

С 11.0101
601С.11
101.1

蔡育天主編

上海道架

(二八四七——一九二二)



上海古籍出版社



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圖書在版編目 (C I P) 數據

上海道契 / 蔡育天主編. —上海: 上海古籍出版社,
2005.1
ISBN 7-5325-4007-3

I. 上…II. 蔡…III. 地契—匯編—上海市—1847~IV.F299.29

中國版本圖書館 CIP 數據核字 (2005) 第 004340 號

本書出版得到
國家古籍整理出版專項經費資助

上海道契

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出版發行 世紀出版集團
上海古籍出版社
(上海瑞金二路 272 號 郵政編碼 200020)
(1) 網址: www.guji.com.cn
(2) E-mail: gujil@guji.com.cn
(3) 易文網網址: www.ewen.cc

發行經銷 新華書店上海發行所

印 刷 上海古籍印刷廠

開 本 889 × 1194 1/8

印 張 1416

插 頁 120

版 次 2005 年 1 月第 1 版

2005 年 1 月第 1 次印刷

ISBN 7-5325-4007-3/K.692

定 價 80000.00 元

如有質量問題, 請與承印公司聯繫 021-64063949

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序

「道契」是中國清朝上海、天津等地方政府簽發給外國人租地經商和居住的地契，因需由地方行政長官道臺簽發，故稱「道契」，由上海道臺簽發的地契，稱為「上海道契」。「上海道契」是近代上海城市史上的特殊產物，現還保存有三萬餘卷。「上海道契」見證了上海城市土地的開發利用、地產市場的發展，對近代上海城市的發展產生過重要影響。隨着國際、國內社會的滄桑巨變，「道契」早已失去了作為土地契證的效用。如今，「道契」以及與之相關的一系列附件成爲極爲珍貴的歷史檔案。

三十卷本《上海道契》是一部歷史檔案資料集，它所收道契檔案的內容龐雜，種類繁多，歸納起來有四大特點：第一，時間跨度長；第二，獨特的地域覆蓋特徵；第三，內涵極爲豐富；第四，所記資料精細、明確、準確，具有權威性。四大特點決定了《上海道契》將全方位、多層次、多視角地爲我們展示近百年間上海城市發展的歷史過程，是研究上海房地產業史乃至上海城市發展史不可多得的資料寶庫。

當代上海房地產業蓬勃興起，成效卓著，然而，在發展過程中，需要解決的問題也不少，如何科學地理解與自覺地擺正房地產業在上海城市經濟整體結構中的地位，以保持與推進房地產業的進一步繁榮興旺，是我們的責任。《上海道契》的出版爲我們提供了借鑒相關經驗與教訓的有利條件。希望我們廣大的房地產業界工作者，充分按照科學發展觀的要求，結合當前工作實際中的問題，與專家、學者共同努力，就《上海道契》提供的檔案史料，下一番去粗取精、去僞存真，由此及彼、由表及裏的功夫，從中引出合乎經濟規律和當今客觀實際的歷史經驗與教訓，創建適應于二十一世紀時代要求的，

digging with the help of experts and scholars to research the historical documents collected in *Shanghai Title Deed* and to find some historical experiences and lessons about economic rules and contemporary practice, so we can establish theory system suitable for healthy, harmonious, sustainable development of Shanghai real property industry during 21th century and make correct policy according with the developing rules of Shanghai real property industry.

After all, *Shanghai Title Deed* historical documents have been covered with dust for over one hundred years. Before they are edited, the materials were seriously damaged and some of them got lost because of acarid and being transferred several times during over one hundred years. Our predecessor leader started up the project to search, neaten, edit and publish the precious base, and achieved a lot. Several generations of documentary professionals have made a hardly effort and experts have researched, read, classified, edited the historical documents for over ten years, a few of editors from Shanghai Classics Publishing House have got a hump on for a whole year. Now I give my sincerely thanks to those experts, scholars and professionals who contributed to the publication of *Shanghai Title Deed*.

Sang Ronglin

January, 2005 in Shanghai

編輯說明

上海道契是以一八四七——一九二七年間由江海關監督上海道臺（全稱「欽命江南海關監督分巡蘇松太兵備道」，簡稱「蘇松太道」，開埠以後才日漸習稱「上海道」）以及北洋政府時期特派江蘇通商交涉使、滬海道尹等中央政府派駐上海的特任官員簽發給在滬承租土地外僑的土地契證。由于在它問世之後的六十餘年間，都祇有經過上海道臺鈐印簽發纔能生效，因此，歷史上習稱之為「道契」（「道契」這種形式的土地契證創始於上海，日後也漸漸在其他通商口岸城市使用，只是迄今僅見於天津，即由津海關監督分巡津海關道簽發的天津道契；另外，據告知武漢亦曾在租界內使用，其他近代所開放的通商口岸城市的情況還有待于考察）。

一、道契與相關法規的產生及其退出歷史舞臺的過程

道契是鴉片戰爭及戰後一系列不平等條約的產物。道契問世之際，整個國際社會正處於殖民主義如日中天的時代，而中國則尚處於小農經濟盤根錯節地占據着主導地位的封建專制主義統治之下。一八四二年八月二十九日（道光二十二年七月二十四日）簽訂的《南京條約》，在打破一七五七年（乾隆二十二年）以後祇准西洋商人在廣州一口通商的格局，確認「五口通商」體制的同時，還衝破了歷來祇准西洋商人在清政府劃定于廣州港附近的十三行內臨時居住、經商，不准携眷上岸居住等一系列規定，改變為允許英商在上海等五個通商口岸城市「寄居」、「貿易」。

一八四二年，《五口通商附黏善後條款》（亦稱「虎門條約」），又進一步寫上了允許「英人携眷赴五港口居住，或租賃房屋，或租基地建屋。准於何處租賃，何處建造，尤應各就地方民情先行議定」的條款。這就確定了兩項原則：一是

「劃定界址，不准逾越」，即由中英政府所派官員在通商口岸城市劃定允許外國人居住經商的區域，即所謂「租界」（居留地）；二是明確了外國人在通商口岸城市祇能租地，而不能買地。一八四四年，美、法兩國經《望廈條約》、《黃埔條約》（日後，諸多歐美國家也先後與清政府簽訂了通商條約）取得了在通商口岸永租土地居住經商等權利。一八四三年底，通商五口陸續開埠，英、美、法等國商人隨即紛至沓來。既然已經允許他們居住、經商，解決具體的租地辦法并製定相應的規章、法律也就迫在眉睫了。

從一八四三年十一月十七日（道光二十三年九月二十六日）開始，蘇松太道宮慕久與英國首任駐上海領事巴富爾（George Balfour）展開了一系列談判，到一八四五年十月二十九日（道光二十五年十月初一）終於以告示形式公布了第一次《土地章程》（*Land Regulations*）。它第一次確定了永租土地的原則：「商人（指外國商人——引者）租地建房之後，祇准商人稟報不租，退還押租。不准原主任意退租，更不准再議加添租價……」它還確定了由受命在上海具體處置中外事務的欽命江南海關監督分巡蘇松太兵備道簽發契證。

一八四五至一八四七年間，經過上海道與英國駐滬領事繼續反覆磋商，陸續擬定了最初的中英文契證文本，以及與道契申辦、審覈相關的一系列規章，初創了中外雙方會同審覈（習稱會丈）的體制，各自初步安排了經辦外僑永租土地事務的工作班子，從而為道契的簽發做好了準備。

道契濫觴于一八四七年十二月三十一日蘇松太道咸齡所簽發的第一批道契。

道契在上海「合法」地行使其職能始于一八四七年底。按照國際慣例，道契失去法律效力，并終止它的經濟職能，應當在一九三〇年，上海特別市政府正式宣布由土地局接收上寶會丈局，并由土地局發布公告，命令道契持有人登記，并告知登記工作結束後將依據登記資料改發永租契。而且，這以後再也沒有繼續簽發新的道契。然而，在當時的歷史條件下，這一法令事實上未能貫徹執行。與之相類同的情況在一九三六至一九三七年間，以至於一九四六至一九四七年間又出現過幾次。一九四九年九月二十九日，中國人民政治協商會議第一屆全體會議通過《中國人民政治協商會議共同綱領》，宣布「取消帝國主義國家在中國的一切特權」，徹底廢除了一切不平等條約，道契才最終失去了法律效力并在事實上終止了它的經濟職能，真正退出了歷史舞臺。從此，道契及其相關之檔卷遂成爲歷史的檔案與歷史文物。

二、上海收藏之道契檔案概況

一九四九年五月至二〇〇二年之間，上海道契檔案收藏于上海市房屋土地資源管理局檔案館，二〇〇二年移交上海市檔案館。總計約三萬餘卷。

在當時的歷史條件之下，道契雖然祇有經過上海道臺鈐印簽發才具有法律效力，但是，它們的申辦、注册以至契證的印製等均由各國駐滬領事館掌管，所以，上海的道契有英冊、法冊、德冊等等近二十種不同的冊籍。它們又分別採用了中英、中法、中德……對照的文本，唯獨日冊道契使用過中、日、英三種文字對照的文本。

這裏，需要明確道契冊籍并不等同于租地人的國籍。因為，任何外國人都可以在獲得任何國家駐滬領事認可的前提下，到任何一國駐滬領事館申辦、注册，進而取得道契。如：沙遜大廈地基，最初由美商奧古斯汀·侯德承租，當時，他的侄子艾伯特·侯德正出任俄國駐滬代領事，故而，在俄國駐滬領事館注册并取得了俄冊道契；又如：事實上第一個來到上海的法國商人查記士·阿羅尼，早在一八四八年已經取得了英冊第廿號道契；而當一八五二年法商阿羅尼將該地塊轉租給印度商人（時稱「英屬白頭商人」或稱「英國東印度民」）路記·蘭那後，英冊第廿號道契就轉歸印度商人所有了；葡萄牙商人焦佛華取得的第一份道契則是英冊第卅號道契；另有不少外商在多個國家駐滬領事館辦理申請、注册手續，所以諸如英商沙遜洋行、美商旗昌洋行、德商瑞記洋行、第一個來上海的葡萄牙商人羅利洛等等，都擁有多種不同冊籍的道契。

歷史上以一八五三年為界，道契在上海曾經出現過兩種不同的制式。

第一種制式為一八四七至一八五三年三月之前簽發的英冊1—100號道契。

第一批道契實際上祇有英冊第1—100號。雖然，根據梅朋—傅立德《上海法租界史》記載，開埠初期法國駐滬領事曾辦理過極少量的法冊道契，但是，迄今在道契檔案中尚未見到早期的法冊道契。目前所見最早的法冊道契簽發年代為一八七五年。美冊第1號道契簽發于一八五四年十月（咸豐四年八月）。其他國家駐滬領事辦理道契注册基本上都在一八七五年以後。一八五三年，上海爆發小刀會起義，不僅沒有簽發新的道契，而且，在戰火中將道臺存檔的第一批道契原件幾乎全部焚毀。所幸還留存了一份完整的英冊第53號道契原件，使人們得以對第一批道契的制式一目瞭然。

第一種道契制式的重要特徵是中英文本各自單獨成卷。中文本使用宣紙印製而成。它寬620毫米，高562毫米；英文本以英國機制紙印製而成，紙質稍厚，挺括，白色無光澤，對摺成四頁，每頁寬210毫米，高328毫米。中文本道契簽發日期上方鈐有長方形朱印，它是滿蒙漢文合璧的蘇松太道官印；同時，還鈐有英國駐滬管事官的圓形騎縫章。英文本則

僅僅鈐有英國駐滬管事官的圓形騎縫章。上海市歷史博物館藏，英冊第3號道契上契的英文本，其左上角還加有火漆印。

一八五四至一九三〇年間簽發的道契採用的是第二種制式。

從一八五四年簽發的英冊第201號開始，制式一變而為中英（西）文合璧了。它們以天藍色或白色機製紙印製而成，紙質仍然厚而挺括，亦無光澤，大小與第一種制式的英文本相同，對摺成四頁，第一頁為中文本，第三頁為英文本，第二、四頁空白供簽批使用。由上海道臺存檔的中契，中英（西）文本上基本上不再出現英（外）國領事館鈐印，一部分西文本末尾有駐滬領事手書簽名，個別契證甚至連領事簽名也沒有；然而，在我們偶爾見到的簽發給外國租地人以及領事館存檔的上、下契英文本上，大多仍有外國領事館鈐印；中契上大多祇有中文的簽批記錄，英（西）文簽批記錄很少。這並不說明英（外）國領事館不作簽批記錄，祇是英（西）文簽批大多祇記錄在上契、下契以及領事館的「土地登記總冊」(Shanghai Land Register)之中。一八五四年之後簽發的所有英冊道契，咸豐年間開始簽發的美冊道契，以及光緒元年以後在其他各國領事館註冊的道契都採用了這第二種制式。

道契檔案由契證與附件兩大部分構成。其中，契證記載着契文與簽批記錄（背書）。

契文的核心是針對土地出租人與永租人權利與義務的限制詞。另外，還記載了經辦該契證的領事與道臺姓氏，原業主以及永租人姓名（或企業、機構名稱），永租地塊之面積、押租、年租以及坐落位置、四址以及該地塊周邊景觀特徵等詳細情況，契文的末尾則標明契證序號（No. of Title Deed）。需要補充說明的是，英冊1至1500號契文的末尾，既標有契證序號，同時，還標注着該地塊的地分號（No. of Lot.）。所謂道契序號是它在領事館註冊的編號，「地分號」是英國駐滬領事館在租界地籍圖上編列的序號。

依據契文中針對土地出租人與永租人權利與義務限制詞的兩次重大變化，道契的契文出現過二種不同時期的道契文本。

一，一八四七至一八五三年三月，簽發的英冊第1號至100號道契屬第一種道契文本。它是在第一次《土地章程》的基礎上擬定的，契文中有三個要點需要特別關注。

（一）契文中賦予原華人業主的權利僅僅只有取得已經商定的押租一項，而針對他們必須承擔的「義務」之限制詞却十分苛刻：土地出租後，原華人業主對外國永租人必須「盡無干涉」，不准「自討退地」，也不准在押租之外「另索錢

賦」，當外商要「退地」時，原華人業主不僅「即必收回」，而且，必須「將押租錢照數還與英商收回」；相反，契文賦予外國租地人的權力不少，首先是明確寫上了可以「永遠租賃」，其次是租下土地後可以在「盡無干涉」的前提下使用該地，最後還明確規定了祇要他想要「退地」，不僅可以隨時退租，還可以「照數」收回已支付的押租錢，如果原華人業主「另索錢賦」可以一概拒絕。針對外國租地人規定的必須承擔之義務却只有一項，即付清押租，并每年按時交納規定的「一千五百文」年租，「并無遲欠」，即可「由本道經保常守租賃存安無礙」。

(二) 儘管在第一次《土地章程》中寫入了在租界之內原華人業主不准將土地出租給其他華人，也不准外國租地人租定土地建造房屋後不准租賃給華人等所謂「華洋分居」的條款，但是，在第一種道契的契文中却没有出現與之相關的土地轉租問題的限制性文字。

(三) 英册第162號道契（英册第16號、27號不包括在內）的契文後面都加了一段文字，追述以外國租地人與當地鄉民之間于一八四四年四月至一八四七年十一月之間簽訂的「租地議單」換取道契的說明。這是因為當時道契尚未印製出來。

二，一八五五年二月六日至一九〇〇年三月八日之間簽發的英册101號至英册328號，及在此期間陸續開始簽發的其他各國道契契文採用了第二種文本。它們是在第一次《土地章程》，即英、美、法三國領事自行修訂的《上海英法美租界土地章程》基礎上擬定的。主要變化有兩點。

