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英國駐滬領事致上海知縣函 (一)	一五一
上海縣二十七保十圖原華人業主稟帖 (二)	一五二
上海縣二十七保十圖原華人業主稟帖 (三)	一五二
英國駐滬領事致上海知縣函 (二)	一五三
英國駐滬領事致上海知縣函 (三)	一五三
會丈局繪製地塊圖	一五四
英册道契第 3051 號	一五四
英册道契第 3052 號	一五五
會丈局繪製地塊圖	一五六
英册道契第 3053 號	一五六
英册道契第 3054 號	一五七
英册道契第 3055 號	一五八
英册道契第 3056 號	一五九
會丈局通知書	一六〇
上海縣二十七保八圖地保具結	一六〇
上海市土地局局長致英國領事函	一六〇
永租契地估價單	一六一

英册道契第 3057 號	.....	一一六一
上海縣二十五保頭圖地保稟帖 (一)	.....	一一六二
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 (一)	.....	一一六三
上海道札飭會丈局 (一)	.....	一一六四
上海道札飭會丈局 (二)	.....	一一六四
會丈局總辦移文上海知縣	.....	一一六五
淞滬鐵路局總辦移文會丈局總辦 (一)	.....	一一六六
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 (二)	.....	一一六八
上海道札飭會丈局 (三)	.....	一一六九
上海道札飭會丈局 (四)	.....	一一七〇
淞滬鐵路局總辦移文會丈局總辦 (二)	.....	一一七一
淞滬鐵路局總辦移文會丈局總辦 (三)	.....	一一七二
會丈局總辦致淞滬鐵路局總辦函	.....	一一七三
淞滬鐵路局總辦移文會丈局總辦 (四)	.....	一一七四
上海道札飭會丈局 (五)	.....	一一七五
上海縣二十五保頭圖地保稟帖 (二)	.....	一一七五
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 (二)	.....	一一七六
上海道札飭會丈局 (六)	.....	一一七七
英册道契第 3058 號	.....	一一七八
英册道契第 3059 號	.....	一一七九
英册道契第 3060 號	.....	一一七九
英册道契第 3061 號	.....	一一八〇
英册道契第 3062 號	.....	一一八〇

英册道契第 3063 號	.....	一一八一
英册道契第 3064 號	.....	一一八二
英册道契第 3065 號	.....	一一八三
英册道契第 3066 號	.....	一一八四
英册道契第 3067 號	.....	一一八四
英册道契第 3068 號	.....	一一八五
英册道契第 3069 號	.....	一一八六
英册道契第 3070 號	.....	一一八七
英册道契第 3071 號	.....	一一八七
英册道契第 3073 號	.....	一一八八
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖	.....	一一八九
英册道契第 3074 號	.....	一一九〇
英册道契第 3075 號	.....	一一九一
英册道契第 3076 號	.....	一一九一
英册道契第 3077 號	.....	一一九二
英册道契第 3078 號	.....	一一九二
英册道契第 3079 號	.....	一一九三
英册道契第 3080 號	.....	一一九四
英册道契第 3081 號	.....	一一九四
英册道契第 3082 號	.....	一一九五
英册道契第 3083 號	.....	一一九六
上海道札飭會丈局	.....	一一九七
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖	.....	一一九八

上海道契 卷一〇目錄

英册道契第 3084 號	二九九	英册道契第 3094 號	三二五
上海縣二十三保一、二圖原華人業主稟帖	三〇〇	上海縣二十五保四圖地保稟帖(一)	三二六
上海道札飭會丈局(一)	三〇〇	上海縣二十五保四圖地保稟帖(二)	三二六
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖	三〇一	上海道札飭會丈局	三二七
上海道札飭會丈局(二)	三〇二	英册道契第 3095 號	三二七
英册道契第 3085 號	三〇二	上海知縣暨會丈局總辦聯銜呈上海道臺稟帖(一)	三二八
英册道契第 3086 號	三〇三	上海道札飭會丈局(一)	三二九
英册道契第 3087 號	三〇四	上海道札飭會丈局(二)	三三〇
英册道契第 3088 號(原契證已佚)		上海道札飭會丈局(三)	三三〇
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖	三〇五	上海道札飭會丈局(四)	三三一
英册道契第 3089 號	三〇六	上海縣二十七保十圖冊書稟帖	三三一
英册道契第 3090 號	三〇六	上海道札飭會丈局(五)	三三二
英册道契第 3091 號	三〇七	上海知縣暨會丈局總辦聯銜呈上海道臺稟帖(二)	三三二
英册道契第 3092 號	三〇八	上海道札飭會丈局(六)	三三四
上海縣二十四保二十四圖原華人業主稟帖	三〇八	上海道札飭會丈局(七)	三三四
英册道契第 3093 號	三〇九	上海道札飭會丈局(八)	三三五
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖(一)	三一〇	上海知縣暨會丈局總辦聯銜呈上海道臺稟帖(三)	三三五
上海道札飭會丈局(一)	三一〇	會丈局總辦呈上海道臺稟帖	三三六
會丈局總辦移文上海知縣	三一〇	上海道札飭會丈局(九)	三三七
上海道札飭會丈局(二)	三一〇	會丈局總辦移文上海知縣	三三八
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖(二)	三一三	上海道札飭會丈局(一〇)	三三九
上海道札飭會丈局(二)	三一四	上海知縣暨會丈局總辦聯銜呈上海道臺稟帖(四)	三三九
二十七保八圖會勘報告及畝分清單	三一四	上海道札飭會丈局(一一)	三三一

英國駐滬領事致會丈局局長函…………… 三三一
 會丈局致英國駐滬領事函…………… 三三一
 會勘報告及畝分清單…………… 三三二
 上海縣二十七保十圖地保具結…………… 三三二
 英册道契第 3096 號…………… 三三三
 英册道契第 3097 號…………… 三三三
 上海縣二十七保十圖原華人業主稟帖…………… 三三四
 上海縣二十七保十圖華人業主寶源祥稟帖…………… 三三五
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖(一)…………… 三三六

上海道札飭會丈局(一)…………… 三三七
 會丈局總辦致會審公廨職員函…………… 三三八
 會審公廨職員致會丈局總辦函…………… 三三九
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖(二)…………… 三四〇
 上海道札飭會丈局(二)…………… 三四一
 英册道契第 3098 號…………… 三四一
 英册道契第 3099 號…………… 三四二
 英册道契第 3100 號…………… 三四三

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人譚華行稟請在上海按和約所定界內租業戶王少谷

地一段承遠租 畝分厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶王姓 將該地租給商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之慮但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批推登籍將其地轉與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將銀號年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十四年九月初十日給租地契 二千八百四十一號

查該地坐落三保至面字坊而英秀芳此批 光緒二十四年九月初十日給租地契 二千八百四十一號

[TRANSLATION]

TITLE DEED.

Soai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from H.E.R. BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Wing Sook-oh a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Two hundred (200) being at the rate of

per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Formasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:-That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any House or Tenements of whatever kind thereon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Shanghai, the 24th year, L. S. 9th moon, 10th day, 24th October, 1898

No. of Lot, 2821 } 2841. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898 F. Bourne Vice-Consul.

英册道契 第2841號 (二)

英册道契 第2841號 第2842號

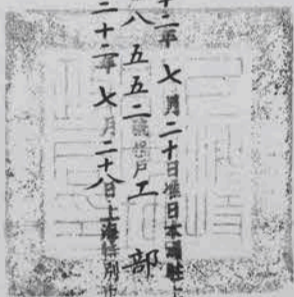
大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人工部局稟請在上海按和約所定界內租業戶吳頌榮 長春

地一段承遠租 畝分厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶吳姓 將該地租給商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之慮但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批推登籍將其地轉與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將銀號年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十四年九月初十日給租地契 二千八百四十二號

查該地坐落三保至面字坊而英秀芳此批 光緒二十四年九月初十日給租地契 二千八百四十二號



光緒二十四年七月二十日准日本領事署 轉五日准八五五二號領事工部局 局從整理舊契時換給新契 由三十三號七月二十日上海領事署地政局批 租字第七〇四七號 字第六九九號

英册道契 第2842號 (一)

[TRANSLATION]

TITLE DEED.

Sastai's copy.

Soai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that the Municipal Council for the Foreign Community of Shanghai [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors

Yi Shing-ki & Chang-chiu a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by ... South by ... East by ... West by ...

That the said Renter pay to the said Proprietors a sum of ... (X. 000 00)

being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang-shui 24th year, L. S. 9th moon 10th day.

24th October 1898

No. of Lot, 2842 } 2842. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189...

J. Bourne Consul.

英册道契 第2842號 (二)

上海道契 卷一〇

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官慶照會內開今據本國商工部局稟請在上海按和約所定界內租業戶陸頌和

地一段承遠租 畝 分 厘 毫 北 東 西 南

每畝給價共銀 三百六十三兩 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶陸頌和 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨房無足妨礙方准租住

又查向離章程雖外國人有通融得之慮但無准租地貨房與華民轉賃若華民欲在界內租地貨房須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准蓋印憑據將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十四年 銷 月初十日 給 租地 地契 二千八百四十三號

查該地坐落王保介十九號對面封而米百全此札

大清光緒二十四年 銷 月初十日 給 租地 地契 二千八百四十三號

三千八百四十三號

中華民國二十三年九月二十日全契地轉立日本冊一七。說新契本契註銷



英册道契 第2843號 (一)

一一

[TRANSLATION.]

TITLE DEED.

Saito's copy

Saito Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the So-sung-kae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *The Municipal Council for the Foreign Community of Shanghai* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Lot Chungko
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow, fms, ls, haou, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Sixty three hundred*
sixty three (No. 2843)

being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuangshai 24th year, L. S. *9th* moon *10th* day.

24th October 1898

No. of Lot, 2843 } *2843*
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189_____

F. Bourne
Consul.

英册道契 第2843號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 吳永生 地一段承遠租 畝分厘毫 北 東 南 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價共洋四百元正 業戶 吳 姓 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不察明本 國總領事官並道憲批准登籍將其地體段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將每畝年租銀一千五百文交付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

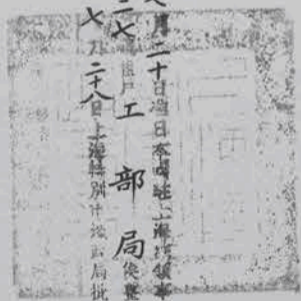
光緒二十四年九月初十日

租地 地契 二千八百四十四號

查該地坐落五屏頭前知字切面張福和此批 此項地契係會同會同領事官照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 吳永生 地一段承遠租 畝分厘毫 北 東 南 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價共洋四百元正 業戶 吳 姓 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不察明本 國總領事官並道憲批准登籍將其地體段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將每畝年租銀一千五百文交付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

二千八百四十四號

光緒二十八年八月通和行 工部局 租用此批



光緒二十八年七月二十日日本領事官 署 字第六九九一號
轉正日誌 八五二七 部 局 從總理督契時按於新契
中法英商三十二號七 上海特別中法英商 租子第七〇二二號

英册道契 第2844號 (一)

[TRANSLATION.]

Satai's copy

TITLE DEED.

Soai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that...

[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor...

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars four hundred (\$400.00)

being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuangsiu 24th year, L. S. 9th moon 10th day. 24th October 1898

No. of Lot, 2844 } 2844 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189... F. Bourne No. Consul.

上海道契 卷一〇

英册道契 第2844號 (二)

[TRANSLATION.]

TITLE DEED.

Satai's copy

Soai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that...

[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor...

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars five hundred (\$500.00)

being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuangsiu 24th year, L. S. 9th moon 10th day. 24th October 1898

No. of Lot, 2845 } 2845 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189... F. Bourne No. Consul.

英册道契 第2845號 (二)

英一千八百四十五年

大清欽命監督江南海關分巡蘇松太兵備道蔡 給出租地契事照得接准 大英總領事官照會內開今據本國商人 通和行 稟請在上海按和約所定界內租界李梅堂 業戶 李梅堂 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地却不能由 已便亦不得轉與外國人未准准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住 又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每歲年租錢一千五百文預付銀號違犯斯章者則此契作爲廢地即歸官須至租地契者

光緒二十四年九月初十日 租地契 二千八百四十五號

中

四

英册道契 第2845號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准 大英總領事官照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 金六記

地一段承遠租 畝分厘毫 北 東 南 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 金六記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實屬無足妨礙方准租住 又查向議章程雖外國人有通融得租之處但無准租地實屬與華民轉賃買賣若華民欲在界內租地實須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不願明本 國總領事官並道憲批推憑據將其地轉讓分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作廢地即歸官領至租地契者

光緒二十四年九月初十日給

租地契 二千八百四十六號

查該地坐落三山原之南作字行街白奇珍此批 光緒二十四年九月十日通和行將本號契地二畝三分九厘一毫轉與博易租用此批

二千八百四十六號

查此契光緒二十一年十一月准 英領事官呈請開辦鐵路事宜奉准將該地撥充鐵路之用其地界內所有房屋及各項產業均應遷移其地界外所有房屋及各項產業均應保留其地界內所有房屋及各項產業均應遷移其地界外所有房屋及各項產業均應保留

此契租地已由該商將契據呈請開辦鐵路事宜奉准將該地撥充鐵路之用其地界內所有房屋及各項產業均應遷移其地界外所有房屋及各項產業均應保留

英册道契 第 2846 號 (一)

英册道契 第 2845 號 第 2846 號

[TRANSLATION]

TITLE DEED.

Notar's copy.

Soo-ai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Bena, Arthur Dallas [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chiu Lok Kee.

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mow, sun, le, haou, bounded

North by South by East by West by

That the said Renter, pay to the said Proprietor a sum of Dollars four hundred & forty (440.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter, upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter, neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xiangshui 24th year, L. S. 9th moon 10th day.

24th October 1898

No. of Lot, 2846 } 2846. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898

F. Bourne Consul.

英册道契 第 2846 號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准 大英總領事官暨照會內開今據本國商人 代惟司 稟請在上海按和約所定界內租業戶 奕恆慶堂

地一段承遠租 畝分厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給價 共洋貳百九十元正 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

業戶 奕姓 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住

又查向議章程雖外國人有通融得之慮但無准租地實界與華民輾轉買賣若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登冊將其地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每畝不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年九月十一日

日給 租地 地契 二千八百四十七號

查該地坐落子五保頭面知字村面積福和此批 光緒二十四年九月十一日 大英總領事官 奕恆慶堂 謹啟

二千八百四十七號

本契由總領事官代印 列字二二號



查此契准英國駐上海領事官署由前祖三代惟司將全地轉與科茂洋行有限公司租用等因准此相應加批以資執管此批 中華民國四年十月一日上海中土地局批印

英册道契 第2847號 (一)

[TRANSLATION.] Scolai's copy.

TITLE DEED.

Scolai — Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Gilbert Davies
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Yi Heng Chai Sang
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mou, _____ fun, _____ le, _____ haou, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Sollars two hundred*
& ten (\$210.00)

being at the rate of _____ per mou; and also
the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mou, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xiang Hoi 24th year, L. S. *9th* moon *11th* day.
26th October 1898

No. of Lot, *2847* } *2847*
No. of Title Deed, } *2847*

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189_____

F. Bourne
Consul.

英册道契 第2847號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官暨照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶潘鶴記

東 西 南 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶潘鶴記將該地租給該商收用務照後開各條章程行查核外國人按和約在界內租定地畝却不能由

已便亦不得轉與別國未准住中國之人必須中國官憲與 總領事官查視其租地實別無足妨礙方准租住

又查向章章程雖外國人有通融得租之處但無准租地實別與華民輾轉賃賣若華民欲在界內租地實別須由

總領事官與中國官憲酌給印憑據始可准行上列各條倘該商前代賃業之人將來以其地轉與不稟明本

國總領事官並直憲批准登籍將其地體段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據

前每年將不將地租銀一千五百文預付租號違犯章程者則此契作為廢紙地即歸官領至租地契者

光緒二十九年九月十七日 給租地契 二千八百四十九號

查該地原係三元保八元高堂字行面陳永賜此 此項地契係由前清領事官潘鶴記所出 地契係由潘鶴記所出 潘鶴記係由潘鶴記所出 潘鶴記係由潘鶴記所出

西曆一千九百零二年三月十日 大英總領事官 潘鶴記 謹啟

一千九百零二年三月十日 大英總領事官 潘鶴記 謹啟

一千九百零二年三月十日 大英總領事官 潘鶴記 謹啟

一千九百零二年三月十日 大英總領事官 潘鶴記 謹啟

查此項地契原係由潘鶴記所出 潘鶴記係由潘鶴記所出 潘鶴記係由潘鶴記所出 潘鶴記係由潘鶴記所出

查此項地契原係由潘鶴記所出 潘鶴記係由潘鶴記所出 潘鶴記係由潘鶴記所出 潘鶴記係由潘鶴記所出

會辦水道尹玉



英册道契 第2847號 第2849號

英册道契 第2849號 (一)

[TRANSLATION.]

TITLE DEED.

Jastan's copy

So'ai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that Arthur Atkinson & Arthur Dallas [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Pan Agoh-chi

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ...

That the said Renters pay to the said Proprietor a sum of Two Hundred Dollars (\$200) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:— Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Kuang Hui 20th year, L. S. 9th moon 17th day.

31st October 1898

No. of Lot, 2849 / No. of Title Deed, 2849

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189 ...

F. Boume Consul

英册道契 第2849號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官... 給出租地契事照得接准... 地一段承遠租... 業戶陸姓... 將該地租給該商收用...

光緒二十四年 九月 二十五 日 給 租地 契 二千八百五十一號

查該地坐落... 光緒二十四年九月二十五日... 此項租地已由該商全數併入...

二千八百五十一號

民國十四年七月八日全地研五英府八十七見七去號新契步地一分六厘二毫築去馬路本契...

Jao tai's copy

[TRANSLATION.]

TITLE DEED.

Ysai Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Henry Morris [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor...

That the said Renter pay to the said Proprietor a sum of Dollars three hundred ninety (8390.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein...

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party...

Kuang Hui 24th year, L. S. 9th moon 25th day. 8th Nov. 1898

No. of Lot, 2850 } 2850 No. of Title Deed, } F. Bourne Consul.

英册道契 第2850號 (二)

英册道契 第2850號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官... 給出租地契事照得接准... 地一段承遠租... 業戶張姓... 將該地租給該商收用...

光緒二十四年 九月 二十六 日 給 租地 契 二千八百五十一號

查該地坐落... 光緒二十四年九月二十六日... 此項租地已由該商全數併入...

二千八百五十一號

此契租地已由該商全數併入... 光緒二十四年九月二十六日...

Jao tai's copy

[TRANSLATION.]

TITLE DEED.

Ysai Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Henry Morris [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor...

That the said Renter pay to the said Proprietor a sum of Dollars hundred forty (No 140.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein...

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party...

Kuang Hui 24th year, L. S. 9th moon 26th day. 9th Nov. 1898

No. of Lot, 2851 } 2851 No. of Title Deed, } F. Bourne Consul.

英册道契 第2851號 (二)

英册道契 第2851號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 侯 蘭 堂 李 良 爲

地一段承遠租 畝 分 厘 毫 北 東 南 西 每畝給價 共洋銀 壹百六十兩 正 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 侯 姓等 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得宜之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將銀號年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十四年九月二十六日給

租地 地契 二千八百五十二號

查該地坐落三保五番形字行番陸大順五蓋臣此批

此項租地係會同勸復生營五保五番形字行番陸大順五蓋臣此批

光緒二十五年九月十四日通知行將本號實地七畝四分五厘八毫轉與福開泰租此批

二千八百五十二號

查此契原有地畝餘分依原則應令添併美利九百三十三號全契地畝故宜分牌厘劃兩英合計地畝該陸分陸現大見實地故畝 業分爲鳳凰亮四此東至 西至南六十七百六十三號並侯姓地南至新姓地北至水溝北至英利六十七百七十二號並侯姓地該商應照文實 添併故地管業此批



民國十五年五月十四日全地轉立美冊三千二百七十三號新契本契註銷

英册道契 第 2850 號 第 2851 號 第 2852 號

英册道契 第 2852 號 (一)

[TRANSLATION.]

Tsai's copy

TITLE DEED.

I, Tsai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brinan Atkinson & Arthur Dallas [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Now Lan Tang.

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of 160000 being at the rate of per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let, or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mou, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Kuang-hsin 24th year, L. S. 9th moon 26th day.

9th Nov. 1898

No. of Lot, 2852 } 2852 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Vice-Consul.

英册道契 第 2852 號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官暨照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶曹桂卿沐恩堂

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶曹朱姓等將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住

又查向議章程雖外國人有通融得地之處但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十四年九月二十六日給

租地 地契 二千八百五十三號

二千八百五十三號

查該地坐落元符北止面福字行面步園徐泰盛此批

光緒二十四年九月二十六日給

[TRANSLATION.]

TITLE DEED.

Soai Superintendent of Maritime Customs for the Province of Keen-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Lynd.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brnan, J. H. & Co. have applied to Rent in perpetuity from the Proprietors

[herein described and called the Renters] a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietors a sum of Dollars per annum

being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch as the tenure of Ground held by Foreigners under Treaty within the Limits set apart therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be let or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

9th November 1898

No. of Lot, 2853

No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898.

F. Bourne Consul.

英册道契 第2853號 (二)

此

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官暨照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶曹桂卿沐恩堂

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶曹朱姓等將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住

又查向議章程雖外國人有通融得地之處但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿四年十月二十日給

租地 地契 二千八百五十四號

二千八百五十四號

查該地坐落元符北止面福字行面步園徐泰盛此批

光緒廿四年十月二十日給

宣統元年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

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一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

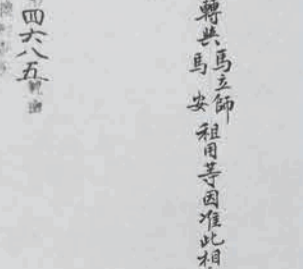
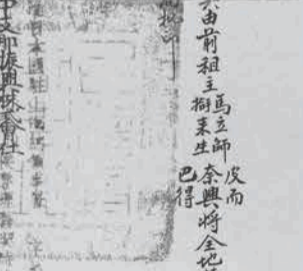
一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

一千九百零九年七月五日通和將本契空地轉與華比銀行租用此批

查此契原有地契... 宣統元年七月五日通和將本契空地轉與華比銀行租用此批



此契係於三十三年二月二十二日... 宣統元年七月五日通和將本契空地轉與華比銀行租用此批

英册道契 第2854號 (一)

[TRANSLATION.]

TITLE DEED.

Saitai's copy

Saitai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Bruner, Stimson & Arthur Dulla [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Heh Kew Si a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Six hundred (No. 600) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 24th year, 10th moon 20th day.

3rd Decemr 1898

No. of Lot, 2854 } 2854 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

[TRANSLATION.]

TITLE DEED.

Saitai's copy

Saitai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that William McMurray [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor of

Ku Chen Shan, Leh Kwei, Chen Lu & Jing Fah a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Three hundred (No. 300) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor's shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 24th year, 9th moon 26th day.

9th Nov. 1898

No. of Lot, 2855 } 2855 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

二千八百五十五號

一千九百零八年五月十九日施納氏將本契全地轉與哈華托租用此批

光緒三十四年九月二十六日給

租地契 二千八百五十五號

大清欽命監督江南海關分巡蘇松太兵備道蔡... 大英領事官登照會內開本國商人麥麻來... 給出租地契事照得接准... 地一段承遠租... 業戶顧德山... 已便亦不得轉與別國未曾准在中國之人必須中國官憲與... 又查向職章程雖外國人有通融得之權但無准租地實與華民報轉賃賣若華民欲在界內租地實須由... 總領事官與中國官憲酌給蓋印憑據始可准行... 國總領事官准蓋批推准將其地暫分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據... 並行年不將特許年租銀一千五百元預付銀號違犯斯章者則此契作為廢地即歸官須至租地契者

大清欽命監督江南海關分巡蘇松太兵備道蔡... 大英領事官登照會內開本國商人麥麻來... 給出租地契事照得接准... 地一段承遠租... 業戶顧德山... 已便亦不得轉與別國未曾准在中國之人必須中國官憲與... 又查向職章程雖外國人有通融得之權但無准租地實與華民報轉賃賣若華民欲在界內租地實須由... 總領事官與中國官憲酌給蓋印憑據始可准行... 國總領事官准蓋批推准將其地暫分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據... 並行年不將特許年租銀一千五百元預付銀號違犯斯章者則此契作為廢地即歸官須至租地契者

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官璧照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶陸秀芳

給出租地契事照得接准... 地一段承遠租... 每畝給價共庫平銀式百兩... 業戶陸秀芳... 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實房無足妨礙方准租住又查向議章程雖外國人有通融得之虛但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地轉賃分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將利銀每畝一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十四年九月二十六日給

租地 地契 二千八百五十六號

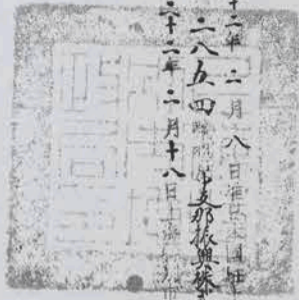
查該地坐落蘇州府五屬嘉定縣行面凌如山北... 光緒二十四年九月二十六日給

二千八百五十六號

一九四〇年三月八日自春利有限公司本領全地轉讓委而白倫脫租用此批

民國廿九年二月百本局補註

此契於二十二年二月二十八日准由本國領事官... 中華民國二十二年二月十八日... 租子第一三六〇號



英册道契 第2856號 (一)

[TRANSLATION.]

TITLE DEED.

Sastai's copy

T'Sau Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Branar Atkinson & Arthur Dallas [herein described and called the Renters:] has applied to Rent in perpetuity from the Proprietor

Loh Sew Sang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Two Hundred (No. 200.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognized right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be loaned or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsin 24th year, L. S. 9th moon 26th day. 9th Nov 1898

No. of Lot, 2856 } 2856 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898 Mrs. Bourne Consal.

英册道契 第2856號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准
大英總領事官璧照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 凌壽芝

地一段承遠租 畝 分 厘 毫 北 東 西 南
每畝給價共洋平銀五百五十元
業戶 凌 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住
又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本
國總領事官並道憲批准登報將其地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年九月二十六日給租地契 二千八百五十七號

查該地坐落子三子五路... 民國十四年五月十九日全地刻云英租界萬一千四百一十九號新界地六分四厘五毫築去馬路本契

二千八百五十七號

[TRANSLATION.]

TITLE DEED. *Sastai's copy*

Y'sai Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Brenan Atkinson & Arthur Dallas
[herein described and called the Renter's] has applied to Rent in perpetuity from the Proprietor
King Shou Yze

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mos, _____ fun, _____ le, _____ hao, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Two one hundred*
fifty (Rs. 150.00)

being at the rate of _____ per mos; and also
the Annual Low Rent of Fifteen Hundred Cash per mos Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter's upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter's, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for their
joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter's, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter's neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mos, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsi 24th year, L. S. *9th* moon *26th* day.
9th Nov. 1898

No. of Lot, *2857* } *2857*
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189_____

F. Bourne
Vice-Consul.

英册道契 第2857號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准
大英總領事官璧照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 梅榮榮

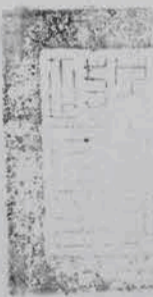
地一段承遠租 畝 分 厘 毫 北 東 西 南
每畝給價共洋五百元
業戶 梅 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住
又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本
國總領事官並道憲批准登報將其地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年九月二十六日給租地契 二千八百五十八號

查該地坐落子三子五路... 民國十四年五月十九日全地刻云英租界萬一千四百一十九號新界地六分四厘五毫築去馬路本契

二千八百五十八號

此契係經查明... 中華民國三十三年六月... 地政局批... 新字第一三一四號



英册道契 第2858號 (一)

英册道契 第2856號 第2857號 第2858號

[TRANSLATION.]

TITLE DEED.

Isai's copy

Isai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Brunan Atkinson & Arthur Dallas* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Mu Yung yung a Lot of Land, ~~within~~ within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in arca

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Dollars five hundred (\$500.00)*

being at the rate of _____ per *mo*; and also the Annual Low Rent of Fifteen Hundred Cash per *mo* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mo*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Nui 24th year, L. S. *9th* moon *26th* day.
9th Nov. 1898

No. of Lot, 2858 } 2858
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189 _____
F. Bourne
Consul.

上海道契 卷一〇

英册道契 第2858號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官暨照會內開今據本國商人 **亮件行** 稟請在上海按和約所定界內租業戶 **陳炳銓** 爲
給出租地契事照得按准

地一段永遠租 畝 分 厘 毫 北
每畝給價共銀 貳百五十兩 正
業戶 **陳姓** 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住
又查向議章程雖外國人有通融得之之虞但無准租地實房與華民轉賃買賣若華民欲在界內租地實房須由
總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准將其地分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官領至租地契者

光緒二十四年九月二十八日給
租地契 二千八百五十九號

查該地坐落十四保十四面男字竹面查亮卿此批

此項租地契事照得按准
光緒二十四年九月二十八日給
租地契 二千八百五十九號



此契係在查閱
中華民國二十二年二月二十七日上海特種地契局批
字第二一七號

英字合光

一四

英册道契 第2859號 (一)

[TRANSLATION.]

TITLE DEED.

Isai's copy

Isai Superintendent of Maritime Customs for the Province of Kwan-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Brodie Augustus Clarke
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Chen Ping Chuan
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow, fun, le, haou, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Two hundred
& fifty (No. 250 00)*

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuang Kwei 24th year, L. S. *9th* moon *28th* day.
11th November 1898

No. of Lot. *2859*
No. of Title Deed, *2859*

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1898.

F. Bourne
Consul.

英册道契 第 2859 號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准
大英總領事官璧照會內開今據本國婦人 **帶蘭氏** 稟請在上海按和約所定界內租業戶 **沈忠海**
地一段承遠租 畝 分 厘 毫 北 東 西 南
每畝給價共洋 **三百元** 正 其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶 **沈 姓** 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實屬無妨碍方能租住
又查向議章程雖外國人有通融得之之理但無准租地實屬與華民轉賣若華民欲在界內租地實屬須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不願明本
國總領事官並道憲批准蓋印將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每每年不准將地轉租與一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官領至租地契者

光緒二十四年九月二十八日給租地契二千八百六十號

光緒二十四年九月二十八日給租地契二千八百六十號

二千八百六十號

光緒二十五年七月九日帶蘭氏將本契全地轉與張乃得租用此批
光緒二十六年十月初九日張乃得將本契全地轉與張乃會租用此批
光緒二十八年二月初九日張乃會將本契全地轉與大那司租用此批
二千八百六十號

光緒二十九年七月廿六日大那司將本契全地轉與老徐春馬房租用此批
宣統元年十月初九日老徐春馬房將本契全地轉與愛爾德租用此批
宣統二年二月初九日愛爾德將本契全地轉與李亞得租用此批
一千九百零二年三月三日李亞得將本契全地轉與大那司租用此批
一千九百零四年四月三日大那司將本契全地轉與怡和洋行租用此批
一千九百零五年三月一日大那司將本契全地轉與怡和洋行租用此批
一千九百零五年三月一日大那司將本契全地轉與怡和洋行租用此批

[TRANSLATION.]

TITLE DEED.

Tsotai's copy

Tsai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Beatrice Mand Dallas [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Shen Chung Hai

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Three Hundred (\$300.00)

being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 24th year, L. S. 9th moon 28th day, 11th November 1898

No. of Lot, 2860 } 2860 No. of Title Deed, } REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

上海道契 卷一〇

英册道契 第2860號 (二)

The within lot is composed of a portion of Lot No. 886 Reg. 1897

[TRANSLATION.]

TITLE DEED.

Tsotai's copy

Tsai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Alexandre Trisson [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Council for the Foreign Community of Shanghai

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of

being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 24th year, L. S. 9th moon 28th day, 11th November 1898

No. of Lot, 2861 } 2861 No. of Title Deed, } REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

英一千八百九十八年

光緒二十四年九月二十八日給地契二千八百六十一號

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官璧照會內開今據本國商人西生稟請在上海按和約所定界內租界工部局地段一段承遠租... 光緒二十四年九月二十八日給地契二千八百六十一號

中

一六

英册道契 第2861號 (二)

英册道契 第2861號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官慶照會內開今據本國商人

勞勃此稟請在上海按和約所定界內租業戶

張錫山

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

業戶張錫山

已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住

又查向議章程雖外國人有通融得之權但無准租地實界與華民報轉買賣若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本

國總領事官並道憲批准登報其地畝分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住

光緒二十四年十月

日給

租地

地契

二千八百六十二號

查該地坐落至保至面而徐仁賢此批

此項租地契事照得接准

大英總領事官慶照會內開今據本國商人

勞勃此稟請在上海按和約所定界內租業戶

張錫山

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

業戶張錫山

已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住

又查向議章程雖外國人有通融得之權但無准租地實界與華民報轉買賣若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本

國總領事官並道憲批准登報其地畝分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住

光緒二十四年十月

日給

租地

地契

二千八百六十二號

查該地坐落至保至面而徐仁賢此批

此項租地契事照得接准

大英總領事官慶照會內開今據本國商人

勞勃此稟請在上海按和約所定界內租業戶

張錫山

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

業戶張錫山

已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住

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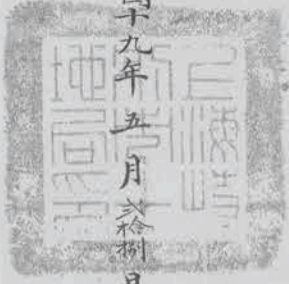
光緒二十四年十月

日給

租地

地契

民國十九年五月六日全契地併立日本冊二百四十二號新契本契註銷



二千八百六十二號

英册道契 第2861號 第2862號

英册道契 第2862號 (一)

[TRANSLATION.]

TITLE DEED.

Isakai's copy

Isai Superintendent of Maritime Customs for the Province of Kien-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that William John Roberts [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chang Sik Shan

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars five hundred & fifty cents eleven (955 11/100) being at the rate of

the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in

Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hai 24th year, L. S. 10th moon 1st day.

14th November 1898

No. of Lot 2862 } 2862 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

英册道契 第2862號 (二)

申此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官暨照會內開今據本國商人 別當 稟請在上海按和約所定界內租業戶 譚麗記

給出租地契事照得接准 地一段承遠租 畝分厘毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 譚麗記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與外國人未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登簿將其地分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前項租地契者 則此契作為廢紙地即歸官須至租地契者

光緒二十四年十月初

日給 租地 地契 二千八百六十三號

查該地坐落五保頭新街對面周開寶地契 應將契文分四份官手相應批明並印給執照光緒二十四年十月初

二千八百六十三號

一九一四年四月二日 恒文 古柏 將本契全地轉與道 遠 租用此契 註冊及存官本局備註

光緒三十二年六月十七日 准日本國駐上海領事署 字第六五〇號 轉立日冊第 七九三五號 恒文古柏 經理 恒文古柏 經理 恒文古柏 經理 恒文古柏 經理 中華民國三十一年六月二十四日 上海地政局 租字第六四三五號

此契於 中華民國三十一年 六月 廿日 由 主 俞竹賢 經理 恒文古柏 經理 恒文古柏 經理 恒文古柏 經理 有權狀文件 存於 第 20 號 中華民國 三十一年 六月 廿日 上海地政局 批

英册道契 第 2863 號 (一)

[TRANSLATION.]

TITLE DEED. *Tsai's copy*

Tsai Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from Her BRITANNIC MAJESTY'S Consul-General, stating that
Annis Brusher
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Tan Li Chu
a Lot of Land, situated within the Boundaries of Crossed set apart in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mow, _____ fun, _____ le, _____ saou, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Dollars Two hundred*
(200.00)

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular Authorities; And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 24th year, L. S. 10th moon 1st day.
14th November 1898
No. of Lot, 2863 } 2863
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189____

F. Bourne
Consul.

英册道契 第 2863 號 (二)

移



上海公共租界會審公廨文會丈局

為

移請事據家子楊財重稱伊家主指在江西試用道梁榮翰於十七年馮中價買得
 麗記基地坐落三馬路計地六畝五分五厘在案因執有于四里五十分全號道
 契紙現租地鄰陳記蓋造房屋佔去基地數尺業經呈請會丈局丈量錄家主
 即請赴漢須五月前後方能回中稿應陳記乘此機會將所佔之地騰請領事暨會審給
 租地契為特查會核實請立案等情並據高馬律師函稱于五分全號地房係彭
 叔和造屋侵佔道邊行之地祈諭停止假界地議定再行起造五已移 貴局查照又抄
 貴局三月十日致領事函一紙前未查閱抄函內有地短少並經呈請高馬律師等語查
 短少地數係為何人時佔何人於何時在解控完 敝 願無從查悉除函復高馬律師
 外合行移請為此合移

英册道契 第 2863 號 (三)
 上海公共租界會審公廨移文會丈局 a

貴局請類查照希即勘明地界短少地數被何人所佔諭令停止及持高
 何在解控完詳細見後以憑核辦望切須移

右

移

會 丈 局



光緒

三十三年三月

十九日

三月 九日到

英册道契 第 2863 號 (四)
 上海公共租界會審公廨移文會丈局 b

具呈五保頭前地保陸詠唐

為查明稟覆事切身奉諭查明英冊貳千八百三號道契何人出租何日與界等因

身遵即查明該地由譚麗記價買并科單有已故之前地保周開寶蓋戳轉租

與洋商別當轉立道契之後於光緒三十五年二月由該業主投控英公堂東西兩業

主霸阻立界等因蒙前分府派差飭提東西兩主孫順和馬金海及二故之陸

協同該地保與失主譚麗記祖主洋商別當立界收管身奉諭飭查據實稟覆

伏乞

局憲大老爺核示賜行上稟

光緒三十年三月

艾

英册道契 第 2863 號 (五)
上海縣二十五保頭圖地保稟帖

為移復事三月十九日接准

大移據家丁楊井稟稱伊家主指發江西試用道梁榮翰於十七年憑中價買譚麗記

基地坐落二十五保計地六分五厘九毫執有二十四年第三百六十三號道契被地鄰陳彭記蓋

造房屋佔去基地數尺業經呈請會丈局丈量茲緣家主即須赴漢須五月方能回籍

恐陳彭記乘此機會將所佔之地朦請總領事照會發給租地印契為將來實據稟請立

案等情並據高易律師函稱第三百六十三號地旁係彭叔和造屋侵佔道達洋行之地祈諭

停工候界址議定再行起造並乞移知貴局查照又抄貴局三月十日致領事函紙前來查

閱抄函內有地短少並經洋商涉訟公解等語究竟短少地畝係為何人所佔洋商何人於

何時在解控究移請查照勘明短地被何人所佔諭令停工及洋商何人在解控究

詳細復核等因准此查該地前接

英副領事函請復勘即經會同勘明文見合地六分三毫比之原勘少地三厘七毫檢查當

日原勘繪圖該地係長直形並無灣曲此次復勘其東西線中腰均有灣曲向東形

勢大計橫線僅三七分以及北首橫線步口均有短少圖形亦不相符當以該地開前

經洋商別當與地鄰諍訟控經

貴解派差協同立界當時局並未與聞其事無案可稽無從查核當函復英署在案

茲准前因即飭傳該二十五保頭會前地保陸詠唐查明稟稱英冊貳千八百三號道契地

由譚麗記價買并科單有已故之前地保周開寶蓋戳轉租與洋商別當轉立道契之後於

光緒三十五年二月由該業主投控英公堂東西兩業主霸阻立界等情蒙派差飭提東西

英册道契 第 2863 號 (六)
會丈局移文公共租界會審公廨 a



兩主孫順和馬金海及已故之陸榮榮協同該地保與失主譚麗記租主洋商別當立
 界收管等情具稟前來相應據情移復并附原勘復勘繪圖各紙為此合移
 貴分府請煩查明前案核辦至諭令停工節候府祇有會文之責未便越俎應請由
 尊處傳諭可也望切須移

一移復 會審公廳黃

計移送 繪圖二紙

光緒三十一年三月廿一日

候補縣正堂俞

英册道契 第2863號 (七)

會文局移文公共租界會審公廳b

具稟家丁楊升稟為佔地造屋叩懇立案以便丈量清理事竊家主
 指發江西試用道梁榮翰於二十七年憑中價買譚麗記基地坐
 落治下二十五保計地陸分貳厘九毛立契成交四至開明執有念
 四年第貳仟八百陸拾三號道署印契壹紙現在地隣陳彭記
 蓋造房屋被沾去家主基地數尺業經呈請會文局定期丈量本
 應靜候大明理家緣家主指日動身前赴漢口經理事件須五月
 節後方能回申竊恐佔地之陳彭記乘此機會將所佔之地朦請總
 領事官照會發給租地印契為將來侵沾實據是以叩稟
 大人賞准立案如有陳彭記請領印契伏求批明家主立案緣由飭候
 文明基地再行給契實為

恩公兩便又查陳彭記所請道契係四千七百拾九號其地乃是方
 單止有貳分數厘其餘之地從新升科又係舊日地保經手賣與
 陳彭記執業其中難保無串通朦混升科之弊合併聲明據實上
 稟

該地乃道達洋行桂號

英册道契 第2863號 (八)

上海縣二十五保原華人業主稟帖

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官暨照會內開今據本國商人正廣和稟請在上海按和約所定界內租業戶吳唐氏孫金福

給出租地契事照得接准... 每畝給價共洋五百元... 光緒二十四年十月初一日

光緒二十四年十月初一日 租地 二千八百六十四號

二千八百六十四號

[TRANSLATION.]

TITLE DEED.

Isai's copy

Isai Superintendent of Maritime Customs for the Province of Kwan-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Caldwell Macgregor & Co [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Wa Sang Shi & Sun Chen Sak a Lot of Land...

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of Dollars Six Hundred (2500) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities...

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being...

Kuang Hui 24th year, L. S. 10th moon 1st day.

14 November 1898

No. of Lot 2864 2864

No. of Title Deed

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

英册道契 第2864號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官暨照會內開今據本國商人高易行稟請在上海按和約所定界內租業戶沈積德堂

給出租地契事照得接准... 每畝給價共洋貳千七百元... 光緒二十四年十月初四日

光緒二十四年十月初四日 租地 二千八百六十五號

二千八百六十五號



光緒二十四年十月初四日... 此項租地契係由本道... 光緒二十四年十月四日

英册道契 第2865號 (一)

[TRANSLATION.]

TITLE DEED.

Isai's copy

Isai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that G. Donald, J. Cottonson & S. McNeill [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Shen Tsch Teh Tang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

more, fun, le, haoy, bounded North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars Two Thousand seven hundred (\$2700.00) being at the rate of per more; and also the Annual Low Rent of Fifteen Hundred Cash per more Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:— Forasmuch, as the tenors of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per more, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Kuang Niu 24th year, L. S. 10th moon 4th day. 17th November 1898 No. of Lot, 2865 } 2865 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

英册道契 第2865號 (二)

中

此契存卷 大清欽命監督江南海關分巡蘇松太兵備道蔡 爲

大英總領事官暨照會內開今據本國商人 担文 稟請在上海按和約所定界內租業戶 四明公所

地一段永遠租 畝 分 厘 毫 北 東 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給價 共銀 七千貳百兩 已 業戶 四明公所 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

已便亦不得轉與外國人通融得之者必須中國官憲與 總領事官查視其租地實屬無足妨礙方准租住

又查向章程雖外國人有通融得之者但無准租地實屬與華民轉賃若華民欲在界內租地實屬須由

總領事官與中國官憲酌給蓋印圖樣始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准蓋印圖樣其地將分租或已租或人另遊房屋轉租華民居住若未領兩國官憲允准恐據

前每年不將年租銀兩交與本道官憲收存銀號違犯斯章者則此契作爲廢紙地即歸官領至租地契者

光緒二十四年十月初五日 給 租地 契 二千八百六十六號

查該地墾墾三區係詳前改字行高桂仁具批 茲將該地契存卷內開今據本國商人 担文 稟請在上海按和約所定界內租業戶 四明公所

地一段永遠租 畝 分 厘 毫 北 東 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭

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地一段永遠租 畝 分 厘 毫 北 東 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭

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總領事官與中國官憲酌給蓋印圖樣始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准蓋印圖樣其地將分租或已租或人另遊房屋轉租華民居住若未領兩國官憲允准恐據

前每年不將年租銀兩交與本道官憲收存銀號違犯斯章者則此契作爲廢紙地即歸官領至租地契者

英册道契 第2866號 (一)

[TRANSLATION.]

TITLE DEED.

Seal's copy

Seal - Superintendent of Maritime Customs for the Province of Keen-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
William Van Buren
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Soo-ming Kungow
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

_____ mow, _____ fun, _____ le, _____ haou, bounded
North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of Dollars seven hundred
& two hundred (\$7200.00)

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for their
joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuang-shan 24th year, L. S. 10th moon 0th day.

18th November 1898

No. of Lot, 2866 } 2866
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189____
F. Bourne
Consul.

英册道契 第2866號 (二)

立限據應文生茲因造屋與四明公所之地是連因地基不敷所用與四明公所情商將
西面北首公所餘地共角計門西八間曹向公所允准而文生東首北面亦有天角餘
地竟與公所當時畫有圖樣規周適堪允向公所議明彼此允准亦無異說其
時文生因之地造屋及晒臺將應讓公所地內起造樓屋間較前竟與公所之地
不足現經眾紳至公所會議文生應將所造之屋及晒臺準限十日內拆去庶與公
所允讓之地數目相符又起造時將公所之風火牆誤行加高今亦情願一併拆去
而牆脚亦有佔出今亦情願拆進仍歸原址其將圖樣道契一律更正恐後
無憑立此限據存照

光緒二十一年五月二十四日限據應文生

見中 朱存三
周運塘 孫浩昌
代字 董心橋

英册道契 第2866號 (三)

原華人業主拆屋還地限據

上海四明公所公用牌

伯言仁先世方人閣下啟者四明公所所有地一方坐落
法租界故山路道契列英冊貳千八百零六號計
地卅餘畝以為執國樣不准現擬請英署另換新
圖惟該地如何其圖樣不符公所無把握用特函
李銀務形
貴局派人先行以考丈量需費若干 任由公所
繳出蒙訂定時自印希
函以便啟公所派人由時到場指點也謹此

英册道契 第2866號 (五)

四明公所董事呈會丈局函 1a

啟者茲據二千八百零六
六千六百七十九號兩契租主稟
請將該二號契地各劃一段互相調換併入各契
租用等情將契呈請勘劃前來據此合將上下印
契四紙函送
貴局長請煩查照訂勘分別劃併詳給為荷此頌
日祉 名正具
計送上下印契四紙
一千九百零九年二月十八號
上海英署用牌

第一百九號

英册道契 第2866號 (四)

英國駐滬領事致會丈局局長函 1

上海四明公司用牋

第 頁

清神感謝不克為此奉銀敬請
多安

世英弟 沈致和 謹啟
四月十九日

訂期函復

英册道契 第2866號 (六)

四明公所董事呈會丈局函 1b

復四明公所沈

致復者接派

未出以

貴公所所有地一方道契列英丹字第百六號
務派人先行丈量估訂定時日印派人由
場指點等因茲已撥於本月一日印札於
一下午由地盤領取存向徐文生運詣
該地丈量持此由地印於
派人到場指點為荷順頌

左

王 謹啟

三年四月廿六日

克 謹

英册道契 第2866號 (七)

會丈局覆四明公所董事函 1

上海四明公所用牋

第 頁

伯言先生大鑒敬啟者前請復丈英冊五千八百六拾六號之地有否核准繪圖如已成就請為擲下以便立界誌印 示長是所至盼幸此敬誌

大男 謹啟

陸慶 買卅

英册道契 第 2866 號 (八) 四明公所董事呈會丈局函 2

上海四明公所用牋

第 頁

紹裳先生大鑒頃奉 忠示并圖樣一紙敬悉所有丈量繪圖等費洋拾元省爾奉繳即祈 查收為荷專沒敬請 台安

四明公所謹啟 六月九日

英册道契 第 2866 號 (九) 四明公所董事呈會丈局函 3

啟者查二千八百六十六號與六千六百七十九號互相劃併地尚前經飭簽在案茲據該租主稟稱該尚劃存餘地尚有未符之處另行繪呈草圖請移按照現在情形再行復丈等情前來據此合將來尚一紙連同呈尚一併函送貴局長請煩查照訂期復勘為荷此頌

日祉 名正具

計送地尚二紙

一千九百十年 月 十二號

上海英署用牋

第四百十一號

英册道契 第 2866 號 (一〇) 英國駐滬領事致會丈局局長函 2

致英領事慶

啟者英冊二千八百六十六號契丈見多地。畝二分二厘三毫按照每畝洋貳千元之則計應繳洋四百元又。厘丈費。合行函致即祈

貴領事查照轉飭該商照繳送局以便核辦順頌

日祉

三年 月 日

英册道契 第 2866 號 (一一) 會丈局局長致英國駐滬副領事函 1

啟者接准以百一號
 來函以二千六百六十六號契原有地計三志
 故四度令大僕使三三三三三三三三三三三三
 地殊不可解故由公因公行山後法飲者
 以凡後等因派此查二千六百六十六號契原
 有地四度四度內除劃出五度九度併入六千
 六百七十九號又除東西兩度一馬路六分
 四毫兩度除地七分四厘三毫本契實有地
 三三三三三三三三三三三三三三三三三三三三三三
 六度併入五度契內若有地三三三三三三三三三三三三
 九度三三三三三三三三三三三三三三三三三三三三三三
 出爰其核路處出地之內派
 公因公行不違可新
 委副領事查地何止此物為新收
 口祀
 曾
 三年一月十日
 三三三

英册道契 第2866號 (一二)
會丈局局長致英國駐滬副領事函2

啟四明公所董事
 敬啟者前准
 來函以
 貴所基地與女元坊地界與連前曾
 彼此掉換之有筆授力漫近有張小雲大
 量該處基址深此界線率混務請核
 外注意勿使勝混以保以虛寺因准此查
 文元坊地基礎現唯要領事函送併契印
 飭丈繪全孔繪送圖樣待劃清界限
 俾與舍混茲據陳閣商議於
 已相彼此界線劃分清楚合行函復
 並附地各所希
 答閱為荷此請
 大安
 王日謹啟
 三月二十日
 三三三
 計附地各所

英册道契 第2866號 (一三)
會丈局覆四明公所董事函2

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人 新沙遜 請在上海按和約所定界內租業戶

業戶 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實屬無妨礙方准租住

又查向議章程雖外國人有通融得地之處但無准租地實屬與華民輾轉買賣若華民欲在界內租地實須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年十一月十八日給

租地 二千八百六十八號

查此契係在界內通商口岸即公解港基此批 諸租稅按章辦理如有違礙即由官憲查辦此批 大清光緒二十四年十一月十八日

二千八百六十八號

查此契係英國駐上海總領事官本車由前租主哈同將全地轉與新沙遜銀行租用等因准以相宜加批以資執管此批 中華民國二十二年二月廿七日上海市地政局批印



英册道契 第2867號 第2868號

英册道契 第2868號 (一)

[TRANSLATION.]

TITLE DEED.

Sai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that Silas Aaron Hardoon [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese; or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hai 24th year, L. S. 10th moon 18th day.

1 December 1898

No. of Lot, 2868 } 2868 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898

F. Bourne Consul.

英册道契 第2868號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人 愛爾德 稟請在上海按和約所定界內租業戶吳雨亭

每畝給價共洋五百元... 將其年租每畝一千五百文每年預付銀號等因前來本道已飭

光緒二十四年十月二十一日 租地契 二千八百七十一號

查該地坐落英界南面東亞字行而吳仲嘉此

此項租地餉稅會同商務局議定... 民國八年十月八日全地併立日本冊三百三十三號新契本契

二千八百七十一號

[TRANSLATION.]

TITLE DEED.

S'wai - Superintendent of Maritime Customs for the Province of Kean-nan

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that

Albert Edmund Selgar [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Wu Yu Ting a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

That the said Renter pay to the said Proprietor a sum of Dollars Five hundred

being at the rate of per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities;

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records;

Registration Completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898

英册道契 第2871號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人 施篤克 稟請在上海按和約所定界內租業戶成日魯 徐敦素

每畝給價共洋五百元... 將其年租每畝一千五百文每年預付銀號等因前來本道已飭

光緒二十四年十月二十一日 租地契 二千八百七十二號

查該地坐落英界南面東亞字行而成日魯同此

此項租地餉稅會同商務局議定... 民國十年十月六日全地併立英冊第百六十二號新契本契

二千八百七十二號

[TRANSLATION.]

TITLE DEED.

S'wai - Superintendent of Maritime Customs for the Province of Kean-nan

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that

Sheng Shou & Shi Kang su [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Wu Yu Ting a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

That the said Renter pay to the said Proprietor a sum of Dollars One thousand

being at the rate of per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities;

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records;

Registration Completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898

英册道契 第2872號 (二)

英册道契 第2872號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

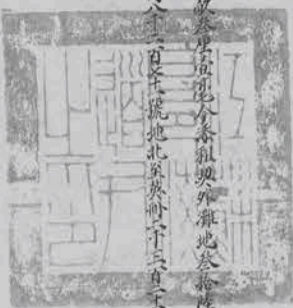
大英總領事官暨照會內開今據本國商人 施萬克 稟請在上海按和約所定界內租界內 張地堂阿大 地一段承遠租 畝分 厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 張姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向應章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准將地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將銀號預付銀號違犯新章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年十一月二十一日 給 租地 契 二千八百七十三號

查該地坐落三條分五路... 此項地契係由... 四空... 相繼此明... 印給

英二千八百七十三號

查此契原有地檢... 實工路南至英河... 民國十三年九月五日全地併入日本冊三百九十八號契內本契註銷



民國十三年九月五日全地併入日本冊三百九十八號契內本契註銷

英册道契 第2871號 第2872號 第2873號

英册道契 第2873號 (一)

[TRANSLATION.]

TITLE DEED.

Isai's copy

Isai - Superintendent of Maritime Customs for the Province of Kien-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Alfred Parker Stokes [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors

Chang Shue-tang & Co. Ltd. a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of Dollars one thousand & three and cents ten (\$1,003.10)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

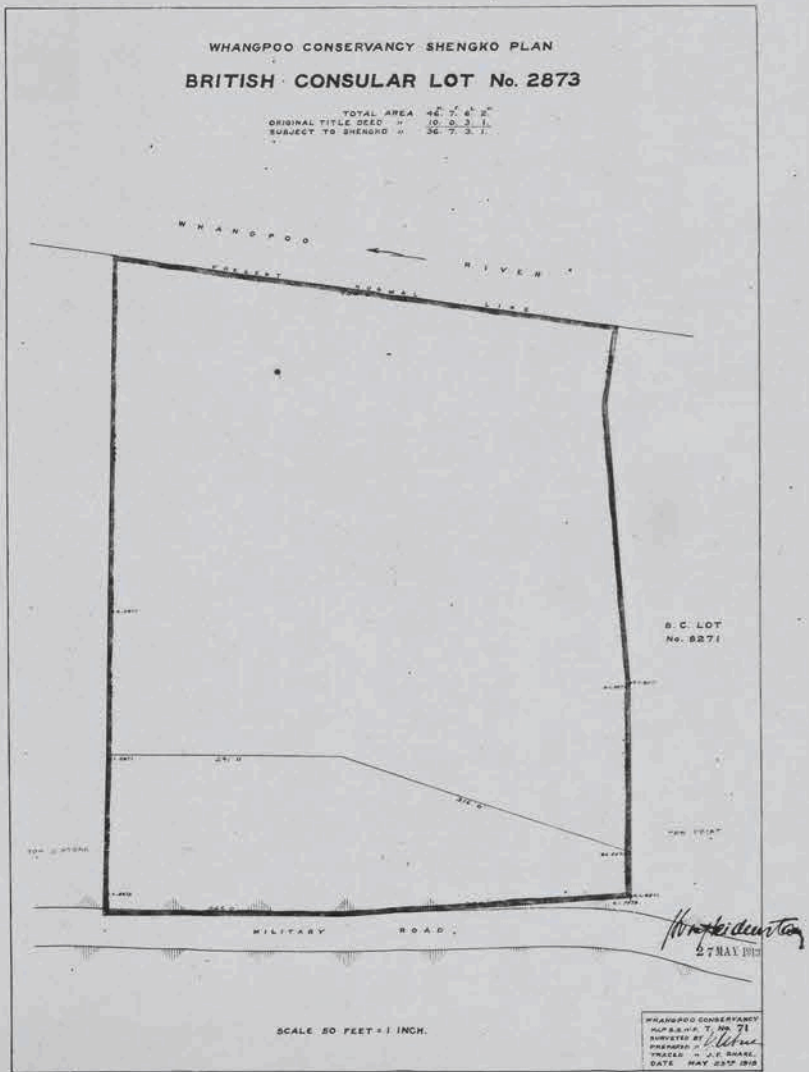
A necessary Deed for the Renting of Land.

Xuangobou 24th year, L. S. 10th moon 20th day, 3rd December 1898

No. of Lot, 2873 } 2873. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898. F. Bourne Consul.

英册道契 第2873號 (二)



英册道契 第2873號 (三)
上海公共租界工部局繪製地塊圖

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准
大英總領事官壁照會內開今據本國商人 中庸行稟請在上海按和約所定界內租業戶張李氏弟孀

地一段承遠租 畝 分 厘 毫 北 東 西 南
每畝給價 共 洋 貳 百 元 正
其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶 張 姓 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地買賣無礙妨碍方准租住
又查向議章程雖外國人有通融得租之處但無准租地質房與華民轉賃若華民欲租該地質房須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並違憲批准登籍將其地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
前每年不將每畝年租銀一千五百文預付銀號違犯新章者則此契作爲廢紙地即歸官須至租地契者

光緒二十四年 銷 月 二十二日 給

租地 地契 二千八百七十四號

查該地坐落三馬路八面寶字行前順德坊北

此項租地係會同工部局測量員李士德等員於光緒二十四年正月間會同測量員李士德等員將該地測量完竣
三馬路地底原係官地原係李士德等員於光緒二十四年正月間會同測量員李士德等員將該地測量完竣
光緒二十四年正月間會同測量員李士德等員將該地測量完竣
查該地坐落三馬路八面寶字行前順德坊北
光緒二十四年正月間會同測量員李士德等員將該地測量完竣

英一千八百九十四年

光緒十九年正月七日中法條約將本道地劃出除其應認之地段轉與李士德等員於光緒二十四年正月間會同測量員李士德等員將該地測量完竣
此契租地係會同工部局測量員李士德等員於光緒二十四年正月間會同測量員李士德等員將該地測量完竣
光緒二十四年正月間會同測量員李士德等員將該地測量完竣
查該地坐落三馬路八面寶字行前順德坊北
光緒二十四年正月間會同測量員李士德等員將該地測量完竣



查此契原有地籍公案原係李士德等員於光緒二十四年正月間會同測量員李士德等員將該地測量完竣

民國十八年五月十六日全地併立日本冊四百二十九號新契外核計之地壹分陸厘伍毫第拾馬路



英册道契 第2874號 (一)

英册道契 第2874號 第2875號

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Soai Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Augustus White

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Chang Kishi & Siki

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietors a sum of *Dollars Two hundred*
(*200*)

being at the rate of _____ per *moor*; and also
the Annual Low Rent of Fifteen Hundred Cash per *moor* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *moor*, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xiangshou 24th year, L. S. *10th* moon *22nd* day.

6th Decemb 1898

No. of Lot, *2874* } *2874*

No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189_____

F. Bourne
Consul.

英册道契 第2874號 (二)

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Soai Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that

Bruno Ribeiro & Arthur Dallas

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Chen Lung Shan

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Two hundred*
(*200*)

being at the rate of _____ per *moor*; and also
the Annual Low Rent of Fifteen Hundred Cash per *moor* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *moor*, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xiangshou 24th year, L. S. *10th* moon *22nd* day.

6th Decemb 1898

No. of Lot, *2876* } *2876*

No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189_____

F. Bourne
Consul.

英册道契 第2875號 (二)

二千八百七十五號

此項租地係在英界內開闢今據本國商人通和行稟請在上海按和約所定界內租業戶陳松山
應批明印倫者光緒二十五年二月二十日批

查該地坐落英界內開闢今據本國商人通和行稟請在上海按和約所定界內租業戶陳松山
應批明印倫者光緒二十五年二月二十日批

光緒二十四年十月二十三日給地租契二千八百七十五號

大清欽命監督江南海關分巡蘇松太兵備道蔡
大英總領事官照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶陳松山
地一段承遠租 畝 分 厘 毫 北
每畝給價銀四百兩
業戶 陳 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住
又查向議章程雖外國人有通融得益之處但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
前每畝不得無租銀兩租銀一年五百文文額租銀違犯斯章者則此契作為廢紙地即歸官須至租地契者

中

英册道契 第2875號 (一)

三五

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官... 給出地契事照得接准... 地一段永遠租... 其年租每畝一千五百文...

光緒二十四年十月二十三日給... 租地 二千八百七十六號... 查該地坐落... 光緒二十四年十月二十三日給...

英一千八百七十六年

光緒二十四年十月二十三日給

租地 二千八百七十六號

本契地籍冊第... 圖章字號...

查此契原有地... 併入英冊五十七百三號... 地一畝五厘三...

查此契原有地... 併入英冊五十七百三號... 地一畝五厘三...

英册道契 第2876號 (一)

TRANSLATION. TITLE DEED. I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Algar... No. of Lot, 2876. No. of Title Deed, 2876. Registration completed at H.B.M. Consulate-General, Shanghai, this 6th day of December 1898.

查此契非英國駐上海領事署... 中華民國三年三月...

查此契原有地... 併入英冊五十七百三號... 地一畝五厘三...

查此契准英國駐上海領事署... 用等因准此相應加批...



英册道契 第2876號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官鑒照會內開今據本國商人安卜洛司稟請在上海按和約所定界內租業戶沈成美

地段一段承遠租 畝分厘毫北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶沈成美 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

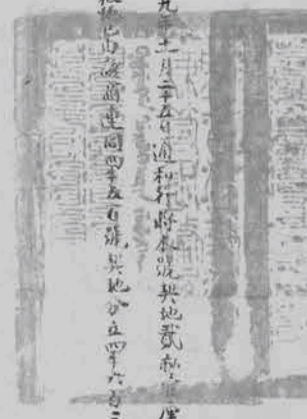
光緒二十四年十月二十四日給 租地 二千八百七十七號

查該地坐落五馬路頭面知字坤面張福和此批 此項租地係由前領事官沈成美與安卜洛司商議定章其地坐落五馬路頭面知字坤面張福和此批 光緒二十四年十月二十四日給

光緒二十六年四月三日安卜洛司將本號支實地各畝分租與亞連羅不遵租此批 光緒二十九年六月初日連羅不將本號支實地轉與通和行租用此批

二千八百七十七號

查此契地 坐落五馬路頭面知字坤面張福和此批 此項租地係由前領事官沈成美與安卜洛司商議定章其地坐落五馬路頭面知字坤面張福和此批 光緒二十四年十月二十四日給



光緒二十九年正月五日通和行將本號支實地各畝分租與亞連羅不遵租此批 此契租地係由前領事官沈成美與安卜洛司商議定章其地坐落五馬路頭面知字坤面張福和此批 光緒二十九年正月五日通和行將本號支實地各畝分租與亞連羅不遵租此批

英册道契 第2876號 第2877號

英册道契 第2877號 (一)

[TRANSLATION.]

TITLE DEED.

Saotai's copy.

Saotai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that James Ambrose [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Shen Chung-mei a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ...

That the said Renter pay to the said Proprietor a sum of Dollars Eight hundred (800.00) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huang Hoi 24th year, L. S. 10th moon 24th day. 7th Decem^r 1898

No. of Lot, 2877 } 2877 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189...

F. Bourne Consol.

英册道契 第2877號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官璧照會內開今據本國律師担文 稟請在上海按和約所定界內租業戶陶善鐘

地一段承遠租 畝分 風 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶陶善鐘 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每 號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十四年十一月二十九日給租地契 二千八百七十八號

查該地坐落五條頭面地行高張福和地此 此項租地係由會同勘復並呈請本道長官核准在案其地坐落五條頭面地行高張福和地此 地西界臨有清溪東南界臨有清溪西界臨有清溪東界臨有清溪

二千八百七十八號

[TRANSLATION.]

TITLE DEED.

Soai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her BRITANNIC MAJESTY'S Consul-General, stating that William Kern Drummond [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Yao Ho-chung a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars One Thousand five hundred (\$1,500.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuangshou 26th year, L. S. 10th moon 29th day, 12th December 1898

No. of Lot, 2878 } 2878. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

英册道契 第2878號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人瑪禮孫 葛來敦 稟請在上海按和約所定界內租業戶潘仁記

地一段承遠租 畝分 風 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶潘仁記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每 號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十四年十二月初一日給租地契 二千八百七十九號

查該地坐落五條頭面地行高張福和地此 此項租地係由會同勘復並呈請本道長官核准在案其地坐落五條頭面地行高張福和地此 地西界臨有清溪東南界臨有清溪西界臨有清溪東界臨有清溪

英一千八百七十九號

此契於 光緒二十四年 十二月 初一日 由業主 潘仁記 簽請為第一號所有 權登記收存之契第 號 中華民國三十一年十一月二十日 上海市政當局 署 潘仁記

英册道契 第2879號 (一)

[TRANSLATION]

Tsotai's copy

TITLE DEED.

Tsai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Charles John Dudgeon & George Richard Wingrove* [herein described and called the Renters] ha~~ve~~ applied to Rent in perpetuity from the Proprietors *Shen Su-chuan, Ah-ti & Mao-mao* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ *mo*, _____ *sun*, _____ *le*, _____ *hoon*, bounded

North by _____

South by _____

East by _____

West by _____

That the said Renters pay to the said Proprietors a sum of *Dollars one thousand two hundred (P. 1200⁰⁰)*

being at the rate of _____ per *mo*; and also the Annual Low Rent of Fifteen Hundred Cash per *mo* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renters upon the following conditions:—
Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mo*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.
A necessary Deed for the Renting of Land.

Huangshai 24th year, L. S. 11th moon 1st day.

13th Decembe 1898

No. of Lot, 2881 } 2881
No. of Title Deed, }

REGISTRATION COMPLETED AT
H. B. M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189 _____
F. Bourne
The Consul.

[TRANSLATION]

Tsotai's copy

TITLE DEED.

Tsai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Shen Su-chuan, Ah-ti & Mao-mao* [herein described and called the Renters] ha~~ve~~ applied to Rent in perpetuity from the Proprietor *Sui Yu Xuei Sang* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ *mo*, _____ *sun*, _____ *le*, _____ *hoon*, bounded

North by _____

South by _____

East by _____

West by _____

That the said Renter pay to the said Proprietor a sum of *Yards seven hundred eighty (P. 780⁰⁰)*

being at the rate of _____ per *mo*; and also the Annual Low Rent of Fifteen Hundred Cash per *mo* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:—
Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mo*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.
A necessary Deed for the Renting of Land.

Huangshai 24th year, L. S. 11th moon 4th day.

16th Decembe 1898

No. of Lot, 2882 } 2882.
No. of Title Deed, }

REGISTRATION COMPLETED AT
H. B. M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189 _____
F. Bourne
The Consul.

二千八百八十二

中

光緒二十四年十一月初四日

查該地坐落王保十面念字坊面徐子良其地

光緒二十四年十一月四日

日給租地契

二千八百八十二號

大清欽命監督江南海關分巡蘇松太兵備道蔡
給出租地契事照得接准
大英總領事官暨照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶劉燕桂堂
地一段永遠租租銀七百八十兩
每年給價共銀七百八十兩
業戶劉姓將該地租給該商收用務照開各條進行查核外國人按和約在界內租地無妨礙本道已飭
已便亦不得轉與外國人未准中國官憲與總領事官查核其租地價銀無妨礙本道已飭
又查向該商章程雖外國人有通融得之之虞但無准租地價銀與華民轉賃若華民欲在界內租地價銀須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商後代管業之人將來以其地轉賃須明本
國總領事官並道憲批准登錄將其地整段分段或已租與別人另選房屋轉租華民居住若未領兩國官憲允准憑據
並每年不得將地租銀交與一千五百元預付銀號違犯斯章者則此契作爲廢紙地契即歸官領至租地契者

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官暨照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶劉燕桂堂

給出租地契事照得接准... 地一段承遠租 畝分厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶劉燕桂將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住又查向議章程雖外國人有通融得之慮但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登簿將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年十一月初四

日給

租地 地契 二千八百八十三號

查該地坐落五保四面改字坊前吳桂仁此批... 光緒二十四年十一月廿五日

[TRANSLATION]

TITLE DEED.

Swai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Binaw Atkinson & Arthur Ballas

[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

Lee Yee Kwei Sang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Two hundred and twenty (No. 12000)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:-That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huangobai 21st year, L. S. 11th moon 11th day. 16th December 1898

No. of Lot, 2883 } 2883. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899 F. Bourne Consul.

英册道契 第2883號 (二)

英册道契 第2883號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官暨照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶葛耕心

給出租地契事照得接准... 地一段承遠租 畝分厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶葛耕心將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住又查向議章程雖外國人有通融得之慮但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登簿將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年十一月二十

日給

租地 地契 二千八百八十五號

查該地坐落五保四面改字坊前吳桂仁此批... 光緒二十四年十一月廿五日

[TRANSLATION]

TITLE DEED.

Swai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Binaw Atkinson & Arthur Ballas

[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

Lee Yee Kwei Sang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Two hundred (No. 10000)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:-That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huangobai 21st year, L. S. 11th moon 30th day. 11th January 1899

No. of Lot, 2885 } 2885. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899 F. Bourne Consul.

英册道契 第2885號 (二)

英册道契 第2885號 (一)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出和地契事照得接准 大英總領事官照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶未林 地一段永遠租 畝分厘毫 北 東 西 南 泰 為

每畝給價共洋 貳百 元 正 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶未林 泰將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未准住中國之人必須中國官憲與 總領事官查視其租地實界無妨礙方准租住 又查向職章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准登籍將其地整段分段或已或人另造別屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年三月初三日給

租地 地契 二千八百八十六號

查該地坐落港三係二區之車字坊為范全貞此批 此項租地係由... 光緒十五年三月初三日

英字百八十五

一九四一... 台惟公司 馬勒 業廣公司 丁克 租用此批 民國七年七月十八日

此契於三十四年六月三十日... 中華民國二十四年七月十九日

英册道契 第2883號 第2885號 第2886號

英册道契 第2886號 (一)

[TRANSLATION.]

TITLE DEED.

Saotai's copy

Wai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Bruno Atkinson & Arthur Dallas [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ...

That the said Renters pay to the said Proprietor a sum of Dollars Swallowed (\$200.00)

being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenement, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow; then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 25th year, L. S. 20 moon 14 day.

