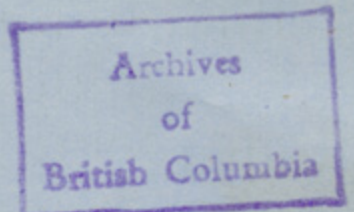


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This indenture made the twenty eighth day of March, Anno Domini, one thousand, eight hundred and sixty four between Allan G. Robinson of Victoria, Vancouveris. Island, John B. Robinson of the same place of the first part and Frederick Dally of Victoria aforesaid of the second part.

Witnesseth, that the said party of the first part hath letten and by these premises doth grant, demise and to farm let all that ground-floor of the brick stone at the North East corner of Fort and Government Streets, in said Victoria, and East of the archway, having a frontage of twenty feet or thereabout on Fort Street and a depth of thirty feet or thereabout, with the appurtenances, for the term of one year from the first day of April one thousand eight hundred and sixty four at the rent or sum of fifty dollars to be paid in advance, on the first day of each month in United States gold coin.

And it is agreed that if any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained then it shall be lawful for said parties of the first part to re-enter the said premises and remove all persons therefrom. -

And the said party of the first part doth covenant that they will give to the said Frederick Dally the option to take a new lease of the said premises at the end

of the term of this lease, on such terms as they shall then propose, previous to submitting the same for acceptance to any other person.

And the said party of the second part doth covenant to pay to the said party of the first part the said monthly rent as herein specified, namely, on the first day of each and every month; that he will keep the side walk of the street in front of said premises in a good state of repair; and that at the expiration of the said term of one year the said party of the second part will quit and surrender the premises hereby demised in as good condition as reasonable use and wear thereof will permit, damages by the elements excepted; and the parties of the first ^{part} do covenant that the said party of the second part, on paying the said rent and performing the covenants aforesaid, shall and may peaceably hold and enjoy the said demised premises for the term aforesaid.

In witness whereof we have hereunto set our hands and seals this twenty eighth day of March, one thousand eight hundred and sixty four. Allen Y Robinson

Sealed and delivered
in the presence of } John B Robinson
Mr J Welch } By his attorney
(one word interlined) } Allen Y Robinson
before signing, }
Mr J Welch } Fred K Dally