

REC'D
Jan 15 JAN 20

2523

Correspondence

Sugar Development

1920

January

- Recommendations
- 1) Present proposal of CAP's auction bond to be no longer maintained
 - 2) Unless he called for terms to be altered as suggested by Mr. Moody Street
 - 3) Not necessary to accept terms offered to be accepted
 - 4) Bonds to be in by 1st July
 - 5) Terms between Malawi & Zanzibar not to be alienated yet

Mr. H. Chad. Mr. J. Diddle

(A) The main conditions of feasibility are that no definite figure minimum cultivation & output are laid down, that the limitation to sugar is not absolute, & that this limitation & the prohibition to other crops will let the farmers have about £50,000 on sugar. I think all these are reasonable.

(B) On a point of detail, purchase price & rent are estimated in sterling to be paid in local m. The former is £2,100 per acre & the rent is 1.5% per acre. i.e. the normal 10 cents with the value of p.m. but would be less at the present rate of exchange. The form proposed has the advantage of definiteness.

I am not quite satisfied with wording

P.O.T. 4.30 pm '20
 Ca.
 copy to Mr. J. Diddle
 20 Jan 20

Subsequent Paper.

38

77 Castle Main Road

Victoria B.C.

Kibos Sugar
E.S.P.

Jan 10

4000

2523

M^o 9

REC-13 JAN 20

Reference enclosed letter from
 of Stuart, I have the honor to
 in view that (a) The present
 proposal of the E.S.P. to another
 land investment be no longer
 pertinent. (b) Tenure be called
 the terms to be alleged as
 stated by Mr. Moody Stuart.
 Not necessary the highest terms
 be offered to be granted.
 Tenure to be in 1 July next.
 The farms between Malvern
 and Kibos along the Railway,
 50 miles in sugar cane growing,
 to be granted. That we see
 in their plans to through.
 The cases please telegraph
 to Stuart to this effect if the
 your Administration in preference.
 I have no copy of enclosed letter.
 than the honor to be for
 your most hearty & obedient
 service.
 Edward Nelson
 Governor - E.S.P.

TELEGRAMS:
"HENCKELL, CANNON, LONDON."
"HENCKELL, LONDON."
TELEPHONE: 57 CENTRAL 1185

T. DU SUISSON
S. MOODY STUART
HORACE PHEL
J. H. DU SUISSON

C
18, Laurence Pountney Lane
London, E.C. 4 24th Dec. 1919

C O
2523
REC'D
REG'D 15 JAN 20

Sir,

I enclose for your consideration a Memorandum of the terms which I would suggest for the lease of the 6716 acres in Kibos. I think this will be approved by Mr. Toogood and his group, but I have of course not been able to consult them. I also enclose Notes explaining the reasons for variation from the terms in the notice of Auction where these occur. If you require any further information, I will be glad to call at any time.

I would also submit the following points, as you may find them worth taking into consideration when you are deciding as to the lease:

- (1) There is evidently a very large area in B.E.A. suitable for Sugar Cane and there appears to be good reason to hope that a sufficient population will be found for the growing of cane, partly as wage-earning labourers and partly growing canes for themselves on their own land for sale to factories. The extent to which the development of the Sugar industry there could

be carried out within a limited number of years may be such that it would alter the whole position of the Protectorate. Such development would involve the raising of many millions sterling of capital for factories and plantations, and before that is contemplated one would require to show proof of the successful work of a pioneer factory and plantation and soundness of such a proposal.

(2) The area of 6716 acres in Kibos, combined with a farm already belonging to Mr. Teogood's group and comprising 2724 acres in the middle of the 6716 acres, should form a very suitable position for such pioneer factory.

(3) My firm, which propose to associate itself with Mr. Teogood's group in the Kibos Scheme, have had experience in the erection and management of Sugar plantations and factories. I enclose a Report of the Annual Meeting last week of the Antigua Sugar Factory, which has from the first been under their management, and you will see from this Report that this Company has duly fulfilled the Agreement which it entered into with the Government fifteen years ago and that very satisfactory results have accrued therefrom to the Island of Antigua. I also enclose a Report of the

General Meeting of the Sta. Magdalena Sugar Co. Ltd. (Trinidad), from which you will see something of the work that that Company (which is also managed by my firm) is doing in that Island.

