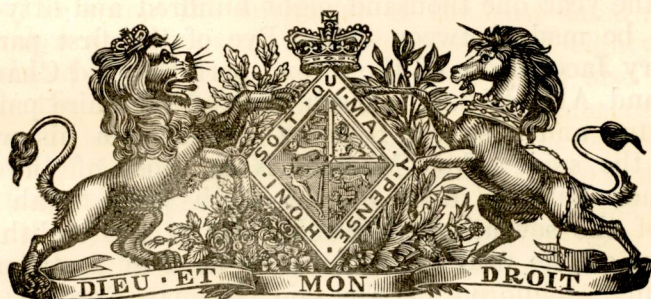


New South Wales.



ANNO QUINQUAGESIMO

VICTORIÆ REGINÆ.

An Act to enable the Trustees of a settlement made on the marriage of Edward Payten and Hannah Rebecca Pye Rose to accept a surrender of a lease of part of the lands comprised in the said settlement and to extend the power to grant leases conferred by the said settlement on the Trustees thereof. [Assented to, 17th August, 1886.]

WHEREAS by an indenture dated the twenty-fifth day of ^{Preamble.} January in the year of our Lord one thousand eight hundred and fifty-three and made between Hannah Rebecca Pye Rose of the first part Edward Payten of the second part and Charles Henry Jacob Rose and Alfred Marsom Nash Rose thereafter designated Trustees of the third part being a settlement made in contemplation of a marriage then intended and afterwards duly solemnized between the said Edward Payten and Hannah Rebecca Pye Rose the undivided fifth part or share and all other parts or shares of her the said Hannah Rebecca Pye Rose of and in certain lands and hereditaments devised by the will of her father Thomas Rose deceased to or for her use and benefit were conveyed and assured unto and to the use of the said Trustees their heirs and assigns upon certain trusts therein expressed and declared for the benefit of the said Hannah Rebecca Pye Rose and her children And it was by the said indenture agreed and declared amongst other things that it should be lawful for the said Trustees or the Trustees or Trustee for the time being of the said indenture of settlement with the consent in writing of the said Hannah Rebecca Pye Rose during her life and after her decease and during the minority or respective minorities of any child or children
of

Mrs. Payten's Estate Leasing.

of her the said Hannah Rebecca Pye Rose of their or his own authority by any deed or deeds writing or writings to demise or lease or join with the persons entitled to the other parts or shares of the said hereditaments thereinbefore mentioned in demising or leasing all or any part of the said hereditaments to any person or persons for any term or number of years not exceeding twenty-one years to take effect in possession and not in reversion without taking any fine premium or foregift for the making thereof and at such rent or rents and on such terms and conditions as the said Trustees or Trustee for the time being should think fit And whereas by an indenture dated the first day of January in the year one thousand eight hundred and fifty-eight and expressed to be made between James Pye of the first part the said Charles Henry Jacob Rose of the second part the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose of the third part the said Edward Payten and Hannah Rebecca Pye Payten his wife of the fourth part the said Alfred Marsom Nash Rose of the fifth part Reuben Uther Bartlett Rose of the sixth part Sarah Elizabeth Jane Rose of the seventh part Sarah Rose of the eighth part and Squire Mason of the ninth part being a deed of partition between the five younger children of the said Thomas Rose of the lands devised to them by his said will certain lands therein particularly described and comprising *inter alia* the land described in the schedule to this Act were allotted to the said Hannah Rebecca Pye Payten as the fifth share of the said Hannah Rebecca Pye Payten of and in the lands and hereditaments so devised as aforesaid for her use and benefit by the will of the said Thomas Rose and were conveyed and assured to the use of the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose as such Trustees as aforesaid of the hereinbefore recited indenture of settlement dated the twenty-fifth day of January one thousand eight hundred and fifty-three upon and for the trusts intents and purposes in the said indenture of settlement mentioned expressed and declared of and in respect of the undivided fifth part or share of the said Hannah Rebecca Pye Payten in the lands and hereditaments devised by the said Thomas Rose to or for her use and benefit subject to the payment of an annuity to the said Sarah Rose which has since ceased And whereas there is issue of the said marriage of the said Edward Payten and Hannah Rebecca Pye Payten now living And whereas by an indenture of lease dated the second day of September one thousand eight hundred and eighty and made between the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose of the first part the said Hannah Rebecca Pye Payten of the second part and James Bentley Corbin and Phillip Nicolle of the third part the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose in exercise of the power given to them in that behalf by the said indenture of settlement did demise and lease unto the said James Bentley Corbin and Phillip Nicolle a portion of the land comprised in the Schedule to this Act fronting Castlereagh-street for a term of twenty-one years from the second day of September one thousand eight hundred and eighty subject to the rent and covenants and conditions therein reserved and expressed and whereas the buildings on other portions of the land described in the schedule to this Act not comprised in the said lease are old and require considerable outlay to keep them in repair and the rent obtainable for the same is inadequate to the value of the land occupied by such buildings And whereas the land comprised in the Schedule to this Act could be leased as a whole on terms very advantageous for the persons interested therein if the said Trustees were empowered to accept a surrender of the said indenture of lease of the second day of September one thousand eight hundred and eighty and to grant a lease or leases of the said lands for a longer period than
twenty-one

Mrs. Payten's Estate Leasing.

twenty-one years and it is expedient and desirable to grant such powers to the said Trustees Be it therefore enacted by the Queen's Most Excellent Majesty by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled and by the authority of the same as follows:—

1. It shall be lawful for the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose or the survivor of them or other the Trustees or Trustee for the time being of the said indenture of settlement dated the twenty-fifth day of January one thousand eight hundred and fifty-three (hereinafter called and referred to as the said Trustees or Trustee) to accept the surrender of the lease dated the second day of September one thousand eight hundred and eighty hereinbefore mentioned and of the term thereby granted And also from time to time with the consent of the said Hannah Rebecca Pye Payten during her life and after her death and during the minority of any of her children of their or his own authority by deed to demise and lease the land described in the Schedule to this Act and either subject or not subject to the said indenture of lease of the second day of September one thousand eight hundred and eighty to any person or persons or corporation who shall covenant to improve the same by repairing any building or buildings now standing or which shall hereafter be standing on any part of the land thereby leased or by erecting and building any house or houses building or buildings on such land or any part thereof or by otherwise expending in improvements thereon such moneys as shall be deemed by the said Trustees or Trustee adequate to the interest parted with but so that every lease under this power shall be for a term not exceeding thirty years to take effect in possession and shall be at such rent as the said Trustees or Trustee shall having regard to the terms and conditions of such lease think proper and reasonable and such rent may be for a less amount during the first year of the term thereby granted than for the residue of such term but so that nothing be taken by way of premium or foregift Provided that every indenture of lease made under the provisions of this Act shall contain a covenant by the lessee or lessees to pay the rent thereby reserved and for insurance against fire of any building or buildings erected or to be erected on the land thereby demised and also a condition of re-entry on non-payment of rent within a time to be therein specified or on breach of any of the covenants in such lease contained And so also that a counterpart of such lease be executed by the lessee or lessees.

