

wages; we worked from light to dark in summer time, and did not get anything out of the way by it. I do not think you could put up a better building now for the same money, though you might put more work upon it. I and my mate, while waiting for the plasterers, re-sunk the well. This was extra work. It was a dangerous job in that gravelly soil taking bricks out from the well. I do not know anything about the lead or zinc being put outside the plaster of the the gutters. The weather-boarding at the end was only intended for temporary work, to be built on to again afterwards.

Mr. F. D. Greenwood re-examined: The Bishop's object in offering the terms to Saxon was to get the property improved and made more productive. The Bishop had the lease prepared, which I now produce, but which was never signed, Saxon having been willing at first to agree to those terms; but I believe, on finding the land inferior to what he expected, he afterwards refused. The terms the Bishop offered are in the lease: they are a peppercorn-rent for the first seven years; £52 10s. for each of the next three years; and £105 per annum for each of the last four years, with strict conditions as to fencing and proper farming.

The old lease ran out about that time; and last year he got a new lease granted, at a rent of £91 15s. per annum, including the stony sections, hill sections, and piece of good land, all formerly held at a rental of £70 14s. Tarrant and Guy had the land before Saxon. They paid £35 rent per annum, besides interest on cost of a barn—altogether £47 a year.

Saxon objected to taking the stony part of the land. Mr. Sinclair and myself went up to the land. I went over it, and gave him my opinion of the proper amount of rent to be charged, which was accordingly demanded and agreed to. The lease has been duly executed. The interest on the barn and buildings (which is included in the rent) is calculated at 12 per cent., which Mr. Saxon considers high and complains of, because he says he laid out £200 on the house himself. This, however, would not entitle him to exemption from payment of the interest agreed upon when Bishop Hobhouse advanced the money (£200) out of the Trust Fund.

Out of the whole estate of 1,050 acres, 350 acres are comparatively worthless, being composed of stones and gravel.

LIST of HOLDINGS, &c., under the Bishop of Nelson's WAKAREWA TRUST.