If you are inclined to favour an application for the 6716 acres on the lines indicated above, I would endeavour to go out to B.E.A. as soon as possible to see the conditions on the spot and judge for myself whether they appear to warrant our placing the scheme before investors, but as I mentioned to you, I must first pay a visit to our factories in the West Indies.

I am, Sir,

Your obedient Servant,

Geo. Wood Stuart

Encl.

P.S. Since writing the above, it has struck me that you might care to see the following extract from the Report by Lord Balfour of Burleigh on the work of our Antigua Sugar Factory -

"The central Sugar Factory in Antigua furnishes a striking argument in support of this recommendation [that is - for the establishment of Central Sugar Factories] It would be difficult to use exaggerated terms respecting the benefits conferred by this Factory on the peasant cultivators of Guine and on the Sugar industry generally in Antigua, and we could not

"fail to observe the recognition of these benefits
"was universal throughout the Leeward Islands."

(From Report of the Royal Commission on Trading Relations
between Canada and the West Indies, September 1910.

C.D. 5369.)

G. M. S.

His Excellency,
General Sir E. Northey,
Colonial Office,
Downing Street, S.W.

MEMORANDUM OF
TERMS SUGGESTED FOR THE LEASE OF 6716 ACRES ADVERTISED
IN THE OFFICIAL GAZETTE 9th JULY 1919, GENERAL NOTICE

74

NO. 865.

- (a) The price to be £16,790 payable in London.
- (b) The term of the Lease to be for 99 years at an annual rental of £44.15.4½ payable in London. Lessees to have the right of extension to 999 years, in accordance with the new Land Ordinance.
- (c) Two per cent of the purchase price to be paid on the signing of the Lease and the balance in nine equal annual instalments.
- (d) Survey fees, etc. to be paid to the Land Offices Nairobi.
- (e) The Lessees to undertake to make the production of Sugar their principal object, but subject to this provision they are at liberty to make use of any part of the premises for other purposes.
- (f) The Lessees shall not assign or sub-lease the whole or any part of the premises without first obtaining the consent in writing of the Governor of the E.A.P.
- (g) When the Lessees shall have expended £50,000 in cultivation, buildings and plant for the production of Sugar, the conditions in (a) and (f) shall lapse, and the lease thereafter shall continue without any restrictions beyond those that are customary in the case of other properties in the E.A.P.

- Clause (a) It is considered reasonable to ask that the sterling price named in the Notice of Auction should be the amount payable and not the rupee price.
- Clause (e) Clause 1 of the Conditions in the Notice of Auction stipulating that the land is to be used for growing Sugar and purposes ancillary thereto and for no other purpose whatsoever is not advisable. We have been doing our utmost to have more mixed farming on our Sugar Plantations in the West Indies, devoting more of the land to cattle and to growing beans, peas and other feeds for man and beast, in order to maintain it in good heart and lessen the risks of root disease in the sugar-cane, also the risk of insect pests. This should be done to an extent that could hardly be called ancillary to Sugar production, although it is done with the object of maintaining that.
- Clauses (2) to (5) of the Auction Notice are omitted as it is impossible to fix in advance what can be done in a given time or what may be wise to attempt as everything will depend on an assured supply of native labour. The provision of Clause (e) in the suggested terms should be sufficient to secure what the Government aims at.
- Clause (g) The reason for asking for this clause is that

unforeseen cause might make it wise to discontinue
Sugar. Disease in Coffee in Ceylon forced the
Planters to drop the industry and put in Tea.
The provision that 250,000 must be expended on
Sugar is sufficient to ensure a bona fide trial
being made and the Lessees, having spent that,
will not scrap their work unless there is the
strongest reason.

REPRINTED FROM

The Times

COMPANY MEETINGS.

Friday, December 5, 1919.

STE. MADELEINE SUGAR COMPANY (LIMITED).

THE DEVELOPMENT OF CANE FARMING.

THE SIXTH ANNUAL GENERAL MEETING OF Ste. Madeleine Sugar Company (Limited) was held yesterday at Cannon-street Hotel, Mr. G. M. STUART, chairman of the company, presiding.