Power to accept surrender of lease dated 2nd September 1880.

Power to grant leases for thirty years.

2. The said Trustees or Trustee shall pay and apply the rents and profits received by them or him in respect of any leases granted under the power conferred by this Act to the same person or persons for the same purposes and in the same manner as if such leases had been granted under the power of leasing contained in the said indenture of settlement.

Application of rents.

3. This Act may be cited as "Mrs. Payten's Estate Leasing Act."

Short title.

SCHEDULE.

All that parcel of land situated in the parish of Saint James in the city of Sydney in the Colony of New South Wales being part of allotment number three of section thirty-nine comprised in a grant to Thomas Rose of two roods and twenty-six perches dated the ninth day of March one thousand eight hundred and thirty-seven which said land and premises are bounded on the east by Elizabeth-street bearing northerly forty-three feet ten inches on the north by allotment number four bearing westerly one hundred and fifty-three feet on the west by Castlereagh-street bearing southerly forty-four feet and on the south by another portion of the abovementioned grant conveyed to Alfred Marsom Nash Rose bearing easterly to Elizabeth-street one hundred and fifty-three feet.

... and it is expedient and desirable to grant such powers to the said Trustees. It is therefore enacted by the Queen's Most Excellent Majesty by and with the advice and consent of the Lords Spiritual and Temporal and Legislative Assembly of New South Wales, in Parliament assembled and by the authority of the same as follows:—

Power to accept and transfer of lease held and September 1874.

1. It shall be lawful for the said Charles Henry Jacob, James and Alfred Johnson, Nathaniel Rose or the survivor of them or either of them for the time being of the said indenture of allotment dated the twenty-fifth day of August, one thousand eight hundred and fifty-three (hereinafter called and referred to as the said indenture) to accept the surrender of the lease dated the second day of September, one thousand eight hundred and eighty-five (hereinafter mentioned and of the term thereby granted. And also from time to time with the consent of the said Hannah Rebecca, The Trustees her life and after her death and during the minority of any of her children of their or his own authority by deed to demise and lease the land described in the Schedule to this Act and situated and set out in the said indenture of lease of the second day of September, one thousand eight hundred and eighty-five, to any person or persons or corporation which shall consent to demise the same for any term of building or holding on such land or any part thereof or by otherwise expending in improvements thereon such money as shall be deemed by the said Trustees or Trustee separate to the land hereby granted that so that every lease under this power shall be for a term not exceeding thirty years to take effect in possession and shall be at such rate as the said Trustees or Trustee shall see fit to determine and such rent may be for a less amount during the first year of the term thereby granted than for the residue of such term but so that nothing be taken by way of premium or interest. Provided that every instrument of lease made under the provisions of this Act shall contain a covenant by the lessee or lessees to pay the rent thereby reserved and for insurance against fire of any building or buildings erected or to be erected on the land thereby demised and also a condition of re-entry on non-payment of rent within a time to be therein specified or on breach of any of the covenants in such lease contained. And so that that a counterpart of such lease be executed by the lessee or lessees.

Power to grant leases for thirty years.

Application of rent.

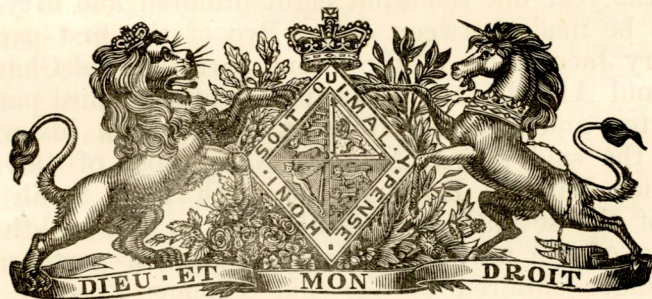
2. The said Trustees or Trustee shall pay and apply the rent and profits received by them or him in respect of any lease granted under the power conferred by this Act to the same person or persons for the same purposes and in the same manner as if such lease had been granted under the power of leasing contained in the said indenture of allotment.

3. This Act may be cited as "The Trustees' Land Leasing Act."

4. This Act may be cited as "The Trustees' Land Leasing Act."

5. The Trustees of the ...

New South Wales.



ANNO QUINQUAGESIMO

VICTORIÆ REGINÆ.

An Act to enable the Trustees of a settlement made on the marriage of Edward Payten and Hannah Rebecca Pye Rose to accept a surrender of a lease of part of the lands comprised in the said settlement and to extend the power to grant leases conferred by the said settlement on the Trustees thereof. [Assented to, 17th August, 1886.]

WHEREAS by an indenture dated the twenty-fifth day of Preamble.
January in the year of our Lord one thousand eight hundred and fifty-three and made between Hannah Rebecca Pye Rose of the first part Edward Payten of the second part and Charles Henry Jacob Rose and Alfred Marsom Nash Rose thereafter designated Trustees of the third part being a settlement made in contemplation of a marriage then intended and afterwards duly solemnized between the said Edward Payten and Hannah Rebecca Pye Rose the undivided fifth part or share and all other parts or shares of her the said Hannah Rebecca Pye Rose of and in certain lands and hereditaments devised by the will of her father Thomas Rose deceased to or for her use and benefit were conveyed and assured unto and to the use of the said Trustees their heirs and assigns upon certain trusts therein expressed and declared for the benefit of the said Hannah Rebecca Pye Rose and her children And it was by the said indenture agreed and declared amongst other things that it should be lawful for the said Trustees or the Trustees or Trustee for the time being of the said indenture of settlement with the consent in writing of the said Hannah Rebecca Pye Rose during her life and after her decease and during the minority or respective minorities of any child or children
of

Mrs. Payten's Estate Leasing.