(一) 對原華人業主的限制詞中不再含有「不准自討退地」等限制詞；對外國租地人的限制詞中不再出現必須向原華人業主交清押租等語句。

(二) 對華人在租界內租地、租賃房屋不再明令禁止，而代之以必須經過上海道臺及相關國家駐滬領事審覈批准。

三，從一九〇〇年開始簽發之英册道契，和其他各種册籍的道契均採用第三種契文本。這一文本契文的實質性變化在於，不再就華人或無約國外在租界永租土地專門設置的限制詞，而改爲凡是轉租土地，無論是轉租給華人，還是轉租給無約國或有約國僑民，都必須經過相關國家駐滬領事和上海道臺的批准。考其原因，十分複雜。既涉及中外關係的變化，也是各國在華利益，在滬勢力消長的結果。一八七五年（光緒元年）以後，各國駐滬領事，特別是德、意、日等國駐滬領事館相繼自行辦理申請、注册、審覈手續之後，所謂無約國僑民申辦道契問題的內涵發生了變化。另一方面，華人在租界租地，從一八五五年以後，事實上已經形成了所謂「掛號道契」的慣例，隨着上海人民愛國運動的深入，華商在上

海租界經濟實力不斷增長，一九〇七年已開始簽發華冊道契。因此，繼續在契文中對華人租地加以種種限制詞已經毫無意義。

道契檔案的附件，數量龐大，總數不下十萬份。總體上分爲三大類：一是立契過程中，中外官員之間關於勘丈、繪圖、審覈、批辦等相應的往來文函；二是土地租賃關係移轉時的往來文函；三是土地租賃關係發生糾葛訴訟時的往來文函。它們大致可以分爲以下八種。

一，各國駐滬官員，諸如：各國駐滬總領事，副領事及領事館其他官員給上海各級官員的文函等等。

二，上海的各級中國官員，諸如：蘇松太道，會丈局總辦，上海知縣，特派江蘇交涉員，滬海道尹，土地局長等等給各國駐滬官員的文函等等。

三，上海的中國官員之間往返文函，諸如：會丈局總辦與上海知縣之間，滬海道尹與土地局長之間的往返文函等等。

四，公共租界工部局、法租界公董局與上海城市管理機構之間往來的文件，以及他們給各國駐滬總領事、領事，其他中國政府機構駐滬機構的文電與他們所繪製的地塊圖。

五，關於當時上海縣基層行政區劃保、圖、圩、丘內的相關資料，原來生活于此的鄉民之姓氏、地保、圖董姓名，以及地保、圖董、原土地業主的稟帖和他們繪製的一些地塊圖等等。

六，原業主姓名及該地塊原有的狀況之描述，原業主所持原始契證（地契、田單、割單、蘆照）等等，以及原先的賦稅收據諸如《上忙條銀》、《下忙條銀》等等。

七，關於土地糾葛、訴訟過程中原業主及外國租地人等等的訴狀、具結狀以及與此相關的各國領事與中國官員之間的往返文函等等。

八，其他往返文函包括海關總稅務司、銀行、浚浦局、財政局、律師樓等等以及這些機構相關之主要人物往返文函與其他一些資料等等。

上海道契檔案，卷帙浩繁，內涵極爲豐富，歸納起來有以下四大特徵。

第一，時間跨度長達上百年。

雖然，本書所收入的道契契證之上限在一八四七年，下限在一九一一年，但是，契證簽批欄中記載的原始資料却可以上溯至一八四四年五月（道光二十四年四月），而且，向下將延伸至一九四五年至一九四六年。

第二，從地域覆蓋面考察，具有既十分細密又頗為廣闊的特徵。

從道契對上海的土地覆蓋狀況視角考察，道契標示的土地鱗次櫛比地布滿了公共租界、法租界以及除了老城廂（即原南市區）之外的上海其他各區。

從道契持有人國籍的視角考察，上海道契檔案影響所波及的地域又是如此廣闊，波及歐洲、亞洲、北美、南美約二十個國家。

第三，內涵極為豐富，具有寬泛的廣譜性。

上海道契檔案記載的史料，廣泛而又深入地涉及到一八四三年——一九四六年之間整個上海城市社會生活。它們從不同視角，不同層面記載了許許多多栩栩如生的上海歷史事迹。它們涉及到政治、經濟、城市建設、城市文化以至社會生活方方面面。在政治領域，它們進一步深入到國際關係、軍事、法律與司法、地方政府的組織、行政活動與行政命令等方面；在經濟領域，它們進一步深入到中外貿易、國內埠際貿易、金融業、工業、航運、鐵路等方面；在城市建設領域，它們進一步深入到馬路、橋樑、水電煤供給、和其他社會公共設施等方面；在文化領域，它們進一步深入到外語言文字以及它們對照翻譯的歷史變遷，出版、藝術、新聞、教育等方面；在城市社會生活方面，它們進一步深入到醫療衛生、慈善事業、宗教，以至衣食住行各個方面。總之，每一位讀者都能從上海道契檔案中找到一系列馬路、橋樑、碼頭、公司、銀行、工廠、學校、學院、醫院、教堂、寺廟、庵堂……一句話，每一位讀者都能從中找到他想要瞭解的一八四四至一九四六年間任何曾經與上海道契有過聯繫的事物與人物。

第四，道契檔案記載的歷史資料細緻、明晰、確切，具有科學性與權威性。

一八四七至一九二七年間，道契作為法定的上海城市土地契證，在上海各種土地權證中最受青睞。這是因為它們不僅在各類房地產契證中最具有權威性，而且，它們也是金融市場上最有價值的抵押品，與上海以至於國內外金融市場的沉浮關係密切。因此，人們要求道契及其附件中記載的各種資料必須細緻、明晰和確切。這就賦予了道契檔案更高的科學性和權威性。

三、《上海道契》的學術價值與理論意義

上海道契檔案內涵的特徵決定了上海道契不失為一座珍貴的歷史檔案寶庫，也不失為具有國際意義的珍貴文化遺產，

也決定了《上海道契》三十卷學術價值與理論意義的廣譜性。

一九九八年二月，上海史學界的一些著名學者對《上海道契》的學術價值與理論意義曾經有過一番評論。他們認為該書的出版從史料上為上海城市史，上海城市經濟史、文化史、社會史、金融史、工業史等等領域的深入研究填補了大量空白，《上海道契》三十卷的編纂、出版是一件功德無量的工程。

顧名思義，《上海道契》作為近代上海最重要的土地契證之檔案集，理所當然首先是深入研究百餘年間上海房地產業史志的史料寶庫。它能為研究一八四三年之前上海地區土地所有制歷史狀況，以及它向資本主義市場化城市土地轉化歷程，為近代上海房地產業之產生、發展以至繁榮的歷史進程，為近代上海城市土地制度史之研究等提供一系列生動實際的史料，特別是相當系統而完整地記載着前所未見的百餘年間上海城市土地成交價（押租）史料，不僅將成為我們研究上海房地產業史志的堅實基礎，而且，將成為當代市場經濟條件下上海城市土地價格理論與創建科學的城市土地價格體系提供堅實的資料基礎。

當然，作為一部具有廣譜性的歷史檔案集，三十卷《上海道契》也將成為我們研究一系列與上海相關的專門史的寶庫，還將成為我們探索當代上海城市發展過程中各領域相應理論的堅實基礎。同樣，三十卷《上海道契》還將成為我們研究近代中國以及相關國家一系列專門史的重要資料基礎，將為我們探索與當代中外文化交流相關的一系列理論問題提供歷史經驗，探索在國際市場趨向于一體化的條件下，進一步拓展中外經濟交流和合作的一系列理論問題提供歷史經驗。

《上海道契》的出版在上海歷史檔案整理、編纂、出版的整體工程中，是一個重要成果，然而也必須說明它僅僅是一部基礎史料集，讀者在應用時，可以與其他各類史料結合，相互參照，相互補充，真正發揮它的價值。所以，三十卷《上海道契》祇是一片可提供國內外學術界、理論界專家、學者耕耘的沃土。我們殷切地期待着經過國內外專家、學者的共同耕耘，在這片沃土上早日結出豐碩的科學成果。

《上海道契》編委會

二〇〇四年十二月二十日

Introduction

Shanghai Title Deed had been one kind of Deeds for the Renting of Land in Shanghai which certified and issued to foreign resident between 1847—1930. If they are to be valid, they must bear the original seal of Shanghai Daotai, (Full name i.e. Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Su-Song-Tai, be called for short Intendant of the Su-Song-Tai, or Su-Song-Tai Daotai, and late after 1843, gradually be called for short Shanghai Daotai), and late after 1912, the seal of similar officials such as Representative of the Ministry of Foreign Affairs at Jiangsu, the Intendant of Circuit for Shanghai (all of these officials were appointive officials by Centre Government), for it to be called Dao Qi.

I. The origin of Shanghai Title Deed and related Regulations and the story of its service step down from the historical stage.

Title Deed was an inevitable outcome of Opium War and a lot of unequal treaties which were bound when the war finished. At that time the colonialism just be the main trend in the world, in the same times, Chinese just be under the rule of feudalists and with twisted roots and gnarled branches-complicated and difficult to deal with the small-scale peasant economy forces.

On the 29th day of August, A.D.1842(corresponding with Chinese date of the 24th day of the 7th month of 22nd year of Dao Guang)witnessed the signing of *The Treaty of Nanking* .The foreign trade system which had stood since A. D.1757 (22nd year of Qian Long), with Guangzhou as the only port of trade with western countries, was now done away with, and it was affirmed that the new system for foreign trade as the five ports of trade. It also to be done away that the prohibitions concerning, when Guangzhou was the only port for trade, foreign merchants were only permitted to live ashore, as the tradition gose. Before the Opium War, foreign merchants in Guangzhou could only live temporarily in one of the dwellings houses which belonged to the Thirteen Hang area, and were never allowed to dwell in the town itself. On the contrary, it was specifically stipulated in *the Treaty of Nanking* that British merchants were permitted to “lodge” and “trade” in the five ports including Shanghai.

In the *Supplementary Treaty Signed at the Bogue* , 8th october, 1843, it was further stipulated that “The treaty of

perpetual peace and friendship provides for British Subjects and their families residing in the cities and towns of Canton, Fuchow, Amoy, Ningpo, and Shanghai without molestation or restraint. It is accordingly determined that ground and houses; the rent or price of which is to be fairly and equitably arranged for according to the rates prevailing amongst the people, without exaction on either side; shall be set apart by the local officers, in communication with the Consul...” Thus, two principles were stipulated. First, “It is accordingly determined that ground ... be set apart by the local officials, in communication with the Consul ...” and no “wandering away” that is, officials of the Chinese and British governments could mark out a section of the municipality of the port concerned where foreigners were permitted to live and do business. Secondly, it was specifically agreed that foreigners were permitted only to lease, but not to buy land. In 1844, the United States and France respectively through the conclusion of the treaty with the Chinese government, earned similar privileges. Now that foreign merchants were permitted to live and trade and they had arrived in Shanghai and the other ports after their successive openings in 1843, it was urgent that definite procedures and regulations concerning the lease of land be formulated.

From 17th day of November, 1843 (26th day of the 9th month of 23rd year of the reign of Emperor Dao Guang), Gong Mujiu, the Su Song Tai Dao entered a series of negotiations with George Balfour, the first Consul of British accredited in Shanghai, till 29th day of the October, 1845(the first day of the 10th month of 25th year of the reign of Emperor Dao Gung), the first *Land Regulations* was officially promulgated. For the first time, it established an official document of perpetual lease: The foreign renters were permitted to ask for terminating the contract and ask for refunding; the Chinese land proprietor could not break off the contract and still less to ask for an additional rental who had leased his land. In the first “*Land Regulations*”, it was also provided that Title Deed must be issued by the Su Song Tai Dao, who had been instructed to manage foreign affairs in Shanghai.

In the period 1845—1847, after several efforts of further negotiation, officials of Shanghai local government and British consular officers drafted the original version of the Title Deeds and rules regarding the application and approval of Title Deed in Shanghai.

The fountainhead of Title Deed in Shanghai was on the 31th day of December, A.D.1847(corresponding with Chinese date of the 24th day of the eleventh month of 27th year of Dao Guang), at this forenoon the first batch of Title Deeds had been signed by Xianling, the Su Song Tai Daotai.

From 1847 Title Deed continued to be in use for about a century. Till 1930, when the Shanghai Municipal government of the National Regime at Nanking made an announcement ordering the holders of Title Deed to register and submit their title deeds for negation, and made preparations to issue the perpetual lease in a new form. In fact there was no title deed have been issued since. In accordance with international practice, Title Deed began to lose legal validity from 1930 and should cease its role as an economic instrument. Under the especial circumstance of that particular period, that order of Chinese government could not be seriously enforced. In reality, the original Title Deed

were not invalidated as ordered. Similar attempts were made in 1936 — 1937 and 1946 — 1947, but it met with the same fate more than once. With the founding of People's Republic of China in 1949, all unequal treaties were abnegated by the *Common Programme* passed at the first session of Chinese People's Political Consultative Conference in September 29th 1949, which abolished all exclusive privileges of imperialist countries in China. It was the genuine starting point that Title Deed finally lost its legal validity and economic function. From then on Title Deed and Title Deed files became real historical records and cultural relics.

II. Survey of Title Deed files in Shanghai

In the period from May, 1949, to 2002 A.D., Shanghai Title Deed files had been collected and stored up in Shanghai Municipal Housing, Land & Resources Administration Bureau; 2003 A.D., all of these dossiers have been turned over to Shanghai Municipal Archives. All dossiers of Title Deed files stored up in Shanghai amounts to count roughly more than 30 thousand. As space and time limited, the collection of files contains count roughly more than ten thousand dossiers.

Though Title Deeds must bear the original seal of Shanghai Daotai, then may be a valid contract, but under the especial circumstance of that particular period, Title Deeds also must be applied and with register in about twenty particular foreign Consulates, So that Shanghai Title Deeds are kept in a separate file, that's, "Title Deed Registers in the British Consulate", "Title Deed Registers in the French Consulate", "Title Deed Registers in the German Consulate" ... and a few "Title Deed Registers in the Chinese General Chamber of Commerce", and respectively used English-Chinese bilingual version, German- Chinese bilingual version, French- Chinese bilingual version ... just the "Title Deed Registers in the Japanese Consulate" has used Japanese-Chinese-English trilingual version.

It's must be points for attention, that Title Deed in a particular file doesn't mean its holder was citizen and a subject of that country. In those days, a foreigner might apply for the register of his Title Deed in the Shanghai consulate of any country, even if he was not a citizen or subject of that country. For instance, the Site of Sassoon Mansion once leased by Augusta Heard, an American merchant. As his nephew was the Russian pro-consul in Shanghai, the land of which he became a lease holder was registered in the Russian file. Again, Charles Alloune, a Frenchman who is one of the first French merchants arrived in Shanghai in fact, became the perpetual lease holder of T. D.41, Lot No.73 of the British file on May 16th, 1848; when the Indian merchant Lujee Lanie subleased the land from Frenchman C. Alloune, on April 8th, 1852, the India merchant became the perpetual lease holder of T. D.41, Lot No.73 of the British file; the merchant Jos'e Fu-har, a Portuguese, who became the perpetual lease holder T.D. 29, Lot No.55 of the British file. At that times a lot of foreign merchants registered through different countries consulate and kept different files of Title Deed, for instance, Portuguese merchant lore'lor, German merchant Anorder brerthers, British merchant Sassoon &

Sassoon's American merchant Fobues, and so on.

In history Title Deed issued in Shanghai before 1853 and those issued after 1853 are different in form.

The first form of Title Deeds issued between 1847 — 1852 were limited to T. D. 1 — 100 in the British file.

As far as we can see from the available files of historical records, the first batch of Title Deeds were limited to T. D. 1—100 in the British file. Although according to Mybon et Fredet: *Histoire de Concessions Francaise de Shanghai* on the history of the French Concession in Shanghai there were a very small number of Title Deed's in the French file of the French Consulate in Shanghai, we have not yet found in the French file any Title Deed of the earlier period in our field. The earliest Title Deed in the French files was issued in 1875(i. e. in the first year of the reign of Emperor Guang Xu). The first Title Deed registered in the U. S. A. Consulate was dated October, 1854 (i. e. the 8th month of the 4th year of the reign of Emperor Xian Feng). On the whole, the rest of the foreign consulates which undertook the registration of Title Deed were all dated after 1875. With the uprising of the Xiaodaohui, not only was no one new Title Deed issued in 1853, but also, in the heat of the civil war, the middle duplicate of the first batch of the original Title Deeds, which was kept by Shanghai local government, were almost all completely destroyed by fire. Fortunately, the original middle duplicate of the original Title Deed 53 of the British file was intact. This enables us to make a scientific examination of the form of the first batch of the original Title Deeds.