Mr. GEORGE H. BRILLIANT, one of the joint secretaries, read the notice convening the meeting and the certificate of the auditors.

The CHAIRMAN said:—I am sorry to have to submit a report showing so poor a result. I was out at Ste. Madeleine last January and February, and I then expected something very different. It was true that the cost of production had risen 20 per cent on that of the previous year, and our sale price had not risen in proportion. But the steps I saw standing there, apparently past all risks, the reaping already begun, had a much heavier weight than those of the previous year, so it looked as if we should come through with a comfortable margin. There was nothing to do but to cut and grind the cane and realize a good profit. Then after that the unexpected happened, as is so often—I might say usually—the case in sugar. The crops shrunk up under a withering drought, prolonged for four months, with the result that we are left with only a small surplus, which is made up by the adventurous aid of a sum recovered from the excess profits duty to an amount that suffices to provide our usual dividend. In all other respects I have a thoroughly satisfactory report to give. Our work and responsibilities are not limited to the making of profits. We have responsibilities in regard to our property to see that it is well maintained. I can assure you that it was a great satisfaction to me to see that not only was this the case, but to see an improvement everywhere. If that had not been

so, we should not have had these crops. The figures in the report might lead you to question that, for they show we raised only 194 tons cane, or barely two tons sugar, to the acre. But that was without any sulphate of ammonia and with a very trying season. So it is not so low as it looks at first sight, and it is better than any other estate in the island, as far as I have seen the figures.

SATISFYING THE CANE FARMERS.

NEXT we have responsibilities in regard to those who work for us. Amongst these the cane farmers form the largest class. The new scale of payment which we arranged for their cane has given great satisfaction. On arriving in the island, I was invited to attend a meeting of the farmers, and there I was presented with an address in which they expressed their grateful appreciation to the company for the new scale. Their spokesman said it was a unique thing in Trinidad for labour to express gratitude to capital. Now this gratitude was only for one giving them what is fair and just, and yet one which the Government had in the West Indies that the labourers are never grateful. Well, that is not our experience. It was a very happy occasion, and there can be no doubt that the farmers realize that the company has their interests at heart. They are well off at present with the high price of sugar, but when that returns to a low level, they will not make a living unless they cultivate better. They have, in a very large number of cases, been wasting their land by want of good work and proper methods. They might grow double as much cane on the same plots, and they could in fact easily grow 25 per cent more, and even the latter would mean £15,000 extra into their pockets in a year like this. To show them how to secure this, the board has sent out a farmers' correspondent, or we might call him farmers' adviser or friend, and he has made a good start with them.

COOPERATIVE CREDIT SOCIETIES ESTABLISHED.

THE other new step taken during the year—namely, the establishment of a number of cooperative credit societies amongst our cane farmers, is full of promise. The latest letter received states that the movement has taken firm hold. There are now 34 societies, with 1,000 members in all, and the loans to them amount to £10,000 for the purchase of houses, livestock, and implements. These loans are from the bank, not

Antigua Sugar Factory (Limited).

REVIEW OF THE COMPANY'S HISTORY AND PROGRESS.

The FIFTEENTH ORDINARY GENERAL MEETING of the Antigua Sugar Factory (Limited) was held on Friday, December 19, at St. Laurence Pountney-lane, E.C., Mr. G. MOODY STUART (chairman of the board of directors) presiding.

Mr. A. D. CRICKTON (one of the joint secretaries) read the notice convening the meeting and the auditors' report.

The CHAIRMAN said:—Gentlemen, the company has now completed the period of 15 years covered by its agreement with the Government, and it is fitting that we should review its history and progress during the time. The island and, I may add, the shareholders in the company owe a debt of gratitude to three men connected with the Government for the initiation of the scheme which resulted in the incorporation of the company in 1903—viz., Mr. Joseph Chamberlain, Secretary of State for the Colonies at that time, Sir Gerald Strickland, the Governor of the Leeward Islands; and Dr. Watts, now Sir Francis Watts, of the Imperial Department of Agriculture. It was Dr. Watts who first brought forward the proposals for a central factory, and supported them with information as to the work done elsewhere by modern factories and with data which he had accumulated regarding the conditions of sugar-cane in Antigua, which made it possible for the Government, owners of plantations, and investors to form a judgment on the proposals. Sir Gerald Strickland, with energy and persistence, surmounted the

obstacles which are too often found insurmountable in such a case, and Mr. Chamberlain, when the proposals came before him, made a modification without which it is doubtful if the undertaking would have proved successful.