of her the said Hannah Rebecca Pye Rose of their or his own authority by any deed or deeds writing or writings to demise or lease or join with the persons entitled to the other parts or shares of the said hereditaments thereinbefore mentioned in demising or leasing all or any part of the said hereditaments to any person or persons for any term or number of years not exceeding twenty-one years to take effect in possession and not in reversion without taking any fine premium or foregift for the making thereof and at such rent or rents and on such terms and conditions as the said Trustees or Trustee for the time being should think fit And whereas by an indenture dated the first day of January in the year one thousand eight hundred and fifty-eight and expressed to be made between James Pye of the first part the said Charles Henry Jacob Rose of the second part the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose of the third part the said Edward Payten and Hannah Rebecca Pye Payten his wife of the fourth part the said Alfred Marsom Nash Rose of the fifth part Reuben Uther Bartlett Rose of the sixth part Sarah Elizabeth Jane Rose of the seventh part Sarah Rose of the eighth part and Squire Mason of the ninth part being a deed of partition between the five younger children of the said Thomas Rose of the lands devised to them by his said will certain lands therein particularly described and comprising *inter alia* the land described in the schedule to this Act were allotted to the said Hannah Rebecca Pye Payten as the fifth share of the said Hannah Rebecca Pye Payten and in the lands and hereditaments so devised as aforesaid for her use and benefit by the will of the said Thomas Rose and were conveyed and assured to the use of the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose as such Trustees as aforesaid of the hereinbefore recited indenture of settlement dated the twenty-fifth day of January one thousand eight hundred and fifty-three upon and for the trusts intents and purposes in the said indenture of settlement mentioned expressed and declared of and in respect of the undivided fifth part or share of the said Hannah Rebecca Pye Payten in the lands and hereditaments devised by the said Thomas Rose to or for her use and benefit subject to the payment of an annuity to the said Sarah Rose which has since ceased And whereas there is issue of the said marriage of the said Edward Payten and Hannah Rebecca Pye Payten now living And whereas by an indenture of lease dated the second day of September one thousand eight hundred and eighty and made between the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose of the first part the said Hannah Rebecca Pye Payten of the second part and James Bentley Corbin and Phillip Nicolle of the third part the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose in exercise of the power given to them in that behalf by the said indenture of settlement did demise and lease unto the said James Bentley Corbin and Phillip Nicolle a portion of the land comprised in the Schedule to this Act fronting Castlereagh-street for a term of twenty-one years from the second day of September one thousand eight hundred and eighty subject to the rent and covenants and conditions therein reserved and expressed and whereas the buildings on other portions of the land described in the schedule to this Act not comprised in the said lease are old and require considerable outlay to keep them in repair and the rent obtainable for the same is inadequate to the value of the land occupied by such buildings And whereas the land comprised in the Schedule to this Act could be leased as a whole on terms very advantageous for the persons interested therein if the said Trustees were empowered to accept a surrender of the said indenture of lease of the second day of September one thousand eight hundred and eighty and to grant a lease or leases of the said lands for a longer period than
twenty-one

Mrs. Payten's Estate Leasing.

twenty-one years and it is expedient and desirable to grant such powers to the said Trustees Be it therefore enacted by the Queen's Most Excellent Majesty by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled and by the authority of the same as follows:—

1. It shall be lawful for the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose or the survivor of them or other the Trustees or Trustee for the time being of the said indenture of settlement dated the twenty-fifth day of January one thousand eight hundred and fifty-three (hereinafter called and referred to as the said Trustees or Trustee) to accept the surrender of the lease dated the second day of September one thousand eight hundred and eighty hereinbefore mentioned and of the term thereby granted And also from time to time with the consent of the said Hannah Rebecca Pye Payten during her life and after her death and during the minority of any of her children of their or his own authority by deed to demise and lease the land described in the Schedule to this Act and either subject or not subject to the said indenture of lease of the second day of September one thousand eight hundred and eighty to any person or persons or corporation who shall covenant to improve the same by repairing any building or buildings now standing or which shall hereafter be standing on any part of the land thereby leased or by erecting and building any house or houses building or buildings on such land or any part thereof or by otherwise expending in improvements thereon such moneys as shall be deemed by the said Trustees or Trustee adequate to the interest parted with but so that every lease under this power shall be for a term not exceeding thirty years to take effect in possession and shall be at such rent as the said Trustees or Trustee shall having regard to the terms and conditions of such lease think proper and reasonable and such rent may be for a less amount during the first year of the term thereby granted than for the residue of such term but so that nothing be taken by way of premium or foregift Provided that every indenture of lease made under the provisions of this Act shall contain a covenant by the lessee or lessees to pay the rent thereby reserved and for insurance against fire of any building or buildings erected or to be erected on the land thereby demised and also a condition of re-entry on non-payment of rent within a time to be therein specified or on breach of any of the covenants in such lease contained And so also that a counterpart of such lease be executed by the lessee or lessees.

Power to accept surrender of lease dated 2nd September 1880.

Power to grant leases for thirty years.

2. The said Trustees or Trustee shall pay and apply the rents and profits received by them or him in respect of any leases granted under the power conferred by this Act to the same person or persons for the same purposes and in the same manner as if such leases had been granted under the power of leasing contained in the said indenture of settlement.

Application of rents.

3. This Act may be cited as "Mrs. Payten's Estate Leasing Act."

Short title.

SCHEDULE.

All that parcel of land situated in the parish of Saint James in the city of Sydney in the Colony of New South Wales being part of allotment number three of section thirty-nine comprised in a grant to Thomas Rose of two roods and twenty-six perches dated the ninth day of March one thousand eight hundred and thirty-seven which said land and premises are bounded on the east by Elizabeth-street bearing northerly forty-three feet ten inches on the north by allotment number four bearing westerly one hundred and fifty-three feet on the west by Castlereagh-street bearing southerly forty-four feet and on the south by another portion of the abovementioned grant conveyed to Alfred Marsom Nash Rose bearing easterly to Elizabeth-street one hundred and fifty-three feet.