12th April 1899

No. of Lot, 2886 } 2886. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

F. Bourne Consul

四三二

英册道契 第2886號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官... 給出租地契事照得接准... 文其年租每畝一千五百文...

光緒廿五年三月初三日給地契... 租地 二八百八十七號... 地契

此契於二十四年六月三十日... 轉讓日期(一〇二〇)號... 中華民國二十四年七月十九日...

一九四〇一月五日業廣公司... 福司德 業廣公司 克木脫... 民國廿七年七月六日...

英册道契 第2887號 (一)

[TRANSLATION.]

TITLE DEED.

Soo-ai Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that...

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area... North by... South by... East by... West by...

That the said Renters pay to the said Proprietor a sum of Dollars Two hundred fifty (Two hundred and fifty)...

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:- Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein...

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records...

A necessary Deed for the Renting of Land.

Shanghai 20th year, L. S. 12th April 1899. No. of Lot, 2887. No. of Title Deed, 2887.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this... day of... 189... F. Bourne Consul

英册道契 第2887號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官... 通和行

將該地租給該商收用... 文其年租每畝一千五百文...

光緒二十四年十一月初十日 日給地契 租地 二千八百八十八號

查該地係由... 該商應將契費...

The within lot is composed of the S.E. portion of Lot No. 2732.

TITLE DEED. Saotai's copy.

Soai - Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from Her Britannic Majesty's Consul-General...

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty...

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow...

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location...

22nd December 1898

No. of Lot, 2888 } 2888 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898

英册道契 第2887號 第2888號

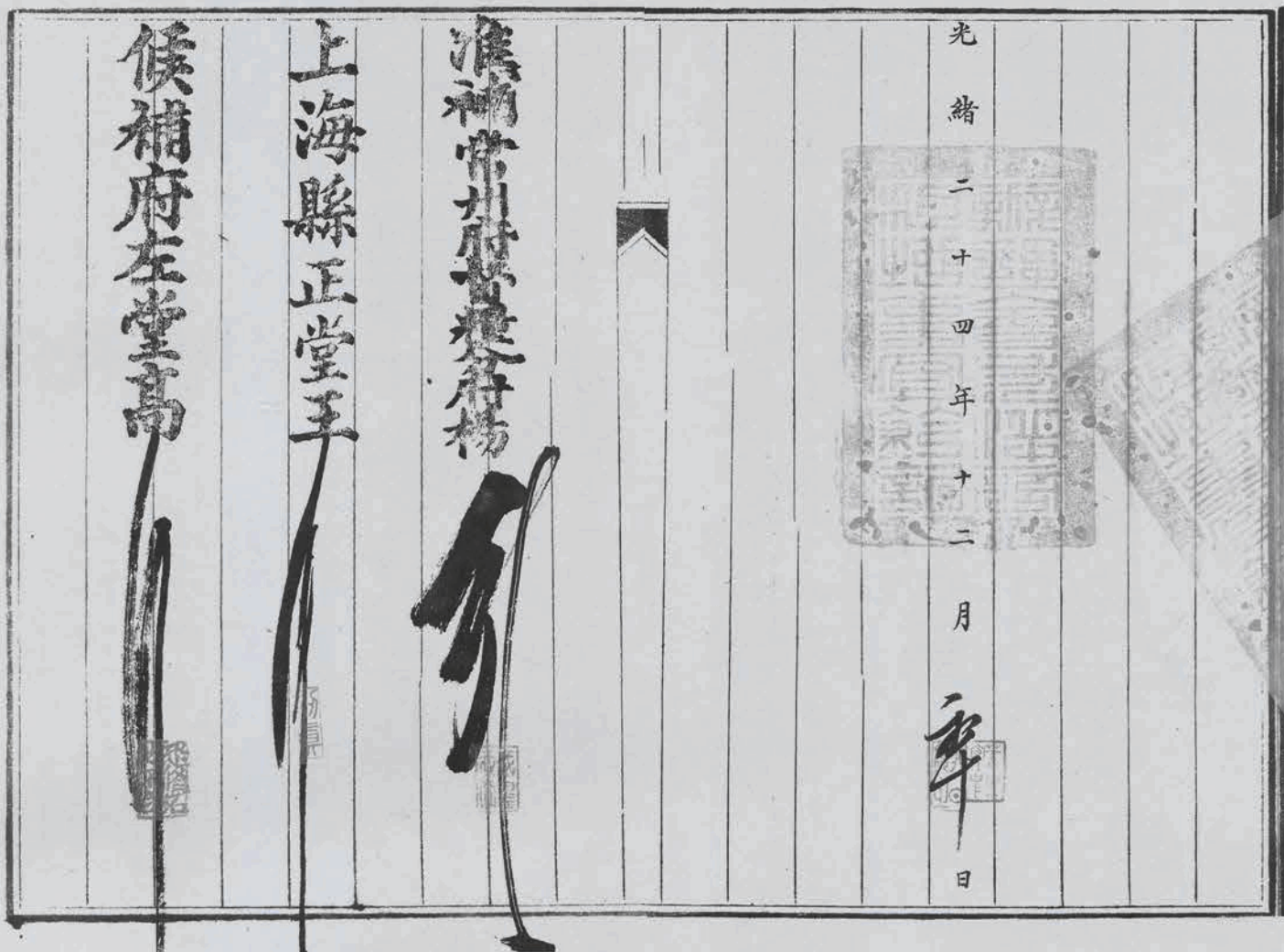
英册道契 第2888號 (二)

英册道契 第2888號 (一)

Large vertical document with multiple columns of Chinese text, including a map and various official seals and signatures.

英册道契 第2888號 (三)

上海知縣暨會文局總辦聯銜呈上海道臺稟帖 a



英册道契 第2888號 (四)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官暨照會內開今據本國商人施篤克稟請在上海按和約所定界內租業戶華威廠

給出租地契事照得接准
地一段承遠租 畝 分 厘 毫
每畝給價共洋三百五十五元五角五分
業戶 華威廠 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地祇却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住
又查向議章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官擅自將地轉租或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
違每年不報 罰洋五百元預付銀號違犯者則此契作為廢紙地契歸官領至租地契時

光緒二十四年 初二日 給 租地 契 二千八百八十九號

查該地係在蘇州府嘉定縣界內字行面餘四圖此批
光緒二十四年四月十五日全地併入英冊九千六百三號契內本契
民國十三年四月十五日全地併入英冊九千六百三號契內本契

英二千八百八十九號

[TRANSLATION.]

TITLE DEED.

Soai Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from Her BRITANNIC MAJESTY'S Consul-General, stating that
Alfred Parker Stokes
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors
Hua Sheng Kee
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
... mow, ... fan, ... le, ... haout, bounded
North by
South by
East by
West by

That the said Renter pay to the said Proprietors a sum of Dollars Three hundred & one & fifty five cents (\$301.55)

being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion;

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of those several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang-shen 20th year, L. S. 12th moon 2nd day.

13th January 1899

No. of Lot, 2889 } 2889
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this ... day of ... 189...

F. Bourne
Consul.

英册道契 第2889號 (二)

英册道契 第2889號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人施篤克 稟請在上海按和約所定界內租業戶華威廠

地一段承遠租 畝分厘毫 北 南 東 西 每畝給價 共洋貳百九十三元四角正 其年租每畝一千五百文 每年預付銀號等因前來本道已飭 業戶 華威廠 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住 又查向議章程雖外國人有通融得租之處但無准租地實界與華民轉賃實若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准者 該地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀兩預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年十二月初二日

租地 地契 二千八百九十號

查該地坐落上海法界字坊面徐長園此批 此項租地係由該商向領事官稟請在案茲據該商稟稱該地坐落法界字坊面徐長園此批 光緒二十四年十二月二日

光緒二十八年九月十九日

中華民國二十六年四月二十三日全契地特立其冊四二八八號新契本契註銷

英册道契 第2889號 第2890號

英册道契 第2890號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy

Soo-i, Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Alfred Parker Stokes [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor, Shua Sheng & Co. a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... mow, ... fan, ... le, ... saou, bounded North by ... South by ... East by ... West by ...

That the said Renter pay to the said Proprietors a sum of Dollars Two hundred and ninety three 00 (B293 00) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Shanghai 24th year, L. S. 12th moon 2nd day.

13th January 1899

No. of Lot, 2890 } 2890. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189...

F Bourne Consul.

英册道契 第2890號 (二)

2891

敬稟者竊卑職收查接管卷內墜車職等奉

前憲臺札勘共冊二千八百九十二三四五等號新契業將二千八百九十二三四五號契地
會查勘文繪圖票覆在案茲查二千八百九十一號新契係由業戶福聚云將坐落上邑二十三
保十三番車字圩號內地租與洋商愛爾德為業契載八分二厘九毫附文二百八十號單
上半紙該單祇有號數批有八分二厘九毫字樣其戶名畝分均在下半單屢經飭吊據該
畝地保聲稱已經遺失無從呈驗等語卑職等伏查民間執業田地全憑單而田單一
項尤以戶名畝分為據該單既無戶名又無畝分難保無影戲之弊照章本便立契理合
繳契票銷仰乞

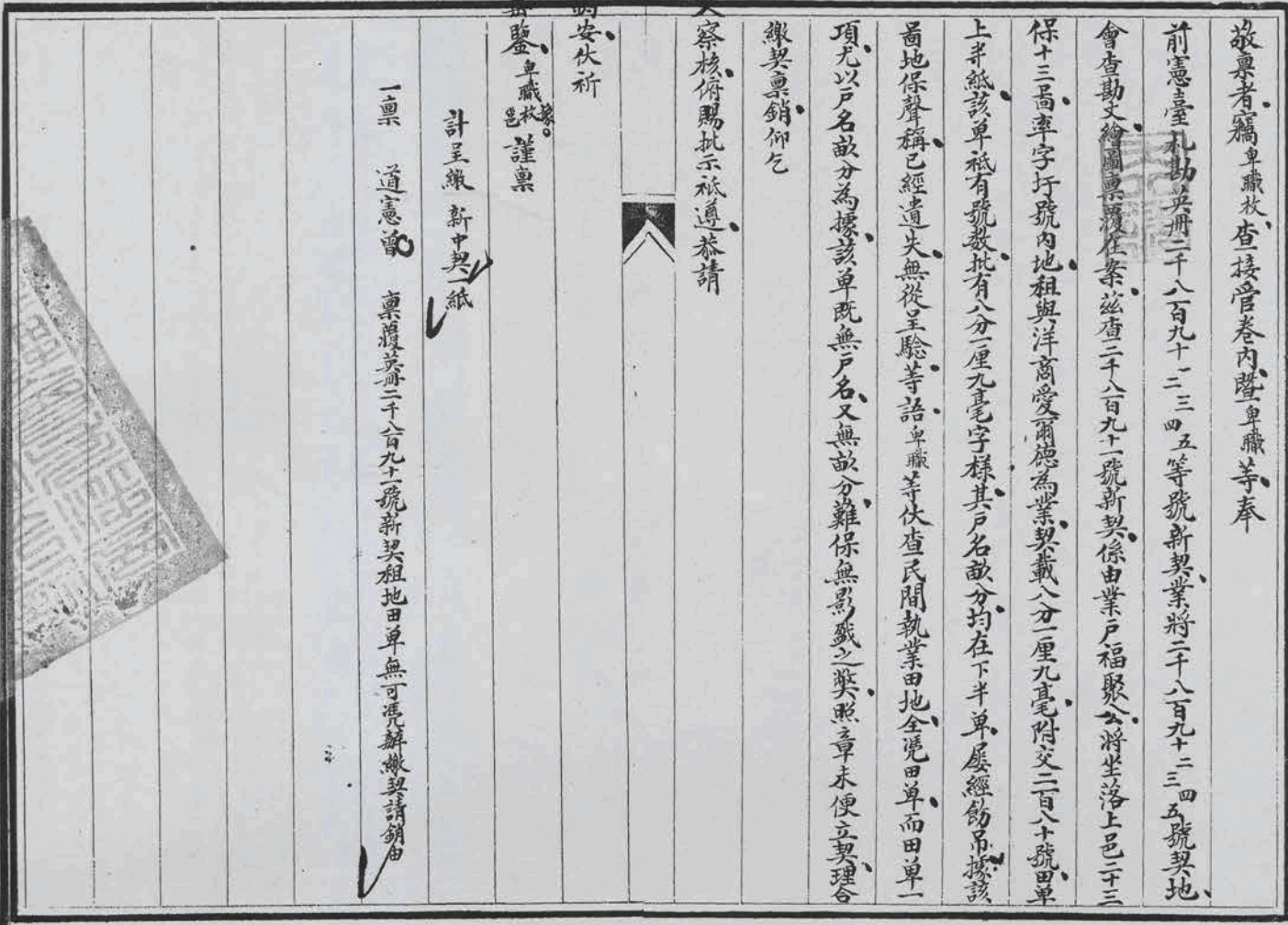
大人察核俯賜批示祇遵恭請

鈞安伏祈

再鑒卑職謹稟

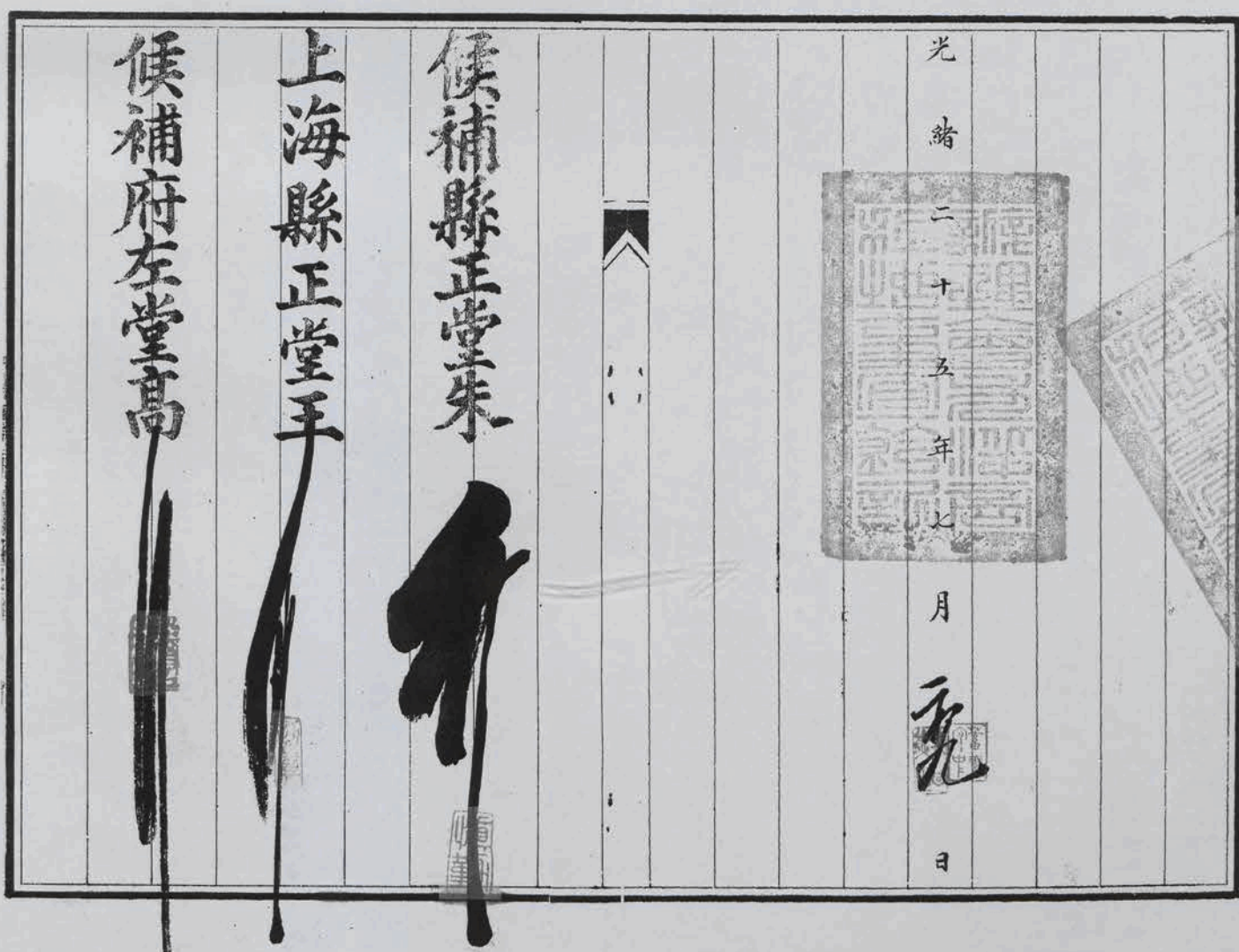
計呈繳新中契紙

一票 道憲 稟覆英冊二千八百九十一號新契租地單無可憑解繳契請銷由



英冊道契 第2891號 [原契證已佚] (一)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a



英冊道契 第2891號 (二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人愛爾德 稟請在上海按和約所定界內租業戶 福聚公 地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶福聚公 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准登籍將其地轉分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年十二月初二日給

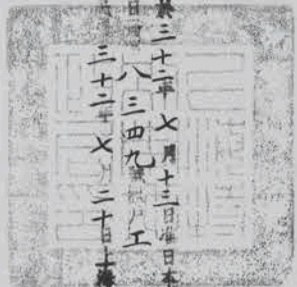
租地 二千八百九十二號

查該地坐落三保三番字坊高吳房芳此批 此項地契係由上海領事官璧照會內開今據本國商人愛爾德稟請在上海按和約所定界內租業戶福聚公地一段承遠租畝分厘毫北東西南其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶福聚公將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並違憲批准登籍將其地轉分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

英一千八百九十二年

一九四五年五月廿日愛爾德 將本契全地轉與 工部局 租用此批

光緒廿七年七月廿日日本局印



光緒二十七年七月十三日准日本國駐上海領事署 字第六八六號 轉立日曆八三四九號工部局 俟整理行契時換給新契 中華民國二十二年七月二十日上海工部局地籍局批 租字第六八四一號

英册道契 第2891號 第2892號

英册道契 第2892號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy.

So'oi - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Algar

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Suk Hoi Kung

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Two hundred & twenty (B220.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huangsoi 21st year, L. S. 12th moon 2nd day.

13th January 1899

No. of Lot, 2892 } 2892

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

英册道契 第2892號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官照會內開今據本國商人愛爾德稟請在上海按和約所定界內租業戶福聚公

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶福聚公將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實界無足妨碍方准租住

又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登報將其地界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀二十五文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十四年十二月初二日給

租地 二千八百九十三號

查該地坐落三條三街面字行商吳芳芳此批

此項地契係由前領事官吳芳芳於光緒二十四年三月十五日愛爾德將本契地轉與通和有限公司租用此批

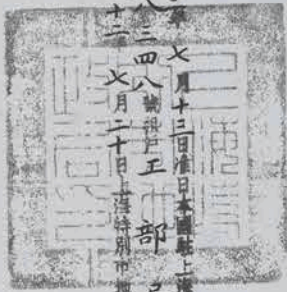
一千九百零九年三月十五日愛爾德將本契地轉與通和有限公司租用此批

一千九百零九年四月二十日通知有限公司將本契地轉與工部局租用此批

英一千八百九十三年

中契存案

查此契原有地契號集分號位號除劃出壹分陸厘劃出併併英冊三千四百零五號契內外應歸地契號位分陸厘壹毫現文見實地實分陸厘計分陸厘壹毫



光緒三十三年七月十三日准日本領事署 字第六八六號函

轉立日清三十四號地契正印部 局 使 整理 轉 契 時 換 給 新 契

中華民國二十二年七月二十日上海特別市地政局批 租字第六八四〇號

英册道契 第2893號 (一)

[TRANSLATION.]

TITLE DEED.

Handwritten note: "Handwritten copy."

S'wai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the So-sung-tao Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars One hundred & seventy (170 00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground hold by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records: or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or lot or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. 12th moon 2nd day. L. S.

13th January 1899

No. of Lot, 2893 } 2893. No. of Title Deed, }

F. Bourne

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

Consul.

英册道契 第2893號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人愛爾德稟請在上海按和約所定界內租業戶福聚公

給出租地契事照得接准... 地一段承遠租... 每畝給價... 共洋九十九元... 其年租每畝一千五百文... 每年預付銀號等因前來本道已飭

光緒二十四年十二月初三日給

租地契 二千八百九十四號

英一千九百零四年

查該地坐落三原三浦連字村番界內... 此項地契係由本道前經督同該商會同勘復查東公滿土地計案分收厘捐... 光緒二十四年六月廿日



查此契在... 英領事官... 光緒二十四年六月廿日

民國十年三月五日全地併入英冊四十二百六十三號契內本契註銷

英冊道契 第 2893 號 第 2894 號

英冊道契 第 2894 號 (一)

[TRANSLATION.]

Satai's copy.

TITLE DEED.

So'ai - Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Algar... has applied to Rent in perpetuity from the Proprietor... a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

That the said Renter pay to the said Proprietor a sum of Dollars and 00/100

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuangstow 24th year, L. S. 12th moon 3rd day.

14th January 1894

No. of Lot, 2894 2894

No. of Title Deed, 2894

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1894

F. Bourne Consul.

英冊道契 第 2894 號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官照會內開今據本國商人愛爾德稟請在上海按和約所定界內租業戶福聚公

給出租地契事照得接准... 地段承遠租... 每畝給價... 業戶福聚公... 已便亦不得轉與別國... 又查向章章程雖外國人有通融得之... 總領事官與中國官憲酌給蓋印憑據始可准行... 並每年不將每畝年租銀一千五百文...

光緒二十四年十二月初三日

日給

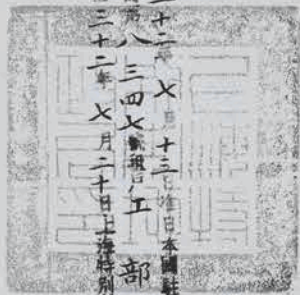
租地 二千八百九十五號

查該地坐落子... 茲將地契存卷... 光緒二十四年十二月初三日

美一千九百一十五年

一九一五年一月五日 馬海 將六契全地轉與工部局

工部局



此契於三十一年... 轉立日期... 中華民國三十一年七月二十日

英册道契 第2895號 (一)

[TRANSLATION.]

TITLE DEED.

Part of copy

Wai Superintendent of Maritime Customs for the Province of Kien-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Algar [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor...

Sub. Shui Lung a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

North by... South by... East by... West by...

That the said Renter pay to the said Proprietor a sum of Dollars Seven hundred & eighty (6580.00) being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuangshui 20th year, L. S. 12th moon 3rd day.

No. of Lot, 2895 } 2895 No. of Title Deed, 7

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1897 F. Bourne Consul.

英册道契 第2895號 (二)

此存卷
大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官暨照會內開今據本國商人克拉克稟請在上海按和約所定界內租業戶沈李勤

給出租地契事照得接准
地一段永遠租 畝分厘毫北
每畝給價 共洋四百七十五元正
業戶 沈 姓
將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實屬無足妨礙方准租住
又查向應章程雖外國人有通融得之之權但無准租地實屬與華民轉賃若華民欲在界內租地實須由
總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本
國總領事官並道憲批准登報將其地數分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
前經註不將租銀年租銀二千五百元預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年十二月初六日給

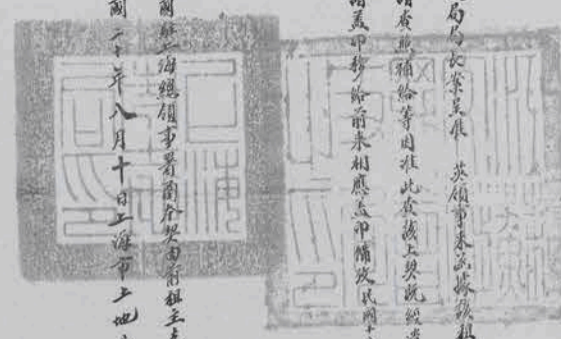
租地
地契
二千八百九十六號

查該地坐落至保二面章字坊前港全員此批
此項地契係由前領事官克拉克與沈李勤商議定議將該地租與沈李勤收用其租銀年租銀二千五百元預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者
光緒二十四年十二月六日

英一千八百九十六年

查此契係海關大員局次業其集 英領事官亦據該契主稟稱該契主與前領事官克拉克見將全地轉與哈華托租因事因准此相應加批以資執官此批
該契補上契送請查核補給等因准此查該契主與前領事官克拉克見將全地轉與哈華托租因事因准此相應加批以資執官此批
查前契此明契清美印移前未相應印備改以八年二月日交與自來總辦全印給

查此契係在英領事官海關領事署前領事官與哈華托租因事因准此相應加批以資執官此批
中華民國二十一年八月十日上海市土地局批印



一千九百二十一年二月廿日哈華托 將本契全地轉與哈華托租因事因准此相應加批以資執官此批

此契於三十三年二月八日准日本國領事官印領事署 字第一四四五號函
轉立日冊第二九四二號日中至那那依德德式會社 字第一四四八號
中華民國三十三年二月二日上海地籍局地籍司批

英册道契 第2895號 第2896號

英册道契 第2896號 (一)

[TRANSLATION.]

TITLE DEED.

Watai's copy.

Watai Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Brodie Augustus Clarke
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Shen Chien
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mow, _____ fun, _____ le, _____ hao, bounded
North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of Collared hundred
fourteen hundred (1475)
being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—
Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:
The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.
A necessary Deed for the Renting of Land.

Xuangshui 24th year, L. S. 12th moon 6th day.

17th January, 1899
No. of Lot, 2896
No. of Title Deed, 2896

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189____
f Bourne
Consul.

英册道契 第2896號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官... 給出租地契事照得接准

光緒二十四年十二月十三日給租地契... 二千八百九十八號

光緒二十四年十二月十三日給租地契... 二千八百九十八號

民國八年四月三日全契地契... 第八號新契本契註銷

英册道契

[TRANSLATION.]

TITLE DEED.

Sai Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General...

a Lot of Land, situated within the Boundaries of Ground set apart...

North by... South by... East by... West by...

That the said Renters pay to the said Proprietors a sum of...

being at the rate of... per mow; and also the Annual Low Rent...

This coming before me, the Intendant, I do hereby arrange and agree...

Forasmuch, as the tenure of Ground held by Foreigners under Treaty...

The conditions of this Deed, therefore, are:—That if the said Renters...

A necessary Deed for the Renting of Land.

Kuangshui 24th year, L. S. 12th moon 13th day.

24th January 1899

No. of Lot, 2898 } 2898.

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this... day of... 189...

Y. Bourne Consul.

英册道契 第2897號 第2898號 第2899號

英册道契 第2898號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官... 給出租地契事照得接准

光緒二十四年十二月十四日給租地契... 二千八百九十九號

光緒二十四年十二月十四日給租地契... 二千八百九十九號

一千九百一十八年一月三日首善堂將本契全地轉讓泰利

英册道契



光緒三十三年... 中華民國三年... 地政局...

五五

英册道契 第2899號 (一)

[TRANSLATION.]

Sootai's copy

TITLE DEED.

Sootai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from His BRITANNIC MAJESTY'S Consul-General, stating that *Alfred Parker Stokes* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors *Chiu Jen & others*.

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by _____ South by _____ East by _____ West by _____

That the said Renter pay to the said Proprietors a sum of *three hundred & sixty (360) dollars*

being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. *Kiangshai 21st* year, L. S. *12th* moon *14th* day.

25th January 1899

No. of Lot, 2899 } *2899*
No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this _____ day of _____ 1899

F. Boume Consul.

英册道契 第2899號 (二)

上海道契 卷一〇

[TRANSLATION.]

TITLE DEED.

Sootai's copy

Sootai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her BRITANNIC MAJESTY'S Consul-General, stating that *Bremen Atkinson & Arthur Dallas* [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors *Chiu Yi Chang, Soak Kwei Ching & Moh Lu Yang*

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by _____ South by _____ East by _____ West by _____

That the said Renter pay to the said Proprietors a sum of _____

being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. *Kiangshai 24th* year, L. S. *12th* moon *7th* day.

20 January 1899

No. of Lot, 2900 } *2900*
No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this _____ day of _____ 1899

Consul.

英册道契 第2900號 (二)

二千九百號

光緒二十四年十二月初九日給地契二千九百號

光緒二十四年十二月十二日... 光緒二十四年十二月十二日... 光緒二十四年十二月十二日...

光緒二十四年十二月初九日給地契二千九百號

地契二千九百號

大清欽命監督江南海關分巡蘇松太兵備道蔡... 大英總領事官... 給出租地契事照得接准... 文其年租每畝一千五百文...

五六

英册道契 第2900號 (一)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官璧照會內開今據本國商人高易行稟請在上海按和約所定界內租界朱友蘭

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶朱友蘭 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官在視其租地實界無足妨碍方准租住 又查向章章程雖外國人有通融得之之權但無准租地實界與華民報轉買賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲據准將該地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 國總領事官並違憲據准將該地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

光緒二十四年十二月十五日

日給

租地 地契 二千九百一號

查該地坐落三備二高亭字號首包全積此 諸地契係由前主朱友蘭於光緒二十二年二月二十二日領契在案茲據該商稟請將該地租給該商收用 到道請商應與本道官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲據准將該地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

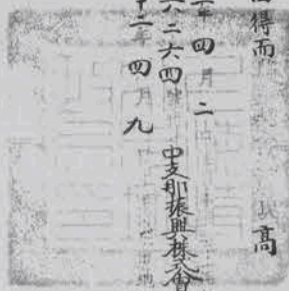
一千九百零七年七月廿四日

高

易

光緒二十四年九月九日

此契於三十三年四月二日 轉立日冊第六二六四號 中華民國三十三年四月九日



英册道契 第2900號 第2901號

英册道契 第2901號 (一)

[TRANSLATION.]

Notai's copy.

TITLE DEED.

So'ai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Bowdall, Esq. & Co. have applied to Rent in perpetuity from the Proprietor

Chi Yau Lan a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Sixty thousand dollars being at the rate of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Shanghai 24th year, L. S. 12th moon 15th day.

26th January 1897.

No. of Lot, 2901 } 2901 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1897.

J. Bourne Consul.

英册道契 第2901號 (二)

五七

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准
大英總領事官照會內開今據本國商人高易行稟請在上海按和約所定界內租業戶廖補拙
地一段承遠租 畝分厘毫北
每畝給價共銀壹千四百兩正
其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶廖姓將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由
己便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無妨碍方准租住
又查向議章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並違章准給蓋印憑據分段或已或人另造房屋轉租華人居住若未領兩國官憲允准憑據
並每年不將每畝租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年十二月十五日 日給
租地 地契 二千九百二號

查該地坐落三馬路一前番字行前范全橋此批
此項租地係由會商會商酌復准于主係一商會字行名在界內租業戶廖補拙
繪圖到道請商應遵本道分四段租業其利息應批明印信於光緒二十四年十二月十五日

英二千九百零三號

[TRANSLATION]

TITLE DEED.

Savai's copy.

Savai - Superintendent of Maritime Customs for the Province of Kien-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Charles Dowdall, John Curio Lawson & Duncan McNeill
[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor
Liao Su Sui

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow, sun, le, haou, bounded

North by
South by
East by
West by

That the said Renters pay to the said Proprietor a sum of Sixty One thousand \$
four hundred (61,400 \$)

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
rights of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Shanghai 24th year, L. S. 12th moon 15th day.
26th January, 1899
No. of Lot, 2902 } 2902
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1899
J. Bourne
Consul.

英册道契 第2902號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

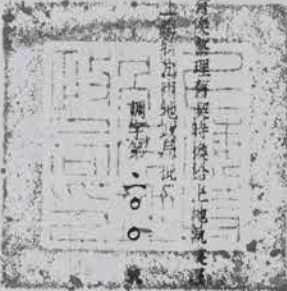
為

給出租地契事照得接准
大英總領事官照會內開今據本國商人克勤稟請在上海按和約所定界內租業戶祝大椿
地一段承遠租 畝分厘毫北
每畝給價共銀五百四十元正
其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶祝姓將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由
己便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無妨碍方准租住
又查向議章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並違章准給蓋印憑據分段或已或人另造房屋轉租華人居住若未領兩國官憲允准憑據
並每年不將每畝租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年十二月十六日 日給
租地 地契 二千九百四號

查該地坐落三馬路一前番字行前范全橋此批
此項租地係由會商會商酌復准于主係一商會字行名在界內租業戶廖補拙
繪圖到道請商應遵本道分四段租業其利息應批明印信於光緒二十四年十二月十五日

英二千九百四號



一五四年四月廿九日 將本契全地轉與
樹來生 租用此批
惠尔生
民國四年一月廿日 本局補註丁

此契係由會商會商酌復准于主係一商會字行名在界內租業戶廖補拙
中華民國二十一年一月廿五日

英册道契 第2904號 (一)

[TRANSLATION.]

Scotia's copy.

TITLE DEED.

Wai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae C'icuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Brodie Augustus Clarke* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Woh Sa Chin*

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Reuters at this Port of Shanghai, measuring in area

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Dollars Two hundred & forty (240)*

being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognized right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuangshai 24th year, L. S. 12th moon 16th day.

27th January 1897

No. of Lot, 2904 } 2904
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189_____

F. Bourne
Consul.

英册道契 第2904號 (二)

楊請事案奉
閣道憲札接
英正領事律 函請飭提拆毀二千九百四號租地竹包墻垣之高桂生等記
完一葉當經提記據高桂雲供稱伊家祖道有單基地及單外餘地四分
零稅祀蘭芳世去二尺有零等語即經諭令呈驗田單聽候查丈旋據
高桂雲等遵呈勇字圩四百零三號張元吉戶名准田三畝六分八厘七毫
截角方單半紙單內註有張元吉管業三畝三厘七毫高敬修管業六
分五厘字樣復經飭驗事會同地保照單查丈去後茲據該事會
以道協地保前住該地逐細丈量查勇字圩四百三號業戶張元吉准田三
畝六分八厘七毫該單准田照冊加倍申算單內分出六分五厘歸高敬修
管業應有定地畝三分今文見道路合地一畝二分三厘五毫照准田合算
有餘無盈前奉 清丈局飭丈高桂雲等地自東至西計十五步四
分今文見十五步二分與前丈少一尺查楊順記即祀蘭芳照升科原
圖自東至西十三步六分今文見二十四步七分楊與高姓中界原有水

楊請事案奉
閣道憲札接
英正領事律 函請飭提拆毀二千九百四號租地竹包墻垣之高桂生等記
完一葉當經提記據高桂雲供稱伊家祖道有單基地及單外餘地四分
零稅祀蘭芳世去二尺有零等語即經諭令呈驗田單聽候查丈旋據
高桂雲等遵呈勇字圩四百零三號張元吉戶名准田三畝六分八厘七毫
截角方單半紙單內註有張元吉管業三畝三厘七毫高敬修管業六
分五厘字樣復經飭驗事會同地保照單查丈去後茲據該事會
以道協地保前住該地逐細丈量查勇字圩四百三號業戶張元吉准田三
畝六分八厘七毫該單准田照冊加倍申算單內分出六分五厘歸高敬修
管業應有定地畝三分今文見道路合地一畝二分三厘五毫照准田合算
有餘無盈前奉 清丈局飭丈高桂雲等地自東至西計十五步四
分今文見十五步二分與前丈少一尺查楊順記即祀蘭芳照升科原
圖自東至西十三步六分今文見二十四步七分楊與高姓中界原有水



四月廿四日到

溝一條現由祝蘭芳將溝填平照升科原圖多出一步一分即係所填
水溝佔及高姓之地祝蘭芳即大椿轉換道契將所佔高姓之地一
併指文在內以致高桂雲等爭論等情繪圖稟復當查此案高桂
雲等係因該契主祝蘭芳佔及伊地致向爭論其由在祝今經查明
自應飭令讓還以昭公允即經轉稟

道憲照復飭讓旋據高桂雲等以祝蘭芳不讓還等情具呈文經
移請

英公廨派差協同押讓不遵移提記究在案嗣准
英公廨飭以准

美總領事古函稱前項地畝實係洋商查克生承租轉列英冊
二千九百四號道契與祝蘭芳無涉移復查照等因並據高桂
雲等具呈前來查該地當時會勘究竟如何定界現在有無
溢出應先移取圖冊查核方能明晰除批示外合行移請
為此合移

貴局煩為查照希即檢取從前會勘是號基地圖冊刻
日移送過縣以憑核奪望切須移

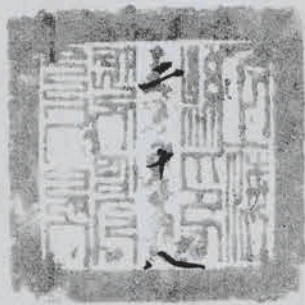


英冊道契 第2904號 (四)
上海知縣移文會丈局總辦 b

右

移

欽加同知銜總理會丈局即補縣正堂陳



光緒

二十八年

年四月廿二日移

英冊道契 第2904號 (五)
上海知縣移文會丈局總辦 c

為移送事准
貴縣移奉
關道憲札
英領事傳
據事者查文係因該契主祝蘭芳將中界水溝填平轉換道契所佔高姓之地併指文在內以致
爭論查該地當時會勘究竟如何定界現在有無溢出頃即檢取是號圖冊移送核奪等因到局
准此查是號契地前由業戶祝大春將坐落二十四保二十四男字圩四百三號戶名張元吉准由三
畝六分八厘七毫內劃出三畝六分八厘七毫又五百二十九號楊順記井科照三畝五分九厘計田半半
科照三畝共由五畝九厘租與洋商克勤為業當時丈見地五畝三厘三毫批還餘單一分厘
四厘業經繪圖呈奉給契在案茲准前因合檢原文圖說查業條文移送為此合移
貴縣煩為查照核辦須移
計送圖說一幅
一移上海縣
光緒二十五年五月
候補縣正堂陳
印

花移

英册道契 第2904號 (六)
會丈局總辦移文上海知縣

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人華德稟請在上海按和約所定界內租業戶王建卿

給出租地契事照得接准
地一段承遠租 畝 分 厘 毫 北 東 西 南
每畝給價共銀 三百兩 心
業戶 王 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住
又查向議章程雖外國人有通融得之慮但無准租地實房與華民轉售若華民欲在界內租地實房須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不與明本
國總領事官並道憲批准登報將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年十二月十七日給

租地 地契 二千九百五號

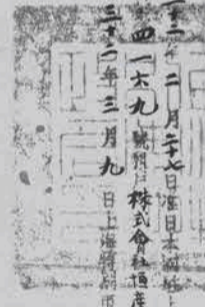
查該地坐落二十四保二十四男字圩四百三號戶名張元吉准由三畝六分八厘七毫內劃出三畝六分八厘七毫又五百二十九號楊順記井科照三畝共由五畝九厘租與洋商克勤為業當時丈見地五畝三厘三毫批還餘單一分厘四厘業經繪圖呈奉給契在案茲准前因合檢原文圖說查業條文移送為此合移貴縣煩為查照核辦須移計送圖說一幅一移上海縣

英一千九百零九年

一九零四年二月廿七日

阿丁台 馬 斯 德 陸 山 騰 租用此批

此契於三月二十二日准日本領事官上海總領事署 字第二七三一號
轉立日期 四一六九 轉立日期 轉立日期 轉立日期
中華民國三年三月九日上海總領事署 轉立日期 轉立日期
中華民國三年三月九日上海總領事署 轉立日期 轉立日期



英册道契 第2905號 (一)

[TRANSLATION.]

TITLE DEED.

Saotai's copy.

Sai Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
beat Downie Wall

[herein described and called the Renter] has applied to Rent in perpetuity (from the Proprietor
Wang Kien ching

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mow, _____ fan, _____ le, _____ hao, bounded

North by _____

South by _____

East by _____

West by _____

That the said Renter pay to the said Proprietor a sum of *Sixty three hundred*
(No. 300 00)

being at the rate of _____ per mow, and also

the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.
This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective
Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuan-gabio 21st year, L. S. 12th moon 17th day.

28th January 1899

No. of Lot, 2905 } 2905
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189____

F. Bourne
Consul.

上海道契 卷一〇

英册道契 第2905號 (二)

敬稟者竊奉
前憲臺察 札勒英冊千九百五十六號新契業將千九百六十七號契地會勘文繪圖稟復在案茲
二千九百五號新契係由業戶王連卿將坐落邑下七保南十二高東聖字圩二百八號戶名王渭英則則六分
二厘三毫又百九號黃克明二厘又黃進榮三厘又黃掌榮三厘計由單四紙共則田六分六厘三毫與洋
商華德為業 卑職等當與黃令補會同
英正領事所派之員傳同業戶督飭亭者地保前往該地履勘按址丈量見積二百七十七步二分
厘合計地二畝二分三厘六毫核與原契由單六分六厘三毫之數多四分五厘三毫四址東南均至王姓等
地西至公路暨王姓地北至水溝暨王姓地土名王家巷至單外多地應令繳價升科酌據該地保
查明稟稱該地時值地價每畝約百六十元之則前項多地丈見四分五厘三毫以每畝百六十元計算合繳
洋三百六十三元四角應請
憲臺照會
英正領事飭令該商如數呈繳將地契除將由單批明同原契發還英署外理合將會勘緣由繪
圖貼說聯街稟復奉發新中契呈繳仰乞
大憲核俯賜批示祇遵恭請
鈞安伏祈
垂鑒 卑職 謹稟

計呈 繪圖紙並繳新中契一紙
一稟 道憲 稟復會勘英冊千九百五號新契地並呈圖契由

六八一

英册道契 第2905號 (三)


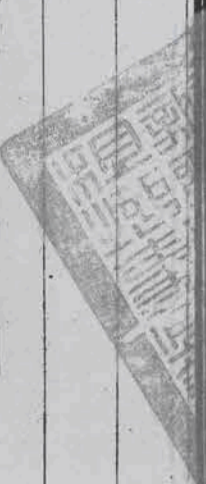
上海知縣暨會丈局總辦聯街呈上海道臺稟帖 a

光緒二十八年三月廿六日

候補縣正堂陳

上海縣正堂汪

候補府左堂高

英册道契 第2905號 (四)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

會丈局

札

札飭事本年二月廿五接

英副領事慈 差函以千九百五號契多地四分五厘照每畝

合元并科案飭據呈主面酌分不符請派員復勘等因除

函復並外合就札飭札到該局即便查明復丈稟候核轉


毋違此札

光緒二十八年三月

三月廿六日到

廿日

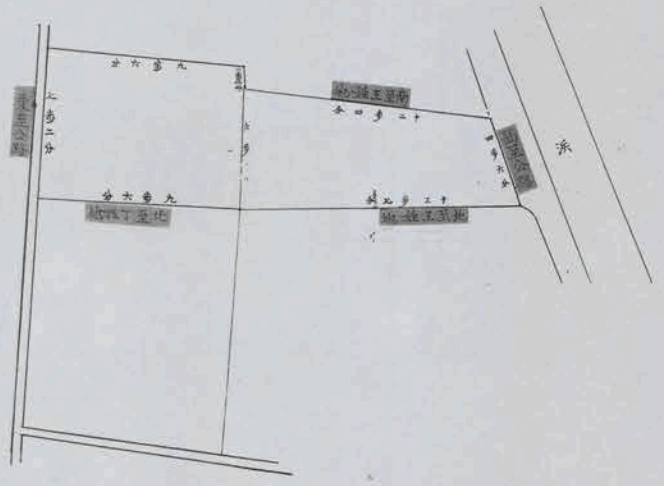
為



英册道契 第2905號 (五)
上海道札飭會丈局

呈送二十七號南十二高白業戶王其坤租與英洋商華德地圖貼說
別業第 二 五 五 五 號

丈見積二百三十八步九分六厘
合計地五分七厘九毫



英册道契 第2905號 (六)
會丈局繪製地塊圖

[TRANSLATION.]

TITLE DEED.

Ssoai - Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from Her BRITANNIC MAJESTY'S Consul-General, stating that
William Wain Drummond
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Wang Gao-shan
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Two Hundred*
(No. 500⁰⁰)

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—
Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.
Kuang Hui 24th year, L. S. 12th moon 20th day.

31st January 1899.

No. of Lot, 2906 } 2906.
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189_____

F. Bourne
Consul.

英册道契 第2906號 (二)

英
版

中

光緒二十四年十二月二十一日

日給
租地
地契
二千九百六號

查該地坐落於蘇州路... 光緒二十七年三月十日

大清欽命監督江南海關分巡蘇松太兵備道蔡
大英總領事官... 王小山
光緒二十四年十二月二十一日

英册道契 第2906號 (一)

具稟二十七保八畝地保領廷芳謹
王瑞香



大老爺 案下切有身首野字行第四號業戶王詒慶田四三畝二分六厘七毫由業戶王小山租與洋商
文轉立英冊二千九百六號道契今奉諭飭查明坦文填平之水浜與水利有無開碍該處時值地價若
于其獲等因 遵即查明此浜本係車內之地當時該田戶自行開挖早經淤滿其內地農田本有西首
官浜灌溉此浜現經填平經坦文洋商議定浜底裝作水管仍可通潮出入各鄉民亦無異言至於該處附近
地段每畝時值價洋四百元之數理合稟明伏乞

大老爺 電鑒上稟

光緒二十六年十二月

日呈

英册道契 第2906號 (三)
上海縣二十七保八圖地保稟帖 1

具稟二十七保八畝地保領廷芳謹
王瑞香



稟竊奉 諭查英冊二千九百零六號洋商坦文租地內填平之浜不裝水管鄉民能否允洽
與農田水利有無妨碍即查覆等因 身等遵查該處左近一帶多係洋商租地
民田無幾且西南西面尚有官浜通潮可以灌溉如果坦文洋商已填之浜不裝水管
與農田水利尚無妨碍詢諸各鄉民等均屬允洽理合將奉查緣由據實稟覆伏乞

大老爺 電鑒上稟

光緒二十七年五月

日呈

英册道契 第2906號 (四)
上海縣二十七保八圖地保稟帖 2

上海道契 卷一〇

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官暨照會內開今據本國商人毛思波稟請在上海按和約所定界內租業戶顧敬春

給出租地契事照得按准... 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地...

光緒二十四年十二月二十二日給

租地 地契 二千九百七號

光緒二十四年十二月二十二日給... 查此契係在英領事官署前...

光緒十九年五月初九日毛思波將本契契地肆畝伍分壹厘貳毫轉與白米登租用此批

一千九百十九年八月十四日白米登將本契全地轉與泰利租用此批

查此契係在英領事官署前... 中華民國七年七月二十九日上海市政廳批印



一千九百四十年三月六日高易

好而門 麥根尼 租用此批

民國七年二月廿日本局備註

此契於三十三年二月十六日准日本國駐上海領事官... 中華民國三十三年二月十七日上海特種地政局批

英册道契 第2907號 (一)

[TRANSLATION.]

TITLE DEED.

Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that... [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor.

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area... mow, ... fun, ... le, ... haou, bounded

North by... South by... East by... West by...

That the said Renter pay to the said Proprietor a sum of... (No. 700)

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuangshai 21st year, L. S., 12th moon 22nd day.

2nd February 1897

No. of Lot, 2907 } 2907

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

查此契光緒三十三年十二月准英副領事官... 登戶名諱係轉租之戶... 茲特標明以備將來補換契批語時核明更正

英册道契 第2907號 (二)

敬稟者竊奉

前憲臺察札開

英正領事班 函送英冊二千九百五十七號新契請派員會勘批印等因札發中契飭即會查

勘文繪圖貼說並查昌保保名具復等因奉此等因等因與黃巡檢會同

英正領事所派之員查明各單契分別勘辦查得一千九百六號契係由華氏玉小山將坐落

上邑二十七保高賢字圩四十八號戶名詒慶堂田單一紙計前田三畝二分六厘七毫出租與英

商担文為業當傳同業戶督飭高者地保前往該地履勘按照所指界址丈量文見積九

百三十四步四分四厘合計地三畝八分八厘一毫核與出租田單三畝二分六厘七毫之數多地六分一厘

四毫四厘東至吳姓地南至公路西至海岸北至洋浜上名靜安寺南之西長浜所多之地自應飭

令該商繳價并科惟該地半浜以北係該商前租二千八百七十八號契地中隔一浜當時車局奉

勘前地浜未填塞曾於前稟聲明該半浜雖為車內之地請批明契內不准填塞在案

今全浜填平成地雖浜之南北皆該商人租地而是浜為附近農田水利攸關未便任其阻塞

如該商欲圖兩地毗連祇可上通橋梁不得填浜成地應請

憲臺俯賜照會

英正領事轉諭該商担文開還原浜以通水利所多之地擬請俟原浜開還再行會同勘

丈除去水漲實仍多地若干再令繳價并科似此通融辦理既於水利無妨而於該商亦無虧

損兩得其宜是否有當伏候

鈞裁又查二千九百七號新契係由顧敬春將坐落上邑二十七保高賢字圩三百四十八號戶名顧

英册道契 第2907號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

象春則田一畝九分五厘又顧國禮則田九分五厘三百五十九號戶名姚斐安則田七分二厘六毫田
單三紙共則田三畝五分七厘六毫出租與毛思皮為業當文見積八百步八分八厘合計地三畝三
分三厘七毫核與田單三畝五分七厘六毫之數少地二分三厘九毫餘單批還四址東至美查地西
至馬路南北均至小路土名顧家宅之東除將田單批明同原契發還英署并將二千九百五號契
地另行勘履外理合將二千九百六號新契租地會勘緣由繪圖貼說鑒銜稟覆仰乞

大憲核俯賜批示祇遵恭請

崇安伏祈

法監 卑職 謹稟

計呈 繪圖西幅并繳新中契紙

一稟 道憲 稟覆會勘英冊二千九百六號新契租地并呈圖契由

光緒二十五年三月

光

日

英册道契 第2907號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

候補府左堂
上海縣正堂王
准補常州府督糧倉楊
候補縣正堂朱

具稟金保八高地保顧廷芳
稟為奉飭遵查據實稟復事竊身屬內業戶願教春席子係將三百四十八號戶之
趙舒才則田九分五厘出租與洋商轉立三千十八號道契又同號戶名顧象春則田一
畝九分二厘又願國禮則田九分五厘轉立九百五號道契該地東北角有地一小長方原
屬毘連因前出租業戶趙舒才同願國禮兩戶掉錯身查得願國禮之地在東
首趙舒才之地在西首今應更正並不有意濫混理合據實稟明並繪草圖呈乞
大老爺 電核施行上稟

附呈 草圖一紙

大老爺 電核施行上稟

光緒二十七年七月

英册道契 第2907號(六)
上海縣二十七保八圖地保稟帖

英册道契 第2907號(五)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1c

札查事本年二月十五日接
英副領事羅 來函據二千九百七號契地租主裴式楷致
霍總領事函稱該契地北址批明小路途來毘連租戶忽與立
界石一塊適靠本契界址之牆致將小路阻塞宜與地產有碍不
能應允請飭查等因該契毗連之地係由彼等請轉立英册五千五
百三十六號道契該地南首應至該小路為界現請飭局將契及地
圖註該小路不能阻塞如五千五百三十六號一契果能照此批註即



札查事本年二月十五日接

上海道札飭會丈局總辦聯銜呈上海道臺稟帖

為

會丈局

札

三月廿九日

英册道契 第2907號(七)
上海道札飭會丈局 1a

可印給至該小路之寬窄應照一定律法或本地規則而定或者該小路足容滿載之手車行走或至少一人肩挑貨物可以暢行或對面人東摩肩可走以上各情均希示悉再于九百七號租主戶各契載白東登係照英文聲音譯出其費係裝式借除將下契逐由敝署更正外其中與應清一律更正等因准此查英册五千五百三十六號新契地上年十二月經

袁升道札飭勘丈現尚未據該局稟復究竟該處小路是否二千九百七號契內所應有之地現在豎立界石有無佔越阻礙情事以及應否留寬若干尺作為出入公路以圖公益之處合函札查札到該局即便遵照札日查議具復以憑核辦毋違此札

光緒三十二年十二月廿三日

英册道契 第2907號 (八)
上海道札飭會丈局 1b

啟者本局

札開接

英册領之羅表山據二千九百七號契地租主裴式楷於前經領之區稱該地北地地地以路起乘其是租戶忽墜至界石一塊適其平界界地之角牆改的小路阻礙實占地產有碍不能應允該地為在甘國該地有之地係依爾法領之英册五千五百三十六號道契該地有另之雁至該小路房台現法飭局收契及地查該地該小路之阻礙於二千五百三十六號一契果能長其地該地可印給至該小路之寬窄應照一定律法或本地規則而定或者該小路足容滿載之手車行走或至少一人肩挑貨物可以暢行或對面人東摩肩可走以上各情均希示悉再于九百七號租主戶各契載白東登係照英文聲音譯出其費係裝式借除將下契逐由敝署更正外其中與應清一律更正等因准此查英册五千五百三十六號新契地上年十二月經袁升道札飭勘丈現尚未據該局稟復究竟該處小路是否二千九百七號契內所應有之地現在豎立界石有無佔越阻礙情事以及應否留寬若干尺作為出入公路以圖公益之處合函札查札到該局即便遵照札日查議具復以憑核辦毋違此札

英册道契 第2907號 (九)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

英領事轉諭該商道四開還並將二千九百七號契地查回文實畝分四址批印將去契併送查收存給契內批註回抄粘

多英二千九百六號契內已填地已函致
 英領事轉諭該商道四開還並將二千九
 百七號契地查回文實畝分四址批印將去
 契併送查收存給契內批註回抄粘
 費仰即查回於冊內登註備考此
 後蓋契存 二十七

查得該地係在英領事館對面... 光緒二十九年七月二十八日

十一

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Sai, Superintendent of Maritime Customs for the Province of Kean-nan
 Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
 of Land.

I have received a communication from Her BRITANNIC MAJESTY'S Consal-General, stating that
Brenas Atkinson & Arthur Dallas
 [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor
Yow Yiu Kungsein
 a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
 Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
 _____ mow, _____ fun, _____ le, _____ haou, bounded
 North by _____
 South by _____
 East by _____
 West by _____

That the said Renters pay to the said Proprietor a sum of Dollars one hundred
(100)

being at the rate of _____ per mow; and also
 the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
 shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
 for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
 therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
 the Domains of China, and to whose occupation of Land and Tenement there exists no valid objection
 on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
 the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
 right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
 conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
 with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
 Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
 grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
 said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:— That if the said Renter, his or their Heirs or
 Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
 reporting the same to his or their Consul and through him to the Intendant for the time being, for
 their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
 or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
 or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
 Tenements of whatever kind thereupon for the occupation of Chinese, first had and obtained; or if the said
 Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
 and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
 Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.
Kuang-sai 24th year, L. S. 12th moon 28th day.

8th February 1899

No. of Lot, 2908 } 2908
 No. of Title Deed, }

REGISTRATION COMPLETED AT
 H.B.M. CONSULATE-GENERAL, SHANGHAI,
 this _____ day of _____ 189_____

Consul.

英二千九百零八號

光緒二十九年七月二十八日
 查該地坐落英界... 此契租地已全數併入英册四三... 光緒二十九年七月二十八日道署批

光緒廿四年十二月廿八日給地契二千九百零八號

大清欽命監督江南海關分巡蘇松太兵備道蔡
 給出租地契事照得接准
 大英總領事官葛照會內開今據本國商人道和行稟請在上海按和約所定界內租業戶有餘公司
 地一段承遠租 畝 分 厘 毫 北 東 西 南
 每畝給價共壹百元正
 業戶有餘公司將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
 已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實無妨礙方准租住
 又查向議章程雖外國人有通融得之權但無准租地實與華民轉賃若華民欲在界內租地實須由
 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商後代管業之人將來以其地轉與不願明本
 國總領事官道憲批准准將此地轉與他人或人另造房屋轉租華民居住若未領兩國官憲允准憑據
 並下年不將稅銀限一千五百文預日繳還犯斯章者則此契作爲廢紙地即歸官須至租地契者

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官葛羅會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶有餘公司

地一段永遠租 畝 分 厘 毫 北 南 東 西 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價共銀三百元正 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 業戶有餘公司將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實租無妨碍方准租住 又查向議章程雖外國人有通融得租之處但無准租地實租與華民轉賃若華民欲在界內租地實租須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登報將其地租與分租或已租人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將該年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒廿四年 銷月廿八日 給租地契 二千九百零九號

查該地坐落蘇州府城內...

此項租地係會同勘復... 凡係分厘毫...

英一千九百零九號

中華民國二十三年八月卅一日全契地特立契冊三〇四號四〇二號新契本契註銷

英册道契 第2909號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Soai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brown Atkinson & Arthur Dallas [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

Yow Yui Kung-sai a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

...mow, ...fan, ...le, ...haou, bounded North by... South by... East by... West by...

That the said Renters pay to the said Proprietor a sum of Dollars three hundred (300.00)

being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang-sai 24th year, L. S. 12th moon 28th day.

8th February 1897 No. of Lot, 2909 } 2909. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189...

F. S. C. Broune Consul.

英册道契 第2909號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官羅會內開今據本國商人 道和行 稟請在上海按和約所定界內租業戶有 餘公司

地一段承遠租 畝分 厘毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶有餘公司將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之益但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准將地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准恐據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒廿五年正月 初九 日給 租地 地契 二千九百十號

查該地坐落廿七保十番作字村白岐路此地

民國八年十月一日全地併立日斯冊之九號新契本契註銷

英二千九百十號

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

S'wai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter] have applied to Rent in perpetuity from the Proprietor

Yow Yui Hung-sai a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Sixty (60) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion;

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

Xuangshai 25th year, L. S. 1st moon 9th day.

18th February 1899

No. of Lot, 2910 } 2910 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

Consul.

英册道契 第2910號 (二)

英册道契 第2909號 第2910號 第2911號

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官羅會內開今據本國商人 道和行 稟請在上海按和約所定界內租業戶有 餘公司

地一段承遠租 畝分 厘毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶有餘公司將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之益但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准將地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准恐據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒廿五年正月 初九 日給 租地 地契 二千九百十一號

查該地坐落廿七保十番作字村白岐路此地

民國八年十月一日全地併立日斯冊之九號新契本契註銷

英二千九百十一號

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

S'wai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter] have applied to Rent in perpetuity from the Proprietor

Yow Yui Hung-sai a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Two hundred (200) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion;

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

Xuangshai 25th year, L. S. 1st moon 9th day.

18th February 1899

No. of Lot, 2911 } 2911 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

Consul.

英册道契 第2911號 (二)

七三

英册道契 第2911號 (一)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官內閣今據各國商人通和行 稟請在上海按和約所定界內租界內有餘公司

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶有餘公司 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住 又查向議章程雖外國人有通融得之益但無准租地實界與華民轉賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代營業之人將來以其地轉與不稟明本 國總領事官與中國官憲酌給蓋印憑據將其地轉與他人另選房屋轉租華人居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官領至租地契者

光緒廿五年正月十一日

日給

租地 地契 二十九百十二號

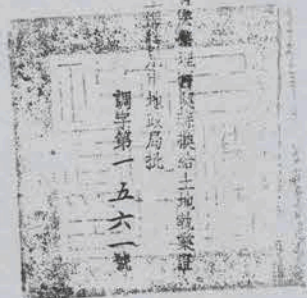
查該地坐落廿七條二面作字坊蓋白紋錄此批 此項租地係會同會勘後經巡道蔡壽培與總領事官會同勘明原界之北見實界分陸厘毫毫向地東至程租地西至界地南至界地北至洋岸繪圖到道該商應照 大英欽命四地官署相應批明蓋印備查光緒廿五年四月初二日 監督手 印給

英一千九百一十二年

查此契原有地壹畝分陸厘毫毫毫除劃出致里肆毫另五英再一萬五千五百七十五號新界外應餘地壹畝壹分陸厘毫毫現見實地勘 分劃原圖並計少地畝分劃原圖壹畝四厘毫毫英再三千六百五十五號地南至英再三千六百五十六號地北至新民路該商應照 文齊餘地畝並營業此批民國九年七月十五日 上海特製布土地局批印



此契係由徐子記所領業經註冊給土地執照業經 中華民國二十二年七月二十日 註冊第一五六一號



英册道契 第2912號 (一)

[TRANSLATION.]

TITLE DEED.

Satai's copy.

Satai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Benjamin Alkington & Arthur Dallas (herein described and called the Renters) have applied to Rent in perpetuity from the Proprietor Yow Yee Kung-sai a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mow, fun, le, haow, bounded North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars one hundred & twenty (1620 00) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground how rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Kuang-sai 25th year, L. S. 1st moon 11th day.

20th February 1899

No. of Lot, 2912 } 2912. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

F. S. A. Bourne Consul.

英册道契 第2912號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官... 給出租地契事照得接准

地一段承遠租... 文其年租每畝一千五百文...

光緒廿五年正月十五日

日給租地契 二千九百十三號

查該地坐落... 光緒廿九年三月... 又本年八月初...

老領事官... 此其租地... 光緒廿九年...



英册道契 第2912號 第2913號

英册道契 第2913號 (一)

[TRANSLATION.]

TITLE DEED.

S'ain Superintendent of Maritime Customs for the Province of Keen-nan...

I have received a communication from Her Britannic Majesty's Consul-General... Yow-ji Kung-sai

That the said Renters pay to the said Proprietor a sum of Dollars seven hundred...

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow...

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location...

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party...

A necessary Deed for the Renting of Land.

Kuang-sui 25th year, L. S. 1st moon 11th day.

20th February 1899 No. of Lot, 2913 } 2913. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

F. S. C. Bourne Consul.

英册道契 第2913號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶陶德爾 亨生 地一段承遠租 畝分厘毫北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得租之處但無准租地實界與華民觀轉買賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商讓後代營業之人將來以其地轉與不稟明本 國總領事官並違憲批准者將地實界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯新章者則此契作為廢紙地即歸官須至租地契者

光緒廿五年正月十一日給

租地 地契 二十九百十四號

查該地係由英冊二千二百九十九號劃立本契此批

此項租地係在英冊二千二百九十九號劃立本契此批 查該地係由英冊二千二百九十九號劃立本契此批 查該地係由英冊二千二百九十九號劃立本契此批 查該地係由英冊二千二百九十九號劃立本契此批

宣統式 每五月八日通和行 全地業廣公司 租用此批

英一千九百零九年

此契於三十三年三月十日准日本國駐上海領事署 轉立日冊六四九六九號租戶中支那振興株式會社 中華民國三十三年三月二十一日上海特別市地政局批 租字第三四九五號



此契於三十三年三月十日准日本國駐上海領事署 轉立日冊六四九六九號租戶中支那振興株式會社 中華民國三十三年三月二十一日上海特別市地政局批 租字第三四九五號

英册道契 第2914號 (一)

The within lot is composed of the E. portion of Lot No. 2290.

[TRANSLATION.]

factan copy.

TITLE DEED.

Toai - Superintendent of Maritime Customs for the Province of Keon-nan Intendant of the Soong-toe Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that Brenar Atkinson & Arthur Dallas [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors, Charles Dowdall & John Currie Hanson

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ...

North by ... South by ... East by ... West by ...

That the said Renter pay to the said Proprietor a sum of ...

being at the rate of ... per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang-shui 25th year, L. S. 1st moon 11th day.

20th Zhuan 1899 No. of Lot, 2914 No. of Title Deed, 2914.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

J. S. C. Boume Consul.

英册道契 第2914號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官葛照會內開今據本國商人 傅洛 稟請在上海按和約所定界內租業戶 周毛官

地一段承遠租 畝 分 厘 毫 北 東 西 南 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶周 姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向章章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作廢該地即歸官須至租地契者

先緒廿五年正月十二日給 租地 地契 二千九百十五號

查該地坐落三保三區體字坊面五畝成此 此項租地係由會同勘復生海三保三區體字坊面五畝成此東至文苑街西至四馬路南至西馬路北至西馬路 暨周姓地畝到道憲商議議定章程分畝租與周姓承領光緒廿五年正月十二日呈督奉 印給

民國九年三月一日全地轉立美冊二千五百零九號新與本契註銷

英一千九百十五年

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Solai - Superintendent of Maritime Customs for the Province of Keen-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that George Henry Bowker [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chow Maohuan a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mow, fun, le, haou, bounded North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Eight hundred (\$800.00) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huang Hai 25th year, L. S. 1st moon 12th day.

21st February 1899 No. of Lot, 2915 2915 No. of Title Deed, 2915

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899 7. Bourne Consul.

英册道契 第2915號 (二)

英册道契 第2914號 第2915號 第2916號

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官葛照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 周德全

地一段承遠租 畝 分 厘 毫 北 東 西 南 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶周 姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向章章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作廢該地即歸官須至租地契者

先緒廿五年正月十二日給 租地 地契 二千九百十六號

查該地坐落三保三區體字坊面五畝成此 此項租地係由會同勘復生海三保三區體字坊面五畝成此東至文苑街西至四馬路南至西馬路北至西馬路 暨周姓地畝到道憲商議議定章程分畝租與周姓承領光緒廿五年正月十二日呈督奉 印給

民國九年三月一日全地轉立美冊二千五百零九號新與本契註銷

英一千九百十五年

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Solai - Superintendent of Maritime Customs for the Province of Keen-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brennan Atkinson & Arthur Dallas [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor Chow Maohuan a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mow, fun, le, haou, bounded North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars Eight hundred (\$800.00) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huang Hai 25th year, L. S. 1st moon 12th day.

21st February 1899 No. of Lot, 2916 2916 No. of Title Deed, 2916

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899 7. Bourne Consul.

英册道契 第2916號 (二)

七七

英册道契 第2916號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官... 花持氏 稟請在上海按和約所定界內租業戶楊... 弟 爲

地一段永遠租 畝分 鳳 北 文其年租每畝一千五百文... 業戶楊... 姓將該地租給該商收用... 已便亦不得轉與別國未曾准往中國之人... 又查向議章程雖外國人有通融得之... 總領事官與中國官憲酌給蓋印憑據始可... 國總領事官並道憲批准登籍將其地... 並每年不將每畝年租錢一千五百文...

光緒廿五年正月十二日

租地 地契 二千九百十七號

查該地坐落三保十二圖在字行面徐良國此... 此項租地係由英領事官... 光緒二十五年正月十二日

[TRANSLATION.]

TITLE DEED.

So'ai - Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars one thousand (1000) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huangdeii 25th year, L. S. 12th moon 12th day.

11th February, 1899

No. of Lot, 2917 } 2917. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899. F. Bourne Consul.

英册道契 第2917號 (二)

英册道契 第2917號 (一)

具稟二十三保十二圖地保徐良國

稟為據實聲明叩求恩復事竊查本苗業戶楊... 弟等之基地向係祖傳均有田單

至北面出路一條亦係楊姓自己之產並非公路數載前培之醫生道契上四址載明

東至路北路在楊姓單內何能混淆為特據實聲明伏乞

局憲天老爺鑒核迅賜恩復

英領事大人查核實為德便上稟

光緒二十五年二月

日

英册道契 第2917號 (三) 上海縣二十三保十二圖地保稟帖

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道袁 為

給出租地契事照得接准

大英總領事官 滿 照會內開今據 本國商人 本牙派 稟請在上海通商口岸承租賃業戶美最時

地一段計 畝 分 厘 毫 北 南 東 西

給價共 正每畝計價 正其年租每畝一千五百文每年預付銀號等

因前來本道已飭業戶 將該地租給該商收用倘該商並後代營業之人將來

以其地轉租不稟明本國總領事官移登籍及每年不將每畝年租錢一千五百文預付

銀號違犯斯章並經嚴飭仍抗不遵則此契作為廢紙地即歸官須至租地契者

光緒二十九年三月廿四日 給地契第二千九百十八號

查該地係由前番四五百五號等契地併換本號新契此批

此項由德興換新契地係由前番四五百五號等契地併換本號新契此批

契收

宣統二年二月三日日本牙派將本契全地轉與台惟司租用此批

查此契原有地畝... 宣統二年二月三日日本牙派將本契全地轉與台惟司租用此批

一千九百十九年六月十九日拉愛既將本契全地轉與 裴未德 租用此批

查此契原有地畝... 一千九百十九年六月十九日拉愛既將本契全地轉與 裴未德 租用此批

查此契原有地畝... 一千九百十九年六月十九日拉愛既將本契全地轉與 裴未德 租用此批

英册道契 第2917號 第2918號

英册道契 第2918號 (一)

SHANGHAI TITLE DEED. [TRANSLATION.] Superintendent of Maritime Customs for the Province of Jiangnan... I have received a communication from His Britannic Majesty's Consul-General stating that...



此契於... 宣統二年二月三日... 上海總領事署 字第一九六三號

英册道契 第2918號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准

大英總領事官蘇燕內閣今據本國商人

新瑞和

稟請在上海按和約所定界內租業戶

周雲峰

地一段承遠租 畝 分 厘 毫 北

南

東

西

文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶周

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准在中國之人必須中國官憲與

總領事官查視其租地實界無足妨碍方准租住

又查向議章程雖外國人有通融得之權但無准租地實界與華民輾轉買賣若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商

後代管業之人將來以其地轉與不稟明本

國總領事官並准批准登報將其地實界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作廢該地即歸官領須至租地契者

光緒廿五年正月十二日給

租地契 二十九百十九號

查該地坐落五保四區改字號高天柱仁此

此項租地係由上海領事官與該商議定其地坐落五保四區改字號高天柱仁此... 此契租地係由上海領事官與該商議定其地坐落五保四區改字號高天柱仁此... 立脚地南至英界五保四區改字號高天柱仁此... 情繪圖到道該商應人實地租地契其相應批明蓋印備考光緒廿五年正月十二日道署批

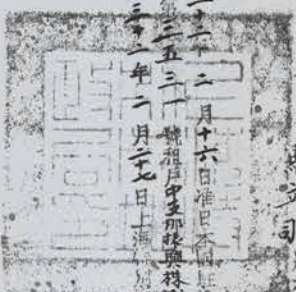
英二千九百十九號

一千九百零九年三月九日

馬立生 馬立司 麥唐納

將本契全地轉與馬立生 麥唐納 租用此批

民國廿二年二月日本局前



此契於三月二十二日准日本領事官... 轉立日冊第... 中華民國二十二年二月二十七日上海... 租字第二〇三號

英册道契 第2919號 (一)

[TRANSLATION.]

Sakai's copy.

TITLE DEED.

Sakai - Superintendent of Maritime Customs for the Province of Keen-nan Intendant of the Soo-sung-tai Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that

Chow Sheung-fung

herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Rentiers at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Two Hundred and Fifty (No. 250) dollars

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses; but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any House or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang-shan 25th year, L. S. 1st moon 12th day.

21st February 1899.

No. of Lot, 2919 No. of Title Deed, 2919

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

F. Bourne Consul.

英册道契 第2919號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官... 給出租地契事照得接准

地一段永遠租... 每畝給價共二百元... 文其年租每畝一千五百文...