The chief characteristic of the first batch of Title Deed is the separation of the Chinese and English copeis, each having its own file. The Chinese version is printed on a piece of Xuan paper, 620mm in width and 562mm in height. The English one is printed on machine -made paper from England, which is somewhat thick, strong, white and without luster. Each sheet of paper is folded over into four pages of 210mm × 328mm. On the date of the Chinese copy of the Title Deed was stamped a rectangular seal, which is the official seal of Su Song Tai Dao, stamped in the Manchurian, Mongolian, and Han languages. There was also stamped a seal on the line of junction of the tow papers by the officer in charge at the British consulate in Shanghai. On the English copy, however, only the seal on the line of junction of the two papers was stamped by the officer in charge of the British Consulate in Shanghai. At the Shanghai Historical Museum, the author found on the upper left cover of the English copy to the upper duplicate of T. D. No.3 of the English file also a seal on sealing wax, the perpetual lease holder being Jardine-Matheson & Co.

Form of the second batch of Title Deed's issued between 1854 — 1930.

Beginning of the T. D. 101 of the British files in 1854, the T. D.'s form became distinctly that of Chinese and foreign languages used in parallel in same document. They still used machine-made paper, thick and strong, sky blue or white, and without luster. The paper was folded into four pages, the first page being the Chinese version, the third the English version, the second and fourth reserved for endorsement. In the Chinese and English(or for that matter any other language) version of the middle duplicate, which was kept by the Chinese local government, one does not find any more seals of British Consulate(or of the consulate of any other country). At the end of foreign version of some of the Title

Deeds there are hand-written signatures of consuls in Shanghai, but in a few Title Deeds there is not even the consul's signatures; nevertheless, we do not find any seals of foreign consulates retained in the English version of most of the upper and lower duplicates which were issued to foreign renters and deposited in consulates we occasionally found. On most of the middle duplicates of Title Deeds, we only find records of approval in Chinese, with very few such records in English or any other foreign language. This does not imply that British or foreign consulates did not keep records of approval, but that the approval was mostly recorded on the upper and lower duplicates and on their *Shanghai land Register*. All Title Deed of British file which issued after 1854, All Title Deed of U. S. A. file that began to appear in the reign Emperor Xian Feng and those issued by other consulates after the first year of Guang Xu took this form.

Title Deed file is composed of two parts : the title deed itself and papers attached thereto. On the face of the document we find the text of the contract and at the back the endorsement is a record of its signing and official approval.

Key articles of the contract are the restrictive of rights and responsibilities of the leases and the perpetual lease holder. In addition, there are names of the Chinese Intendant of Circuit and the Foreign Consul, names of the landlord and the foreign lease holder(individual, company or organization), area, the rate and the annual low rent, boundaries of the lot, to be located, and some important landscape and scenery round the lot. The No. of title deed which appears at the end of the contract.

That will be explained with emphasis, from T. D.1 to 1500 of the British files not only appeared No. of title deed, but also appeared No. of Lot, and the No. of title deed is the serial number when the Title Deed was registered in British consulate, while the No. of Lot is the number given to the lot concerned on the map of a Foreign Concession.

In accordance with the text of the Title Deed which were twice radically changed regarding restriction imposed on the right and obligation of the foreign leasee and the Chinese landlord, there are three kinds of Title Deed with texts formulated at different periods.

1, The first kind comprise T. D. 1 — 100 in the British file, issued in 1847 — 1852. Its restrictions were set according to the first *Land Regulations*. In the first kind of text there are three points for attention.

[1]. The only right accorded to the Chinese landlords therein, is that they were entitled to the deposit for rent, but they were under obligation not to cease leasing, not to raise the rent and to return the deposit to the leasee, in case the latter would no longer lease the land. On the other hand, the foreign Leaseholder had the right of perpetual re-lease, might withdraw at will and then funded his original deposit immediately. And their obligations were to pay deposits for rent to the landlord in full and to pay the full account of yearly rent within the time limit.

[2]. There is no restriction on sub-lease of land. Though there are some restrictions clauses in the first *Land Regulations*, For instance, Chinese may not to renting land or building in the Settlement, and so on.

[3]. In the text of T. D. 1— 62, of British file(with the exception T. D. 16 & T. D. 27), we notice that there was a paragraph of written remarks on the procedure of issuing Title Deeds in exchange for the provisional agreement on the

lease of land. This was due to the fact that these leases were actually effected from April 1844 to September 1847, when the Title Deed forms were not yet ready. Thus provisional agreements on the lease of land were entered in to change them into Title Deed later on.

2. T. D. 101—3328 in the British file which were issued from February 6th, 1855 to March 8th, 1900, and all Title Deeds that registered in the Shanghai consulate of any country, and which to be issued in this period. They were set according to the second *Land Regulations* i. e. *Land Regulation in British French & American Settlement in Shanghai*. There were two significant changes had taken place in the wording of restrictions.

[1], On the one hand, leasing and the restriction provisions that the Chinese landlord was not allowed to cease leasing and that the foreigner leaseholder must pay the Chinese landlord deposit for rent in full were cancelled.

[2], Secondly, Chinese residents were no longer legally prohibited, only that they must be checked and approved by the Intendant of Circuit in Shanghai as well as by the foreign consulate concerned.

3. The third kind of text of Title Deed are those issued after March, 1900. In this text there were no more special restriction on the sub-lease of land to a Chinese national or a national whose country was not one of the treaty-powers. The new rule was that any sub-lease of land, be it to a Chinese or to someone whose country of order was not one of the treaty-powers, must be approved by the Intendent of Circuit in Shanghai as well as by Shanghai consulate of the foreign power concerned. Causes of such changes in the text are rather complicated. They were the repercussions of Sino-foreign relationships, and the result of relative changes in the interests of foreign powers in China in general, and their influence in Shanghai in particular. After 1875, i.e. the first year of Guang-xu, Shanghai consulates of different countries, particularly Germany, Japan and Italy, started one after another to undertake the registration and approval of perpetual lease of land of their own nationals. So the connotation of the process for the perpetual lease of land by nationals of the so-called non-treaty powers had changed. On the other hand, the lease of land by Chinese had in fact taken the customary form of "registered Title Deed" since 1855, and with the deepening of the Shanghai peoples patriotic movement, with the position of Chinese business economic strength strengthening year by year in Shanghai, Title Deed Register in the Chinese Chamber of Commerce had been issued in Shanghai. Hence, it was no longer necessary to make special permissions for them.

There are enormous papers attached to Shanghai Title Deed Files, their amounts to count roughly more than one hundred thousand, the collection of the papers attached to Shanghai Title Deed Files contains count roughly more than 30 thousand dossiers, and they are made up of three kinds. The first kind of papers are letters between Chinese and Foreign officials regarding surveys, maps, investigation, approval, etc. Secondly, there are letters of officials for two countries in cases of change of lease and leased relationship. Thirdly, there are letters between officials of China and foreign countries when there were disputes and litigation concered in the matter of lease of land. In all, they may be classified into eight groups :

[1]. Letters and telegraphic messages from officials of the various consulates of foreign countries in Shanghai, such as Consul Generals, Vice-consuls, and interpreters and other officials in the consulates to Chinese government officials of different ranks(Shanghai).

[2]. Letters of Chinese government, officials in Shanghai such as the Su Song Tai Dao, Superintendent of the Surveying Bureau, Magistrate of Shanghai County, Representative of the Ministry of Foreign Affairs in Jiang-su, Intendant of circuit for Shanghai Area, Superintendent of the Land Bureau, etc. to diplomatic officials of the various foreign countries.

[3]. Official correspondence between Chinese government officials in Shanghai, such as letters from the Intendant of Circuit to the Magistrate of Shanghai County and to the Surveying Bureau, and letters from the magistrate of Shanghai County, and the Surveying Bureau to the Intendant of Circuit, etc.

[4]. Letters and telegraphic messages not only from the Shanghai Municipal Government to the Municipal Council of the International Settlement and the French Concession but also their respective Consul General, Consul and Chinese government officials in Shanghai, and maps of the lot of land they prepared.

[5]. Written materials giving the Bao, Tu, Wei and Qiu of Shanghai County, the familiar name of the places and the local contable of the Bao and gentry of the Tu etc. These include reports of the local constable of the Bao and gentry of the Tu on the original ownership of the land, and the map of the particular lot they drafted.

[6]. List of names of the original owners and the original lease status of land, original title deeds(land deed, Tiandan, Gedan, Luzhao), etc. and receipts of taxes on the farm land(i. e. “receipts of taxes on the first half year crop” and “receipts of taxes on the second half year crop”), etc.

[7]. Files regarding disputes and litigation in connection with lease of Tu land, such as the plaintiff of the original owner, the plaintiff of the foreign leaseholder and letters between the foreign consul and Chinese governmental official in Shanghai, etc.

[8]. Letters to and from departments involving in Maritime Customs, banks, the Wham-Poo Conservancy Board, the Bureau of Finance, Lawyers, etc. and these personnel dealing with the perpetual lease, mortgage of the land and other matters and their receipts, etc.

Shanghai Title Deed files is not only a voluminous work, but also rich in connotation. There are four important characteristics of them.

The first characteristic is the original records in all these files affected more than one hundred years.

Though the upper limit of title deed texts which selected and edited in this collection of files at 1847(i. e. the 27th year of Dao Guang), and it's lower limit at 1911(i. e. the 3th year of Xuan Tong), but , the original records on the page for remarks can be dated back to May 1844(i. e. the 4th month of 24th year of Dao Guang), and they lasted for 1945 or 1946.

Secondly, the characteristic of the regionalism by Title Deed have both in fine close and with a vast territory.

When we view at the angle of land covered in Shanghai, row upon row of title deeds in the International Settlement, French Concession and another city regions, except the old city proper and areas (i. e. the old Nan-shi District) in Shanghai.

When we view at the angle of the nationality of the Title Deed holders, The influence of Shanghai Title Deed file affected the entire about twenty countries that's to be distributed in Europe, Asia, North America and South America.

Thirdly, Shanghai Title Deed File is rich in connotation, and the connotation of Shanghai Title Deed File has a widespread and profound nature.

Historical materials recorded in Shanghai Title Deed Files, so widespread and profound affected the entire society life in Shanghai, from 1843 to 1946. With different visual angles and each level layer upon layer, these historical materials recording a lot of historical sites or relics of Shanghai are extremely visual. They almost affected political, economy, urban construction, city civilization, society life in the city and so on. In the realm of politics, these historical materials spread to international relations, military affairs, law and judicature, local government Structure and their administration, administrative, and so, on; In the realm of economy, spread to foreign trade, domestic trade, finance, industry, shipping, railway and so, on; In the realm of urban construction, spread to Ma-lu (road in Shanghai), bridge, wharf, tap water work, gas house, electric power project, telecommunication equipment and other society public infrastructure; In the realm of city civilization, spread to the vicissitudes about Chinese and foreign spoken and written language and their against translation, publish press circles, education, and every object with all civilization phenomenon in Shanghainese food, clothing, shelter, and transportation-basic necessities of life; In the realm of society life in the city, spread to the medical and health establishment, religion establishment, charitable institution, stadiums and gymnasiums, and so, on; Generally, every reader may try to find a series of roads, bridges, wharfs, corporations, banks, factories, schools, colleges, hospitals, churches, temples, huts……that to sum up, every reader may try to find everything and personage, what he want to known, and which or whom once had something to do with Title Deed in Shanghai, during 1844 — 1946.

Fourthly, historical materials recorded in Shanghai Title Deed Files, must be minute, distinct, and exact, so even more scientific, and even more authoritative.

In the period 1847—1937, Title Deed as the legal city land deed in Shanghai, so, of the different kinds of deeds for land then prevailing people cast their most gracious look on them. At that time Title Deed was the most strongly backed of all the kinds of deeds of ownership and the most valuable collateral for loans in money market, and therefore, was closely connected with the up-and-downs in the Shanghai money market and even in the money market in other parts of China and abroad. So peoples asked all the materials recorded in Title Deed and papers attached to the Title Deed must be minute, distinct, and exact, and then Title Deed Files had been entrusted more scientific, and more

authoritative.

III. Academic value and theoretical significance of *Shanghai Title Deed*

Characteristics of the connotation in Shanghai Title Deed File decides Title Deed File, after all, is a treasure-house, and an event of international significance precious cultural heritage. They decide the academic value and theoretical significance of 30 volumes *Shanghai Title Deed* have a widespread and profound nature too.

February, 1998 some scholars of Shanghai historical circles, once gave a good press on the academic value and theoretical significance of *Shanghai Title Deed*. They consider the collection of Title Deed files should be going to published, that it should from different visual angles and each level, filled in the fields for the study of history of Shanghai, history of Shanghai economic, history of Shanghai civilization, history of society life, history of Shanghai finance, history of Shanghai industry, and so on; Some one of them said : after thorough study and analyse the newly Volume 1 we shall foster a lot of Masters or Doctors; another said : whatever to comment the book will not too higher; so, they all consider the publishing for 30 volume *Shanghai Title Deed* should be a boundless beneficence project.

As the term suggests, *Shanghai Title Deed* as the most important land deed files collection of modern times Shanghai, of course, is the treasure-house for the history and local chronicles of land and estates in Shanghai. She may afford a series of vital and rich raw material for the study in the history of rural land ownership in the countryside of Shanghai on the eve of 1843, for the study in the history of process of transformation of rural land to urban in Shanghai during this historical period; for the study of the course of history that how the modern real estate industry were born, developed and brought about a prosperous in Shanghai; and for the study of land tenure system in the modern city of Shanghai. It must be taken to particularly pay attention to a series of land price of business from 1844 to 1911, recording in the *Shanghai Title Deed* 30 volumes, the series of historical materials shall be the solid foundation not only for us to study the history and local chronicles of land and estates in modern Shanghai, but also for us study the present age theory of city land price that under the circumstances of market economy, and shall be the solid foundation for us to complete a conform to scientific city land price system too.

Of course, as a historical files collection, which has the widespread and profound nature, *Shanghai Title Deed* 30 volumes, should be the treasure-house for us to study the modern history of Shanghai and study a series of specialized history about Shanghai in the modern times. Actuated by the same principles, as a very important files collection, *Shanghai Title Deed* 30 volumes, should be the important foundation for us to study modern China and all the related countries a series of specialized knowledge, and affords us any useful lessons to probe into a series of the theory of cultural exchange at the present age, and affords us any useful lessons to probe into a series of the theory for further

develop channels to exchange and cooperate in economy with Chinese and foreigners, under the circumstances of international market merge into an organic whole.

Lastly, view the sorting out, compiling and publishing for Shanghai historical files in modern times, as a whole project, we must affirm the publishing for 30 volumes *Shanghai Title Deed* is an important achievement following *The Minutes Of Shanghai Municipal Council* which were published by Shanghai Municipal Archives. But we must give the facts that 30 volumes *Shanghai Title Deed* just be a basic historiecal files collection. Every reader, when you will use the files collection, must deal with other kinds historiecal materials which about your special field of study, refer to each other, complement each other, so, it may be played the academic value of 30 volumes *Shanghai Title Deed*. So, 30 volumes *Shanghai Title Deed* is just a stretch of fertile soil, which may be offered ploughing and weeding for scholars, specialists at home and abroad. We eagerly await scholars, specialists both Chinese and foreigners, join hands and offered ploughing and weeding for reap rich fruits at an early date on the stretch of fertile soil.