Mrs. Taylor's Estate Trusts

Twenty-one years and it is expedient and desirable to grant such powers to the said Trustee. Be it therefore enacted by the Queen's Most Excellent Majesty by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled and by the authority of the same as follows:—

Trustee to accept the
power of lease, and
the right to lease

1. It shall be lawful for the said Charles Henry Jacob, Trustee or Trustees for the time being of the said indenture of settlement dated the twenty-fifth day of January, one thousand eight hundred and fifty-three (hereinafter called and referred to as the said Trustee or Trustees) to accept the surrender of the lease dated the second day of September, one thousand eight hundred and eighty, hereinafter mentioned and of the term thereby created. And also from time to time with the consent of the said Hannah Rebecca Taylor during her life and after her death and during the minority of any of her children of legal age his own authority by deed to grant and lease the land described in the Schedule to this Act and other subject or not subject to the said indenture of lease of the second day of September, one thousand eight hundred and eighty to any person or persons or corporation who shall request to purchase the same by returning any building or buildings now standing or which shall hereafter be standing on any part of the land thereby leased or by erecting and building any house or houses, building or buildings or such part or parts thereof or by otherwise expending in improvements thereon such moneys as shall be deemed by the said Trustee or Trustees to be proper and in the interest thereof with full power that every lease under this power shall be for a term not exceeding thirty years to take effect in possession and shall be at such rent as the said Trustee or Trustees shall in his or her private judgment think proper and reasonable having regard to the value of the land and such rent may be for a less amount during the first year of the term thereby created than for the residue of such term but so that nothing be taken by way of premium or key-money. Provided that every indenture of lease made under the provisions of this Act shall contain a covenant by the lessee or lessees to pay the rent thereby reserved and for insurance against fire of any building or buildings erected or to be erected on the land thereby leased and also a condition of forfeiture on non-payment of rent within a time to be therein specified or on breach of any of the covenants in such lease contained. And so also that a counterpart of each lease be executed by the lessee or lessees.

Application of rent

2. The said Trustee or Trustees shall pay and apply the rents and profits received by them or him in respect of any lease created under the power conferred by this Act to the same person or persons for the same purposes and in the same manner as if such leases had been created under the power of leasing contained in the said indenture of settlement.

3. This Act may be cited as "Mrs. Taylor's Estate Trusts Act 1884."

SCHEDULE

All that certain lot and parcel of land situate in the parish of St. Andrew, in the County of New South Wales, being part of the estate of the late Mrs. Hannah Rebecca Taylor, deceased, and being more particularly described as follows:—

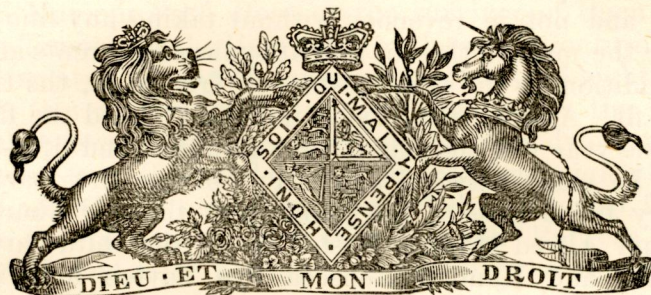
In witness whereof I have hereunto set my hand and the seal of the said Legislative Council at Sydney, this twenty-fifth day of January, one thousand eight hundred and eighty-four.

I Certify that this PRIVATE BILL, which originated in the LEGISLATIVE ASSEMBLY, has finally passed the LEGISLATIVE COUNCIL and the LEGISLATIVE ASSEMBLY of NEW SOUTH WALES.

*Legislative Assembly Chamber,
Sydney, 12 August, 1886.* }

F. W. WEBB,
Acting Clerk of Legislative Assembly.

New South Wales.



ANNO QUINQUAGESIMO

VICTORIÆ REGINÆ.

An Act to enable the Trustees of a settlement made on the marriage of Edward Payten and Hannah Rebecca Pye Rose to accept a surrender of a lease of part of the lands comprised in the said settlement and to extend the power to grant leases conferred by the said settlement on the Trustees thereof. [Assented to, 17th August, 1886.]

WHEREAS by an indenture dated the twenty-fifth day of Preamble. January in the year of our Lord one thousand eight hundred and fifty-three and made between Hannah Rebecca Pye Rose of the first part Edward Payten of the second part and Charles Henry Jacob Rose and Alfred Marsom Nash Rose thereafter designated Trustees of the third part being a settlement made in contemplation of a marriage then intended and afterwards duly solemnized between the said Edward Payten and Hannah Rebecca Pye Rose the undivided fifth part or share and all other parts or shares of her the said Hannah Rebecca Pye Rose of and in certain lands and hereditaments devised by the will of her father Thomas Rose deceased to or for her use and benefit were conveyed and assured unto and to the use of the said Trustees their heirs and assigns upon certain trusts therein expressed and declared for the benefit of the said Hannah Rebecca Pye Rose and her children And it was by the said indenture agreed and declared amongst other things that it should be lawful for the said Trustees or the Trustees or Trustee for the time being of the said indenture of settlement with the consent in writing of the said Hannah Rebecca Pye Rose during her life and after her decease and during the minority or respective minorities of any child or children
or

I have examined this Bill, and find it to correspond in all respects with the Bill as finally passed by both Houses.

T. M. SLATTERY,
Chairman of Committees of the Legislative Assembly.

Mrs. Payten's Estate Leasing.

