted to the investigation and to the decision of the courts and tribunals, at the suit of the crown.