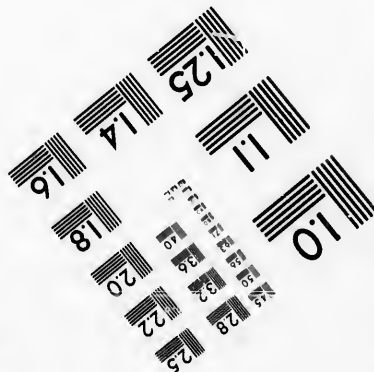
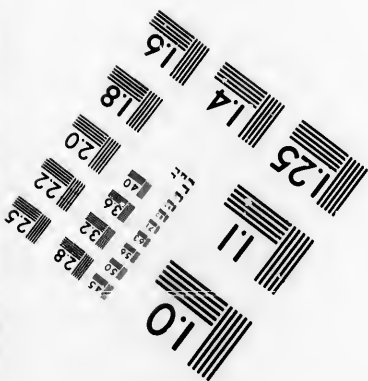
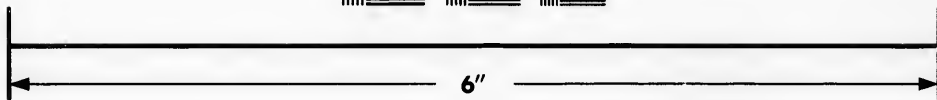
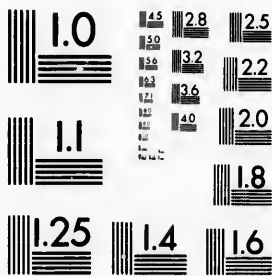


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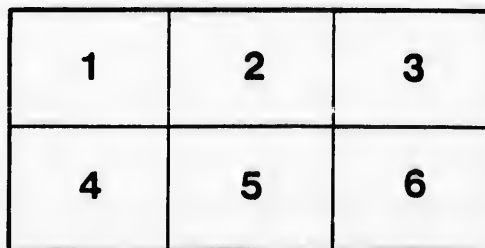
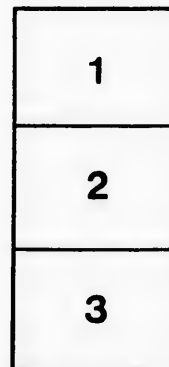
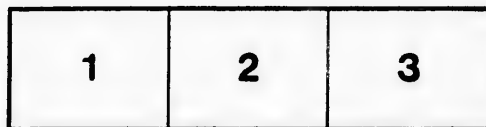
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*M<sup>r</sup> John Morrison  
Wallaceburgh C.W.*

Canada Company's Office.

*Frederick Street, Toronto, 6 June 1854.*

**SIR,**

We reply to your letter of the 28<sup>th</sup> March last, Lot 702 in the 4<sup>th</sup> Concession of Sombra is vacant, the price is 20/- per acre in Cash. If Leased for ten years, the rent will be £6 — per annum, and the right of purchase secured to the Lessee, any time during the continuance of the Lease, upon payment of £125 — subject to a discount for anticipated payment of two per cent. for every year not entered upon of the term of ten years; and we require three years' rent in advance, amounting to £18 —, which sum frees the Lessee from further payment till the fourth year, in accordance with the memorandum on the other side of this letter, to which we direct your attention.

It is to be understood, that should circumstances induce us to change our views before opening the Sale or Lease in our Books, we do not bind ourselves to the above price or terms, or to dispose of the land at all. And you will also please to bear in mind that it is our established rule never to reserve lands, under any circumstances, for any applicant.

I am, Sir, your obedient servant,

*J. S. Middle*  
J. S. Middle

## MEMORANDUM.

The CANADA COMPANY offer their LANDS by way of LEASE for TEN YEARS, with a right of PURCHASE; or FOR SALE, CASH DOWN.

The Rents payable 1st February each year, are about the Interest, at Six per cent., upon the Cash Price of the Land. When Leased, *Three Years' Rent* must be paid in *advance*; but these payments *free* the Settler from *further Rents*, until the Fourth year of his Term of Lease.

The Settler has secured to him the *right* of converting his *Lease* into a *Freehold*, and of course *stopping* payment of *further Rents*, before the expiration of his Lease, upon paying the purchase money specified therein.

The Lessee has thus *guaranteed* to him the *entire benefit* of his *improvements* and *increased value* of the Land he occupies, should he wish to purchase before the expiration of his Lease. But he may, if he pleases, refuse to call for the Freehold; the *option* being *completely* with the *Settler*.

A Discount after the rate of Two per cent., will be allowed for anticipated payment of the Purchase Money, for every year of Lease, not entered upon at the time of the purchase, or conversion into a Freehold.

## SETTLERS' SAVINGS' BANK ACCOUNT.

In order to afford every assistance to industrious and provident Settlers, the CANADA COMPANY will receive any sum, no matter how small the amount may be, for which their Lessee Settlers may not have immediate want, ON DEPOSIT, allowing Interest at the rate of Six per cent. per annum, for the same; but it is clearly understood, that the full amount, with Interest accrued, shall at all times be at the disposal of the Settler, without notice, after deducting any arrears and the current year's rent. For this purpose the Company have opened an Account, which is termed, "SETTLERS' PROVIDENT, OR SAVINGS' BANK ACCOUNT,"—thus affording to the prudent Settler every facility for accumulating sufficient money to purchase the Freehold of the Land which he *Leases*, whenever he chooses to do so, within the term of *Ten Years*; but should bad Harvests, or any other unforeseen misfortune visit him, he has always the amount deposited, with Interest accrued, at his disposal to meet them. The advantages of this Account are confined to the Company's actual Lessee Settlers, during the continuance of their Leases, and within the limit of Pre-emption of Purchase Money.

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