of her the said Hannah Rebecca Pye Rose of their or his own authority by any deed or deeds writing or writings to demise or lease or join with the persons entitled to the other parts or shares of the said hereditaments thereinbefore mentioned in demising or leasing all or any part of the said hereditaments to any person or persons for any term or number of years not exceeding twenty-one years to take effect in possession and not in reversion without taking any fine premium or foregift for the making thereof and at such rent or rents and on such terms and conditions as the said Trustees or Trustee for the time being should think fit And whereas by an indenture dated the first day of January in the year one thousand eight hundred and fifty-eight and expressed to be made between James Pye of the first part the said Charles Henry Jacob Rose of the second part the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose of the third part the said Edward Payten and Hannah Rebecca Pye Payten his wife of the fourth part the said Alfred Marsom Nash Rose of the fifth part Reuben Uther Bartlett Rose of the sixth part Sarah Elizabeth Jane Rose of the seventh part Sarah Rose of the eighth part and Squire Mason of the ninth part being a deed of partition between the five younger children of the said Thomas Rose of the lands devised to them by his said will certain lands therein particularly described and comprising *inter alia* the land described in the schedule to this Act were allotted to the said Hannah Rebecca Pye Payten as the fifth share of the said Hannah Rebecca Pye Payten of and in the lands and hereditaments so devised as aforesaid for her use and benefit by the will of the said Thomas Rose and were conveyed and assured to the use of the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose as such Trustees as aforesaid of the hereinbefore recited indenture of settlement dated the twenty-fifth day of January one thousand eight hundred and fifty-three upon and for the trusts intents and purposes in the said indenture of settlement mentioned expressed and declared of and in respect of the undivided fifth part or share of the said Hannah Rebecca Pye Payten in the lands and hereditaments devised by the said Thomas Rose to or for her use and benefit subject to the payment of an annuity to the said Sarah Rose which has since ceased And whereas there is issue of the said marriage of the said Edward Payten and Hannah Rebecca Pye Payten now living And whereas by an indenture of lease dated the second day of September one thousand eight hundred and eighty and made between the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose of the first part the said Hannah Rebecca Pye Payten of the second part and James Bentley Corbin and Phillip Nicolle of the third part the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose in exercise of the power given to them in that behalf by the said indenture of settlement did demise and lease unto the said James Bentley Corbin and Phillip Nicolle a portion of the land comprised in the Schedule to this Act fronting Castlereagh-street for a term of twenty-one years from the second day of September one thousand eight hundred and eighty subject to the rent and covenants and conditions therein reserved and expressed and whereas the buildings on other portions of the land described in the schedule to this Act not comprised in the said lease are old and require considerable outlay to keep them in repair and the rent obtainable for the same is inadequate to the value of the land occupied by such buildings And whereas the land comprised in the Schedule to this Act could be leased as a whole on terms very advantageous for the persons interested therein if the said Trustees were empowered to accept a surrender of the said indenture of lease of the second day of September one thousand eight hundred and eighty and to grant a lease or leases of the said lands for a longer period than
twenty-one

Mrs. Payten's Estate Leasing.

twenty-one years and it is expedient and desirable to grant such powers to the said Trustees Be it therefore enacted by the Queen's Most Excellent Majesty by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled and by the authority of the same as follows:—

1. It shall be lawful for the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose or the survivor of them or other the Trustees or Trustee for the time being of the said indenture of settlement dated the twenty-fifth day of January one thousand eight hundred and fifty-three (hereinafter called and referred to as the said Trustees or Trustee) to accept the surrender of the lease dated the second day of September one thousand eight hundred and eighty hereinbefore mentioned and of the term thereby granted And also from time to time with the consent of the said Hannah Rebecca Pye Payten during her life and after her death and during the minority of any of her children of their or his own authority by deed to demise and lease the land described in the Schedule to this Act and either subject or not subject to the said indenture of lease of the second day of September one thousand eight hundred and eighty to any person or persons or corporation who shall covenant to improve the same by repairing any building or buildings now standing or which shall hereafter be standing on any part of the land thereby leased or by erecting and building any house or houses building or buildings on such land or any part thereof or by otherwise expending in improvements thereon such moneys as shall be deemed by the said Trustees or Trustee adequate to the interest parted with but so that every lease under this power shall be for a term not exceeding thirty years to take effect in possession and shall be at such rent as the said Trustees or Trustee shall having regard to the terms and conditions of such lease think proper and reasonable and such rent may be for a less amount during the first year of the term thereby granted than for the residue of such term but so that nothing be taken by way of premium or foregift Provided that every indenture of lease made under the provisions of this Act shall contain a covenant by the lessee or lessees to pay the rent thereby reserved and for insurance against fire of any building or buildings erected or to be erected on the land thereby demised and also a condition of re-entry on non-payment of rent within a time to be therein specified or on breach of any of the covenants in such lease contained And so also that a counterpart of such lease be executed by the lessee or lessees.

Power to accept surrender of lease dated 2nd September 1880.

Power to grant leases for thirty years.

2. The said Trustees or Trustee shall pay and apply the rents and profits received by them or him in respect of any leases granted under the power conferred by this Act to the same person or persons for the same purposes and in the same manner as if such leases had been granted under the power of leasing contained in the said indenture of settlement.

Application of rents.

3. This Act may be cited as "Mrs. Payten's Estate Leasing Act."

Short title.

SCHEDULE.

All that parcel of land situated in the parish of Saint James in the city of Sydney in the Colony of New South Wales being part of allotment number three of section thirty-nine comprised in a grant to Thomas Rose of two roods and twenty-six perches dated the ninth day of March one thousand eight hundred and thirty-seven which said land and premises are bounded on the east by Elizabeth-street bearing northerly forty-three feet ten inches on the north by allotment number four bearing westerly one hundred and fifty-three feet on the west by Castlereagh-street bearing southerly forty-four feet and on the south by another portion of the abovementioned grant conveyed to Alfred Marsom Nash Rose bearing easterly to Elizabeth-street one hundred and fifty-three feet.

In the name and on the behalf of Her Majesty I assent to this Act.

CARRINGTON.

*Government House,
17th August, 1886.*

1874

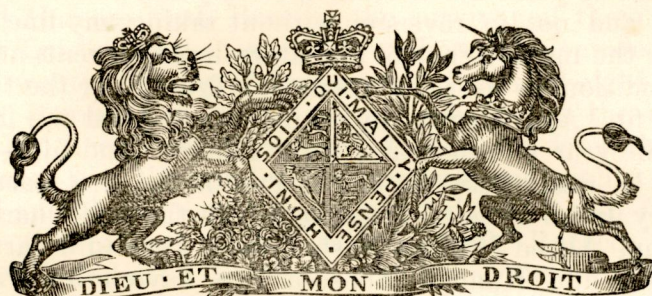
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I Certify that this PRIVATE BILL, which originated in the LEGISLATIVE ASSEMBLY, has finally passed the LEGISLATIVE COUNCIL and the LEGISLATIVE ASSEMBLY of NEW SOUTH WALES.

*Legislative Assembly Chamber,
Sydney, 12 August, 1886.* }

F. W. WEBB,
Acting Clerk of Legislative Assembly.

New South Wales.



ANNO QUINQUAGESIMO

VICTORIÆ REGINÆ.

An Act to enable the Trustees of a settlement made on the marriage of Edward Payten and Hannah Rebecca Pye Rose to accept a surrender of a lease of part of the lands comprised in the said settlement and to extend the power to grant leases conferred by the said settlement on the Trustees thereof. [Assented to, 17th August, 1886.]