Editorial Board of Shanghai Title Deed

Dec.20.2004

Translator: Huang Zuoqiu

Chen Zhengshu

凡例

一、本書據上海市房屋土地資源管理局檔案館館藏上海道契影印。上海道契分英冊、美冊、法冊、德冊、日冊、俄冊、義（意大利）冊、奧（奧地利）冊、西洋（葡萄牙）冊、日斯（日斯巴尼亞，即西班牙）冊、和（荷蘭）冊、比（比利時）冊、丹（丹麥）冊、瑞士冊、瑞典冊、哪威（挪威）冊、瑞璫（瑞典—挪威聯盟 [1814—1905]）冊、巴西冊、墨西哥冊和華冊等二十個冊籍。本書收錄一八四七年至一九一一年上海道契契證及部分附件。

二、收入本書的上海道契，均標明該契證冊籍號、編號和地分號（英冊1500號以後的道契無地分號），所收錄的附件擇要收入，附于所屬契證之後，并標出該附件之文件名稱。少數契證散佚者，則酌收該號附件，以供參考使用。

三、本書所收道契，契證按冊籍原編號順序排列，每號契證後以（一）（二）（三）……標明順序；多頁附件在標題後以小寫英文字母標明頁序；標題相同的附件，則以阿拉伯數字標示順序。

四、本書後附有知名人物、知名企業、重要機構和珍稀史料索引，以便研究上海道契者參考使用。

Notes on the Use

1. This book is based on the historical documents of Shanghai Title Deed from the Document Library of Shanghai Municipal Housing, Land & Resources Administration Bureau. Shanghai Title Deed documents are classified as British volume, American volume, French volume, German volume, Japanese volume, Russian volume, Italian volume, Austria volume, Portuguese volume, Spanish volume, the Netherlands volume, Belgian volume, Danish volume, Swiss volume, Swedish volume, Norwegian volume, Swedish-Norwegian volume (Sweden-Norway Alliance [1814-1905]), Brazilian volume, Mexican volume, and Chinese volume, totaled 20 volumes. Certificates of Shanghai Title Deed and affixtures from 1847-1911 are collected in this book.

2. All Certificates of Shanghai Title Deed in this book are marked up with their No. of Title Deed and No. of Lot. (without No. of Lot behind No. of Title Deed 1500 B.C.). Only abstracts of affixtures are included and put after the certificate it belongs to, the file name of the affixture is listed as well. Only affixtures of some lost certificates are included for reference by users.

3. All certificates of Title Deed in this book are listed in the order of their original Vol. Numbers, the Chinese No. (一) (二) (三) ... are marked up after every certificate for showing the order; For multi-page affixtures, the English lower character is marked up after the caption for showing the pages order; Affixtures with same caption are identified with Arabic numerals.

4. VIPs, important enterprises, important organizations, institutions and indices of precious historical materials are listed at the end of this book for reference.

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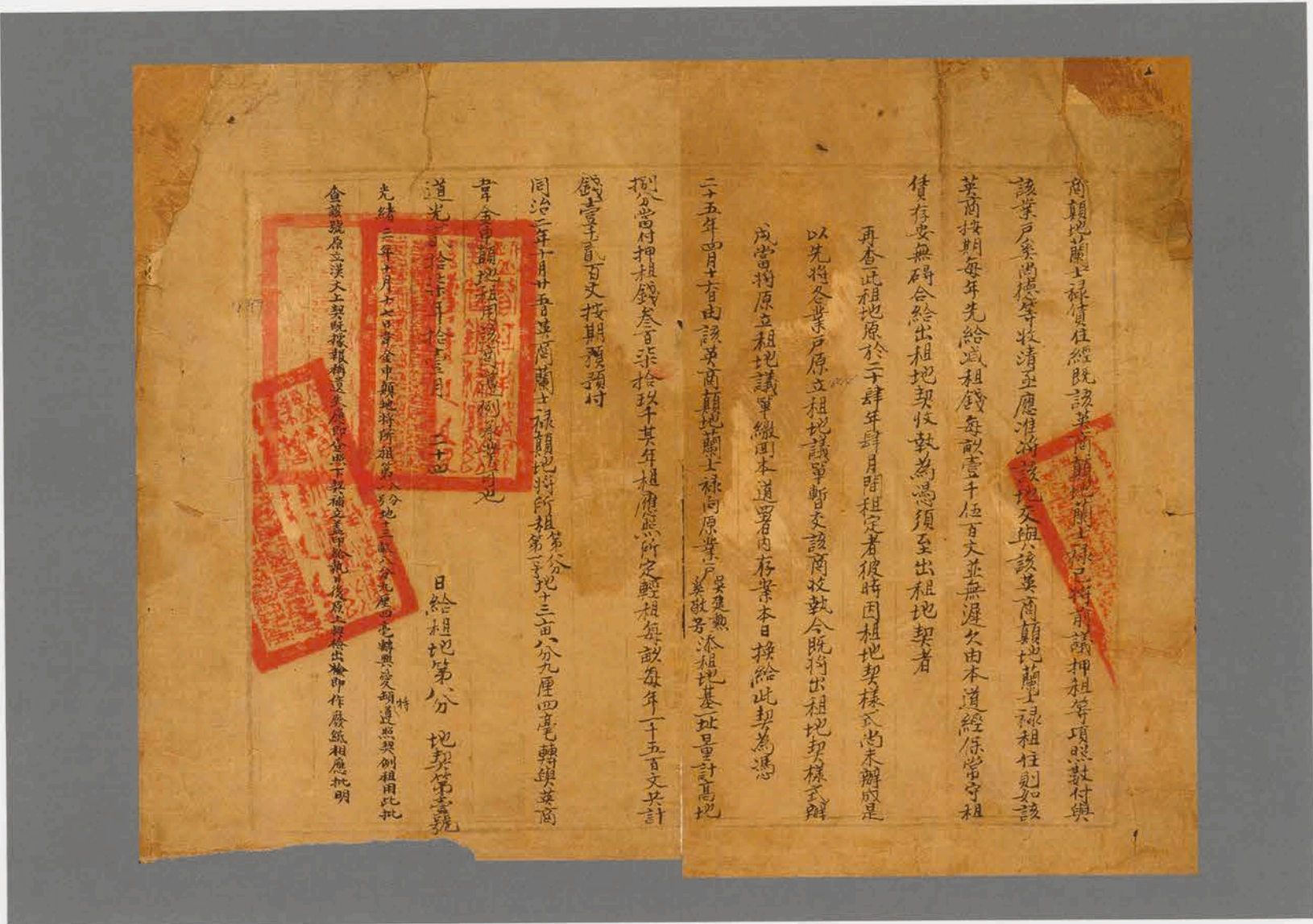
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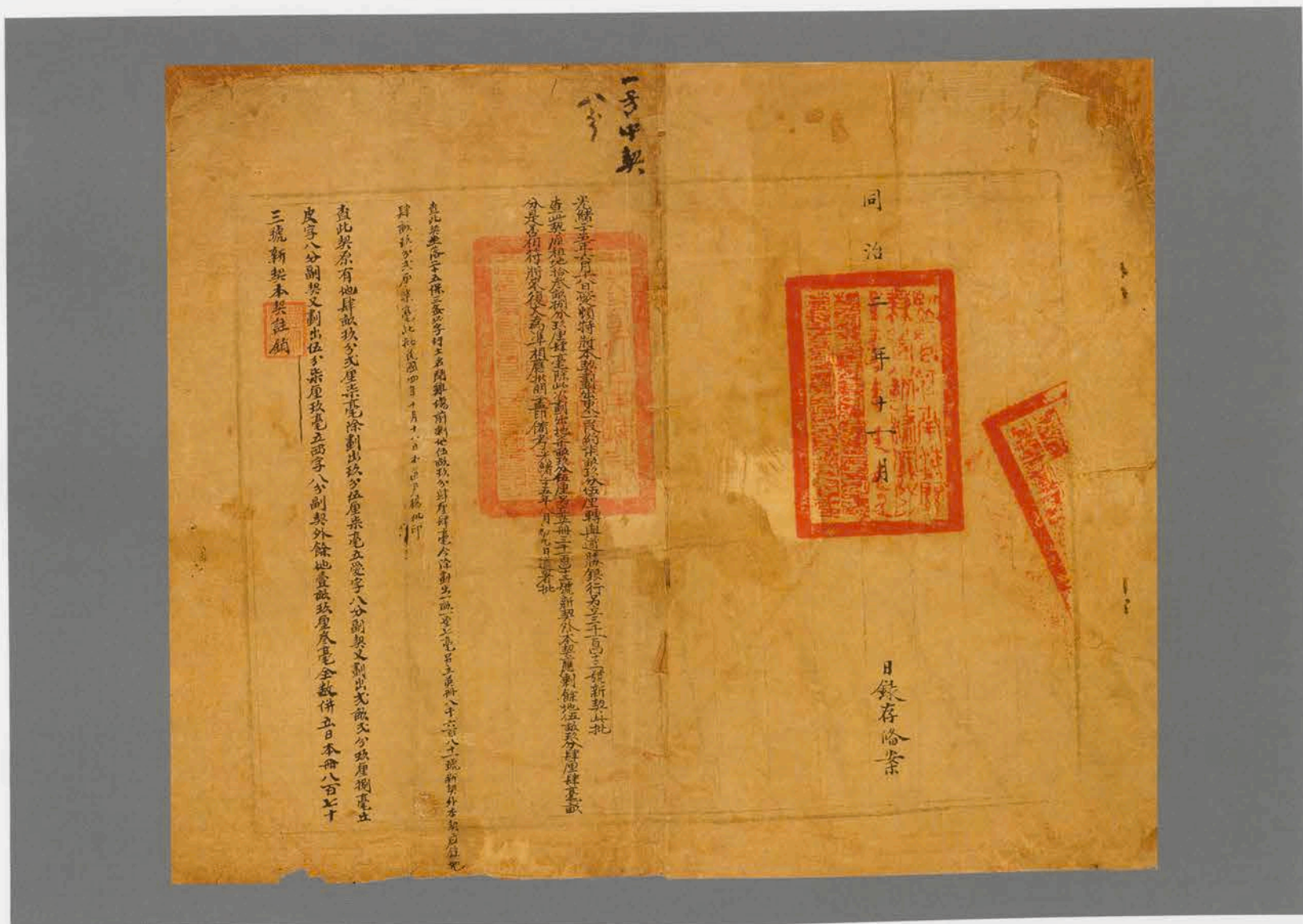
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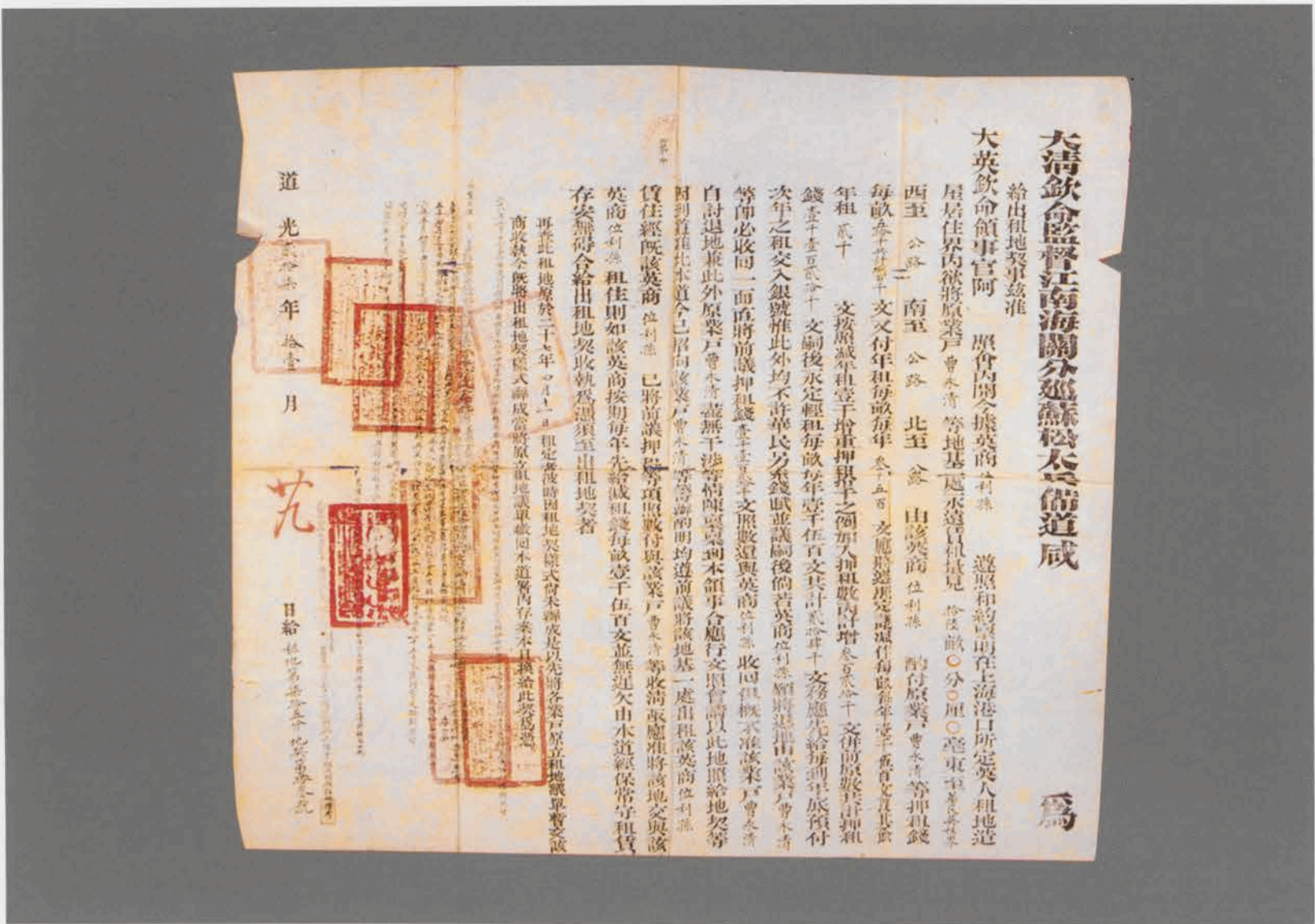
英册第1號道契“正契”(一)



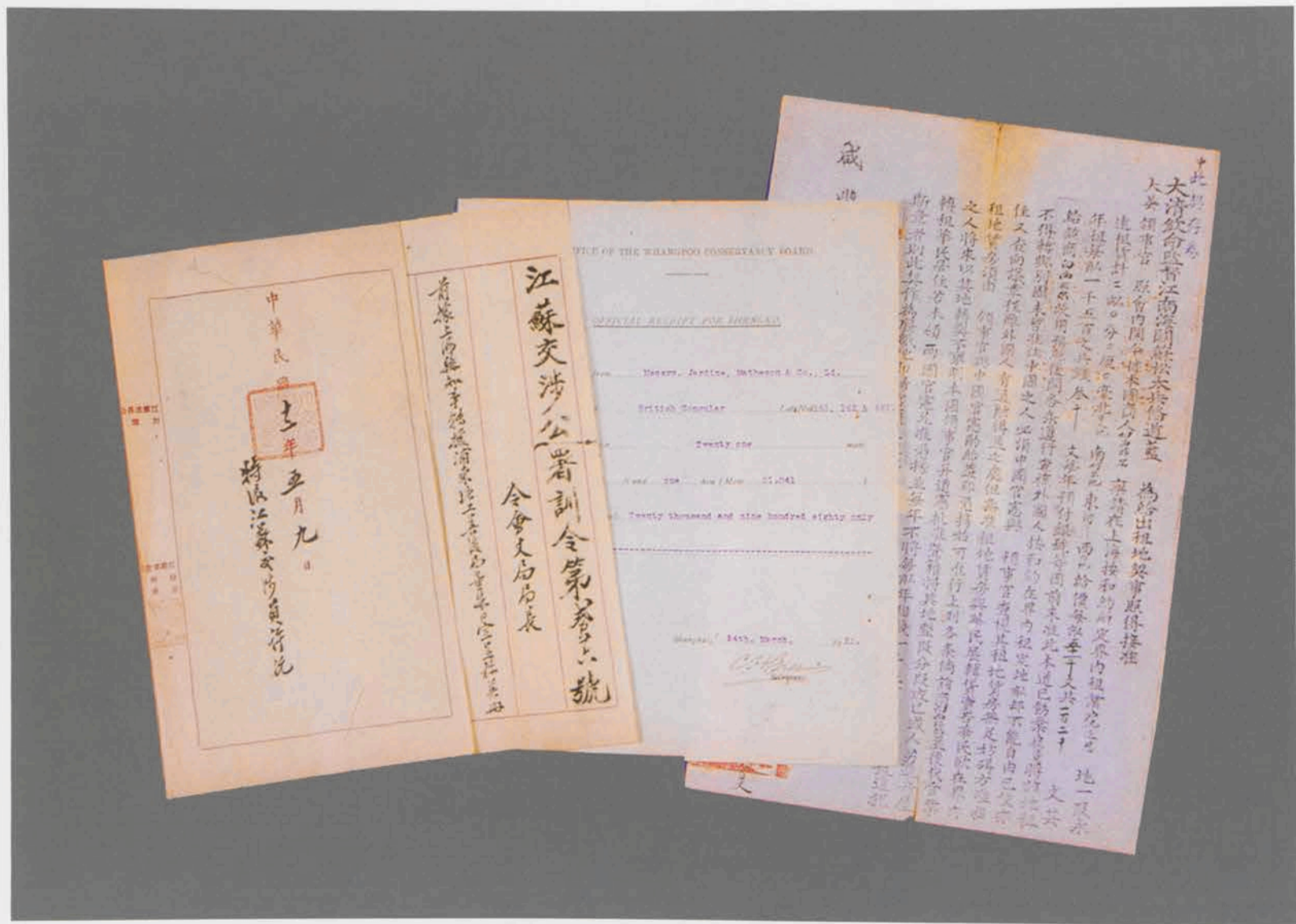
英册第1號道契“正契”(二)