光緒廿五年正月十二日給

租地 二九百二十號

查該地坐落... 租地契

英二九百二十號

查此契准英國駐上海總領事官... 應加批以資執管此批

三十二六九... 野村信茂...

本契地籍冊列圖二

英册道契 第2919號 第2920號

英册道契 第2920號 (一)

[TRANSLATION.]

TITLE DEED.

Soai - Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from Her BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Algar...

North by... South by... East by... West by...

That the said Renter pay to the said Proprietor a sum of Dollars Two hundred (\$200.00)...

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein...

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party...

Kuangshui 25th year, L. S. 1st moon 12th day.

21 February 1899

No. of Lot, 2920 } 2920. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

F. Bonne Consul.

英册道契 第2920號 (二)

上海道契 卷一〇

甲此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官... 給出租地契事照得接准

地一段承遠租... 每畝給價共五百元... 光緒廿五年正月十二日給

光緒廿五年正月十二日給

租地 地契 二千九百二十一號

此項地契... 應於明歲正月...

英三九五號

查此契准英國駐上海領事官... 中華民國五年四月六日上海市土地局批印



光緒三十三年六月二十八日... 野村信託株式會社

英册道契 第2921號 (一)

上海土地局稿

Official document form with fields for '局長', '科長', '主任', '收據', and a date table for 1916.

[TRANSLATION.]

TITLE DEED.

Sashai's copy.

So'ai - Superintendent of Maritime Customs for the Province of Kean-nan... I have received a communication from Her Britannic Majesty's Consul-General...

Kuangabw 25th year, L. S. 1st moon 12th day. 21st February 1897. No. of Lot, 2921. No. of Title Deed, F. Doune Consul.

英册道契 第2921號 (三) 上海市土地局致英國駐滬總領事函 a

英册道契 第2921號 (二)

此契係由... 註冊... 元業經收妥相應函復並附送收據一紙以備
 中華民國 年 月 日
 監印 校對 繕寫 啟
 監印 校對 繕寫 啟

案准
 函送第册九二號租主繳交註冊費并料契紙等費共計
 元業經收妥相應函復並附送收據一紙以備
 存查
 此致
 英國駐上海總領事
 怡和橋一號
 局長 啟

英册道契 第2921號 (四)
 上海市土地局致英國駐滬總領事函b

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道 蔡

大英總領事官... 愛爾德... 陸貴貴

大英總領事官... 文其年租每畝一千五百文... 租地 二千九百二十二號

先緒廿五年正月十二日給

租地 二千九百二十二號

英一千九百廿五年

一九二八年八月... 永安公司... 此契係由... 中華民國廿五年... 監印 校對 繕寫 啟

[TRANSLATION.]

Tastai's copy.

TITLE DEED.

Soai Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from H.E. BRITANNIC MAJESTY'S Consul-General, stating that
Albert Edmund Algar
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors
Kao Sun-yi & Oh Kwei-kwei

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow, fwn, le, haou, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietors a sum of *Dollars one hundred
& eighty (\$180.00)*

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for their
joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.
Huangshai 25th year, L. S. *1st* moon *12th* day.

21 February 1897

No. of Lot, *2922* } *2922*
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189_____

F. Bourne
Consul.

英册道契 第2922號 (二)

上海道契 卷一〇

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人 *愛爾德* 稟請在上海按和約所定界內租業戶 *高永生*

地段一段承遠租 畝 分 厘 毫 北 南 東 西

每畝給價共 *五十一元正*

業戶 *高永生* 將該地段租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由
己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住
又查向職章程雖外國人有通融得之虛但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登錄將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付領號違犯新章者則此契作爲廢地即歸官領至租地契者

光緒廿五年正月十二日給

租地 地契 二十九百二十三號

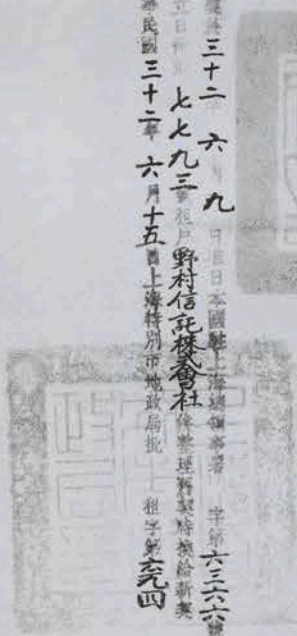
查該地坐落甘三保十二番臣字呼番周子雲此批

此項租地係由會同勘驗番番王保王命臣字呼番周子雲與該商高永生等因東亞南亞地界高姓地界有界有界有
公署不圖亦不准租業等情繪圖到道該商應照文實酌量其地界不准租業相應批明並印給字號五月廿四日監發手印給

英二千九百二十三號

查此契唯英國駐上海總領事官本契由前租主聖文將全地轉與白特來租用等因
准此相應加批以作執管此批
中華民國二十五年四月六日上海市土地局批印

光緒三十三年六月九日日本國駐上海總領事官 字號六三六六號
轉立日七九三號野村信託株式會社 條葉野村信託株式會社
中華民國三十三年六月十五日上海特別市地政局批 租字號充四



八四

英册道契 第2923號 (一)

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Soai Superintendent of Maritime Customs for the Province of Keen-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Algar [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Maoyunguen a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Fifty (\$50.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:-That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huangshui 25th year, L. S. 1st moon 12th day.

21st February 1899 No. of Lot, 2923 } 2923. No. of Title Deed.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

F. Bourne Consul.

[TRANSLATION.]

TITLE DEED.

Sastai's copy

Soai Superintendent of Maritime Customs for the Province of Keen-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that James Robert Crawshaw [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Caoyuan Huang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars hundred (\$100.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:-That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huangshui 25th year, L. S. 1st moon 14th day.

22nd February 1899 No. of Lot, 2924 } 2924. No. of Title Deed.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

F. Bourne Consul.

英二千九百二十四號

中

大清欽命監督江南海關分巡蘇松太兵備道 蔡

大英總領事官照會內開今據本國商人 瑞第門 稟請在上海按和約所定界內租業戶 寶源祥 地一段承遠租 畝分厘毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶(寶)源 祥將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無妨礙方准租住 又查向章程雖外國人有通融得之之虞但無准租地實界與華民轉售若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地轉與外段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付領號違犯斯章者則此契作爲廢地即歸官領幸租地契者

光緒廿五年正月十四日給

租地契 二十九百二十四號

查該地業係保一萬餘字許高 顧廷芳 此 光緒廿五年正月十四日道署批 此契租地已由該商領入手實允領執約念用本契合再批註領印備存 光緒廿五年正月十七日道署批

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官照會內開今據本國商人

通和行

稟請在上海按和約所定界內租業戶

高永銓

為

地一段亦遠租 畝 分 厘 毫 北 南 東 西 永 銓 為
每畝給價共 銀 百 五 十 元 正 文 其 年 租 每 畝 一 千 五 百 文 每 年 預 付 銀 號 等 因 前 來 本 道 已 飭
業 戶 高 永 銓 將 該 地 租 給 該 商 收 用 務 照 後 開 各 條 遵 行 查 核 外 國 人 按 和 約 在 界 內 租 定 地 畝 却 不 能 由
已 便 亦 不 得 轉 與 別 國 未 曾 准 住 中 國 之 人 必 須 中 國 官 憲 與 總 領 事 官 查 視 其 租 地 實 務 無 足 妨 碍 方 准 租 住
又 查 向 議 章 程 雖 外 國 人 有 通 融 得 益 之 處 但 無 准 租 地 實 務 與 華 民 輕 轉 實 業 若 華 民 欲 在 界 內 租 地 實 務 須 由
總 領 事 官 與 中 國 官 憲 酌 給 蓋 印 憑 據 始 可 准 行 上 列 各 條 倘 該 商 並 後 代 管 業 之 人 將 來 以 其 地 轉 與 不 稟 明 本
國 總 領 事 官 並 違 憲 批 准 登 籍 將 其 地 盤 變 分 段 或 已 或 人 另 造 房 屋 轉 租 華 民 居 住 若 未 領 兩 國 官 憲 允 准 憑 據
並 每 年 不 將 每 畝 年 租 銀 一 千 五 百 文 預 付 銀 號 違 犯 斯 章 者 則 此 契 作 為 廢 紙 地 即 歸 官 須 至 租 地 契 者

光緒廿五年正月十四日給

租地 地契 二千九百二十五號

查該地坐落三保十二番五字坊面積良圖此批
此項地契係由會同勘界三保十二番五字坊面積良圖此批
查該地坐落三保十二番五字坊面積良圖此批
查該地坐落三保十二番五字坊面積良圖此批

英一千九百二十五號

查此契准英國駐上海總領事官由前租主聖文將全回轉與白特來租用等因准此
相應加批以資執照此批
中華民國二十五年四月六日上海市土地局批印



英册道契 第2925號 (一)

[TRANSLATION.]

TITLE DEED.

Sattai's copy.

Sattai Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Sattai
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Kaoyung Sui
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow, sun, le, haow, bounded
North by
South by
East by
West by

That the said Renter pay to the said Proprietor a sum of Dollars Two hundred
& fifty (\$250.00)
being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary rights
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuangobai 26th year, L. S. 1st moon 14th day.

2nd February 1899

No. of Lot, 2925 } 2925

No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189__

F. Bourne
Consul.

英册道契 第2925號 (二)

2926
廿一

啟事者稿奉

前憲臺札勘並冊于今全由查五七九三二四五六七等號新契業將二千八百六十四畝五七九三

三四等號契地查明勘丈先後繪圖稟覆在案茲查二千九百二十六號新契係由業戶張伯鴻將

坐落上邑二千三保十三面體字圩二百五號戶名楊秀芳田單一紙計地四畝三分四厘二毫租與洋

商通和行為業與黃縣丞補會同

英領事所派員傳同業戶督飭業者地保前往該地履勘按址覓積千四百二十六步八厘合計地

四畝三分四厘二毫單地相符四址東至張姓地西南均至路北至陸王名引翔港西之積家溪除將

田單批明同原契發還英署并將千九百二十七號契地另行勘覆外理合將千九百二十六

號新契租地會勘緣由繪圖貼說聯銜稟覆奉發新中契呈繳仰乞

大憲核俯賜批示祇遵恭請

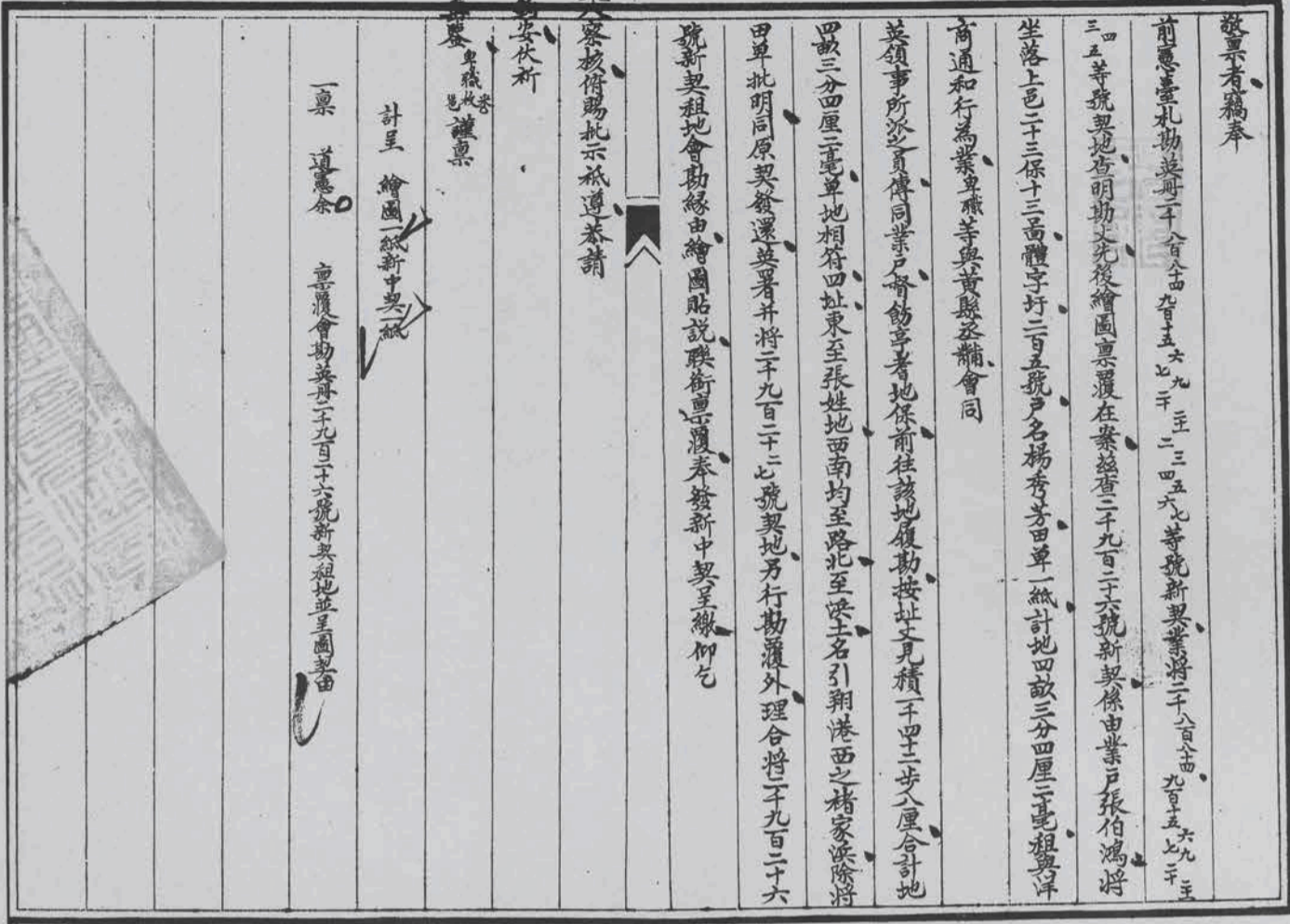
安伏祈

稟
稟
稟

計呈繪圖一紙新中契一紙

一稟 道憲余

稟覆會勘並冊二千九百二十六號新契租地並呈圖畝



英册道契 第 2926 號 [原契證已佚] (一)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒二十五年十月 日



候補縣正堂朱

上海縣正堂藍

候補府左堂高

Handwritten signature in black ink, corresponding to the official '朱' (Zhu).

Handwritten signature in black ink, corresponding to the official '藍' (Lan).

Handwritten signature in black ink, corresponding to the official '高' (Gao).

英册道契 第 2926 號 (二)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

英册道契 第 2925 號 第 2926 號

此契係在租界內開辦今據本國商人
大英總領事官照會內開今據本國商人
地一段承遠租 畝 分 厘 毫 北 東 西 南
每畝給價共壹千九百元正
業戶王 姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住
又查向議章程雖外國人有通融得之之通融但無准租地實界與華民轉賣若華民欲在界內租地實界須由
總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
前每年不將每畝年租銀一千五百元預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

英領事官助英冊九百二十七號新界地契呈圖製由

英領事官助英冊九百二十七號新界地契呈圖製由

已查與土實敵分四址於該號上中
下新契內一律批注蓋印將上下二契互送
英領事官收存給與契內批注照抄
粘卷仰印查照於冊內登記備考
此繳圖契存 十月二十日

十月廿七日

會文局

英册道契 第2926號 (三)
上海道札飭會文局

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人 愛勃而海姆 稟請在上海按和約所定界內租業戶王 洽 江 地一段承遠租 畝 分 厘 毫 北 東 西 南

每畝給價共壹千九百元正 文其年租每畝一千五百元每年預付銀號等因前來本道已飭 業戶王 姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住 又查向議章程雖外國人有通融得之之通融但無准租地實界與華民轉賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將每畝年租銀一千五百元預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

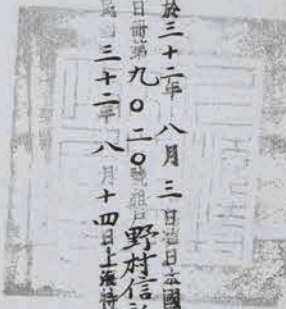
光緒廿五年正月十四日給 租地 地契 二千九百二十七號

查該地坐落蘇州府五龍鎮官家圩王松庭此地

此項租地係會文局向租界內開辦今據本國商人 愛勃而海姆 稟請在上海按和約所定界內租業戶王 洽 江 地一段承遠租 畝 分 厘 毫 北 東 西 南 每畝給價共壹千九百元正 文其年租每畝一千五百元每年預付銀號等因前來本道已飭 業戶王 姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住 又查向議章程雖外國人有通融得之之通融但無准租地實界與華民轉賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將每畝年租銀一千五百元預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

英二千九百二十七號

光緒三十三年六月廿日 萬 麟 將本契全份轉與劉國拿鐵羅租用此批



此契於三十三年八月三日由日本國駐上海領事署 中第七二七一號函 轉立日冊第九〇二〇號野村信託會社 整理舊契時檢出此契 中華民國三十三年八月十四日上海特別市地政局批 登字第七五一六號

英册道契 第2927號 (一)

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Solai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that David Gahieb Bohua Abulami & Sons, Joseph & Joseph [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Wang Yen-hing

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars one thousand (1,000 00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huangshai 26th year, L. S. 1st moon 14th day.

23rd February 1899

No. of Lot, 2927 } 2927 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

The within Lot is composed of Lots nos 540, 541, 1449, 1450, 1620, 2233, 2234, 2235, 2602, 2603, 2608 + 2716.

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Solai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabucibhams Morrison & Sreidrick Montague Fraston [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor for a new title deed

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huangshai 26th year, L. S. 1st moon 16th day.

26th February 1899

No. of Lot, 2928 } 2928 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

英二千九百廿八號

光緒二十五年正月十六日給地契二千九百二十八號

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官... 將該地租給該商收用... 文其年租每畝一千五百文...

大清欽命監督江南海關分巡蘇松太兵備道蔡... 大英總領事官... 蔡...

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官照會內開今據本國商人瑪利孫葛敦稟請在上海按和約所定界內租業戶樹德公司

給出租地契事照得接准
地一段承遠租 畝 分 厘 毫 北 南 東 西
每畝給價共銀叁百五十五兩二錢二分其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶 樹德公司 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住
又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准將地租與分租或已或人另造房屋轉租華民居住若未領兩國官憲允准稟據
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作廢該地即歸官須至租地契者

光緒二十五年正月十四日給

租地 地契 二千九百二十九號

查該地係落元保十箇字行面金梅亭此批

此項租地係由會同勘復坐落元保十箇字行二畝地係東文見實地係分位屋陸其四畝東至清文局光地南至陸地西均至路繪圖到
道讓商應與元保十箇字行面金梅亭印備光緒二十五年正月十四日監督會 印給

英二千九百九號

一九二三年十月廿四日得而將本契全地轉讓 高 易 租用此批

民國十二年八月廿日日本屬地文

查此契權柄單戶名原為吳陸錦琴所有嗣經轉移與同茂房地產股份有限公司俟整
理舊契時換給土地執業証

中華民國三十三年六月二十九日上海特別市地政局批

調字第一七二號

英册道契 第2929號 (一)

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Sootai - Superintendent of Maritime Customs for the Province of Kern-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Gabriel Ramon Morrison & Frederick Montague Gattner
[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor
Shu Shih Kungsoo

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow, fun, le, haon, bounded

North by
South by
East by
West by

That the said Renters pay to the said Proprietor a sum of two thousand
and fifty one & three six (No. 351.60)

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renters upon the following conditions:-
Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominion of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the registration of the transaction in their respective Records;
or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.
Kuangsoo 20th year, L. S. 1st moon 14th day.

23rd February 1899.
No. of Lot, 2929 }
No. of Title Deed, } 2929.

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189____ }
F. Bourne
Consul.

英册道契 第2929號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英領事官羅會內開今據本國商人瑪利孫葛萊...

地一段承遠租 畝分厘毫 北 東 西 南 其年租每畝一千五百文...

光緒二十五年正月十六日給 租地 地契 二千九百三十號

英一千九百三十號

查該地坐落五保頭面知字行番張福和此 此項租地係由...

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Solai Superintendent of Maritime Customs for the Province of Keen-nan...

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General...

That the said Renters pay to the said Proprietor a sum of Dollars...

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow...

Forasmuch, as the tenure of Ground held by Foreigners under Treaty...

The conditions of this Deed, therefore, are:—That if the said Renters...

That if the said Renters, his or their Heirs or Assigns, shall hereafter...

A necessary Deed for the Renting of Land.

Kuangshui 20th year, L. S. 1st moon 16th day. 25th February 1899.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI.

英册道契 第2930號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英領事官羅會內開今據本國商人瑪利孫葛萊...

地一段承遠租 畝分厘毫 北 東 西 南 其年租每畝一千五百文...

光緒二十五年正月十六日給 租地 地契 二千九百三十號

英一千九百三十號

查該地坐落五保頭面知字行番張福和此 此項租地係由...

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Solai Superintendent of Maritime Customs for the Province of Keen-nan...

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General...

That the said Renters pay to the said Proprietor a sum of Dollars...

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow...

Forasmuch, as the tenure of Ground held by Foreigners under Treaty...

The conditions of this Deed, therefore, are:—That if the said Renters...

That if the said Renters, his or their Heirs or Assigns, shall hereafter...

A necessary Deed for the Renting of Land.

Kuangshui 20th year, L. S. 1st moon 16th day. 25th February 1899.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI.

英册道契 第2931號 (二)

英册道契 第2931號 (一)

英册道契 第2929號 第2930號 第2931號

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人瑪利孫葛曼稟請在上海按和約所定界內租業戶寶源祥

給出租地契事照得接准... 地一段承遠租 畝分風毫北... 每畝給價共銀壹千五百元... 寶源祥

光緒二十五年正月十八日給地契 租地 二千九百三十二號

英一千九百三十二年

查該地契係在... 光緒二十五年正月十八日... 寶源祥

[TRANSLATION.]

TITLE DEED.

Saotai's copy.

Saotai - Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel Lamoignon & Fredericks Montague Gratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Baoquan Wang

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by... South by... East by... West by...

That the said Renter pay to the said Proprietor a sum of Two thousand five hundred dollars

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai 25th year, L. S. 1st moon 18th day. 27th February 1897. No. of Lot, 2932 } 2932. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1897. F. Bourne Consul.

英册道契 第2932號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人瑪利孫葛曼稟請在上海按和約所定界內租業戶鄭榮全

給出租地契事照得接准... 地一段承遠租 畝分風毫北... 每畝給價共銀壹千五百元... 鄭榮全

光緒二十五年正月二十一日給地契 租地 二千九百三十三號

英一千九百三十二年

查該地契係在... 光緒二十五年正月二十一日... 鄭榮全

[TRANSLATION.]

TITLE DEED.

Saotai's copy.

Saotai - Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel Lamoignon & Fredericks Montague Gratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Cheng Yung-chuan

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by... South by... East by... West by...

That the said Renter pay to the said Proprietor a sum of Two thousand three hundred dollars

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai 25th year, L. S. 1st moon 21st day. 2 March 1897. No. of Lot, 2933 } 2933. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1897. F. Bourne Consul.

英册道契 第2933號 (二)

英册道契 第2933號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出地契事照得接准

大英總領事官慶照會內開今據本國商人通和行

地一段承遠租 畝 分 厘 毫 北 東 南 西

每畝給價 共洋 壹千貳百元正

業戶 梁 記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實屬無足妨礙方准租住

又查向議章程雖外國人有通融得之之虞但無准租地實屬與華民轉賃若華民欲在界內租地實屬須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本

國總領事官並道憲批准蓋印憑據將其地整段分段或已或人另造房屋轉租華人居住若未領兩國官憲允准恐

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年正月十九日給 租地 地契 二千九百三十五號

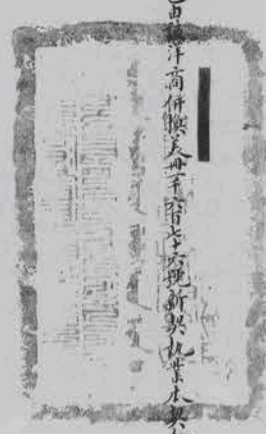
查該地坐落三原三南章字圩面王仁松此批

此項地契係會同領事官同勘復定於光緒二十五年正月十九日給與該商收用其地坐落三原三南章字圩面王仁松此批

茲將該地坐落三原三南章字圩面王仁松此批

光緒二十五年正月十九日給與該商收用其地坐落三原三南章字圩面王仁松此批

光緒二十五年正月十九日給與該商收用其地坐落三原三南章字圩面王仁松此批



此契在已由領事官併領事官王仁松新契其契本契各再加其註銷蓋印備案

英册道契 第 2932 號 第 2933 號 第 2935 號

英册道契 第 2935 號 (一)

[TRANSLATION.]

TITLE DEED.

Soo-ai's off.

Soo-ai - Superintendent of Maritime Customs for the Province of Keen-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Brian O'Rourke & Arthur Dallas
[herein described and called the Renters] has applied to Rent in perpetuity from the Proprietors
Chien Chi Tso
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mow, _____ fun, _____ le, _____ hao, bounded
North by _____
South by _____
East by _____
West by _____

That the said Renters pay to the said Proprietors a sum of *Dollars one thousand*
** two hundred (81,200⁰⁰)*
being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors
shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Foremunch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, without
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang-shih 25th year, L. S. 1st moon 19th day.
28th February, 1899
No. of Lot, 2935 } 2935
No. of Title Deed. }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1899.

F. B...
Consul.

英册道契 第 2935 號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官照會內開今據本國商人瑪利孫葛蒙稟請在上海按和約所定界內租業戶張承祚

地一段承遠租 畝分厘毫

東 西

南 北

其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶張承祚將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實界無妨礙方准租住又查向章章程雖外國人有通融得之之權但無准租地實界與華民轉售若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯新章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年正月二十二日給

租地 地契 二千九百三十六號

查該地坐落文保南土面總字行面張士和此此... 光緒二十五年正月二十二日給

英二千九百三十六號

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Solai Superintendent of Maritime Customs for the Province of Keen-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

Chang Cheng Lai being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

That the said Renters pay to the said Proprietor a sum of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the local right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang-hai 25th year, L. S. 1st moon 22nd day. 3rd March 1899. No. of Lot, 2936 } 2936. No. of Title Deed, } 7. Bourne Consul.

英册道契 第2936號 (二)

英册道契 第2936號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官照會內開今據本國商人瑪利孫葛蒙稟請在上海按和約所定界內租業戶王金志

地一段承遠租 畝分厘毫

東 西

南 北

業戶王金志將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實界無妨礙方准租住又查向章章程雖外國人有通融得之之權但無准租地實界與華民轉售若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯新章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年正月二十二日給

租地 地契 二千九百三十七號

查該地坐落文保南土面總字行面張士和此此... 光緒二十五年正月二十二日給

英二千九百三十七號

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Solai Superintendent of Maritime Customs for the Province of Keen-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

Wang Chin-chi being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

That the said Renters pay to the said Proprietor a sum of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the local right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang-hai 25th year, L. S. 1st moon 22nd day. 3rd March 1899. No. of Lot, 2937 } 2937. No. of Title Deed, } 7. Bourne Consul.

英册道契 第2937號 (二)

英册道契 第2937號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人瑪利孫葛萊敦稟請在上海按和約所定界內租界內...

光緒二十五年正月二十二日給地契 二千九百三十八號

光緒二十五年正月二十二日給地契

租地 二千九百三十八號

查該地坐落五保三區過字...

英二千九百三十八號

[TRANSLATION.]

TITLE DEED.

Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from Her Britannic Majesty's Consul-General, stating that...

That the said Renters pay to the said Proprietor a sum of...

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow...

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right...

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party...

A necessary Deed for the Renting of Land.

Xuang Hai 25th year, L. S. 1st moon 22nd day.

3rd March 1899

No. of Lot, 2938 } 2938.

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this... day of... 189...

F. Bourne Consul.

英册道契 第2938號 (二)

英册道契 第2938號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人瑪利孫葛萊敦稟請在上海按和約所定界內租界內...

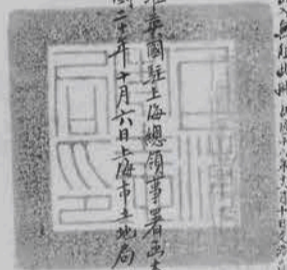
光緒二十五年正月二十二日給地契 二千九百三十九號

光緒二十五年正月二十二日給地契

租地 二千九百三十九號

查該地坐落五保南三區東聖字...

英二千九百三十九號



查此契係在國駐上海總領事署...

一千九百十五年正月九日... 將本契合地轉與慶泰德租用此批...

英册道契 第2939號 (一)

英册道契 第2936號 第2937號 第2938號 第2939號

[TRANSLATION.]

TITLE DEED.

Santai's copy.

Soai - Superintendent of Maritime Customs for the Province of Kien-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that Gabriel James Morrison & Frederick Montague Gration [herein described and called the Renters.] have applied to Rent in perpetuity from the Proprietor

Sung Hean a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Eight Seven Hundred (8700) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huangshai 25th year, L. S. 1st moon 22nd day.

3rd March 1899

No. of Lot, 2939 } 2939. No. of Title Deed,

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

英册道契 第2939號 (二)

上海道契 卷一〇

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官暨照會內開今據本國商人瑪利孫為東教稟請在上海按和約所定界內租界戶遺安堂

給出租地契事照得接准 地一段承遠租 畝 分 厘 毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶遺安堂 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無妨礙方准租住 又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不願明本 國總領事官並道憲批准登錄將其地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將稅銀繳納和約一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十五年正月二十二日給

租地 地契 二千九百四十號

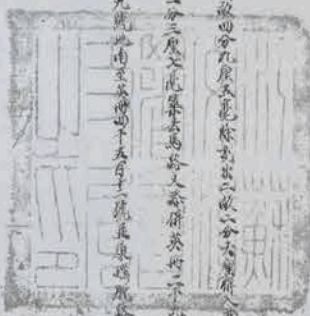
查該地坐落南高東聖字坊高興祥雲此批

此項租地契係由南高東聖字坊高興祥雲此批 其租地契係由南高東聖字坊高興祥雲此批 其租地契係由南高東聖字坊高興祥雲此批 其租地契係由南高東聖字坊高興祥雲此批

一千九百零五年一月九日馬利孫將水契地契轉與愛爾德租用此批

一千九百零五年九月六日愛爾德將水契地契轉與愛爾德租用此批 同年十月三日啟理官員陸君將水契地契轉與陸君租用此批

英二千九百四十號



一千九百零四年二月廿日德

和 將本契全案 馬立司 謹此批

馬立司 謹此批

一千九百零四年二月廿日日本局謹

此契係於一千九百零二年二月廿二日准日本國駐上海領事官 轉呈日租界三十一號九號租界中委部地租契存卷契換給新契 中華民國二十二年二月二十二日上海特別市政府地政局批 租字第一六八五號



九六

英册道契 第2940號 (一)

英册道契 第2940號 第2941號

[TRANSLATION.]

TITLE DEED.

Isai's copy.

Isai - Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Fabrizio Amadori & *Domenico Montague Gratto*
[herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor

Yi An Yang
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

mow, fun, le, kaou, bounded
North by _____
South by _____
East by _____
West by _____

That the said Renters pay to the said Proprietor a sum of *Sixty Six hundred*
(*No. 600 00*)

being at the rate of _____ per *mow*; and also
the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuangshai 25th year, L. S. *1st* moon *22nd* day.
3rd March 1899
No. of Lot, 2940 } 2940
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189____
F. Bourne
Consul.

英册道契 第2940號 (二)

中 此契存卷

大清欽命監督江南海關分巡蘇松太兵備道 蔡

大英總領事官 照會內開 今據本國商人 愛爾德 稟請在上海按和約所定界內租業戶 張順記

給出租地契事照得按准
地一段永遠租 畝 分 厘 毫 北
每畝給價 共洋 八百元 正
業戶 張 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地買房無足妨礙方准租住
又查向議章程離外國人有通融得益之處但無准租地買房與華民轉賃若華民欲在界內租地買房須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准蓋印將其地轉與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官領至租地契者

光緒二十五年正月二十三日給 租地 契 二千九百四十一號

查該地坐落三條二番字坊前米沈祥此
此項租地係會同勘復坐落三條二番字坊上包宅宅之西文記界內查勘分界其界內東至陸南星路西至公路其界內南
連界於地繪圖到道商應遵照會同勘復坐落三條二番字坊上包宅宅之西文記界內查勘分界其界內東至陸南星路西至公路其界內南

英二千九百四十一號

光緒二十五年正月二十三日 業廣公司 謹啟

此契於二十四年六月三十日准日本國駐上海總領事官 查屋字第一五七號函
行立日册第一〇二二二號租戶林成合社恆產公司 係整理舊契時換給新契
由中華民國二十四年七月十八日上海特開市地改司此 特字第一五七號



九七

英册道契 第2941號 (一)

[TRANSLATION.]

last copy.

TITLE DEED.

Soai - Superintendent of Maritime Customs for the Province of Keen-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from H.M. BRITANNIC MAJESTY'S Consul-General, stating that
Albert Edmund Algar

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Chang Shun-chi
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mow, _____ fun, _____ le, _____ haow, bounded

North by _____

South by _____

East by _____

West by _____

That the said Renter pay to the said Proprietor a sum of *Dollars Eight hundred*
(8,800⁰⁰)

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsin 25th year, L. S. 1st moon 23rd day.

11th March 1897

No. of Lot, 2941 } 2941.
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189 _____

F. Bourne
Consul.

英册道契 第2941號 (二)

上海道契 卷一〇

光緒廿一年四月廿五日
于汪幹年

二十七保一區 九番克字圩四百二十五號
蔣瑞堂則田四畝七厘四毛

光緒廿一年六月洋商殷文達協同汪子人高松蔣將實量一亩三分陸名素与汪幹年
申立中條 申立河溪 西立馬路 北立馬路 於於空祥

九八

英册道契 第2942號 [原契證已佚]

二十七保九圖會勘報告

具稟實源祥

為稟據道契印請文註銷事。竊美意前將寶源祥除而第八號蓋謀單地式八分九厘九毫。除將英冊一千九百

五子號。道契英冊一千九百三十三號。道契印請文註銷。此大並控奉。

道契札飭英公府奉前會審。蓋謀單地式。呈案。假據當堂發給。道契印請文註銷。此大並控奉。

這本理結。今知美意。又將該蓋謀單。重錄一千九百三十三號。道契。如此。防不勝防。情何以堪。除稟。道契外。未此大並控奉。

詳。道契札飭會審。蓋謀單。重錄一千九百三十三號。道契。如此。防不勝防。情何以堪。除稟。道契外。未此大並控奉。

局蓋大老爺 吉登

光緒二十五年二月廿日具

英册道契 第2942號 第2943號

英册道契 第2943號 [原契證已佚] (一)

上海縣二十七保九圖、十圖華人業主寶源祥稟帖

敬稟者 竊奉

前憲臺札開接

英領事班 函送英冊二千九百三十三、五、六、七、八、九、甲、乙、丙、丁、戊、己、庚、辛、壬、癸、子、丑、寅、卯、辰、巳、午、未、申、酉、戌、亥、十一套。請派員會勘等

由檢契札飭會勘。文繪圖貼說。並查高保主名。一併具覆。等因。奉。等與黃德檢。會同

英領事所派員。查明原契。田單。除二千九百三十三、五、六、七、八、九、甲、乙、丙、丁、戊、己、庚、辛、壬、癸、子、丑、寅、卯、辰、巳、午、未、申、酉、戌、亥、十一套。請派員會勘等

百四十二號新契。係據業戶蔣崇讓。將坐落上邑二十七保九圖。克字圩。四百二十五號。戶名蔣

瑞堂。田單一角。原則田四畝七分四毫內。劃出四分二厘四毫。租與洋商愛爾德。為業。當傳

同業戶地保。前往履勘。該地現由汪姓。將竹包圍。進據。為己產。緣汪姓所執。係與蔣崇讓

合單。之故。該地既有糾葛。應由該業戶。自向汪姓。理明。再行勘丈。至一千九百四十三號新契

係由業戶徐沁泉。潘源昌。將坐落二十七保十圖。念字圩。三百五十七號。戶名王煥生。田單半紙

計原則田二畝六厘三毫內。劃租畝三分三厘五毫。又三百五十八號。徐克成。田單一紙。則田七分一

厘五毫。又七號。趙逸記。沙洲。蘆灘。一紙。蘆灘七分二厘九毫。又八號。徐雨記。沙洲。蘆灘。一

紙。蘆灘二畝八分九厘九毫。計田單一紙。半蘆灘二紙。共田五畝六分九厘四毫。租與洋商美查

為業。車職。等。休查。前項。單。內。有八號。戶名徐雨記。蘆灘。先於光緒十八年。由該業戶徐

沁泉。等。出租。與。該。洋。商。美。查。請。立。英。冊。千。九。百。五。子。號。新。契。經。寶。源。祥。以。該。地。前。因。今。故。之。徐

浩源。代。伊。經。手。賣。地。報。外。致。被。抵。押。與。美。查。久。未。贖。還。應。歸。寶。源。祥。管。業。等。情。具。稟。業。經

將。契。票。銷。銷。又。該。業。戶。出。租。與。英。商。有。恒。換。立。英。冊。千。九。百。五。子。號。新。契。又。經。查。案。稟。請。札

發。英。公。堂。質。訊。各。在。案。今。又。將。前。地。換。立。前。號。新。契。此。案。曾。否。理。明。必。須。查。明。實。在。即。又

2943

英册道契 第2943號 (二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

傳詢寶源祥據稱前地曾奉英公解傳訊限令地保陳惠亭向西造理明迄未理結等情
 具稟前來是該地糾葛仍未理明未便遽予勘丈應請
 憲臺札飭英公解趕緊將案訊結再行勘辦理合將奉發新中契併呈繳仰祈
 大人察核俯賜批示祇遵恭請
 鈞安伏乞
 由鑒 卑職 謹稟
 計呈繳 新中契二紙
 一稟 道憲李 稟奉勅英冊二十九百十三號新契地糾葛未明繳契請銷由

光緒十五年三月十五日

英册道契 第2943號(三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

候補府左堂高
 上海縣正堂王
 候補常州府督糧府楊
 候補縣正堂朱

英册道契 第2943號(四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1c

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會館文書局印發此單以便查核其有不符者即行報知以便核辦此佈

英領事館
已抄奉
英領事館
已抄奉
英領事館
已抄奉

已抄奉
英領事館
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英册道契 第2943號 (五)
上海道札飭會文局1

會
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局

札

英領事館
已抄奉
英領事館
已抄奉

為

札飭事本年閏八月十二日接

英正領事班 來函以一千九百四十二號新契前因已有轉轉物商退銷茲據該

商等該地現經訟案已結另立二千四百五十一號新契一套送請照章核辦印給等因

查此項契據外有無理明能否准予另立新契除函復該商外行外合檢此契

札飭札到該局即便查核會同印自查明單契之前往該地按地逐細履勘

丈量繪圖貼說並查保土名一併具後毋違此札

許札者 新中書 紙印

英册道契 第2943號 (六)
上海道札飭會文局2a

光緒二十六年九月



契

九月

到

英册道契 第2943號(七)
上海道札飭會丈局2b

為移查事奉

道憲札開接

英正領事班 來函以千九百四十三號新契前因地有糾葛飭商退銷茲據該商稟
該地理楚訟案已結另立千九百四十九號新契一套送請照章核辦印給等由查此項
租地糾葛究竟有無理明能否准予另立新契除函復並分行外合檢新中契札發
即便會同洋員查明單契前往該地按址逐細履勘丈量繪圖貼說並查高保土名
一併具復等因奉此查前項契地內有八號戶名徐西記沙洲蘆照一紙計蘆灘二畝
八分九厘九毫先由該業戶徐沁泉等租與洋商美查請立英冊一千九百五十一號新契經
寶源祥以前被令故之徐浩源代伊經手買地報升致被抵押與美查久未贖還等
情來局具稟當經據情稟銷嗣租與有恒洋商換立千九百二十三號新契復又租與
美查另立千九百四十三號契均經先後查案稟奉札發
貴前分府傳案偵訊各在案茲奉前因究竟曾否理結能否准予另立新契
無案可稽無從核辦合行備文移查為此合移
貴分府請煩查照希將是案斷結緣由刻日移復過局以便核明勘辦望切須移

一移 英會審分府張

英册道契 第2943號(八)
會丈局總辦致公共租界會審公廨函1a

閱

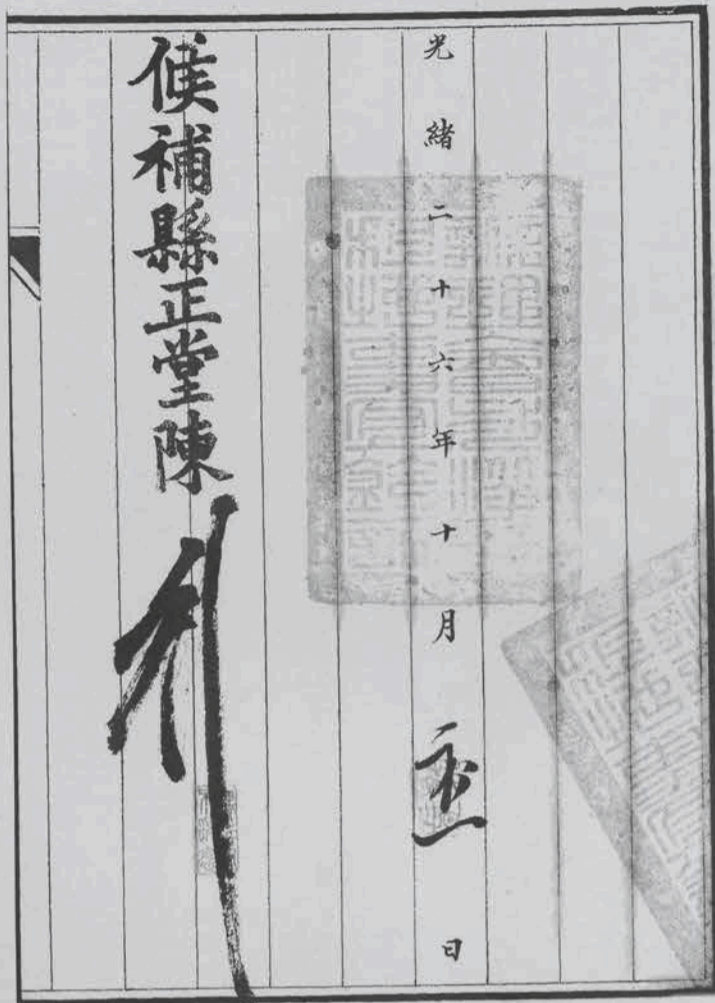
升亦惟
照不一

致 英會審分府張
柄樞仁兄大人閣下敬啟者案奉
道憲札勸英册二十九百四十三号新契前因洋葛退銷茲接該商字該地理楚
訟案已結另立三千四百九十一号新契仍印查的勘度世因查前地內有八号戶
名徐雨記芦亞一係計芦准二畝八分九厘九毛因与宝源祥洋葛業徑來札案
費署估案實况現在曾否理結能否准予立契又匪移查迄未幸履合亟佈請
執事迅即查照前文希將是案詳結混由刻日移復過局以便核的勘办務勿
稽遲特此敬請

名正肅

十二月廿一日

英册道契 第2943號 (一〇)
會丈局總辦致公共租界會審公廨函2



光緒二十六年十月十五日

候補縣正堂陳

利

英册道契 第2943號 (九)
會丈局總辦致公共租界會審公廨函1b

英正領事班 函以二千九百四十三號新契前因地有糾葛飭商退銷
茲據該商稟該地理楚訟案已結另立三千四百九十一號新契一道套送
請照章核辦即給等由札局查明復勘移請查明徐雨記蘆灘一案曾
否理結能否准予另立新契移復核辦等因查此案前奉 前憲札飭
節經前分府傳集人証與 英正領事會訊未結准移前因又經飭據
寶源祥以此案並未自行理結等情具稟現又奉
道憲札飭錄案詳復核奪等因除錄案詳請示遵外合行移復
為此合移

移復事案准
貴局移以奉
道憲札接



為

移



正月十七日

英册道契 第2943號 (一一)
上海知縣移文會丈局總辦a

貴局請煩查照須移

右 移

會 大 局 陳

光 緒 二十七年正月 十九 日 移



英册道契 第 2943 號 (一二)

上海知縣移文會丈局總辦 b

敬稟者竊奉

前憲臺余 札開接

英正領事班 來函以一千九百四十三號新契前因地有轉轉飭商退銷茲據該商稟該地理楚訟案已結另立一千四百九十九號新契請核辦印給等由查此項租地糾葛究竟有無理明能否准予另立新契除函復並分行外檢契札飭會查勘文繪圖貼說并查商保土名具復等因奉此 卑職等伏查前項契地因內有沙洲案內第八號戶名徐兩記蓋照一紙計升科灘地二畝八分九厘九毫先由徐沁泉等租與洋商美查請立英册一千九百五十九號新契因寶源祥以前被令故之徐浩源代伊經手買地報升致被抵押與美查等情來局具稟即據情稟銷嗣又租與有恒洋商換立一千四百二十三號新契後復租與美查另立一千九百四十三號契均經先後查案稟奉

前憲札發英公堂傳集實訊各在案此案曾否理明能否准予另立新契 卑局無案可稽無從核辦奉札前因即經移准英美租界會審委員張守復稱此案節經翁前委員傳集人証與

英正領事會說未結茲又飭據寶源祥以此案並未自行理結等情具稟除錄案詳復

憲臺核示外移復等因是此案並未理明即碍難准予立契理合稟銷奉發之新中契呈繳仰乞

大察核俯賜批示祇遵恭請

英册道契 第 2943 號 (一三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

均安伏祈

光緒二十七年正月十七日

計呈繳新中契一紙

一稟 道憲 奏

稟復英冊三九百五號新契地稅案未結繳契稟請由

光緒二十七年正月十七日



候補縣正堂陳

上海縣正堂汪

候補府左堂高

英册道契 第2943號 (一四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官璧照會內開今據本國商人柯司丁稟請在上海按和約所定界內租業戶

地一段永遠租 畝 分 厘 毫 北 南 東 西

每畝給價共銀叁萬叁千兩

業戶 呂 記

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地無妨碍方准租住

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住

又查向職章程離外國人有通融得益之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地稅分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年正月二十九日給

租地 地契 二千九百四十四號

查該地坐落三保五高上字村高徐仁賢此批

光緒二十九年正月六日柯司丁將本道契地稅案分轉與通和行租用此批

光緒二十九年九月初五日通和將本道契地稅案分轉與文白古伯青烈租用此批

英二千九百四十四號

光緒二十九年正月六日

光緒二十九年正月六日柯司丁將本道契地稅案分轉與通和行租用此批

光緒二十九年九月初五日通和將本道契地稅案分轉與文白古伯青烈租用此批

查此其地現由該商轉立美冊三九百五十六號新契租用本兵應即註銷並印備考

[TRANSLATION.]

TITLE DEED.

Vo'ai's copy

Vo'ai Superintendent of Maritime Customs for the Province of Keen-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Marco Goldstein [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Chang Chi a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor... being at the rate of... and also the Annual Low Rent of Fifteen Hundred Cash per moue Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per moue, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Shanghai, 25th year, L. S. 1st moon 27th day.

10th March 1899

No. of Lot, 2944A 2944B. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

F. Bourne Consul.

英册道契 第2944號 (二)

上海道契 卷一〇

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官暨照會內開今據本國商人大勝洋行稟請在上海按和約所定界內租業戶有盈公司

給出租地契事照得接准... 每畝給價共洋貳千九百... 光緒二十五年正月二十九日給地契二千九百四十五號

光緒二十五年正月二十九日給地契

租地二千九百四十五號

英三千九百四十五號

查該地坐落... 光緒二十五年正月二十九日給地契

查此項契地本年五月間准英領事官... 光緒二十五年正月二十九日給地契

查此項契地本年五月間准英領事官... 光緒二十五年正月二十九日給地契

此道與滬甯鐵路公司... 光緒二十五年正月二十九日給地契

一九〇四年五月二十日非許公司... 新瑞和租地此批

查此契權柄單戶名為中華商業儲蓄銀行... 中華民國三十三年八月三日上海特別市地政局批

調字第五七二號

一〇六

英册道契 第2945號 (一)

[TRANSLATION.]

TITLE DEED.

Bestai's copy.

W. S. Wain, Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her BRITANNIC MAJESTY'S Consul-General, stating that *Norman Edwin Eswell Philips Canning* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Yow Ying Hung sen*

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

_____ mow, _____ fun, _____ le, _____ haou, bounded
North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Dollars Two thousand* (*82,000.00*)

being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huangstein 25th year, L. S. 1st moon 29th day.

10th March 1899

No. of Lot, 2945 } 2945

No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1899

F. Bourne
Consul.

英册道契 第2945號 (二)

會丈局

札

上海道札飭會丈局

為

札飭市本年五月二十日接

英副領事慈 來函據一千九百四十五號契地租主愛札司稟稱該

契地圖載紅色者約計五畝五分八厘三毫業經立契讓與鐵路

公司呈送圖契請移核辦前來合將上下契冊紙並地圖二紙一

併送請訂期會勘將契批除移給等因並先奉

督辦鐵路大臣威 札同前由各到道除函復外合檢圖契札飭札

到該局即便遵照查照該地會同往勘繪圖具復核辦毋違此札

此札發 上契二紙地圖兩紙仍錄

光緒三十一年五月卅一日



三十

英册道契 第2945號(四)
上海道札飭會丈局b

粵鐵路局林

查粵省督憲在英冊第2945號契租王受租司於粵省
剛生地五畝五分三毛與英鐵路公司一案茲英署訂
在孔路一以六月十五日會勘該地於日云該地必須會
無功之請

憲由局派員於是日午時該地鐘必於開此有巡行局
會齊取同勘文以免閱礙再屆實鐵路在隨官度

圖定地畝日付

憲台駕臨向收奉地契道札延一查閱所有土園墾
十二音地除未丈者及自六月十一日以前奉憲
候勘中外以有以前已丈者亦三二十起業業
憲台於年併查此向奉札日收督其地確已承收

會丈五音似應先行承收伏祈

大監核示
物與候司
垂察

閱

官十七日

英册道契 第2945號(五)
會丈局總辦致鐵路局函

敬稟者竊奉
台札開接
英副領事慈 來函據二千九百四十五號契地租主愛禮司稟稱該契
地圖載紅色者約計五畝五分八厘三毫業經立契讓與鐵路公司呈
送圖契請移核辦前來合將上下契兩紙並地圖二紙一併送請訂期
會勘等由合檢圖契札飭查明往勘繪圖具復等因奉此 卑職等遵會
同鐵路公司陳委員暨黃令備會同
英副領事所派之員查明原契係由洋商愛禮司將英册二千九百
四十五號契內劃出地五畝五分八厘三毫讓與鐵路公司為業當傳同
租戶督飭亭者地保前往履勘按址丈量見積一千三百三十三步二分
合地五畝五分五厘五毫四址東至鐵路南至鐵路並英册二千九百四十
五號地西至大路北至英册二千九百四十五號地至本契原租地十五畝三分二
厘除中間劃出鐵路五畝五分五厘五毫外該舊契地分南北兩段自應分文
核計文見南段地積五百六十六步八分八厘合地二畝三分六厘二毫四址東
西兩面均至洋商譚華地南至姚姓地北至鐵路地又鐵路劃剩尖角地
文見積一步三分合地五毫又文見北段地積一千七百七十五步二分八厘合
地七畝三分九厘八毫四址東至沈顧姓地南至鐵路地西至沈姓地北至路
並浜以上三地共計九畝七分六厘五毫核與原文之數相符理合將會勘

英册道契 第2945號 (六)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

緣由繪圖貼說聯銜稟覆並將奉發契圖一併呈繳仰祈
大察核俯賜批示祇遵恭請
鈞安伏乞
垂鑒卑職 謹稟
計呈 繪圖二幅並繳上契一紙洋圖二紙
一稟 道憲哀 稟覆會勘英册二千九百四十五號契地劃讓鐵路公司地並呈圖契
光緒三十一年九月 日

英册道契 第2945號 (七)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

候補縣正堂奇印
 上海縣正堂法印
 即補分府司徒印

英册道契 第2945號 (八)

上海知縣暨會丈局總辦銜呈上海道臺稟帖c

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官璧照會內開今據本國商人**大勝洋行**稟請在上海按和約所定界內租業戶**有盈公司**為

地一段承遠租 畝分厘毫北
 每畝給價**共洋壹千九百**
 業戶**有盈公司**將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與外國人未准准住中國之人必須中國官憲與總領事官查視其租地實屬無足妨碍方准租住又查向議章程雖外國人有通融得之之虞但無准租地實屬與華民轉賣若華民欲在界內租地實須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本國總領事官並准批推登報將其地段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據前每年不得將每畝年租銀一百五十元預付報號違犯新章者則此契作為廢地即歸官領至租地契者

光緒二十五年正月二十九日給

租地 地契 二十九百四十六號

查該地坐落三保工面作字行面白岐路此批

此項租地係按會丈局會同勘復坐落三保工面作字行工名太陽廟以西大見實地拾壹畝伍分伍厘肆毫四絲東至地界西至路界南至路北至沈姓地均與道該商應照工實數分租官業相應明印備考光緒二十五年三月十二日並發手印給

光緒二十六年九月初一日將本號契地拾畝五分五厘肆毫轉與該商維晏遵租此批

英二千九百四十六號

查此契光緒二十五年三月後

英領事官到該地勘復勘得該地坐落三保工面作字行工名太陽廟以西大見實地拾壹畝伍分伍厘肆毫四絲東至地界西至路界南至路北至沈姓地均與道該商應照工實數分租官業相應明印備考光緒二十五年三月十二日並發手印給

宣統二年五月初九日收據委將本契餘地貳畝玖分壹厘肆毫轉與租用此批

一千九百零七年六月六日將本契餘地貳畝玖分壹厘肆毫轉與租用此批

一千九百零三年四月二十八日愛爾德將本契餘地貳畝玖分壹厘肆毫轉與租用此批

查此契原有地畝畝數以分厘釐分毫計之實數係拾壹畝伍分伍厘肆毫四絲東至地界西至路界南至路北至沈姓地均與道該商應照工實數分租官業相應明印備考光緒二十五年三月十二日並發手印給



[TRANSLATION.]

Particular copy.

TITLE DEED.

Sai — Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Norman Edwin Powell Philip Canning
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Yow Ying Kung-sze
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mow, _____ fun, _____ le, _____ haow, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Dollars One thousand*
(\$1,000.00)

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.
A necessary Deed for the Renting of Land.

Hua-gobii 25th year, L. S. *1st* moon *29th* day.

10 March 1899

No. of Lot, *2946* *2946*

No. of Title Deed, _____

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189 _____

F. Bourne
Consul.

英册道契 第2946號 (二)

大人 察核俯賜批示祇遵恭請

敬稟者竊奉

憲臺札開

英領事班 函送英册二千九百四十五號新契請勘印等因檢契札發飭即會查勘文繪
圖點說並查圖係去名其後等因奉此查此等契係二千九百四十五號新契係有盈公司將坐落上
邑下徐士國作字圩并料新田單三百九十三號戶名有盈公司七畝二分一厘又三百九十四號五畝二分九
厘三毫又三百九十五號四畝四分三厘七毫內分出四分五厘五毫又三百九十六號二畝二分六厘二毫計
并料單四畝共地十五畝三分二厘出租與大勝洋行當與黃巡檢補會同
英領事所派之員傳同業戶前往該地履勘督飭亭者地係按址丈量見積三千六百七十六步八分
合計地十五畝三分二厘單地相符四址東至陸沈顧三姓地西至沈姓地暨大路南至魏程沈三姓地北至浜并
沈姓地惟該地中間有路兩條一計濶二尺一計濶四尺應請批明契內不准阻塞土名太陽廟以東盡千九
百四十六號新契亦係有盈公司將坐落上邑下徐士國作字圩三百九十七號戶名有盈公司四畝五分五
厘二毫又三百九十八號七畝一分一厘五毫又三百九十九號戶名沈毛即二畝二分計并料新田單三紙共地十
三畝八分六厘七毫出租與大勝洋行丈見積三千二百五十二步九分六厘合計地十三畝五分五厘四毫核
與新單十三畝八分六厘七毫之數少地三分一厘三毫已無餘地應予批銷四址東至地亞士地暨張姓沈沈沈
西至路暨張姓地南至路北至沈姓張姓地土名太陽廟以西以上兩契地均係
清查局充公召變新單由經理之地係白岐蔡領丈並有充公單石除將田單批明同原契發還英
署并將二千九百四十五號契地會勘緣由繪圖點說聯街稟覆奉發新中契呈繳仰乞

英册道契 第2946號 (三)

上海知縣暨會丈局總辦聯街呈上海道臺稟帖 1a

崑安伏祈
 垂鑒。謹稟
 計呈 繪圖兩紙并錄新中契兩紙
 一稟 道憲恭 稟會勘英冊三九百四十五號新契租地并呈圖契由

光緒二十五年二月廿九日

准補常州府督糧符楊
 上海縣正堂王
 候補府左堂高

英册道契 第2946號(四)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

已查照又實政分四地於各該號上中下新契
 內批註蓋印將上下契四地函送
 英領事查收存給契因批註此抄粘卷
 仰印查照於冊內存記有考此仰圖契
 存神十

批 移交

英領事會勘英冊三九百四十五號新契租地呈圖契由

英册道契 第2946號(五)
上海道札飭會丈局 1

為錄批移知事奉
 道憲李 批稟覆會勘英册字九百四十五號新契租地並呈圖契由奉批已查照丈
 寔畝分四址於各該號上中下新契內批註蓋印將上下契四紙函送
 英領事查收存給矣契內批註照抄粘發仰即查照於縣冊內登註備考此繼圖契
 存等因到局奉此合行錄批移知為此合移
 貴縣煩為查照須移
 計抄粘
 一移 上海縣
 光緒二十五年四月十四日

候補縣正堂朱

朱

英册道契 第2946號 (六)
 會丈局總辦移文上海知縣

會丈局

札

英副領事慈來函據二千九百四十六號契地租主稟稱將該
 契地劃出十畝五厘轉租與鐵路公司呈與請移核辦前來
 將上下契移送勘測該派員會勘批除蓋印移給予因除出
 復外合檢上契札飭札到該局即便送查原該地會同
 往勘繪圖具復核辦毋違此札
 計札發上契一紙仍繳

札飭事本年十月初十日接

英副領事慈來函據二千九百四十六號契地租主稟稱將該
 契地劃出十畝五厘轉租與鐵路公司呈與請移核辦前來
 將上下契移送勘測該派員會勘批除蓋印移給予因除出
 復外合檢上契札飭札到該局即便送查原該地會同
 往勘繪圖具復核辦毋違此札
 計札發上契一紙仍繳

光緒三十一年十二月



支

三月六



英册道契 第2946號 (八)

上海道札飭會丈局 2b

敬稟者竊奉

前憲台札開接

英副領事慈 來函據二千九百四十六號契地租主稟稱請將該契地劃出十畝五厘轉與鐵路公司呈契請移核辦前來將上下契移送勘劃請派員會勘等由檢契札飭查明會勘繪圖具復等因奉此卑職等遵與黃令黼會同

英副領事所派之員查明原契傳同租戶督飭亭耆地保前往履勘按址丈量見劃與鐵路公司地積七萬七千二百一十分合地十畝六分三厘五毫四址東至鐵路軌道基地西至小路並鐵路軌道基地南至小路北至軌道並英冊二千九百四十六號地至該號契劃剩餘地查該契原文地十三畝五分五厘四毫除此次劃出外本契應剩地二畝九

分厘九毫此項餘地係分東西兩段自應分丈合計丈見東段地積一萬六千九百六十六尺六厘合地二畝三分三厘七毫四址東至英冊五千三百十四號地西至沈姓並禦寒所地南至鐵路公司地北至沈姓地又見西段地積四千二百五十三分二厘合地五分八厘三毫四址東北兩面均至沈姓地南至鐵路公司地西至小路以上兩段餘地合計二畝九分一厘九毫核與應剩餘地之數相符理合將會勘緣由分繪圖說聯銜稟覆奉發上契呈繳仰祈

大人察核俯賜批示祇遵恭叩

鈞安伏乞

再鑒卑職 謹稟

英册道契 第2946號 (九)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

計呈 繪圖二幅、並繳上契一紙、
 一稟 道憲瑞 稟覆會勘第千九百四十六號地劃與鐵路公司、並呈圖契、

光緒三十三年三月廿二日

候補府左堂高

上海縣正堂汪

即補分府司徒

英册道契 第2946號 (一〇)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

會丈局

札

札到事本于五月和九日接
 英制領事官 奉出以上九百四十六號地租之字樣
 該地因界四方的清後勘前來出所派員訂酌後
 勘等自除三後外合就札到後勿仍依舊照查
 酌原旨以心會同前往該地勘之務因附說其後

為

英册道契 第2946號 (一一)
上海道札飭會丈局 3a

宣統



十九

日

宣統二年九月廿一

之

英册道契 第2946號 (一二)

上海道札飭會丈局3b

會丈局

札

鑒三品銜江蘇補江蘇松太兵備道翁壽加十級紀錄次劉 為

札飭事案准

英副領事寶 奏准英册二千九百四十六號契地被庇

寒所圍佔並買收地租等因當以該地坐落華界究竟

該所有佔地收租情事移請

巡警總局查勘覆辦一面函復在案茲准局復該紳

英與係充公地畝由有盈公司於光緒二十五年升種執

業挂牌大勝洋行而庇寒所同於是年設立亦係充公

地畝與該道契恩連當特即案有竹苞一道市隔多

英册道契 第2946號 (一三)

上海道札飭會丈局4a

年界限不清以致各執一詞惟底寒所者與榮春可
查必須兩面丈量方可昭晰至地畝向未出租並
無冒收地租情事移為察核前未查英册二十九百
四十六號契地與底寒所基地係屬昆連克界址是吾
昭晰自應兩面丈量方足以昭核實而免彼此爭執除
函請

英副領事派員會勘並行上海縣外令檢中契札飭

札到該局即便遵照查取底寒所單具奉會同分別

勘大繪圖說覆核辦世稍遲延切此

計札發中契一紙

宣統三年二月 廿五日



宣統三年二月廿五日

英册道契 第2946號 (一四)
上海道札飭會丈局 4b

移



宣統三年二月廿五日

移請事案奉 道憲札開案准 英副領事寶 來函以英册二十九百四十六號契地被底寒所圍佔並
冒收地租等因當以該地坐落華界克竟該所有無佔地收租情事務請
巡警總局查勘覆辦一面函復在案茲准局覆該號英契係充公地
畝由有盈公司於光緒二十五年升科執業掛號大勝洋行而底寒所
於是年設立亦係充公地畝與該道契昆連克界址是吾昭晰自應
兩面丈量方足以昭核實而免彼此爭執除函請

核前未查英册二十九百四十六號契地與底寒所基地係屬昆連克界
址是否明晰自應兩面丈量方足以昭核實而免彼此爭執除函請

英册道契 第2946號 (一五)
上海知縣移文會丈局總辦 1a

英副領事派員會勘並行會丈局外合與札飭此縣查明所屬
契券合同分別勘丈繪具圖說稟復核辦毋違等因到縣奉此查公地
并科給照向係

貴局承辦敵縣無業可稽奉札前因除照會所屬齊阜契送縣核

驗外合行移請為此合移

貴局請煩查照希即訂期會勘並希示復望切須移

右

移

會 丈 局 周

英册道契 第2946號 (一六)

上海知縣移文會丈局總辦 1b

會丈局

札

密三品銜晉江南海關副補江蘇松太倉備運籌辦加七級銜劉 為

札催事本年五月初四日接

英副領事寶 來函以一千九百零六號契地內有

一畝被底寒所圍佔收租茲復據該商等稱今年

三月復勘之時圍包尚未技除函飭飭所抄讓等

因查此案前准

巡警總局移復底寒所地畝與道契界連界限

不清必須兩面丈量方可明瞭至包內地畝向未出租

並查冒收地租情事等因當於二月十八日函飭

英册道契 第2946號 (一七)

上海道札飭會丈局 5a

英領事派員會同該局查勘並札行在案究竟曾
否勘明未據復到除函復外合行札催札到該局即
便遵區迅速查明會勘具復以憑核辦毋違此札

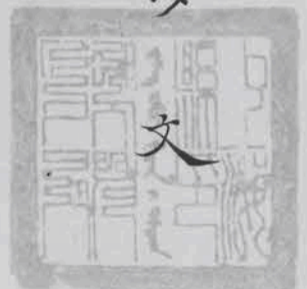


宣統三年五月十三日

宣統三年五月十日

英册道契 第2946號 (一八)
上海道札飭會丈局5b

移文



宣統三年六月

初一

加蓋有印信之契據...