WHEREAS by an indenture dated the twenty-fifth day of Preamble.
January in the year of our Lord one thousand eight hundred and fifty-three and made between Hannah Rebecca Pye Rose of the first part Edward Payten of the second part and Charles Henry Jacob Rose and Alfred Marsom Nash Rose thereafter designated Trustees of the third part being a settlement made in contemplation of a marriage then intended and afterwards duly solemnized between the said Edward Payten and Hannah Rebecca Pye Rose the undivided fifth part or share and all other parts or shares of her the said Hannah Rebecca Pye Rose of and in certain lands and hereditaments devised by the will of her father Thomas Rose deceased to or for her use and benefit were conveyed and assured unto and to the use of the said Trustees their heirs and assigns upon certain trusts therein expressed and declared for the benefit of the said Hannah Rebecca Pye Rose and her children And it was by the said indenture agreed and declared amongst other things that it should be lawful for the said Trustees or the Trustees or Trustee for the time being of the said indenture of settlement with the consent in writing of the said Hannah Rebecca Pye Rose during her life and after her decease and during the minority or respective minorities of any child or children

or

I have examined this Bill, and find it to correspond in all respects with the Bill as finally passed by both Houses.

T. M. SLATTERY,
Chairman of Committees of the Legislative Assembly.

Mrs. Payten's Estate Leasing.

of her the said Hannah Rebecca Pye Rose of their or his own authority by any deed or deeds writing or writings to demise or lease or join with the persons entitled to the other parts or shares of the said hereditaments thereinbefore mentioned in demising or leasing all or any part of the said hereditaments to any person or persons for any term or number of years not exceeding twenty-one years to take effect in possession and not in reversion without taking any fine premium or foregift for the making thereof and at such rent or rents and on such terms and conditions as the said Trustees or Trustee for the time being should think fit And whereas by an indenture dated the first day of January in the year one thousand eight hundred and fifty-eight and expressed to be made between James Pye of the first part the said Charles Henry Jacob Rose of the second part the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose of the third part the said Edward Payten and Hannah Rebecca Pye Payten his wife of the fourth part the said Alfred Marsom Nash Rose of the fifth part Reuben Uther Bartlett Rose of the sixth part Sarah Elizabeth Jane Rose of the seventh part Sarah Rose of the eighth part and Squire Mason of the ninth part being a deed of partition between the five younger children of the said Thomas Rose of the lands devised to them by his said will certain lands therein particularly described and comprising *inter alia* the land described in the schedule to this Act were allotted to the said Hannah Rebecca Pye Payten as the fifth share of the said Hannah Rebecca Pye Payten of and in the lands and hereditaments so devised as aforesaid for her use and benefit by the will of the said Thomas Rose and were conveyed and assured to the use of the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose as such Trustees as aforesaid of the hereinbefore recited indenture of settlement dated the twenty-fifth day of January one thousand eight hundred and fifty-three upon and for the trusts intents and purposes in the said indenture of settlement mentioned expressed and declared of and in respect of the undivided fifth part or share of the said Hannah Rebecca Pye Payten in the lands and hereditaments devised by the said Thomas Rose to or for her use and benefit subject to the payment of an annuity to the said Sarah Rose which has since ceased And whereas there is issue of the said marriage of the said Edward Payten and Hannah Rebecca Pye Payten now living And whereas by an indenture of lease dated the second day of September one thousand eight hundred and eighty and made between the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose of the first part the said Hannah Rebecca Pye Payten of the second part and James Bentley Corbin and Phillip Nicolle of the third part the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose in exercise of the power given to them in that behalf by the said indenture of settlement did demise and lease unto the said James Bentley Corbin and Phillip Nicolle a portion of the land comprised in the Schedule to this Act fronting Castlereagh-street for a term of twenty-one years from the second day of September one thousand eight hundred and eighty subject to the rent and covenants and conditions therein reserved and expressed and whereas the buildings on other portions of the land described in the schedule to this Act not comprised in the said lease are old and require considerable outlay to keep them in repair and the rent obtainable for the same is inadequate to the value of the land occupied by such buildings And whereas the land comprised in the Schedule to this Act could be leased as a whole on terms very advantageous for the persons interested therein if the said Trustees were empowered to accept a surrender of the said indenture of lease of the second day of September one thousand eight hundred and eighty and to grant a lease or leases of the said lands for a longer period than
twenty-one

Mrs. Payten's Estate Leasing.

twenty-one years and it is expedient and desirable to grant such powers to the said Trustees Be it therefore enacted by the Queen's Most Excellent Majesty by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled and by the authority of the same as follows:—

1. It shall be lawful for the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose or the survivor of them or other the Trustees or Trustee for the time being of the said indenture of settlement dated the twenty-fifth day of January one thousand eight hundred and fifty-three (hereinafter called and referred to as the said Trustees or Trustee) to accept the surrender of the lease dated the second day of September one thousand eight hundred and eighty hereinbefore mentioned and of the term thereby granted And also from time to time with the consent of the said Hannah Rebecca Pye Payten during her life and after her death and during the minority of any of her children of their or his own authority by deed to demise and lease the land described in the Schedule to this Act and either subject or not subject to the said indenture of lease of the second day of September one thousand eight hundred and eighty to any person or persons or corporation who shall covenant to improve the same by repairing any building or buildings now standing or which shall hereafter be standing on any part of the land thereby leased or by erecting and building any house or houses building or buildings on such land or any part thereof or by otherwise expending in improvements thereon such moneys as shall be deemed by the said Trustees or Trustee adequate to the interest parted with but so that every lease under this power shall be for a term not exceeding thirty years to take effect in possession and shall be at such rent as the said Trustees or Trustee shall having regard to the terms and conditions of such lease think proper and reasonable and such rent may be for a less amount during the first year of the term thereby granted than for the residue of such term but so that nothing be taken by way of premium or foregift Provided that every indenture of lease made under the provisions of this Act shall contain a covenant by the lessee or lessees to pay the rent thereby reserved and for insurance against fire of any building or buildings erected or to be erected on the land thereby demised and also a condition of re-entry on non-payment of rent within a time to be therein specified or on breach of any of the covenants in such lease contained And so also that a counterpart of such lease be executed by the lessee or lessees.

Power to accept surrender of lease dated 2nd September 1880.

Power to grant leases for thirty years.

2. The said Trustees or Trustee shall pay and apply the rents and profits received by them or him in respect of any leases granted under the power conferred by this Act to the same person or persons for the same purposes and in the same manner as if such leases had been granted under the power of leasing contained in the said indenture of settlement.

Application of rents.

3. This Act may be cited as "Mrs. Payten's Estate Leasing Act."

Short title.

SCHEDULE.