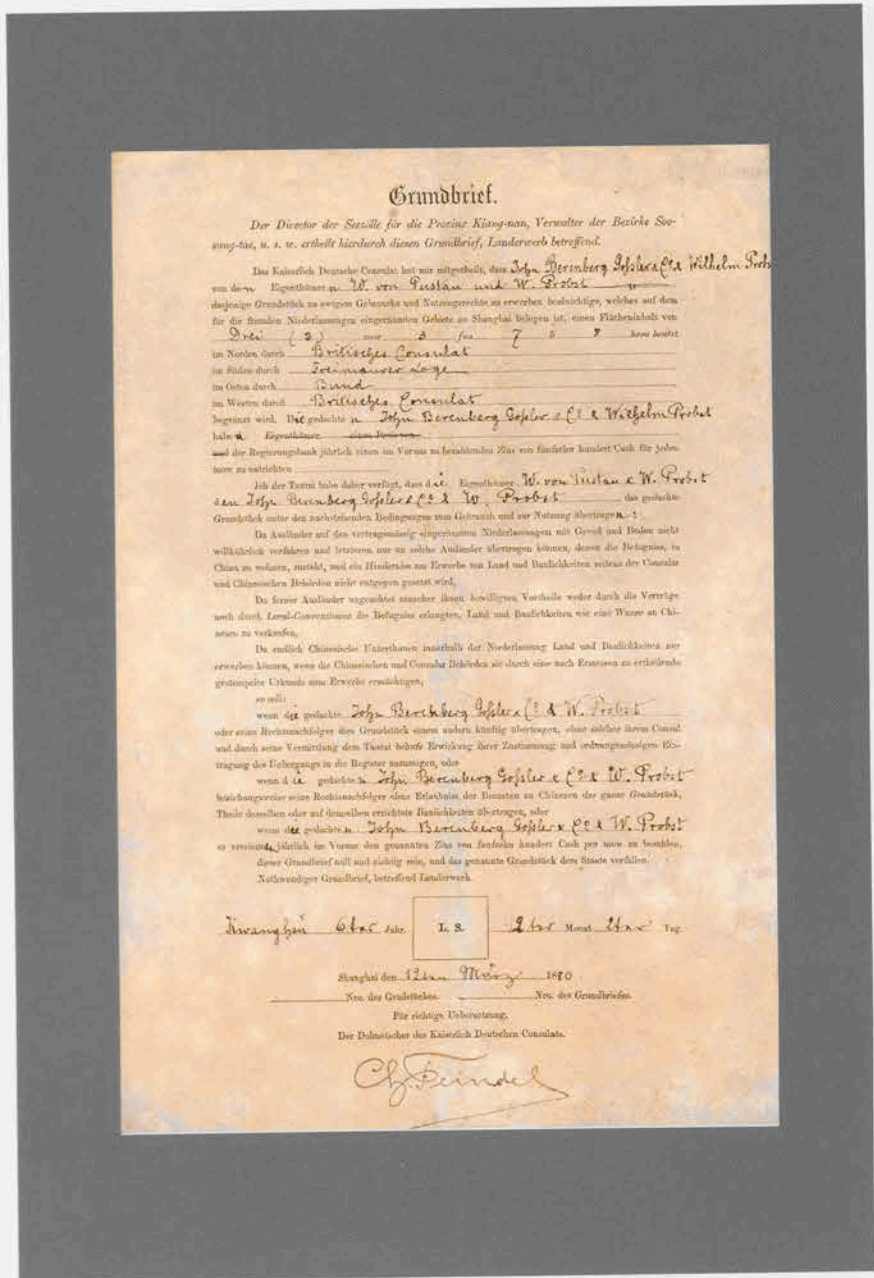
英册第1號道契“正契”(三)



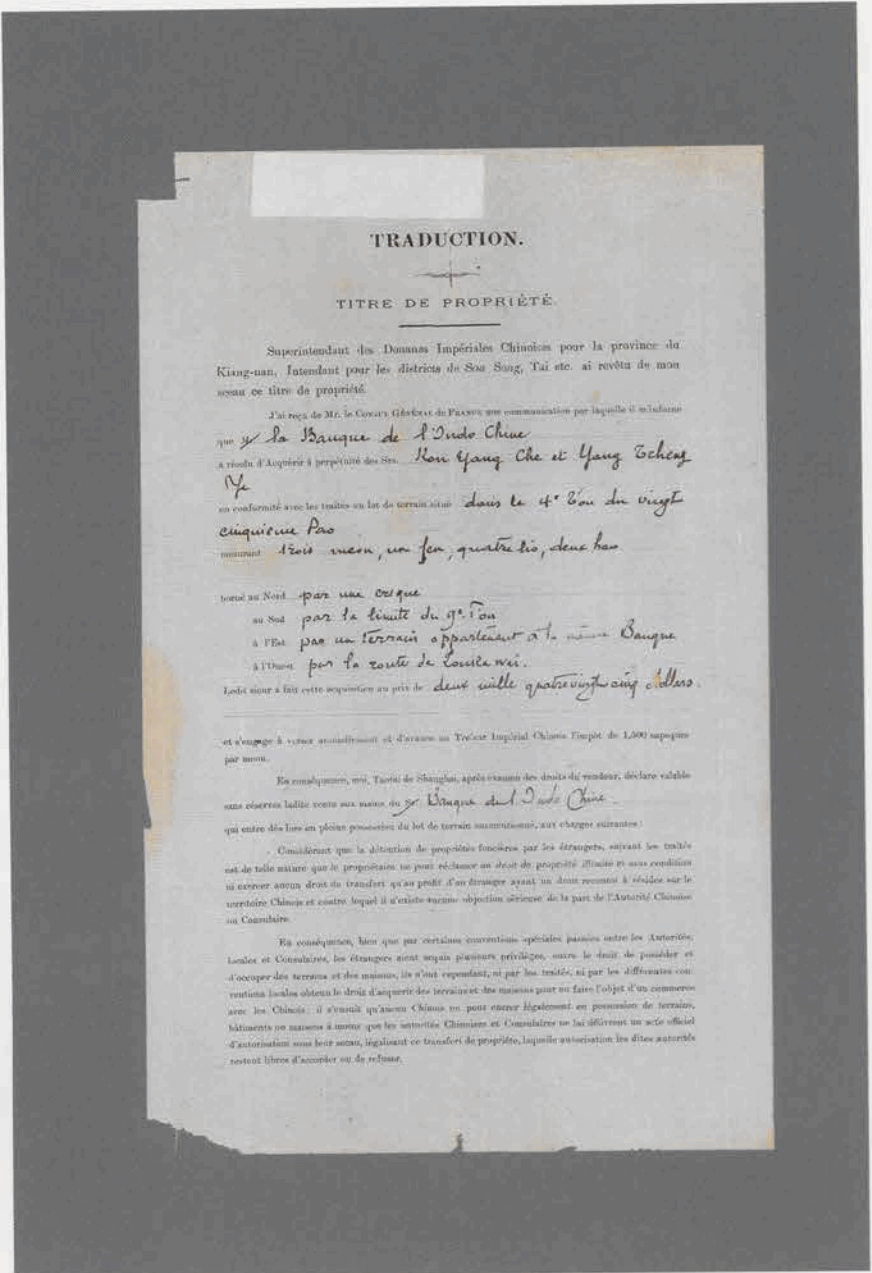
1847—1852年間上海道（蘇松太道）簽發的中文本道契



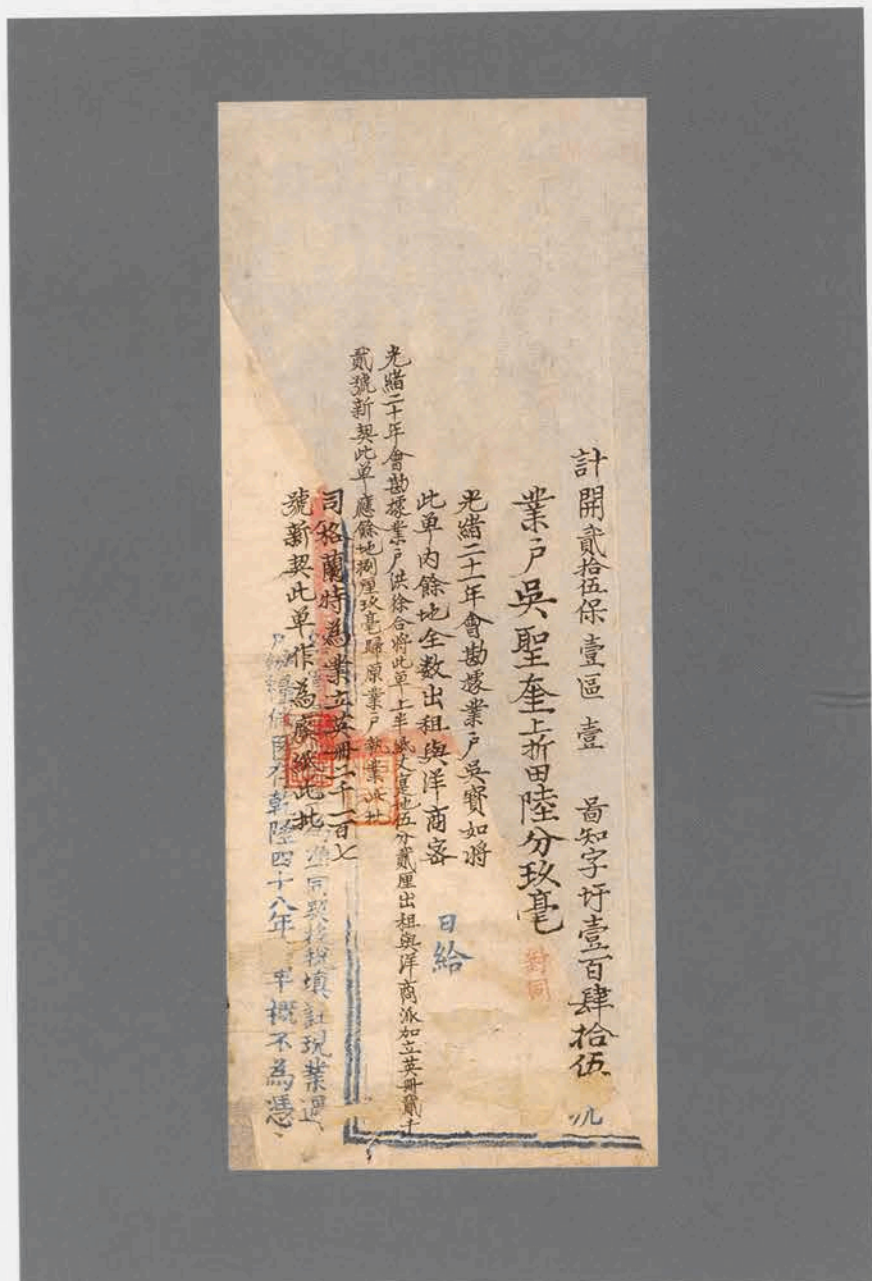
1854年以后上海道簽發的道契中文本（右）、滬浦局出具的升科銀收據（中）、特派江蘇交涉員之訓令（左）



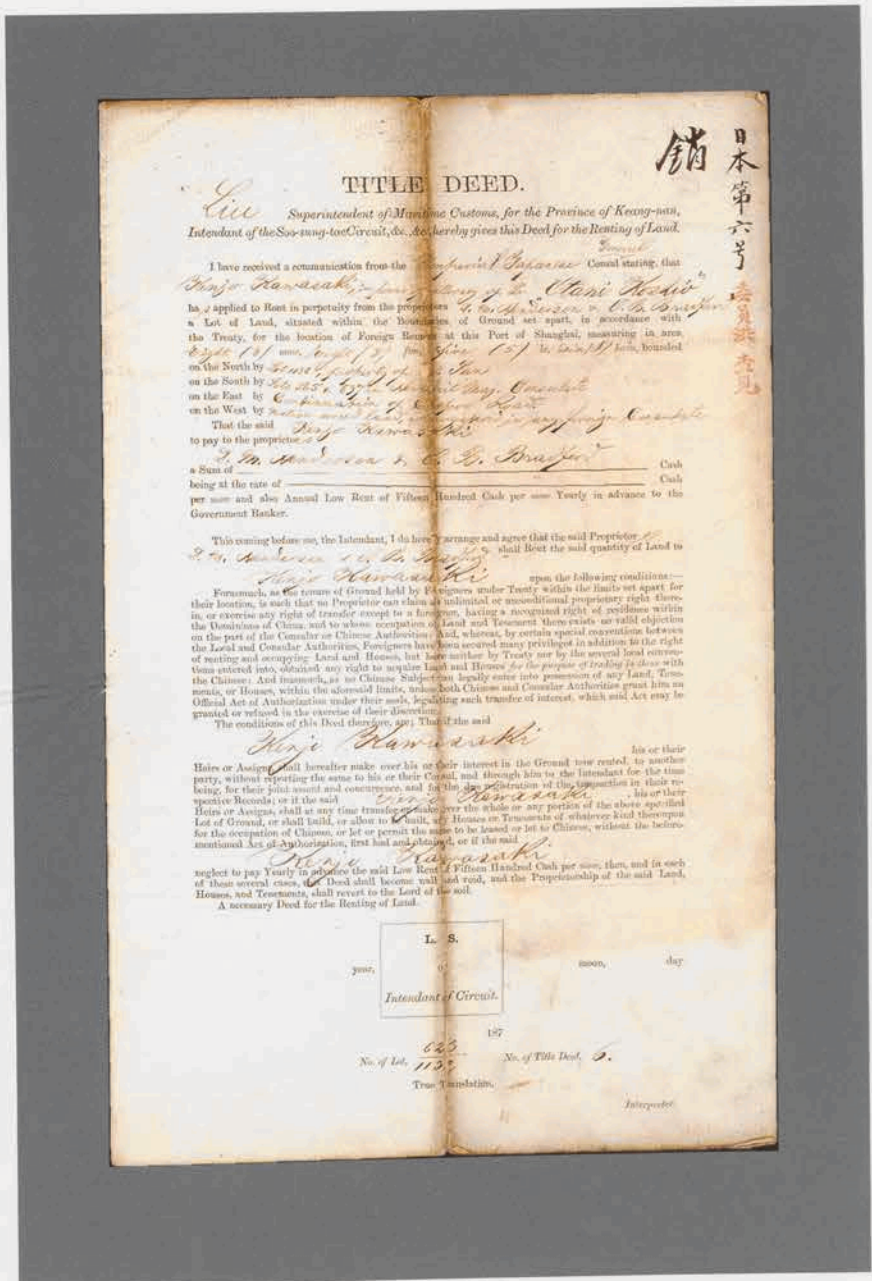
德册第20號道契德文本“正契”



法册第173號道契法文本“正契”



英册第2107號道契“乾隆年間割單”