| Name. | Term of Lease. | Acreage. | Present Rent. | Last Seven Years. | Probable Value to Let, 1881. |
|-----------------------|-------------------------------------|-----------|---------------|--------------------------------|------------------------------|
| | | A. R. P. | £ s. d. | £ s. d. | £ s. d. |
| 1. Atkins | 1859 to 1880* | 100 0 0 | 50 0 0 | 50 0 0 | 100 0 0 |
| 2. Auty (No. 1) .. | { 21 years from 1st July, 1865 } | 3 2 4 | 7 1 0 | 7 1 0 | 7 1 0 |
| 3. Auty (No. 2) .. | 1859 to 1880 | 22 0 0 | 4 6 6 | 4 19 0 | 11 0 0 |
| 4. Boyes | " | 7 0 16 | 4 4 8 | 4 12 6 | 10 5 0 |
| 5. Bradley | " | 10 0 0 | 5 0 0 | { No increase, I believe. } | 10 0 0 |
| 6. Burrell | 1869 to 1880 | 0 2 0 | 1 0 0 | 1 0 0 | 2 0 0 |
| 7. Chamberlain .. | 1859 to 1880* | 16 0 0 | 11 0 0 | 11 0 0 | 20 0 0 |
| 8. Chant | " | 3 0 0 | 2 1 6 | 2 5 0 | 6 0 0 |
| 9. Cook | " | 8 1 24 | 2 17 9 | 3 3 0 | 8 7 6 |
| 10. Croucher | " | 10 0 0 | 3 15 0 | 3 15 0 | 3 15 0 |
| 11. Egginton, S. .. | " | 10 0 0 | 5 0 0 | 5 0 0 | 10 0 0 |
| 12. Egginton, W. .. | " | 30 3 0 | 22 0 0 | 22 0 0 | 30 15 0 |
| 13. Fearon | " | 100 0 0 | 17 3 9 | 18 15 0 | 37 0 0 |
| 14. François | " | 3 2 10 | 2 8 2 | 2 12 7 | 7 0 0 |
| 15. Franklin | " | 7 0 0 | 1 19 3 | 2 7 0 | 7 0 0 |
| 16. Green | 1864 to 1880 | 9 0 0 | 5 12 3 | 6 15 0 | 13 10 0 |
| 17. Giblin | 1859 to 1880 | 8 0 0 | 2 10 0 | 3 0 0 | 10 0 0 |
| 18. Heath | " | 16 3 0 | 7 11 3 | 8 5 0 | 12 0 0 |
| 19. Hooper and Co. .. | " | 2 0 0 | 1 7 6 | 1 10 0 | 12 0 0 |
| 20. Holyoak | " | 22 0 0 | 8 5 0 | 8 5 0 | 16 10 0 |
| 21. Jones | " | 7 2 0 | 3 16 10 | 4 3 2 | 11 5 0 |
| 22. Lock | " | 4 0 0 | 2 15 0 | 3 0 0 | 10 0 0 |
| 23. Lunn | " | 5 0 0 | 2 11 4 | 2 16 0 | 6 5 0 |
| 24. Lodder | " | 50 0 0 | 17 3 9 | 18 15 0 | 30 0 0 |
| 25. Limmer | " | 22 2 0 | 9 16 0 | 11 16 3 | 15 0 0 |
| 26. Marshall | " | 3 0 0 | 2 1 6 | 2 5 0 | 12 0 0 |
| 27. Nason | " | 9 2 0 | 3 0 6 | 3 5 0 | 20 0 0 |
| 28. Noden (No. 1) .. | " | 3 0 0 | 2 1 6 | 2 5 0 | 25 0 0 |
| 29. Noden (No. 2) .. | " | 14 1 0 | 3 11 3 | 4 5 6 | 11 0 0 |
| 30. Lovell | " | 7 0 0 | 3 11 0 | 3 17 0 | 8 15 0 |
| 31. Parker | " | 5 0 0 | 2 10 6 | 2 16 3 | 20 0 0 |
| 32. Rumbold | " | 4 0 0 | 2 8 2 | 2 12 2 | 16 0 0 |
| 33. Robinson | " | 5 0 0 | 3 8 9 | 3 15 0 | 12 10 0 |
| 34. Satherley | " | 9 3 0 | 8 0 0 | 8 0 0 | 10 0 0 |
| 35. Saxon Brothers .. | 1868 to 1882 | 432 2 0 | 91 15 0 | 91 15 0 | 100 0 0 |
| 36. Staples, John .. | 1859 to 1880 | 2 0 0 | 1 7 6 | 1 10 0 | 30 0 0 |
| 37. Staples, Henry .. | " | 5 0 0 | 2 7 0 | 2 16 3 | 10 0 0 |
| 38. Taylor | " | 10 0 0 | 5 0 0 | 5 0 0 | 10 0 0 |
| 39. Thorne | " | 3 0 0 | 2 1 6 | 2 5 0 | 7 10 0 |
| 40. Wilkie | " | 9 2 0 | 4 6 8 | 4 14 6 | 30 0 0 |
| 41. Wilson | " | 8 0 0 | 5 10 0 | 6 0 0 | 20 0 0 |
| 42. Worthington .. | " | 4 2 0 | 2 6 8 | 2 11 8 | 12 0 0 |
| | | 1013 2 14 | 346 14 0 | 361 8 10 | 761 8 6 |

All holdings marked * date twenty one years from 1857.

T. Atkins from 1st January, 1857.

T. Croucher from 25th September, 1857.

J. Satherley from 25th March, 1857.

J. Bradley from 25th March, 1857.

S. Egginton from 25th March, 1857.

W. Taylor from 25th March, 1857.

W. Chamberlain from 25th March, 1857.

W. Egginton from 25th March, 1857.

R. Holyoak from 25th September, 1857.

I HAVE carefully compiled the above from the Ledger and Rent Book, and it is correct to the best of my belief.

F. D. GREENWOOD, Bailiff.