All that parcel of land situated in the parish of Saint James in the city of Sydney in the Colony of New South Wales being part of allotment number three of section thirty-nine comprised in a grant to Thomas Rose of two roods and twenty-six perches dated the ninth day of March one thousand eight hundred and thirty-seven which said land and premises are bounded on the east by Elizabeth-street bearing northerly forty-three feet ten inches on the north by allotment number four bearing westerly one hundred and fifty-three feet on the west by Castlereagh-street bearing southerly forty-four feet and on the south by another portion of the abovementioned grant conveyed to Alfred Marsom Nash Rose bearing easterly to Elizabeth-street one hundred and fifty-three feet.

In the name and on the behalf of Her Majesty I assent to this Act.

CARRINGTON.

*Government House,
17th August, 1886.*

COLLEGE

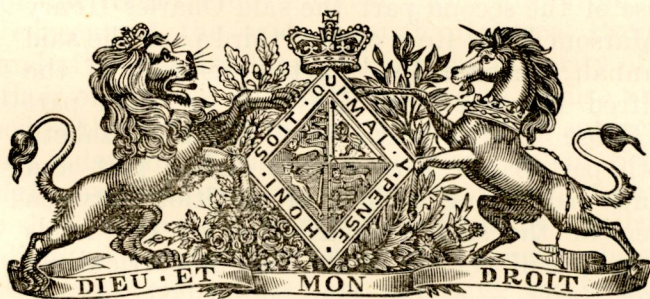
The first part of the report deals with the general situation of the college and the progress of the various departments. It is found that the college has made considerable progress in the past year, and that the students are well prepared for the work of the next year. The faculty is also well qualified and is doing its best to give the students the best possible education. The college is well equipped with books and apparatus, and the buildings are in good repair. The students are well behaved and are making good progress in their studies. The college is well supported by the community, and the trustees are doing their best to see that the college is well managed. The report concludes by stating that the college is well prepared for the future, and that it is confident that it will continue to make progress in the years to come.

This PRIVATE BILL originated in the LEGISLATIVE ASSEMBLY, and, having this day passed, is now ready for presentation to the LEGISLATIVE COUNCIL for its concurrence.

Legislative Assembly Chamber,
Sydney, 3 August, 1886. }

F. W. WEBB,
Acting Clerk of Legislative Assembly.

New South Wales.



ANNO QUINQUAGESIMO

VICTORIÆ REGINÆ.

An Act to enable the Trustees of a settlement made on the marriage of Edward Payten and Hannah Rebecca Pye Rose to accept a surrender of a lease of part of the lands comprised in the said settlement and to extend the power to grant leases conferred by the said settlement on the Trustees thereof.

WHEREAS by an indenture dated the twenty-fifth day of Preamble.
January in the year of our Lord one thousand eight hundred
and fifty-three and made between Hannah Rebecca Pye Rose of the
first part Edward Payten of the second part and Charles Henry Jacob
5 Rose and Alfred Marsom Nash Rose thereafter designated Trustees
of the third part being a settlement made in contemplation of a
marriage then intended and afterwards duly solemnized between the
said Edward Payten and Hannah Rebecca Pye Rose the undivided
fifth part or share and all other parts or shares of her the said Hannah
10 Rebecca Pye Rose of and in certain lands and hereditaments devised
by the will of her father Thomas Rose deceased to or for her use and
benefit were conveyed and assured unto and to the use of the said
Trustees their heirs and assigns upon certain trusts therein expressed
and declared for the benefit of the said Hannah Rebecca Pye Rose
15 and her children And it was by the said indenture agreed and
declared amongst other things that it should be lawful for the said
Trustees or the Trustees or Trustee for the time being of the said
indenture of settlement with the consent in writing of the said
Hannah Rebecca Pye Rose during her life and after her decease and
20 during the minority or respective minorities of any child or children

Mrs. Payten's Estate Leasing.

of her the said Hannah Rebecca Pye Rose of their or his own authority by any deed or deeds writing or writings to demise or lease or join with the persons entitled to the other parts or shares of the said hereditaments thereinbefore mentioned in demising or leasing all or
5 any part of the said hereditaments to any person or persons for any term or number of years not exceeding twenty-one years to take effect in possession and not in reversion without taking any fine premium or foregift for the making thereof and at such rent or rents and on such terms and conditions as the said Trustees or Trustee for the time being
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15 Edward Payten and Hannah Rebecca Pye Payten his wife of the fourth part the said Alfred Marsom Nash Rose of the fifth part Reuben Uther Bartlett Rose of the sixth part Sarah Elizabeth Jane Rose of the seventh part Sarah Rose of the eighth part and Squire Mason of the ninth part being a deed of partition between
20 the five younger children of the said Thomas Rose of the lands devised to them by his said will certain lands therein particularly described and comprising *inter alia* the land described in the schedule to this Act were allotted to the said Hannah Rebecca Pye Payten as the fifth share of the said Hannah Rebecca Pye
25 Payten of and in the lands and hereditaments so devised as aforesaid for her use and benefit by the will of the said Thomas Rose and were conveyed and assured to the use of the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose as such Trustees as aforesaid of the hereinbefore recited indenture of settlement dated the twenty-fifth day
30 of January one thousand eight hundred and fifty-three upon and for the trusts intents and purposes in the said indenture of settlement mentioned expressed and declared of and in respect of the undivided fifth part or share of the said Hannah Rebecca Pye Payten in the lands and hereditaments devised by the said Thomas Rose to or for her use and benefit
35 subject to the payment of an annuity to the said Sarah Rose which has since ceased And whereas there is issue of the said marriage of the said Edward Payten and Hannah Rebecca Pye Payten now living And whereas by an indenture of lease dated the second day of September one thousand eight hundred and eighty and made between the said
40 Charles Henry Jacob Rose and Alfred Marsom Nash Rose of the first part the said Hannah Rebecca Pye Payten of the second part and James Bentley Corbin and Phillip Nicolle of the third part the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose in exercise of the power given to them in that behalf by the said indenture of settle-
45 ment did demise and lease unto the said James Bentley Corbin and Phillip Nicolle a portion of the land comprised in the Schedule to this Act fronting Castlereagh-street for a term of twenty-one years from the second day of September one thousand eight hundred and eighty subject to the rent and covenants and conditions therein reserved and
50 expressed and whereas the buildings on other portions of the land described in the schedule to this Act not comprised in the said lease are old and require considerable outlay to keep them in repair and the rent obtainable for the same is inadequate to the value of the land occupied by such buildings And whereas the land comprised in the
55 Schedule to this Act could be leased as a whole on terms very advantageous for the persons interested therein if the said Trustees were empowered to accept a surrender of the said indenture of lease of the second day of September one thousand eight hundred and eighty and to grant a lease or leases of the said lands for a longer period than
twenty-one