移請事案奉

道憲札接

英副領事寶來函以二十九百四十六號契地內有一段被底寒所圍佔收租
茲復據該商稟稱今年三月復勘之時圍邑尚未拆除函請飭所拆

讓等因查此案前准

巡警總局移復底寒所地畝與道與昆連界限不清必須兩面丈量
方可明晰至邑內地畝向未出租並無冒收地租情事等因當於二月十日函請

英領事派員會同會丈局查勘並札行在案究竟曾否勘明未據復到除

函復外合行札催札縣迅速查明會勘具復以憑核辦等因到縣奉此查

此案前奉

道憲札飭以公地升科給單向係

貴局承辦即經移請並照會底寒所董事格齊車與送縣核驗在案迄

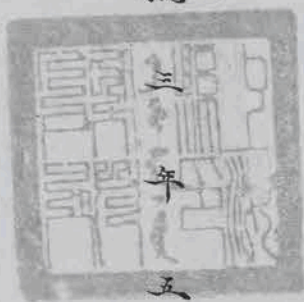
英册道契 第2946號 (一九)
上海知縣移文會丈局總辦2a

今未准移復茲奉前因除照催外合行移准為此合移
貴局請煩查照希即訂期會勘仍希示復望切頂移

右 移

會 丈 局

宣 統 三 年 五 月 二 十 七 日 移



英册道契 第 2946 號 (二〇)

上海知縣移文會丈局總辦 2b

閏六月初四日

移 文



宣統三年五月

為

移請事奉

道憲札業查英冊二十九百四十六號契地與庇寒所基地糾葛

一案前准

巡警局移復必須兩面丈量方可明晰當經函請

英副領事派員會勘並分行縣局通照在案茲據該縣申稱

據所董函查庇寒所基地於光緒二十四年給發印單該單

向存道署本年三月二十九日已將該所移交

巡警總局管理應請

巡警總局核辦等情申請核示前來查上海庇寒所係由

蔡前升道於光緒二十四年間購置無糧官地捐廉創建坐落

二十七保十畝計地二畝五厘東至張林泉地南至沈姓地西至張

榮華地北至長浜取有田單地圖附卷除照會

巡警總局並將田單地圖札發會丈局勘辦外合就札飭該縣

英册道契 第 2946 號 (二一)

上海知縣移文會丈局總辦 3a

訂期勘辦等因到縣奉此查此案前奉

道憲札飭並據庇寒所董丞復即經申請

道憲核示並准

貴局函請訂期會勘又經函復各在案茲奉前因敝縣擬於閏六

月初六日三點鐘前往會勘合行移請為此合移

貴局請煩查照希即知會 領事並庇寒所董事屆期同往會

勘並希示復望切須移

右 移

會 丈 局



宣 統 三 年 六 月 初 二 日 移

英册道契 第2946號 (二二)

上海知縣移文會丈局總辦 3b

閱

改上海縣田

春運在先生大人閣下敬啟者

貴局核開奉

道憲札准

英副領事出以英冊二千九百零六號賣地。被庇寒所圍住。並冒收地租。因移請訂明令勘。甘情。查查庇寒所。并科地。收。出。你。許。太守。察。任。解。法。士。時。給。茶。許。太守。經。解。法。士。印。除。原。租。甘。茶。睡。業。行。市。令。局。年。志。各。案。可。查。完。竟。英。冊。二。千。九。百。零。六。號。賣。地。上。庇。寒。所。是。違。三。案。界。如。日。長。情。地。勘。不。能。以。推。訂。明。令。勘。惟。核。會。訂。定。

此

會丈局不照搬法由

據事訂定。何。日。到。會。令。官。預。先。三。日。

示。知。以。便。知。會。

銀。子。登。庇。寒。所。董。丞。任。助。務。專。前。敬。啟。

在。此。謹。

照。不。有。

在。此。謹。宣。統。三。年。六。月。初。二。日。

英册道契 第2946號 (二三)

會丈局總辦致上海知縣函 1

會丈局

札

案准江蘇補江蘇松太補兼蘇州十級縣次劉 為

札飭事案查英冊二十九百四十六號契地與庇寒所基地

糾葛一案前准

巡警局移復必須由面丈量方可明晰當經函請

英副領事派員會勘並分行縣局遵照在案茲據上海

縣申稱據所董並查庇寒所基地於光緒二十四年給發

印單該單向存道署本年三月二十九日已將該所移交

巡警總局管理應請

巡警總局核辦等情申法核示前來查上海庇寒所係由

英冊道契 第 2946 號 (二四)

上海道札飭會丈局 6a

蔡前升道於光緒二十四年間購置無糧官地捐廉創建坐

落二十七保土圍計地二畝五厘東至張林泉地南至沈姓地西

至張榮華地北至長浜取有田單地圖附卷除照會

巡警總局並札行上海縣會勘外合檢田單地圖札飭

該局即便遵照訂期勘辦具復毋違此札

札發地圖田單各一紙仍錄

宣統三年六月十八日



宣統三年六月十九日

英冊道契 第 2946 號 (二五)

上海道札飭會丈局 6b

<p>啟者此項契 憲台札開 英利銀之... 收地租... 西由古... 誤涉至... 開... 署... 查英册... 前在... 美... 考地... 止... 第... 第... 第...</p>	<p>此契係... 該契係... 查英册... 前在... 美... 考地... 止... 第... 第... 第...</p>	<p>此契係... 該契係... 查英册... 前在... 美... 考地... 止... 第... 第... 第...</p>	<p>此契係... 該契係... 查英册... 前在... 美... 考地... 止... 第... 第... 第...</p>	<p>此契係... 該契係... 查英册... 前在... 美... 考地... 止... 第... 第... 第...</p>	<p>此契係... 該契係... 查英册... 前在... 美... 考地... 止... 第... 第... 第...</p>	<p>此契係... 該契係... 查英册... 前在... 美... 考地... 止... 第... 第... 第...</p>	<p>此契係... 該契係... 查英册... 前在... 美... 考地... 止... 第... 第... 第...</p>	<p>此契係... 該契係... 查英册... 前在... 美... 考地... 止... 第... 第... 第...</p>	<p>此契係... 該契係... 查英册... 前在... 美... 考地... 止... 第... 第... 第...</p>
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英册道契 第 2946 號 (二六)
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 3a

<p>五品銜中書科中書唐 補道卽補府正堂蕭</p>	<p>上海縣正堂田</p>	<p>宣統三年五月六日</p>	<p>計呈... 第... 第... 第...</p>	<p>此契係... 該契係... 查英册... 前在... 美... 考地... 止... 第... 第... 第...</p>	<p>此契係... 該契係... 查英册... 前在... 美... 考地... 止... 第... 第... 第...</p>
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英册道契 第 2946 號 (二七)
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 3b

甲著意若法草在兩地分附
知縣 為內向保
[Red Seal]

向上海知

春建先生先生人閱下
茲在出前奉

查去以應審美每二千九百零五號
其地以應審美每二千九百零五號

為一棗樹係

道審美每二千九百零五號
其地以應審美每二千九百零五號

道審美每二千九百零五號
其地以應審美每二千九百零五號

於同二月初七日午三點鐘
合同

其地以應審美每二千九百零五號
其地以應審美每二千九百零五號

其地以應審美每二千九百零五號
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其地以應審美每二千九百零五號
其地以應審美每二千九百零五號

英册道契 第2946號 (二八)
會丈局總辦致上海知縣函2

此係
知縣 為內向保
[Red Seal]

改正
茲在出前奉

查去以應審美每二千九百零五號
其地以應審美每二千九百零五號

道審美每二千九百零五號
其地以應審美每二千九百零五號

因手此在候地應審美每二千九百零五號
其地以應審美每二千九百零五號

其地以應審美每二千九百零五號
其地以應審美每二千九百零五號

其地以應審美每二千九百零五號
其地以應審美每二千九百零五號

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其地以應審美每二千九百零五號
其地以應審美每二千九百零五號

英册道契 第2946號 (二九)
會丈局總辦致巡警總局函

寶述德

三
第 二 百 九 十 五 號
四 十 七

啟者查二千九百四十六號契地被庇寒所圍佔業經會同
復勘在案茲據該商稟稱現已會勘明晰地固被佔

等情請催詳辦俾便飭讓前來合就函致

貴縣煩為查照希即詳辦為荷此頌

日社

五月十七日

Wm. Ansell
Vice Consul
13.6.11

英册道契 第 2946 號 (三〇)
英國駐滬領事致上海知縣函

英册道契 第 2947 號

會 丈 局

札

英領事班 函送英册二千九百四十四五六七號新契四套請派員會勘批
印存移等因除函復外合檢新中契札發札到該員等即便查收剋日會
同上海縣暨

札 二月初二日接

英領事班 函送英册二千九百四十四五六七號新契四套請派員會勘批

印存移等因除函復外合檢新中契札發札到該員等即便查收剋日會

同上海縣暨

英領事所派之員查明單契前所行四地按址勘丈繪圖貼說並查黃保

土名一併具復毋違此札

計札發新契四紙仍錄

為

英册道契 第 2947 號 [原契證已佚] (一)
上海道札飭會丈局 1a

一一一五

光緒

二十五年二月

月

十六

日

光緒
初九

英册道契 第2947號 (二)

上海道札飭會丈局 1b

啟稟者竊^{卑職}查接管卷內奉

前憲臺蔡^{札委}會勘英冊二千九百四十五^六號新契業經前總理楊倅培將二千九百四十

五^六號契地會查勘文先行繪圖稟覆在案茲將未經勘辦之二千九百四十七號新契經楊

倅移交前來^{卑職}等伏查前號新契係華民李全順將坐落上邑二十七保南土一畝東聖

字圩四百七十七號名李楚材田單一紙計則田二畝正出租與洋商大勝行為業惟查此項

田單一畝兩字有挖補形迹吊查該舊版與印冊四百七十七號李楚材之名田單一紙有則田八

厘並無一畝頭係以他處廢單一畝兩字挖補此單希圖朦混照章向不准立道契合稟

銷至此項挖補田單一紙同出租原契係由

英正領事交來向須繳還英署發給洋商退還原業免致中多枝節除將原契田單一紙

照章發還英署外應否追究該華民李全順朦混之處伏候

憲裁奉發新中契呈繳仰乞

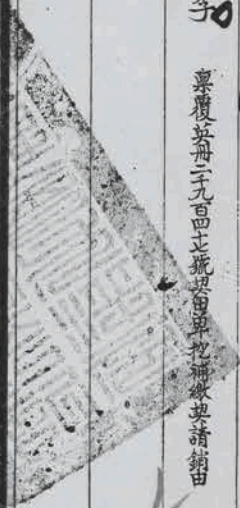
大^人俯賜核奪批示祇遵恭請

安伏祈

西^照鑒^{卑職}謹稟

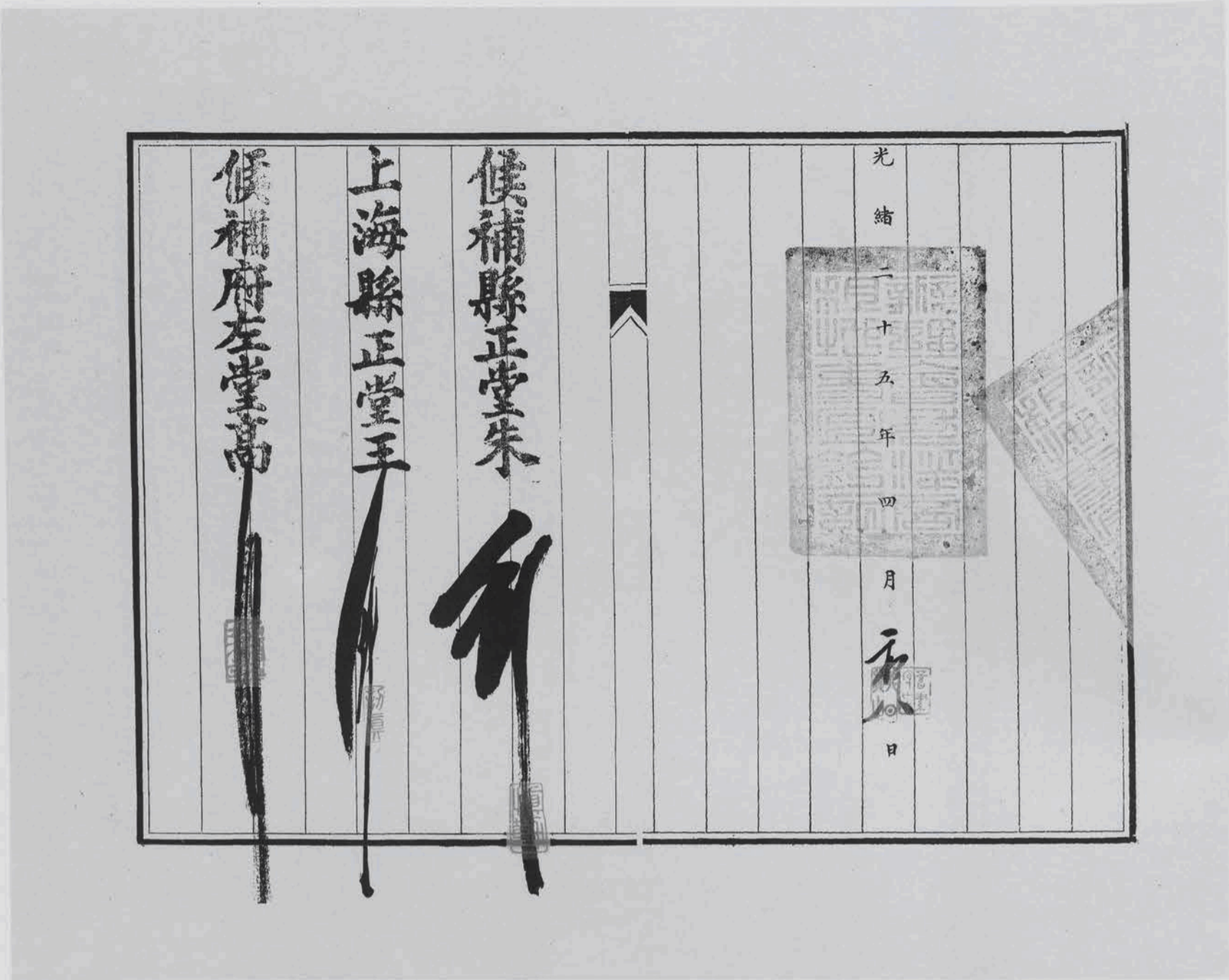
計呈繳新中契一紙

一稟道憲李^{稟覆英冊二千九百四十七號契地會查勘單挖補單呈請銷田}

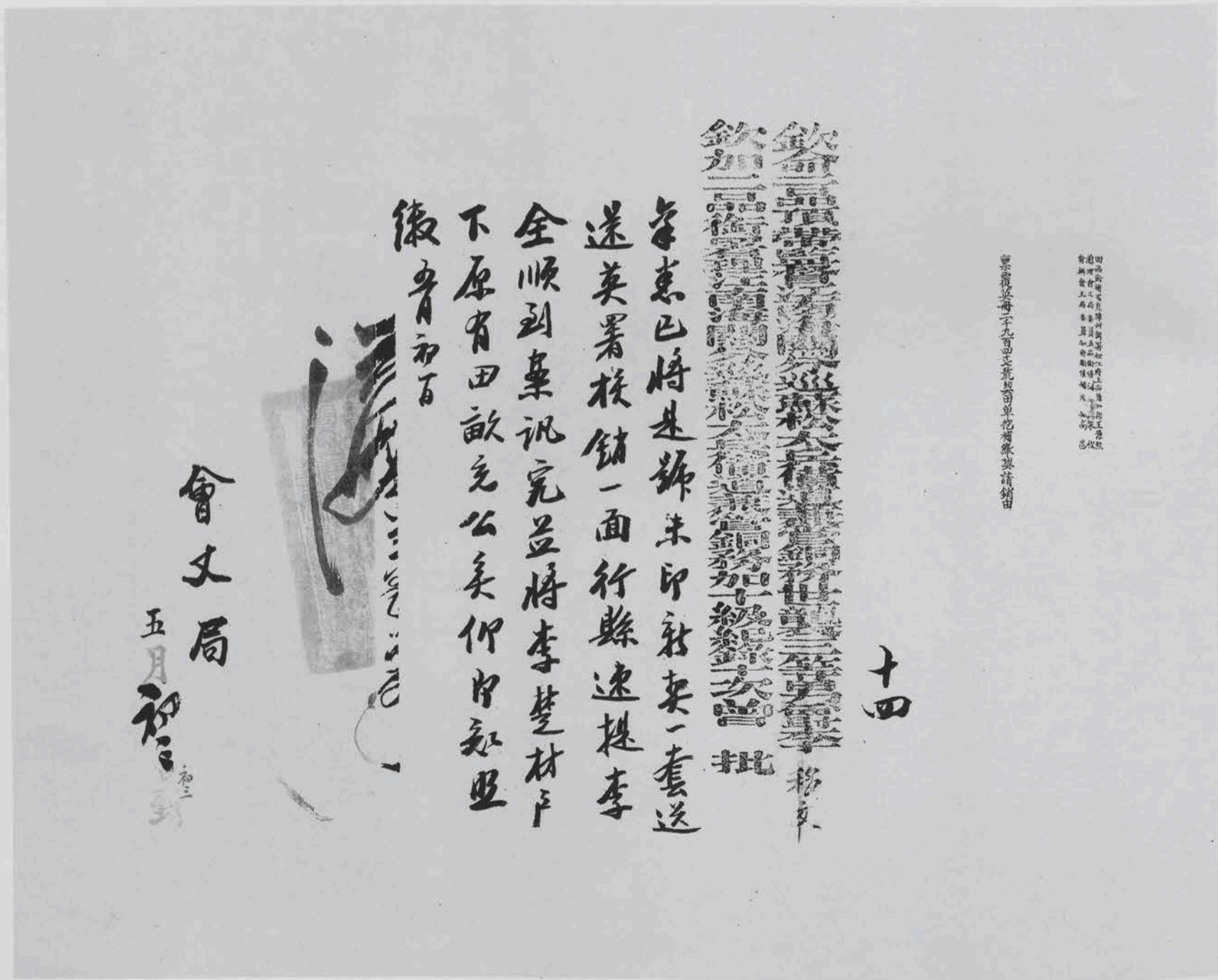


英册道契 第2947號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a



英册道契 第2947號 (四)
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b





英册道契 第2947號 (五)
 上海道札飭會丈局2

為錄批移知事奉
 道憲曾批京覆英冊二千九百四十七號契由單挖補續製請銷由奉批稟悉已將是
 號未印新契一套送還英署核銷一面行縣速提李全順到案訊究並將李楚材戶下
 有田畝充公矣仰即知照繳等因到局奉此合行錄批移知為此合移
 貴縣煩為查照須移
 一移 上海路

光緒二十五年六月 日

候補縣正堂朱

英冊道契 第2947號 (六)

會丈局總辦移文上海知縣

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官暨照會內開今據本國商人愛爾德稟請在上海按和約所定界內租業戶包文卿

給出租地契事照得接准
 大英總領事官暨照會內開今據本國商人愛爾德稟請在上海按和約所定界內租業戶包文卿
 地一段永遠租 畝分 厘 毫 北
 每畝給價 共洋 貳 百 元 正
 東 西
 其其年租每畝一千五百文每年預付銀號等因前來本道已飭
 業戶包文卿將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
 已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實房無足妨碍方准租住
 又查向議章程雖外國人有通融得益之處但無准租地實房與華民轉賃買賣若華民欲在界內租地實房須由
 總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
 國總領事官並道憲批准登報將其地盤段分租或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
 雖每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢地即歸官須至租地契者

光緒二十五年正月三十日給

租地 地契 二千九百四十八號

查該地坐落上海法界高家橋字行前金梅亭此
 地租稅後局局租稅銀壹千伍百文每年預付銀號等因前來本道已飭
 到道該商應將各畝印憑據備齊光緒二十五年四月初二日呈請李即給

一十九百四十八號台惟司將本契全地轉與義善放款銀行租用此批

英一千九百零六年



此契於三十三年三月十八日准日本國駐上海總領事署 字第四〇三三號函
 轉到日領事官五四五五號函林氏會社收存公司代理經理皆與時換給新契
 中華民國三十二年三月二十七日上海特別市地政局批 租字第三八六二號

英冊道契 第2948號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Wai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from His BRITANNIC MAJESTY'S Consul-General, stating that *Albert Edmund Alga* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Rowen Chung
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow, _____ fun, _____ le, _____ kaou, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Dollars* 200.00 (200.00) being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

Huang Hai 25th year, L. S. 1st moon 30th day.

11 March 1899

No. of Lot, 2948 } 2948
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189_____

F. Bourne
Consul.

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官暨照會內開今據本國商人 愛爾德 稟請在上海按和約所定界內租業戶

給出租地契事照得接准 地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 餘泰記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住 又查向議章程雖外國人有通融得之慮但無准租地實房與華民轉賃實若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准將地租分畝或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年正月三十日給

租地 地契 二千九百四十九號

查該地坐落定係八九商堂字行而陳永嘉此批 此租地契存卷內開今據本國商人 愛爾德 稟請在上海按和約所定界內租業戶 業戶 餘泰記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住 又查向議章程雖外國人有通融得之慮但無准租地實房與華民轉賃實若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准將地租分畝或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

英二千九百四十九號

此契於三十二年五月六日經日本國駐上海總領事署 轉立日冊第七三九二號 恒產公司 經理 許煥新 批 字第五九六號 三十二年五月十三日上海特別市地政局批 字第五八九五號

此契於三十五年三月十八日由 主 胡緒 辦理 法黃字第一五三號 上海法租界三十五號 六八一一號

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Ssai — Superintendent of Maritime Customs for the Province of Keen-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Albert Edmund Alga
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Yi Sai-chi
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ *mow*, _____ *fun*, _____ *le*, _____ *haow*, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Dollars Surrounded*
(8400 00)

being at the rate of _____ per *mow*; and also
the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land,
Kuangshai 25th year, L. S. *1st* moon *30th* day.

11 March 1897.

No. of Lot, 2949 } *2949*
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1897.

F. Bourne
Consul.

英册道契 第2949號 (二)

上海道契 卷一〇

光緒貳拾伍年四月廿二日

大老爺台覽上票

具稟二大保八九畝輪年地保陳永嘉跪稟
大老爺臺下 畝切有戶業吳春記將二大保八九畝地租與英商通和洋行
轉立道契其他坐落曹家渡曹家港口奉飭查明務邊時值實價 查附近
地價每畝約值價洋五百元之譜因地屬偏僻價不甚貴理合據實稟覆伏乞

英册道契 第2949號 (三)
上海縣二十八保八、九圖地保稟帖

一三〇

此契存卷
大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准
大英總領事官暨照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶傳經堂
地一段承遠租 畝 分 厘 毫 北 南 東 西
每畝給價 共洋 三百元正 為其年租每畝一千五百文每年預付銀號等因前來本道已由
業戶 傳經堂 將該地租給商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實無足妨礙方准租住
又查向議章程雖外國人有通融得之之權但無租地實與華民轉賣若華民欲在界內租地實須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本
國總領事官並道憲批准將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年二月初三日給
租地 地契 二千九百五十號

光緒二十五年二月初三日

租地 地契 二千九百五十號

查該地坐落之已得高南金樓字此批

此項地契係由上海領事官蔡...

此項地契係由上海領事官蔡...

英一千九百零年

查此契原有地契...

查此契原有地契...

此契於三十一年二月八日...



[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Sootai - Superintendent of Maritime Customs for the Province of Kien-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that
Messrs Atkinson & Arthur Ballas

[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor
Chuan Chiu Sang

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow, fwn, le, haou, bounded

North by
South by
East by
West by

That the said Renters pay to the said Proprietor a sum of Dollars Three hundred
(\$ 300.00)

being at the rate of per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renters, upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
China with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.
A necessary Deed for the Renting of Land.

Kiang Hoi 20th year, L. S. 2nd moon 3rd day.

11th March 1897.

No. of Lot, 2950 }
No. of Title Deed, 2950.

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this day of 1897.

F. Bourne
Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人 裴來德 稟請在上海按和約所定界內租業戶 仁記 為

地一段承遠租 畝分厘毫北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 仁記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通融得之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准將地轉賃分段或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年二月初七日 日給 租地 地契 二千九百五十一號

查該地係在蘇州府城內... 此項租地係由蘇州府城內... 光緒二十五年二月初七日

英一千九百五十二號

民國九年十月三十日全地轉立日本冊四百四十九號新契本契註銷

[TRANSLATION.]

TITLE DEED

W. A. Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor [herein]

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars two thousand...

being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuangshui 25th year, L. S. 2nd moon 7th day, 18th March 1899

No. of Lot, 2951 } 2951. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899. F. Bourne, Consul.

英册道契 第 2951 號 (二)

英册道契 第 2951 號 (一)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人 雷納 稟請在上海按和約所定界內租業戶 高易行 為

地一段承遠租 畝分厘毫北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 高易行 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通融得之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准將地轉賃分段或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年二月二十日 日給 租地 地契 二千九百五十二號

查該地係在蘇州府城內... 此項租地係由蘇州府城內... 光緒二十五年二月二十日

英一千九百五十二號

一千九百十八年九月二十五日雷納將本契全地轉與雷四德租用此批

一千九百十九年四月二日雷四德將本契全地轉與雷納租用此批

同月九月十七日雷納將本契全地轉與華華融產管理員租用此批

一千九百二十年三月三十一日華華融產管理員將本契全地轉與老沙遜租用此批

本契地編特列區七

查此契係由英國駐上海總領事署呈本契由前租主老沙遜將全地轉與新沙遜租用等因准此相照加批以資執管此批 中華民國十四年六月二十二日上海地政局印

英册道契 第 2952 號 (一)

英册道契 第2951號 第2952號 第2953號

The whole Lot is formed of a portion of Lot No. 52 Reg. No. 28.

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Sootai - Superintendent of Maritime Customs for the Province of Keon-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Ernest Rayner [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Charles Dowdall, John Amie Hanson & Duncan McNeill a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by _____
 South by _____
 East by _____
 West by _____

That the said Renter pay to the said Proprietor a sum of _____ being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—
 Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:
 The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.
 A necessary Deed for the Renting of Land.

Huangdeh 20th year, L. S. 2nd moon 20th day.
 21st March 1899
 No. of Lot, 2952 } 2952.
 No. of Title Deed, }
 REGISTRATION COMPLETED AT
 H.B.M. CONSULATE-GENERAL, SHANGHAI,
 this _____ day of _____ 189____
J. Bourne
 Consul

英册道契 第2952號 (二)

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Sootai - Superintendent of Maritime Customs for the Province of Keon-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that William Yuen Drummond [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Soo Shan-chung a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by _____
 South by _____
 East by _____
 West by _____

That the said Renter pay to the said Proprietor a sum of Dollars Three hundred fifty (R350⁰⁰) being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—
 Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:
 The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.
 A necessary Deed for the Renting of Land.

Huangdeh 25th year, L. S. 2nd moon 10th day.
 20th March 1899
 No. of Lot, 2953 } 2953.
 No. of Title Deed, }
 REGISTRATION COMPLETED AT
 H.B.M. CONSULATE-GENERAL, SHANGHAI,
 this _____ day of _____ 189____
J. Bourne
 Consul

英册道契 第2953號 (二)

英二千九百五十三號

光緒二十五年二月初十日給地契二千九百五十三號

大清欽命監督江南海關分巡蘇松太兵備道蔡
 大英總領事官照會內開今據本國律師相文
 給出租地契事照得接准
 地一段承遠租 畝 分 厘 毫 北 東 南 西
 每畝給價共洋 三百五十九元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭
 業戶 陶 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住
 又查向議章程雖外國人有通融得之之權但無准租地實界與華民輾轉買賣若華民欲在界內租地實界須由
 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商准後代管業之人將來以其地轉與不與明本
 國總領事官並重憲批准准將地地稅分段或已或人另造房屋轉租華人居住若未領兩國官憲允准憑據
 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者
 光緒二十五年二月初十日給地契二千九百五十三號
 此項租地契係由大英總領事官照會內開今據本國律師相文給出租地契事照得接准地一段承遠租畝分厘毫北東南西每畝給價共洋三百五十九元正其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶陶姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無妨碍方准租住又查向議章程雖外國人有通融得之之權但無准租地實界與華民輾轉買賣若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商准後代管業之人將來以其地轉與不與明本國總領事官並重憲批准准將地地稅分段或已或人另造房屋轉租華人居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

英册道契 第2953號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得按准

大英總領事官璧照會內開今據本國商人 卡耶氏 稟請在上海按和約所定界內租業戶 姚不烟 雲山 開秀 爲

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶 姚 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住 又查向議章程雖外國人有通融得便之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯新章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年二月十一日 日給 租地 契 二千九百五十四號

查該地坐落子... 光緒二十五年二月十一日

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Ssai - Superintendent of Maritime Customs for the Province of Kean-nan

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that

That the said Renter pay to the said Proprietor a sum of...

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are: - That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huangshui 20th year, L. S. 2nd moon 11th day. March 22nd 1899. No. of Lot, 2954 } 2954. No. of Title Deed,

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

英册道契 第2954號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得按准

大英總領事官璧照會內開今據本國商人 哈同 稟請在上海按和約所定界內租業戶 陸 合 興 爲

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶 陸 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住 又查向議章程雖外國人有通融得便之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯新章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年二月十三日 日給 租地 契 二千九百五十五號

查該地坐落子... 光緒二十五年二月十三日

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Ssai - Superintendent of Maritime Customs for the Province of Kean-nan

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that

That the said Renter pay to the said Proprietor a sum of...

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are: - That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huangshui 20th year, L. S. 2nd moon 12th day. 24th March 1899. No. of Lot, 2955 } 2955. No. of Title Deed,

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

英册道契 第2955號 (二)

英册道契 第2955號 (一)

敬稟者編奉
 前憲札勒英冊千九百五十三、四、五號新契，業將千九百五十六號契地會查勘丈繪圖稟覆在案。茲查千九百五十五號新契係由華民陸合興將坐落上邑二五保一亩知字圩一百七十五號、義渡原田一畝七分三厘田單遺失由朱駿等稟經上寶兩縣發給印諭一紙，今將是地租與洋商哈同為業，並與黃延檢辦會同
 英領事所派之員傅同業戶督飭字者地保前往該地履勘按址丈見積五百五十三步四方四厘，合計地二畝三分六毫，核與原契田單二畝七分三厘之數餘地四分二厘四毫已歸鐵路應將餘單批銷。四址東南均至厚福堂地，西至寶邑結頭畝界，北至鐵路公司地，尚無違碍。王名張家宅橋西除將印諭批明同原契發還並署，並將千九百五十三號契地另行勘履外，理合將千九百五十五號新契租地會勘緣由繪圖貼說，聯銜稟覆，奉發新中契王線仰乞
 大憲核俯賜批示祇遵，恭請
 鈞安、伏祈
 查鑒、卑職謹稟
 計呈 繪圖一紙新中契一紙
 一稟 道憲李 稟覆會勘英冊千九百五十五號新契租地並呈圖契由

英册道契 第 2955 號 (三)
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒二十五年三月 日
 候補府左堂高
 上海縣正堂王
 候補常州府督糧分府楊
 候補縣正堂朱

英册道契 第 2955 號 (四)
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

會同會之局在英租界中法租界交界處
會同會之局在英租界中法租界交界處

英領事會助英冊二千九百五十五號新契地並呈圖契由

英領事會助英冊二千九百五十五號新契地並呈圖契由

十三

已查閱丈實畝分四地於該號上中下新契
內批註呈印將上契二紙函送
英領事查收存後矣契內批註四抄
粘費仰印查閱於兩冊內登注備考
此後呈圖契存 謹白

會士局

四月廿六日 初六

此項地契於本月全日勘估在英租界中法租界交界處
二上之四地東面約五厚福地西之管地均為高界地
之在英租界中法租界交界處

英冊道契 第 2955 號 (五)
上海道札飭會士局 1

會士局

九

英領事會助英冊二千九百五十五號新契地並呈圖契由

九份奉本年閏四月二十日會接

英領事會助英冊二千九百五十五號新契地
主票令係祖業戶厚福堂單地約畝三畝零
入契尚未將上下契二份地圖一份併送派員會勘地
印移給等因除查復外合檢圖契九份及圖
便遵照查明單契會同前往該地按址勘丈繪圖貼
說并查該地是否思連一併具呈候查

九份發上契地圖各一份

光緒三十三年五月

初六日

光緒三十三年五月

英冊道契 第 2955 號 (六)
上海道札飭會士局 2

領署文登西保縣、鎮、鄉、地、用、占、地、步、倉、棚、
 不肯、空、地、學、契、糾、葛、而、在、思、事、不、使、勘、行、既、事
 事、和、協、理、合、情、為、免、情、形、先、行、在、此、仰、祈
 大、人、老、校、專、前、恭、叩
 領、事、惟、祈
 無、任、在、此、仰、祈
 一、年、送、東、委、字
 廿七日
 光緒三十三年十月
 日
 候補縣正堂商
 介

英册道契 第2955號(九)
會丈局總辦呈上海道臺稟帖b

會丈局
 十一日
 初五

此項添租單地既在鐵路園用界內自
 應守道退銷惟該原業既一再聲
 請暫緩核准無業以待俟其遷而
 鐵路公司理明知會到局再予勘
 亦陸玉階
 英副領事飭知外仰即查照此據
 十一月二十三日

共列
 總理會丈局清查灘地局委員花園同知銜候補知縣商志
 之

英册道契 第2955號(一〇)
上海道札飭會丈局4

Shanghai-Nanking Railway.

Assistant Engineer's Office, SHANGHAI DIVISION, 12A, SZECHUEN ROAD,

Shanghai, 8th, December, 1906.

Cheo Shao Ting Esq., Dear Sir:

By examining our plans I see that the land marked 1, 2, 3, and 4, is not marked as Shanghai-Nanking Railway property. As to land marked 5, we do not intend to use same for any extension of our Station yard.

Please receive enclosed your land plan.

Yours faithfully,

Maleshuk Smelauz

此係鐵路局
表洋工程師
莊一仿簡

英册道契 第2955號 (一一)
滬寧鐵路公司致會丈局函

中

此契在光

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官暨照會內開今據本國商人哈同 稟請在上海按和約所定界內租業戶盧白記

給出租地契事照得接准 地一段永遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶盧姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 己便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實租無足妨礙方准租住 又查向議章程雖外國人有通融得地之處但無准租地實租與華民轉賃若華民欲在界內租地實租須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登報將其地轉賃分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年二月十三日給 租地 地契 二千九百五十六號

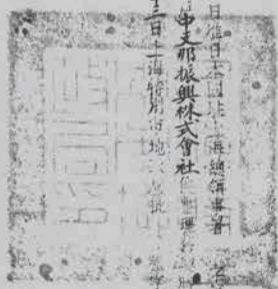
查該地坐落至五保頭面知字行福張福和此批

此項租地係屬會丈局向助後發給五保頭知字行福張福和此批地段係屬會丈局向助後發給五保頭知字行福張福和此批地段係屬會丈局向助後發給五保頭知字行福張福和此批

英一千九百零六年

一千九百十八年十月廿七日和蘭銀行將本契全數轉與高易 租用此批

民國五年二月廿日本局補註



此契於三十三年二月八日經日本領事官... 中華民國二十二年二月二十一日上海領事官... 第一五七四號函

[TRANSLATION.]

TITLE DEED.

Solar's copy

Solar - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Silas Aaron Harrison [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor...

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of 20000

being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be let or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huang Hai 25th year, L. S. 2nd moon 13th day.

24th March 1897

No. of Lot, 2956 } 2956 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 1897 F. Bourne Consul.

英册道契 第2956号 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官暨照會內開本國商人高易行稟請在上海按和約所定界內租業戶陸頌和

給出租地契事照得按准 地一段承遠租 畝分厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶陸頌和 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向職章程離外國人有通融得之虞但無准租地實房與華民轉賃買賣若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年二月十四日給 租地 地契 二千九百五十七號

查該地坐落... 光緒二十六年四月初十日高易行將本契全地轉與通和租用此批



一九百四十一號通知行 查此地轉與薛尔培 租地契 民國三年三月二日未局補註

此契於三月二十二日... 中華民國三年三月三日上海地政局地政司批 中華民國三年三月三日上海地政局地政司批

英册道契 第2957号 (一)

[TRANSLATION.]

TITLE DEED.

Actual copy.

Wai - Superintendent of Maritime Customs for the Province of Keen-nan, Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that Charles Dowdall, John Amis Hanson & Duncan McNeill [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor

Loh Chung bo a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Sixty Eight Hundred (\$6,800.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker. This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese; or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Shanghai 25th year, L. S. 2nd moon 1899.

25th March 1899.

No. of Lot, 2957 } 2957. No. of Title Deed,

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

F. Bourne Consul.

英册道契 第2957號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官壁照會內開今據本國商人高易行稟請在上海按和約所定界內租業戶陸頌和

地一段承遠租 畝分厘毫 其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價共銀六百五十兩 業戶陸頌和 將該地租給該商收用務照後開各條遵行查該外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地價銀無妨碍方准租住 又查向議章程雖外國人有通融得之之權但無准租地價銀與華民轉售賣若華民欲在界內租地價銀須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地數段分或已或人另造房屋租轉華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領須至租地契者

光緒二十五年二月十四日給 租地 地契 二千九百五十八號

查該地坐落於五原頭面知字新面福和此 該地契係由大英總領事官壁照會內開今據本國商人高易行稟請在上海按和約所定界內租業戶陸頌和 業戶陸頌和 將該地租給該商收用務照後開各條遵行查該外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地價銀無妨碍方准租住 又查向議章程雖外國人有通融得之之權但無准租地價銀與華民轉售賣若華民欲在界內租地價銀須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地數段分或已或人另造房屋租轉華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領須至租地契者

一千九百三十年七月一日通知和行 本契全地地契契本契有自租自租用此批

民國廿一年一月八日本局請之

此契於三十一年一月二十五日准日本國駐上海領事官 空第八八一號函 轉立日付於二三四一號往中委亦收與林成會社 俟整理行與時收回契 中華民國三十一年一月二十六日上海特別市地政局批 在字第八四六號



[TRANSLATION.]

TITLE DEED.

Sootai's copy

Sootai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Charles Dowdall, John Amie Hanson & Co. Proprietors* [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor

Yoh Chung-ko a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

now, _____, fms, _____, ls, _____, Acos, bounded
North by _____
South by _____
East by _____
West by _____

That the said Renters pay to the said Proprietor a sum of *two hundred & fifty* (£650⁰⁰)

being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.
Kwang Hui 25th year, L. S. 2nd moon 14th day.

25th March 1899
No. of Lot, 2958 } 2958
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189_____

F. Bourne
Consul.

英册道契 第2958號 (二)

錄批移知事奉
前關道憲李批
貴局會同敝縣稟復會勘英册二千九百五十八號新
契租地並呈圖契由奉批查二十五保頭看知字好
二百九十八號及三百零三號單地自由陸家松與
陸家極同子鼎祥互爭控經
前撫憲暨蘇藩司黃前道行縣勘辦據該前
令以兩造皆有信用官地陸家極又將已轉道契
之廢單匿不繳銷等情具詳當查陸懋功陸家
極戶名轉立道契之地共有若干此外有無割剩
餘地承糧批飭確細查復迄尚未據復道所有
前項陸頌和出租洋高地故是即係互爭案內
充公之地已由陸頌和繳價升科有無別故糾葛
及廢單朦混情弊仰上海縣確切查明具復核
辦一面錄批轉移會文局知照此錄圖契暫存等
因下縣奉此查陸家松等控陸家極佔地一案經黃
前縣親詣勘丈除照西造田單丈足外統共丈多無
單地一畝二分一厘七毫當勘劃界充公在案嗣據文生

前關道憲李批
貴局會同敝縣稟復會勘英册二千九百五十八號新
契租地並呈圖契由奉批查二十五保頭看知字好
二百九十八號及三百零三號單地自由陸家松與
陸家極同子鼎祥互爭控經
前撫憲暨蘇藩司黃前道行縣勘辦據該前
令以兩造皆有信用官地陸家極又將已轉道契
之廢單匿不繳銷等情具詳當查陸懋功陸家
極戶名轉立道契之地共有若干此外有無割剩
餘地承糧批飭確細查復迄尚未據復道所有
前項陸頌和出租洋高地故是即係互爭案內
充公之地已由陸頌和繳價升科有無別故糾葛
及廢單朦混情弊仰上海縣確切查明具復核
辦一面錄批轉移會文局知照此錄圖契暫存等
因下縣奉此查陸家松等控陸家極佔地一案經黃
前縣親詣勘丈除照西造田單丈足外統共丈多無
單地一畝二分一厘七毫當勘劃界充公在案嗣據文生

英册道契 第2958號 (三)

上海知縣移文會文局總辦 a

陸鼎祥以伊父家極與族叔家松等所爭基地地稅
理明所有自業二百九十八號丈多地八分一厘九毫又族叔
名下三百三號丈多地三分九厘八毫情願一併繳價呈請
銷案并求分給執照等情業經批准銷案終照管業并
將所繳地價如數撥充河工經費在案奉批前因陸頌和
是否即文生陸鼎祥其出租洋高地故是否即係該監
生繳價報升前項兩號充公之地現在請轉道契未
據未案聲明無從查核且與號數不符其中有無別
項糾葛及廢單朦混情弊除飭查外合先錄批移知
貴局煩為查照頂移

右

移

會丈洋商租地總局

光緒二十五年六月初七日移



英册道契 第 2958 號 (四)
上海知縣移文會丈局總辦 b

會丈局

札



欽加三福羅清國茲蘇太極署勳年總辦大司 為

札知事查要冊二百九十八號新租地前據該局文明於七繪圖員復當

查三五保頭高知字好二百九十八號及三百零三號單地前由陸松松陸家極

因字鼎祥互爭控經

前據憲暨

蘇藩司前道行縣勘辦據前令以兩造皆有佔用官地陸家極又將已

轉道契之廢單一匿不繳銷等情當以陸松松陸家極尸名轉立道契之地若有

若干以外有無割剩餘地承根經前道查未復稟叙陸頌和出租洋

商地留空否即係五等案內充公之地已由陸頌和繳價升科有無將廢單朦混

因字鼎祥互爭控經

前據憲暨

蘇藩司前道行縣勘辦據前令以兩造皆有佔用官地陸家極又將已

轉道契之廢單一匿不繳銷等情當以陸松松陸家極尸名轉立道契之地若有

英册道契 第 2958 號 (五)
上海道札飭會丈局 a

若干以外有無剩餘地承根經前道批查未復稟叙陸頌和出租洋

商地置業否即係五等業內充公之地已由陸頌和繳價升科有無將廢單騰混

情弊經李爵升道批縣確查核辦錄批轉移該局查照在案現據上海

縣王令申稱所有陸家松將前項^項充繳價之地計共二分一厘五厘現轉道

契相符此外並無剩餘地亦無別項糾葛及廢單騰混情弊查查明訂

界飭保看管之池河貳分五厘據該商地保聲稱已由原業陸道生於上年六

月間自赴清丈局繳價報買給有印單第百五十二號善繼堂陸戶名計地二

分五厘業經管業善情前來除查照局文畝址於前二號上中下新契內批註

蓋印將下契四紙函送

英正領事查收存給外合抄批註札札到該局即便遵照於縣冊登註

母道契

計批抄註

光緒二十五年八月

廿六

日

八月廿九

英册道契 第2958號(六)
上海道札飭會丈局b

為錄札移知事奉

道憲曾 札開查英册二千九百五十七號新契租地前據該局文明畝址繪圖稟復當

查三十五保頭高知字圩三百九十九號及三百零三號單地前由陸家松與陸家楹同子鼎祥

互爭控經

前撫憲暨

蘇藩司黃前道行縣勘辦據黃前令以兩造皆有信用官地陸家楹又將已轉道契之廢

單匿不繳銷等情當以陸懋功陸家楹戶名轉立道契之地共有若干此外有無剩餘

地承根經黃前道批查未復稟叙陸頌和出租洋商地畝是否即係互爭案內充公之

地已由陸頌和繳價升科有無將廢單騰混情弊經 李爵升道批縣確查核辦錄批

轉移該局查照在案現據上海縣王令申稱所有陸家松將前項控爭充公繳價之地計

共畝二分一厘七毫現轉道契相符此外並無剩餘地亦無別項糾葛及廢單騰混情

弊並查明釘界飭保看管之池河二分五厘據該商地保聲稱已由原業陸道生於上年

六月間自赴清丈局繳價報買給有印單第百五十二號善繼堂陸戶名計地二分五厘五

毫已經管業等情前來除查照局文畝址於前二號上中下新契內批註蓋印將下契四

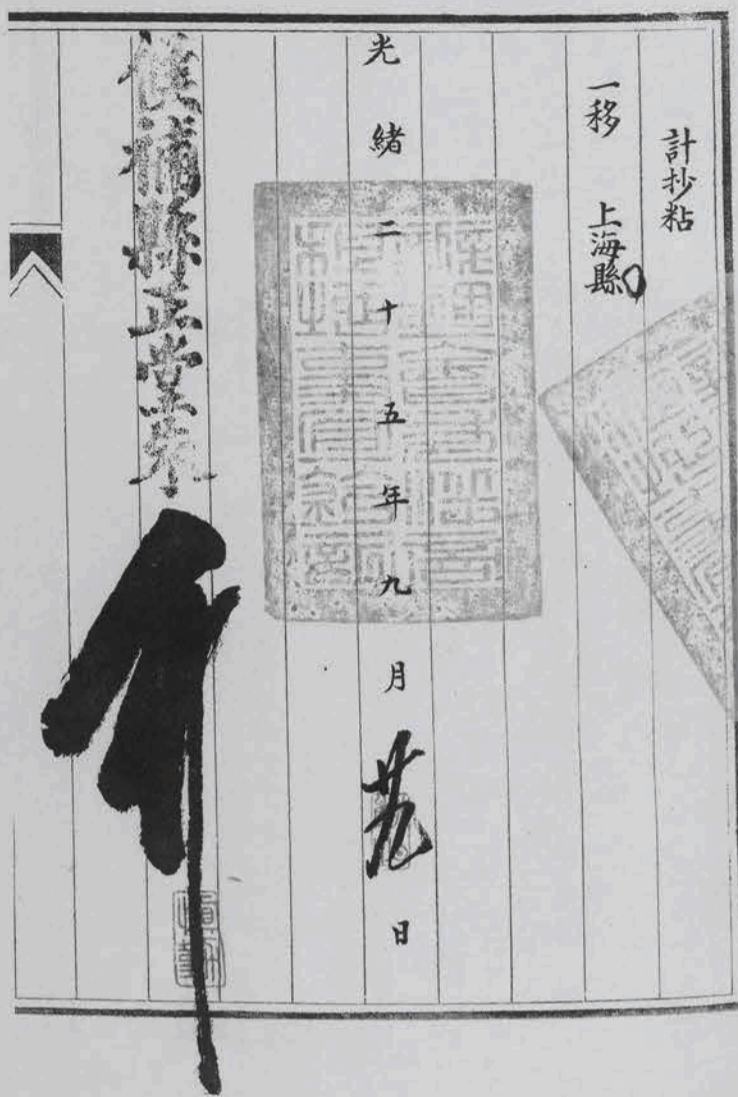
紙函送

英正領事查收存給外合抄批註札札到該局即便遵照於縣冊登註母道等因到局奉此

合行錄札移知為此合移

貴縣煩為查照須移

英册道契 第2958號(七)
會丈局總辦移文上海知縣a



英册道契 第2958號 (八)
會丈局總辦移文上海知縣b

[TRANSLATION.]

TITLE DEED.

Sotai's copy.

Sotai - Superintendent of Maritime Customs for the Province of Keen-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Simon Atkinson & Arthur Dallas* [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor *Wu chiu-chi*

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mow, fan, le, hao, bounded

North by
South by
East by
West by

That the said Renters pay to the said Proprietor a sum of Taels Three hundred ()

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang shie 25th year, L. S. 2nd moon 17th day, 28th March 1899.

No. of Lot, 2959 } 2959.
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this day of 189
F. Bourne
Consul.

英册道契 第2959號 (二)

英一千九百零五年

光緒二十五年二月廿九日

租地 地契 二千九百五十九號

此項地契係由上海道憲... 光緒二十五年二月廿九日

大清欽命監督江南海關分巡蘇松太兵備道蔡
給出租地契事照得接准
大英總領事官照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 春記
地一段承遠租 畝 分 厘 毫 北
每畝給價共 叁 百 兩 正
業戶 姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實冊無足妨礙方准租住
又查向議章程雖外國人有通融得益之處但無准租地實冊與華民轉賃若華民欲在界內租地實冊須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代營業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地攤設分段或已或人另遊房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作廢該地即歸官領至租地契者

英册道契 第2959號 (一)

上海道契 卷一〇

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英領事

大英領事

地一段承遠租

文其年租每畝一千五百文

此項租地係由本領事官... 租地契 二千九百六十號

光緒廿五年二月廿五日給

租地契 二千九百六十號

坐落... 胡聖祥 此批... 租地契 二千九百六十號

一九四〇年五月十日

麥奈馬派 立斯生 司德司

一九四〇年五月十日

光緒三十二年... 中華民國三十三年...



英册道契 第2960號 (一)

[TRANSLATION.]

Substantive copy.

TITLE DEED.

Voai - Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from H.E. BRITANNIC MAJESTY'S Consul-General... North by... East by... West by...

That the said Renter pay to the said Proprietors a sum of... being at the rate of... per mow; and also...

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein...

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party...

A necessary Deed for the Renting of Land. Kuangshui 25th year, L. S. moon 25th day.

5 April 1897

No. of Lot, 2960 } 2960. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this... day of... 1897.

J. Bourne Consul.

英册道契 第2960號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准
大英總領事官照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶
地一段承遠租 畝分厘毫
每畝給價共洋柒百伍拾元正 文其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶未林 春 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住
又查向職章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
前每年不將每畝年租錢一千五百文預付銀號違犯新章者則此契作爲廢紙地即歸官須至租地契者

光緒廿五年三月 初二日給

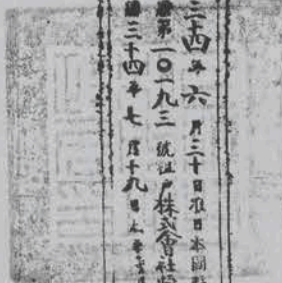
租地 地契 二千九百六十一號

查該地坐落三保二高車字圩面范全負此地
此項租地係由大英總領事官照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶
地一段承遠租 畝分厘毫
每畝給價共洋柒百伍拾元正 文其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶未林 春 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住
又查向職章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
前每年不將每畝年租錢一千五百文預付銀號違犯新章者則此契作爲廢紙地即歸官須至租地契者

英一千九百零五年

一九〇〇年一月五號業廣公司將本契全地轉讓
德 業廣公司 德 業廣公司
施 勃 諾 克 德 諾 克 德 諾 克 德 諾 克
光緒廿五年三月 初二日給

此契於二十四年六月三十日日本國駐上海總領事官簽字第一三八號函
轉交日領事第一〇一九號函以林會社信託公司候理理與時換地新契
中華民國二十四年七月十九日上海工部局地政司批 特字第一三八號



英册道契 第2960號 第2961號

英册道契 第2961號 (一)

[TRANSLATION.]

TITLE DEED.

Sau tai's copy.

Sau tai - Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from H.E. BRITANNIC MAJESTY'S Consul-General, stating that
Brenan Atkinson & Arthur Dallas
[herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor
Sau tai

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mow, _____ fun, _____ le, _____ haou, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of Dollars seven hundred
& fifty (8750⁰⁰)

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renters upon the following conditions:—
Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.
A necessary Deed for the Renting of Land.

Sau tai, 25th year, L. S. _____ moon _____ day.

12th April 1899.

No. of Lot, 2961 } 2961.
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189__

F. Bourne
Consul

英册道契 第2961號 (二)

一四七

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官照會內開今據本國商人司考特稟請在上海按和約所定界內租業戶張德福

給出租地契事照得按准
地一段永遠租 畝 分 厘 毫 北 東 西
每畝給價 共洋八十九元
業戶 張 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住
又查向議章程雖外國人有通融得之之虞但無准租地實房與華民轉賃若華民欲在界內租地實房須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地整段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據
前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年二月二十六日給

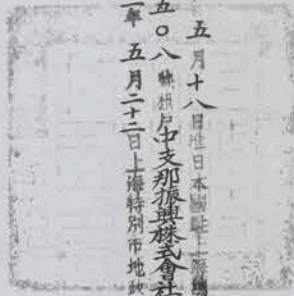
租地 地契 二千九百六十二號

查該地坐落三保三保字村街英界界內此
此項租地係由會同勘復英界界內界下地畝官憲實地估價東至泥塘地西至泥塘地南至泥塘地北至泥塘地
批明蓋印備案光緒二十五年四月七日給

一千九百零五年四月七日裕 和 將六與全 高 易 租用此批 民國四年五月廿一日本局補註

英一千九百零五年

此契於三十三年五月十八日日本國駐上海總領事署 字第六〇八三號
轉立日期七五〇八號 戶支那領事署 字第六〇八三號
中華民國三十三年五月二十二日上海特別市地政局批 租字第六〇一二號



英册道契 第2962號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy

Notar - Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Robert Scott

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Chang Ba-fuh

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mow, _____ fun, _____ le, _____ haou, bounded

North by _____

South by _____

East by _____

West by _____

That the said Renter pay to the said Proprietor a sum of Dollars Eighty (\$80.00)

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuang Wei 25th year, L. S. 2nd moon 26th day.

6th April 1899.

No. of Lot, 2962 } 2962.
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1899.

Consul

英册道契 第2962號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官...

光緒二十五年二月二十七日 租地 二千九百六十三號

光緒二十五年二月二十七日 日給

租地 二千九百六十三號

查此項地契係由... 光緒二十五年二月二十七日

宣統元年六月十四日...

查此項地契係由... 宣統元年六月十四日

查此項地契係由... 宣統元年六月十四日

民國九年十月四日...

英册道契 第 2963 號 (一)

英册道契 第 2962 號 第 2963 號

[TRANSLATION.]

TITLE DEED.

Sao tai's copy.

Wai - Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that...

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor...

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty...

North by... South by... East by... West by...

That the said Renter pay to the said Proprietor a sum of Dollars...

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein...

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being...

A necessary Deed for the Renting of Land.

Xuan-gsteii 25th year, L. S. 27th moon 27th day.

7th April 1899.

No. of Lot, 2963 } 2963. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189.

F. B... Consul

英册道契 第 2963 號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶楊石記

地一段承遠租 畝分 厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶楊石記將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住又查向議章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地盤分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年二月二十七日 日給 租地 地契 二千九百六十五號

查該地坐落五條頭面知字行前陸詠唐此此項租地係由會同商酌後由陸詠唐在界內租地實界之南見實地坐落陸詠唐地西至寶源祥地南到道憲衙門大寶源祥地相鄰地明印備考光緒二十五年二月二十七日給印

英二千九百六十五號

TRANSLATION. TITLE DEED. So'ai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land. I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that...

英册道契 第2965號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官照會內開今據本國商人愛爾德稟請在上海按和約所定界內租業戶張世記

地一段承遠租 畝分 厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶張世記將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住又查向議章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地盤分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月初四日 日給 租地 地契 二千九百六十六號

查該地坐落五條頭面知字行前陸詠唐此此項租地係由會同商酌後由陸詠唐在界內租地實界之南見實地坐落陸詠唐地西至寶源祥地南到道憲衙門大寶源祥地相鄰地明印備考光緒二十五年三月初四日給印

英二千九百六十六號

TRANSLATION. TITLE DEED. So'ai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land. I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that...

英册道契 第2966號 (二)

英册道契 第2966號 (一)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准
大英總領事官璧照會內開今據本國商人高易行稟請在上海按和約所定界內租業戶延昌行

地一段承遠租 畝 分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶延昌 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地費房無足妨礙方准租住
又查向議章程離外國人有通融得之之虞但無准租地費房與華民轉賃若華民欲在界內租地費房須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地費分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀二千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月初一日給

租地契 二千九百六十七號

查該地係由我冊字號本契此批
此契係由上海主領事官璧照會內開今據本國商人高易行稟請在上海按和約所定界內租業戶延昌行
地一段承遠租 畝 分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

一千九百零七年八月九日 愛爾德 易租用此批

英一千九百零七年

此契於二十二年四月八日准日本領事官璧照會內開今據本國商人高易行稟請在上海按和約所定界內租業戶延昌行
地一段承遠租 畝 分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

此契係由上海主領事官璧照會內開今據本國商人高易行稟請在上海按和約所定界內租業戶延昌行
地一段承遠租 畝 分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

英册道契 第2965號 第2966號 第2967號

英册道契 第2967號 (一)

The within lot is composed of the Italia's Lot no. 21.

[TRANSLATION.]

TITLE DEED.

Italia's copy.

Volai - Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Charles Bowdall, John Currie, James & Duncan McNeill
[herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor
Ernesto Friso:

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ moor, _____ fun, _____ le, _____ haou, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of _____

being at the rate of _____ per moor; and also
the Annual Low Rent of Fifteen Hundred Cash per moor Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in

Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:
The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per moor, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuang Hui 20th year, L. S. 30 moon 10th day.

10th April 1897.

No. of Lot, 2967 } 2967.
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1897.

J. Bourne
Consul

二千九百六十七號新契
義冊二十一號
查義冊二十一號由趙祥榮租與延昌行商生食
保十箇念字好土名鄭家浜原丈計實一
更八石四角此項換立二千九百六十七號新契
與原圖相符惟土名應請鄭家浜下流入東字

三月廿日

英册道契 第2967號 (三)
會丈局批文

英册道契 第2967號 (二)

敬稟者竊奉

憲臺札開接

英領事函送英一千九百零二號新契二套、二十八號新契、義銷契上下四紙、請派員會勘、由檢契札發、即會查勘、文繪圖貼說、並查首保人名、併具復等因、奉經卑職等與黃巡檢、會同

英領事所派之員查明原契、除一千九百零二號契地另行勘復外、所有一千九百零七號新契、係由義冊三號銷契、按立、當傳同租戶、督飭亭者地保、前往履勘、按址丈量、積四百二十八步二分六厘、合地、故七分八厘四毫、核與義銷契所載之數相符、四址、東南西面、均至公路、西至金趙二姓地、北至儀記公司地、餘無建碍、該地坐落二十七保十區、土名鄭家浜之東、理合將會勘緣由、繪圖貼說、聯街稟覆、並將奉發新舊契呈繳、仰祈

大察核、俯賜批示、祇遵、謹請

崇安、伏乞

垂鑒、皇職地、謹稟

計呈 繪圖一幅、並錄新中契舊上契各一紙

一稟 道憲、道憲、稟覆會勘義冊三號新契、按立、奉一千九百零七號新契、地並呈圖契由



英册道契 第2967號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒

二十五年

三月

廿二

日



候補府左堂高

上海縣正堂王

准補常州府督糧府楊

候補縣正堂朱

Handwritten signatures and seals of the officials mentioned in the text, including the candidates for the court and the local magistrate.

英册道契 第2967號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

大清欽命監督江南海關分巡蘇松太兵備道蔡

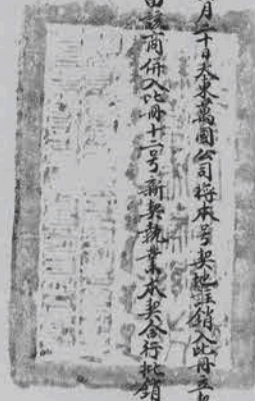
給出租地契事照得接准 大英總領事官璧照會內開今據本國婦人 白羅氏 稟請在上海按和約所定界內租業戶 金祿記 張萬鈺

地一段承遠租 畝 分 厘 毫 北 東 西 南 每畝給價共洋一千四百九十元一角五分 其年租每畝一千五百文 每年預付銀號等因前來本道已飭 業戶 金祿記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住 又查向章程雖外國人有通融得之之權但無准租地實界與華民輕轉買賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月初一日給 租地 地契 二千九百六十八號

查該地係在英租界內...

光緒二十五年三月初一日給 租地 地契 二千九百六十八號



光緒二十三年六月十日奉 英國公司將本英地...

英册道契 第2968號

英册道契 第2968號 (一)

[TRANSLATION.]

TITLE DEED.

Jo'ai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Suzanne Brunat [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor, Chee Koh-chi & Cheong Kien-tsin a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ...

That the said Renter pay to the said Proprietor a sum of Dollars one thousand four hundred ninety seven & cents fifty five (\$14497.55) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in any way with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kiao-yeh-shi 25th year, L. S. 3rd moon 1st day, 18th April 1899.

No. of Lot, 2968 } 2968 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189...

英册道契 第2968號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官羅氏照會內開今據本國商人白羅氏稟請在上海按和約所定界內租業戶金祿記

地一段承遠租 畝分厘毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶金祿記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住 又查向議章程雖外國人有通融得之之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月初一日給 租地 地契 二千九百六十九號

查該地係由英商羅氏所租...

此項租地係由英商羅氏所租... 光緒二十五年三月初一日給...

英二千九百六十九號

[TRANSLATION.]

TITLE DEED.

Solai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor...

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars four hundred ninety nine and fifty (4199.50)

being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have scilicet by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Shanghai 25th year. L. S. 10th April 1899. No. of Lot, 2969. No. of Title Deed, 2969. REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

英册道契 第2969號 (二)

中 此契卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官羅氏照會內開今據本國商人瑞第門稟請在上海按和約所定界內租業戶李閣

地一段承遠租 畝分厘毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶李閣 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住 又查向議章程雖外國人有通融得之之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月初四日給 租地 地契 二千九百七十號

查該地係由英商羅氏所租...

此項租地係由英商羅氏所租... 光緒二十五年三月初四日給...

英二千九百七十號

一千九百零五年三月一日高

易 格好芬 芬羅敦

民國四年五月五日

此契於三十三年三月三日(日)准日本國駐上海總領事署 轉立日曆為五九八二號因信交地產株式會社...



英册道契 第2970號 (一)

The within Lot is composed of the Italian Lot No. 19.

[TRANSLATION.]

TITLE DEED.

Santai's copy.

Santai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *James Robert Smythman* [herein described and called the Renter.] has applied to Rent in perpetuity from the Proprietor *Ach. Pein*

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
 _____ mow, _____ fun, _____ le, _____ Ansu, bounded

North by _____
 South by _____
 East by _____
 West by _____

That the said Renter pay to the said Proprietor a sum of _____

being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker. This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kiau-tseii 25th year, L. S. 3rd moon 4th day.

13th April 1899

No. of Lot, 2970 } 2970.
 No. of Title Deed, }

REGISTRATION COMPLETED AT
 H.B.M. CONSULATE-GENERAL, SHANGHAI,
 this _____ day of _____ 189 _____

J. Bourne
 Consul

英册道契 第2970號 (二)

中
此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官羅照會內開今據本國商人羅林 稟請在上海按和約所定界內租業戶張琳氏

給出租地契事照得按准

地一段承遞租 畝 分 厘 毫 北 東 西 南
 每畝給價共洋貳百元
 業戶 張 琳 將該地租給該商收用務照後開各條履行查核外國人按和約在界內租定地畝却不能由
 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無妨碍方准租住
 又查向章程雖外國人有通融得租之處但無准租地實房與華民轉售若華民欲在界內租地實房須由
 總領事官與中國官憲酌給蓋印憑據始准准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
 國總領事官並違犯稅准登籍將其地權變分段或已或人另造別屋轉租華民居住若未領兩國官憲允准憑據
 並每年不將銀錢年租一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十五年二月初五日 給 租地 地契 二十九百七十一號

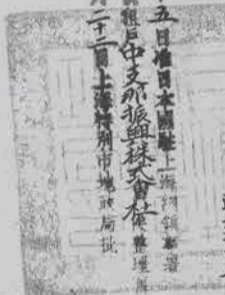
英二千九百七十一號

查該地坐落至三條二面華字行而地全與此
 此項租地契由中國官憲酌給蓋印憑據始准准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
 國總領事官並違犯稅准登籍將其地權變分段或已或人另造別屋轉租華民居住若未領兩國官憲允准憑據
 並每年不將銀錢年租一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

一九四〇三三號子費通和行

白 山 衣
 通和有限公司

光緒二十二年七月十五日
 光緒二十二年七月二十七日



此契於 35 年 3 月 15 日
 有續收以計 35 年 6 月 10 日
 中華民國 35 年 6 月 10 日
 上海地政局

英册道契 第2971號 (一)

[TRANSLATION.]

TITLE DEED.

Sattai's copy.

Solai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that

Thomas John Rowland [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor:

Chang Cui Shi & Cui Shi

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

mow, fms, ls, aoy, bounded

North by

South by

East by

West by

That the said Renter pay to the said Proprietors a sum of Dollars Two Hundred (200)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 20th year, L. S. 2nd moon 2nd day.

14th April 1899.

No. of Lot, 2971 } 2971.

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

英册道契 第2971號 (二)

敬啟者竊查該管卷內奉 憲臺札委會勘英册二千九百六十六號新契業將二千九百六十六號契地查明勘丈繪圖查覆 在案茲查二千九百六十三號新契係英商大勝行租華民吳昌言坐落上邑二十七保南十二面 字圩號內地所交田單係四百六十六號方名吳茂佳則田六分六毫查該單內四百六十六號之六分六毫 六分六字又六毫兩字均係挖補吊查該面版與糧冊四百六十六號以下祇另有四百六十五號一戶 陸佳計則田二分二厘三毫即吊查是號田單據該高地保聲稱此號單地已奉 升科局充公單已遺失無可呈驗等語是可見前號挖補之單係以吳茂佳方名四百六十五號 田單挖去五字另以他處廢單內筆跡相同之六字補入此單作為四百六十六號又挖去則田分 一字補換六字并挖去二厘三毫四字補換六毫作六分六毫實無疑義此等挖補田單向不 准立道契前總理楊倅未及稟辦移交到單職接理等職等依查近來挖補田單屢請道 契之事層見叠出且係將廢單內筆跡相同之字挖補令人無疑此等奸民若不懲一儆百 未足以昭炯戒應請 憲臺札行 縣飭提該原業吳昌言到案說明根究照例嚴辦以儆效尤至此項田單係由 班正領事交來仍照向章同原契繳還英署免致中多枝節除已由黃巡檢補告知 班領事請其傳諭該商退還原業并將二千九百六十三號契地另行勘復外理合將查明二元 百六十三號契地田單挖補緣由聯銜稟覆奉發中契呈繳是否有當仰乞 大察核俯賜批示祇遵恭請 鈞安伏祈

英册道契 第2973號 [原契證已佚] (一)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

再登皇憲批護稟

計呈繳新中契紙

一稟道憲李 稟獲英冊于九月三日新契租地田單地補繳契費由

光緒二十五年四月廿一日



候補縣正堂朱

[Signature of Zhu]

上海縣正堂王

[Signature of Wang]

候補府左堂高

[Signature of Gao]

英册道契 第2973號 (二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

稟獲英冊于九月三日新契租地田單地補繳契費由

廿五

欽命 欽此
欽加三品銜 欽此
欽此
欽此

仰在札飭上海縣立提原業吳
昌言訊明根完並將一千九百七
十二號未印新契送交
英正領事核銷可也此啟
五月廿一日

上海

英册道契 第2973號 (三)

上海道札飭會丈局

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

為

給出和地契事照得按准
大英總領事官暨照會內開今據本國商人瑪利孫葛末敦稟請在上海按和約所定界內租業戶三條堂
地一段承遠租 畝 分 厘 毫 北 東 西 南
每畝給價大銀貳百九十二兩正 其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶三條堂 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實冊無足妨碍方准租住
又查向該章程雖外國人有通融得租之處但無准租地實冊與華民轉賃實若華民欲在界內租地實冊須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地轉段分段或己或人另造別冊轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月三十日給

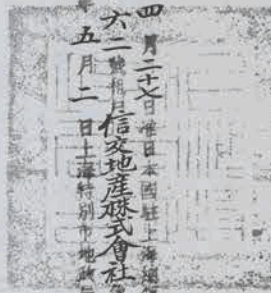
租地 地契 二千九百七十四號

查該地坐落三條堂前番周子雲此批
此項地契係由會同勘復坐落三條堂前番周子雲此批
到道該商應將大英總領事官暨照會內開今據本國商人瑪利孫葛末敦稟請在上海按和約所定界內租業戶三條堂
地一段承遠租 畝 分 厘 毫 北 東 西 南
每畝給價大銀貳百九十二兩正 其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶三條堂 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實冊無足妨碍方准租住
又查向該章程雖外國人有通融得租之處但無准租地實冊與華民轉賃實若華民欲在界內租地實冊須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地轉段分段或己或人另造別冊轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

英一千九百零七年

一千九百零七年一月十七日

和 白 司 馬 德 朗 德 生 租用此批 民國五年一月一日



此契於三十三年四月二十七日日本國駐上海總領事署 字第五六三九號
轉立日期第 七〇六二號 信文地產株式會社 經理 經理 經理 經理
中華民國三十三年五月二日上海特別市地政局批 租字第五五六七號

英册道契 第2974號 (一)

[TRANSLATION.]

TITLE DEED.

Sachai's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from Her BRITANNIC MAJESTY'S Consul-General, stating that
Gabriel James Morrison & Frederick Montague Manton
[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor
Sa-n-hi Yang
a Lot of Land, situated within the Boundaries of Ground set apart in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
... mow ... fan ... sr ... kaou, bounded
North by ...
South by ...
East by ...
West by ...

That the said Renters pay to the said Proprietor a sum of two hundred and twenty two
two (No. 292) ...
being at the rate of ... per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuang Hoi 21st year, L. S. 3rd moon 30th day.

9 May 1899.
No. of Lot, 2974 } 2974
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this ... day of ... 1899.
F Bourne
Consul

英册道契 第2974號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

大英總領事官照會內開今據本國商人瑪禮孫葛敦稟請在上海按和約所定界內租界戶張子卿松亭

給出租地契事照得接准... 地一段承遠租... 每畝給價共洋壹千... 光緒二十五年三月初八日給

光緒二十五年三月初八日給

租地 地契 二千九百七十五號

查該地坐落... 光緒二十五年三月初八日給

英二千九百七十五號

一千九百零四年三月四日

馬立師

馬斯德

馬立師

民國廿年二月廿日



此契於二十二年二月十二日准... 中華民國三十三年二月廿日

英册道契 第2974號 第2975號 第2976號

英册道契 第2975號 [原英契已佚]

中

大清欽命監督江南海關分巡蘇松太兵備道李

大英總領事官照會內開今據本國商人瑪禮孫葛敦稟請在上海按和約所定界內租界戶金長春協記

給出租地契事照得接准... 地一段承遠租... 每畝給價共銀壹千... 光緒二十五年三月初八日給

光緒二十五年三月初八日給

租地 地契 二千九百七十六號

查該地坐落... 光緒二十五年三月初八日給

英二千九百七十六號

TRANSLATION. TITLE DEED. Superintendent of Maritime Customs for the Province of Kean-nan... I have received a communication from H.E. BRITANNIC MAJESTY'S Consul-General... 17th April 1899. No. of Lot, 2976. No. of Title Deed, 2976. H.B.M. CONSULATE-GENERAL, SHANGHAI.

一五九

英册道契 第2976號 (二)

英册道契 第2976號 (一)

中

大清欽命監督江南海關分巡蘇松太兵備道李

為

給出租地契事照得接准

大英總領事官照會內開今據本國商人瑪利標為東教願請在上海按和約所定界內租界戶協記彭誠記金公記

地一段永遠租 畝 分 厘 毫 北 東 西 南

每畝給價共銀七百五十兩 正 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶協記等 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住

又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月初八日給

租地 地契 二千九百七十七號

查該地原係...

此項租地係由會同勘驗...

光緒二十六年二月十六日...

此項租地係由會同勘驗...

光緒二十六年二月十六日...

英二千九百七十七號

一千九百一十三年七月十五日瑪利標為東教將本契地轉與德和租用此

查此契原有地任職分任厘捌現據會同勘驗...

一千九百一十七年二月二日德和將本契地轉與馬立師租用此

查此契原係英國駐上海領事官...



英册道契 第2977號 (一)

[TRANSLATION.]

TITLE DEED.

Wooten's copy.

Superintendent of Maritime Customs for the Province of Kean-non...

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General...

That the said Renter pay to the said Proprietor a sum of...

The conditions of this Deed, therefore, are:—That if the said Renter...

A necessary Deed for the Renting of Land.

Shanghai 20th year, L. S. 20 moon 8th day.

17th April 1897.

No. of Lot, 2977 2977.

No. of Title Deed, 2977.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI.

this day of 1897.

英册道契 第2977號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

為

給出租地契事照得接准

大英總領事官照會內開今據本國商人張來德稟請在上海按和約所定界內租界戶朱金華地處

地一段承遠租 畝 分 厘 毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給價共洋壹千五百元正 業戶朱金華 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無妨碍方准租住

又查向議章程雖外國人有通融得之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年三月初六日給

租地 地契 二千九百七十八號

查該地墾墾于光緒九年克字行商願生此批

此項租地係由會同勘復地墾于光緒九年克字行商願生此批

光緒二十五年五月三十日張來德將本號文實地陸畝分并畝致事轉共雷四德道租此批

一千九百零七年五月十七日雷四德將本契全地轉共馮德租此批

英二千九百七十八號

查此契准英國駐上海領事署由本契前租主馮德將全地轉共泰利有限公司租用等因准此相應知批以資執管此批
中華民國二十二年八月十九日上海市土地局批印



此契於三十一年十一月十六日准日領事署署 字第七五七六號
轉立日領事署九五九〇號 林利泰利有限公司 代理經理 林利泰利有限公司
中華民國二十二年十一月二日 上海市土地局批印 字第八〇六〇號

英册道契 第2977號 第2978號 第2979號

英册道契 第2978號 [原英契已佚]

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

為

給出租地契事照得接准

大英總領事官照會內開今據本國商人張來德稟請在上海按和約所定界內租界戶張英實地處

地一段承遠租 畝 分 厘 毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給價共洋壹千三百元正 業戶張英實 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無妨碍方准租住

又查向議章程雖外國人有通融得之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年三月初六日給

租地 地契 二千九百七十九號

查該地墾墾于光緒九年克字行商願生此批

此項租地係由會同勘復地墾于光緒九年克字行商願生此批

光緒二十五年五月三十日張來德將本號文實地陸畝分并畝致事轉共雷四德道租此批

一千九百零七年五月十七日雷四德將本契全地轉共馮德租此批

英二千九百七十九號

查此契准英國駐上海領事署由本契前租主馮德將全地轉共泰利有限公司租用等因准此相應知批以資執管此批
中華民國二十二年八月十九日上海市土地局批印



此契於三十一年十一月十六日准日領事署署 字第七五七六號
轉立日領事署九五九一號 林利泰利有限公司 代理經理 林利泰利有限公司
中華民國二十二年十一月二日 上海市土地局批印 字第八〇六一號

一六一

英册道契 第2979號 (一)

[TRANSLATION.]

TITLE DEED.

Actual copy.

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter,] has applied to Rent in perpetuity from the Proprietor

Chang-fou-tang-shi-shao; & Co. & Co. a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by... South by... East by... West by...

That the said Renter pay to the said Proprietors a sum of Dollars one thousand three hundred & twenty (1,320.00)

being at the rate of... per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Muang Hsin 20th year, L. S. 3rd moon 6th day.

1899

No. of Lot, 2979 } 2979 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

英册道契 第2979號 (二)

此契存卷

大清欽命 監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英總領事官照會內開今據本國商人 裴來德

願請在上海按和約所定界內租業戶

地段一段承遠租 畝分 厘毫 北 東 西

每畝給價共銀七百五十三元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶 曹 姓 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住

又查向職章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准蓋印將其地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢地即歸官須至租地契者

光緒二十五年三月初六日 給 租地 地契 二千九百八十號

查該地坐落子兒橋九龍廟前徐鎮脚此批

此項租地係由會同勸業道曹君九龍廟前徐鎮脚徐家後南見齊地陸畝壹分伍厘四毫至其地南至程姓及潘姓地西至小路並曹姓地北至英界二千九百九十五號至九百九十七號界地均開列道該商其地實界分四段管業相應批明蓋印備查光緒二十五年四月初五日批

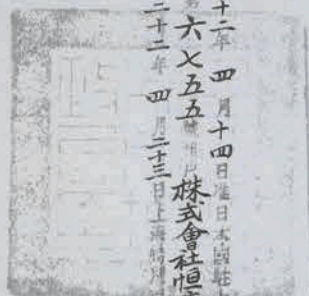
光緒二十五年五月三十日裴來德將本說文實地陸畝壹分伍厘四毫轉與共雷德連租此批

一千九百零七年五月十五日雷德連將本契地轉與共雷德連租此批

英二千九百八十號

查此契准英國駐上海總領事署署長由前租主鴻慈將全地轉與英利有限公司租用等因准此相應加批以資執管此批 中華民國二十六年八月十九日上海市土地局批印

此契於三十三年四月十四日准日本國駐上海總領事署署長由前租主鴻慈將全地轉與英利有限公司租用等因准此相應加批以資執管此批 中華民國三十三年四月二十三日上海市土地局批印



英册道契 第2980號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Wang Jai-sun* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by
South by
East by
West by

That the said Renter pay to the said Proprietors a sum of *Three hundred & Dollars thirty (\$300 & 30⁰⁰)*

being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai 25th year, L. S. 3rd moon 6th day.