THE AGREEMENT WITH THE GOVERNMENT.

The original desire of the planters in Antigua was that the Government should undertake the responsibility for a central factory. Mr. Chamberlain refused this on the ground that, if they did, they would lose their own money, and the planters' money also, but he said if private persons, plantation-owners and their friends, chose to venture their money, he would approve of the Government giving a grant in aid to a pioneer factory to show what could be done, and that if that succeeded other factories could follow, established on ordinary business lines. An agreement was accordingly entered into between the Government and this company, and the following is a brief summary of the work undertaken and accomplished under it.

(a) The Government provided \$15,000 and the company £25,000, making a total of £40,000, for the erection of a factory to make 3,000 tons of sugar in the season. The factory was duly erected, the actual cost being £45,358, approximately £15 per ton of sugar capacity. It made its first crop in 1905. It has since grown to 10,000 tons sugar capacity, and the total cost to capital account has been £103,229, or £10 6s. per ton. (b) The Government stipulated for fair cooperative terms for the original contracting planters, and that, at the end of 15 years, shares representing half the value of the factory should be made over to them. They have received high prices for their cane, the rate averaging in recent years over 10 per cent. on the f.o.b. price of sugar without any deduction for cartage or export taxes, the factory also bearing the cost of transport of canes from the estates. These terms are, I believe, much in excess of what has been paid in any other part of the world, and the planters are now to have their shares, representing £51,615, transferred to them free of charge. This result has come from the being not only contracting planters, but also because of their being placed in the position of shareholders in respect of the £15,000 subscribed by the Government. (c) The Government also stipulated for fair rates for canes from peasant growers, and these have been received about double the rates previously ruling. Now that the agreement with the Government under which they worked is

terminated, and there is no longer any charge on the company for interest and sinking fund for capital outlay, it is proposed to place them on a higher scale of payment for their cane. (d) The subscribers of the £25,000 have received for the whole period an average of 20 per cent. annually on their capital; they have had their capital repaid in full, and they hold shares representing half the value of the factory of £51,615, and further they have approximately £15,000 standing at their credit in the company's books. (The exact figure cannot be ascertained until the assessment for excess profits duty is made.) (e) Another large section of the planting community has been profited by the factory, and the factory has profited by it—namely, the owners of plantations in the surrounding districts who have joined as new contractors. These have been paid on terms which have included sharing in half profits on each year's working output. The prices for their cane have compared favourably with prices paid elsewhere, their average in recent years being equal to some 7 per cent. on the f.o.b. price of sugar, the factory bearing all the charges mentioned above in paragraph "b." These new contractors do not receive shares in the company, but now that the capital outlay has been liquidated, the rate for their cane is to be 25 per cent. of the price of sugar, plus there in half the profits, which should give them a substantial increase on what they have had hitherto.

THE RESULTS OBTAINED.

It may be pointed out that the Government has also received a good return on its grant of £15,000, for the company's payments for excess profits duty have amounted to £44,476, and £16,951 on the island in export tax imposed because of the war, say, together, £61,427; and both the home and Colonial Governments have profited also in other ways by the company's work. Mr. Chamberlain's desire that the Antigua Sugar Factory should prove a pioneer factory and be followed by others was attained, in the first case by the erection of a factory in St. Kitts seven years later on similar cooperative lines, and since then the factory system has spread in other islands.

The general community in the island has also benefited by the factory. Prior to its erection the salaries of estate managers and overseers were far from adequate, the estate revenues being too small to admit of more being given. But soon after the factory

started, substantial increases were given on many estates. Also, the labouring population generally had been in great poverty and distress, but with the coming of the factory there was a complete change, work for all and fair living wages.