Mrs. Payten's Estate Leasing.

twenty-one years and it is expedient and desirable to grant such powers to the said Trustees Be it therefore enacted by the Queen's Most Excellent Majesty by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled and by the authority of the same as follows:—

1. It shall be lawful for the said Charles Henry Jacob Rose and Alfred Marsom Nash Rose or the survivor of them or other the Trustees or Trustee for the time being of the said indenture of settlement dated the twenty-fifth day of January one thousand eight hundred and fifty-three (hereinafter called and referred to as the said Trustees or Trustee) to accept the surrender of the lease dated the second day of September one thousand eight hundred and eighty hereinbefore mentioned and of the term thereby granted And also from time to time with the consent of the said Hannah Rebecca Pye Payten during her life and after her death and during the minority of any of her children of their or his own authority by deed to demise and lease the land described in the Schedule to this Act and either subject or not subject to the said indenture of lease of the second day of September one thousand eight hundred and eighty to any person or persons or corporation who shall covenant to improve the same by repairing any building or buildings now standing or which shall hereafter be standing on any part of the land thereby leased or by erecting and building any house or houses building or buildings on such land or any part thereof or by otherwise expending in improvements thereon such moneys as shall be deemed by the said Trustees or Trustee adequate to the interest parted with but so that every lease under this power shall be for a term not exceeding thirty years to take effect in possession and shall be at such rent as the said Trustees or Trustee shall having regard to the terms and conditions of such lease think proper and reasonable and such rent may be for a less amount during the first year of the term thereby granted than for the residue of such term but so that nothing be taken by way of premium or foregift Provided that every indenture of lease made under the provisions of this Act shall contain a covenant by the lessee or lessees to pay the rent thereby reserved and for insurance against fire of any building or buildings erected or to be erected on the land thereby demised and also a condition of re-entry on non-payment of rent within a time to be therein specified or on breach of any of the covenants in such lease contained And so also that a counterpart of such lease be executed by the lessee or lessees.

Power to accept surrender of lease dated 2nd September, 1880.

Power to grant leases for thirty years.

2. The said Trustees or Trustee shall pay and apply the rents and profits received by them or him in respect of any leases granted under the power conferred by this Act to the same person or persons for the same purposes and in the same manner as if such leases had been granted under the power of leasing contained in the said indenture of settlement.

Application of rents.

3. This Act may be cited as "Mrs. Payten's Estate Leasing Act."

Short title.

SCHEDULE.

All that parcel of land situated in the parish of Saint James in the city of Sydney in the Colony of New South Wales being part of allotment number three of section thirty-nine comprised in a grant to Thomas Rose of two roods and twenty-six perches dated the ninth day of March one thousand eight hundred and thirty-seven which said land and premises are bounded on the east by Elizabeth-street bearing northerly forty-three feet ten inches on the north by allotment number four bearing westerly one hundred and fifty-three feet on the west by Castlereagh-street bearing southerly forty-four feet and on the south by another portion of the abovementioned grant conveyed to Alfred Marsom Nash Rose bearing easterly to Elizabeth-street one hundred and fifty-three feet.

Section 40. The Act shall be deemed to have been passed on the 1st day of January 1900.

40. The Act shall be deemed to have been passed on the 1st day of January 1900.

41. The Act shall be deemed to have been passed on the 1st day of January 1900.

42. The Act shall be deemed to have been passed on the 1st day of January 1900.

43. The Act shall be deemed to have been passed on the 1st day of January 1900.

44. The Act shall be deemed to have been passed on the 1st day of January 1900.

45. The Act shall be deemed to have been passed on the 1st day of January 1900.

46. The Act shall be deemed to have been passed on the 1st day of January 1900.

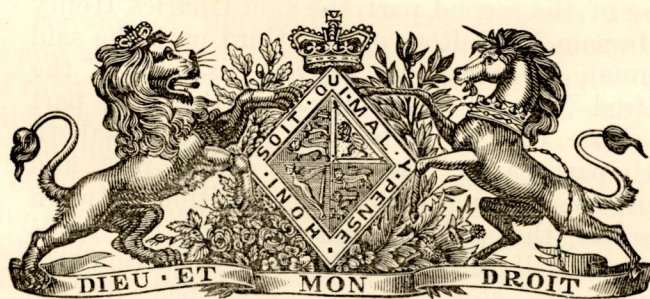
47. The Act shall be deemed to have been passed on the 1st day of January 1900.

This PRIVATE BILL originated in the LEGISLATIVE ASSEMBLY, and, having this day passed, is now ready for presentation to the LEGISLATIVE COUNCIL for its concurrence.

Legislative Assembly Chamber,
Sydney, 3 August, 1886. }

F. W. WEBB,
Acting Clerk of Legislative Assembly.

New South Wales.



ANNO QUINQUAGESIMO

VICTORIÆ REGINÆ.

An Act to enable the Trustees of a settlement made on the marriage of Edward Payten and Hannah Rebecca Pye Rose to accept a surrender of a lease of part of the lands comprised in the said settlement and to extend the power to grant leases conferred by the said settlement on the Trustees thereof.

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and fifty-three and made between Hannah Rebecca Pye Rose of the
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5 Rose and Alfred Marsom Nash Rose thereafter designated Trustees
of the third part being a settlement made in contemplation of a
marriage then intended and afterwards duly solemnized between the
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fifth part or share and all other parts or shares of her the said Hannah
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Trustees or the Trustees or Trustee for the time being of the said
indenture of settlement with the consent in writing of the said
Hannah Rebecca Pye Rose during her life and after her decease and
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Mrs. Payten's Estate Leasing.

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Mrs. Payten's Estate Leasing.

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2. The said Trustees or Trustee shall pay and apply the rents and profits received by them or him in respect of any leases granted under the power conferred by this Act to the same person or persons for the same purposes and in the same manner as if such leases had been granted under the power of leasing contained in the said indenture of settlement.

Power to accept surrender of lease dated 2nd September, 1880.

Power to grant leases for thirty years.

Application of rents.

3. This Act may be cited as "Mrs. Payten's Estate Leasing Act."

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