

Lease
Jus Secusson
to
Chas Beattie

1844

McGILL UNIVERSITY
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Lease

It is hereby agreed between James Dawson
of Pitcairn, Bookseller of the one Part,
and Thos Beattie, Furrier, of the other
Part. viz - That for and in consideration
of a Lease of Five years, from, and after the
1st day of January 1844, of the Lot of Land
owned by the foresaid James Dawson
^{lying} at the foot of Scotch Hill on the North
Side of Pitcairn Harbour - and containing
Fifty Acres or thereabouts; and further
the hire or use of a Yellang Mann, owned
by said James Dawson for the said term
of five years, and further one ~~the~~ set of
Good Hemlock Boards and fifty Pounds
of Nails to be provided to the said Thos
Beattie by said James Dawson, to assist
him in Erecting a House & Barn. -
Said Thos Beattie, hereby agrees to the
following compensation to be made by
him to the said James Dawson, for
Rent of Land & hire of Mann, and also
to the following Rules of Cultivation of
said Land, during said Lease.

Said Thos Beattie is to deliver to the
said James Dawson, at his Residence
in Pitcairn Ten Ordinary Sled Loads
of Havel wood Each Winter, and ^{to give} Ten
days work of himself and Mann each
year at such times as shall be required
by the said James Dawson. - Said Thos
Beattie is to Erect such Houses and Fences

as he requires, on Said Farm at his
own Expense, and leave them in such
good Condition at the End of his Lease
as they have generally been in during
the time of his Occupancy, without
any Compensation therefor. — He
is to use what Timber he requires on
the Farm for his own use as fencing
and firewood and Payment of Rent,
but he is to Sale none off the Land, nor
allow any one to Trespass thereon.
He is to Sale no Hay or Straws off the
Premises, but is to keep Stock to use it
there. — He is allowed to use the Mare
as a Breeder upon Condition that he
give the Second Calf She produces, to
Said Jaz & Dawson, after it is fully
Weaned, and should the Said Mare
die of a Natural Death, during the
Five Years here — Said Thos Keattley
not to be held liable for any Com-
pensation, but he is to provide him-
self with another at his own Ex-
pense.

Rules of Cultivation

The Field next the Field is to be broken up in
such Portions only as can be well Manured
the next following Year, and planted out
in Potatoes or Turneps, and Sowed out
the 3rd Year with Wheat or Grass Seed.

The piece between the Koonce hill and
the Road, is to be cleared of stones and
wood, and drained; the first and
second years, covered with oats, but
to be well top dressed the 2nd year
with well rotted Earth or Mud from
the Road side, or Draining or Shill mud
from the Sea - Ashes &c. to be
sowed down to Grass with the second
crop, and kept in hay or Pasture for
two or more years. - Any New Land
which said Thos Beattie may receive
is to be put in Potatoes, Turneps or
Buckwheat the first year of Cultivation
in wheat sowed down to Grass
the second, and remain so till
the Stumps and Stones can be
cleared off. - whatever Grass seed
is used the year before quitting the land
is to be paid at the Expense of said
Jas Dawson, but sowed and Harrowed,
and free of Expense by the said Thos.
Beattie. - At the Expiration of the
foregoing lease said Thos Beattie is to
have the preference to any other person
should said Jas Dawson wish to let
the Land, and in all cases each
Party is to give the other one year
Notice to Quit - In witness whereof the
the Parties have hereunto set their hands
and seals, this 20th day of Octo 1843.

Witness
James Ross

Thomas Beattie
Jas Dawson