15th April 1899
No. of Lot, 2980 } 2980
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1899
F. Bourne
Consul

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Wang Jai-sun* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by
South by
East by
West by

That the said Renter pay to the said Proprietor a sum of *Three hundred Dollars (\$300⁰⁰)*

being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai 25th year, L. S. 3rd moon 6th day.

15th April 1899
No. of Lot, 2981 } 2981
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1899
F. Bourne
Consul

英一千九百零九年

光緒二十五年三月初六日給地契二千九百八十一號

大清欽命監督江南海關分巡蘇松太兵備道李
給出租地契事照得接准
大英總領事官照會內開今據本國商人裴來德
稟請在上海按和約所定界內租業戶王松生
地一段承遠租 畝分厘毫
每畝給價共洋三萬九千正
業戶王姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官在視其租地實房無足妨碍方准租住
又查向章程離外國人有通融得之之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地轉與分租或已租人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付繳納違犯斯章者則此契作為廢紙地即歸官須至租地契者

此租地契係由大英總領事官照會內開今據本國商人裴來德稟請在上海按和約所定界內租業戶王松生地一段承遠租每畝給價共洋三萬九千正業戶王姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官在視其租地實房無足妨碍方准租住又查向章程離外國人有通融得之之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地轉與分租或已租人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付繳納違犯斯章者則此契作為廢紙地即歸官須至租地契者

中

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英總領事官羅照會內開今據本國商人裴來德稟請在上海按和約所定界內租業戶陳惠庭

地一段承遠租 畝 分 厘 毫 北 東 西 南

每畝給價 共洋 五十九元 正 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶 陳 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住

又查向議章程雖外國人有通融得之之權但無准租地實界與華民租地實界在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並直憲批准登籍將其地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月初八日給

租地 地契 二千九百八十二號

查該地坐落子也孫子苗念字行舊陳耀芳此批

查該地坐落子也孫子苗念字行舊陳耀芳此批

查該地坐落子也孫子苗念字行舊陳耀芳此批

查該地坐落子也孫子苗念字行舊陳耀芳此批

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查該地坐落子也孫子苗念字行舊陳耀芳此批

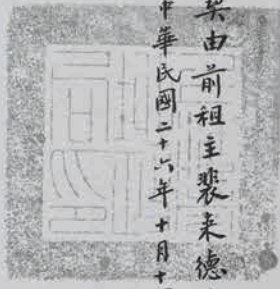
查該地坐落子也孫子苗念字行舊陳耀芳此批

查該地坐落子也孫子苗念字行舊陳耀芳此批

查該地坐落子也孫子苗念字行舊陳耀芳此批

查該地坐落子也孫子苗念字行舊陳耀芳此批

查此契准英國駐上海總領事署由前租主裴來德將全地轉與公共租界工部局租



英册道契 第2982號 (一)

[TRANSLATION.]

TITLE DEED.

actor's copy.

Li — Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Chen Hui-ting a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars 247 (247.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in

them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any House or Tenements of whatever kind thereon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuang-hui 20th year. L. S. 3rd moon 8th day.

17th April 1899.

No. of Lot, 2982 } 2982

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

Y. Bouine Consul.

英册道契 第2982號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

大英總領事官照會內開今據本國商人裴來德稟請在上海按和約所定界內租界內黃瀛洲

地一段永遠租 畝分厘毫北 東 西 南 其年租每畝一千五百文每年預付銀號因前來本道已飭 業戶黃姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向職章程雖外國人有通融得之之權但無准租地實房與華民觀轉貨買若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地轉讓分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將每畝年租銀一千五百文預付銀號違犯新章者則此契作廢概地即歸官須至租地契者

光緒二十五年三月初八日給

租地 地契 二千九百八十三號

查該地坐落子面念字竹前金梅亭此批

光緒二十六年五月初九日裴來德將本契又交與裴其閣合商(租)此批 宣統三年八月二日裴其閣將本契全地轉與裴其閣(租)用此批 民國元年六月二十七日裴其閣將本契全地轉與裴其閣(租)用此批 裴其閣將本契全地轉與裴其閣(租)用此批

一千九百二十七年五月二十五日裴其閣將本契全地轉與裴其閣(租)用此批

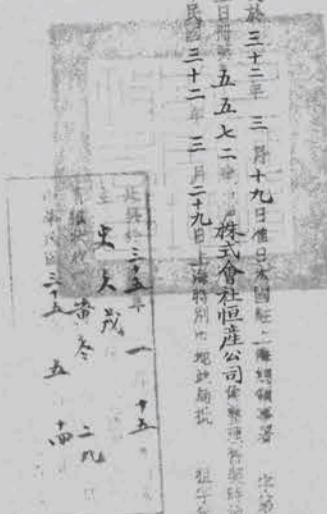
查此契准英國駐上海總領事署由本東由前租主鴻慈地產公司將全地轉與裴其閣(租)用此批

中華民國二十二年二月二十日上海市工部局批印

一千九百二十五年十月二十日新沙遜洋行

與恒業地產公司租用此批

此契於三十三年三月十九日准日本國駐上海總領事署 轉立日期五五七二號 株式會社恒業地產公司 中華民國三十三年三月二十九日 租字第四〇七九號



英册道契 第2982號 第2983號

英册道契 第2983號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars per month being at the rate of per month; and also the Annual Low Rent of Fifteen Hundred Cash per month Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions: Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, when, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per month, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Huang Hai 20th year. L. S. moon & day.

17th April 1899. No. of Lot 2983. No. of Title Deed, 2983.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

英册道契 第2983號 (二)

一六五

中

大清欽命監督江南海關分巡蘇松太兵備道李

大英總領事官暨照會內開今據本國商人高易

地一段承遠租 畝分風毫北 東 西 南

每畝給價共洋貳百五十九元九角五分正其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶李 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住

又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不願明本

國總領事官並道憲批准蓋印憑據將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年三月初八日給 租地 地契 二千九百八十四號

查該地坐落... 此項租地防礙... 到道該商應照... 光緒二十五年三月四日 監製 印給

英一千九百一十五年

民國十三年八月十三日全地併入日本冊三十四一號契內本契

[TRANSLATION.]

TITLE DEED.

Satoh's copy.

Superintendent of Maritime Customs for the Province of Keon-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Bowdall, John Currie, James Duncan, & James Mill [herein described and called the Renters.] have applied to Rent in perpetuity from the Proprietor

Li Chang Chi a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by... South by... East by... West by...

That the said Renters pay to the said Proprietor a sum of Dollars... fifty & cents ninety five (\$200.95) being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Shanghai 25th year, L. S. 3rd moon 8th day.

17th April 1899.

No. of Lot, 2984 } 2984. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

英册道契 第2984號 (二)

英册道契 第2984號 (一)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

大英總領事官暨照會內開今據本國商人高易

地一段承遠租 畝分風毫北 東 西 南

每畝給價共洋三百九十九元九角五分正其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶李 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住

又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不願明本

國總領事官並道憲批准蓋印憑據將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年三月初八日給 租地 地契 二千九百八十五號

查該地坐落... 此項租地防礙... 到道該商應照... 光緒二十五年三月四日 監製 印給

英一千九百一十五年

民國十三年八月十三日全地併入日本冊三十四一號契內本契

光緒二十三年三月三日 高易 穆 哈 租地契 二千九百八十五號

此契業經... 中華民國三十三年六月二十日... 第一二九三號

英册道契 第2985號 (一)

[TRANSLATION.]

TITLE DEED.

Saotai's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Bowdell, son of Currie Hanson & Duncan McNeill [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

Li Chang chi a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars three hundred unity six & cents forty five (\$ 396.45) per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Shanghai 20th year, L. S. 3rd moon 8th day.

17th April 1897. No. of Lot, 2985. No. of Title Deed, 2980.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1897. F. Bourne Consul

會文局

札

札飭事本年六月二十三日接

英副領事寶來函以一千九百十五號添租契

因該方以該契現有急需請即發還前來函希

將該契帶轉以應急需等因查前經添租地前

經札飭該局查勘在案茲接前因除將是號下

契一紙先行檢還外合就札飭札到該局即便送

還將前卷一千九百十五號上契運送



英署查收具抄世道此札

宣統



廿四

日

宣統二年六月



日

英册道契 第2985號(四)

上海道札飭會丈局b

施彌德

第五百四十九號

四十二號

啟者查二千九百八十五號契地升添故地一案前因訟案未結未克核辦詳復契遂為之延擱茲據該商稟稱訟事業已理明應請趕辦等語前來合行據情函致

貴縣請煩查照希即飭查如所訟果已理結則請將該號添契趕速核辦尅日申復為荷此頌

日社

十月初七日

Handwritten signature or mark.

英册道契 第2985號(五)

英國駐滬領事致上海知縣函

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准 大英領事官照會內開今據本國商人 高易 稟請在上海按和約所定界內租業戶 李昌記

地一段永遠租 畝 分 厘 毫 北 東 南 西 每畝給價共洋貳千八百九十九元五角五分其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 李 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程外國人有通融得之慮但無准租地實界與華民轉賃實若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每畝不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年二月初八日給 租地 地契 二千九百八十六號

查該地係李七保土商前向收據此 此項租地係李七保土商前向收據此 咸豐元年李七保土商前向收據此

英二千九百八十六號

[TRANSLATION.]

TITLE DEED.

Bestai's copy.

So'a-i Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Dowdall, John Currie, Hanson, & Duncan & Co. Mill [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor

Li Chang-chi a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars Two thousand and Eighty nine cents ninety five (\$2,889.95) being at the rate of

per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 25th year, L. S. 3rd moon 8th day.

17th April 1899

No. of Lot, 2986 } 2986 No. of Title Deed, }

F. Bourne Consul

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

英册道契 第2986號 (二)

英册道契 第2986號 (一)

李七保土商地保白收據具覆

大老爺幕下切有高易轉立英册契九百零九號道契即升科單李昌記名

第五號四六號所轉至於金福記有單違限未驗致被充公在案幸

金福記校據控求蒙 縣憲訊明抗限不驗自取其咎飭身查覆得

兩單昆連亭考細文除去升科故分多地約有五份均留金福記地上各

有界限身誠恐日後頑生爭執既奉查覆故稟請 憲可吾鈞批

仍給金福記領執並非單在憲局留存實情金福記全已充公因兩單

毗連併轉一紙道契執餘之地高易照道契監界亦係留出據實稟覆

伏乞

電鑒施奪實為公便上呈

光緒二十七年七月

李

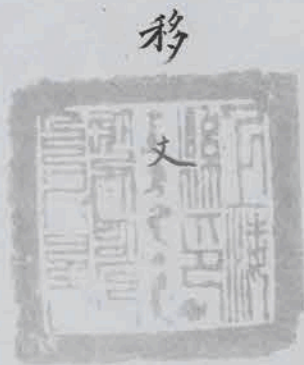
日

英册道契 第2986號 (三) 上海縣二十七保十一圖地保稟帖

英册道契 第2986號

一六九

移文



七月廿日

移催事案據金福銓控副保白歧臻將伊價買張益祥芒保
 十一高作字圩單戶盛文寶等戶地擅名盜賣未提訊追等
 情據經飭提該副保案供明金福銓所業田畝因原單出抵在
 外清文局傳驗無單致奉充公名變由李升記繳價升科現已轉
 換道契等語旋據該副保稟查該田由高易洋商請轉英冊二千
 九百八十六號道契當時會文局勘丈除升科單外餘地五分有奇留
 存金福銓名下地已立界稟請飭領等情據經移查在案茲據金
 福銓具呈前來除批示外相應移催為此合移
 貴局希煩查明迅賜見復以憑核斷望切須移

英冊道契 第2986號(四)
上海知縣移文會文局總辦 a

右

辦理租界會文局

移



光緒二十七年七月十八日

日移

英冊道契 第2986號(五)
上海知縣移文會文局總辦 b

為移復事准
 貴縣移據金福銓控副保白岐發將伊價買張益祥下七保十五作字圩單戶盛文寶等
 地控名並賣等情據經飭提該副保供明金福銓田畝由李升記繳價升耕已轉英冊下
 九百八十六號道契當時會丈局勘丈除升科單外餘地五分有奇留存金福銓名下稟請飭
 領前來查此項餘地五分有奇當時因何並未併充公果否由局留給金福銓名下移項查
 明見復以憑核辦等因准此查英冊三千九百八十六號道契係由李昌記將該苗四百五號戶李
 昌記升科單地十二畝七分三厘六毫又四百六號五畝分九厘七毫租與高易洋商轉立前號道契
 當時由蓋戳之地保白岐發領丈與升科單畝分相符並未聲明有單充公亦未提及尚有留
 存餘地茲准前因即經傳詢該地保白岐發稟稱英冊三千九百八十六號道契即李昌記升
 科單地因金福銓有單遠限未驗致被充公查得升科單兩紙毘連併轉一紙道契照單丈
 見外約餘地五分留在金福銓地上高易照道契界等情具稟前來查做局會勘洋商租
 地向港地保同業戶領丈前項金福銓充公之地因何並未併充公留有餘地當時該地保既
 未聲明做局無從得悉應請飭傳該地保白岐發等嚴行究詰以免勝樂相應查案備文
 移復為此合移
 貴縣請填查照施行須移
 一移 上海縣汪

英册道契 第 2986 號 (六)
會丈局總辦移文上海知縣 a

光緒二十七年九月
 候補縣正堂陳
 日

英册道契 第 2986 號 (七)
會丈局總辦移文上海知縣 b

原契

具稟民人徐三

稟為有單地私行併契求請扣出事切身有祖遺地坐落二王保土高作字圩內第三百五號業戶徐木信則田貳分正該地已與並無一千九百八十五號業地東北角毗連現被該高地保將身所執前項單地貳分領文併入前號契內聞悉之下即將前項田單呈驗在案身伏思洋商出租華人單地應由業戶

出立租契並收地價方能併契身並不出立租契又未收過地價無異地保竟敢領文若不稟請扣出該地身所執之單以作廢單况該地價昂貴顯見地保匿起田單希圖吞價為此急迫理合據實稟明伏乞

局憲大老爺 電鑒俯賜 恩准將身執業單地貳分扣出未便入契以全真魂公

侯萬代感戴上稟

光緒三十四年二月

呈

英册道契 第2986號(八)
上海縣二十七保十一圖原華人業主稟帖

附券

具切結二十七保土高地保羅梅生全具到會大局長 案下實結得竊奉 飭查作字圩六百五號威明法戶名則田五分九厘四毫之單地坐落何處即查明具復等因奉此伏查身高內作字圩六百五號威明法戶名則田五分九厘四毫該地坐落威家宅西首惟查該單地上早經裝有英册二千九百八十六號道契界石當時將何種單地將立身無從查悉奉飭前因合具切結是實

民國十年七月

上五

日二十七保土高羅梅生



英册道契 第2986號(九)
上海縣二十七保十一圖地保具結

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

大英總領事官璧照會內開今據本國商人瑪利孫葛美敦稟請在上海按和約所定界內租界戶陳治毅堂

給出租地契事照得接准... 地一段永遠租... 每畝給價共洋壹千三百元... 光緒二十五年三月初一日給

光緒二十五年三月初一日給

租地 二千九百八十七號

英一千九百零九年

此契租地係屬會同勘復原有地畝... 光緒二十五年三月初一日給

一千九百零九年六月十日工部局

光緒二十五年三月二十六日... 中華民國二十二年四月四日

此契於... 中華民國二十二年四月四日

英册道契 第2987號

英册道契 第2987號 (一)

[TRANSLATION.]

TITLE DEED.

Saotai's copy

Li - Superintendent of Maritime Customs for the Province of Keon-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James... hereinafter called the Renters] has applied to Rent in perpetuity from the Proprietor

Chen Yi Koh Sang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by... South by... East by... West by...

That the said Renters pay to the said Proprietor a sum of Dollars One thousand three hundred (\$1,300.00) per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuangshui 20th year, L. S. 3rd moon 10th day.

19th April 1899

No. of Lot, 2987 } 2987. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

F. Bourne Consul

一七三

英册道契 第2987號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英總領事官盛照會內開今據本國商人裴來德稟請在上海接和約所定界內租界戶劉福記

地一段承遠租 畝分厘毫北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶劉福記將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無妨碍方准租住又查向職章程離外國人有通融得之慮但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據前每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月十一日給地契 租地 二千九百八十八號

查該地坐落上海英租界高東聖字坊高東洋雲此批 此項地契係由該商向領事官稟請開辦查該地坐落英租界高東聖字坊高東洋雲此批 到道憲商應照大英總領事官稟請開辦查該地坐落英租界高東聖字坊高東洋雲此批

此契租地現由該商向領事官稟請開辦查該地坐落英租界高東聖字坊高東洋雲此批 英領事官將契據下契註銷外將中兩契註銷並印備考光緒二十五年六月十六日江蘇海關監督李批

英二千九百八十八號

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tai Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Winifred Alford Comyn Platt [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars six hundred & forty (6640 00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenements there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang-hui 20th year, L. S. 20th April 1899.

No. of Lot, 2988. No. of Title Deed, 2988.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

F. Bourne Consul.

英册道契 第2988號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道袁

給出租地契事照得接准

大英總領事官霍照會內開今據本國商人通和行稟請在上海通商口岸承租賃業戶邵周記

地一段計 畝分厘毫北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶邵周記將該地租給該商收用倘該商前代管業之人將來以其地轉租不稟明本國總領事官移稟登籍及每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十七年九月二十六日給地契 租地 二千九百八十九號

查該地坐落上海英租界高東聖字坊高東洋雲此批 此項地契係由該商向領事官稟請開辦查該地坐落英租界高東聖字坊高東洋雲此批 到道憲商應照大英總領事官稟請開辦查該地坐落英租界高東聖字坊高東洋雲此批

英册

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Superintendent of Maritime Customs for the Province of Kiang-nan Intendant of the Su-sung-tai Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brennan Atkinson & Arthur Dallas [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

a Lot of Land, situated at the Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters have paid to the said Proprietor a sum of Dollars one thousand & one hundred (81,100 00)

being at the rate of per mow; and also that he will pay the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:—

That if the said Renters, his or their Successors or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul for his assent and concurrence, and through him to the Intendant for the time being, and for the due registration of the Transaction in their respective Records; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, after being ordered to do so, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang-hui 27th year, L. S. 6th November 1899.

LOT No. 2989.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

C. P. Stephens Vico-Consul.

英册道契 第2989號 (二)

英册道契 第2989號 (一)

大清欽命監督江南海關分巡蘇松太兵備道袁

給出租地契事照得接准

大英總領事官霍照會內開今據本國商人大通和行稟請在上海通商口岸承租租賃業戶部閱記

地一段計 畝分厘毫北 南 東 西
給價共洋四元正每畝計價 正其年租每畝一千五百文每年預付銀號等
因前來本道已飭業戶部 將該地租給該商收用倘該商並後代營業之人將來
以其地轉租不與本國總領事官移道登籍及每年不將每畝年租銀一千五百文預付
銀號違犯斯章並經嚴飭仍不遵則此契作為廢紙地即歸官須至租地契者

光緒二十七年九月二十六日 給地契第二千九百九十號

查該地坐落三保至面般字行面徐三保當于百里
此項地契係由王會分七號契內劃出五本契此批
打北路北至寶山縣米路繪圖到道該商應於文部政司管業所存此契不備估相照明蓋印備考
光緒二十七年二月七日

the whole lot is composed of portions of cancelled lots 2147 3364

SHANGHAI.

[TRANSLATION.]

TITLE DEED.

Yuan - Superintendent of Maritime Customs for the Province of Kiang-nan
Intendant of the Su-sung-tai Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from H.R. BRITANNIC MAJESTY'S Consul-General, stating that
Briman Atkinson & Arthur Dallas
[herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor
Shao San-chi
a Lot of Land, situated at the Port of Shanghai, measuring in area
mow, fms, ls, aous, bounded
North by
South by
East by
West by

That the said Renters has't paid to the said Proprietor a sum of Dollars four hundred
(60000)

being at the rate of _____ per mow; and also
that he will pay the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the
Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renters upon the following conditions:-
That if the said Renters, his or their Successors or Assigns, shall hereafter make over his or their
interest in the Ground now rented to another party, without reporting the same to his or their Consul
for his assent and concurrence, and through him to the Intendant for the time being, and for
the due registration of the Transaction in their respective Records; or if the said Renters neglect to
pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, after being ordered to do
so, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship
of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.
A necessary Deed for the Renting of Land.

Shanghai 27th year, L. S. 9th moon 26th day.
6th November 1901.
LOT No. 2990.

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 19____

G. O. Phipps
Vice-Consul.

8009.01.

英册道契 第2990號 (二)

英册道契 第2988號 第2989號 第2990號 第2991號

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英總領事官霍照會內開今據本國商人大勝行稟請在上海按和約所定界內租業戶部閱記

地一段計 畝分厘毫北 南 東 西
每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶部 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由
己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住
又查向職章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不與本
國總領事官並道憲批准登籍將其地轉與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月十二日 給地契第二千九百九十一號

查該地係由一千八百七十七號契內劃出五本契此批
此項地契係由王會分七號契內劃出五本契此批
打北路北至寶山縣米路繪圖到道該商應於文部政司管業所存此契不備估相照明蓋印備考
光緒二十五年五月十八日監督官印給

光緒廿一年七月初八日英華書館

此契於二十四年六月十九日准日本國駐上海總領事署字第九六號函
轉立日册第一〇一五號社以爲支那保險協會社保險費時換給新契
中華民國二十四年六月十九日 特字第九六

基督教會 謹用此契

光緒二十五年六月十八日 監督官印給

英册道契 第2991號 (一)

The within Lot is composed of a portion of Lot No. 1887.

[TRANSLATION.]

TITLE DEED.

Sattai's copy

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Norman Edwin Oswald Philips Cameron [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor John Black Cameron

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsin 20th year, L. S. 3rd moon 12th day.

21st April 1899.

No. of Lot, 2991 } 2991. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

F. Bourne Consul

上海道契 卷一〇

英册道契 第2991號 (二)

[TRANSLATION.]

TITLE DEED.

Sattai's copy

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Winifred Alford Cameron Platt [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Chen Chin-hua & Chang Hsin-pao

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of Dollars one thousand seven hundred (\$1,700.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsin 20th year, L. S. 3rd moon 13th day.

22nd April 1899.

No. of Lot, 2992 } 2992. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

F. Bourne Consul

英册道契

中

大清欽命監督江南海關分巡蘇松太兵備道李... 大英總領事官... 光緒二十五年三月十三日... 查該地墾墾... 光緒二十五年三月十三日... 地租地契... 二千九百九十二號

一七六

英册道契 第2992號 (二)

英册道契 第2992號 (一)

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英總領事官璧照會內開今據本國商人裴來德稟請在上海按和約所定界內租業戶曹阿勝陳六秀蔡茂茂

地一段承遠租 畝分 厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶曹陳張姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住

又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地整段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢地即歸官須至租地契者

光緒二十五年二月十五日給

租地 地契 二千九百九十三號

查該地坐落克備高念字圩高陳權芳此批

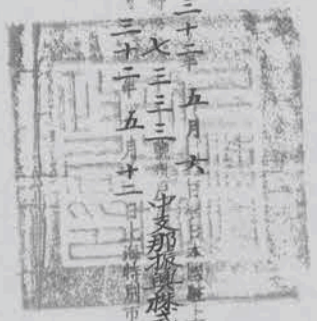
此租地契係由大英總領事官璧照會內開今據本國商人裴來德稟請在上海按和約所定界內租業戶曹阿勝陳六秀蔡茂茂地一段承遠租 畝分 厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶曹陳張姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢地即歸官須至租地契者

英千九百零五年

一千九百零五年一月五日裴來德

白海林立郎

批 民國四年五月十一日主府轉註



此契於三十三年五月六日由本國領事官曹阿勝陳六秀蔡茂茂轉立日期 七三三三號 中支那領事官曹阿勝陳六秀蔡茂茂 中華民國三年五月十二日上海特別市地政局批 註冊第五八三六號

英册道契 第2992號 第2993號

英册道契 第2993號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors a Lot of Land, situated within the Boundaries of Ground set apart in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ...

That the said Renter pay to the said Proprietors a sum of Dollars One thousand (\$1,000.00) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions: Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huang Hui 20th year, L. S. 20th moon, 15th day.

24th April 1899.

No. of Lot, 2993 } 2993. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189...

F. Bourne Consul

英册道契 第2993號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英總領事官璧照會內開今據本國商人裴來德

地一段承遠租

每畝給價共洋八千九百元

業戶裴陸金姓

已便亦不得轉與別國未曾准住中國之人

又查向職章程離外國人有通融得之

總領事官與中國官憲酌給蓋印

並每年不將每畝年租銀一

文其年租每畝一千五百文

總領事官查視其租地實界

民欲在界內租地實界須由

人將來以其地轉與不稟明本

國總領事官准准准准准准

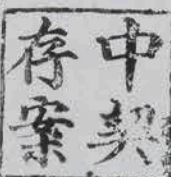
租地

地契

二千九百九十四號

光緒二十五年三月十五日給

存案



民國十九年六月二十日全契地分五共冊三千七百七十三



英册道契 第2994號 (一)

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

I, Superintendent of Maritime Customs for the Province of Kean-nan, Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Winpis alured company Platt [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor, Kung Yao chow & Co. jin, Lok ah lung & Co. jin, pas a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ...

That the said Renter pay to the said Proprietor a sum of Dollars Eight hundred (\$800) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:— Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Kuanghsin 25th year, L. S. 21st moon 15th day. 21st April 1899. No. of Lot, 2994 } 2994. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189...

英册道契 第2994號 (二)

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准 大英總領事官照會內開今據本國商人 裴來德 稟請在上海按和約所定界內租業戶願...

地一段永遠租 畝分厘毫北 每畝給價共洋 四千一百五十二元...

光緒二十五年三月十五日 日給

租地 二千九百九十五號 地契

查該地原係... 一千九百零六年六月廿六日裴來德將本契全地轉與雷西德租用...



查此契原有地拾柒畝... 地拾肆畝肆分肆厘... 路北至新開路...

民國十九年六月二十日全地分契英冊第 2994 號第 2995 號...

英册道契 第 2994 號 第 2995 號

英册道契 第 2995 號 (一)

[TRANSLATION.]

TITLE DEED.

Sattai's copy.

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tas Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from H.E. BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

That the said Renter pay to the said Proprietor a sum of Dollars Four hundred and fifty (\$450.00) being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities...

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records...

25th year, L. S. 20th April 1899 No. of Lot, 2995 } 2995 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this... day of... 1899 F. Brown Consul.

英册道契 第 2995 號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英總領事官照會內開今據本國商人 通和行 稟請在上海按和約所定界內租界

地一段承遠租 畝 分 厘 毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給價 共洋壹千壹百元 查該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

業戶 恒和公司 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未准准在中國之中國人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住

又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不願明本

國總領事官並道憲批准准將該地租給分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月十八日給

租地 地契 二千九百九十六號

查該地坐落之徐五面形字高王子培此批

此項租地係由前領事官與通和行商議將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

宣統元年七月二十日通和行將本契轉與羅漢租用此批

英一千九百九年

宣統二年二月初一日羅漢將本契轉與老五司租用此批

此項租地係由前領事官與通和行商議將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

查此與原有地貳拾伍畝肆毫分租契外他壹畝陸分玖厘伍毫合計本契共有實地貳拾陸畝陸分玖厘玖毫四厘東至海格路及李



英册道契 第2996號 (一)

[TRANSLATION.]

TITLE DEED.

Sactai's copy.

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Bruner Atkinson & Arthur Dallas [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

That the said Renters pay to the said Proprietors a sum of Dollars Seven hundred (7,000) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:-That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuang Hoi 25th year, L. S. 3rd moon 15th day.

27th April 1897.

No. of Lot, 2996 } 2996.

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1897.

F. Bourne Consul

英册道契 第2996號 (二)

大清欽命監督江南海關分巡蘇松太兵備道李

大英總領事官照會內開今據本國律師相文稟請在上海按和約所定界內租界戶蘇周氏于秉錫

給出租地契事照得接准... 將該地租給該商收用務照後開各條... 總領事官與中國官憲酌給蓋印憑據始可准行...

光緒二十五年三月十九日給

租地 二千九百九十七號

查該地坐落... 此項租地... 光緒二十五年三月十九日... 租地契二千九百九十七號

查該地坐落... 此項租地... 光緒二十五年三月十九日... 租地契二千九百九十七號



英册道契 第2996號 第2997號

英册道契 第2997號 (一)

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Li - Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from H.M. BRITANNIC MAJESTY'S Consul-General, stating that William Ken Drummond [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors... a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai...

That the said Renter pay to the said Proprietors a sum of Dollars Three hundred (6300 00) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kwang Hui 20th year, L. S. 32 moon 19th day.

28th April 1897.

No. of Lot, 2997 } 2997. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of 1897. F. Bourne Consul

一八一

英册道契 第2997號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英領事官璧照會內開今據本國商人瑪利孫葛來教稟請在上海按和約所定界內租業戶寶源祥

地一段承遠租 畝 分 厘 毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給價共洋五百元正 業戶寶源祥 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住

又查向章章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地體段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯新章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年四月初九日給地契 租地 二千九百九十八號

查該地坐落三子保字面金梅亭此批 新設寶源祥會館前地坐落三子保字面金梅亭此批 民國八年二月七日全地併立英册九千二百七十九號新契本契註銷

英二千九百九十八號

[TRANSLATION.]

TITLE DEED.

copy

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Greston [herein described and called the Renter-3] has applied to Rent in perpetuity from the Proprietor

Pa. Yuan Shiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter-3 pay to the said Proprietor a sum of Dollars Two hundred (\$200)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter-3 upon the following conditions:-

Foreasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter-3, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter-3, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter-3 neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huangshan 20th year, L. S. 18th May 1899 No. of Lot, 2998 } 2998. No. of Title Deed, } 7. Bourne Consul.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

英册道契 第2998號 (二)

英册道契 第2998號 (一)

啟者竊奉 前憲臺札開接 英正領事班 函送三子保字面金梅亭此批 勘丈繪圖貼說並查面保土名具復等因奉此 等遵與黃巡檢補會同 英正領事所派之員查明前四號新契均係業戶寶源祥將坐落上邑三子保字面金梅亭 好境內地分契出租與洋商瑪利孫葛來教為業當傳同業戶督飭字者地保前柱各 該地分別履勘按址丈量查得二千九百九十八號新契係念字圩一百九十九號戶名王敬華則田 二畝二分二厘內劃租一畝一分二厘又抵還道庫墊款案內第十五號并科照戶名徐協記五 分又十八號六分六厘八毫計田單下半紙又并科照二紙共地二畝二分七厘八毫文見積四百五 十五步七分六厘合計地一畝八分九厘九毫應批存餘單三分七厘九毫四址東西均至路南 北均至王姓地主名金家宅以此又查二千九百九十九號新契係念字圩一百五十九號戶名沈 錫榮則田一畝又王敬華八分二厘六毫計田單二紙共地一畝八分二厘六毫文見積四百三十 八步合計地一畝八分二厘五毫餘單五毫應予批銷四址東至金姓地南至王姓地西至池浜 北至金陳二姓地主名金家宅以西又查三千號新契係念字圩十六號戶名張全寶則田一分 又沈和尙一畝二分計田單二紙共地一畝三分文見積三百九十步四分合計地一畝二分一厘應批存 餘單九厘四址東至張姓地南至路西至徐姓並念佛堂蓋路北至洪土名小開港又查三千一 號新契係念字圩一百八十九號戶名王敬華則田一畝五分二厘一毫內劃租一畝三分計田單 上半紙文見積二百七十七步二分合計地九分五毫又南首公路一條係契內之地文見積七步六分

英册道契 第2998號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

八厘合地三厘二毫，兩共實地九分三厘七毫。核與前租田單一畝三分之數，餘單三分六厘三毫。應予批存。四址東至王姓地，並河南至洪西北均至王姓地。土名金家宅北。以上四地均無遺礙。惟三九百九十九號契地東首有南北斜路一條，闊四尺三寸。號契地西首有南北出路一條，闊三尺。又三十一號契，南首洪邊公路，闊一丈二分。應請於該三號契內，分別批明，不准阻塞。餘無遺礙。除將田單批明，同原契發還，並畧外，理合將會勘緣由，分繪圖說，聯銜稟覆，奏發新中契呈錄，仰乞

大 察核，俯賜批示，祇遵，恭請

鈞 安，伏祈

肅 鑒，卓 裁，謹 稟

計呈 繪圖四紙，并錄新中契四紙

一 稟 道憲 鈞 稟 覆 會 勘 緣 由 三 十 九 百 九 十 九 號 新 契 租 地 並 呈 圖 說 由

光緒二十五年六月廿八日

英册道契 第2998號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

候補縣正堂朱

上海縣正堂王

候補府左堂高

英册道契 第2998號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 c

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

為

大英總領事官照會內開今據本國商人瑪札孫葛萊敦稟請在上海按和約所定界內租界戶寶源祥

地一段承遠租

畝分厘毫

北

南

東

西

東

西

東

西

每畝給價共洋五百五十一元正

文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶寶源祥將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准在中國之中國官憲與總領事官查視其租地實界無足妨礙方准租住

又查向議章程雖外國人有通融得之無准租地實界與華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地整段分段或已或人另造別屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十五年四月初九日給地契二千九百九十九號

光緒二十五年四月初九日

日給

租地契二千九百九十九號

查該地坐落子兒保子面念字行番金梅亭此批

此項地契係由前領事官瑪札孫葛萊敦稟請在界內租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或已或人另造別屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

英二千九百九十九號

一九一七年五月廿日瑪札孫葛萊敦

一九一七年五月廿日瑪札孫葛萊敦

一九一七年五月廿日瑪札孫葛萊敦



此契於三十三年五月十二日... 中華民國三十三年五月十九日...

英册道契 第2999號 (一)

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that Gabriel James Morrison & Joseph de Montague Gratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor...

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

North by... South by... East by... West by...

That the said Renters pay to the said Proprietor a sum of Dollars Two hundred & 44 (200.44)

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Kuang Hei 20th year, L. S. 18th moon 9th day.

No. of Lot, 2997 } 2999 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899. F. Bourne Consul.

英册道契 第2999號 (二)

英册道契 第2999號 第3000號 第3001號

[TRANSLATION.]

TITLE DEED.

Satoh's copy.

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel... herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor...

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

North by... South by... East by... West by...

That the said Renters pay to the said Proprietor a sum of Dollars Four hundred (400)...

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection...

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, without their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 25th year, L. S. 4th moon 9th day.

18th May 1899

No. of Lot, 2000 3000.

No. of Title Deed,

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

F. Bourne Consul

英册道契 第3000號 (二)

英三千號

光緒二十五年四月初九日

租地契 三千號

查該地坐落... 准租... 光緒二十五年四月初九日

大英總領事官... 將該地租給該商... 光緒二十五年四月初九日

大清欽命監督江南海關分巡蘇松太兵備道李

為

英册道契 第3000號 (一)

三千一號

光緒二十五年四月初九日

租地契 三千壹號

查該地坐落... 准租... 光緒二十五年四月初九日

大英總領事官... 將該地租給該商... 光緒二十五年四月初九日

大清欽命監督江南海關分巡蘇松太兵備道李

為

英册道契 第3001號 (一)

[TRANSLATION.]

TITLE DEED.

Saitai's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Monnier Frederic Montague Gratton [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars two hundred (200.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huangobai 25th year, L. S. 4th moon 9th day.

18th May 1899.

No. of Lot, 3001 } 3001. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

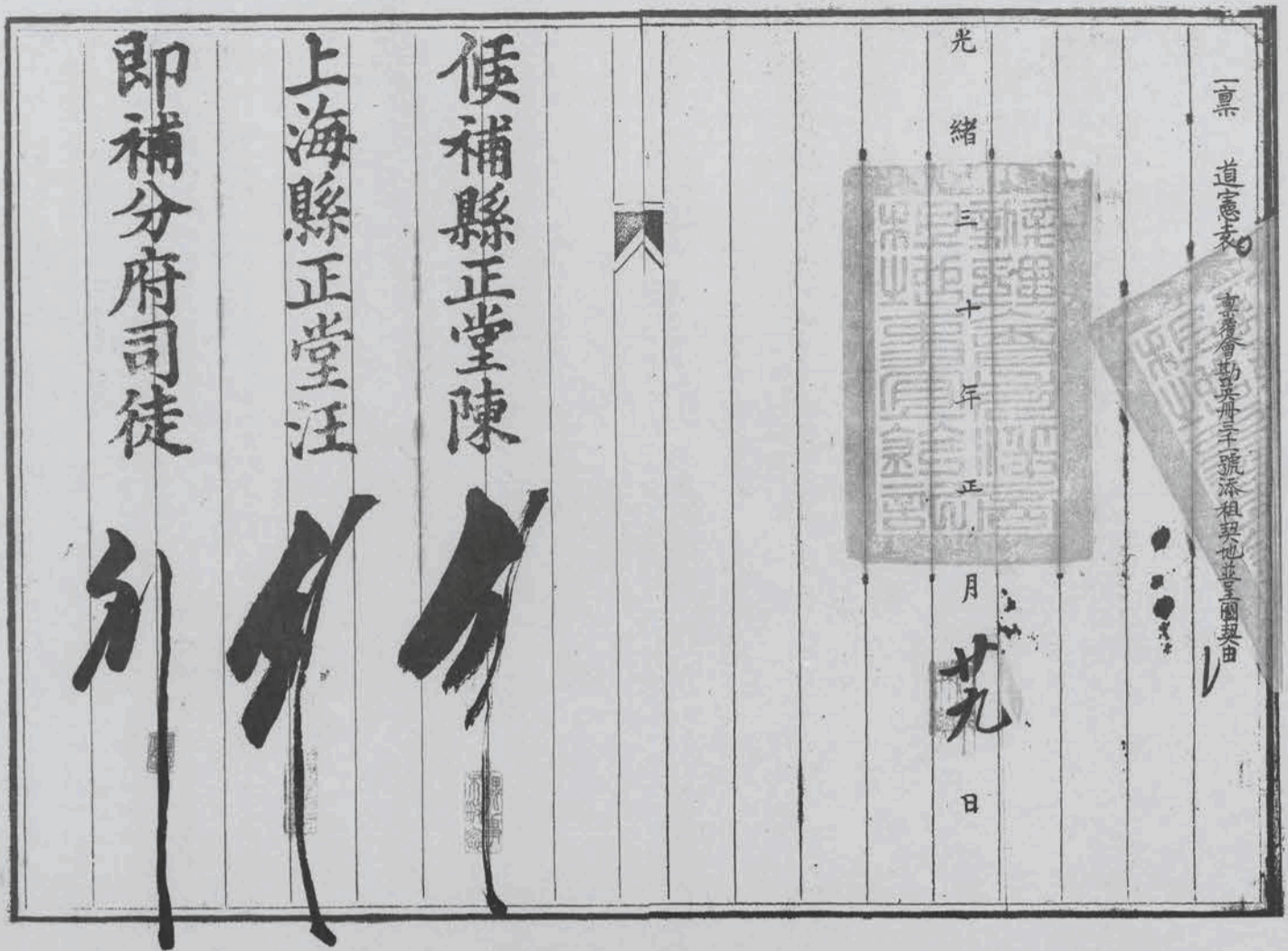
F. Bourne Consul

英册道契 第3001號 (二)

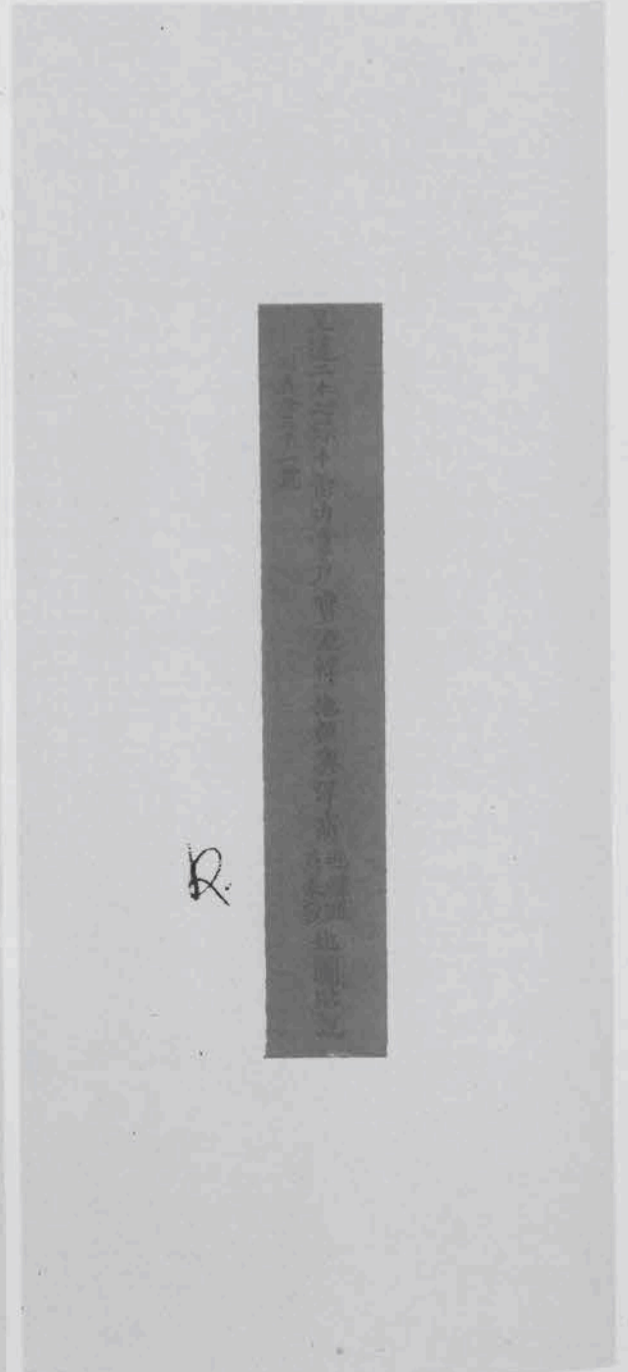
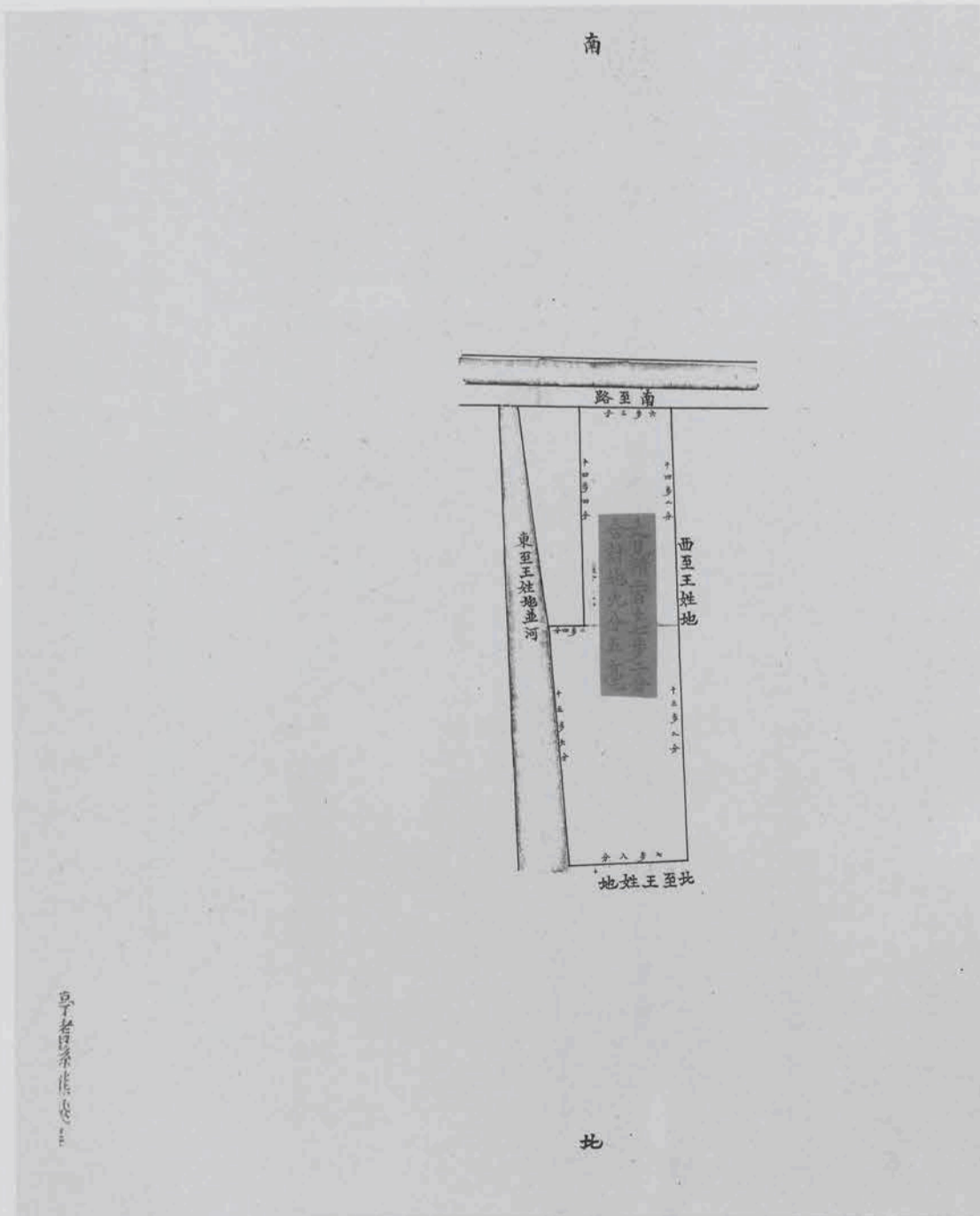
敬啟者竊奉 憲臺札開接 英副領事慈 來函據三子號契地租主稟稱該契地前者承租業戶寶源祥地畝三分 除本號契地九分三厘七毫應剩餘地約計三分六厘三毫批存原單今請併添入本號契內 將單契呈請核辦前來將上下契送請派勘等由檢契札飭查明會文繪圖具復等因奉此 卑職等遵與黃令翰會同 英副領事所派之員查明原契田單係由洋商勝業添租業戶寶源祥將坐落上邑二十七保十 黃念字好一百九十九號戶名王敬華則田畝五分三厘三毫內除劃出運路丈見寬地九分三厘三毫 立前號新契外批剩餘單二分六厘三毫計田單一角今請添入本契當傳同業戶督飭業者 地保前往履勘此項添租單地與原租契地係屬毗連按址丈見積五十五分六分四分四 厘核與餘單二分六厘三毫之數少地一分三厘三毫田單批明四址東至瞿姓地西至英冊手九 百九十八號地南至本契地北至任姓地至本契原租地九分三厘七毫合之此次添租地二分四厘本 契共有地一畝七分七厘七毫除將田單批明同原契發還英署並將圖說交由工部局查核無訛 理合將會勘緣由繪圖貼說聯銜稟復奉發上契呈繳仰祈 大人察核俯賜批示祇遵恭請 鈞安伏乞 垂鑒卑職謹稟 計呈 繪圖二幅並繳上契紙

英册道契 第3001號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a



英册道契 第3001號 (四)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



英册道契 第3001號 (五)
會丈局繪製地塊圖

中

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英總領事官覽照會內開今據本國商人 愛爾德 稟請在上海按和約所定界內租業戶 森泰公司

地一段永遠租 畝 分 風 毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 森泰 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向職章程雖外國人有通融得之之虞但無准租地實界與華民轉賃實若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月二十五日給 租地 地契 三千貳號

查該地坐落子元係在面西沈瑞山此批 此項租地係會同勘復登簿至保三高德字行主該家渡寬寬他或該分宜慶東西北三面向對該地地圖列道該商應照實實分四區管理 相應批明並印備考光緒二十五年五月初八日監督印給

民國九年二月十日全地併入英冊第六百五號契內本契註銷

英冊道契

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Algar [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor & Sun Hai roo

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of Dollars Two hundred & fifty (\$250.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:-That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai 25th year, L. S. 3rd moon 25th day. 4th May 1897.

No. of Lot 3002 } 3002. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1897. F. Bourne Consul.

英冊道契 第3002號(二)

英冊道契 第3002號(一)

中

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英總領事官覽照會內開今據本國商人 愛爾德 稟請在上海按和約所定界內租業戶 森泰公司

地一段永遠租 畝 分 風 毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 森泰 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向職章程雖外國人有通融得之之虞但無准租地實界與華民轉賃實若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月二十九日給 租地 地契 三千叁號

查該地坐落子元係在面西沈瑞山此批 此項租地係會同勘復登簿至保三高德字行主該家渡寬寬他或該分宜慶東西北三面向對該地地圖列道該商應照實實分四區管理 相應批明並印備考光緒二十五年五月初八日監督印給

民國十二年六月四日全地轉立日本冊六百五十七號新契本契註銷

英冊道契

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Algar [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor & Sun Hai roo

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of Dollars One hundred (\$100.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:-That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai 25th year, L. S. 3rd moon 29th day. 8th May 1897.

No. of Lot 3003 } 3003. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1897. F. Bourne Consul.

英冊道契 第3003號(二)

英冊道契 第3003號(一)

30023
中書局一三冊

敬稟者竊奉

憲臺札開 核

英領事班 函送英冊千九百七十四三三三號新契三套請派員會勘等由檢契札飭會查
勘文繪圖說並查保土名一併具復等因奉准卓職等與黃池檢勘會同

英領事所派之員查明原契田單除千九百七十四號契地另行勘覆外所有三三三號新契
均係業戶森泰公司將坐落上邑二十七條三三號德字圩內外科單地分契出租與洋商愛爾

德為業立前兩號新契當傳同業戶會勘字者地保前往履勘逐一按址丈量查三三三號新契
係附交四百三十五號戶名森泰公司新田單一紙計則田二畝五分二厘二毫丈見積五百七十八步八分

八厘合地二畝四分二厘二毫核與田單二畝五分二厘二毫之數少地一分四厘東西北三面均至盛姓地南

至俞姓地又查三三三號新契係附交四百三十六號戶名森泰公司新田單一紙計則田九分五厘六毫

六厘積百九十步八厘合地七分九厘二毫核與田單九分五厘六毫之數少地一分六厘四毫四厘東南兩面

均至張姓地西至盛姓地北至公路以上兩地四址均無違碍土名談家渡所多之單已無餘地除將餘單批

銷同原契發還英署外理合將會勘緣由繪圖說詳街實履奉發新中契呈繳仰祈

大憲核俯賜批示祇遵恭請

鈞安伏乞

五 謹 稟

計呈 繪圖三幅並繳新中契二紙

一 稟 道憲 查得英冊千九百七十四三三三號新契租地並呈圖契由

英領事班 函送英冊千九百七十四三三三號新契三套請派員會勘等由檢契札飭會查

勘文繪圖說並查保土名一併具復等因奉准卓職等與黃池檢勘會同

英領事所派之員查明原契田單除千九百七十四號契地另行勘覆外所有三三三號新契

均係業戶森泰公司將坐落上邑二十七條三三號德字圩內外科單地分契出租與洋商愛爾

德為業立前兩號新契當傳同業戶會勘字者地保前往履勘逐一按址丈量查三三三號新契

係附交四百三十五號戶名森泰公司新田單一紙計則田二畝五分二厘二毫丈見積五百七十八步八分

八厘合地二畝四分二厘二毫核與田單二畝五分二厘二毫之數少地一分四厘東西北三面均至盛姓地南

英册道契 第3003號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒二十五年四月廿一日



候補縣正堂朱

[Signature]

上海縣正堂王

[Signature]

候補府正堂高

[Signature]

英册道契 第3003號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

英册道契 第3002號 第3003號

中

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人 鉛門 稟請在上海按和約所定界內租業戶 陳培齋 為

地一段承遠租 畝分 風 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 陳培齋 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向章章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月三十日給 租地 地契 三千肆號

查該地坐落五保頭面知字好而後稱和此 此項地稅務會同商酌復議至五保頭面知字好而後稱和此 寶邑界路圖到商酌復議至五保頭面知字好而後稱和此 光緒二十五年三月三十日給 租地 地契 三千肆號 光緒二十五年三月三十日給 租地 地契 三千肆號

英三千零四號

英册道契 第3004號(二)

[TRANSLATION.] TITLE DEED. Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land. I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that John Black Cameron [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chiu Sai chai a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mou. sun. le. haou, bounded North by South by East by West by That the said Renter pay to the said Proprietor a sum of Dollars Two hundred 200 (18250) being at the rate of per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker. This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:— Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mou, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land. Muang Shui 20th year, L. S. 300 moon 30th day. 9th May 1899. No. of Lot, 3004. 3004. No. of Title Deed, J. Bourne Consul. REGISTRATION COMPLETED AT H.H.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

英册道契 第3004號(一)

中

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人 愛尔德 稟請在上海按和約所定界內租業戶 徐友記 為

地一段承遠租 畝分 風 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 徐友記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向章章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月三十日給 租地 地契 三千伍號

查該地坐落五保頭面知字好而後稱和此 此項地稅務會同商酌復議至五保頭面知字好而後稱和此 寶邑界路圖到商酌復議至五保頭面知字好而後稱和此 光緒二十五年三月三十日給 租地 地契 三千伍號 光緒二十五年三月三十日給 租地 地契 三千伍號

英三千零五號

光緒二十五年五月十四日由業主 推登記收付黃銀 壹千六百元 審定完竣 上海市政局批

英册道契 第3005號(一)

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Albert Edmund Atgar
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Loi Yee-chi

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mow, _____ fun, _____ le, _____ haow, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Dollars seven hundred*
(*700 00*)

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.
Niang Loi 25th year, L. S. *3rd* moon *30th* day.

9th May 1889

No. of Lot, *3005* } *3005*
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189 _____

F. Bourne
Consul.

300 206.

英册道契 第3005號 (二)

敬啟者竊奉 於一千八百八十七年
前外憲李 札勅英册三千四百七十九號新契業將三千七百七十九號契地查明勘丈繪圖
覆在案茲查三千四百七十九號新契係由業戶陳培齊將坐落上邑二十五保一區知字圩二百三十
四號戶名陳心廣田單一紙計地五分三厘五毫租與洋商銘門為業東廠等與黃恩檢舖
會同
英領事所派之員傳同業戶督飭業者地保前往該地履勘按址丈見積二百二十七步四分四
厘合計地五分三厘五毫核與原契田單五分三厘五毫之數少地四毫查無餘地餘單批銷四
址東至陳姓地南至英册一千八百八十七號並二千四百八十八號地西至英册一千八百八十七號地北至
邑界路王吉打地查三千五百號新契係由徐友記將于五保二區過字圩三百十號戶名錢和
尚則田七分二毫計田單一紙租與洋商愛爾德為業丈見積一百七十一步三分六厘合計地七
分四厘核與原契田單七分二毫之數多地二厘四址東北均至街南至公路西至吳姓
地老開橋南岸之西所多之地應令該商繳價并科至該處時值地價飭據該商
保稟稱每畝約值價銀三千兩之譜前契丈見多地二厘二毫合規平銀三十六兩應請照會
英領事飭令該商如數繳價并科除將田單批明同原契發還英署並將三千六百八號契地
另行勘覆外理合將三千四百七十九號新契租地會勘緣由分繪圖說聯銜稟覆奉發新中契
呈繳仰乞
大憲核批示祇遵 恭請
鈞安伏祈

3004
3005
1887
二
三
四
五

查驗免職謹稟

計呈 繪圖二紙新中界二紙

一票 道憲留 稟覆會勘英冊三千四百號新契租地並呈圖契由

光緒二十五年五月十四日



候補縣正堂朱

上海縣正堂王

候補府左堂高

英册道契 第3005號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖

中

大清欽命監督江南海關分巡蘇松太兵備道李

為

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人 愛爾德 稟請在上海按和約所定界內租業戶談松威嚴阿寶

地一段承遠租 畝 分 風 毫 北 南 東 西 每畝給價共洋壹千八百元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶 談嚴姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實務無足妨碍方准租住

又查向議章程雖外國人有通融得之權但無准租地實務與華民轉賃若華民欲在界內租地實務須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年四月初一日給 租地 地契 三千陸號

查該地坐落子北條三箇字坊面蔡悅忠沈聚山此批

此項租地係屬會丈局總辦聯銜呈上海道臺稟帖內開今據本國商人 愛爾德 稟請在上海按和約所定界內租業戶談松威嚴阿寶 業戶 談嚴姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實務無足妨碍方准租住 又查向議章程雖外國人有通融得之權但無准租地實務與華民轉賃若華民欲在界內租地實務須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年五月十四日

英冊，光緒二十六年十二月初一日愛爾德將本號大實地拾柒畝玖分式厘伍毫轉與麥克里高道租此批

一千九百二十三年八月二十三日麥克里高將本契全地轉與愛爾德有限公司租用此批

查此契原有地拾柒畝玖分式厘伍毫除對出義分茶厘伍毫另英冊三千五百五十七號新契外本契實餘地拾柒畝玖分式厘四毫東至談嚴二姓地南至英冊

英冊三三五七號地西至談北至談該地中間之談路歸入契內不能阻礙此批 民國十九年五月二日上海特別市地局批印



英册道契 第3006號 (一)

英册道契 第3006號 第3007號

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Algar [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor...

That the said Renter pay to the said Proprietor a sum of Dollars Eighteen hundred (18,000) being at the rate of Dollars one hundred (100) per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Eighteen hundred (18,000) being at the rate of Dollars one hundred (100) per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuang Hwei 20th year, L. S. 11th moon 1st day. 10th May 1899.

No. of Lot, 3006 } 3006 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

F. Bourne Consul.

300 306.

英册道契 第3006號 (二)

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brennan Atkinson & Arthur Dallas [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor...

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mow. fm. le. haou, bounded

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars one hundred & forty (140) being at the rate of Dollars one hundred (100) per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuang Hwei 26th year, L. S. 11th moon 1st day. 10 May 1899.

No. of Lot, 3007 } 3007 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

F. Bourne Consul.

300 306.

英册道契 第3007號 (二)

英三千零七號

大清欽命監督江南海關分巡蘇松太兵備道李... 光緒二十五年四月初一... 租地 租地 三千柒號... 民國十年六月...

英册道契 第3007號 (一)

一九三

敬啟者稿奉

查臺札勘英冊三五六七九上號新契業將三五四七九上號契地查明勘丈先後繪圖在案茲查三千八號新契係華民呂進卿新向曹德昌將坐落上邑二十七保五畝景字圩號內田單五畝計則田六畝七分厘四毫出租與英商高易為業立前號新契車職等伏查上邑二十七保五畝從未立過洋商租地道契現已推廣公共租界各國洋人足可租用居住該畝既未立過租地道契似未便漫無限制任其租用以杜隱為推廣除將原契田單退還英署並將三千六號新契另行勘復外理合將三千八號契地請銷緣由聯銜稟覆奉發新中契呈繳是否有當伏祈

大人察核俯賜批示祇遵恭請

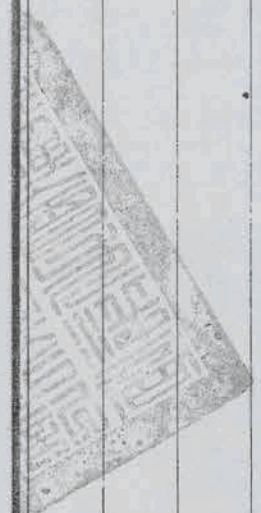
鈞安仰乞

孫鑒東職謹稟

計呈繳新中契一紙

一票 道憲

稟覆英冊三千號所租二十七保五畝地該畝查無租地道契請銷由



英冊道契 第 3008 號 [原契證已佚] (一)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

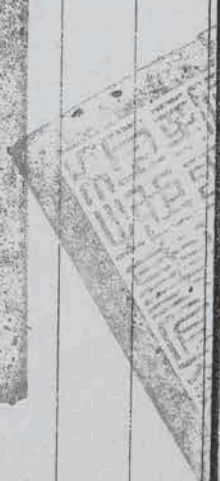
光緒

十五年

月

廿

日



候補縣正堂朱

[Signature]

上海縣正堂王

[Signature]

候補府左堂高

[Signature]

英冊道契 第 3008 號 (二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

英册道契 第3008號 第3009號 第3010號

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor [see Kou-lang chi]

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars one hundred & ten (\$110.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in

land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant in their respective Records; their joint assent and concurrence, and for the due registration of the transaction in the several local

year, L. S. moon day.

10th May 1899

No. of Lot, 3009 3009

No. of Title Deed, 3009

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

F. Bourne Consul.

英册道契 第3009號 (二)

英三千零九號

光緒二十五年四月初一日 租地 地契 三千玖號

大清欽命監督江南海關分巡蘇松太兵備道李

大英總領事官璧照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶四壽堂...

英册道契 第3009號 (一)

英三千零拾號

光緒二十五年四月初二日 租地 地契 三千拾號

大清欽命監督江南海關分巡蘇松太兵備道李

大英總領事官璧照會內開今據本國商人西生稟請在上海按和約所定界內租業戶嚴榮堂趙氏許芝源...

英册道契 第3010號 (一)

查此契原有地肆畝分爲兩段...



[TRANSLATION.]

TITLE DEED.

Notar's copy

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Alexander Scisson [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor, Wain Yang Tang, Mui Chao-shi & Hoi Chi yuen a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of Dollars four hundred & ninety nine (499 00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:-That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

Xiang-shi 20th year, L. S. 4th moon 2nd day.

11th May 1899

No. of Lot, 3010 } 3010. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899 F. Bourne Consul.

300 3/10.

上海道契 卷一〇

英册道契 第3010號 (二)

[TRANSLATION.]

TITLE DEED.

Notar's copy

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Alexander Scisson [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor, Wain Yang Tang, Mui Chao-shi & Hoi Chi yuen a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars seven hundred & sixty six (766 30)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:-That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

Xiang-shi 20th year, L. S. 4th moon 2nd day.

11th May 1899

No. of Lot, 3011 } 3011. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899 F. Bourne Consul.

300 3/10.

英册道契 第3011號 (二)

英三千零一號

光緒二十五年四月初二日給地契三千零一號
查該地坐落三保頭面平字坊高楊橋亭此址
此項地契係由會同物復坐落三保三面字坊老泰來街南大見實地地契分等厘訊在案並經呈請南至至重地地契南面均至願姓地給圖到道該商應
照會會同地契業相應批明印備考光緒二十五年六月十三日監督官印給

大清欽命監督江南海關分巡蘇松太兵備道李
大英總領事官暨照會內開今據本國商人 西生 稟請在上海按和約所定界內租業戶 嚴振洋
給出租地契事照得接准
地一段承遠租 畝 分 厘 毫 北
每畝給價共洋貳百六十九元三角正其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶 嚴姓 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由
己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住
又查向章章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地盤分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並無憑據不將年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

中

一九六

英册道契 第3011號 (一)

二十三保二圖地保楊鶴亭



原為奉諭查覆事竊身圖內業戶嚴振洋將坐落本圖內平字行第
一百九十二號戶名嚴松蘭則田二畝六分六厘三毫出租與洋商西生為業
立英冊三十一號道契身奉諭後查得該地因在柳僻之處並不繁盛
照現值時價每畝約值三百元之數此係實在並不虛捏情事理合據實

稟明伏乞

大吏命電核施行上稟

英册道契 第3011號 (三)
上海縣二十三保一、二圖地保稟帖

稟者楊奉

前憲臺札開接

英正領事班 函送英冊三十二、三十三等號新契請派員會勘等由檢契札飭會查勘文
繪圖貼說並查圖保土名具復等因奉此查該等道與黃巡檢會同

英領事所派之員查明三十二號新契係由業戶嚴少坪將坐落上邑二十七保十三圖立字
行五號戶名談樂善則田一畝一分三厘八毫計田單一紙租與洋商下阿師為業當傳同業

戶督飭亭者地保前往復勘該地中間故墓一方暨出路一條計地一分二厘八毫不入契內自
應除去丈量文見積二百三十五步四分四厘合計地九分八厘一毫核與原契田單一畝一分三厘八

寸毫之數應批存餘單一分五厘七毫四址東至馮姓地南至洪西至姚姓地北至該姓地所有留出
故墓並東首出路應請批明契內不准侵佔阻塞餘無違碍土名康家橋又查三十五號

新契係由業戶劉鶴年將坐落上邑二十七保八圖賢字行二十四號劉鶴年則田二畝三分
又二十號一畝一分計田單二紙共地三畝四分租與洋商担文為業前項單號不相連屬飭

據該圖地保顧廷芳稟稱該地係東西連界號雖跳越地實昆連並無虛冒朦混等情
繪圖具覆前來查該等覆核無異惟該地東北有故地二方不入契內除按文見積六百四十七

步四分合計地二畝六分九厘六毫核與原契田單三畝四分之數應批存餘單七分四厘四址東
至出水溝南至洪西至秦姓地北至秦姓地並同德堂地所留故地亦應丈量實以清界限丈見東

北角故地一方積三十九步八分四厘合地一分六厘六毫又西北故地一方文見積九十九步六分合地四分

一厘五毫應請批明契內不准侵佔阻塞餘無違碍土名劉家宅北除將田單批明同原契

英册道契 第3012號 [原契證已佚] (一)
上海知縣暨會文局總辦聯銜呈上海道臺稟帖 a

發還英署並將三十四號契地另行勘覆外理合將三十二號新契租地會同
 由繪圖貼說聯銜稟覆地保圖稟存查奉發新中契呈繳仰乞
 大察核批示祇遵恭請
 鈞安伏祈
 垂鑒 卑職 謹稟

計呈 繪圖二紙并繳新中契二紙
 一稟 道憲 會勘英冊三十二號新契租地並呈圖契申

光緒二十五年六月 日

英册道契 第3012號(二)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

候補縣正堂朱
 上海縣正堂王
 候補府左堂高

英册道契 第3012號(三)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖c

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人畢第蘭稟請在上海按和約所定界內租業戶張瑞廷

業戶張姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實冊無足妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實冊與華民轉賃實若華民欲在界內租地實冊須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地轉賃分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號還犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年三月二十七日 給 租地 地契 三千十三號

查該地坐落北三面德字坊面姚慶龍此

此項租地係會同馬德生落字保北三面德字坊面姚慶龍此 徐姓地籍開道以商興業大英官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地轉賃分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號還犯斯章者則此契作為廢紙地即歸官須至租地契者

[TRANSLATION.] TITLE DEED. Superintendent of Maritime Customs for the Province of Keen-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land. I have received a communication from Her Britannic Majesty's Consul-General, stating that Alexander van Sulte [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chang Shing King a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ... That the said Renter pay to the said Proprietor a sum of ... being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker. This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:— Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land. Huang Hui 20th year, L. S. 6th May, 1897. No. of Lot, 3013 } 3013. No. of Title Deed, } F. Bourne Consul.