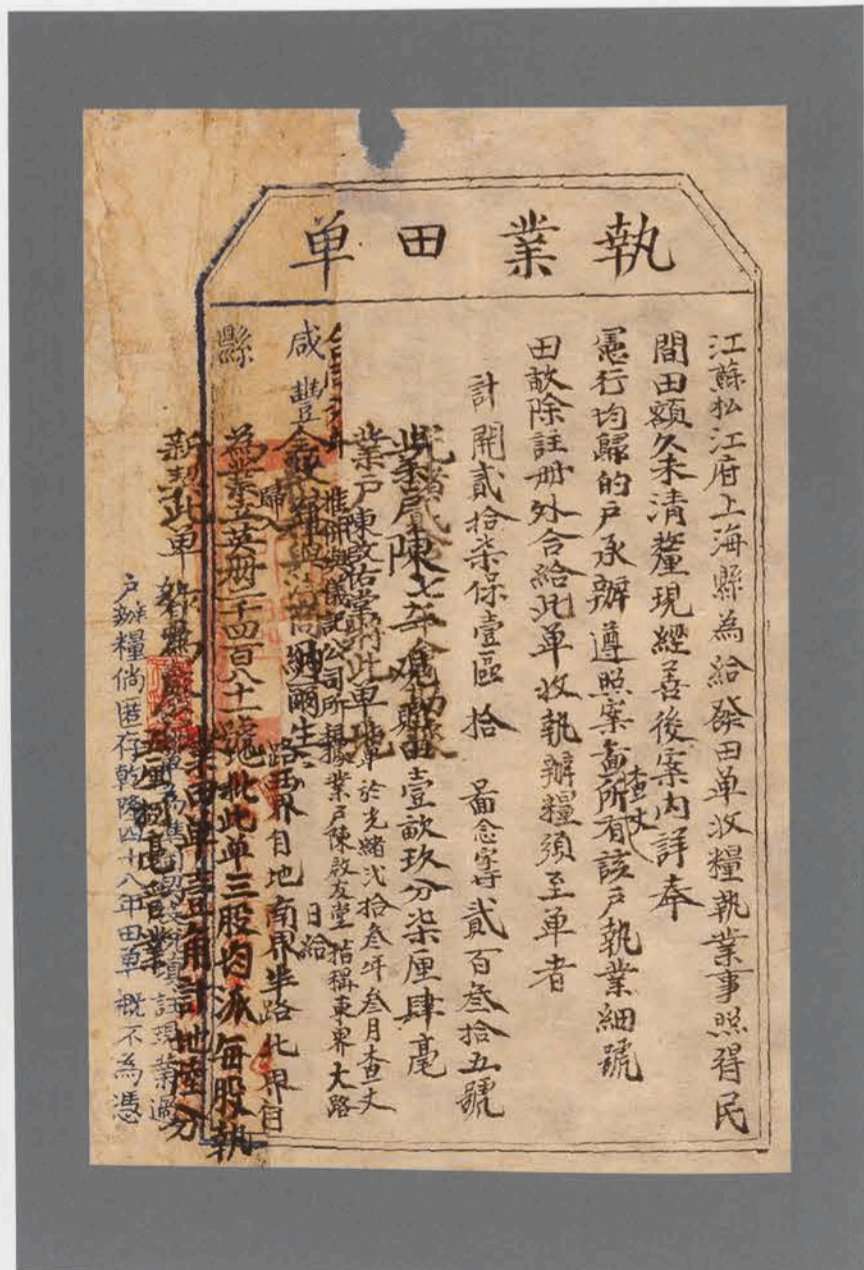
日册第6號道契日文本“正契”



漕量版串、下忙條銀版串、上忙條銀版串



英册第2471號道契“蘆照”



英册第2481號道契“執業田單”

立永租地總契
今將大南門外十高短字圩號內各人自己名下則田共計

又添蘇姓日五分
共計八畝五分
永租契
永租契

花旗園范先生處永為世業共計價銀英洋柒百貳拾元正於立契日各人照數俱

已收足自永租之後任從營業收科入冊過戶完糧改造洋房出租各種等情與原主不

涉如有別姓申言各人自行理直此係兩願各無異言恐後無憑立此永租地總契存照

計開

四址

蘇鐵昌地五分 汪龍地五分 徐子階地五分 陸財源地五分 周五地五分 關子揚地五分
陸永發地五分 徐子階地五分 陸財源地五分 周五地五分 關子揚地五分
陸永發地五分 徐子階地五分 陸財源地五分 周五地五分 關子揚地五分
陸永發地五分 徐子階地五分 陸財源地五分 周五地五分 關子揚地五分
陸永發地五分 徐子階地五分 陸財源地五分 周五地五分 關子揚地五分
陸永發地五分 徐子階地五分 陸財源地五分 周五地五分 關子揚地五分
陸永發地五分 徐子階地五分 陸財源地五分 周五地五分 關子揚地五分
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陸永發地五分 徐子階地五分 陸財源地五分 周五地五分 關子揚地五分
陸永發地五分 徐子階地五分 陸財源地五分 周五地五分 關子揚地五分

同治陸年伍月

日立永租地總契

同治六年八月日錄存原契

代筆

陸永發 周五如 沈仰氏 趙作方 孫渭川 宋增客 李春 張敬和 孫景松 趙作方 孫渭川

美册第228號道契“永租地總契”

立和好了事收洋過割據吳金全意為因前今正用曾將祖遺坐落
立係二亩過字內核地約七厘七毫三契價賣與張德源等
立自用政有該地與堂為自亭久年約不之也立有
為准出賣時尚未與同堂為目亭到場立名一時錯誤坐落
和遺坐落立係二亩過字內宅基地三分另立三據未與
亦不邀左全立列場立名心不甘服一時之誤在縣涉訟未了現今求
銷了案情懇懇求親友董謝文地等理功到

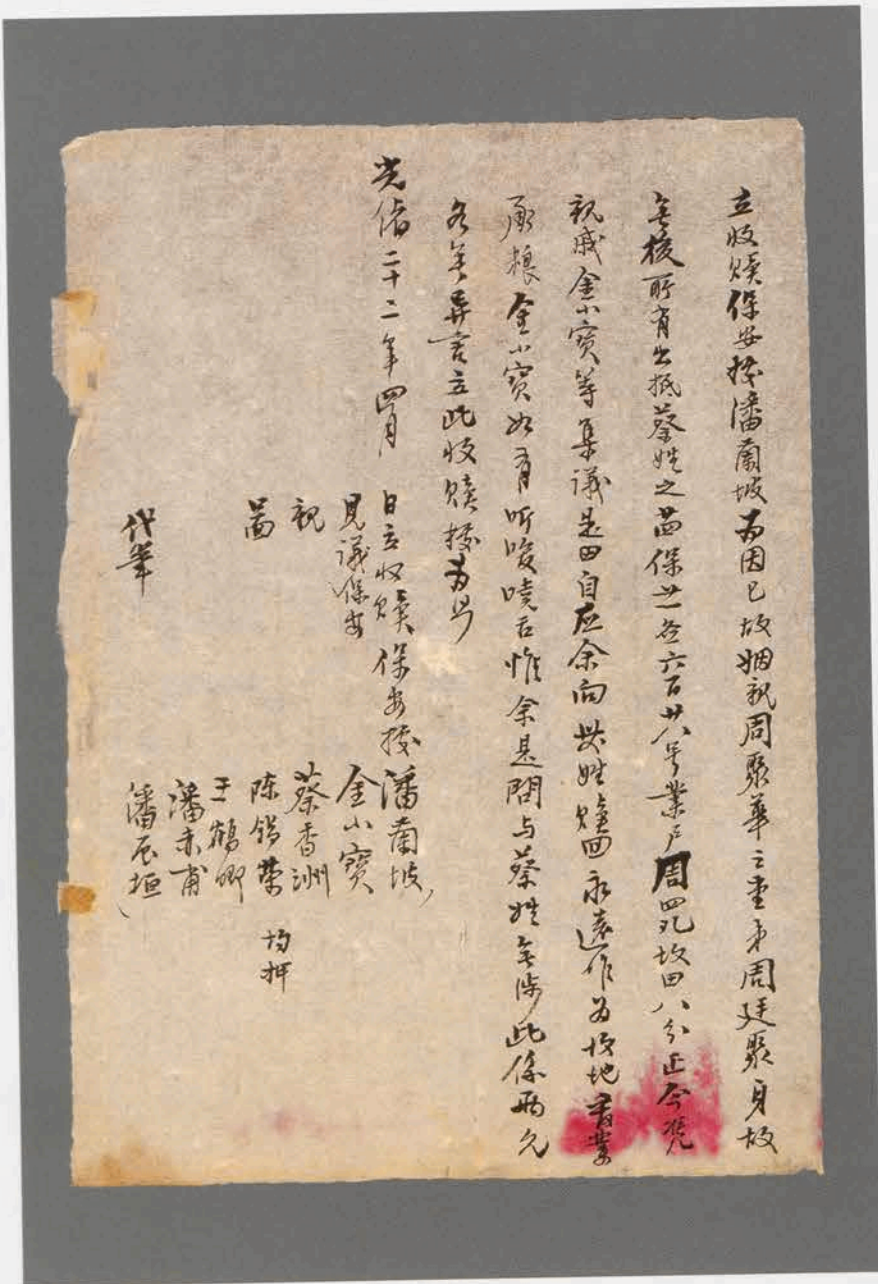
堂另吳月亭處二亩言定吳月亭四百元當日立據一併收情不
以條其厚以情之自該宅基地應憑吳月亭出租洋商轉換現等
事由月亭自便與全全毫無干涉是了情之自不准全全之
核節倘有生言等情仍邀原助公証人從重議罰決不直言一
一幸之愚二念任助親友之情全全立據以厚過割之日邀全原
助公証人赴上海縣具結求銷了案與月亭毫無干涉此係兩
相情愿各無反言恐後無憑立此和好了事收洋過割據永遠存照

光緒二十九年十月十二日立和好了事收洋過割據吳金全

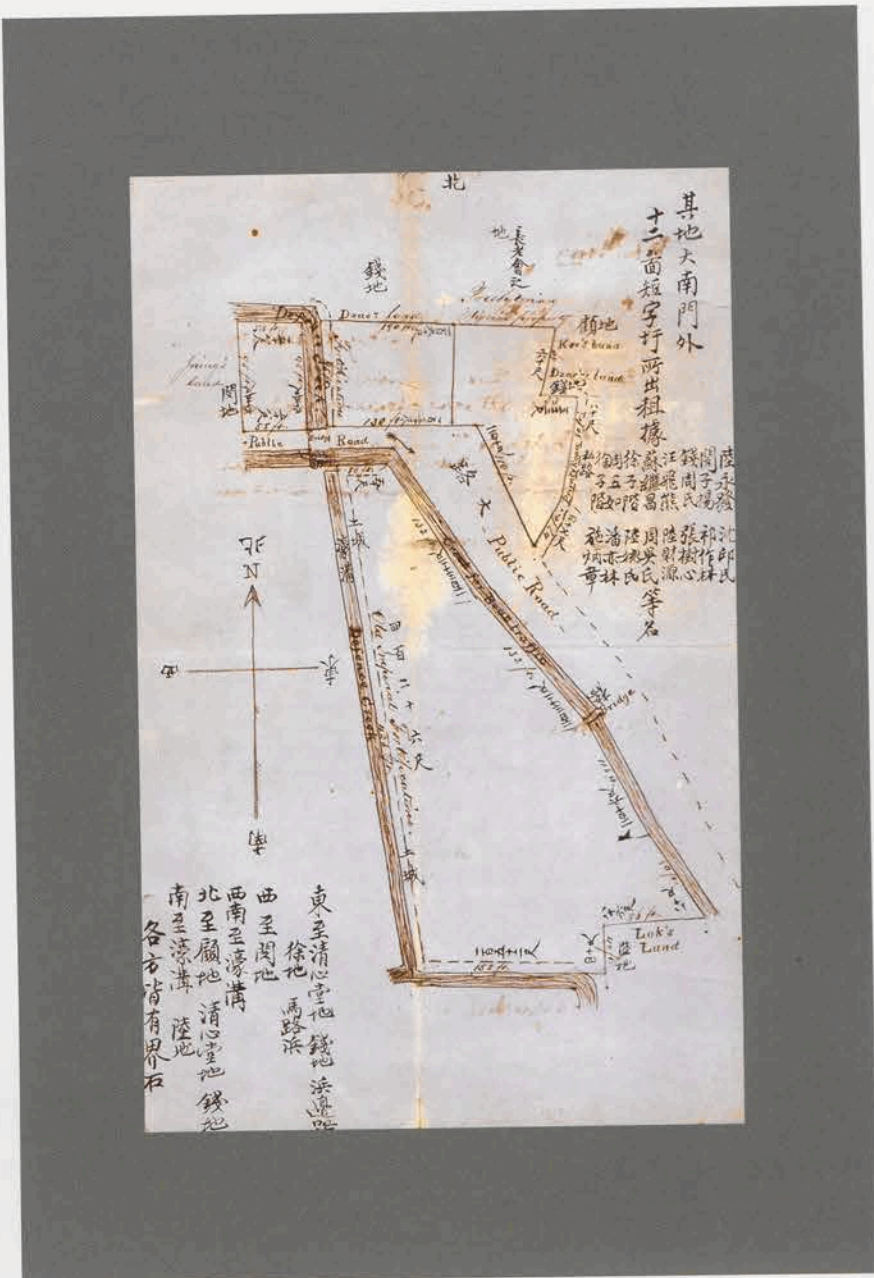
謝文地 沈仰氏 汪錫增 代筆 程子湘
易王仕忠 高松林 羅錦章 沈似南

二十九日四月二十日奉
堂諭吳金寶不得妄爭

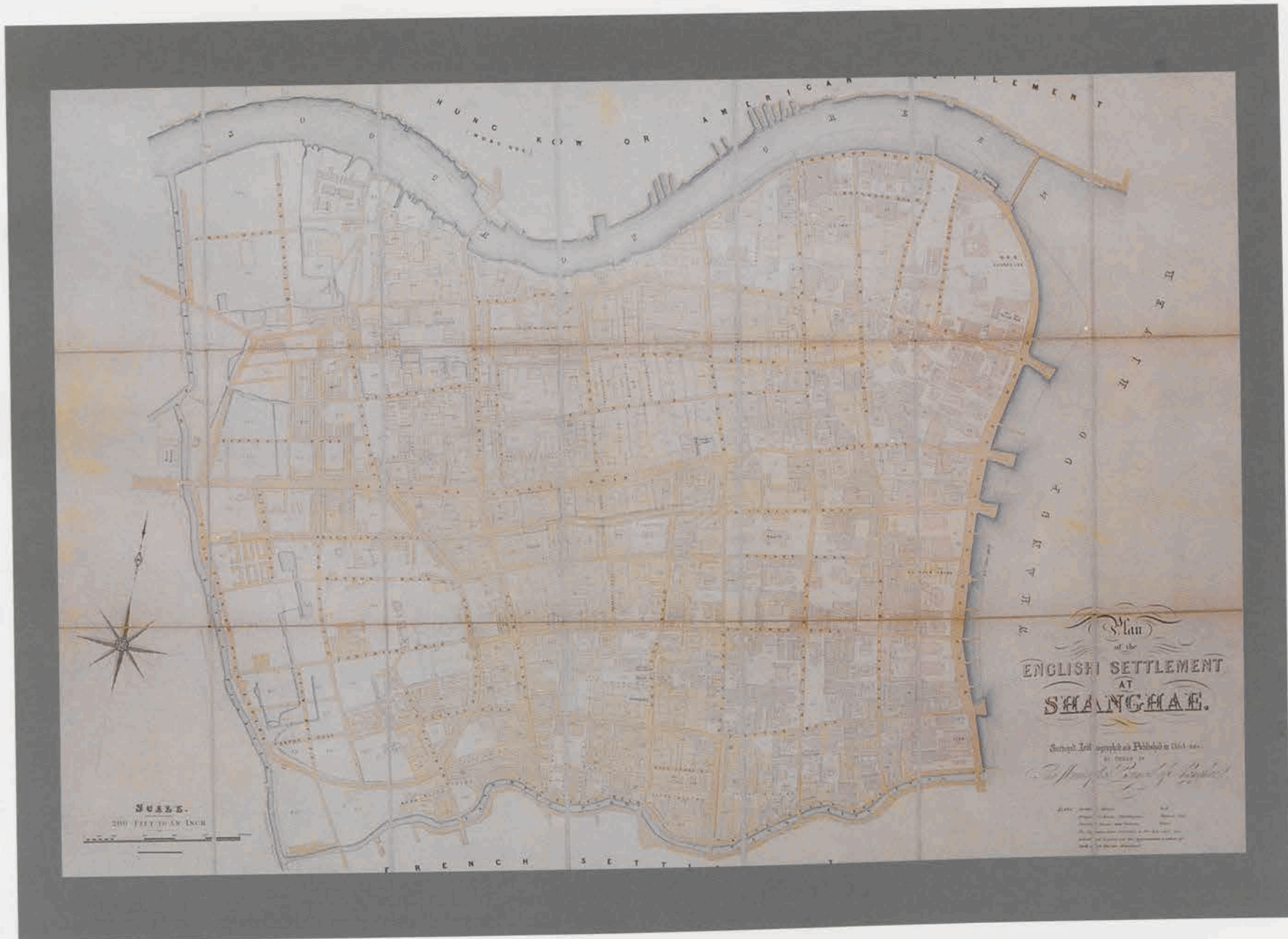
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德册第82號道契“收贖抵押契”