The funds which have brought about the above-mentioned results have come from the extra sugar produced by the work of the factory, as compared with that of the old Museoivo boiling-houses. These boiling-houses in Antigua took at least 15 tons of cane (many of them much more) to make one ton of sugar. The cane delivered to the factory in these 15 years have amounted to 928,791 tons, which in the Museoivo boiling-houses (on the 15 tons basis) would have given 61,919 tons sugar. Instead of this these canes in the factory have yielded 100,012 tons sugar. We have thus had 38,093 tons extra sugar, value 5431,300 mt.—that is, after deducting cost of manufacture. It is out of this that the good rates for canes have come to the original and new contracting planters, the good return to shareholders and to the Government, the liquidation of the total cost of the factory, and better pay rendered possible to estate staff and labourers.

The results are due, in the first place, to the sound basis on which the work was planned, and then to the improvement in the quality and the increase in the quantity of the work as the years went on. In its first three years the factory took 19 tons of cane to make one ton of sugar, which was just the rate calculated on in advance. By ton of sugar improved, and during the last three years it has worked steadily improved, and during the last three years it has taken less than one ton to the ton of sugar. In the first three years the output averaged 2,773 tons, in the last three years 9,586 tons. The improvement in the work gave us over 10 per cent. more sugar costing nothing, and this, combined with more than trebling the quantity, has changed a success into a great success.

It used to be said by some in the island that it was a pity as so much money taken out of the island. They thought money paid for interest or dividends to investors outside, who provided plant and machinery, skilled experts, and direction, was money taken out of the island. But the very opposite is that to discover the truth. Some worth 5431,300 has been raised by the factory, not by the planters, and the factory has handed over more than half of this to the planters, and less than half to the investors and the home Government combined.

STAFF FUND.

After the resolution adopting the report and accounts has been passed, I will proceed to move a resolution recommended for your approval by the board for the creation of a staff fund, by means of which our staff will participate in the shareholders' half of the profits in good years. We feel that if we have prosperous years they should share in the prosperity to which they have contributed. We propose that the question of how the money that comes into the fund should be allocated year by year should be left with the board. They have to give due consideration to positions of heavier responsibility, to length of service, to specially helpful services, also to the setting aside of sums for cases of misfortune or other cases when special grants may be desirable, and also for objects of general benefit to the staff all round. The contributions to this fund will come entirely from the shareholders, not from the planters. These have their own staffs to look after.

I now move, "That the directors' report and statement of accounts to September 30, 1918, be adopted, and that a dividend of 10s. per share, less income-tax, be paid forthwith."

Mr. THOMAS DYER BRIDSON seconded the resolution.

Mr. DREW thanked the chairman for his interesting statement, which, he remarked, contained a lot of valuable information.

The resolution was unanimously carried.

The CHAIRMAN then proposed "That a fund be established to be called the 'Staff Fund,' and that in each year commencing October 1, 1918, and continuing until the company in general meeting shall otherwise direct, there shall be transferred to the 'Staff Fund' a sum equal to 10 per cent. of the profits credited to shareholders in the audited profit and loss account, after deducting therefrom so much thereof as the directors shall in their controlled discretion consider to be profits to the earning of which the work of the staff has not contributed, and after also deducting either—(a) a sum of £10,000, or (b) a sum equal to 10 per cent. on the sugar produced during the year, whichever sum shall be the greater. That the administration and distribution of the 'Staff Fund' shall be in the absolute and uncontrolled discretion of the directors, who may from time to time make such

rules and regulations for the management thereof as may seem to them desirable or expedient, and nothing in this resolution shall be deemed to confer upon any member of the company's staff any legal right or claim whatever in respect of the Staff Fund.

Mr. CYRIL GURNEY having seconded the resolution, it was unanimously passed.

The retiring directors (Mr. J. H. Winham and Mr. Cyril Gurney) were re-elected and the auditors (Messrs. Angus, Whiting, and Co.) were reappointed.

The proceedings then terminated.

ma *sent 5.15 pm*
HP
27/1/20
backhitch
27 January

(87612/19)

DRAFT TELEGRAM:

Governor,
Nairobi.

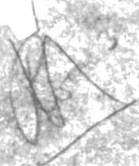
MINUTE.