英册道契 第3013號 第3014號

英册道契 第3013號 (二)

英册道契 第3013號 (一)

具東寶源祥 為首單據其叩求大詳 道註銷事竊寶源祥於光緒八年分買得寶慶祥二十七保十圖念字坊四拾七號全坊 租戶田單八分二厘五毫當經稅契過戶完糧業至今茲聞該地有金海高官將他處四去號全錫章戶田單 三分另掛號商賈轉三千另十四號道契殊不知此地有單有糧有稅其業已久之地而且單地相符竟敢冒 轉道契妄為已極為此無叩

局憲大老爺電察查核詳准 道憲註銷以安生業實為 德便謹稟

光緒二十五年六月廿二日 具稟

英册道契 第3014號 [原契證已佚] (一) 上海縣二十七保十圖華人業主寶源祥稟帖

敬稟者竊奉

憲臺札委會勘英冊三千二十四號新契業將三千二十五號契地查明勘丈繪圖稟覆在案
茲查三千十四號新契係華民金海高將生落上邑二十七保十畝念字圩四十六號戶名金錫
童田單一紙計則田三分四厘四毫出租與大勝洋行立前號新契正在查辦間據該商寶混
祥曹稱該地係伊號於光緒八年買得瞿慶祥二十七保十畝念字圩第四十七號戶名金炳親
田單一紙二分五厘五毫當經稅契過戶完糧管業執有單契根串茲聞有金海高買將他處
四十六號金錫童戶名田單一紙三分掛號洋商滕轉三千十四號道契稟請止文詳銷等情到
據此等情查洋商租地必須毫無轉讓甫能轉立道契前地既據寶源祥稟係伊地
執有單契根串便是轉讓不清究竟孰產孰實應由地方官衙門傳集兩造華民實訊

清楚再行出租洋商除將三千十六號租地另行勘覆外理合將三千十四號地契轉銷由先行
繳契稟銷仰乞

大憲察核俯賜批示祇遵恭請

鈞安伏祈

垂鑒稟
謹稟

計呈錄 新中契一紙

一稟 道憲曾

稟覆英冊三千十四號新契地契轉銷不清繳契稟銷由

英冊道契 第3014號 (二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒二十五年六月 日



候補縣正堂朱

朱 [Signature]

上海縣正堂王

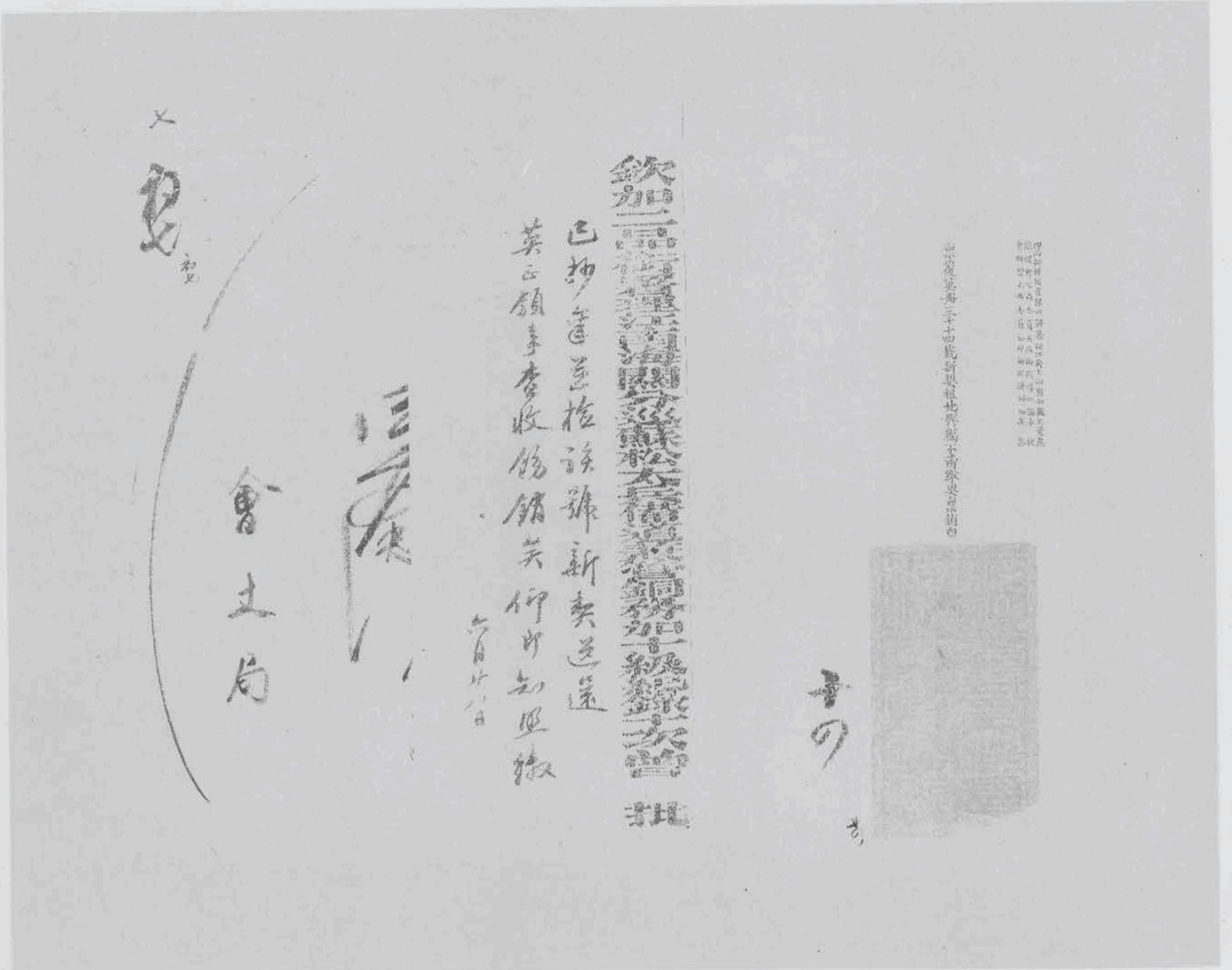
王 [Signature]

候補府左堂高

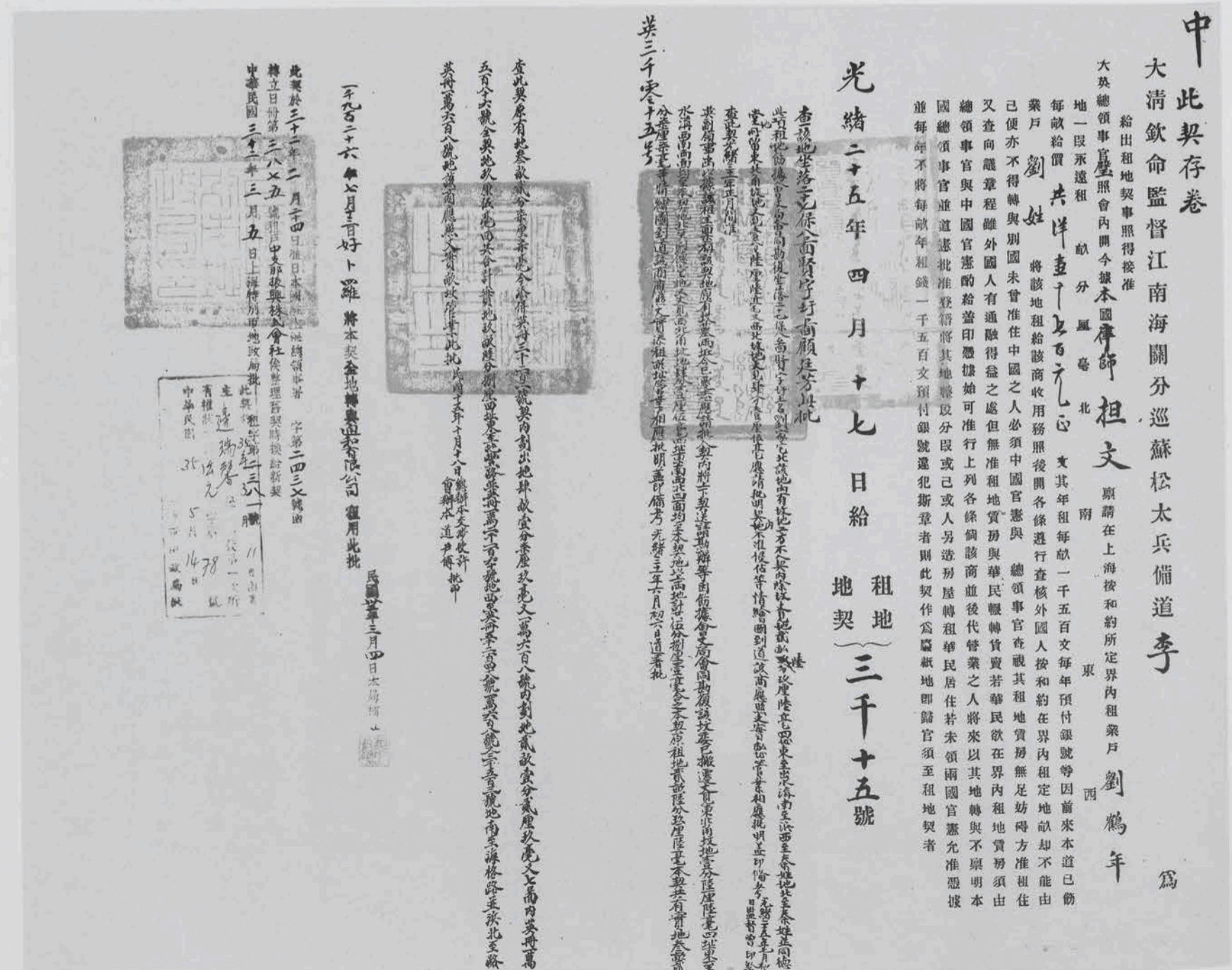
高 [Signature]

英冊道契 第3014號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



英册道契 第3014號 (四)
上海道札飭會土局



英册道契 第3015號 (一)

[TRANSLATION.]

TITLE DEED.

Sustai's copy.

Li - Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
William Ross Drummond
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Li Ypo-mien

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ *mo*, _____ *sun*, _____ *le*, _____ *haou*, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *(Dollars one thousand seven hundred (1,700 00))*

being at the rate of _____ per *mo*; and also
the Annual Low Rent of Fifteen Hundred Cash per *mo* yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mo*, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuang shai 25th year, L. S. *4th* moon *17th* day.

26th May 1899

No. of Lot, *3015* } *3015*
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this *27* day of *May* 1899

F. Bourne
Consul.

300 390.

英册道契 第3015號 (二)

光緒三十一年四月廿八日呈

二文保八箇地保王瑞香

具稟職員劉光潼年四十六歲上海縣人 馬英租界 馬力斯路
呈為道契基地墳墓已遷事竊職先父劉鶴年自置上邑式拾柒
保捌箇賢字圩號內基地叁畝肆分曾於光緒二十五年出租與
洋商担文律師名下轉就道契英册叁千零拾伍號式畝陸分玖
厘陸毫方單兩紙批餘在案而所留墳地兩方當時丈見伍分捌
厘壹毫註明道契今該墳墓已由職於上年零置基地搬遷已盡
聽憑該洋商一併補足道契理合據實呈明叩求
公祖大人 俯念墳已搬遷准由該洋商担文律師將前丈見之墳地
伍分捌厘壹毫一併補足道契實為德便上呈

英册道契 第3015號 (三)

上海縣二十七保八圖地保稟帖

具查實切結二十七保八畝地保王瑞香今具到

局憲大老爺 案下實結得切奉 飭查光緒十五年業戶劉鶴年將單地二畝四分出租與洋商担文為業轉立英冊三千十五號契在案 依查前出地丈見五分八厘現據劉鶴年之子劉光潼上年因風水攸關將墳墓搬遷已蓋聽憑該洋商將地補契契內身查得該地墳墓早經搬遷已盡並無留存此係實在查確並不虛捏情事如有虛偽願甘送究合具切結是實

光緒三十一年五月

王

具查實切結二十七保八畝地保王瑞香



英册道契 第3015號 (四)

上海縣二十七保八圖地保具結

敬稟者竊奉

憲臺札開接

英副領事憲 來函據三千十五號契地租主稟稱該契地原有墳墓兩坵批明不入契內今墳墓均已遷去則該地應請批入契內併租等情呈契請移添前來合檢上下契送請勘辦等由檢契札飭會同勘丈繪圖貼說具復等因奉此 卑職 等伏查前項契地前由業戶劉鶴年將二十七保八畝賢字圩號內田單二紙共地三畝四分租與洋商担文為業立三千十五號本契當時除地二方丈見實地二畝六分九厘六毫當將批剩餘單七分四毫發還在案茲奉前因遵即飭據該地保王瑞香並其裔劉鶴年之子劉光潼稟稱地內墳墓已于上年搬遷淨盡聽憑洋商將地添入契內等情各具稟結前來 卑職 等與黃令輔會同

英副領事所派之員查明原契傳同業戶督飭亭考地保前往履勘委係墳已搬遷當按址丈量文見東北角地積三十九步八分四厘合地一分六厘六毫四址東至水溝西南兩面均至本契地北至同德堂地又文見西北角地積九十九步六分合地四分二厘五毫四址東南西北四面均至本契地以上兩地共計五分八厘二毫核與批剩餘地七分四毫之數少地一分二厘三毫田單批明至本契原租地二畝六分九厘六毫合之此次添租地五分八厘二毫本契共有地三畝二分七厘七毫除將田單批明同原契發還英署外理合將會勘緣由繪圖貼說聯銜稟覆並將奉發上契呈繳仰祈

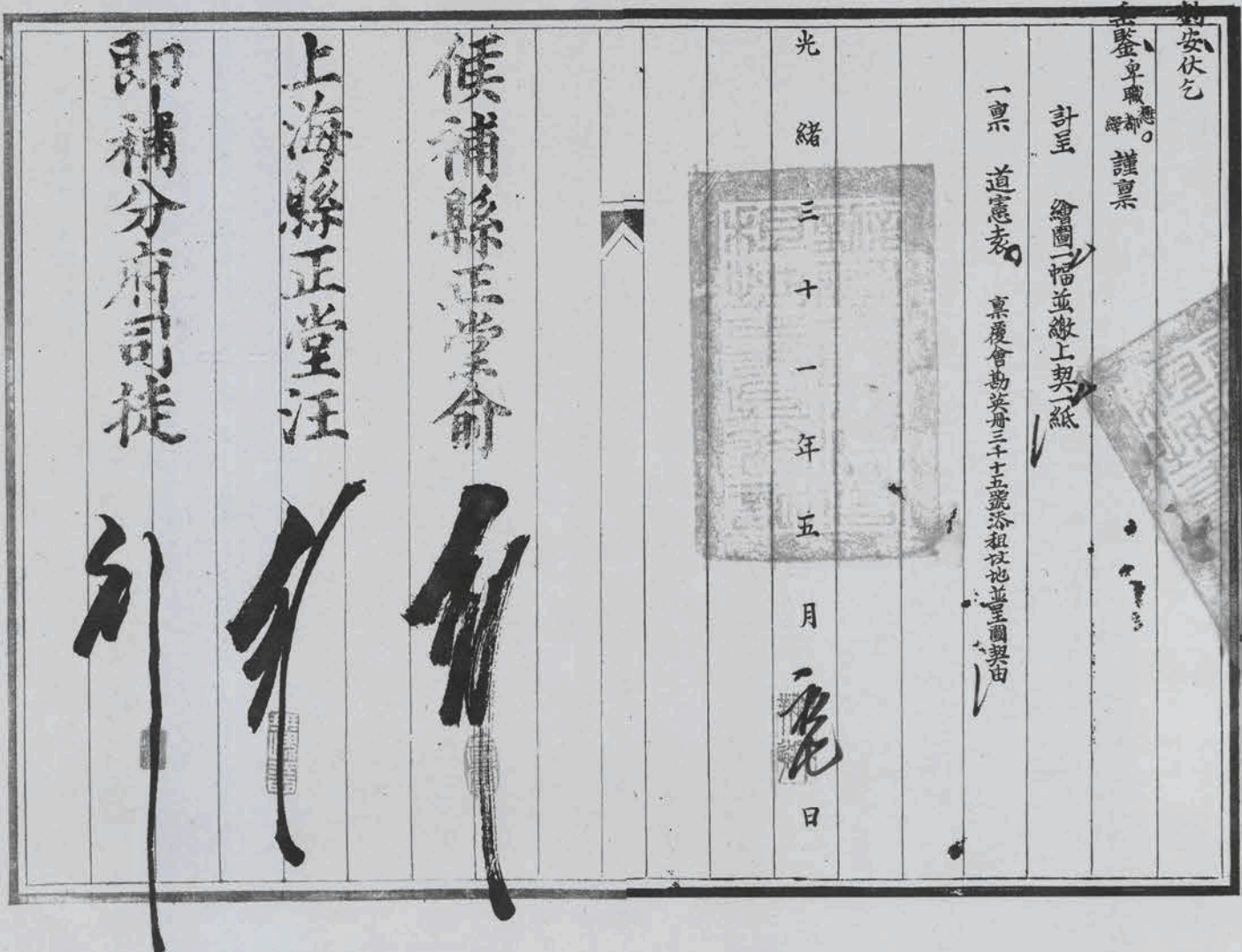
大人 察核俯賜批示祇遵 恭請



英册道契 第3015號

英册道契 第3015號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a



英册道契 第3015號(六)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准
大英總領事官暨照會內開今據本國商人藏司登稟請在上海按和約所定界內租業戶姚木部利全茂和
地一段承遠租 畝 分 厘 毫 北 東 西 南
每畝給價共銀貳萬五千五百元正 其其年租每畝一千五百元每年預付銀號等因前來本道已飭
業戶姚木部利全茂 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由
已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住
又查向議章程雖外國人有通融得登之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地轉股分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租錢一千五百元預付銀號違犯斯章者則此契作為廢地即歸官須至租地契者

光緒二十五年四月十七日給
租地 三千十六號
地契

查該地坐落元保八面寶字付高姚高卿此批
光緒二十五年四月十七日給
租地 三千十六號
地契

英二千六百六

一九二四年六月
發來司登
將本契全地轉與高易 租用此批
民國四年七月廿日本局補註

此契於二十五年七月二十日准日本國駐上海領事署
轉立日租八六〇三號租戶中加振興發會社
中華民國三十三年七月三十日上海特別中地政局批
租字第〇九八號

[TRANSLATION.]

TITLE DEED.

Saitai's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from H.E. BRITANNIC MAJESTY'S Consul-General, stating that *Caroline Susan Johnston* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors *Yao Mok-lag, Li-chuan-tze, & Co.* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area _____ mow, _____ fun, _____ le, _____ hao, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietors a sum of *two hundred & fifty (No. 250⁰⁰)*

being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.
Huangshai 25th year, L. S. 4th moon 17th day.

26th May 1899.

No. of Lot, 3016 } 3016.
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this 17 day of May 1899

F. Bourne
Consul.

光緒二十五年四月
廿五
五日
五
日

會上海縣監
英正領事所派之員查明原契由單前往各樓逐細
履勘丈量繪圖貼說並查音保土名一併具復毋違
切其札
計札發 新中契五紙仍繳

會文局
札
飭事本年四月二十二日接
英正領事班 函送英册三千七十九号新契五套
請派員會勘批印存移等因除函復並分行外合
檢新中契札發札到該員等即便查收剋日會日

具稟家屬蔣升年四十歲常熟縣人

青廿八日

稟為家主承買召發地地保籍踞兩年現聞膠轉道契恩據情詳銷事竊家主浙江蘇補知府翁照孫補用知府順孫於光緒二十三年五月以美輪公司怡記立戶承買

升科局召發二十七保十圖金家宅無單公地一方東至范姓地南至北豐界西至公路北至公路計七畝零八厘三毫當繳價銀千四百九十九兩六錢給發上海縣第九號印行津單祇領嗣因圖保

金梅亭籍地上蓋有房屋族族族界霸踞稟縣神速二十四年九月經黃邑尊提訊金梅亭等當堂具結稱月等造屋侵佔無單之地經由清丈局查充公給美輪公司承買已久地上之屋自應

早日拆卸讓地月等地若不遵拆讓本當神速等實在無力拆讓并家勸諭司繳洋一千二百元給月等具領照屋自難限一月內拆屋讓地遵照具限結實實家亦即遵指崇洋一千二百元稟繳各在卷乃逾限抗拒延堂諭限結視若弁髦本年二月

升科局憲許升任稟請專案移交并稟

新憲立案示限拆遷以昭大信一面催縣蒙飭差協保將界石律暨齊比差勒提金梅亭押連以為指日必可清地無業並未及一月該地西面之界石兩塊忽被拔去所有金姓名下

公地三畝有零四面均屬洋文界石普爾英律師威金生出面向縣說舌查金梅亭為公領年地保掌管圖戳且該地附近未有該保產業難保不以與連之方單影射商登稟

道據存案以杜膠轉通來風聞該保果以連界之方單用金茂昌出名租與英商愛爾格英領事署掛三千七號膠轉道契伏思

升科局秉公清查查出無單之地自必詳慎切查考證明確始行充公召發撥充要需紳商公繳價與尋常收買民地不同倘有轉轉此兩年中何不赴局聲明且金梅亭等親在縣堂具

自認造屋侵佔無單之地經清丈局查充公給美輪公司承買已久自應早日拆卸讓地等

英册道契 第3017號 (二)
上海縣二十七保十圖原華人業主稟帖 a

是當時金姓並無異言足為鐵案今因縣比押無可校展忽而異想天開倚仗圖戳在手膽敢

以自有連界之方單影射金姓私佔無單之公地申令洋人出面抵制不顧自相矛盾且

升科局清丈召發以公濟公查出無單之地照例充公者甚多若任此輩為保知法犯法背公營私

不獨啟效尤之漸其如大信何照誤要公何堪設想為此滲情上陳伏乞

局憲大人俯賜鑒察如有金茂昌出名租與洋商掛英署三千七號到局嚴加核奪據實

詳請

道憲註銷並照會英署撤去號頭拔去後栽界石實為

恩便項

德上稟

光緒貳拾伍年伍月

廿八

日呈

英册道契 第3017號 (三)
上海縣二十七保十圖原華人業主稟帖 b

六月廿一日到



督辦清查上海灘地總局

為

移請扣留事據丁憂浙江候補知府翁照孫分省補用同知翁順孫等稟稱職等於光緒二十三年五月以美綸公司怡記戶名承買前局名票二十七保十苗金家宅無單公地七畝八厘三毫計繳規銀八千四百九十九兩六錢蒙給發上海縣第二十九號印單並諭保將該地上房屋遵照拆遷以便管業詎界石屢被私拔迭次訴縣上年九月黃邑尊諭繳津貼運費洋一千二百元當即呈繳金梅亭等當堂出具一月內拆屋讓地遵斷限結本年二月並稟局縣蒙飭差協保將界石一律豎齊勒提金梅亭等押遷在案詎前月該地西面界石兩塊忽被拔去所有金姓名下佔地三畝零四角均監洋文界石聞金梅亭已轉託英商愛爾格在領事署掛第三千零十七號稟據轉契查金梅亭平日專佔無主荒地蓋屋出租職等承買公地附近本有該係之地難保不以連界方單影戲洋商且蓄積在手蓋用尤易伏思憲局台變無單公地毫無輟該保霸路兩載尚不滿意倘果遂其鯨吞之謀不獨職等負數重鉅而清丈台變公地攸關大局除稟 批 地局 未

英册道契 第3017號 (四)

清丈局總辦移文會文局總辦 a

道憲暨會文局立案並稟縣查照前斷訊結外憑情稟乞嚴限拆遷飭縣勒提金梅亭等從嚴責押清地管業等因據此除批示外查該職等在散前局承買二十七保十苗金家宅地方公地早經繳價給單所有地上房屋應貼運費據呈繳撥給毫無糾葛而該地保竟敢將近側契單賄託洋商在英署轉轉第三十七號道契是屬胆大妄為不法已極除移上海縣飭提該保到案勒限遷讓交劃外相應備文移請為此合移

貴局請查照希將英册第三十七號單契扣留以杜濫混望切施行須至移者

右 移

辦理會文租地局朱

辦理會文租地局朱

光緒



九

日移

英册道契 第3017號 (五)

清丈局總辦移文會文局總辦 b

為錄批知事奉
 道憲曾 批稟覆英冊三十七號新契租地糾葛緣契請銷由奉批已抄稟並檢是號
 新契為送
 班正領事查照飭商退銷矣仰即知照緣等因到局奉此合行錄批移知為此合移
 貴縣煩為查照須移
 一移 上海縣

光緒二十五年七月十九日

候補縣正堂朱

英册道契 第3017號 (六)
會丈局總辦移文上海知縣

[TRANSLATION.]

TITLE DEED.

Victor's copy.

Sung Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Seo-ye-job* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Seo-ye-pai*

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *mon, fan, li, buan*, bounded North by _____ South by _____ East by _____ West by _____

That the said Renter pay to the said Proprietor a sum of *tho. three hundred (36,300⁰⁰)*

being at the rate of _____ per *mon*; and also the Annual Low Rent of Fifteen Hundred Cash per *mon* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the *sovereign* local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mon*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Kuang-hoi 25th year, L. S. *2nd* *mon* 23rd day.

28th August 1899

No. of Lot, 3018 } 3018
No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this _____ day of _____ 189 _____

F. Bourne
Consul.

英册道契 第3018號 (二)

大清欽命監督江南海關分巡蘇松太兵備道曾
 給出租地契事照得接准
 大英總領事官會照會內開今據本國商人馬士皮稟請在上海按和約所定界內租業戶查核房產子佩
 地一段承遠租 畝分厘毫北
 每畝給價共 銀 叁 百 兩 正 文其年租每畝一千五百文每年預付銀號等因前來本道已飭
 業戶 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由
 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住
 又查向議章程雖外國人有通融得之益但無准租地實房與華民轉賃賣若華民欲在界內租地實房須由
 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿五年七月廿三日給
 租地 地契 三千十八號

查該地坐落英界內保八第貳字坊前舖屋是若此
 斯種地契係屬高利貸等項應請官憲查核其地實房是否屬實應請官憲查核其地實房是否屬實
 查本 地已全數併入英冊三十九號與內前此契相應批銷並印備改光緒二十六年五月初八日道署批

英三千六號

英册道契 第3018號 (一)

敬稟者、竊奉
 憲臺札飭英册三十九號新契業將三千二十七號契業銷在案、茲查三千十八號契地係美
 查將坐落上邑二十七保八箇賢字圩、三百四十八號戶名趙舒才、則田九分五厘、計田單一紙、出租
 與洋商馬去皮為業、身職等伏查美查係屬英商、向章從無洋商將華民執業田單之地、租
 與洋商之例、雖附有華民願租生於光緒九年、將是地賣與美查三契、但核之租地章程、祇能承
 遠絕租、不能立出賣之契、亦有未合、應請將前號新契註銷、又查三千二十七號租地係華民陳瑞華
 將坐落上邑二十七保十箇念字圩、二百六十八號戶名陳瑞生、則田五分二厘七毫、又七百五十六號、蘆灘
 地一分二厘五毫、又四百六十九號、有餘公司、外科地八分、計田單、蘆灘外科單各一紙、共地一畝四分四厘二
 毫、出租與大勝洋行為業、正在查勘間、據寶源祥稟稱、光緒七年、價買陳晉華、陳瑞芳、
 陳晉述、陳瑞等、念字圩二百六十八號、陳瑞生、戶平房念間、約地三畝、被黃大經指吞出賣、
 稟呈
 前道憲、上海縣控追有案、稟請止文等情、到身局據此、伏查洋商租地、須毫無讓與、甫能
 轉立道契、前地既經涉訟、自未便准立道契、照章稟銷、應俟訟案理明、再行核辦、除將前兩
 地原契田單、繳還英署、并將三千十九號、西號契地另行勘復外、理合將三千二十七號地、繳還請
 銷緣由、稟請憲臺伏祈
 大憲核奪、賜批示、祇遵、恭請
 鈞安、仰乞
 垂鑒、謹稟

英册道契 第3018號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

計呈繳 新契四紙
 一稟 道憲 會 稟 銷 契 亦 三 十 九 號 租 地 照 章 繳 契 稟 銷 由

光緒二十五年六月 日

候補縣正堂朱 新

上海縣正堂王

候補府左堂高

英册道契 第3018號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

欽加三品頂戴候補知事朱堂榮

已抄奉呈檢語而飾新契送
英正領事查收轉飭退銷矣仰即知照緣等因到局奉此合行錄批移知為此合移
錄六月初九日

會丈局

會丈局

此契係在英領事館查收轉飭退銷矣仰即知照緣等因到局奉此合行錄批移知為此合移

英領事館查收轉飭退銷矣仰即知照緣等因到局奉此合行錄批移知為此合移

十九

九

英册道契 第3018號(五)
上海道札飭會丈局1

為錄批移知事奉

道憲曾 批稟慶英册三千七千號租地照章繳契銷由奉批已抄稟並檢該兩號新契

函送

英正領事查收轉飭退銷矣仰即知照緣等因到局奉此合行錄批移知為此合移

貴縣煩為查照須移

一移 上海縣

光緒



十五年八月 十四日

候補縣正堂朱

朱堂榮

英册道契 第3018號(六)
會丈局總辦移文上海知縣

札

欽加三權署辦理英商地租案

為

札飭事本年七月二十四日接

英正領事班 來函以三千十八號契地係美查帳房華人席子佩承租
與英商馬士皮執業前送契內漏未填明茲另填新契一套請照章派勘
等因查此契前據該局稟美查係屬英商向無洋商將華民執業
田單之地租與洋商之例將契退銷在案茲接前因合再檢契札飭
到該局即便遵照查明辦理具復毋違此札

計札發 新中契一紙仍繳

光緒二十五年八月



札

八月廿九日

敬稟者 竊奉

前憲臺札開接

英正領事班 來函以三千十八號契地係美查帳房華人席子佩承租與英商馬士皮執業
前送契內漏未填明茲另填新契一套請照章派勘等因查此契前據該局稟美查係屬
英商向無洋商將華民執業田單之地租與洋商之例將契退銷在案茲接前因檢契札飭
遵照查明辦理具復等因奉此 卑職等 遵與黃縣丞辦會同

英領事所派之員查明原契田單係由美查帳房席子佩將坐落上邑二十七保八畝賢子
圩三百四十八號名趙舒才田單一紙則田九分五厘租與洋商馬士皮為業當傳同業戶會飭
亭耆地保前往該地履勘按址文見積二百八十八步合計地九分五厘單地相符四址東至英冊
二千四百二十九號契地暨該商自地南至洪姓坎地西至英冊二千五百七號契地北至小路土名
愚園之東北除將田單批明同原契發還英署外理合將會勘緣由繪圖貼說聯銜稟覆
奉發新中契呈繳仰乞

大察核俯賜批示祇遵 恭請

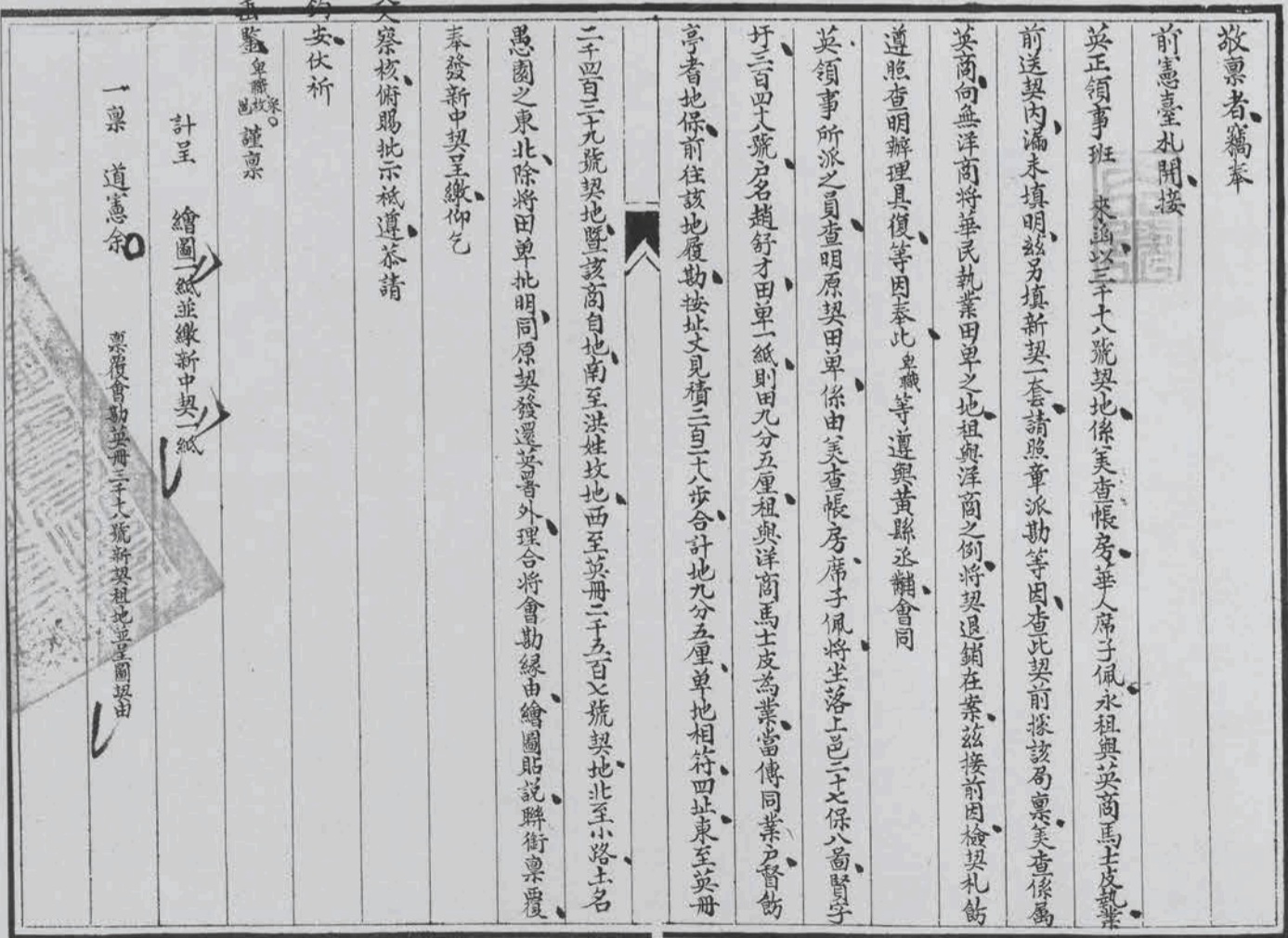
鈞安 伏祈

函 監 卑 職 謹 稟

計呈 繪圖一紙並繳新中契一紙

一 稟 道憲 鈞

稟發會勘英冊三千十八號新契地並繪圖緣由


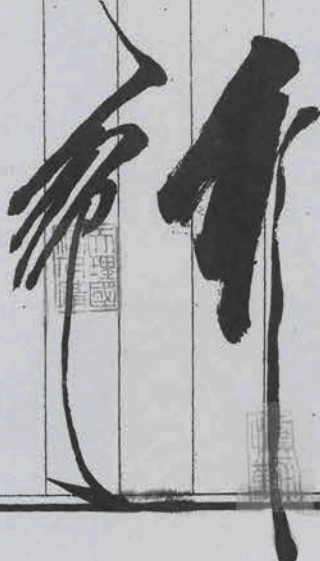


光緒二十五年十月十六日

候補縣正堂朱

上海縣正堂藍

候補府左堂高

英册道契 第3018號 (九)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

英册道契 第3018號 (一〇)

上海道札飭會丈局 3

批英册三十八號上中下新契內

此項租地餉據會丈局會同勘復生改二十七得八商質字許上名愚圖三未此丈見宜地九分五厘四比

东至英册二十四百二十九號地暨該商自地南至洪姓地西至英册二百五十七號契地北至小路繪

圖到道該商照照 之畝今四比管業相照批明蓋印備考 光緒二十五年十月廿日監督余 印給

十二月廿五日

會丈局

已查照文案畝地於該旗上中下新契內批註

蓋印將上下契之執照送

英正領事查收存給矣案內批註照新執照

仰即查照於冊內查註備考此微圖稟存

十月十五日

英册會助英册三十八號新契地呈圖呈由

英册會助英册三十八號新契地呈圖呈由

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英總領事官照會內開今據本國商人愛爾德

地一段承遠租 畝分厘毫北

每畝給價共洋壹百元正

業戶仁記

已便亦不得轉與別國未曾准在中國之中國官憲與

又查向章程雖外國人有通融得之無准租地實與

總領事官與中國官憲酌給蓋印憑據始可准行

並每年不將每畝年租銀一千五百文預付銀號

東 西 仁 記

光緒二十五年四月十八日給

租地 地契 三千十九號

查該地坐落江蘇南三番聖字圩面吳仲嘉此批

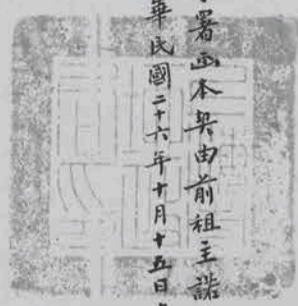
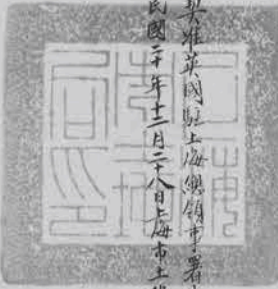
一千九百十三年十月九日愛多德將本契全地轉與租用此批

英三千十九號

英三千十九號

查此契准英國駐上海總領事署由前租主担文符全地轉與諾克生租用等因准此批以資執管此批

查此契准英國駐上海總領事署由前租主担文符全地轉與諾克生租用等因准此批以資執管此批



英册道契 第3019號

英册道契 第3019號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Algal [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars one hundred (100.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenements there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Shuang-hü 25th year, L. S. 27th May 1899.

No. of Lot, 3019 } 3019. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899. F. Bourne Consul.

11111

英册道契 第3019號 (二)

具稟業戶陸學福

稟為粘呈圖串求請更正復丈事切身有祖遺單地坐落治下二十七保南土高東聖字圩第一百五十五號黃佳成則田一畝正尚有單串執業身早經自赴清丈局將單呈驗蓋有戳記所有二百四十九號名陸勝山則田六分二厘八毫又二百五十一號名陸瑞山三分七厘八毫因田單遺失執有完糧印串可憑業經

清丈局憲將陸勝山則田六分二厘八毫有陸瑞山則田三分七厘八毫以上二紙均無田單呈驗台變充公不料仁記赴局繳價給有升科單二紙業經出租與洋商愛爾德為業轉立道契等語身地與陸勝山陸瑞山之地毘連向來東西各半為界並不南北分界業經升科局憲將身地並陸勝山等地作為南北劃定界址將有單無單各半充公身地截無出路若不預為稟明仍恐後來起造房屋萬難更正理合粘呈

圖串陳明伏乞

大老爺鑒賜 恩准將地東西對劃復丈以全蟻命沾仁上稟

計粘呈 地圖二紙報串二紙

光緒二十五年十一月

花 呈

地保吳仲嘉

英册道契 第3019號 (三)
上海縣二十七保十二圖原華人業主稟帖

[TRANSLATION.]

TITLE DEED.

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Norman Davis Burrell Philip Comyn [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Li Chen-shi a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Three hundred and twenty one (\$321)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have obtained certain privileges in addition to the right of renting and occupying Land and Houses, but none either by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession, as any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang-shi 25th year, L. S. 4th moon 18th day.

27 May 1899 No. of Lot, 3021 3021 No. of Title Deed,

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899 F. Doune Consul.

英册道契 第3021號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英總領事官照會內開今據本國商人

大勝行 稟請在上海按和約所定界內租業戶

吳陳氏 為

地一段承遠租 畝 分 厘 毫 北

每畝給價 共洋 三百元 正

業戶 吳 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住

又查向議章程雖外國人有通融得之益但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地轉授分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年四月十八日給

租地 地契 三千二十一號

查該地坐落二十七保三圖第字行面方正魁此 此契全地官商兩界商保保銀每畝一千五百文新契執本契理應批領蓋印備收光緒二十五年三月五日道署批

英三千零二十一號

英册道契 第3021號 (一)

敬啟者，稿奉
 前憲臺札飭會勘英册三千七十九、三十號新契租地業將三千七十九、三十號契地查明糾
 葛緣由先後會同任案查三千三十號新契係據業戶吳陳氏將坐落上邑二十七保三區美
 字圩四百二十七號戶名吳妹即田單一紙則田畝四分厘五毫租與洋商大勝行為業租
 等與黃巡檢辦會同
 英領事所派員傳同業戶地保前往履勘按址丈積二百八十六步五分六厘合地畝一分九厘
 四毫核與田單一畝四分厘五毫之數餘單二分二厘二毫當予批存四址東至徐姓地南至河西
 兩面均至小路尚無違碍上名徐家庫之北除將田單原契發還吳署並將三千十九號契
 地另行勘復外理合將三千二十號新契租地會勘緣由繪圖貼說聯銜稟覆奉發新中
 契呈繳仰祈
 大人察核俯賜批示祇遵恭請
 鈞安伏乞
 再鑒 卑職 謹稟
 計呈 繪圖幅並繳新中契
 一 稟 道憲 稟覆會勘英册三千三十號新契租地並呈圖理由



英册道契 第3021號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒二十五年九月 日
 候補縣正堂朱
 上海縣正堂王
 候補府左堂高



英册道契 第3021號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

此契係由英領事官...

英領事官勒英册三十三號新界地產圖契由

查該地係...

稟志已... 將上下契之紙函送...

會文局

光緒三十一年... 十月廿一日...

英册道契 第3021號 (五)
上海道札飭會文局

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

為

大英總領事官...

大勝行

郭阿根

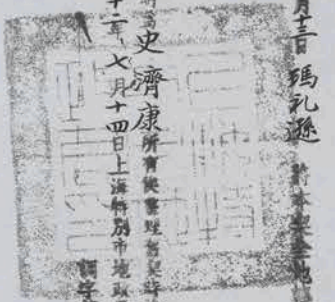
給出租地契事照得接准... 業戶郭姓...

光緒二十五年四月二十一日給

租地 地契 三千二十二號

查該地係...

光緒三十一年... 英領事官...



光緒三十一年... 中華民國三十一年...

英册道契 第3022號 (一)

[TRANSLATION.]

TITLE DEED.

Scotai's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Norman Edwin Orwell Philip Canning* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Kuoh ah-kun*

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

more fms. ls. haou, bounded North by South by East by West by

That the said Renter pay to the said Proprietor a sum of *Dollars two hundred* *of 1820-04*

being at the rate of *Dollars Eighty (80-00)* per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai 25th year, L. S. *4th* moon *21st* day. *30th May* 1899. No. of Lot, *3022* } *3022*. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189 *F. Bourne* Consul.

[TRANSLATION.]

TITLE DEED.

Scotai's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Norman Edwin Orwell Philip Canning* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Yaokunshah*

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

more fms. ls. haou, bounded North by South by East by West by

That the said Renter pay to the said Proprietor a sum of *Dollars two hundred* *(1820-04)*

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai 25th year, L. S. *4th* moon *21st* day. *30th May* 1899. No. of Lot, *3023* } *3023*. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189 *F. Bourne* Consul.

英三千零三號

光緒二十五年四月二十一日

日給

地租地契 三千二十三號

大清欽命監督江南海關分巡蘇松太兵備道李
大英總領事官曼照會內開今據本國商人大勝行稟請在上海按和約所定界內租業戶姚阿四
給出租地契事照得接准
地一段承遠租 畝 分 厘 毫 北 東 南 西
每畝給價 共洋 貳 百 元 正
業戶 姚 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由
己便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住
又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉售若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地地段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租錢一千五百文預付領號違犯斯章者則此契作爲廢紙地即歸官領至租地契者

查該地係在蘇州府嘉定縣界內光緒二十五年四月二十一日
此項地契係由大英總領事官曼照會內開今據本國商人大勝行稟請在上海按和約所定界內租業戶姚阿四
相繼說明是即管業戶姚阿四於光緒二十五年四月二十一日自製印契

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英總領事官照會內開今據本國商人 大勝行 稟請在上海按和約所定界內租界戶 李木郎

地一段承遠租

每畝給價共洋貳百元正

業戶 李姓

已便亦不得轉與別國未曾准在中國之人必須中國官憲與

又查向議章程雖外國人有通融得登之處但無准租地實與華民轉賃若華民欲在界內租地實須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本

國總領事官並違憲批准登籍將其地轉與分租或已租人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付領號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年四月二十一日給

租地 地契 三千二十四號

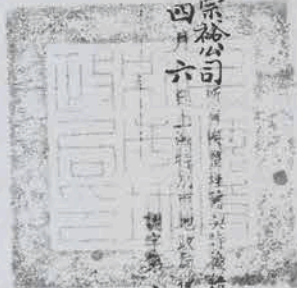
香港地產落克律吉前念字坊前金梅亭此批
此項租地係屬會同動議經各商等公議將地契交與大英總領事官收存其地契內有英法各國領事官簽名及大英總領事官蓋印
光緒二十五年四月二十一日

英三千零四號

一九九年十月五日愛禮司將本契全地轉與阿白拉草租界此批

民國四年四月六日本局補註

此契業經呈請上海地籍局註冊
中華民國三年四月六日
地籍局第八八五號



英册道契 第 3024 號 (一)

[TRANSLATION.]

TITLE DEED.

Sastan's copy.

Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Norman Edwin Oswald Philip Cannon
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Li Mok-lung

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow. fun. le. haou, bounded

North by
South by
East by
West by

That the said Renter pay to the said Proprietor a sum of Dollars two hundred
(\$200.00)

being at the rate of per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huangshui 25th year, L. S. 4th moon 21st day.

30th May 1899

No. of Lot, 3024 } 3024
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this day of 1899
J. Bourne
Consul

英册道契 第 3024 號 (二)

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 席華記 為

地一段承遠租 畝分 風 每畝給價 共銀 八百兩 正 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 業戶 席華記 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向章程雖外國人有通融得之慮但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地權分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年四月二十二日給 租地 地契 三千二十五號

查該地坐落五保二面過字坊高陳文榮此 此項租地係由會同商議定於光緒二十五年四月二十二日給與該商收用其地坐落五保二面過字坊高陳文榮此 又西首路地係由會同商議定於光緒二十五年四月二十二日給與該商收用其地坐落五保二面過字坊高陳文榮此 應照此實實執分四地皆業相照批明並印信光緒二十五年六月廿日 日 監封 印給

英一千九百零五年

[TRANSLATION.]

TITLE DEED.

Latou's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brenan Atkinson & Arthur Dallas [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor Siu Hua-chi

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area _____ mow, _____ fun, _____ le, _____ haon, bounded

North by _____ South by _____ East by _____ West by _____

That the said Renters pay to the said Proprietor a sum of Two Eight hundred (28,800) being the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 25th year, L. S. 11th moon 22nd day.

31st May 1899

No. of Lot, 3025 } 3025. No. of Title Deed, }

F. Bourne Consul

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this _____ day of _____ 189__

英册道契 第3025號 (二)

英册道契 第3025號 (一)

具稟商人席華記籍隸洞庭山

稟為糧產相符叩請勘丈詳給事竊商置有上邑二十五保二圖則田五畝五厘當因方單遺失於光緒十一年十月間補給印諭更戶席華記則田五畝五厘除已出租於洋商外尚存則田九分八厘五毫查原單戶號係二百七十五號業戶吳產即吳胡氏糧串

俱全畝分相符現又出租於洋商通和為業該產實係自置並無絲毫影射等弊為此備陳情由伏乞

憲公祖大人恩賜吊查糧冊勘丈商產轉詳給領實為德便上稟

光緒二十五年五月

日具稟

英册道契 第3025號 (三) 上海縣二十五保二圖原華人業主稟帖

英册道契 第3024號 第3025號

3025
3030
3031
三料抽

敬啟者竊奉

憲臺札開核

英正領事班 函送英冊三千二十五 三千三號新契請派員會勘等由檢契札飭會查

勘文繪圖貼說並查面保土名具復等因奉此卑職等遵與黃巡檢備會同

英領事所派之員查明三千二十五號新契係據業戶席華記將坐落上邑二十五保

二番過字圩境內地五畝五厘因匪亂田單遺失光緒十一年十月稟經莫前縣發給

印諭一紙內除分租地畝前立英冊四百二十三號道契外批存諭內二百七十五號戶名吳產

則田九分八厘五毫今租與洋商通和行為業立前號新契並據該業戶席華記稟

稱該產實係自置並無絲毫影射等情具稟前來而查完糧戶冊與糧串相符



當督飭查考地保前往該地履勘按址文見積一百八十八厘合地四分九厘二毫文東

首半路文見積十三步四分四厘合地五厘六毫又南首半路文見積十四步一分六厘合地五厘

九毫又西首半路文見積三十三步四分四厘合地一分三厘二毫又北首半路文見積三十四步

八分合地一分四厘五毫以上共實有地八分八厘三毫核與原契印諭出租九分八厘五毫之

數少地一分二毫餘單批銷四址東南均至半路西至福建路半路北至天津路半路

土名石路之致遠街口除將印諭批明同原契發還英署並將三千二十六號契地另

行勘覆外理合將三千二十五號新契租地會勘緣由繪圖貼說稟銜會覆奉發新中

契呈繳仰乞

大察核批示祇遵恭請



英冊道契 第3025號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

鈞安伏祈

再鑒 卑職 謹稟

計呈 繪圖一紙并繳新中契紙

一稟 道憲 稟覆會勘英冊三千二十五號新契租地並呈圖契由

光緒二十五年五月十六日



候補縣正堂朱

上海縣正堂王

候補府左堂高

Handwritten signature of Zhu

Handwritten signature of Wang

Handwritten signature of Gao

英冊道契 第3025號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

此契係由上海英租界中下路... 六月九日 初九



已查里士亞... 中下路... 英領事... 批註... 存案...

欽加... 批

英册道契 第 3026 號

[TRANSLATION.] TITLE DEED. Superintendent of Maritime Customs for the Province of Kean-nan... 31st May 1899... No. of Lot, 3026... No. of Title Deed, 3026... Y. Bourne

英三十三號

光緒二十五年四月二十二日給租地契 三千二十六號... 大清欽命監督江南海關分巡蘇松太兵備道李道達

大清欽命監督江南海關分巡蘇松太兵備道李... 光緒二十五年四月二十二日給租地契 三千二十六號

中

具稟二十七保南十二面苗董職員張忠智

稟為奉文聲明事切遭地惡英阿挑等句串硬將有糧之地混併局員出賣致被百

福堂膠請道契控奉

道憲飭由清丈局查復刻奉委派

憲局勘丈詳細復辦緣該地中腰有東西路一長條路北共有執業單照三

畝零經清查局蔣委員丈見地二十七畝零實多地六畝五分三厘四毫路南共有

執業單照三十九畝經蔣委員丈見地四十畝有奇實多地一畝二厘四毫兩共七畝

五分四厘八毫已由徐壽祺堂自行繳價升科領有三百五十七號新單此外實無多

地乃清查局員將職東北角執業單照除去多單四畝四分一厘九毫又將職

西南角執業單照除去多單八畝六分一厘三毫兩共十三畝三厘二毫以職有地

之單作為多單不真反將職有半之地作為無單多地充公百福堂與雷職

所升三地即奪職有單有糧之產以是不甘上控求鑒合既蒙查文明確職

亦指稟清楚實係清丈局混行出賣無疑為迫稟求

局憲大老爺一恩賜迅予據實詳復俾得地歸原主免遭串奪實深感戴

英册道契 第3027號、第3028號 [原契證已佚] (一)

上海縣二十七保十二圖原華人業主稟帖1

會丈局

札

欽加三福籍苗董阿挑等句串硬將有糧之地混併局員出賣致被百福堂膠請道契控奉

為

札飭事查接管卷內本年四月二十三日接

英正領事班 函送英册三十三三四八等號新契五套請派員

會勘批印存移等因除函復並分行外合檢新中契札發札到

該局員即便查收剋日會同上海縣暨

英正領事所派之員查明單契前往各該地按址逐細履勘又

量繪圖貼說並查留保土名一併具復毋違切此札

計札發 新中契五紙仍繳

光緒二十五年五月



五月初三

五月初三

英册道契 第3027號、第3028號 (二)

上海道札飭會丈局1

敬稟者竊奉

憲臺札開接

英正領事班 函送英冊二千二百三十四等號新契請派員會勘等由檢製札飭會查勘繪

圖貼說並查留保土名其後等因奉此卑職等遵與黃巡檢瀚會同

英正領事所派員查明二千二百三十七號新契係由業戶百福堂潛坐落上邑二十七保南十二上苗

四百九十三號本名升科單一紙計地六畝一分三厘一毫租與洋商大勝行為業當傳同業戶

督飭亭者地保前往該地履勘按址丈量積千四百九十三步四厘合計地六畝二分二厘一毫

單地相符四址東至盛姓地南至委浦江暨盛姓地西北二面均至吳淞江土名西石家灘又查

三千二十八號新契係由百福堂將二十七保南十二上苗四百九十二號升科單地三畝一分八厘九

毫又四百九十四號升科單地九畝三分五厘三毫計升科單二紙共地十二畝五分四厘二毫

內除坡地八厘八毫共出租地十二畝四分五厘四毫租與大勝行為業該地中間隔有公路一

條自應分文合計又見路南路地積二千二百十二步五分六厘合地九畝二分二厘九毫又路北地丈

見積七百六十六步八厘合地三畝一分九厘二毫兩共實地十二畝四分一厘二毫核與出租單地

十二畝四分五厘四毫之數少地四厘三毫餘單批存四址東至張姓地暨楊姓地南至浜岸

西至張姓地暨廣裕公司地北至吳淞江所有該地中間公路一條計闊三尺並留出該地八厘

八毫應請批明契內不准侵佔阻塞餘無違碍土名東石家灘除將田單批明同原契發

還英署並將三千二百三十四號契地另行勘覆外理合將三千二百三十七號新契租地會勘緣由

分別繪圖貼說聯銜稟覆奉發新中契呈繳仰乞

分別繪圖貼說聯銜稟覆奉發新中契呈繳仰乞

英冊道契 第 3027 號、第 3028 號 (三)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

大憲核批示祇遵恭請

鈞安伏祈

再鑒 卑職 謹稟

計呈 繪圖三紙并發新中契二紙

一稟 道憲 覽 稟覆會勘英冊王老八號新契租地並呈圖契由

光緒二十五年五月三十日



候補縣正堂朱

朱

上海縣正堂王

王

候補府左堂高

高

英冊道契 第 3027 號、第 3028 號 (四)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

核辦等由道查核繪圖百福堂承買之公地單號地址與徐壽祺堂繳價領單之地

各歸各地不相涉何以百福堂地轉與洋商該商董等又聯呈請扣契在查百福堂

出契地是否即係徐壽祺堂繳價之產有無牽混情事合核

清查局繪圖監該商董等原呈粘單札飭札到該局立即遵照迅速澈底

查明與候核奪毋違切此札

計收粘單發繪圖紙仍繳

光緒二十五年九月



札

九月廿一號

英册道契 第3027號、第3028號 (七)
上海道札飭會丈局 2b

敬稟者、竊本年九月二十日奉

憲堂札開、查接管卷內、英册三十二號百福堂轉租洋商大勝行、新契租地業據該局按

照百福堂所呈升料新單、會勘稟復、嗣據二十七保南十二面、商董張思智等、求道具呈、以

該處丈出無糧田七畝五分四厘八毫、已赴局繳價、給有徐壽祺堂、三百五十六號升料印單二

紙、近被已革舊保吳阿濤、並沈秋巖等、串謀大勝行、百福堂之名、轉前兩號道契、粘單

呈求叩發、據究斷等情、當經曾前道、查閱三千零二十七號道契、地係百福堂所呈四百九

十三兩號升料田單立契、其中有無別項情節、移請

清查局查復去後、旋准復稱、該處公地計十二畝七分三厘七毫、除徐壽祺堂承買七畝五分

四厘八毫外、另有曹吉記、承買二畝百福堂承買三畝一分八厘九毫、均經給單執業、與徐

壽祺堂之七畝五分四厘八毫、迥不相涉、且百福堂呈轉道契之印契、係四百九十三兩號原呈內自

稱壽祺堂印單、係三百五十六兩號、顯見各單各地、無從牽混、惟所稱立界牌杆等情、如果屬

實事、非無因、而粘單戶名畝數、又與圖冊所載均不相符、繪呈圖說、申請派員澈底查勘核

辦等由、到道、查核繪圖、百福堂承買之公地單號、地址與徐壽祺堂繳價領單之地、各

歸各地、兩不相涉、何以百福堂地轉租洋商、該商董等來稟、呈請扣契、究竟百福堂出租

之地、是否即係徐壽祺堂繳價之產、有無牽混情事、合檢

清查局繪圖、監該商董等原呈粘單、札飭遵照迅速澈底查明、稟候核奪、等因奉此、

遵查前兩號百福堂繳價承買出租契地、與前奉會勘、係按照百福堂所呈升料新

單、由該業戶指明界址、會勘丈量、繪圖稟覆在案、茲奉前因、并發

單、由該業戶指明界址、會勘丈量、繪圖稟覆在案、茲奉前因、并發

英册道契 第3027號、第3028號 (八)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

清查局繪圖，車職等詳加審核，所有三十二號租地，即百福堂承買四百九十二號新田單之地，該單載地六畝二分二厘二毫，按照前勘該業戶所指坵形，大見地畝實與單載畝分相符，今查清查局繪圖所載四百九十二號單地，僅東南角一隅，其北首毘連處，係徐大興輪過單地，核與前丈坵形，既不相符，如果屬實，即難免與徐大興單地有牽混情事。至三十二號租地，係百福堂承買四百九十二號新田單之地，查核奉發繪圖，其坵形地畝，與單前勘無異，圖載徐壽祺堂升科單地在東，并無牽混，惟該商董張思智等，因何赴憲稟呈控，自應遵照查明，當飭傳該商董張曉巖即張思智到局，按圖詳詢，據稱該地中腰有東西路一條，路非共有執業單照三十二畝零，經清查局將委員大見地二十七畝零，實多地六畝五分三厘四毫，路南共有執業單照三十九畝，經將委員大見地四十畝，有奇實多地一畝一厘四毫，兩共六畝五分四厘八毫，已由徐壽祺堂自行繳價升科，領有三百五十六號新單，此外實無多地，乃清丈局員將伊東北角執業單照除去多單四畝四分一厘九毫，又將伊西南角執業單照除去多單八畝六分一厘三毫，兩共十三畝三厘二毫，以伊有地之單，作為多單不算，反將伊有單之地，作為無單多地，充公百福堂與曹吉記所升三地，即奪伊有單有糧之產，以是不甘上控，求鑒等情，具稟前來，車職等伏查該商董張思智所稟各節，固屬一面之辭，而清查局所送繪圖，載明多單屬實，究竟當日查辦，何以將其有地之單，作為多單，既被扣除多單，自然有單之地，轉成為無單多地，充公台變，另行升科，事非原手不明，且近來以升科單請轉道契之事，類此甚多，辦理實形棘手，合無仰乞


憲臺俯賜移請

英册道契 第3027號、第3028號(九)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

清查局飭令當日原勘委員，理明詳覆，以息爭端，理合將遵查緣由，據情稟覆，并將奉發繪圖，查明呈繳，是否有當，伏祈
大憲核俯賜批示，祗遵，恭請
鈞安，仰乞
垂鑒。車職謹稟

計呈繳 繪圖二紙
一稟 道憲 余 稟後遵查百福堂張思智等請將三十二號租地核實復呈繪圖由

光緒二十五年十一月 日



英册道契 第3027號、第3028號(一〇)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2c


候補縣正堂朱
 上海縣正堂藍
 候補府左堂高



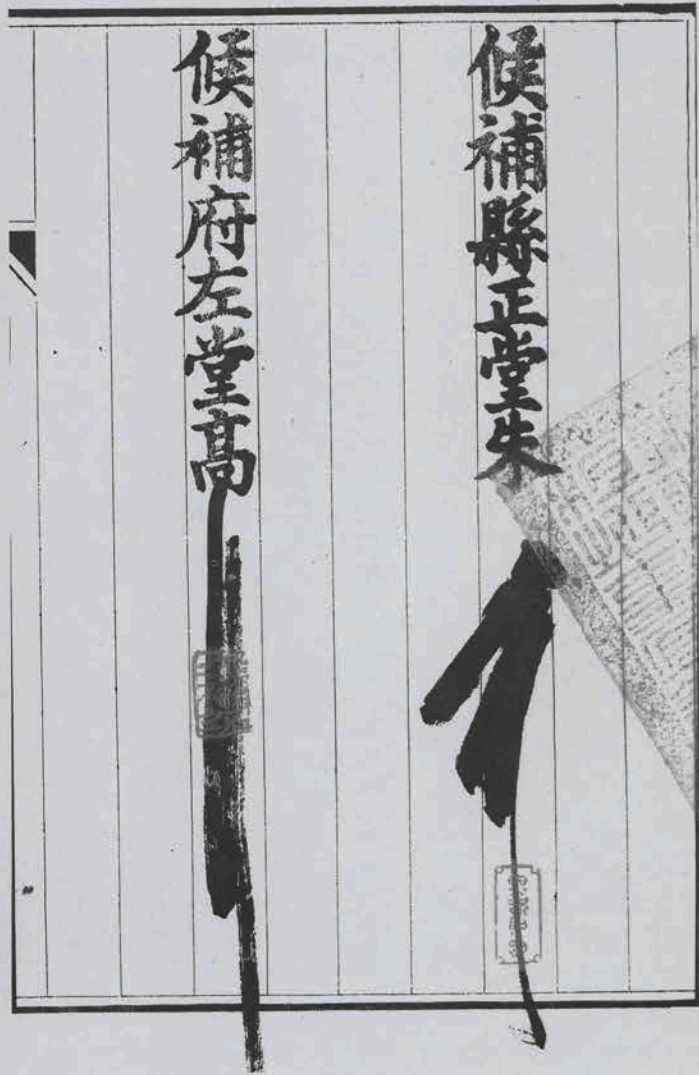
英册道契 第3027號、第3028號 (一一)
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2d

敬啟者竊本月十七日接奉
 諭函以商十二區張思智與百福堂曹吉記爭執基地一案奉
 道憲囑派原丈委員到地理結等因茲接
 許太守來函派當日原文將縣丞福超來申清理未了事件現擬於本月十八日兩向鍾派員會
 同將縣丞到地勘文為局派員屆時會同前往會勘等因伏查百福堂等將前承買充公地
 出租洋商五英冊三十二之號道契業經卑局按照百福堂所執升科新單由該業戶指明界址會
 勘丈量稟覆在案此次張思智等係將其有單之地充公不服上控奉
 道憲囑派原丈委員理結等因所理係清查充公名變之事匪卑局所能越俎也理合稟乞
 大府賜鑒原呈是禱肅瀆恭請
 鈞安伏祈
 再鑒 卑職 謹稟
 一交單稟覆 清查灘地局 張

光緒二十五年十二月十八日



英册道契 第3027號、第3028號 (一二)
 會丈局總辦呈清丈局總辦稟帖 1a



英册道契 第3027號、第3028號 (一三)
會丈局總辦呈清丈局總辦稟帖 1b

[TRANSLATION.]

TITLE DEED.

Yü Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Dr. W. A. Atkinson & Arthur Dallas* [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor *Chow Chin-tang* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *...* mow, *...* fun, *...* ta, *...* haow, bounded North by *...* South by *...* East by *...* West by *...*

That the said Renters pay to the said Proprietor a sum of *...* (No. 1,000.00) being at the rate of *...* per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker. This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xiangshui 20th year, L. S. 12th moon 16th day. 16th January 1900. No. of Lot, 3029 } 3029. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this *...* day of *...* 19*...* *F. Doune* Consul.

英册道契 第3029號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道余

給出租地契事照得接准 大英總領事官電照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 鄒錦堂 地一段租與 畝分 厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 鄒錦堂 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住 又查向議章程雖外國人有通融得之之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地地稅分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年十二月十六日 給 租地 地契 三千二十九號

查該地係在蘇州府城內林少卿吳桂仁此批 此項租地契係在蘇州府城內林少卿吳桂仁此批 光緒二十五年十二月十七日批

英三千九百

英册道契 第3029號 (一)

英册道契

大清欽命監督江南海關分巡蘇松太兵備道李

給出地契事照得核准

大英總領事官璧照會內開今據本國商人

地一段承遠租 畝分厘毫

北

東

西

南

每畝給價共銀三百兩

其年租每畝一千五百文每年預付銀兩等因前來本道已飭...

光緒二十五年四月二十二日給

租地 地契 三千三十號

查該地契字號係于前念字行面徐志良此批

此項租地契據會同勘復後...

英册

查此契原有地契...

一千九百四十年一月廿日通和行將本契地契與山

溫格 謹用此批 民國廿年六月三日本局補註

此契於三十二年五月二十八日...

此契於三十二年五月二十九日...

英册道契 第3029號 第3030號

英册道契 第3030號 (一)

[TRANSLATION.]

TITLE DEED.

Scotlan's copy

Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that...

That the said Renters pay to the said Proprietors a sum of...

being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow...

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Formsuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right...

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party...

A necessary Deed for the Renting of Land.

Kuang Hui 25th year. L. S. 11th moon 22nd day.

31st May 1899

No. of Lot, 3030

No. of Title Deed, 3030.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189...

F. Bourne Consul.

英册道契 第3030號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

大英總領事官... 通和行... 張得成堂

光緒二十五年四月二十三日... 租地 三千三十一號

查該地坐落... 租地契 三千三十一號

香港英租界... 租地契 三千三十一號

光緒二十五年... 租地契 三千三十一號



英册道契 第3031號 (一)

[TRANSLATION.]

TITLE DEED.

Satow's copy.

Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General... [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Chang Cheng Shih-lang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... mow, ... fun, ... le, ... haou, bounded North by ... South by ... East by ... West by ...

That the said Renters pay to the said Proprietor a sum of Dollars Six hundred (\$600) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:— Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:— That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huang Hai 25th year, L. S. 4th moon 23rd day.

1st June 1899 No. of Lot 3031 No. of Title Deed. REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 1899

英册道契 第3031號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

為

給出租地契事照得接准 大英領事官照會內開今據本國商人 大勝行 稟請在上海按和約所定界內租界內 東 西 北 南 地段亦遠租 畝 分 厘 毫 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 經理 記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准擅自轉賃或已或人另造房屋轉賃華民居住若未領兩國官憲允准恐據 前每年不將每畝年租銀一千五百文預付銀號違犯新章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年四月二十三日給

租地 地契 三千三十二號

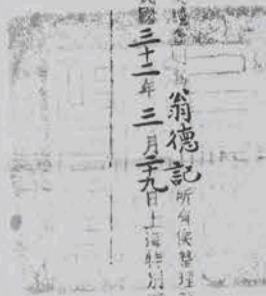
查該地坐落三克保字面字行商街以該地此 此項租地契之內容應與原主每年預付之銀號應與該地租界內之華人無涉其租界內之華人應與該地租界外之華人無涉此項租地契之內容應與原主每年預付之銀號應與該地租界內之華人無涉其租界內之華人應與該地租界外之華人無涉

英一千九百零九年

光緒二十五年五月日大勝行將查地轉賃愛 尔 德 租 用 此 批

民國四年三月以查本局補註

此契業經 翁 德 記 所有便管理官又特給給土地執業照 中華民國三十三年三月十九日上海特別市地政局批 翻字第八四一號



英册道契 第3031號 第3032號

英册道契 第3032號 (一)

[TRANSLATION.]

TITLE DEED.

Photostat copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that Norman Edwin Oswald Philip Cunningham [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ...

That the said Renter pay to the said Proprietor a sum of Dollars Eighty (80) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuan gshai 20th year, L. S. 4th moon, 23rd day, 1st June 1899.

No. of Lot, 3032 } 3032. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899. F. Bourne Consul.

英册道契 第3032號 (二)

11111

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英總領事官照會內開今據本國商人裴來德

地一段承遠租

每畝給價

業戶顧姓

已便亦不得轉與別國

又查向職章程

總領事官與中國官憲酌給

並每年不將每畝年租

文其年租每畝一千五百文

查核外國人按和約在界內租地

總領事官查視其租地實界無妨礙

總領事官與中國官憲酌給印憑據

或人另造房屋轉租華人居住

則此契作為廢紙地即歸官須至租地契者

光緒廿五年四月十四日給

租地 三千二十三號

地契

查該地坐落廿七保八面賢字坊

一千九百零八年一月二十日雷四德將本契全地轉與雷四德租用此批

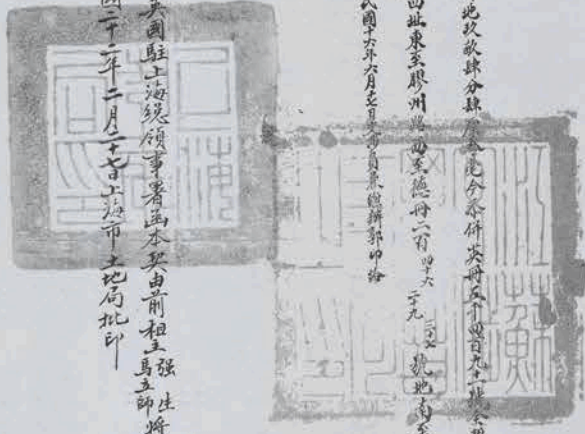
馬立師 租用此批

英三冊三

查此契原有地契收據分錄... 查此契原有地契收據分錄... 查此契原有地契收據分錄...

查此契准英國駐上海領事署... 查此契准英國駐上海領事署... 查此契准英國駐上海領事署...

查此契原有地契收據分錄... 查此契原有地契收據分錄... 查此契原有地契收據分錄...



英册道契 第 3033 號 (一)

[TRANSLATION.]

TITLE DEED.

Sactai's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General...

[herein described and called the Renter] has applied to Rent in perpetuity...

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty...

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of...

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow...

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right...

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party...

A necessary Deed for the Renting of Land.

Shuang Hai 25th year, L. S. 14th moon 14th day. 23rd May 1899

No. of Lot, 3033 } 3033. No. of Title Deed, } 4. Boume

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

英册道契 第 3033 號 (二)

契券存卷

大清欽命監督江南海關分巡蘇松太兵備道李

給出租地契事照得接准

大英領事官璧照會內開今據本國商人

通和行 稟請在上海按和約所定界內租界內

賃源祥

為

地一段永遠租 畝 分 厘 毫 北 東 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶 賃源祥 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地質房無足妨礙方准居住 又查向章程雖外國人有通融得租之處但無准租地質房與華民轉賃若華民欲在界內租地質房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不原明本 國總領事官並道憲批准登籍將其地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年 四月 二十五 日 給

租地 地契 三三三六號

查該地坐落于法界...

此項租地係由法界...

宣統二年十月...

宣統三年三月...

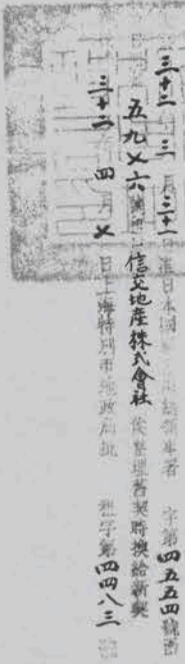
一千九百零五年...

英一千三百三十六號

一千九百零九年...

查此契原有地...

查此契原有地...



英册道契 第3035號 第3036號

英册道契 第3036號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General...

a Lot of Land, situated within the Boundaries of Ground set apart...

North by... South by... East by... West by...

That the said Renter pay to the said Proprietor a sum of Dollars...

being at the rate of... per mow; and also the Annual Low Rent...

This coming before me, the Intendant, I do hereby arrange and agree...

The conditions of this Deed, therefore, are:—That if the said Renter...

A necessary Deed for the Renting of Land.

Shanghai 20th year, L. S. 4th moon 20th day. 3rd June 1899.

No. of Lot, 3036 } 3036. No. of Title Deed, } REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI.

this... day of... 189... F. Bounel Consul

英册道契 第3036號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道李

為

給出租地契事照得接准
大英總領事官暨照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 寶源祥
地一段承遠租 畝 分 厘 毫 北 東 南 西
每畝給價共洋 貳 千 九 百 元 正 其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶 寶源祥 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住
又查向議章程雖外國人有通融得之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年四月二十五日給
租地 地契 三千三十七號

查該地坐落上海英界... 寶源祥... 光緒二十五年四月二十五日給

英三十三號

英册道契 第3037號 (二)

英册道契 第3037號 (一)

中

大清欽命監督江南海關分巡蘇松太兵備道李

為

給出租地契事照得接准
大英總領事官暨照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 寶源祥
地一段承遠租 畝 分 厘 毫 北 東 南 西
每畝給價共洋 貳 千 九 百 元 正 其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶 寶源祥 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住
又查向議章程雖外國人有通融得之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年四月二十五日給
租地 地契 三千三十八號

查該地坐落上海英界... 寶源祥... 光緒二十五年四月二十五日給

英三十三號

英册道契 第3038號 (一)

英册道契 第3038號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from His Britannic Majesty's Consul-General, stating that
Bryan Atkinson & Arthur Dallas

[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor
Caoyuan Xiang

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow, sun, le, Anow, bounded

North by

South by

East by

West by

That the said Renters pay to the said Proprietor a sum of Dollars sum hundred
(870000)

being at the rate of per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Formasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:-That if the said Renters, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow; then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huanghai 20th year, L. S. 4th moon 25th day.

3rd June 1899

No. of Lot, 3037 } 3037.
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this day of 1899

F. Bourne
Consul

[TRANSLATION.]

TITLE DEED.

Lat Tai's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Bruce Atkinson Parkur Dallas* [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor

Caofuan Shiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by
South by
East by
West by

That the said Renters pay to the said Proprietor a sum of *Dollars Two thousand* (*\$2,000*)

being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xiang Hsin 25th year, L. S. 4th moon 25th day.

3rd June 1897.

No. of Lot, 3038 } 3038
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI.
this _____ day of _____ 1897.