美册第228號道契“會丈局繪製地塊圖”



1864年-1866年間的英租界地分圖

蔡育天主編

上海道契

(二八四七——一九一二)

卷一

上海古籍出版社

英册道契第一號至第300號

SHANGHAI TITLE DEED

(1847 — 1911)

Volume 1

EDITOR-IN-CHIEF

Cai Yutian

Shanghai Chinese Classics Publishing House

Title Deed registers in British Consulate

No.1 — 300

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英
册
道
契

公命監督江海關分巡蘇松太兵備道成

為

給租地契事茲准

大英欽命領事官阿

照會內開今據英商顧地蘭士祿道和約稟明在上海

所定英人租地造屋居住界內欲將原業戶吳尚德等地基一處永遠賃租量見

洽參酌公致厚肆毫東至黃浦灘西至公路南至第玖公租地北至公路由該英商

顧地蘭士祿道和約原業戶吳尚德等押租銀每畝九十九千八百零文共壹千三百

零八百七十五文按年租每畝每年叁千五百七十四零文應將道照定議減作每畝

每年壹千五百文其餘年租貳千零七拾四零文按照減年租壹千增重押

租拾千之例如押租數內計增貳百七拾壹千五百九拾文將原數共計押租銀壹

千五百拾九千四百叁拾文嗣後永遠輕租每畝每年壹千伍百文共計拾九千六百

肆文務應先給每年底預付次年之租交入銀號惟此外均不計華民另索錢

賦並議嗣後倘若英商顧地蘭士祿道將退地由該業戶吳尚德等即必收回

一面直將前請押租銀壹千五百七拾九千四百肆拾文照數還與英商顧地蘭

士祿道和約但概不准該業戶吳尚德自討退地兼此外原業戶吳尚德畫無干涉

等情陳高示到本領事官應行文照會請以此地照給地契等因到道准此

本道今已招向該業戶吳尚德等畫辦酌明均遵前議將該地基處出租讓

英册道契 第 1 號 第 8 分地 (一)

商顧地蘭士祿道和約既該英商顧地蘭士祿已將前議押租等項照數付與

該業戶吳尚德等收清至應准將該地交與該英商顧地蘭士祿租住則如該

英商按期每年先給減租銀每畝壹千伍百文並無遲欠由本道經保常守租

賃存安無礙合給出租地契收執為憑須至出租地契者

再查此租地原於子肆年肆月間租定者彼時因租地契樣式尚未辦成是

以先將各業戶原立租地議單暫交該商收執今既得出租地契樣式辦

成當將原立租地議單繳回本道署內存案本日換給此契為憑

二十五年四月十日該英商顧地蘭士祿向原業戶吳尚德等添租地基址量計高地

捌分當付押租銀叁百柒拾玖千其年租應照所定輕租每畝每年一千五百文共計

銀壹千貳百文按期預付

同治三年十月廿五日英商顧地蘭士祿願地將所租第八分地三畝八分九厘四毫轉與華商

韋金申願地租用該商道例承業可也

道光貳拾柒年拾壹月 二十四

日給租地第 8 分 地契第 8 號

光緒三年十月十七日韋金申願地將所租第八分地三畝八分九厘四毫轉與愛頓道照例租用此批

查該號原立漢文契既據報稱遺失應即登報下契補立蓋印給執日後原上契給出檢印作廢紙相應批明

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英册道契 第 1 號 第 8 分地 (二)

同治二年十一月

日錄存條案

一手中契

光緒二十五年原具受領特將本契圖畫東段約界致分信屋轉與道勝銀行為三千一百五十二號新契此批
查此契原係在拾陸分地屋蓋原此批地契原係在三千一百五十二號新契外本契應剩餘地蓋致分信屋轉與道勝
分是各相符將來復為准相應查明蓋印備考之錄三年月九日道署批

查此契原係在三千一百五十二號新契外本契應剩餘地蓋致分信屋轉與道勝銀行為三千一百五十二號新契此批
查此契原係在拾陸分地屋蓋原此批地契原係在三千一百五十二號新契外本契應剩餘地蓋致分信屋轉與道勝
分是各相符將來復為准相應查明蓋印備考之錄三年月九日道署批

查此契原有他牌故致分文屋屋除劃出致分信屋屋五受字八分副契又劃出致分信屋屋五受字八分副契又劃出致分信屋屋五
皮字八分副契又劃出致分信屋屋五受字八分副契外餘地蓋致分信屋屋五受字八分副契又劃出致分信屋屋五受字八分副契
三號新契本契註銷

英册道契 第1號 第8分地 (三)

第二號

大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事茲准

大英欽命領事官阿 照會內開今據英人麥都思先生遵照和約聲明在上海港口

所定英人租地造屋居住界內欲將原業戶吳金成等地基一處永遠賃租置瓦

拾壹畝致厘致毫東至公路西至半河南至 第三分租地 華民吳姓界北至公路由該英人麥都思先生

酌付原業戶吳金成等押租錢每畝 另付給高地押租錢拾千文 五十千共五百五十四千九百五文其年租永定輕租

每畝每年壹千五百文共計拾陸千陸百四十九文亦應先給每到底預付次年之租文

銀號准此外均不許華民另索錢賦並議嗣後倘若英人麥都思先生願將退地由該

業戶吳金成等即必收回一面再將前議押租錢五百陸拾四千九百五文照數還與英人

麥都思先生收回但概不准該業戶吳金成自討退地兼此外原業戶吳金成盡無干

涉等情陳稟到本領事官應行文照會請以此地照給地契等因到道准此本道

今已招向該業戶吳金成等籌辦酌明均遵之前議將該地基一處出租該英人麥都思

先生賃住經既該英人麥都思先生已將前議押租等項照數付與該業戶吳金成等

收清並應准將該地交與該英人麥都思先生租住則如該英人麥都思先生按期每年

先給減租錢每畝壹千五百文並無遲欠由本道經保常守租賃存安無碍合給出租

地契收執為憑須至出租地契者

再查此租地原於二十四年八月間租定者彼時因租地契樣式尚未辦成是以先將各業戶原

立租地議單暫交該英人麥都思先生收執今既將出租地契樣式辦成當將原立租地議單

英册道契 第2號 第24分地 (一)

英册道契 第2號 第24分地

繳回本道署內存案本日換給此契為憑
 此二十四分租地係英商林義順會書記司與英人麥都思先生並將承所承
 書記司賬者租用作為本港英商民義塚埋葬之所
 二十七年正月十八日由該承書記司與英人麥都思先生將原租第七十四分
 租地全數換交英商林義順公司之原租第七十四分租地所有押租銀項照數並行交楚茲第
 二十四分租地係英商林義順公司租用嗣後應完定租每畝每年一千五百文應歸英商
 林義順公司按期照付
 二十七年九月二十四日由該英商林義順公司向原業主吳桂芳添租地基二址量計陸分五厘當付押
 租每畝五千共計陸拾貳千五百文另付加給高地押租銀拾千文其年租應照所定輕租
 每畝每年一千五百文共計九百七十五文按期預付
 元年八月二十日由該英商林義順公司將所原租添租第二十四分地基共拾壹畝七分四厘
 九毫與英商林義順公司租用所有押租各項照數並行交楚嗣後應完定租
 租每年共錢拾柒千六百三十三文應歸英商林義順公司按期照付
 道光貳拾柒年拾壹月二十九日給租地第貳拾肆分地契第貳號
 同治十年五月二十九日抄存備案
 查此第貳號租地業於同治十年五月間經即補知縣孫令會同文見地改畝四
 分五毫又七十三號租地文見六畝八分一厘二毫兩共地十六畝二分一厘六毫核與原

英册道契 第2號 第24分地 (二)

契所載兩共地十八畝七分四厘九毫之數計短二畝五分三厘三毫茲特註明蓋
 印再者本號上契該往本國未曾併送註印此批
 查原契上契租地其地相連於同治十一年十一月初三日分出十二畝三分五厘五毫
 並將餘地三畝九分一厘六毫核與五千文計於新契給執本契理合註銷至本號上契現據廣隆會
 事人稟業已遺失故未併呈請印此批

英册道契 第2號 第24分地 (三)

英國第三號抄存中契

大清欽命監督浙海關分巡蘇松太兵備道成

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商怡和行即馬地頭公司道照和約票明在上海港口

所定英人租地邊屋居住界內欲將原業戶吳建勳等地基一處永遠賃租量見拾捌畝陸分

肆厘玖毫東至黃浦灘西至第叁拾柒分租地南至第貳分租地北至公路由該英商馬地頭公司

酌付原業戶吳建勳等押租銀每畝七十零五十八零共一百三十一十六百六十一文又付年租每

畝每年七十零五十八零文應將運照定議減作每畝每年一千五百文以其餘年租五百

百零八零文按照減年租一十增重押租十之例加入押租數內計增一十零三十六文併

前原數共計押租銀一千一百六十七十六百六十一文嗣後永遠輕租每畝每年一千五百文共

計二千九百七十四文務應先給每到年底預付次年之租入銀歸准此外均不許

華民另索錢賦並議嗣後倘若英商馬地頭公司願將退地由該業戶吳建勳等即必

收回一面直將前議押租一十百六十七十六百六十一文照數還與英商馬地頭公司收回但概

不准該業戶吳建勳自討退地兼此外原業戶吳建勳盡無干涉等情陳稟稟到本領

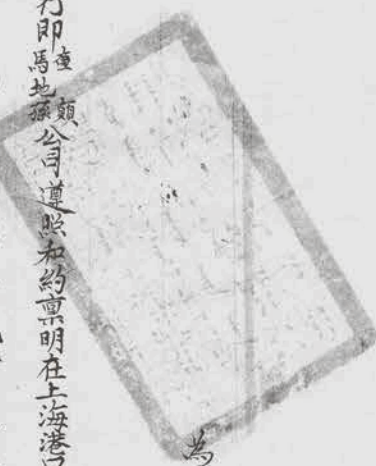
事合應行文照會請以此地照給地契等因到道准此本道今已招向該業戶吳建勳

等籌辦酌明均遵前議將該地基一處出租該英商馬地頭公司賃住經既該英商願

馬地頭公司已將前議押租等項照數付與該業戶吳建勳等收清函應准將該地契與

該英商馬地頭公司租則如該英商按期每年先給減租銀每畝一千五百文並無遲欠

由本道經保帶中租貸存安無礙給出租地契收執為憑須至出租地契者



英册道契 第3號 第1分地 (一)

再查此租地原於十四年十月間租定者彼時因租地契樣式尚未辦成是以先將各業戶原立租地議單暫交該商收執今既將出租地契樣式辦成當將原立租地議單繳回本道署內存案本日換給此契為憑

光緒元年二月廿日和行將所租第一分地地基北邊相連北京路界內劃地一條計三厘七毫永遠轉與洋涇浜北之郵局經理公用並不另立新契本號現尚

有地六畝六分二厘二毫此批

道光二十七年十一月二十四日給租地第一分地契第三號

光緒三十三年七月二十五日和行將本契地拾六畝六分五厘二毫特此怡和有限公司租用此批

光緒元年十二月

日抄錄備案

准英國駐上海總領事署二十三年一月十七日函送存案本號華文下契清冊抄

上契副本一份印給備用惟此抄上契副本印給外合將中契此照備改

中華民國十三年二月六日上海中土地局批



中華民國十三年五月廿日補局印

英册道契 第3號 第1分地 (二)

查此契准英國駐上海總領事署為本契由前租主怡和有限公司將全地轉與港華產案有限公司租用等因准此相應加批以資執管此批
 中華民國二十三年六月二十二日上海土地局批印

此契於三十四年六月三十日准日本領事署產案第二〇五號函轉立日册第一〇二六二號並由中文那銀銀林會社整理區與時換給新契
 中華民國三十四年七月十一日上海土地局批 特字第一〇五號

英册道契 第3號 第1分地 (三)

英第4號

大清欽命監督江南海關分巡蘇松太兵備道成

給出租地契事准

大英欽命領事官阿 照會內開今據英商和託行即 羅 珠蘭全公司遵照和約稟明

在上海路官英人造屋居住界內欲將原業戶石成山地基一處永遠賃租量見

十七畝九分四厘六毫東至黃浦灘西至第三十七兩分租地南至第三分租地北至

第一分租地由該英商 羅 珠蘭全公司酌付原業戶石成山押租錢每畝七千零五十六

元又付押租每畝七千零五十六元應將遵照定議減作每畝每年一千五百元其

餘年租五千五百元零按照減年租一千增重押租十元之例加入押租數內計增

九百九十九元又前原數共計押租錢一千百零七元又嗣後永遠租每

年每年一千五百元共計二千九百九十九元其文務應先給每月底預付次年之租交

入銀號惟此外均不許華民另索錢賦並請嗣後倘若英商 羅 珠蘭全願將

退地由該業戶石成山即必收回一面直將前請押租錢一千百零七元又文照

數送與英商 羅 珠蘭全收回但概不准該業戶石成山自討退地無此外原業戶

盡無干淺等情陳稟到本領事合行 文照會請以此地照給地契等因到道准

此本道今已招向該業戶石成山籌辦酌明均遵照前將該地基一處出租

該英商 羅 珠蘭全公司債任任既該英商 羅 珠蘭全已將前請押租等項照數

為

英册道契 第4號 第2分地 (一)

付與該業戶石成以收清與應准將該地交與該業戶羅珠蘭全公司租住則
 如該英商按期每年先給減租銀每年一千五百文並無遲欠由本道經保常
 守租債存安無碍合出租地契收執為憑須至出租地契者

再查此租地原於十四年十月間租定者彼時同租地契樣式尚未辦成是必先將原
 業戶原主租地錄單暫交該商收執今既將出租地契樣式辦成當將原
 立租契錄單繳回本道署內存案本日接給此契為憑

咸豐三年五月三日由該英商羅珠蘭全公司將原租地契樣式辦成是必先將原
 業戶原主租地錄單暫交該商收執今既將出租地契樣式辦成當將原
 立租契錄單繳回本道署內存案本日接給此契為憑

一千五百文應歸該英商 威林球蘭全 按期照付

咸豐六年三月廿日英商羅珠蘭全將所租地契樣式辦成是必先將原
 業戶原主租地錄單暫交該商收執今既將出租地契樣式辦成當將原
 立租契錄單繳回本道署內存案本日接給此契為憑

林球蘭全租地威林球蘭全即將該地契樣式辦成是必先將原
 業戶原主租地錄單暫交該商收執今既將出租地契樣式辦成當將原
 立租契錄單繳回本道署內存案本日接給此契為憑

該地契實有三分二該商遵照契例承業如違地作伊有矣

道光二十七年十一月 二十四日給租第二分地契第四號

咸豐八年十一月 日抄存倫案

英册道契 第4號 第2分地 (二)