- Mr. Brearley 26 Jan.
- Mr. Parkinson, 27.1.20
- Mr. Bottomley, 27.1.20
- Mr. Grenville.
- Sir H. Lambert.
- Sir H. Hood.
- Sir G. Fiddes.
- Col. Amery.
- Lord Milner.

Copy to Mr. Ellorby, 20 Jan 20

phrenology chocktalk

uninsured
Your tel. of 21 November No. 873
dishonours
after discussion with Northey
dear Madam
it has been decided that sugar area
noisy full theatrical
not to be put up to auction but
tenders invited on original terms
immediate
varied as follows one ~~_____~~
premium
price £16,790 and rental £44.15.
divine
both payable in London to be
in arrears
specified in sterling two
unclear *sagwood*
lease to run from 1 September next
aloud
three Lessees to have right
in perpetuity *white soil*
of extension of lease to 999 years
in accordance with *clear land* *owning*
four sugar production to be
principal



Drafts.

2522/20 land

28

Ind 88

30 Jan '20

DRAFT.

all. 2nd.

with ref to me tel. No. 873

no 136 (676/19) of the 21st Nov last regarding

MINUTE.

- Mr. Stanley 26 Jan*
- Mr. Parkinson 27 " 20*
- Mr. G. M. W. 27 / 20*
- Mr. Grindle.*
- Sir H. Lambert.*
- Sir H. Read.*
- Sir G. Fiddes.*
- Col. Amery.*
- Lord Milner.*

Copy Sir E. Northey 30 Jan 20

the disposal of a plot of land
considered suitable for the
cultivation of rubber. I have
the honour to be to you, for
your info, the case of
a letter with enclosures, from
Sir Edward Northey, for
which you will see that in
the subject

In reply 10 Jan
Notes
6/1/20

view of the representations of
and discussion with the
(2) It will be seen that the
Ministry should be advised

principal object but other uses not to be

prohibited entirely five clauses as

to cultivation and output to be replaced by one

providing that when lessees have expended £50,000

in cultivation buildings and plant for the production

of sugar conditions under four above and as to non-

assignment or sub-lease to lapse and lease thereafter to

continue without any restrictions other than those

customarily applicable to other properties in the F.A.P.

tenders should be in by 1st July but not necessarily highest

offer will be accepted. Same between Mukroni and Kibigori

not to be alienated at present. Notice should be published

15 February inviting tenders to be sent to the Land Office

Nairobi or to the Under Secretary of State, Colonial Office, *London*

and stating that it is subject to contract. Notice will be published here same date.

Despatch follows.

ROUGHIER.

EAST AFRICA PROTECTORATE

Lease of an area of land considered suitable for the production of Sugar Cane.

DRAFT NOTICE.

(1) Tenders are invited for the lease of an area of 6716 acres of land considered suitable for the production of sugar cane on the terms specified below. Tenders must be received not later than the 1st of July, 1920, and may be sent to the Land Office, Nairobi, or to the Under Secretary of State for the Colonies, Downing Street, London, S.W.1.

MINUTE.

- Mr. Brearley, 26 Jan
- Mr. Parkinson, 17. 1. 20
- Mr. Bottomley, 27. 1. 20
- Mr. Grindle
- Sir H. Lambert
- Sir H. Ross
- Sir G. Fickes
- Col. Amery
- Lord Milner

for consen.

- (ii) The land in question is situated on the Uganda Railway between Kibigori and Kibos at an altitude of about 4,000 feet.
- (iii) Purchase price will be payable in London in sterling and not less than £15,790 will be accepted.
- (iv) The term of the lease will be for 99 years from the 1st of Sept. 1920, at an annual rental of £44.15. payable in London in sterling on the 1st of January in each year: but the lessees will have the right of an extension of

the

has the land should be withdrawn from auction, that tenders should be invited for ^{the lease of the area} ~~the purchase~~. The original terms of sale ^{the original} have ~~been~~ ^{been} considerably ~~modified~~ ^{been} modified; I requested you in May 1919 of the 20th of Jan. to publish a notice containing the revised terms inviting tenders, ^{to be issued} ~~to be issued~~ simultaneously with a notice to

be published in this country ^{after notice was given} ~~after notice was given~~. (3) You will observe that the farms between Mukohoni & ^{Kibigori} Kibogori are not ~~to be~~ alienated ^{for the present} ~~until~~ it has been seen how the plans for the present sale ~~by tender~~ ^{go through} ~~go through~~.