F. Bourne
Consul.

英册道契 第 3038 號 (二)

中 此契存卷

大英欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官照會內開今據本國商人

傅渭尔 稟請在上海按和約所定界內租界戶

沈張氏

為

給出租地契事照得按准
地一段承遠租 畝 分 厘 毫 北
每畝給價 共洋 三百元 正
業戶 沈 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住
又查向職章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代轉賃之人將來以其地轉與不與明本
國總領事官並道憲批准登籍將其地租分段或已或人另造房屋轉租與居住若未領兩國官憲允准憑據
並每年不將每畝年租錢一千五百文預付銀號違犯新章者則此契作廢該地即歸官領至租地契者

光緒二十五年四月二十九日給

租地 地契 三千二十九號

查該地坐落三保高道字好面願月才此批

此項地契係由外國商租住至保高道字好面願月才此批
陳陸軍軍官路亞法岸南至仙師巷地契其面願月才此批
此項地契係由外國商租住至保高道字好面願月才此批
此項地契係由外國商租住至保高道字好面願月才此批

英三千二十九號

一九四一(八)月廿四日工部局 林文騰 文騰 租用此批

此契於二十四年六月三十日准日本國駐上海總領事署 住字第二二二號函
特立此契一〇二八九號 係由外國商租住至保高道字好面願月才此批
中華民國二十四年七月十一日 上海行司地政局此 特字第二二二二號

此契於十五年二月二十八日
立 張同錄 張同錄 張同錄
有價收收作黃月字第二二二二號
中華民國十五年六月十二日
上海地政局此

英册道契 第 3039 號 (一)

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Joing Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Nomas James Novell* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Shen Chang-shi a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of *Dollars Three hundred (300 00)*

being at the rate of per *mos*; and also the Annual Low Rent of Fifteen Hundred Cash per *mos* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mos*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

Muang Hui 25th year, L. S.

11th moon 29th day.

7 June 1897

No. of Lot, 3039 } 3039
No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1897

F. Bourne Consul

英册道契 第3039號 (二)

上海道契 卷一〇

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Joing Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Wingpis Alured Coing Platt* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Shan Yih Shang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of *Dollars Two hundred (200 00)*

being at the rate of per *mos*; and also the Annual Low Rent of Fifteen Hundred Cash per *mos* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mos*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

Muang Hui 25th year, L. S. 6th moon 14th day.

8 June 1897

No. of Lot, 3040 } 3040
No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1897

F. Bourne Consul

英册道契 第3040號 (二)

大清欽命監督江南海關分巡蘇松太兵備道曾
大英總領事官照會內開今據本國商人 *裴來德* 稟請在上海按和約所定界內租界戶 *山雨香*
給出租地契事照得按准
地一段永遠租 畝分 風 毫 北
每畝給價 共銀貳百兩
業戶 *山雨香* 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住
又查向職章程離外國人有通融得之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不願明本
國總領事官並道憲批准登籍將其地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者
光緒二十五年五月初一日 給 租地 地契 三千四十號
查該地坐落 *元保九面元字坊番王元亭* 此批
措撥撥會 *元保九面元字坊番王元亭* 此批
光緒二十五年五月八日 *裴來德* 稟請本道准其租地實界與華民轉賃此批
查此契原租地實界 *元保九面元字坊番王元亭* 此批
光緒二十五年五月八日 *裴來德* 稟請本道准其租地實界與華民轉賃此批
光緒二十五年五月八日 *裴來德* 稟請本道准其租地實界與華民轉賃此批

英册道契 第3040號 (一)

一三三八

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道曾

為

大英總領事官照會內開今據本國商人裴來德稟請在上海按和約所定界內租界內張淡生

給出租地契事照得接准
地一段承遠租 畝 分 厘 毫 北 東 西 南
每畝給價共洋 貳百 元 正
其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶 張 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住
又查向章章程雖外國人有通融得之之虛但無准租地實界與華民觀實若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租錢一千五百文預付銀號違犯新章者則此契作為廢地即歸官須至租地契者

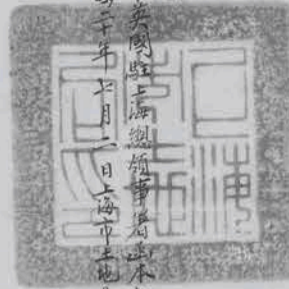
光緒二十五年五月初一日給

租地 地契 三千四十一號

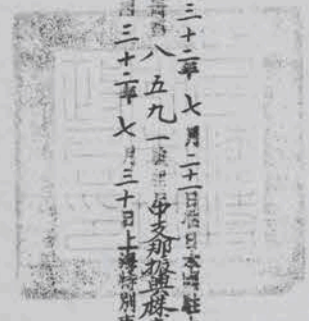
查該地坐落克保九龍字坊前張和徐向山徐毓卿此
黃浦後查會同復查委署黃浦巡檢李本善謹查該地坐落克保九龍字坊前張和徐向山徐毓卿此
光緒二十五年五月初一日給

英三千四十一號

查此契准英國駐上海總領事官李本善由前租主裴來德將全地轉與高易租用等因准此相應加批以資執管此批
中華民國十年七月二日上海市土地局批印



一九〇〇年二月廿六日 高易 裴來德全地轉與
白送來 好卜羅 裴而門 租居此批
廿七年七月廿九日日本局補印



光緒二十二年七月二十二日日本局補印 字第七〇一〇號
轉立日期八五九一號 每支那領事官李本善由前租主裴來德將全地轉與高易租用等因准此相應加批以資執管此批
中華民國十年七月三十日上海特別市土地局批 字第七〇八六號

英册道契 第3040號 第3041號

英册道契 第3041號 (一)

[TRANSLATION.] Sootai's copy.

TITLE DEED.

Wong - Superintendent of Maritime Customs for the Province of Kean-nun
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from Her BRITANNIC MAJESTY'S Consul-General, stating that
Winfid Albert Compagnon Platt
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Chang Jai-sun
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ *mow*, _____ *sun*, _____ *le*, _____ *haou*, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Dollars* _____
(*6200.00*)

being at the rate of _____ per *mow*; and also
the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for their
joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Shii 25th year, L. S. *07th* moon *1st* day.
8th June 1899

No. of Lot, *3041* } *3041*
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189____

F. Bourne
Consul.

英册道契 第3041號 (二)

一三三九

中

大清欽命監督江南海關分巡蘇松太兵備道曾

給出租地契事照得按准

大英領事官璧照會內開今據本國商人裴來德稟請在上海按和約所定界內租業戶實源祥

地一段承遠租 畝 分 厘 毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶實源祥將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住
又查向職章程外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
而每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年五月初一日給租地契 三千四十二號

查該地坐落上海英租界...

光緒二十九年六月二十七日蒙本道奉准與美國聖公會租用此批

同日訂特將三千六百七號地出兩以轉與聖公會併入本契租用此批

英三千四十二號

此項併租其他地段...

查此契係由...

民國十七年八月三日...

英册道契 第3042號 (一)

[TRANSLATION.] TITLE DEED. Soong, Superintendent of Maritime Customs for the Province of Kean-nan... I have received a communication from Her Britannic Majesty's Consul-General... Huang Hai 20th year, 8th June 1899. F. Bourne Consul.

英册道契 第3042號 (二)

[TRANSLATION.]

TITLE DEED.

Sastai's copy

Wong - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brunan Atkinson & Arthur Dallas [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor

Chow saop ping a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars Eight hundred (800) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hoi 20th year. L. S. 5th moon 1st day.

5th June 1897

No. of Lot, 3044 } 3044. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI. this day of 1897

F. Bourne Consul

英册道契 第3044號(二)

中

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官照會內開今據本國商人愛爾德稟請在上海按和約所定界內租業戶姚松華

給出租地契事照得按准地一段承遠租畝分風北

每畝給價共銀三百兩已其年租每畝一千五百文每年預付銀兩等因前來本道已飭

業戶姚松華將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實房無足妨礙方准租住

又查向職章程雖外國人有通融得之之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不與明本

國總領事官並道憲批准登錄將其地體段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀兩違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年五月初一日給租地地契三千四十五號

查該地坐落之條九面光字行商願學生此批

此項租地係曾前領事官曾與該商酌定其地坐落之條九面光字行商願學生此批

查該地坐落之條九面光字行商願學生此批

查該地坐落之條九面光字行商願學生此批

查該地坐落之條九面光字行商願學生此批

查該地坐落之條九面光字行商願學生此批

查該地坐落之條九面光字行商願學生此批

查該地坐落之條九面光字行商願學生此批

查該地坐落之條九面光字行商願學生此批

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查該地坐落之條九面光字行商願學生此批

英册道契 第3045號(一)

英册道契 第3045號 第3046號

[TRANSLATION.] Saitai's copy.

TITLE DEED.

Voong - Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from H.R. BRITANNIC MAJESTY'S Consul-General, stating that
Albert Edmund Algar
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Yao Sang-hua
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow. fow. le. haou, bounded

North by
South by
East by
West by

That the said Renter pay to the said Proprietor a sum of Yards three hundred
(No. 300⁰⁰)

being at the rate of per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Suangs Kwei 20th year, L. S. 6th moon, 1st day.
8th June 1897
No. of Lot, 3045 }
No. of Title Deed, } 3045

REGISTRATION COMPLETED AT
H. B. M. CONSULATE-GENERAL, SHANGHAI.
this day of 189

F. Bourne
Consul.

英册道契 第3045號 (二)

敬稟者 稿奉
前憲臺札開接
英正領事班 函送英册三千四百五十六號新契三套 請派員會勘等由 檢契札飭會查勘
丈繪圖貼說並查高保土名 併具復等因 奉經 卑職 等與黃縣丞 查明原契田單 除三千
四百五十六號契地另行勘覆外 所有三千四百五十六號新契係據業戶夏寶弟 將坐落上邑二十七保九
首克字圩號內地九分四厘二毫租與洋商新瑞和為業 附交四百三十六號 戶名夏成章 田單
一紙計則田九分四厘二毫 查核單內九字 有挖改痕跡 吊查縣署版圩糧冊 四百三十六號 夏成
章名下 祇有則田三分四厘二毫 並無九分四厘二毫 顯係將三分改作九分 實屬有心朦朧 查
此項出租原契係地保顧掌生 蓋戳該地保曾於光緒十六年間 化名顧岐山 將廢單租
與洋商瑞禮遜 購請 英册三千四百五十六號道契 經前總理王丞移 縣下 草究 恐 永不准化
名復充在案 今前項挖改田單 係顧掌生 蓋戳 即難保非該方保通同舞弊 若不由
縣提案 嚴懲 更無忌憚 理合將奉發新中契 同英署交來之原契田單 一併呈乞
憲電 是否有當 伏祈
大人 察核 俯賜 批示 祇遵 謹請
鑄安 仰乞
去鑒 卑職 謹稟

計呈 原契紙挖改田單一紙 並繳新中契一紙
一稟 道憲 稟奉 勒 英册三千四百五十六號新契田單 查有挖改情弊 呈請 飭 嚴 究 由



英册道契 第3046號 [原契證已佚] (一)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒二十五年十月十五日

候補縣正堂朱

上海縣正堂藍

候補府左堂高

英册道契 第3046號(二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

十一

茲據該局稟稱查該局於光緒二十五年十月十五日
 已據該局稟稱查該局於光緒二十五年十月十五日
 茲據該局稟稱查該局於光緒二十五年十月十五日
 茲據該局稟稱查該局於光緒二十五年十月十五日

會丈局

會丈局

英册道契第3046號(二)上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

光

英册道契 第3046號(三)

上海道札飭會丈局

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官璧照會內開今據本國商人可浦

給出租地契事照得接准... 地一段承遠租... 每畝給價共銀壹萬二千兩...

光緒二十五年五月初二日給租地契 三千四十七號

查該地坐落... 租地契 三千四十七號

民國十五年七月文日全地研其英商為下...

英三千四百七號

[TRANSLATION.] TITLE DEED. I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that William Cope... [bilingual text]

英册道契 第3047號 第3048號

英册道契 第3047號 (二)

英册道契 第3047號 (一)

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官璧照會內開今據本國商人瑪瑟萊敦

給出租地契事照得接准... 地一段承遠租... 每畝給價共銀壹萬五千兩...

光緒二十五年六月二十一日給租地契 三千四十八號

查該地坐落... 租地契 三千四十八號

光緒二十六年正月初十日...

英三千四百八號



查此契全地... 光緒二十六年八月...

英册道契 第3048號 (一)

一二四五

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Soing - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from H.M. BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Monrois, Insucrio, Portugues, Station [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor Pasquian Wang

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars Five hundred & 44 (500.44)

being at the rate of Fifteen Hundred Cash per mos Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any House or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mos, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 25th year, L. S. 6th moon 20th day.

27th July 1897. No. of Lot, 3048 } 3048. No. of Title Deed.

F. Bourne

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

Consul.

300 899

英册道契 第 3048 號 (二)

Large vertical Chinese document with multiple columns of text, including a diagram of a plot of land on the left side. The text discusses land boundaries, measurements, and official approvals.

3049

英册道契 第 3049 號 [原契證已佚] (一)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒二十六年二月九日

候補府正堂朱

上海縣正堂戴

候補府左堂高

英册道契 第3049號 (二)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

由案卷奉勒英册三由九號新界地不符舉契請銷由

會丈局

英册道契 第3049號 (三)
上海道札飭會丈局

會丈局

英册道契 第3049號 (三)
上海道札飭會丈局

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道李

大英總領事官內閣全權人博易 稟請在上海按和約所定界內租界內張紹望

給出租地契事照得按准... 地一段承遠租 畝分風... 每畝給價共 銀五百兩... 業戶 茲將該地租給該商收用...

光緒廿五年 四月二十四日 給

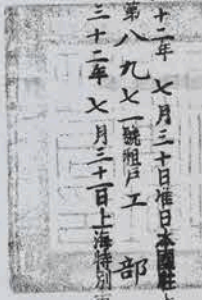
租地 地契 三千五十號

查該地坐落... 此地... 光緒廿五年七月三十日... 印給

英三三〇五號

一九三〇年五月... 工部局租用此批

此契於三十三年七月三十日... 轉立日冊第八九七一號...



英册道契 第3050號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Li Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Harold Brouett & Francis Ellis... applied to Rent in perpetuity from the Proprietor Chang Shao-yuen... a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty...

That the said Renters pay to the said Proprietor a sum of Sixty Two hundred (\$6000) being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions: Formsmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein...

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records...

A necessary Deed for the Renting of Land. Huang Hoi 20th year, L. S. 14th moon 24th day.

2nd June 1897 No. of Lot, 3050 3060 No. of Title Deed,

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this... day of... 189... F. Doune Consul

英册道契 第3050號 (二)

具稟五年走保古地保陳權方跪稟

屬憲大老爺 卑等卡躬身文惠亭于光緒十三年間憲中保置買本苗念字好一百平
號張金桂之苗地三分內劃出一分產應有稅契原契遺失據稟事 兼藍田
張毛會保等為憲當時蓋造房屋開闢並無言語據該地苗中會保等定
乃奉 升科局會同

道憲出示曉諭保地亦在其中即由身父原業赴局繳價給出一百九十九號新
單由租洋商轉讓與孫年九百全境道契執業在案人因該地內有苗張姓
欲將該地信信向孫年九百全境道契執業在案人因該地內有苗張姓
符與張姓之地緣在碼頭公路東首港港則已傾圮入吳淞江內且張姓亦自原業亦具稟在
局即使將來張姓地有蓋戳請轉道契須將孫年九百全境之地分九毫劃出
以免侵佔此地在張地西公路之外久有界址為憑信可明主餘多廢棄而在他
之地似此指鹿為馬情同翻奪理法難容為此先行具稟伏乞

局憲大老爺 鑒賜核示沾仁上稟
稅契原契糧串遺失據在會審案內今所抄稅契原契遺失據稟會同
據紙地圖一紙

光緒二十五年五月

日

英册道契 第3050號 (三)
上海縣二十七保十圖地保稟帖 a

五寶田契張 萬和 為因稅銀正用自應央中蔣 向邦 等今將自己祖遺坐落邑念七保十苗
念字好六百六號內墳基餘地一方計五厘混中賣到

陳厥系為業三苗言定讓得時價值銀兩是銀拾兩正共銀廿一併收足不另立收單其由自賣
之後隨即印信從得主營業失主毫無干涉收料入戶完稅納稅等情得主自便失主再無干涉
姓在言枝節重疊查亦向中理直此係兩相允洽各無異言恐後無憑立此賣契墳基餘
地契存照

計開四址

東至張地 南至張地 西至路 北至沈地
另批去路朝東進去田單不附交細說六百六號單戶張金桂

光緒十三年八月

日賣田契張萬和張順芝

原中蔣向邦張阿木張金和張毛苗苗阿虎金瑞耕 苗金勝華職記代筆黃志卿

五杜絕田反基餘地契張 萬和 為因稅銀正用自應復央原中蔣 向邦 等今
將自己祖遺坐落邑念七保十苗念字好六百六號內餘地一方計五厘前已得過原價今杜絕到

陳厥系承為世業三苗言定港中得時價值銀五兩正共銀廿一併收足不立收單其

地自杜絕之後仍舊承為得主營業耕種起造與高開溝并穿揚種竹洋商買賣
等情失主永毫無干涉收料入戶完稅納稅等情得主自便失主再無干涉
倘有欠管不清以作詐論門房上卡並無言阻此係兩相允洽各無異言恐後無憑立

五杜絕墳基餘地契存照
計開四址 悉照原契 中保苗代筆 照原契聲明

光緒十三年十月

五杜絕墳基餘地契張 萬和

五寶田契張 萬和 為因急需用將自己祖遺坐落邑念七保十苗
念字好六百六號內基地盡量厘正自應央中等賣加其杜絕墳基契到

光緒十三年十月

五杜絕墳基餘地契張 萬和

英册道契 第3050號 (四)
上海縣二十七保十圖地保稟帖 b

立賣契杜絕嘆基地文契張毛毛為因急需正用將自己祖遺坐落上邑念七保十面
念字坊式百六十號內基地壹分壹厘正自應央中等賣加杜絕嘆契到

陳慶名下永遠三葉三面言明借中得時價值庫平銀拾兩三錢式分當日立契其
銀一併收足另立收條自賣絕之後其地便交卸任從管業出取租起造與高華
洋房屋種竹實揚開溪掘井打築築路一切洋商買賣等情均得自主便失主承
遠毫無干涉收料入冊戶承稅門房卡並無言阻倘有別姓言枝節或舊遺碍
等情失主自行理直不涉業主之事此係充各無異言恐後無憑立此賣契至
杜絕嘆基地文契存照

計開四地 東至碼頭脚南至現掛脚西至周三陳地北至東去浦西鄰地
又北方單不附交如字式百六十號

光緒二十一年 十二月 日賣契杜絕嘆基地文契張毛毛
原中 范朝珍 張金和 蔣用大 苗金梅亭 戲記 代筆 王毓周

立自應搬遷墳墓張毛毛為因急需正用將自己祖遺坐落上邑念七保十面
念字坊式百六十號基地壹分壹厘正其地內墳墓自願搬出到
陳廟名下三面言定以得費銀肆兩六錢六分正當日立契其序一俟足有願
搬去墳墓之後另行買地入土安葬自此以後永不言枝節內房上下並無言
阻倘有別姓言枝節或舊遺碍等情失主自行理直不涉業主之事此係充各
無異言恐後無憑立此賣契至杜絕嘆契存照

光緒廿一年 十月 日賣契杜絕墳墓張毛毛

原中 范朝珍
族保 張金和 蔣用大 年仁 擢

苗 金梅亭 王毓周
代筆

英册道契 第 3050 號 (五)
上海縣二十七保十圖地保稟帖 c

立自願公認張藍田等為因新開沿英碼頭路兩項順懷通年久失修
為此前周後修造碼頭路約計開壹餘天約計夾四尺餘寸而共修費飯食
工價計錢數拾千又均由各店家號派派派尚有缺少向張姓分派當日三面公
同商議允各立據將碼頭路路隔界分明地段四址為港張藍田 查下芦灘
在江邊碼頭路路東首沿江轉灣角地在路路南首又張 毛毛 名下地界墳墓
坐落碼頭路路西首再灣角紫地在北首各公路隔界分明地段四址管業
永遠不准侵佔路打筐以便店貨船只駁運貨食等情恐有闕碍以題
日後子孫枝節轉轉等情此係三面允各各人認妥並無言阻恐後無憑
立此合局公認據壹式而各執壹份存照

光緒十七年 十一月 立合局公認據張藍田 毛毛
原中 地保 范慎金 見識人 沈松橋 嚴仁耀 葉雲亭

英册道契 第 3050 號 (六)
上海縣二十七保十圖地保稟帖 d

具呈人張毛

為意圖侵佔轉道契求思舉事身父萬和曾將于七保十箇倉
行三保祖父張金桂戶名之田單地三分劃出分六厘憑中保絕賣于陳惠亭
立有原契憑據並與張藍田向各店舖集資修理公路碼頭合同據等為
憑當時稅契過戶承租並無言語直至今日張藍田之子兆望山弟博易

律師出名將公路南首之地送請道契以承賣于陳姓之地以及公路碼頭
轉在內侵佔陳地為言尤小圖吞公路碼頭為言更大為此具稟伏乞

局憲大老爺一覽鑒裁奪准仁工回示

光緒二十五年五月 日

英册道契 第 3050 號 (七)

上海縣二十七保十圖原華人業主稟帖 1

英册道契 第 3050 號

班德瑞

五 十 年 辛

啟者查三十五號出租契該番地保業已
蓋戳其租價加至八百五十兩合將租契方單

送希

貴縣查核立賜訂期會勘為荷此頌

日 祉

計送出租契一紙方單一紙

五月二十日

卅

英册道契 第 3050 號 (八)

英國駐滬領事致上海知縣函 1

一五二

監生姚爾綱年六十二歲上海縣人 住二十七保十三畝

為贖請道契預先稟明未思阻止以防後患事切生有戶
名王桂榮坐落二十七保十畝字圩第二百六十號田一畝二分九
厘六毫田單紅契由故父於咸豐十年三月間與中抵借與張
紹雲之先祖張永乾名下制錢一百千文所有錢不取息田不
起租此乃憑中三面言明情愿又於光緒二年四月因正用將與
賣與伊故父頑芳名下計錢四百千文憑中言明准于十五年之
期隨時回贖以白契載明年前到期生備錢隨時回贖不
料張紹雲存心不良一味搪塞猶可上年私託律師卜易
掛號贖請道契生驚悉情寔奔投 英公解案下

控求 飭阻道契故未請出生以上洋買賣田產抵借有此
舊例立有賣絕杜絕嘆絕各契日後不能向人起口今
祇有典賣契此乃活契該田價值昂貴張紹雲故此游
移強霸鯨吞倘張混稱伊祖遺等慌請查紅契上何
以有生姚姓名目果係賣絕必有杜絕嘆三各契為憑生
乃世代清白良民今遭逞強欺懦除投 英公解稟訴
下情未嘗轉出道契外誠恐張紹雲贖請丈量叩求
局憲大人恩准俯憐情定如張紹雲暗託洋人掛號稟
請丈量將此田單係二十七保十畝字圩第二百六十
號一紙吊驗免其丈量生早已預備銀錢回贖施行謹

光緒二十五年五月

廿二

英册道契 第3050號(九)

上海縣二十七保十圖原華人業主稟帖2

具稟監生姚爾綱 年籍在案

為抄粘批示再陳下情贖請道契求免會丈事緣生前因正用將
王桂榮坐落二十七保十畝字圩二百六十號田一畝二分九厘六毫田
單向張紹雲故父名下抵借錢共五百千文上年備洋回贖在生今
被串出洋商贖請道契在後生驚悉前情曾經奔投

憲局稟求免其丈量在前張紹雲連日反敢逞免萬不得已前赴
英會審公解稟控在後二十五日經奉 批示抄呈
憲察為再投求

局憲大人俯賜恩准將生備洋回贖田單仍免會丈生遵候
英公解查明再行稟求 憲諭施行上呈

光緒二十五年五月

廿五

日稟

英册道契 第3050號(一〇)

上海縣二十七保十圖原華人業主稟帖3

班德瑞

六廿

啟者三千五十五號契地案十四日會訊時姚爾綱到堂當經判斷原業張紹登與地保陳惠亭涉訟時已經年姚應早為控告何得於案已斷歸張姓後從生事端該地應由張姓租與博易換立道契如姚張另有糾葛由姚呈控張姓不得阻擾此契各在案相應區祈
貴縣訂期會勘再該租契因地保管押未經蓋戳現在事經判斷明白無庸該地保蓋

日社
截也合併聲明順頌

六月二十日

班德瑞

六廿五

啟者查三千五十五號新契之方單蓋照未蓋戳之出租契前送還還單契內之蓋照係該商自行抽出另行核辦不必歸入契內相應區祈
貴縣查照是荷此頌

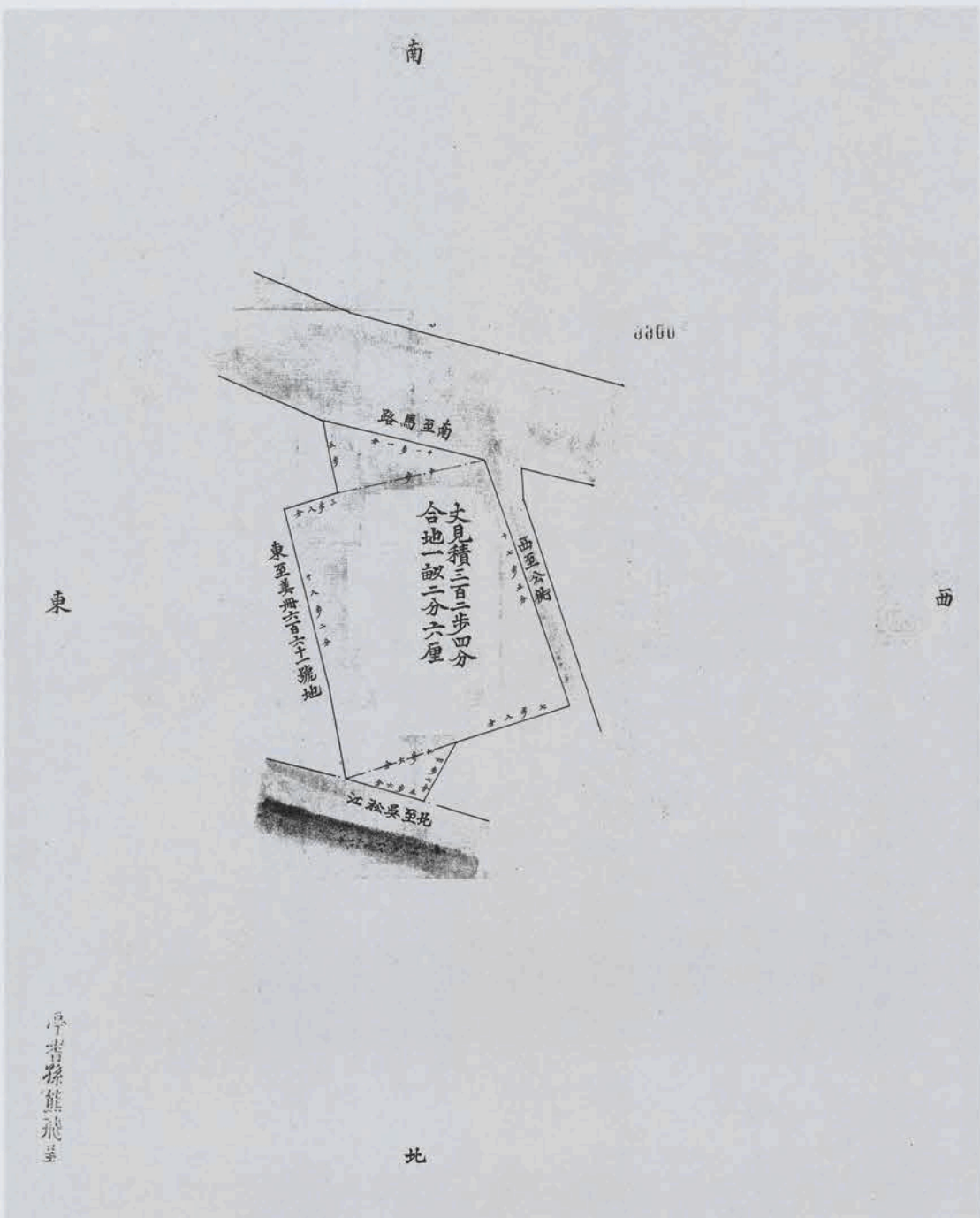
日社

六月廿三日

呈送二十七保十番內業戶張紹鑿租與洋商博易地圖貼說
列英冊三千五十一號

R.

英冊道契 第3050號 (一三)
會丈局繪製地塊圖



學書錄錄三飛星

中

此契行卷
大清欽命監督江南海關分巡蘇松太兵備道

大英總領事官羅照會內開今據本國商人瑪孫為業教稟請在上海按和約所定界內租業戶寶源祥
給出租地契事照得按准
地一段永遠租 畝 分 厘 毫 北
每畝給價 共洋 三百五十一元 正
其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶 寶源祥 將該地租給商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由
己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住
又查向章程雖外國人有通融得之之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商道後代管業之人將來以其地轉與不願明本
國總領事官並道憲批准登籍將其地整段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將新收年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年六月二十一日給
租地 三千五十一號
地契

查該地坐落二十七保九番內字號博易地圖學生此批
光緒二十七年五月去有瑪孫為業教稟請將本號地畝欲分租與華民轉賃此批
一千九百零五年六月二十一日給
英三千五十一號

英三千五十一號

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Voing, Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from H.R. BRITANNIC MAJESTY'S Consul-General, stating that
Sabriel Lamo Morrison & Friedrich Montague Stratton
[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor
Pao Yuan Shiang

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow, sun, le, haw, bounded

North by
South by
East by
West by

That the said Renters pay to the said Proprietor a sum of Dollars three hundred
and fifty (\$350.00)

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of residing in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, without
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai, 25th year, L. S. 6th moon 20th day.

27th July 1899.

No. of Lot, 3051 } 3051.

No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1899

J. Bourne

Consul.

英冊道契 第3051號 (二)

英冊道契 第3051號 (一)

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官霍爾會內開今據本國商人瑪利孫瑪萊敦稟請在上海按和約所定界內租業戶寶源祥

給出租地契事照得按准... 地一段亦遠租... 寶源祥... 其年租每畝一千五百文...

光緒二十五年六月二十一日給

租地 地契 三十五號

查該地坐落... 寶源祥... 光緒二十五年六月二十一日

光緒二十五年六月二十一日... 寶源祥... 租地契

一千九百零四年三月二十五日... 寶源祥... 租地契

一千九百零四年三月二十五日... 寶源祥... 租地契

本契原有地... 寶源祥... 租地契

此契地現... 寶源祥... 租地契

一千九百零五年七月... 寶源祥... 租地契

一千九百零五年七月... 寶源祥... 租地契

查此契原有地... 寶源祥... 租地契



英册道契 第3051號 第3052號

英册道契 第3052號 (一)

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Voing, Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that... [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor...

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

North by... South by... East by... West by...

That the said Renter pay to the said Proprietor a sum of Dollars four hundred (400.00)

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities...

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being...

A necessary Deed for the Renting of Land.

28th July 1899. L. S. 6th moon 21st day.

No. of Lot, 3052 } 3052 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899. 7. Bourne Consul.

一五五

英册道契 第3052號 (二)

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Joing - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brennan Atkinson & Arthur Dallas [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Cheng chin-chi

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars Two hundred (200.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hoi 25th year, L. S. 5th moon 3rd day.

10th June 1899

No. of Lot, 305A } 3054. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

F. Doune Consul

300 1/20.

英册道契 第3054號 (二)

上海道契 卷一〇

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Joing - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brennan Atkinson & Arthur Dallas [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Cheng chin-chi

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars Four hundred (400.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hoi 25th year, L. S. 5th moon 3rd day.

10th June 1899

No. of Lot, 305B } 3055. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

F. Doune Consul

300 1/20.

英册道契 第3055號 (二)

英三千五十五號

民國十七年八月十七日全地轉九日本兩九百九十五號新契本契註銷

光緒二十五年... 查該地坐落... 租地 三千五十五號

光緒二十五年... 租地 三千五十五號

大清欽命監督江南海關分巡蘇松太兵備道曾... 大英總領事官... 通和行... 租地 三千五十五號

大清欽命監督江南海關分巡蘇松太兵備道曾

中

一二五八

英册道契 第3055號 (一)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道曾

給出租地契事照得接准 大英總領事官照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 程謹記 地一段承遠租 畝 分 厘 毫 北 東 南 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 程謹記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年五月初三日給

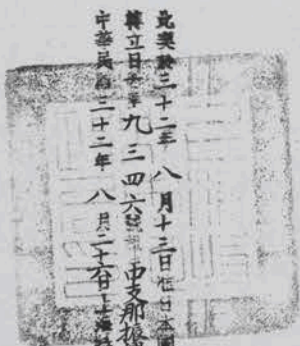
租地 地契 三千五十六號

查地坐落元保高賢字圩高顧廷芳此

此項租地係由命文命命助運使元保高賢字圩名恩園之北見實地陸分四地東南兩面均至漢西約至顧姓地東自長漢清地明契內不准侵佔等情 繪圖到道經商議上登引印契字樣批明並印修光緒二十五年十月二十六日呈督全 印給

英三千五十六號

查此契原有地陸分添并海地樹厘兩共計地陸分捌厘文見相存四地東至赫德路西至顧姓地南至恩園陸 北至顧姓地該租主應照現文添并故地管業此契由光緒二十六年七月十八日上海市地政局批印



光緒二十二年八月十三日准日本國駐上海領事官 字第七三五七號函 轉立日本國九三四六號 中支那振興株式會社 整理舊租界時地給新契 中華民國二十二年八月二十日存上海特別市地政局批 在字第七八三九



英册道契 第3055號 第3056號

英册道契 第3056號 (一)

[TRANSLATION.]

TITLE DEED.

Wong - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c. &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brunan Akhinson Parker Bell's [herein described and called the Renters.] have applied to Rent in perpetuity from the Proprietor Cheng Chin-chi

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area one mu, one sun, one ic, one hao, bounded

North by _____ South by _____ East by _____ West by _____

That the said Renters pay to the said Proprietor a sum of Dollars Four hundred (R400.00)

being at the rate of _____ per mu; and also the Annual Low Rent of Fifteen Hundred Cash per mu Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mu, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Xiangshui 20th year, L. S. 10th June 1899.

No. of Lot, 3056 } 3056 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this _____ day of _____ 189_____ F. Bourne Consul

一二五九

英册道契 第3056號 (二)

[TRANSLATION.]

TITLE DEED.

Saotai's copy.

Soing - Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Albert Edmund Algar

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Yui chin Sang
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mow, _____ sun, _____ le, _____ haou, bounded

North by _____

South by _____

East by _____

West by _____

That the said Renter pay to the said Proprietor a sum of *Dollars three hundred
9 fifty (6350⁰⁰)*

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions :-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 25th year. L. S. *5th* moon *7th* day.

14th June 1897.
No. of Lot, 3057 } 3057
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189____
F. Bourne
Consul.

300 1/20.

英册道契 第3057號 (二)

光緒二十五年六月

日星

具稟于五保頭高地保障中
稟為據定聲明事切身苗內業戶餘慶堂
厘出租與洋商愛爾德為業立契冊三千五十七號道契身在於光緒二十三年三月內蓋
戳當時鐵路尚未興辦身是以蓋戳此係實在情形並不虛捏等語理合據定稟
明伏乞
大老爺雷鑒施行上稟

英册道契 第3057號 (三)
上海縣二十五保頭圖地保稟帖1

上海道契 卷一〇

一一六二一

敬稟者竊奉
憲臺札開接
英正領事照 函送英册三千五百九十一號 等號新契請派員會勘等由檢契札飭會查
勘文繪圖貼說並查高保生名具復等因奉此卑職等遵與黃巡檢欄會同
英正領事所派之員查明三千五百九十一號新契係由業戶餘慶堂將坐落上邑二十五保頭番知
字圩百七十四號戶名劉永山則田九分內除下半單劃出二分五厘立英册三千五百九十一號契外地
剩餘七分五厘計田單上半紙出租與洋商愛爾德為業當傳同業戶督飭業者地
保前往該地履勘按址丈見積一百三十三步四分四厘合計地六分八厘一毫正在勘辦間據
鐵路公司崔委員聲稱該地已經圈入鐵路地內詢據該高地保陳學山稟稱此項租地係在
光緒二十三年三月出租時鐵路尚未興辦身是以蓋戲等語卑職等伏思鐵路公地為中國
國產利用之需舉凡軌道所經即洋商已經立契租用之地尚須讓歸作路前地雖承租在先尚未立契
既經鐵路圈進或由該商轉租與公司抑退還原業應請
憲臺照會
英正領事諭知該商遵辦除將三千五百九十一號 等號契地另行勘覆外理合將查明三
千五百九十一號新契租地緣由繪具圖說聯銜稟覆奉發新中契呈繳仰乞
大憲核俯賜批示祇遵恭請
鈞安伏祈
垂鑒卑職謹稟

英册道契 第3057號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

計呈 繪圖一紙並錄新中契一紙
一稟 道憲 稟覆英册三千五百九十一號新契租地被鐵路公司圈進並呈圖契由

光緒二十五年六月廿一日

候補縣正堂朱

上海縣正堂王

候補府左堂高

英册道契 第3057號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

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英册道契 第3057號(六)
上海道札飭會文局1

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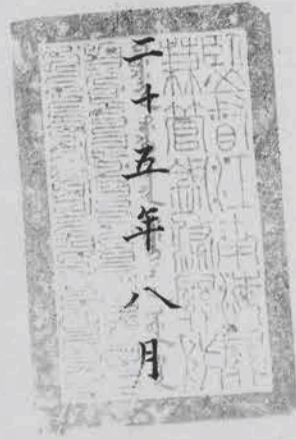
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英册道契 第3057號(七)
上海道札飭會文局2a

如果准立道契歸洋商管業究與鐵路有無窒礙合就札查札到該局即
便遵照會商鐵路公司崔委員妥速查復以憑核奪毋違此札

光緒



二十五年八月

日

八月廿二日

英册道契 第3057號 (八)
上海道札飭會丈局2b

為錄批移知事奉

道憲曾批稟覆英冊三千零七號新契租地被鐵路公司圈進並呈圖契由奉批

據稟已悉候函請

班正領事轉飭該商退銷可也仰即知照繳圖契暫存等因到局奉此合行錄批移知

為此合移

貴縣煩為查照須移

一移 上海縣

光緒



二十五年八月廿二日

候補縣正堂朱

朱

英册道契 第3057號 (九)
會丈局總辦移文上海知縣

九月廿六日



移

欽加三品頂戴總辦滬甯鐵路駐滬工部局總辦
為

移後事本月二十一日准

貴局函開竊奉

前道憲會 札開查英冊三千五十七號新契租地前

據該局稟稱該地已經圈入鐵路現在尚未立契或由

該商轉租公司抑退還原業稟請照會轉諭該商遵辦

等情即經本道函請

英正領事退銷去後茲接復稱該地承租在未造鐵路

之先早已豎立界石現在地上並未築築將地圈入况

鐵路車軌所經及車路等地均在浜南浜北之地要之

無用而本契兩邊夾岸之地均係洋商立契執業之產

何獨用此中間一地殊屬不解亦只公允仍請將契印

英册道契 第3057號 (一〇)
淞滬鐵路局總辦移文會丈局總辦 1a

給前來該地如果准立道契歸洋商管業完與鐵路有

無關碍札即遵照會商鐵路公司崔委員安速查復以

憑核奪等因奉此伏查英冊三千五十七號新契所租

華民張靠山之地係在浜南車路等地均在浜北

英領事函稱車路等地均在浜南浜北之地要之無用

等語想係筆誤究竟該地如果准立道契歸洋商執業

與鐵路有無窒碍現在崔委員公出無從會商奉札前

因理合稟乞派員查明示遵以便詳復等因准此查鐵

路圈用原業張靠山地七分五厘二毫坐落上海縣二

十五保頭圍界浜南岸今年二月間忽立有洋商愛爾

德界石曾經移請上海縣飭提原業張靠山並該圍地

係陳學山到業澈底根究嗣據張靠山稟稱上邑二十

五保頭圍身有自產糧田一畝五分於光緒二十三年

二月間本圍地保陳學山之兄陳玉麒與中胡紹棠孫

順卿未定購此地於三月間收價立契當時契寫身出

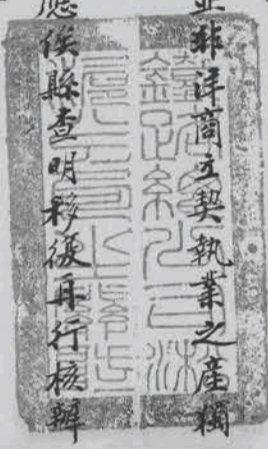
賣與陳姓契上蓋戳地保即陳學山旋聞該地陳將一半

賣與蔡姓其七分五厘二毫因憲局應用文明圈出豈

知陳玉麒有意朦混仍將身舊業戶石開報列冊現志

英册道契 第3057號 (一一)
淞滬鐵路局總辦移文會丈局總辦 1b

陳不願領價聞托包轉道契之洋人愛爾德盛名勝轉
 道契換立界石藉此抗拒迨奉憲局查詢陳弟學山猶
 敢勝稱此地係張靠山租與洋商愛爾德但身初不識
 愛爾德為何人並未見過一面竹甘無辜受累急往詢
 陳玉麒猶屬身暫為項認今奉提在即不得不將現志
 實情具稟上邑專摘提外稟求憲鑒移請免提並補提
 陳玉麒懇辭以免訟累等情故向於七月間據稟移縣
 又在案均未見復查淞滬鐵路應用地畝於光緒二十
 二年十二月出示該圖地段於二十三年二三月間由
 局洋工程師插標刷印由縣繪圖造冊移送局如
 果該地確在未插標之前即經該洋商價買並即豎立
 界石則一望而知為洋商之地何以該圖地保當時尚
 敢朦混稟報則該洋商所執賣契難保無倒填年月情
 弊鐵路圈用界浜南岸之地甚多該地左右毗連之處
 均係華民產業早經領價並非洋商立契執業之產稱
 用此中間一塊可以謀出應俟縣查明移後再行核辦
 茲准前因相應移復為此合移



英册道契 第3057號 (一二)
 淞滬鐵路局總辦移文會丈局總辦 1c

右
 貴局請煩查照施行須至移者
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光緒
 二十五年
 九月
 二十六日

英册道契 第3057號 (一三)
 淞滬鐵路局總辦移文會丈局總辦 1d

敬稟者竊奉

前憲臺曾札開查冊三子五七號新契租地前據該局稟稱該地已經圍入鐵路現在尚未

立契或由該商轉讓給局退還原業稟請照會轉諭該商遵辦等情即經本道函請

英正領事退銷去後茲接復稱該地承租在木造鐵路之先早已設立界石現在地上並未築

鐵路圍入鐵路車軌所經及車路等地在法南法北之地要之無用而本契兩邊夾岸之地均係

洋商立契執業之產何獨用此中間一地殊屬不解亦欠公允仍請將契印給前來該地如果准立

道契歸洋商管業究與鐵路有無關係札即遵照會商鐵路公司准委員交連查復以憑核奪等

因奉此伏查冊三子五七號新契所租華民張靠山之地係在法南車路等地在法北

英領事函稱車路等地在法南法北之地要之無用等語想係筆誤究竟該地如果准立

道契歸洋商執業與鐵路有無窒礙現在准委員公出無從會商即經稟奉

總辦甯滬蘇浙兼辦淞滬鐵路候補道潘覆文內開查鐵路圍用原業張靠山地之分

五厘三毫坐落上海縣下五保頭黃界法南岸今年二月間忽立有洋商愛爾德界石

曾經移請上海縣飭提原業張靠山並該高地保陳學山到案澈底根究嗣據張靠

山稟稱上邑下五保頭黃身有自產糧田畝五分於光緒二十三年二月間本高地保陳學山

之元陳玉麒與中胡紹宗孫順柳來定購此地於三月間收價立契當時契寫身出賣與

陳姓契上蓋戳地保即陳學山旋聞該地陳將一半賣與蔡姓其七分五厘三毫因憲局應

用文明圖出豈知陳玉麒有意隱混仍將身舊業戶名開報列冊現悉陳不願領價開

託名轉道契之洋人愛爾德名勝轉道契換立界石藉此抗拒迨奉憲局查詢陳第

英册道契 第3057號 (一四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

學山猶敢隱稱此地係張靠山租與洋商愛爾德但身初不識愛爾德為何人並未見過一

面何甘無辜受累急往詢陳玉麒猶稱身暫為預認今奉提在即不得不將現悉實情具

稟上邑尊摘提外稟求憲鑒移請免提並補提陳玉麒德辦以免訟累等情敝局於七

月間據稟移駁在案均未見復查淞滬鐵路應用地畝於光緒二十二年十二月出示該地

段於二十三年三月間由敝局洋工程師插標嗣即由縣繪圖造冊移送局如果該地確

在未插標之前即經該洋商價買並即設立界石則一望而知為洋商之地何以該高地保

當時尚敢隱混稟報則該洋商所執費契難保無倒填年月情弊鐵路圍用界法南岸

之地甚多該地左右毗連之處均係華民產業早經領價並非洋商立契執業之產獨用此

中間一塊可以讓出應俟縣查明移復再行核辦移請查照等因理合稟乞

大憲核俯賜批示祇遵恭請

鈞安伏祈

奏登 卑職 謹稟

一稟 道憲 鈞

查獲道查冊三子五七號新契地圖鐵路商辦情形由



英册道契 第3057號 (一五)



上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

光緒二十五年九月廿八日

候補縣正堂朱

上海縣正堂王

候補府左堂高

英册道契 第3057號 (一六)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2c

稟獲道憲英冊三五丈境界地圖一紙路商辦情形由

四不... 會丈局

已按字五致

英正領事查照矣仰即知照此致

十月廿八日

會丈局

批

英册道契 第3057號 (一七)
上海道札飭會丈局 3

會文局

咨請查勘南潯蘇太橋蕪湖十級錄上案

為

札飭事查英冊三千五十七號新租地被鐵路局洋工程師插標圈入鐵路一案前接

英正領事復函以鐵路改築浜北早經竣工浜南之地自可無用請按方單給契否則

償受虧款項等因當以該地如果出租洋商究與鐵路有無窒碍移詢

鐵路分局潘道台核復去後旋准

督辦鐵路盛大臣文開據陳道善言等呈稱該處沿路一帶均係公司備用地恐

非鐵路急不可緩之地惟此地適在四五兩號之中若將原地給還則公司之地截成以

極勢有窒碍而此地左右皆無出路存復實不適於用擬在東面第一二三等號公司地

按照畝分劃換庶可彼此便益咨請照會諭飭該洋商前赴鐵路分局遷與陳道善

妥商辦理以免久延等因又經由道函致在案現接

英冊道契 第 3057 號 (一八)

上海道札飭會文局 4a

英正領事班 函請札飭會文局會同鐵路分局訂定會勘日期見復後再當飭知

該商到場等因除函復屆時飭商前往並移

淞滬鐵路分局陳道台查照訂期會同勘丈外合就札飭札到該局即便遵照前

定日期會同

陳道台暨

英正領事所派之員前往該地會勘丈量繪圖貼說具復

札

光緒



廿七

日

八月初一日到

英冊道契 第 3057 號 (一九)

上海道札飭會文局 4b

淞滬鐵路分局 為

移送事案查英冊三十五十七號契地劃地調換會
期會文一案本年閏八月十七日業經

貴局黃委員英署瞿緒譯帶同洋商愛爾德到
場會同敝局莊黃兩委員文見英冊三十五十七號契

地即上海縣二十五堡一圖縣冊四號原業張考山地
七分五釐較原文畝分不足二毫當於東面劃丈一號

地二分二號地四分三釐三號地一分二釐共計七分五厘
如數調換並暨立界石各自收管在案惟此項地畝

單據等件亦應檢齊對調查一號地以戶名馬
嘉寶一百十七號印串為憑其與方單情由已據

地保于保結內聲明二號地方單一百七十號戶名
張司務因單地未經全購摘錄單底批註發回三

號地方單一百七十號戶名馬秀南因方單內有分
售別戶之地此單祇有一角茲將此項印串一紙

保結一紙摘錄單據一紙方單一角備文移送以便

該洋商憑換道契至該洋商呈送四號原業張考山
地畝單據等件應請

地畝單據等件應請

英冊道契 第 3057 號 (二〇)
淞滬鐵路局總辦移文會丈局總辦 2a

貴局一併移送歸案實為公便相應移請為此
合移

貴局請煩查照施行須至移者

計移送印串一紙保結一紙摘錄單底一紙方單一角

右 移

會 丈 局 陳

光緒二十六年十月初七



日移

英冊道契 第 3057 號 (二一)
淞滬鐵路局總辦移文會丈局總辦 2b

移



十月二十日

總辦會文局務陳
 為
 移准事查英冊三千五十七號契地業經會丈
 劃地調換一案所有一號地印串一紙保結一紙
 二號地摘錄單底一紙三號地方單一角叙明緣由
 於本年十月初七日移送

貴局以便該洋商愛爾德憑換道契並請將該
 洋商所呈四號原業張考山地畝單契等件移送
 歸案迄未見復惟此項調換地畝現在又亟須過
 戶完糧相應備文移請
 貴局查照並將該洋商所呈四號的業單契等件

英冊道契 第 3057 號 (二二)
 淞滬鐵路局總辦移文會文局總辦 3a

一併移送過局望切施行須至移者
 右
 移

總辦會文局務陳



光緒

二十六年十一月

日

移

英冊道契 第 3057 號 (二三)
 淞滬鐵路局總辦移文會文局總辦 3b

為申送事、竊奉
 憲局文開、案查英册三千五十七號契地、劃地調換、訂期會文一案、本年閏八月十七日、業經貴局黃委員、英署羅總譯、帶同洋商愛爾德、到場、會同敝局莊黃兩委員、文見英册三千五十七號契地、即上海縣二十五條一畝、縣册四號、原業張考山地七分五厘、較原文畝分不足三毫、當於東面劃丈一號地二分、二號地四分三厘、三號地一分二厘、共計七分五厘、如數調換、並暨立界石、各自收管在案、惟此項地畝、單據等件、亦應檢齊對調、查一號地以力名馬嘉寶、一百七十七號印串為憑、其無方單情由、已據地保于保結內聲明、二號方單一百七十七號、名張利壽、因單地未經全購、摘錄單底、批註發回、三號地方單、二百七十九號、名馬秀南、因方單內有替別戶之地、此單祇有一角、茲將此項印串一紙、保結一紙、摘錄單據一紙、方單一角、備文移送、以便該洋商憑換道契、至該洋商呈送四號原業張考山地畝單據等件、應請移送歸案等因、并送印串一紙、保結一紙、摘錄單底一紙、方單一角、到局奉此、查此案奉前升道憲余札、准英正領事函請派員會同、

憲局莊黃兩委員、勘丈在案、茲准前因、除將送來之印串保結單底方單、歸入英册三千五十七號契辦理外、茲將調換之張考山、賣與陳餘慶堂、出租愛爾德、二十五條頭畝、一百七十四號戶名劉永山、原則田九分內、除下半單劃出一分五厘、英册三千三百七十八號契外、批剩餘地七分五厘、計田單上半紙、送請憲局歸案辦理、理合備文申送、為此呈乞

英册道契 第3057號 (二四)
會丈局總辦致淞滬鐵路局總辦 a

照驗施行、須至申者、
 計申送 田單半紙
 一申 淞滬鐵路分局憲
 申送英册三千五十七號契與鐵路調地田單由

光緒二十六年十二月 日

候補縣正堂陳

候補府左堂高

英册道契 第3057號 (二五)
會丈局總辦致淞滬鐵路局總辦 b

移



十二月十三日

鑄印官書理
移催事案查英冊三千五十七號契地業經會丈劃

地調換所有二三等號地畝串結單底方單等件已

於本年十月初七日移送

貴局以便洋商愛爾德憑轉道契並請將該洋商

所呈四號原業張考山地畝單契等件移送歸案

十一月十九日又經備文移催各在案迄今日久未准

見復查此項調換地畝現在亟須移請上海縣更正

清冊過戶完糧相應移請

貴局查照迅將該洋商愛爾德所呈四號的業單契

英冊道契 第 3057 號 (二六)
淞滬鐵路局總辦移文會丈局總辦 4a

等件一併移送過局幸勿再遲望切施行須至移者
古 移

總辦會丈祖地局 陳



光緒

二十六年十一月十三

日移

英冊道契 第 3057 號 (二七)
淞滬鐵路局總辦移文會丈局總辦 4b

會文局

札

英領事官 札 札係本年正月十五日接

英領事官 札 札係本年正月十五日接

英領事官 札 札係本年正月十五日接

英領事官 札 札係本年正月十五日接

英領事官 札 札係本年正月十五日接

英領事官 札 札係本年正月十五日接

英領事官 札 札係本年正月十五日接

英領事官 札 札係本年正月十五日接

英領事官 札 札係本年正月十五日接

光緒



三月十一日

英册道契 第3057號 (二八)

上海道札飭會文局5

具稟二十五保頭地保黃學泉今具到

局憲大老爺 台 下 竊 身 苗 內 知 字 圩 第 壹 伯 柒 拾 柒 號 業 戶 馬 嘉 賢 折

田 伍 分 正 該 田 內 劃 出 貳 分 由 現 業 戶 馬 阿 春 價 賣 與 鐵 路 公 司 田 單 定 係

早 年 遺 失 並 無 方 單 交 付 公 司 前 曾 誤 具 甘 結 現 經 查 明 並 不 在 英 冊

第 貳 行 叁 伯 六 拾 四 號 古 白 道 契 之 內 定 係 第 壹 伯 柒 拾 柒 號 馬 嘉 賢 戶 名

並 無 隱 藏 等 情 又 竊 身 苗 內 知 字 圩 第 壹 伯 柒 拾 柒 號 業 戶 張 日 務 上 田

五 分 正 亦 係 劃 賣 與 鐵 路 公 司 丈 見 是 地 肆 分 叁 釐 田 單 亦 係 早 年 遺 失

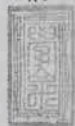
定 無 隱 藏 情 事 以 上 兩 地 嗣 後 倘 有 糾 葛 統 甘 惟 身 是 問 為 敢 據 定

陳 明 伏 乞

局 憲 大 老 爺 電 鑒 恩 准 核 示 施 行 上 稟

光 緒 貳 拾 柒 年 叁 月

日 二 十 五 保 頭 地 保 黃 學 泉 稟



英册道契 第3057號 (二九)

上海縣二十五保頭圖地保稟帖2

3057 中名一 三神抄

敬稟者竊奉

憲臺札開接

吳正領事偉 來函以三千五十七號契地租主稟該地與鐵路掉換其事早已了結何以該契

尚未發給請速移給等因札即查案勘文稟復核辦等因奉此卑職等伏查該地奉

前聖憲余 札准

鐵路大臣威 來文將東面地掉換轉飭會勘等因遵經卑職等與黃全舖暨吳單君羅

錫譯帶同洋商愛爾德前往該地會同鐵路莊黃西委員文見該商原租張老山地七分五厘

據原文畝分不足三毫即由鐵路公司將東面圖文號地二分二號地四分三厘三號地一分二厘共計七分五

厘知數調換並整立界石各自收管在案惟此項地畝單據等件亦應檢齊對調接

松滬鐵路分局文移以所謂之號地戶名馬嘉實一百七十七號印中為憑其無方單情由

已據地保於保結內聲明二號方單係一百七十號戶名張司務因單地未經全購摘錄單底

札註發回三號地方單一百七十號戶名馬秀南因方單內有分售別戶之地此單祇有兩將此

項印串一紙保結一紙摘錄單據一紙方單一角備文移送以便轉換道契並請將該洋商

原租張老山地畝單據移送歸案等因除將調換之張老山賣與陳餘慶堂出租與愛爾

德三五保頭畝一百七十四號戶名劉永山原則由九分內除下半單劃出二分五厘前立英冊二千

三百六十八號道契批剩餘地七分五厘計四單上半紙備文呈送

松滬鐵路分局查照歸案外所有英冊三千五十七號調換之地前文見共積百十步合是地

七分五厘核與原租單地之數相符西至英冊二千四百十號地西至鐵路公司地南至鐵

英册道契 第3057號 (三〇)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 3a

路公司等地非至界石名界妥協理合將會勘緣由繪圖貼說聯銜稟復並將鐵路局

移送調換之印串保結摘錄單底各一紙四單一角同原契呈乞

大人察核俯賜批示祇遵再前地因調換之號地保結聲敘亦有錯誤送請更正展轉措延合

併聲明恭請

鈞安伏祈 卑職 謹稟

計呈 繪圖 繳暨鐵路局移送印串保結單底各一紙方單一角原契一紙

一 稟 道憲表

稟復會勘英冊三千五十七號新契與鐵路局調換租地并呈圖串單結由

光緒

年

月

初五日

日



英册道契 第3057號 (三一)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 3b

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶寶源祥...

光緒二十五年五月初八日給租地契三千五十九號

光緒二十五年五月初八日

租地契三千五十九號

查該地坐落... 寶源祥... 光緒二十五年五月初八日

民國八年八月日將全地併入英租界...

英三千五十九號

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Soong - Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that...

That the said Renter pay to the said Proprietor a sum of Dollars Three hundred...

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Formasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein...

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being...

Xuang Hai 25th year, L. S. 5th moon 8th day.

15th June 1899.

No. of Lot, 3059 } 3059.

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

300 699

英册道契 第3059號 (二)

英册道契 第3058號 第3059號 第3060號

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶寶源祥...

光緒二十五年五月初八日給租地契三千六十號

光緒二十五年五月初八日

租地契三千六十號

查該地坐落... 寶源祥... 光緒二十五年五月初八日

民國二年八月十九日全地分五英租界...

英三千六十號

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Soong - Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that...

That the said Renter pay to the said Proprietor a sum of Dollars One hundred...

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Formasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein...

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being...

Xuang Hai 25th year, L. S. 5th moon 8th day.

15th June 1899.

No. of Lot, 3060 } 3060.

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

300 699

英册道契 第3060號 (二)

一七九

英册道契 第3060號 (一)

中

大清欽命監督江南海關分巡蘇松太兵備道曾

為

大英總領事官照會內開今據本國商人通和行稟請在上海按和約所定界內租界戶實源祥

給出租地契事照得接准... 地一段承遠租... 實源祥... 將其年租每畝一千五百文...

光緒二十五年五月初八日給地契租地三千六十一號

查該地坐落元保九甫克字坊前顧學生此批... 光緒二十五年五月初八日... 實源祥

英三千六十一號

民國八年八月日合地併入英冊三千四百六十六號契內本契

[TRANSLATION.]

TITLE DEED.

Partial copy

Voling - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that...

[herein described and called the Renter's] have applied to Rent in perpetuity from the Proprietor...

Paoyuan-Hsiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars Two Hundred...

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein...

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being...

No. of Lot, 3061 } 3061. No. of Title Deed, }

15th June 1899. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

Huang Hui 25th year L. S. 15th June 1899.

15th June 1899.

No. of Lot, 3061 } 3061. No. of Title Deed, }

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

英册道契 第3061號 (二)

英册道契 第3061號 (一)

中

大清欽命監督江南海關分巡蘇松太兵備道曾

為

大英總領事官照會內開今據本國商人通和行稟請在上海按和約所定界內租界戶實源祥

給出租地契事照得接准... 地一段承遠租... 實源祥... 將其年租每畝一千五百文...

光緒二十五年五月初八日給地契租地三千六十二號

查該地坐落元保九甫克字坊前顧學生此批... 光緒二十五年五月初八日... 實源祥

英三千六十二號

光緒二十九年閏五月十六日通和將本號地壹畝分任亮轉共連納連例租用此批



一千九百零七年四月十九日建內將本契全地轉與何永元租用此批... 查此契准英國領事官照會內開今據本國商人通和行稟請在上海按和約所定界內租界戶實源祥

英册道契 第3062號 (一)

英册道契 第3062號 (一)

英册道契 第3061號 第3062號 第3063號

[TRANSLATION.]

TITLE DEED.

Sactai's copy.

Voong - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Brenan Allison & Arthur Dallas* [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor

Pao Yuan Hsiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by _____
 South by _____
 East by _____
 West by _____

That the said Renters pay to the said Proprietor a sum of *Dollars one hundred & fifty (\$150.00)*

being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsin 25th year, L. S. 15th June 1899.

No. of Lot, 3062 } 3062.
 No. of Title Deed. }

REGISTRATION COMPLETED AT
 H.B.M. CONSULATE-GENERAL, SHANGHAI,
 this _____ day of _____ 189 _____

F. Bourne Consul.

300 8/99

英册道契 第3062號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官照會內開今據本國商人 **裴來德** 稟請在上海按和約所定界內租業戶 **楊石記**

給出租地契事照得接准 地一段承遠租 畝 分 風 毫 北 東 西 南

每畝給價共洋五百二十元正 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶 **楊石記** 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住

又查向議章程雖外國人有通融得之之虞但無准租地實房與華民轉賃若華民欲在界內租地實房須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年 銷 月初九 日給 租地 地契 三千六十三號

查該地坐落三原三原臣字行面周子雲母氏 業戶楊石記稟請將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

英册三千六十三號
 中華民國二十年九月五日全契地特三天册第三九八號新契本契

英册道契 第3063號 (一)

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Volung - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Winpid alures conygn Platt [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Yang Shih-chi

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mos, fms, le, haou, bounded

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Five hundred & thirty (520.00)

being at the rate of per mos; and also the Annual Low Rent of Fifteen Hundred Cash per mos Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mos, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Shih 25th year, L. S. 0th moon 9th day.

16th June 1899.

No. of Lot, 3063 } 3063. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this 19th day of June 1899. F. Bourne Consul.

300 6/99

英册道契 第3063号 (二)

上海道契 卷一〇

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Volung - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Winpid alures conygn Platt [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Yang Shih-chi

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mos, fms, le, haou, bounded

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars One thousand one hundred & sixty five (1,165.00)

being at the rate of per mos; and also the Annual Low Rent of Fifteen Hundred Cash per mos Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mos, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Shih 25th year, L. S. 0th moon 9th day.

16th June 1899.

No. of Lot, 3064 } 3064. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this 19th day of June 1899. F. Bourne Consul.

300 6/99

英册道契 第3064号 (二)

英一千九百零九年

光緒二十五年五月初九日 地契 三千六十四號

大清欽命監督江南海關分巡蘇松太兵備道曾 大英總領事官照會內開今據本國商人裴來德 稟請在上海按和約所定界內租業戶福記公司 給出租地契事照得接准 地一段承遠租 畝 分 厘 毫 北 南 東 西 每畝給價共洋壹千壹百五十九元正其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶福記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向章程雖外國人有通融得之之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

中

一八二一

英册道契 第3064号 (一)

此契小卷
大清欽命監督江南海關分巡蘇松太兵備道曾
大英總領事官照會內開今據本國商人裴來德
給出租地契事照得接准
地一段承遠租 畝分厘毫北
東 西 南
裴來德 張益祿

光緒二十五年五月初九日給
租地 三千六十五號
地契
光緒二十五年五月初九日給
租地 三千六十五號
地契

光緒二十五年五月初九日給
租地 三千六十五號
地契
光緒二十五年五月初九日給
租地 三千六十五號
地契

光緒二十五年五月初九日給
租地 三千六十五號
地契
光緒二十五年五月初九日給
租地 三千六十五號
地契

光緒二十五年五月初九日給
租地 三千六十五號
地契
光緒二十五年五月初九日給
租地 三千六十五號
地契

光緒二十五年五月初九日給
租地 三千六十五號
地契
光緒二十五年五月初九日給
租地 三千六十五號
地契

英册道契 第3064號 第3065號

英册道契 第3065號 (一)

[TRANSLATION.] TITLE DEED. Rentai's copy.
Voong - Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.
I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Winfried Alured Comyn Platt
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Chang Yik-hsing
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow, sun, le, haou, bounded
North by
South by
East by
West by
That the said Renter pay to the said Proprietor a sum of Twelve hundred
(No. 4000) + Dollars fifty (No. 5000)
being at the rate of per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.
This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renter upon the following conditions:-
Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:
The conditions of this Deed, therefore, are:-That if the said Renter, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.
A necessary Deed for the Renting of Land.
Kuang-hai 26th year, L. S. 16th moon 9th day.
16th June 1899.
No. of Lot 3065 } 3065.
No. of Title Deed. }
REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this 19 day of June 1899
F. Bourne
Consul.

一一八三

英册道契 第3065號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官璧照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶益記

給出租地契事照得按准... 地一段承遠租... 每畝給價共銀六百兩... 業戶益記... 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實房無足妨礙方准租住又查向職章程雖外國人有通融得之之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年五月十三日給

租地 地契 三千六十八號

查該地坐落亞答南土面東聖字行面吳梓桂此批... 此項租地係由... 一千九百零三年三月廿日馬新德... 白... 明... 租用此批... 民國三年三月廿日

英三千六十八號



此契於三十三年三月二十二日准日... 轉立日冊滿五七〇六號... 中華民國三十三年三月二十二日... 產公司... 字第四二八四號... 中華民國三十三年三月二十二日... 產公司... 字第四二一三號

英册道契 第3066號 第3067號 第3068號

英册道契 第3068號 (一)

[TRANSLATION.]

TITLE DEED.

Saitai's copy.

Voing, Superintendent of Maritime Customs for the Province of Kwan-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brenan Atkinson & Arthur Dallas [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Yeh Cu

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mow, fun, le, haou, bounded

North by
South by
East by
West by

That the said Renters pay to the said Proprietor a sum of Two Six hundred (26,600)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Shui 25th year, L. S. 5th moon 13th day.

20th June 1899.
No. of Lot, 3067, 3068.
No. of Title Deed,)

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this day of 1899. F. Bourne Consul.

二八五

英册道契 第3068號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道曾

為

大英總領事官照會內開今據本國商人通和行稟請在上海按和約所定界內租界李泉記瞿勝銓

地一段永遠租 畝 分 厘 毫 北 南 東 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶李瞿姓將該地和給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住

又查向議章程雖外國人有通融得之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登報將其地轉與分租或已租人另造房屋轉租華民居住若未領兩國官憲允准憑據

前每年不得備款年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年五月十九日給

租地 地契 三千六十九號

此契係由蘇州府知府王德榜於光緒二十五年五月十九日給與李泉記瞿勝銓

英三千六十九號

一九一九年四月廿百愛爾德 將本契全地轉與古永全館 租用此批

民國七年一月廿百本局補註

此契係由蘇州府知府王德榜於光緒二十五年五月十九日給與李泉記瞿勝銓



英册道契 第3069號 (一)

[TRANSLATION.]

TITLE DEED.

Sadai's copy.

Wing - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from His BRITANNIC MAJESTY'S Consul-General, stating that Brenan Atkinson & Arthur Dallas [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietors Li Chuanchi & Chii Sheng Sien a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ...

That the said Renters pay to the said Proprietors a sum of two hundred and fifty (i.e. 250) being at the rate of ... per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mou, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Wiang Hui 25th year, L. S. 26th moon 19th day.

26th June 1899

No. of Lot, 3069, 3069.

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 1899

F. Bourne Consul.

英册道契 第3069號 (二)

中

此契存卷
大清欽命監督江南海關分巡蘇松太兵備道曾

給出租地契事照得准
大英總領事官照會內開今據本國商人
地一段承遠租 畝分厘必北 東 西
每畝給價 共洋壹千一十九元正
業戶 程 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住
又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將得款年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年五月二十二日給
租地 地契 三千七十三號

查該地坐落三亞路會賢字行面積延芳此祀

英一千九百零九年三月廿六日通和行將本契全地轉與 華而敦氏 薛尔培 衣 湯 租用此批
民國廿二年三月廿六日通和行將本契全地轉與 華而敦氏 薛尔培 衣 湯 租用此批

此契於二十二年二月十二日准日各國駐上海領事官
轉立日冊第三十三號轉租月契與德林式會社俟整理行契時換給新契
中華民國二十二年二月十二日上海領事官地政局批 租字第一八九號



此契於二十二年二月十二日准日各國駐上海領事官
轉立日冊第三十三號轉租月契與德林式會社俟整理行契時換給新契
中華民國二十二年二月十二日上海領事官地政局批 租字第一八九號

英册道契 第3073號 (一)

[TRANSLATION.]

TITLE DEED

Wong's copy

Wong - Superintendent of Maritime Customs for the Province of Kéan-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Brenan Athanasios & Archyris Ballas
[herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor
Cheng Chui-chi
a Lot of Land, situated within the Boundaries of Group set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mos. fms. ls. haou, bounded
North by
South by
East by
West by

That the said Renters pay to the said Proprietor a sum of Dollars one thousand
(\$1,000.00)
being at the rate of _____ per mos; and also
the Annual Low Rent of Fifteen Hundred Cash per mos Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mos, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.
Kuang Hui 25th year, L. S. 22nd day.

29 June 1899.

No. of Lot, 3073 } 3073.
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1899

F. Bourne
Consul.

英册道契 第3073號 (二)

敬稟者竊奉
 前憲臺札勅英册三十七三三號新契業將三十七三號契地會查勘丈繪圖稟覆在案茲
 查三十七三號新契係由業戶程謹記將坐落上邑三十七保內高賢字圩五百九十九號戶名姚
 斐寬則田五分又顧斐增三分六厘八毫又趙學仁二畝二分八厘八毫內劃出二畝六分八厘八毫又
 趙舒才一畝五分五厘內劃出七分又趙慶炎一畝九分七厘內劃出九分七厘一毫又三百四十三號姚
 了頭升科單計地一畝四分二厘二紙又三半紙又外科單一紙合計地畝二分三厘七毫租與洋商
 通和行為業經身職等與黃縣丞聯會同
 英領事所派之員偕同業戶督飭亭考地保前往履勘該地南首有水浜一條雖據姚了頭稟
 稱全浜外科究於水利有關除浜南沿馬路已成之地一條准歸入契外其尺濶之水浜一段未便
 歸入契內以妨填塞自應扣除丈量當丈見浜南地積九步二分三厘合地三厘八毫又浜北地丈見
 積一千二百四步八厘合地四畝七分六厘七毫兩共合計實地四畝八分五毫核與出租單契五畝
 二分三厘七毫之數餘地四分三厘三毫於三百四十三號姚了頭升科單內批還四址東西均至顧
 姓地南至馬路並浜北至公路所有前項水浜應請批明契內不准侵佔阻塞餘無違碍土名
 趙家橋除將單批明原契發還並署並將三十七十四號契地另行勘覆外理合將三十七
 十三號新契租地會勘緣由繪圖貼說候稟覆奉發新中契呈繳仰乞
 大憲核俯賜批示祇遵恭請
 鈞安伏祈
 黃縣 東職 謹稟

英册道契 第3073號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

計呈繪圖一紙並錄新中契一紙
 稟 道憲 會 稟覆會勘英册三十七三三號新契租地並呈圖契由

光緒二十五年九月 日

候補縣正堂朱

上海縣正堂王

候補府左堂高

光緒二十五年九月 日

英册道契 第3073號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官鑒照會內開本國商人通和行 稟請在上海按和約所定界內租業戶寶源祥

給出租地契事照得接准 大英總領事官鑒照會內開本國商人通和行 稟請在上海按和約所定界內租業戶寶源祥 地一段承遠租 畝 分 厘 毫 忽 微 兩 西 寶源祥 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶寶源祥 將該地租給商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 己便亦不得轉與別國未准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向章章程雖外國人有通融得之之虞但無准租地實界與華民輕轉買賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不與明本 國總領事官並准蓋印憑據將地契分與或已或人另造別屋轉租華民居住若未領兩國官憲允准憑據 並每年不將租銀交納則該地契即歸官領地契者

光緒二十五年五月二十二日給

租地 地契 三千七百四號

查該地坐落英界...

