

*Section 13.* If any individual be desirous to acquire a new run of land, which has never been occupied before, he shall be at liberty to send in a sealed tender, at such time and place, and in such form, as may be appointed by the Governor or other Officer administering the Government of the said colony for receiving tenders for new runs, and shall set forth in his tender a clear description of the run for which he applies, and of the boundaries of the same, and shall state whether, beyond the amount of rent, to be ascertained as hereinbefore provided, he is willing to offer any, and, if any, what amount of premium for the lease; and such tenders shall be in all respects dealt with as hereinbefore provided in section 12 of this Order in Council, for tenders for runs which have been forfeited or fallen vacant, save and except that, if it shall occur that two or more persons have thus applied for different runs, of which part of one run would include part or the whole of another run, the Governor or Officer, for the time being, administering the Government of the said colony, or the person or persons authorized by him to act in this behalf, shall declare what shall be the several runs for which it shall be competent to parties to tender, and another day shall then be named, at which the previous applicants, and all other persons, shall be at liberty to offer fresh tenders for the runs so declared.

*Section 14.* A lease shall be liable to forfeiture in three modes:

I.—It shall be forfeited for non-payment of rent, as provided in section 5 of the 2d chapter of this Order in Council.

II.—It shall be forfeited absolutely immediately upon any conviction for felony against the lessee; and

III. In the event of his conviction by a justice of the district for any offence against the law, the case may be enquired into, within three months after the conviction, by two or more justices, who, if they think fit, may adjudge the lease to be forfeited, with or without compensation for the value of the improvements, according to the nature of the offence; provided always, that no such adjudication of forfeiture pronounced by the justices shall take effect until confirmed by the Governor or Officer administering the Government of the said colony.

*Section 15.* Upon the expiration of a lease it shall be competent for the Governor or Officer, for the time being, administering the Government, to put up all or any part of the lands included in a run for sale, subject to the following conditions:

I.—The previous lessee shall have the option of purchasing the land for its fair value, in an unimproved state, which shall never be estimated at less than one pound per acre.

II.—If declined by the previous lessee, the value of any improvements on the land offered for sale shall be ascertained by valuers, appointed under the provisions contained in section 3 of the 2d chapter of this Order in Council; nevertheless, that the sum so to be estimated and allowed for is no case to exceed the amount of the actual outlay made by the lessee.

III.—The upset price shall then consist of the joint value of the land and the improvements, and, if the land be sold, the amount of the improvement shall be paid over to the previous lessee, and only the balance be retained by the Government.

*Section 16.* If no part of the run be sold, the previous lessee shall be entitled to a renewal of the lease of the whole; or if any part of the run, not amounting in all to one equal fourth thereof, be sold, such lessee shall be entitled to a renewal of the lease for the remaining parts of the lands comprized in his run, subject to the reservation of an increased rent, described in the next hereinafter following section of these rules and regulations; and provided, nevertheless, that the boundaries of the different classes of land in the colony shall not in the meanwhile have been so far extended as to bring the said run within the class of settled lands; and provided also, that if brought within the class of intermediate lands, the lessee shall only obtain a renewed lease of the said run under the rules hereinafter laid down as applicable to that class of lands.

*Section 18.* The rent of every lease of a run of lands, after the expiration of the first lease granted under this Order in Council, is to be paid by any new lessee on the number of sheep and cattle which the run shall be estimated to carry in its improved instead of its unimproved state, in the same manner as provided for in section 3 of the 2d chapter of this Order in Council; but, as an encouragement to improve,