(894) L. S. AMERY.

the period to 999 years in accordance with the
Crown Lands Ordinance, 1915. Ten per
cent of the purchase price must be paid on the
signing of the Lease and the balance in nine equal
annual instalments payable on the 1st of January
in each year.

(v) Survey fees, Registration fees, cost of Deeds
and Stamp Duty must be paid to the Land Officer,
Nairobi, within one month of the date of signing
of the Lease.

(vi) The following main conditions will be embodied
in the Lease:-

(1) The ^{area (land)} premises to be used primarily for the
purpose of growing, cultivating and manufacturing sugar
and purposes ancillary thereto; subject, however, to
an undertaking by the lessees to make sugar production
their principal object, they are at liberty to make use
of any part of the premises for other purposes.

(2) The lessees shall not assign or sub-lease the
whole or any part of the premises without first
obtaining the consent in writing of the Governor of
the East Africa Protectorate

(3) When the lessees shall have expended £50,000
in cultivation, buildings and plant for the production of
sugar, the conditions (1) and (2) shall lapse, and the
lease thereafter shall continue without any restrictions
beyond those that are customary in the case of other
properties in the East Africa Protectorate

(vii) The Government ^{of the East Africa Protectorate} reserve to themselves the right of
refusing any tender and the highest tender will not
necessarily be accepted.

(viii) Plans of the area may be seen at the Office of the
Crown Agents for the Colonies, 4, Millbank, London, S.W.1.,
or at the Public Map Office, Survey Department, Nairobi,
or may be obtained on application to the latter at a
cost of one rupee, post free.

N. 2523/2000
Amend 1895
85

DRAFT.

l.c.l.

30 January 1920

Gentlemen

with ref to my letter

MINUTE (16/1/20)

- Mr. Parnley, 26 Jan.
- Mr. Parnley, 27/1/20
- Mr.
- Mr. Grindle.
- Mr. H. Lambert.
- Mr. H. Road.
- Mr. G. Fiddis.
- Col. Amery.
- Lord Milner.

Draft notice
(am 27/1)

See Capt. 52, of the 20th
Nov 1919, I am directed
to inform you that it has
been decided not to dispose
of the ^{whole} piece of land in
the East. suitable for
sugar cultivation by auction
but to invite tenders
for ~~the lease~~
for ~~the purchase~~

~~I am therefore to send~~
 (2) a) ~~Various statements of the terms of~~
 increased of same
 date, to be sent for to send
 a notice ^{with the form} inviting tenders for publication
 the papers, in which the previous
 notices appeared, on the 15th of February,

You will observe that tenders must be
 sent either to the Dept or to the hands
 office Karachi. (iv) A similar notice
 will be issued in the East on the
~~same~~ day 15th of February. +

signed L. READ
 16th Feb
 A. S. P. J.

11/22/20
 25A

DRAFT.
 Ann
 6138
 Sir E. Northey, Secy, C.S.

MINUTE.

- Mr. P. B. 26 Jan
- Mr. P. B. 27 Jan
- Mr.
- Mr. Grindle
- Sir H. Lamb.
- Sir H. Rad.
- Sir G. Pidd.
- Col. Amery
- Lord Milner.

21st to
 22nd to
 23rd to
 24th to
 25th to
 26th to
 27th to
 28th to
 29th to
 30th to
 31st to

In January 1920
 Sir,
 I am directed to advise
 you that the letter of the 10th
 of Jan. relating to you for
 the copies of the
 of a despatch which have been
 sent to the Secy for the
 regarding the proposed
 on the part suitable for the
 cultivation of sugar.
 (2) a copy of the above
 letter to you

REGISTERED NO. 26395

NOTICE TO BINDER

PLEASE LEAVE SPACE HERE FOR INSERTION OF 6 SHEETS

From Mouchey, L. E. KenyaDate 10. Jan. 1928Subject N. Frontier District Boundary

(Paper not available at time of binding)