此項租地...

光緒二十五年五月二十二日給 租地 地契 三千七百四號 寶源祥 稟請在上海按和約所定界內租業戶寶源祥 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶寶源祥 將該地租給商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 己便亦不得轉與別國未准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向章章程雖外國人有通融得之之虞但無准租地實界與華民輕轉買賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不與明本 國總領事官並准蓋印憑據將地契分與或已或人另造別屋轉租華民居住若未領兩國官憲允准憑據 並每年不將租銀交納則該地契即歸官領地契者

光緒二十五年閏四月二十日撥發將本契全地轉與漢特而曼租用此批
一千九百零三年三月三日漢特而曼將本契全地轉與哈同租用此批
一千九百零三年五月十六日哈同將本契全地轉與愛理恩租用此批
一千九百零四年二月十五日愛理恩將本契全地轉與中國營業公司租用此批
同年九月一日中國營業公司將本契全地轉與第九司租用此批
一千九百零五年五月二十三日第九司將本契全地轉與月松租用此批

查此契原有地茶故查... 又劃出該地... 此批民國十五年五月...

一千九百零五年五月二十三日... 錦名洋行 有限公司

此契三十三... 四... 六八... 信交地產... 中華民國二十二年...

英册道契 第3074號 (一)

[TRANSLATION.]

TITLE DEED.

Sung - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars One thousand five hundred (\$1,500.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Sung 25th year, L. S. 29th June 1899.

No. of Lot. 3074 3074. No. of Title Deed.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189.

英册道契 第3074號 (二)

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官照會內開今據本國商人費吉本稟請在上海按和約所定界內租業戶趙錫卿小第

給出租地契事照得接准... 地一段承遠租... 畝分厘毫... 北... 東... 西... 南... 其年租每畝一千五百文...

光緒二十五年五月二十三日

租地 地契 三千七百七十五號

查該地坐落... 高賢字行... 王瑞香此批... 民國十年九月廿五日全地併入英租界...

英三千七百五號

[TRANSLATION.]

TITLE DEED.

Wong-Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor...

That the said Renter pay to the said Proprietor a sum of... being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

North by... South by... East by... West by...

That the said Renter pay to the said Proprietor a sum of... (No. 300...)

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein...

A necessary Deed for the Renting of Land.

Huang Hui 20th year, L. S. 30th June 1899. No. of Lot 3075, 3076. No. of Title Deed.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

300 6/96

英册道契 第3075號 (二)

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶協興木行

給出租地契事照得接准... 地一段承遠租... 畝分厘毫... 北... 東... 西... 南... 其年租每畝一千五百文...

光緒二十五年五月二十八日

租地 地契 三千七百七十六號

查該地坐落... 高賢字行... 王瑞香此批... 民國十年九月廿五日全地併入英租界...

英册三千七百六號

[TRANSLATION.]

TITLE DEED.

Wong-Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor...

That the said Renters pay to the said Proprietor a sum of... being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

North by... South by... East by... West by...

That the said Renters pay to the said Proprietor a sum of... (No. 268...)

being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein...

The conditions of this Deed, therefore, are:-That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being...

A necessary Deed for the Renting of Land.

Huang Hui 20th year, L. S. 2nd July 1899. No. of Lot 3076, 3076. No. of Title Deed.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

300 6/96

英册道契 第3076號 (二)

英册道契 第3074號 第3075號 第3076號

二九一

英册道契 第3076號 (一)

中

大清欽命監督江南海關分巡蘇松太兵備道袁

給出租地契事照得接准

大英總領事官滿照會內開今據本國商人通和行稟請在上海通商口岸承租賃業戶吳四明

地一段計 畝 分 厘 毫 北

給價共洋三百元正每畝計價 正其年租每畝一千五百文每年預付銀號等

因前來本道已飭業戶吳姓將該地租給該商收用倘該商並後代管業之人將來

以其地轉租不聲明本國總領事官移道登籍及每年不將每畝年租錢一千五百文預付

以地轉租不聲明本國總領事官移道登籍及每年不將每畝年租錢一千五百文預付

光緒二十八年二月九日 給地契第三千七百七十七號

查該地坐落... 此地坐落... 光緒二十九年二月...

英

SHANGHAI TITLE DEED. I have received a communication from His BRITANNIC MAJESTY'S Consul-General, stating that...

英册道契 第3077號 (二)

英册道契 第3077號 (一)

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道曾

給出租地契事照得接准

大英總領事官霍照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶侯嘉記

地一段計 畝 分 厘 毫 北

每畝給價共洋五百元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶侯姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與外國人通融得之虛但無准租地實與華民轉賃若華民欲在界內租地實須由

又查向議章程雖外國人有通融得之虛但無准租地實與華民轉賃若華民欲在界內租地實須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地整段分段或已或人另造別屋轉租華民居住若未領兩國官憲允准憑據

光緒二十五年五月二十四日 給地契第三千七百七十八號

查該地坐落... 此地坐落... 光緒二十五年...

光緒二十五年五月二十四日 給地契第三千七百七十八號

英册道契 第3078號 (一)

此契存卷... 光緒二十五年... 查此契原有地契... 光緒二十五年... 光緒二十五年...

民國二年二月七日

英册道契 第3077號 第3078號 第3079號

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Soing - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from H.R. BRITANNIC MAJESTY'S Consul-General, stating that Brennan Atkinson & Arthur Dallas [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

Shou-chia-chi a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars Two hundred (\$200.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huang Shui 25th year, L. S. 6th moon 24th day.

1st July 1897 No. of Lot 3078 } 3078 No. of Title Deed.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1897

F. Bourne Consul.

300 699

英册道契 第3078號 (二)

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Soing - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from H.R. BRITANNIC MAJESTY'S Consul-General, stating that Sabit bin Mohamed & Frederico Portaguelatton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

Bao-quan-shiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars One thousand (\$1,000.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huang Shui 25th year, L. S. 6th moon 24th day.

28th July 1897 No. of Lot 3079 } 3079 No. of Title Deed.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1897

F. Bourne Consul.

300 699

英册道契 第3079號 (二)

英一千九百零七年

光緒二十五年六月二十一日 租地契 三千九號

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官... 寶源祥... 文其年租每畝一千五百文...

大清欽命監督江南海關分巡蘇松太兵備道曾 爲

中

英册道契 第3079號 (一)

二九三

中

大清欽命監督江南海關分巡蘇松太兵備道曾

為

大英總領事官... 寶源祥... 光緒二十五年六月二十二日給...

光緒二十五年六月二十二日給

租地 地契 三千八十號

英三千八十號

查該地坐落... 寶源祥... 光緒二十五年六月二十二日給...

[TRANSLATION.]

TITLE DEED.

Sachai's copy.

Voing - Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from Her Britannic Majesty's Consul-General...

That the said Renters pay to the said Proprietor a sum of Dollars...

North by... South by... East by... West by...

That the said Renters pay to the said Proprietor a sum of Dollars...

being at the rate of... per mow; and also the Annual Low Rent...

This coming before me, the Intendant, I do hereby arrange and agree...

Forasmuch, as the tenure of Ground held by Foreigners under Treaty...

The conditions of this Deed, therefore, are:—That if the said Renters...

Kuang Hui 25th year, L. S. 6th moon 21st day.

28th July 1899.

No. of Lot, 3080. No. of Title Deed.

F. Bourne Consul.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI.

英册道契 第3080號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道曾

為

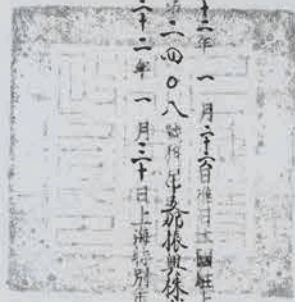
大英總領事官... 通和行... 光緒二十五年五月二十四日給...

光緒二十五年五月二十四日給

租地 地契 三千八十一號

英三千八十一號

查該地坐落... 通和行... 光緒二十五年五月二十四日給...



一千九百零一年... 陸馬斯... 海林司...

一九〇一年... 陸馬斯... 海林司...

英册道契 第3081號 (一)

[TRANSLATION.]

TITLE DEED.

Lasta's copy.

Sung Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from H.E. BRITANNIC MAJESTY'S Consul-General, stating that
Brunan Atkinson & Arthur Dalles
[herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor

Chai an-ping
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mow, _____ fun, _____ le, _____ haou, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renters pay to the said Proprietor a sum of *20000*
(\$20000)

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.
Kuang-hoi 25th year, L. S. 5th moon 24th day.

1st July 1897
No. of Lot, 3081 } 3081
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189 _____
J. Bourne
Consul.

300 699

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官憲照會內開今據本國商人通和行 稟請在上海按和約所定界內租業戶張曉岩

給出租地契事照得接准
地一段承遠租 畝 分 厘 毫 北
每畝給價共銀五百兩
業戶 張 姓 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由
己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實無妨礙方准租住
又查向議章程雖外國人有通融得之之權但無准租地實與華民報轉買賣若華民欲在界內租地實須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地轉與他人或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號等因前來本道已飭

光緒二十五年五月二十七日 日給 租地 三千八十二號

查該地坐落英界南面東聖字坊面契律云與批

此項地契係由英領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地轉與他人或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號等因前來本道已飭

英三千八十二號



此項地契係由英領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地轉與他人或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號等因前來本道已飭

[TRANSLATION.]

TITLE DEED.

Scotai's copy.

Song - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brennan Atherton & Arthur Dallas [herein described and called the Renters.] has applied to Rent in perpetuity from the Proprietor

Chang Hiao-gow a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Two Hundred (20000) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai 20th year, L. S. 27th day.

4th July 1897. No. of Lot, 3082, 3082. No. of Title Deed.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1897. F Bourne Consul.

300 699

上海道契 卷一〇

英册道契 第3082號 (二)

中此存卷

大清欽命監督江南海關分巡蘇松太兵備道曾

大英總領事官會照會內開今據本國商人通和行 稟請在上海按和約所定界內租業戶曹長孫

給出租地契事照得接准 地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶曹長孫 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃實若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官擅自轉賃或將地租與他人或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據 並每年不得每畝年租銀一千五百文預付 違犯斯章者則此契作為廢地即歸官領至租地契者

光緒二十三年五月十五日 日給 租地 地契 三千八十三號

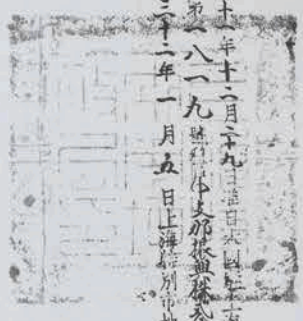
查該地坐落三橋三南字號王仁松此 此項租地係屬官地其地坐落三橋三南字號王仁松此 張地其坐落邊路所有出地契請於契內註明不准侵佔等情繪圖到道據實履歷文實報批明蓋印備考光緒二十三年五月初五日督憲 印給

英照

一九〇〇年三月廿日 通和行 將本契全地契

皮衣山白 而温格朗

此契於三十一年十二月十九日由日本國駐上海領事官 轉之日初八日八一九號印信支那領事官林君整理行 中華民國二十一年一月五日上海領事官地政局批 在字第一二四號



二一九六

英册道契 第3083號 (一)

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Song - Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Brian Atkinson & Arthur Dallas
[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

Soos Chang-sin
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by _____
South by _____
East by _____
West by _____

That the said Renters pay to the said Proprietor a sum of *Collars hundred*
(*1300⁰⁰*)

being at the rate of _____ per *moor*; and also
the Annual Low Rent of Fifteen Hundred Cash per *moor* yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *moor*, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xiang-shai 20th year, L. S. 6th moon 27th day.

4th July 1899

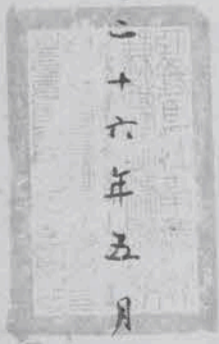
No. of Lot, 3083 } 3083.
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189 _____

J. Bourne
Consul.

300 000

英册道契 第3083號 (二)



光緒二十六年五月

五月廿二

會文局
札
札係本年五月初十日接
班正領事來出投三千八百三十三號契地租主向該署地內
有半畝方單因向有全法未結之致將該書送據停辦
按未到之半張實係他人之產與出租戶毫無干涉與權之其
交出照租地章程有出租契並方單即為全備之換移請仍此
保租將半張方單交出之則未出清之仍核辦等因查前二
號新契租地完因如何糾葛來據方報有委茲接之則因
合就札飭札到該局即便遵照查明辦理具後無違此札

上海道札飭會文局

英册道契 第3083號 (三)
上海道札飭會文局

敬稟者竊奉
 前憲臺札勘契冊三千六百一三五六七九號新契業將三千七百一五七九號契地分別勘
 繪圖稟復在案茲查三千六百一三五六七九號新契係由業戶曹長孫將坐落邑下三保一箇章字圩一百七十六號戶
 名曹長孫田半紙原則田畝四分六厘五毫內劃出畝二分三厘三毫租與洋商通和為業經早職
 等與黃令輔會同
 茲正領事所派之員傳同業戶曹飭亭者地保前往履勘該地中間有留出故地方計三厘四毫
 除故文員積二百九十五步六分厘合地畝二分三厘三毫核與圖租之數相符四址東西兩面均至周姓
 地南至張地北至浜邊小路所有中間留出之故地請於契內批明不准侵佔餘無違碍土名周家
 宅之東南該地因查吊截存半單據因抵押與人在外貿易今始回滬呈驗核對相符即行
 發還合并聲明又查三千六百一四號新契係由業戶梁聖寶周瑞生將坐落邑下三保一箇章
 字圩三百七十一號戶名梁聖寶則田六畝內劃租五畝七分又同號周瑞生則田二畝內劃租一畝併租與洋
 商通和行為業在勘辦間據沈瑞瑞梁兆祥稟稱伊等將是地價賣與艾記公司當日立契除收外
 又找搬遷房屋費銀二千兩言明還清照付現今房屋早已遷淨契銀延欠未付今聞控造租契串換道
 契稟求扣留等情其稟即經傳詢地保據稱尚未理明既有糾葛未清未便因此延擱自應將契稟銷後
 其自行理清再行送勘除將原契單分別批明發還外合將三千六百一三號契地會勘緣由繪圖貼說
 聯銜稟復並將奉發新中契同三千六百一四號請銷中契并呈繳仰祈
 大人察核俯賜批示祇遵恭請
 鈞安伏乞

英册道契 第3083號(四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒二十七年三月廿五日

計呈 繪圖幅並繳新中契三紙
 一稟 道憲表
 稟復會勘英冊三千六百一三號新契地並請銷三千六百一四號新契糾葛未清未便因此延擱自應將契稟銷後其自行理清再行送勘除將原契單分別批明發還外合將三千六百一三號契地會勘緣由繪圖貼說聯銜稟復並將奉發新中契同三千六百一四號請銷中契并呈繳仰祈大人察核俯賜批示祇遵恭請鈞安伏乞

候補縣正堂陳
 上海縣正堂汪
 候補府左堂高

英册道契 第3083號(五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

具稟人 沈瑞卿 均住虹口

均住虹口

稟為回價未清且緩給予道契事竊身等於本年五月間將祖遺坐落上邑十三保

一二番章字圩第三百七十一號業戶葉聖寶與同號戶名周瑞生合計則田七畝正憑中

董鯉庭等價賣與艾記公司為業當日立契除收外尚欠找搬遷房屋費銀壹千

三百兩正言明房屋遷清其銀如數照付現今該地房屋早已遷淨契銀延欠未付乃

忽聞該公司捏造租契串通向為地棍之已革地保黃少脚膝蓋為幸希冀偷換道

契隨即私立石界亦並未知照每年地稅全項及各原中等為此歷訴情形呈乞

局憲大老爺雷鑒如租契未曾送進 道憲且攔之勿送如已經送進而其契發下不便送給

待將身之找價付清身等再來知照再行給發未違是為感德 上呈

光緒二十五年七月廿四日具

英册道契 第3084號 (三)

上海縣二十三保一、二圖原華人業主稟帖

會文局

札

英副領事 札飭事本年四月三日接

英副領事 札飭事本年四月三日接

在糾葛已清請移 給契前來祈將該契查辦移

給等因查是號契地前據該局稟稱上首業戶尚有遷

屋費銀千三百兩未曾收清稟求止文當將板契送還退

銷在案茲接前因除函復外合就札飭札到該局即

便遵照查明會勘稟復核辦毋違此札

光緒二十八年五月

五月初四日

五月初四日

五月初四日

英册道契 第3084號 (四)

上海道札飭會文局 1

啟者竊奉
憲臺札開接
英副領事慈
來函以一千九百零四號契地現在糾葛已清請將該契移給等由查是號契地
前據該局稟稱首業戶尚有遷屋費銀千三百兩未曾收清稟求止文當將契送還退銷在
案茲接前因札飭遵照查明會勘復核辦等因奉此卑職等伏查一千九百零四號新契係由業戶
梁聖賢周瑞生將坐落邑三千保三首章字圩三百七十一號戶名周瑞生則田畝除出畝前立契無
字百十五號道契外批存餘單半紙計畝又梁聖賢六畝內則租五畝七分計田單一紙又半紙共則
四畝七分租與洋商通和行為業該地前奉會勘據原業戶沈瑞卿梁兆祥以地價未清稟求和
留是以將契票銷在案茲奉前日遵飭傳該地保詢據沈瑞卿梁兆祥稟稱此項屋價已
由原中董鯉庭交齊求請銷案等情由該地保范全積加覆具稟前來該地既據糾葛已清自
應准予立契由與黃合離會同
英領事所派之員傳同業戶督飭業者地保前往該地履勘按址丈量丈見積千五百四十二畝
計地六畝四分三厘五毫核與原契田單六畝七分之二數少地一分七厘五毫餘單批銷四址東至半溪並其
姓地南至英冊千二百五十五號地西至路非至美冊六百五十六號地土名周家宅除將田單批明同原契
發還英署並將丈實畝址繪圖交工部局核對無訛合將會勘緣由繪圖貼說聯稟復伏乞
大人察核俯賜批下祇遵恭請
鈞安伏祈
垂鑒 卑職 謹稟

英册道契 第3084號 (五)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

計呈 繪圖
一稟 道憲
光緒 二十八年 五月 廿一日
候補縣正堂陳
上海縣正堂汪
即補分府司徒
刻
刻
刻

英册道契 第3084號 (六)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

[TRANSLATION.]

TITLE DEED.

Sactai's copy.

Soing - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Henry Morris [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Jung-fang-chang, Tai-chung, Hui-shen-chung & Hui-shih-chuan a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of Dollars three hundred & fifty five (\$355.00) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions: - Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: - That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Kuangshai 25th year, L. S. 5th moon 25th day. 5th July 1897. No. of Lot, 3085 } 3085. No. of Title Deed, } F. Bourne Consul.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

英册道契 第3085號 (二)

[TRANSLATION.]

TITLE DEED.

Sactai's copy.

Soing - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Norman Edwin Oswell Philip Caning [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Chi Wang-shi & Co. Chung-sung & Yao Wang-shi a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of Dollars Seven hundred (\$700.00) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions: - Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: - That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Kuangshai 25th year, L. S. 5th moon 25th day. 5th July 1897.

No. of Lot, 3086 } 3086. No. of Title Deed, } F. Bourne Consul.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

英册道契 第3086號 (二)

英一千九百零六年

大清欽命監督江南海關分巡蘇松太兵備道曾 給出租地契事照得接准 大英總領事官准照會內開今據本國商人 大勝行 稟請在上海按和約所定界內租業戶羅氏子金松姚王氏 地一段承遠租 畝分厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 羅 姚 姓 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向該章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地轉與分租或已租人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文交回國付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者 光緒二十五年五月二十八日給 地租契 三千八十六號 查該地坐落三條西三商車字坊高吳芳芳此 諸地稅務查局圖復落字樣高車字坊高吳芳芳此 光緒二十五年五月十九日批

英册道契 第3086號 (一)

0002

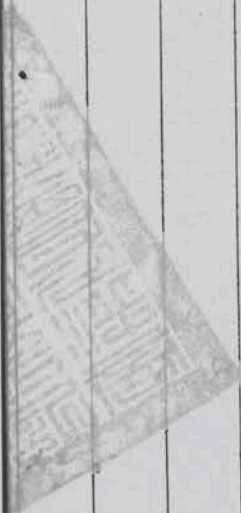
敬稟者竊奉
 前憲臺札飭會勘英册三千六十一三五七九號新契租地業將三千六十一二
 七九號契地分別查勘繪圖覆覆在案茲查三千八十八號新契係據業戶徐友記將坐
 落上邑二十五保四畝改字圩七百十四號內地租與洋商愛爾德為業附交田單一角紙有
 號數暨三分三厘字其高保戶名均在上半單屢次飭吊延不呈驗無從核辦除將原
 契田單發還英署並將三千八十八號契地另行勘覆外理合將三千八十八號新契地無
 從核辦緣由聯銜稟覆奉發新中契呈繳仰祈
 大人鑒賜核銷並乞
 批示祇遵恭請

0001

鈞安伏祈
 查鑒 謹稟

計呈繳 新中契一紙

一稟 道憲余 稟覆奉勘英册三千八十八號新契地無從核辦稟請銷由



英册道契 第3088號 [原契證已佚] (一)
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

0004



候補縣正堂朱

上海縣正堂戴

候補府左堂高

0003

光緒二十六年三月 廿九日

英册道契 第3088號 (二)
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

中

大清欽命監督江南海關分巡蘇松太兵備道曾

給出租地契事照得接准

大英總領事官霍照會內開今據本國商人克拉克

地一段承遠租 畝分厘毫 東 西 南 北

每畝給價共洋壹萬九千九百九十九元五角

業戶 項 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住

又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不願明本

國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將稅款...

光緒二十五年 月 二十八 日 給 租地 三十九號

地契 三十九號

查該地坐落西...

英一千零九十二號

英册道契 第3092號 (一)

准英國駐上海總領事署民國二十四年七月二日來函此契轉共華人陸康齡為業等因合將本契註銷



[TRANSLATION.]

TITLE DEED.

Santai's copy.

Joing Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-toe Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that Brodie Angus Clarke [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Wang Tai Heng Ai a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ...

That the said Renter pay to the said Proprietor a sum of Dollars one hundred unity six & cents ten (196.10) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:-That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Huang Shui 25th year, L. S. 5th moon 28th day.

5th July 1899

No. of Lot, 3092 } 3092. No. of Title Deed. }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

F. Bourne

Consul.

英册道契 第3092號 (三)

上海縣二十四保二十四圖原華人業主票帖 a

英册道契 第3092號 (二)

具呈人陸康齡	呈為 民 等所有浦東陸家嘴北獲塘路祖遺地
產英冊第三〇九二號永租契即洋涇區六圖致字	均局定章投交英領事署註銷茲蒙該領事署覆稱
已經註銷移送	查核仰懇
均局在案為此備文聲請	鈞長准將該契地一畝九分六厘一毫
頒給土地執業証二紙計陸康齡 桃齡 平均畝分虛線圖各一紙	

[TRANSLATION.]

TITLE DEED.

Notar's copy.

Soeng - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c. &c. hereby gives this Deed for the Renting of Land.

I have received a communication from His BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Algar

herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor [Sun Meng-fei

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area [] mou, [] fu, [] li, [] hao, bounded North by [] South by [] East by [] West by []

That the said Renter pay to the said Proprietor a sum of [] Taels [] (No. 30000)

being at the rate of [] per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mou, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Quang-hai 20th year, L. S. 5th moon 29th day. 6th July 1897. No. of Lot, 3093 } 3093. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this [] day of [] 189 [] F. Bourne Consul.

300 699

英册道契 第3093號 (二)

敬啟者竊本
前理憲李 札勒英冊三九一三三六七八九等號新製業將三九一三四六八九號契地查明勘丈後
繪圖景覆在案茲查三九一三三號新製業係華民談孟甫將坐落上邑二七保八畝 賢字圩五百
二十五號戶名羅餘慶堂則田九分毫田單上中紙出租與英商愛爾得 立前號新製業 業職等
詳核所交田單其藍字印板與單內所蓋縣印長短大小及字跡均有不符顯有作偽情弊
近來以偽造田單 朦朧道契之事層見叠出雖經 卑職等留心查察遇有此等作偽以及挖補田單
歷經稟請
前憲臺將其詳請行縣查辦各在案惟上海因洋商租地價值騰貴奸民但知圖利玩法欺
朦歷查此等作偽田單板印紙張如出一手必有專事作偽之人若不嚴行根究何所底止且恐
將來作偽日甚為莫辨萬一失於覺察貽咎匪輕謹將原單原契併新中契呈乞
憲鑒俯賜照會
英正領事 諭飭該商將地退還原業主道契註銷一面
縣飭提該出租原業主談孟甫到案嚴訊根究作偽之人照例究辦并吊銷截存之下
半紙偽單以及造作之偽板偽印追出銷燬以絕根株仍分諭各畝地保嗣後畝內洋商租
地遇有此等偽單隨時稟究不得於出租契內擅行加蓋戳記違則治以扶同朦朧之罪似
此有所箱制或可知所忌憚除將三九一三號新製業另行畫圖外所有查出三九一三號租地
偽單請究緣由是否有當理合稟祈
大人察核俯賜批示祇遵恭請

英册道契 第3093號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

鈞安仰乞
 高鑒、車職、謹稟
 計呈 偽單上車欲出租原契經新中契一紙
 一稟 道憲命 查得第廿九三號租地查係偽單呈札縣根究由

光緒二十九年九月二十一日

候補縣正堂朱
 上海縣正堂王
 候補府左堂高

英册道契 第3093號 (四)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

奉憲已將是辨新契玉送
 英正領事查收轉飭退銷一面
 將原契偽單札飭上海知縣
 杜在案業經民徒孟甫到案嚴
 訊根究照例懲辦仰即知
 照錄 九月十五日

上海縣正堂王

英册第廿九三號租地查係偽單呈札縣根究由

英册道契 第3093號 (五)
上海道札飭會丈局 1

為錄批移知事奉

道憲余 批稟英冊三千九三號租地查係偽單呈乞札縣根究由奉批稟悉已將是號新契函還



英正領事查收轉飭退銷一面將原契偽單札飭上海縣立提原業華民該孟甫到案嚴訊根究照例懲辦矣仰即知照繳等因到局奉此合行錄批移知為此合移

貴縣煩為查照須移

一移 上海縣

光緒二十五年十月 二號 日

候補縣正堂朱

英冊道契 第3093號 (六)

會丈局總辦移文上海知縣

會丈局

札

欽此

光緒二十五年十月二十二日接

英正領事律 未出以三千九三號其地印諭查未還

茲按租主呈送該地外所單之印未請將印諭檢送並將

該契印給等因查此項印諭業經呈送轉給在案茲接前

因除出函外合檢外中契州印單札飭到該局即便查

收刻日會同員及上海縣查明單契之印往該地按印查

履勘丈量繪圖貼說在案高保土名一併具報再送此札

詳札各外中契州印單各一送外此

光緒



廿五日

四月廿六日

英冊道契 第3093號 (七)

上海道札飭會丈局2

敬稟者、竊奉
憲臺札開接
英正領事偉
來函、以三十九號契地印諭、請查未還、茲據租主呈送該地升科單前、未請將
印諭檢還、並將該契印給等由、札發契單、飭即會查勘文、繪圖貼說、並查首保土名、併具復
等因、奉此、伏查前項契地係由葉戶談孟甫、將坐落邑二十七保、前賢字圩地九分八厘、租與洋
商勞爾德、附交五百二十五號戶名羅維餘慶堂、由單半紙、查有偽造情弊、業經稟奉發縣根究
在案、茲奉前因、並發六百六十六號戶名談孟甫、則由八分三厘二毫、升科單一紙、遵經卑職等與該
備會同
英正領事所派之員、傳同葉戶督飭、專者地保前往履勘、按址丈量、文見積二百九十九步六分八厘
合地八分三厘二毫、單地相符、四址東至姚華二姓地、南至馬路、暨義商李于閱、亞華姓地、西至公路、暨
義商李開地、北至界、共尚無違碍、土名華家橋、理合將會勘緣由、繪圖貼說、聯銜稟復、並將
奉發升科單、批明、同新中契呈繳、仰乞
大人察核、俯賜批示、祇遵、恭請
鈞安、伏祈
垂鑒、卑職謹稟

計呈 繪圖一幅、並繳新中契升科單各一紙

一稟 道憲表

稟復會勘英册三十九號新契地、並呈繪圖契單由

英册道契 第3093號 (八)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

光緒
年
月
日

候補縣正堂陳

上海縣正堂汪

候補府左堂高

英册道契 第3093號 (九)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

三洲會勘報告及畝分清單
會勘會丈的委員如左
會勘會丈的委員如左
會勘會丈的委員如左

英冊會勘報告三九三號新租地並繪圖契單由

批

欽此
欽此
欽此
欽此
欽此
欽此
欽此
欽此
欽此
欽此

旨志已查照未定故於該籍上中下契
內批注並印將上下契二紙升科單紙
五送

英副領事查收存給矣案內批注照抄
移查印中查照於和丹月登証備考此據
圖查存六月九日

六月十五

會丈局

批案四三九三三號

此契係在英冊會勘報告三九三號新租地並繪圖契單由
英副領事查收存給矣案內批注照抄
移查印中查照於和丹月登証備考此據
圖查存六月九日

英冊道契 第3093號 (一〇)

上海道札飭會丈局3

英冊第三〇九三

號 地保

商工部局

業戶劉存餘地

二十七保八圖賢字圩土名華家橋

圖單本契 號 畝

畝八分三釐二毫

號 畝

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二十年一月十五日科長

會丈局

英冊道契 第3093號 (一一)

二十七保八圖會勘報告及畝分清單

具稟二十五保四圖地保 林少卿 吳桂仁



稟為查明實在繪圖稟覆事竊身等前內業戶徐炳春有則田七畝零出租與洋商道達為業立英冊三千九十四號道契月查得該地號數不相聯絡因出租之地尚有八百二十三號方單係曹姓之產八百二十三號方單係顏姓之產以上二姓之地均是高田並未出租與洋商未曾丈故而此契之方單號數不連並非據察不實理合據情繪圖稟覆伏乞

大吏命察核施行上稟

計呈草圖一紙

光緒二十五年八月

日

英册道契 第3094號(三)

上海縣二十五保四圖地保稟帖1

具稟二十五保四圖地保 林少卿 吳桂仁



稟為奉 飭查價據實稟覆事竊身等前內業戶徐炳春將八百二十三號戶名俞桂林則田二畝二分九厘五毫又同號戶名俞慶全則田六分九厘八毫又戶名俞振昌則田六分九厘二毫八百二十四號戶名杜錫川則田四畝七分六厘五毫以上四單共計則田七畝四分四厘五毫出租與洋商道達為業立英冊三千九十五號道契月等奉諭後查得該地在路邊現值時價每畝銀千兩之數此係實在情形並非虛報理合據實稟覆伏乞大吏命察核施行上稟

光緒二十五年八月

日

英册道契 第3094號(四)

上海縣二十五保四圖地保稟帖2

英册道契第3095號...

加三街... 批

十五

年差繳出規銀九十六兩... 批



十月

批書三千... 批

英册道契 第3094號 (五) 上海道札飭會文局

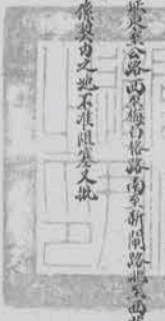
中 此契存卷

大清欽命監督江南海關分巡蘇松太兵備道曾

大英領事官霍爾會內開今據本國商人威金生稟請在上海按和約所定界內租業戶沈海...

光緒三十五年五月二十六日給 租地 地契 三千九十五號

英册光緒三十二年四月... 批



一九四〇年四月九日通和有限公司

光緒三十二年七月六日... 批

英册道契 第3095號 (一)

[TRANSLATION.]

Notar's copy.

TITLE DEED.

Wang Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that

Shen Kwei-yung, Shing-hai, Chiu-ho, Chua-chua-rokus [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of Dollars One thousand (1,000.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hoi 25th year, L. S. 5th moon 26th day.

2nd July 1899.

No. of Lot 3095 3095 No. of Title Deed.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

300 6.99

上海道契 卷一〇

英册道契 第3095號 (二)

大人 察核俯賜批示祇遵恭請

由繪者貼說聯銜稟復並將奉發新契王繳仰祈

該省地保金梅亭結前情卑職等吊查縣署糧冊核案相符除將餘單二分三厘四

毫截用批還該業戶執業餘地並將下半單批銷同原契發還英署外理合將會勘緣

因當時洋人租地不要田單故留在伊處現將下半單呈請批銷委無捏飾等情並據

承糧四畝五分執有田單半紙所餘單地四畝三分三厘四毫據該業戶李亦林結稱此單

二分二厘四毫四址東至英冊一千二百八十五號地西南西面均至廣華山莊地北至半路尚

無違碍土名新闢地在王廟之東至該田單計原則田八畝八分三厘四毫除該業戶

地一分七厘五毫兩共合計實地四畝二分七厘六毫核與契載完糧四畝五分之二數應餘單地

等原賣紅契一套李亦林戶名糧單二紙當傳同業戶督飭亭者地保前往履勘按址丈量

丈見積九百四十四步二分四厘合地四畝一分二毫又北首半路係屬單內之地丈見積四十二步合

地一分七厘五毫兩共合計實地四畝二分七厘六毫核與契載完糧四畝五分之二數應餘單地

三二一八

英册道契 第3095號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

鈞 安伏乞	再 登 身 職 謹 稟	計呈 繪圖一幅並繳新中契一紙	一稟 道憲 稟復會勘英冊二千五號新契租地並呈圖契呈	監督 聶批	稟悉已查照文實畝分四址於該號上中下新契內批註蓋印將上下二契函送	英總領事官收存給契內批註照抄粘發仰即查照於縣冊內登註備考此繳圖契	存	光緒十九年十一月	日
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英册道契 第3095號 (四)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

會丈局

札

欽加三品頂戴總辦會丈局總辦聶鈞批錄文

札飭事本年五月二十七日接

英正領事班 來函以業查沈洪海沈全一等

因地與全世美涉訟一案全訟不直經本局署將

該地斷歸沈姓在案茲據全生稟請租用該

地得數十年磨完糧串十五紙並出租契一紙上首契四

紙呈送前來合填三千九十五號新契一套請派員會

勘批印移給等因除函復外合檢契串等件札發札到

該局即便遵照會詳查明勘辦具復毋違此札

計札發 新中契低糧串十五紙出租契一紙上首契四紙

光緒二十五年六月

六月廿一日

英册道契 第3095號 (五)
上海道札飭會丈局 1

會文局

札

英領事班 來函以三九五號契地輕轉一案經本署查司
訊斷地歸沈姓管業并科單吊銷此地無方單業戶執業六
十餘年糧串可憑實係沈姓產業應准該商立契應否請給印誦
或另行辦理之處將出租契一紙糧串五紙原契四紙送請核辦
等因查洋商租用華民地面總以田單為憑方可轉換道契此項
契地既無方單並章由局查明再行核辦除函復外合將契單糧
到該局即便查收會縣核議復存查此札

計札發出租契一紙糧串五紙原契四紙仍繳

光緒二十六年十月

十九日

十月廿四日

英册道契 第3095號

英册道契 第3095號 (八)
上海道札飭會文局 4

稟

具稟二十七保十冊書稟翁菊生

京呈

局憲大老爺 案下 切書面內念字圩第六拾陸號業戶徐寶翰 計則田捌畝
捌分三厘四毫於 光緒二十一年份地保陳 惠廷 業戶沈全全 至書 處云此式伯六拾陸號之地
乃沈姓 祖產計地畝故于造單之前押與徐姓 管業因此造單時併造徐 寶翰 戶名矣
查徐寶翰 中戶已過入洋商入據地保並業戶聲稱此地係沈 姓 宅基故而收回五名沈 餘慶堂
後將地畝故于 光緒二十一年份分作四戶沈 全全 沈 洪海 沈 春和 沈 桂榮 完糧 書 切思惠
地保業戶同來諒必斷無混濫情事為將承糧串戶細底緣由理會具稟聲明 伏乞
局憲大老爺 鑒 上稟

光緒二十七年五月 日 呈

英册道契 第3095號 (九)
上海縣二十七保十冊書稟帖

會丈局

札

為

札催事本年五月十六日接

英國領事憲 來函以三十九號契地糾葛一案前准復

函核地既無方單應由局查明再行核辦等由迄今半載

有餘未見示復亦據該商稟催希核辦示復等因查此案

前經札飭該局會縣核議未據復到亦據前因除函復外

合亟札催札到該局即便遵照趕緊核議具復以憑察

毋再遲延切此

光緒

二十七年五月

廿二

日



五月廿三日

英册道契 第 3095 號 (一〇)

上海道札飭會丈局 5

敬稟者竊查英册三十九號新契租地前因沈洪海沈全全等與金世美涉訟一案經
英署臬司將地斷歸沈姓執業惟地無方單應否請給印諭或另行辦理將租契糧串原
契送請核辦等因

飭會議覆奪各等因奉此卑職等遵查該地坐落上邑二十七保十畝念字圩

英署臬司以沈姓執有糧串金世美并科在後不直將串吊銷地歸沈姓而不知沈姓糧串所
完並非沈地之糧蓋華民完糧係完執業田單之糧該沈姓地既無田單糧從何有卑職等明
查賸訪該地雖沈姓管業多年實則係無糧官地是以前辦公地葉委員將地准金世美并

科卑職等併吊查縣署完糧戶冊該沈姓所執糧串所完之糧係二百六十一號戶名徐寶翰單
田八畝八分三厘四毫此項田地在大王廟以西與沈姓地相隔約半里之則查該單地於光緒

七年由徐姓將田單下半紙計四畝三分三厘四毫租與英商立英册二千五號道契是二百五
十九年由李姓將所買徐姓田單上半紙計四畝五分租與英商立英册二千五號道契是二百五

號徐寶翰戶名單地八畝八分三厘四毫之糧均已開除淨盡歸入年租該沈姓何得有此號單
戶之糧當飭據該冊書俞菊生稟稱緣於光緒二十年間由地保陳惠廷同業沈全全

來稱此項二百六十一號地係沈姓祖產囑將已歸英商之糧收回三畝立沈餘慶堂戶名復于
二十年又令將是地分立沈全全沈洪海沈桂榮沈泰和四戶實不知其中弊混等情具稟前

來卑職等伏查沈全全所呈上首原契既係道光二十年所買何以直至光緒二十年始有糧串
証以縣署糧冊暨二百六十一號徐寶翰戶名單地轉過道契成案其為冒頂他處無地空糧

希圖朦弊情節顯然理應由縣提案根究方為正辦祇以此案經

英册道契 第 3095 號 (一一)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

英署臬司審斷將金世美升科單吊銷該地既經沈姓管業多年或飭令沈洪海沈全
 全等照特值地價繳價升科并追繳光緒二十一年以前歷年應完錢糧方准歸其管業
 如此通融辦理似與
 英署臬司判案尚不相背是否有當理合將遵照會議緣由聯銜稟覆伏祈
 大察奪俯賜批示祇遵恭請
 鈞安伏乞
 垂鑒 卑職等謹稟
 一稟 道憲 奏覆英署三十九號契所租沈姓道議請示由

光緒二十七年六月 齊

英册道契 第3095號 (一二)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

候補縣正堂陳
 上海縣正堂汪
 候補府左堂高

英册道契 第3095號 (一三)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2c

會大局

札

欽加三品頂戴關公毅太極勳勇侯爵

札催事本年六月初八日接

英副領事慈 米西查三十九號地契經本國果司

斷結應准之契即經去致底香請諭或另辦理嗣後

渣行向查法乃越半載未獲准五月十六日由催旋准

並准札催報繳當即請該會士向於日內中法各在案

今又半月仍未有見請示祈於日內見復等因查此

前經本道札催該局核議並即札催在案迄未獲復

茲接得因除呈出海外會再札催札到該局立即遵照

照核議具復毋得再延切此札

光緒二十七年六月



六

六月十四日

英册道契 第3095號 (一四)
上海道札飭會丈局6

三品頂戴關公毅太極勳勇侯爵
會丈局之印
宣統元年六月

欽加三品頂戴關公毅太極勳勇侯爵

米西查三十九號地契經本國果司

斷結應准之契即經去致底香請諭或另辦理嗣後

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照核議具復毋得再延切此札

會丈局

會丈局

英册道契 第3095號 (一五)
上海道札飭會丈局7

札

光緒二十七年七月

札查事查三十九五號契比前接該局字據沈姓經營多年應令沈姓照值繳價其地歸管業等情當本道詳

英到領事館遵去後茲於六月二十六日接該局字據沈姓

并科自出如能轉餉並准其地之款其係若干法云直

賦格外公允之價俾可飭遵等因查前號地每畝

時值若干當時未核查明併叙之數治前因合也札

物札到該局即候查明等因核奪毋違此札

光緒二十七年七月



七月廿三

英册道契 第3095號 (一六)
上海道札飭會文局8

敬稟者竊奉

憲臺札開查三十九五號契地前據該局稟復既經沈姓管業多年應令沈姓照值繳價其

地准歸管業等情當經本道函請

英到領事館遵去後茲於六月二十六日接該局字據沈姓經營多年應令沈姓照值繳價其

并科之數完係若干請示通融格外公允之價俾可飭遵等由查前項地畝每畝時值若干當

時未據查明併叙茲准前因合也札飭即便查明稟復核奪等因奉經卑職等與黃令

詳查得前地坐落新開大馬路中市沿靠馬路訪諸該地左近地段每畝時值約銀三四兩

之則理合將奉查緣由聯銜稟復仰祈

察核俯賜批示祇遵恭請

鈞安伏乞

垂鑒 卑職謹稟

一稟 道憲查

稟復奉查三十九五號契地時值價銀

Table with multiple columns for official correspondence and records, containing vertical text and a seal impression.




英册道契 第3095號 (一七)
上海知縣暨會文局總辦聯銜呈上海道臺稟帖 3a

光緒二十七年七月十一日

候補縣正堂陳

上海縣正堂汪

候補府左堂高

英册道契 第3095號 (一八)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 3b

敬稟者竊本年七月二十日接奉
諭函以清丈局復稱新開橋沈姓公地三畝九厘二毫以之建造美國醫院甚為合式估戶沈
春和等所建房屋飭拆給費等情請示前來查清丈局所謂沈姓公地似指英冊
三千九十五號之地而言如果確係該地則案經
英臬司新歸沈姓執業屢催給契曾由卑局會縣議復令照時值繳價升科由准
英副領事飭遵行查時值在案此等辦法原因案擱數年堅持不下不得不藉此轉
圜以清塵牘現若撥作醫院之用在敝處則為合宜在咸金生執勢必執定
英臬司新案暨敝處允令沈姓繳價之函爭執不休徒煩文牘無濟於事不得不
慎重出之究竟該地是否即英冊三千九十五號契地咸金生能否情讓撥作善舉
之用即查明密探具復等因抄稟到卑職奉此伏查清丈局所指新開橋沈姓地
實即英冊三千九十五號契地卑職接奉前因遵與黃令麟會同英署之翟繙譯密
為探論據稱承租前沈契地之咸金生即前案所歸沈姓之
英臬司衡情度勢法無可以情讓之事且其中情狀即有不得不為
臺重為申明者緣沈姓是地本係無報官灘是以前辦清查公地查見葉承大莊
洋商金世美呈報升科給諭管業嗣因金世美與沈姓在
英按察司衙門涉訟以沈姓管業六十餘年執有根帶特地所歸沈姓英署函催給契
卑局前奉會勘明知沈姓所執報帶係屬前地無地空報本不允准祇以此案經
英臬司當斷金世美之升科單已斷令銷銷不是地又實為沈姓管業多年議令沈

英册道契 第3095號 (一九)
會丈局總辦呈上海道臺稟帖 a

洪海等照時值繳價并科併追繳歷年應完年租此等辦法誠如
 憲諭原案攔多年堅持不下不得不藉此轉圜與
 英具司判案尚不顯背經呈蒙函致英署飭遵允繳各在案今若將是地撥作醫
 院之用則是將
 英具司新案推翻該地既不歸沈姓繳價管業則金世美曾經繳價并科勢必致多
 所饒古案恐徒滋案牘紛紜不知作何收束所有案為探論緣由理合據實覆伏乞
 大人俯賜察奪批示祇遵恭請
 鈞安仰祈
 光緒二十七年七月
 一夫卑稟 道憲表
 光緒二十七年七月
 候補縣正堂陳
 候補府左堂高

英册道契 第3095號 (二〇)
 會丈局總辦呈上海道臺稟帖 b

會丈局

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光緒二十八年正月

十四

正月十七日

英册道契 第3095號 (二一)
 上海道札飭會丈局 9

為移請事奉

道憲札開查三十九五號威金生租地應由原業繳價升科案前經飭據該局查復以地
 在新開大馬路中街沿靠馬路訪查時值每畝約銀三四兩等情當經本道量為酌減函請
 慈副領事轉飭照每畝二兩繳升并追繳光緒二十一年以前應完錢糧在案茲准復函原業戶
 沈姓現願遵繳惟官圖繪明丈見地三畝三分厘四毫其數是否相符及應補錢糧若干均請查
 明示復以便飭繳移送並接續電邑據該業戶呈來票銀六十四兩暫存候復各等因到
 道查此項租地究有畝分若干尚未據該局勘明繪圖稟復至應納光緒二十一年以前錢糧計
 銀若干亦未據隨案聲明無從查悉准函前因除先函復外合就飭即會縣查明勘辦具
 復以憑核轉等因奉此查此案前奉

道憲飭議當以該地因沈洪海與金世美涉訟經



英按察司以沈姓執有糧串將地新歸沈姓而沈姓所執糧串實係以他處無地空糧冒
 項不能批准是以議令沈洪海照時值繳價升科并追繳光緒二十一年以前應完錢糧稟復
 在案茲奉前因查沈姓所執光緒二十一年分糧串既係以他處無地空糧冒項即不批准但就該
 業戶所呈首原契係道光二十一年所買和至光緒二十八年計六十年核與
 英領事函稱沈姓執業卒餘年之說高屬吻合今擬除去年餘年令該業戶沈姓補繳六十年
 錢糧比之追繳歷年花息尚從未減惟每地一畝每年應繳錢糧若干前地丈見三畝三分厘四
 毫每年應繳錢糧若干做局無案可稽相應移請為此合移
 貴縣請填查照布即飭承查明該地畝每年應繳錢糧若干以三畝三分厘四毫計之每年

英册道契 第3095號 (二二)
會丈局總辦移文上海知縣 a

應繳錢糧若干開明示復似此辦法是否允洽並請
 貴縣裁奪併賜復以便會銜稟復是禱事關交涉幸勿任延望切須移
 一移 上海縣 汪

光緒二十八年正月廿六日

候補縣正堂陳

英册道契 第3095號 (二三)
會丈局總辦移文上海知縣 b

札

光緒二十八年三月初二日接

英副領事慈 來函以三十九五號契之地畝若干及補納錢糧銀數自十四日准道函除札局查明勘復另致等因現又一月事之久仍未了信實不明縣局何以延未稟復致令該租主受虧兩月利息此為極不公允之事請嚴飭刻日稟復俾將并科及錢糧完納清訖給契完案萬勿再稽等因准此查此案前經本道飭局迅即查勘在案迄今未據具復殊屬非是茲准前因除先函復外合亟札催札到該局立即遵照刻日查勘稟復核辦毋稍刻延此札



光緒二十八年三月

三月

日

三月初八日

啟事者竊奉

官署札開查三十九五號成金生租地應由原業繳價并科案前經飭據該局查復以地在新開大馬路中沿靠馬路訪查時值每畝約銀三四兩等情當經本道量為酌減函請

英副領事轉飭照每畝銀兩兩繳升并追繳光緒二十年前應完錢糧在案茲准復函原業戶沈姓現願遵繳准官圖繪明丈見三畝三分厘四毫其數是否相符及應補錢糧若干均請查明示復以便飭繳移送並接續函已據該業戶呈來稟銀六十四兩暫存候復各等因到道查此項租地究有畝若干尚未據該局勘明繪圖稟復至應納光緒二十年前錢糧計銀若干亦未據隨案聲明無從查悉准前因除先函復外札即會縣查明勘辦具復以憑核轉并奉札催趕辦各等因奉此中職等伏查該地前奉會勘實丈見地三畝三分厘四毫至追繳光緒二十年前應完錢糧該地本係無糧官灘應自何年為始無從查究其沈姓所執根串係以他處空糧冒頂未能憑准今按照該業戶所呈道光二十年前原契和至光緒二十八年計至三年核與

英領事函稱沈姓執業交餘年尚屬吻合擬即以此為斷其應繳銀幾何由局無案可稽即由卑縣轉飭查歷年應完根案茲據冊書稟稱當同治四年以前每年每畝應完漕米斗二升四合同治五年以後每年每畝應完九升八合前地三畝三分厘四毫以二十三年計共計米五石六斗八合按上年奉定折價約合錢六千餘文每年上下忙銀三錢七分共銀五兩九錢四分合錢四十五千餘文兩共約合錢百四十餘千文惟從前收價年有長短且查道光年間征價合之今日錢加數倍事遠年湮莫從考據今若名為補繳必須造冊呈報並征價既前今不齊而該戶匿

糧至千餘年之久，又以此處官根官項，恐非僅以補繳所能了事。卑職等會同酌議，似不若改
 為示罰撥充公用，較為妥洽。應如何酌加罰之虞，伏候
 憲裁。理合將查勘緣由繪圖貼說，聯銜稟復，奉發新契呈繳，是否有當，伏乞
 大人察核，俯賜批示，祇遵，恭請
 鈞安仰祈
 垂鑒。卑職謹稟
 計呈 繪圖一紙，并錄新契一紙
 一稟 道憲上表
 稟復查勘英冊千九百五號新契租地，并呈圖契由

光緒二十八年三月
 二十日
 元
 日

英册道契 第3095號 (二六)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 4b

候補縣正堂陳
 上海縣正堂汪
 即補分府司徒
 引

英册道契 第3095號 (二七)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 4c

五項在案... 上海道札飭會丈局

查獲盜劫並冊三九五號新租地...

先

登... 察核所議者屬妥洽已由本道的中

衡定今原業沈姓除應繳價銀六千
四百四十六兩外再罰繳銀三百兩充修新
南橋工經費玉准

茲副領事修標字依送道現按繪
圖畝地批証蓋印將上下契二紙玉送
英署查收存信矣契內批証抄粘
者仰即查照於和冊內登一王備考其
圖契存四月初一日

四十六



批英冊三千九百五號上中下契內
此項批地係按會丈局同勘定案... 地三畝下二畝... 查獲盜劫...

英册道契 第3095號

英册道契 第3095號 (二八)
上海道札飭會丈局 11

收發處

第三百九十九號

啟者茲據三千零九十五號契主稟稱添租
業戶程晉泉 宏德堂沈車地一畝一分一厘九毫
請連同所租之四千三百八十九號兩契全地
一并併入該契內租用等情檢呈印契單
契請移勘併前來據此相應函送
貴局長請煩查照訂勘分別銷併詳請印
給為荷此頌
民國十四年六月廿六日
日社 附印契六紙 租契紙單三紙 陶樂爾

一千九百二十五年六月廿五號 上海英署用啟

致英總領事

十月十七日

逕啟者據會丈局局長案呈英冊三千零九十五號添
租契業經會勘明晰送圖簽允將契批明呈請蓋印
移給前來除中契存查外合將上下印契並批銷單
契等件函送
貴總領事查收轉致
貴副領事分別存給再本號
為荷此頌
日社

計送印契六紙租契紙單三紙

十四年十月十五日

許 張

英册道契 第3095號 (三〇)
會丈局致英圖駐滬總領事函

英册道契 第3095號 (二九)
英國駐滬領事致會丈局局長函

英册 萬三千 百九十五 號添租地 保陳蘭芳

商通和 業戶 程晉泉 吳母耀燧 沈長順

田單二百七號 威泉元 畝二分五釐二毫克

又 二百九號 沈殿章 畝四分

又 二百七十九號 威泉元 畝四分六釐七毫

又 英册二百六號 畝四分三釐六毫克

又 單三百九號 畝四分三釐三毫

又 單三百九號 畝三分一釐二毫

又 英册一千八百八號 畝三分一釐二毫

本契號 畝二分二釐四毫克

共單 畝二分二釐三毫

出租契 一張計地 畝一分釐二毫

丈見實地 七畝五分二釐三毫

四址 東至公路 西至極白格路

南至新聞路 北至四州路並蘇州河

多 畝二分五釐九毫

少 畝二分五釐九毫

契地 畝二分五釐九毫

契價 三千三百元 丈費已收

十四年十月十五日

英册道契 第3095號 (三一) 會勘報告及畝分清單

具切結二十七保十圖地保陳蘭芳今具到

會丈局局長 案下實結得身圖內業戶 程晉泉 沈長順 將自置念字圩號內糧地一畝一分一厘九毫

出租與 英商通和 為業轉立英册三千九十五號新契所交田單二紙查實單地相符

並無盜賣朦混移抵以及隱射重租抵押並官契漏稅各弊該地四址係照圖載尺寸均屬確實並無越估情事如有虛偽惟身蓋戳地保是問所有田單開列於後合具切結是實

由單二百六十七號 威泉元 原畝四分二釐五厘二毫

二百九號 沈殿章 四分

二百七十九號 威泉元 四分六厘七毫

民國十四年十月 日具切結二十七保十圖地保陳蘭芳

去名新聞橋南

英册道契 第3095號 (三二) 上海縣二十七保十圖地保具結

大清欽命監督江南海關分巡蘇松太兵備道曾

給出租地契事照得接准 大英總領事官霍照會內開今據本國商人 哈威 稟請在上海按和約所定界內租業戶 沈茂生 為

地一段承遠租 畝 分 厘 毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 沈茂生 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地轉與或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不得將地租銀兩分作兩段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

光緒二十五年五月二十九日給 租地 地契 三千九十六號

查該地坐落三原三街半字坊面姚裕華此批 諸租稅費應照舊章辦理其地契應由該商領回存案其地契應由該商領回存案

民國十八年三月十八日全地換立日本冊六百六十八號新契照文實地核計以地九厘八毫葉馬路本契註銷

英一千九百零六年

[TRANSLATION.]

TITLE DEED.

Castal's copy.

Wong Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that William Harvie

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Shen Jow-sun a Lot of Land, situated within the Boundaries of Ground apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Two Hundred and fifty (26.45000)

being at the rate of per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mou, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hoi 25th year, L. S. 5th moon 29th day.

6th July 1899.

No. of Lot, 3096 } 3096

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

F. Bourne Consul.

300 699

英册道契 第3096號 (二)

英册道契 第3096號 第3097號

大清欽命監督江南海關分巡蘇松太兵備道曾

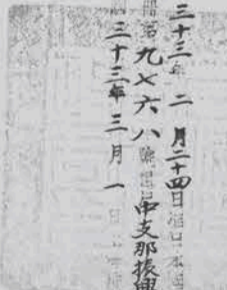
給出租地契事照得接准 大英總領事官霍照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 寶源祥 為

地一段承遠租 畝 分 厘 毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 寶源祥 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地轉與或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不得將地租銀兩分作兩段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

光緒二十五年五月二十九日給 租地 地契 三千九十七號

查該地坐落三原三街半字坊面徐子良此批 諸租稅費應照舊章辦理其地契應由該商領回存案其地契應由該商領回存案

英一千九百零六年



一九〇〇年三月廿四日通和行將本契全地轉與 美 格租用此批 通和有限公司

民國十八年三月十八日全地換立日本冊六百六十八號新契照文實地核計以地九厘八毫葉馬路本契註銷

英册道契 第3097號 (一)

1111111

[TRANSLATION.]

TITLE DEED.

Yantai's copy.

Yong - Superintendent of Maritime Customs for the Province of Kean-nan, Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from H. M. BRITANNIC MAJESTY'S Consul-General, stating that Brunan Atkinson & Co. (herein described and called the Renters) have applied to Rent in perpetuity from the Proprietor Paoyuan Hsiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by
South by
East by
West by

That the said Renters pay to the said Proprietor a sum of Dollars Two Hundred (A 200.00)

being at the rate of ... per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legitimizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mou, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 25th year, L. S. 6th July 1899. No. of Lot, 3097 No. of Title Deed, 3097

REGISTRATION COMPLETED AT H. B. M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189 ... F. Bourne Consul.

上海道契 卷一〇

英册道契 第3097號 (二)

具稟職員鍾南喬 住高麗泰和里對門恒濟局 為徐保勒單勝轉道契求請更正詳情道憲將契退還註銷事切職前購 該地管業校租七年之久葉二觀地單二分事員買向已遺失未知該保田單 二分前年從何而來令人難解况價買田房隨時立契管業何意無 失主將該地與彼點交以圖勝轉道契勢必洋人出面破奪殊出情理之 外本月初二日已丈二十七保十番九十六號葉二觀戶名田單二分即在 業之九十六號葉景奎八分單地上非但職缺少地二分被其橫截二斷彼轉 之道契單地豈能相符况該單前曾具稟 局憲立案止丈已呈地圖註明該保上年盜收糧串等圖勝轉道契前年 之糧串及以上均在職處置買田房理當失主憑中帶同將業點交何 得將職管業有年之地將盜勒田單勝轉破奪糾首橫生成何世界 後稟 道憲大人外為此不得不再具情求請 局憲大老爺鑒核施行將英册三千九十七號道契止丈停詳退還註銷 俾保職管業况該舊保徐子良盜賣勾串肥己之地非職一處不可不送

英册道契 第3097號 (三) 上海縣二十七保十圖原華人業主稟帖 a

三三四

縣嚴辦使劣保奸徒等有所禁懼不敢紛紛效尤而全眾業實

為德便沾

仁上稟

附呈地圖壹紙

光緒二十五年七月初四

日稟

英册道契 第3097號 (四)

上海縣二十七保十圖原華人業主稟帖 b

具稟實源祥

為請詳准 道憲給與事竊實源祥於光緒七年分內黃大經之故父黃繼作中瀆買黃念字許九十六號葉三龍田單地二分平房四

間當經過戶完糧曾將該單呈驗清丈局填明四址並繳給遠實源祥已將該單地出租通和洋商請立英册三千另九十七號道契茲

特將地畝鐘南橋具稟止文查鐘南橋專與黃大經管理什料事奪分肥於實源祥吃虧不可枚舉今該地係有單有糧既經清丈局

驗明蓋載並有再准什料之理明係強冠年戴希圖橫吞伏乞詳准

道憲應請將該地照給通和道契並將鐘南橋孔縣歸黃大經管理訊辦以儘寸積為此稟叩

局憲大老爺電鑒謹稟

光緒二十五年七月廿五日具

英册道契 第3097號 (五)

上海縣二十七保十圖華人業主實源祥稟帖

敬稟者竊奉

憲臺札飭會勘英冊三千九十二三四七八九號新契租地業將三千九十六號契地查明勘丈繪圖
查覆在案茲查三千九十四號新契係據業戶徐炳春將坐落上邑二十五保四首改字圩八
百一十號戶名俞慶全則田六分九厘八毫俞振日六分九厘九毫俞桂林畝三分九厘毫又
八百二十四號杜錫川四畝七分六厘五毫計田單四紙共則田七畝五分五厘三毫租與洋商道
達為業經與黃巡檢會同

英正領事所派之員傳同業戶督飭亭者地保前往履勘按址丈見積一千八百三十五步七
分六厘合地七畝六分四厘九毫核與田單七畝五分五厘三毫之數多地九厘六毫四址東至義
塚地南至曹頌兩姓暨英冊二千四百五十一號地西至馬路暨英冊二千四百五十一號地北至利

記地尚無違碍土名聚金橋之西所多之地據該業聲請照章升科一併轉租飭據該首
地保林少卿吳桂仁查明該地左近地段每畝時值價銀一千兩之數等情稟覆稟職等伏查
前契照單多地九厘六毫按照時值每畝價銀一千兩核算應繳規銀九十六兩茲據該業戶照
數呈繳到局理合彙繳又查三千九十七號新契係據業戶寶源祥將坐落上邑二十七保十
首念字圩九十六號戶名葉二現則田二分田一畝租與洋商通和行為業正在勘辦聞據職員
鍾南橋稟稱前購該地管業收租七年之久葉二現地單二分賣買向已遺失未知該單從
何而來且葉二現田單二分即在職已管業之九十六號葉景奎八分單地上非但職缺少地二分
被其橫截二段求請止文退銷並據寶源祥稟稱於光緒七年由黃大經之父黃鑑作中價
買下首念字圩九十六號葉二現單地二分平房四間當經過戶完稅曾將該單呈驗清完包填

英册道契 第 3097 號 (六)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

大人察核免收俯賜批示祇遵恭請

鈞安伏乞

垂鑒 稟職 謹稟

計呈 繪圖一幅並繳新中契二紙升科價規銀九十六兩

一 稟 道憲 查覆會勘英冊三千九十四號新契租地並繳銷三千九十七號杜錫川地單繳圖及價銀

明四址蓋截給還已將單地出租與通和洋商請立前號道契茲有地販鍾南橋具稟止文查
鐘南橋稟黃大經摺員升科事奪分肥今該地係有單有糧况經清丈局驗明蓋截蓋有
再准升科之理明係張冠李戴而圖橫吞稟乞詳請札數歸併黃大經案訊辦各等情先
後具稟前來稟職等伏查寶源祥出租之前項戶名葉二現田單已經清丈局查驗蓋有
截記而鍾南橋所稱是號單地即在渠名下管業之葉景奎田單地內是否屬實自非
由縣提案偵訊不明惟既有糾葛未便遽准立契照章稟銷除將田單分別批還同原契
發還英署並將三千九十二三四七八九號契地另行勘履外理合將三千九十四號新契租地會勘
糾葛緣由繪圖據情稟覆并將奉發新中契暨三千九十四號契內升科價銀一併呈繳仰祈



英册道契 第 3097 號 (七)



上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

光緒二十五年八月廿三日

候補縣正堂朱

上海縣正堂王

候補府左堂高

英册道契 第3097號 (八)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1c

會丈局

札

為

札飭事本年閏八月二十九日接

英領事班 來函三十九十七號契因鐘南橋地段一

案茲經會解訊斷鐘南橋不直單契註銷地歸通和執業

將該號新契一套相契方單各一紙送請派員會勘批印務

給等因查此項契地前據該局稟稱因有契稿未便立契

稟請退銷由道正遂在案此項地究竟有主理明能否

准予立契除由道正分行外合檢中契單契札發札到該局

即便查收核明單會同洋員按地逐回履勘丈量估圖貼

說並查面保土名一併具復此札

計札發 新中契原契方單各一紙仍做


光緒二十六年九月

九

英册道契 第3097號 (九)
上海道札飭會丈局 1

為移查事奉
 道憲札開接
 英正領事班 來函三九七號契地因鍾南橋阻擾一案會解訊斷鍾南橋不負單契
 註銷地歸通和執業將該號新契一套租契方單各一紙送請派員會勘等由查此項
 契地前據該局稟稱因有糾葛未便立契稟請退銷由道函還在案此項單地究竟
 有無理明能否准予立契除函復並分行外合檢中契單契札發札即核明單契會同
 洋員按址逐細復勘丈量繪圖貼說並查高保土名一併具復等因奉此查前號新
 契係據業戶寶源祥將二十七保十畝念字圩九十六號戶名葉二現單地二分租與通和
 洋行嗣據鍾南橋以此項單地即在伊前購管業之同號葉景奎單地之內稟請
 止文即照章繳銷在案茲奉前因究竟該地如何斷結能否准予立契故局無案可稽合
 行備文移查為此合移
 貴分府請煩查照希將訊斷緣由刻日移復過局以便核明勘辦望切須移
 一移 英會審分府張

英册道契 第3097號 (一〇)
會丈局總辦致會審公廨職員函 a

光緒二十六年九月
 二十日
 候補縣正堂陳


英册道契 第3097號 (一一)
會丈局總辦致會審公廨職員函 b



十月十三日^上到

英領事來函以三十九號契地因鍾南橋阻擾一案會解訊斷鍾南橋不

為

移復事准

貴局移奉

道憲札接

直單契註銷地歸通和執業將該號新契一套租契方單各一紙送請派員

會勘等因查此項單地究竟有無理明能否准予立契札即勘查具復當

移請將訊斷緣由移復以便核明助辦等因准查此案業經敝前分府

訊結申覆

道憲在案茲准前因合行抄申移復為此合移

貴局請煩查照核辦須移

計抄粘申覆稿一紙

英册道契 第3097號 (一二)

會審公廨職員致會丈局總辦函 a

右

移

會丈局陳



光緒二十六年十月初十日移

英册道契 第3097號 (一三)

會審公廨職員致會丈局總辦函 b

敬稟者竊奉

前憲臺札開接

英正領事班 來函三千九十七號契地因鍾南橋阻擾一案茲經會解訊斬鍾南橋不直
 單契註銷地歸通和執業將該號新契一套租契方單各一紙送請派員會勘等由此項
 單地究竟有無理明能否准予立契檢發單契飭即核明會文繪圖貼說並查原保
 土名併具復等因並發新中契原契方單各一紙到局奉此伏查前號契地係由業戶
 寶源祥將坐落上邑二文保十高念字圩九十六號名葉二觀則田二分田單紙租與通和
 洋行為業前據鍾南橋以此項單地即在伊管業之同號葉景奎單地之內稟請止
 文並據寶源祥以該單地曾經過戶完糧其田單經清文局查驗蓋戳被鍾南橋控
 冒升科串奪各等情具稟業經繳契退銷在案茲奉前因遵經 卑職會 移准英會審
 委員張丞查明此案經前丞傳訊鍾南橋騰報升科圖佔阻擾屬實請將升科單註銷取
 結完案等因抄由移覆前來該地既經斷結自應准予立契當與黃令麟會同
 英正領事所派之員傳同業戶督飭亭者地保前往履勘按址丈量文見積四大步合地
 二分單地相符四址東至英冊三千三百四十七號地南至公路西至英冊三千三千號地北至鍾
 姓地尚無違碍土名牆前所文畝址圖形已送該商查閱簽字無訛理合將會勘緣由繪
 圖貼說聯銜稟覆並將奉發田單批明同新中契原契呈錄仰祈
 大憲核俯賜批示祇遵恭請
 鈞安伏乞

英册道契 第3097號 (一四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

再登稟職謹稟

計呈 繪圖一幅並繳新中契原契田單各一紙

一稟 道憲 示

稟後會勘英冊三千九十七號新契地並呈圖契田單由

光緒二十七年二月廿一日



候補縣正堂陳

(Signature)

上海縣正堂汪

(Signature)

候補府左堂高

(Signature)

英册道契 第3097號 (一五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

[TRANSLATION.]

TITLE DEED.

Sattai's copy

Voing - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brennan Atkinson & Arthur Dallas [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

Pao Yuan Heiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars Three hundred & fifty (350 00)

being at the rate of per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters, upon the following conditions:- Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mou, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Shanghai 25th year, L. S. 6th moon 30th day. 7th Jul 1899

No. of Lot, 3098 No. of Title Deed, 3098

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

300 699

英册道契 第3098號 (二)

[TRANSLATION.]

TITLE DEED.

Sattai's copy

Voing - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brennan Atkinson & Arthur Dallas [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

Pao Yuan Heiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars Three thousand (3,000 00)

being at the rate of per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters, upon the following conditions:- Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mou, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Shanghai 25th year, L. S. 6th moon 30th day. 7th Jul 1899

No. of Lot, 3099 No. of Title Deed, 3099

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899

300 699

英册道契 第3099號 (二)

英三千九百九十九號

光緒二十五年五月三十日給地契三千九十九號

此項租契係由... 光緒二十五年五月三十日給地契三千九十九號

光緒二十五年五月三十日給地契三千九十九號

地契三千九十九號

大清欽命監督江南海關分巡蘇松太兵備道曾... 大英總領事官霍照會內開今據本國商人通和行... 光緒二十五年五月三十日給地契三千九十九號

中

英册道契 第3099號 (一)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道曾

給出租地契事照得接准

大英總領事官霍照會內開今據本國商人

通和行

稟請在上海按和約所定界內租業戶寶源祥

為

地一段承遠租 每畝給價共洋貳萬貳千五百元 其年租每畝一千五百元每年預付銀號等因前來本道已由業戶寶源祥將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住又查向章程離外國人有通融得之虞但無准租地實界與華民觀轉貨賣若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本國總領事官准道憲批准將地轉與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百元預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年六月初十日給

租地 地契 三千壹百號

查該地坐落老保工面作字坊面白收錄此批 普親據案查閱後據案高作字坊老保家應承業戶寶源祥稟請將地租給該商收用並請將地契發給印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本國總領事官准道憲批准將地轉與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百元預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者 光緒二十五年六月初十日 李仲斌 署理

英三千壹百號

光緒二十五年六月初十日 李仲斌 署理

[TRANSLATION.]

TITLE DEED.

Santai's copy.

Wing Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her BRITANNIC MAJESTY'S Consul-General, stating that Sunaw Atkinson & Arthur Dallas [herein described and called the Renters,] has applied to Rent in perpetuity from the Proprietor

Pao Yuan Hsiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by _____ South by _____ East by _____ West by _____

That the said Renter pay to the said Proprietor a sum of dollars two hundred (\$200.00)

being at the rate of _____ per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mou, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xiang Hsiang 20th year, L. S. 6th moon 10th day. 17th July 1899. No. of Lot, 2100 } 3100. No. of Title Deed. }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this _____ day of _____ 1899. J. Bourne Consul.

英册道契 第3100號 (二)

英册道契 第3100號 (一)

英册道契 第3099號 第3100號