咸豐十年三月初二日英商威林球蘭全有所租第二分地契計十三畝二分由經
 理撤木林羅傑全數轉與吳民沙遜行租用該民人遵照契例承業如違地
 非伊有矣

此契租地據會文向查復除劃出實地外餘地均係由該商轉與楊子保險公司另
 立英册五千四百一號新契外本契應剩地拾畝畝分朱厘朱毫該舊契從前未
 經派員丈過此次分劃照章應即交明據吳署羅羅譯函代理人無從指領
 祇可日後轉契時補助等情前來所有該契餘地地址應以將來復丈為準合
 就批明蓋印備改 光緒二十二年十月十五日道署批

查此契地餘地據會文向查復除劃出實地外餘地均係由該商轉與楊子保險公司另
 立英册五千四百一號新契外本契應剩地拾畝畝分朱厘朱毫該舊契從前未
 經派員丈過此次分劃照章應即交明據吳署羅羅譯函代理人無從指領
 祇可日後轉契時補助等情前來所有該契餘地地址應以將來復丈為準合
 就批明蓋印備改 光緒二十二年十月十五日道署批

民國九年六月十二日全地轉立日本册四百七號新契本契註銷

英册道契 第4號 第2分地 (三)

英第五條

大清欽命監督江南海關分巡蘇松太兵備道咸

給出租地契事茲准

大英欽命領事官阿 照會內開合據英商仁記行即吉公司遵照知約稟明在

上海港口所定英人租地造屋居住界內欲將原業戶吳會元等地基一處永遠租

賃量見十五畝九分六厘東至黃浦灘西至第三分租地南至第四分租地北至

第二分租地由該英商利永士敦公司酌付原業戶吳會元等押租錢每畝七

零五十八零共百二十六百七十七文又付年租每畝每年七千零五十八零文應將

遵照定議減作每畝每年一千五百文以其餘年租五千五百五十八零文按照減

年租一千增重押租十千之例加入押租數內計增八百七十七文併前原數共

計押租錢九百九十九千六百七十七文嗣後永定輕租每畝每年一千五百文共計

二千九百四十七文務應先給每到年底預付次年之租交入銀號惟此外均

不許華民另索錢賦並議嗣後倘若英商利永士敦公司願將退地由該業

戶吳會元等即必收回一面直將前議押租錢九百九十九千六百七十七文照數還

與英商利永士敦公司收回但概不准該業戶吳會元自討退地兼此外原業

戶吳會元盡無干涉等情陳稟到本領事合行文照會請以此地照給地契等

因到道准此本道今已招向該業戶吳會元等籌辦酌明均遵前議將該地基一處出租

該英商利永士敦公司賃住經既該英商利永士敦公司已將前議押租等項照數付與該業戶吳

會元等收清並應准將該地交與該英商利永士敦公司租住則如該英商換期每年先給

為

英册道契 第5號 第3分地 (一)

減租錢每畝壹千五百文並無遲欠由本道經保常守租契存案無碍給出租地契
收執為憑須至出租地契者

再查此租地原於二十四年十月間租定者彼時因租地契樣式尚未辦成是以先將各業

戶原立租地議單暫交該商收執今既將出租地契樣式辦成當將原立租地議單

繳回本道署內存案本日換給此契為憑

同治四年十月初七日英商仁記行即吉公司將所租第三分地計十五畝九分六厘轉與英商

利永士敦公司

道光二十七年十一月

日給租地第三分地契第五號

同治四年十二月

九

日抄存條案

光緒九年七月廿日經理洋浦道產人何德將三分地五畝九分六厘轉與英商利永士敦公司

英册道契 第5號 第3分地 (二)

光緒二十七年十月二十七日已故平治阿之應受遺產人英婦魯納子治門將所租第三分地五畝九分六厘轉與阿加刺銀行遵例租用此批

光緒二十七年十月十五日阿加刺銀行將所租第三分地五畝九分六厘轉與廣公司遵例租用此批

查此項地由英商廣公司所出承自一號地舖舖號分牌屋產等項與馬力司原承屋產五三二八號新契所有本契錄此項地業與廣公司無涉光緒二十七年十月二日道署批

民國十年十月十三日全地分正契冊第百九十三號新契本契錄

英册道契 第5號 第3分地 (三)

英第百六號

大清欽命監督江南海關分巡蘇松太兵備道咸 為給出租地契事茲准
大英欽命領事官阿 照會內開今據英商義記行即 荷利地公司遵照和約稟明
在上海港口所定英人租地造屋居住界內欲將原業戶吳襄等地基一畝永遠任
租量見十五畝肆分肆厘叁毫東至黃浦灘西至第叁拾伍兩分租地南至公路
北至第叁分租地由該英商 荷利地公司 的付原業戶吳襄等押租錢每畝七十零五
十八零共百六十七零七文付年租每畝每年七十零五十八零文應將遵照定議減作每畝
每年壹千五百文以其餘年租五十五百五十八零文按照減年租二十增重押租十
之例加押租數內計增八百五十八文併前原數共計押租錢九百六十七零七零二
二七零文嗣後永遠租每畝每年壹千五百文共計二千一百六十四零七零二文務應先給
每到年底預付次年之租交入銀簿惟此外均不許華民另索錢賦並該嗣後
倘若英商 荷利地公司願將退地由該業戶吳襄等即必收回一面直將前該押
租錢玖百陸十柒千零七零七文照數還其英商 荷利地公司收回但概不准該業戶吳襄
自討退地兼此外原業戶吳襄盡無干涉等情陳稟到本領事合應行文照
會請以此地照給地契等因到道准此本道今已招向該業戶吳襄等善詳酌
明均照前議將該地基一畝出租該英商 荷利地公司 倘任經既該英商 荷利地
公司已將前該押租等項照付其該業戶吳襄等收清並應准將該地交與該

英册道契 第6號 第4分地 (一)

英商荷利地公司租住則如該英商按年先給租銀一千五百文並無遲
 欠由本道經保常守租賃存安無碍合給租地契收執為憑須至出租地契者
 再查此租地原係二十四年十月間租定省彼時因租地契樣式尚未成是以
 先將各業戶原立租地議單暫交該商收執今既將出租地契樣式成當
 將原立地契議單撤回本道著內存業本日換給此契為憑

二十七年三月七日由該英商義記行即荷利地公司將所原租第四分地基內劃出
 九分二厘二毫轉與英商公平行即玻士德公司租用所有押租及年租增重押
 租等項照數並行劃楚嗣後應先定租租每每年一千五百文共銀一千三千八
 十二文應歸英商玻士德公司按期照付

二十七年三月十七日由英商公平行即玻士德公司將所原租第三五分地基內劃出八分
 七厘二毫轉與該英商義記行即荷利地公司租用所有押租及年租增重押租等項照
 數並行劃楚嗣後應先定租租每每年一千五百文共銀一千三百七十七文應歸英
 商荷利地公司按期照付

咸豐三年三月三十日由英商荷利地公司將所原租第四分地基內劃出十二分三厘
 九厘二毫轉與英商四美公司租用所有押租等項照數並行劃楚嗣後應先定
 定租租每每年每銀一千五百文共銀一千五百八十八文應歸英商四美公司按期照付

英册道契 第6號 第4分地 (二)

四年十月十三日由英商荷利地公司將所原租第四分地基內劃出十二分三厘二毫轉與英商四美公司
 公司租用所有押租等項照數並行劃楚嗣後應先定租租每每年每銀一千五百
 文共銀一千五百文應歸英商四美公司按期照付

道光二十七年十一月 月給租地第四分地契第六號

咸豐 陸 年 五 月 之 日 錄存備案

英册道契 第6號 第4分地 (三)

英七號 第25分地

大清欽命監督江南海關分蘇松文備道 為
 給出租地契事 謹准
 大英欽命領事官阿 照會內開今據英商融和行印位第道照和約稟明在上海
 日新定興人租地進屋居住界內欲將原業戶吳茂如等地基三畝永遠賃租量見格利故欲
 厘東至公路西至半河南至公路北至公路南該英商位第酌付原業戶吳茂如等押租銀
 每畝五拾元共九畝六寸六分文付年租每畝每年二十五元應將道照定議減作每畝
 每年十元文以其餘年租二十五元文撥照減年租十元增重押租十元之例如押租數內計增
 百元元文付前原數共計押租銀一千三百五十二元文嗣後承定輕租每畝每年二十五
 元計一千三百元文務應先給每列年底預付次年之租文銀號惟此外均不
 許華民另索賦稅並議嗣後倘有英商位第願將退地由該業戶吳茂如等即必收回
 一面其將前議押租銀一千三百五十二元文照數還與英商位第收回但概不准該業戶
 吳茂如自討退地兼此外原業戶吳茂如等情陳稟稟到本領事官
 應行文照會請以此地照給地契等因到道准此查道今已招向該業戶吳茂如
 等籌辦酌明均遵前議將該地基一畝出租該英商位第賃租租銀該英商位第
 已將前議押租等項照數付與該業戶吳茂如等收清並應准將該地契與該英商位第租
 住則如該英商按期每年先給減租銀每畝二十五元並無違欠由本道經保常

英册道契 第7號 第25分地 (一)

守租賃存安無碍合給出租地契收執為憑須至出租地契者
 再查此租地原於二十四年十月間租定者彼時因租地契樣式尚未辦成是
 以先將各業戶原立租地議單暫交該商收執今既將出租地契樣式辦成當
 將原立租地議單繳回本道署內存案本台換給此契為憑
 于五年三月十日由該英商融和行印位第將所原租第廿五分地基內劃出六
 畝六厘轉與商格威里士公司租用所有租及年租增重押租等項照數並
 行訂楚嗣後應完定輕租每畝每年二十五元共銀四百元元文應歸英商
 與克羅里士公司 按期於于五年三月初十日由該英商融和行印位第將所原租
 第廿五分地基內劃出四畝六分三厘轉與英商格威里士公司租用所有押租及
 年租增重押租等項照數並行訂楚嗣後應完定輕租每畝每年二十五元
 共銀一千九百五元文應歸英商格威里士公司按期於于五年三月初十日由該英商
 融和行印位第將所原租第廿五分地基內劃出四畝六分三厘全數轉與英商
 格威里士公司 租用所有押租及年租增重押租等項照數並行訂楚嗣後應完定輕
 租每畝每年二十五元共銀一千九百五元文應歸英商格威里士公司 按期於于五年
 三月初十日由該英商將所原租第廿五分地基內劃出四畝六分三厘伊股轉與英
 商多租用所有押租年租等項照數清楚嗣後應完定輕租每畝每年

英册道契 第7號 第25分地 (二)

英冊印字五百二十五分

查此契地坐落二十五保三番必字行土名新開北面原有地九畝四分除劃
 出七分六厘七毫另五英冊九千六百四號新契外應餘地八畝六分三厘三毫現
 丈見實地六畝七分一厘四毫核計少地一畝九分一厘九毫應以現丈實數為
 準四址東至四川路又英冊九千六百四號地西至英冊一千六百三十四號至一千四
 百六十二分地南至漢口路又英冊九千六百四號地北至九江路該地東首按照
 粘附契上地圖繪黃色之處計地玖厘六毫不得建造房屋惟屋樁牆脚
 及踏步等儘可建築又東邊契內界線上如欲築牆高不得過七尺合行

批明備考 民國九年十月二十日 總辦交涉使陳 會辦本道尹王批印

查此契前剩地六畝七分一厘四毫今劃出二畝一分五厘七毫另五英冊一萬
 十五號新契外應餘地四畝七分五厘七毫四址東至日本冊三百七十八號至英
 冊一萬十五號地西至英冊一千六百三十四號又一千四百七十二分地南至漢口路
 北至九江路該地東首留出街地不能阻塞此批 民國九年十月二十日 總辦交涉使楊 會辦本道尹王批印

一千九百二十三年三月十九日 愛來及任受司 將本契全地轉與泰和洋行租用此批

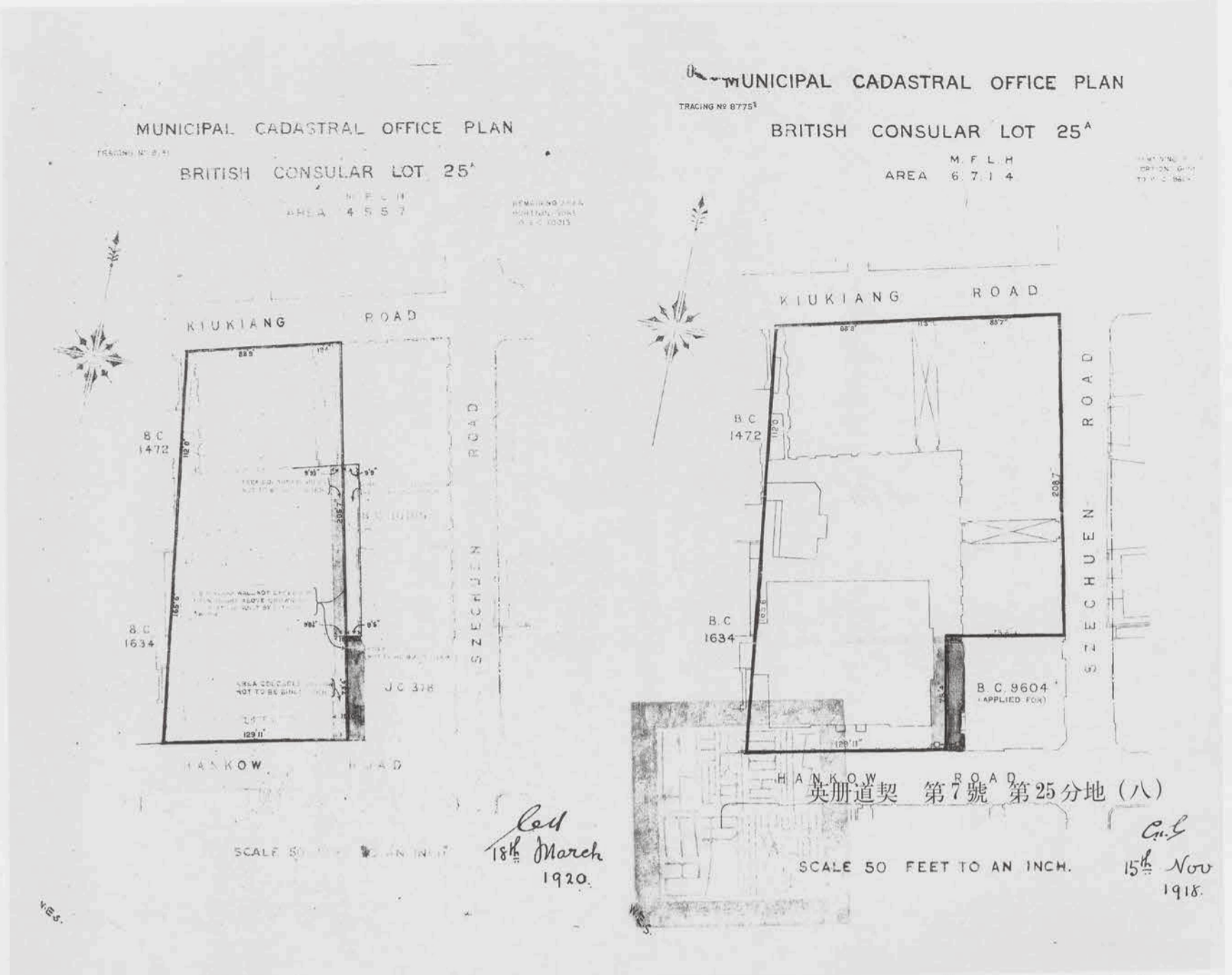
查此契原有地肆畝伍分伍厘柒毫除劃出壹畝四分陸厘伍毫另五英冊一千六百四號新契外剩餘地
 壹畝壹分壹厘肆毫另五英冊一千六百四號新契外剩餘地壹畝壹分陸厘肆毫另五英冊一千六百四號地西至英冊
 一千六百三十四號地南至漢口路又英冊九千六百四號地北至九江路該地東首留出街地不能阻塞此批

英冊道契 第7號 第25分地 (六)
 特派江蘇交涉使批文 a

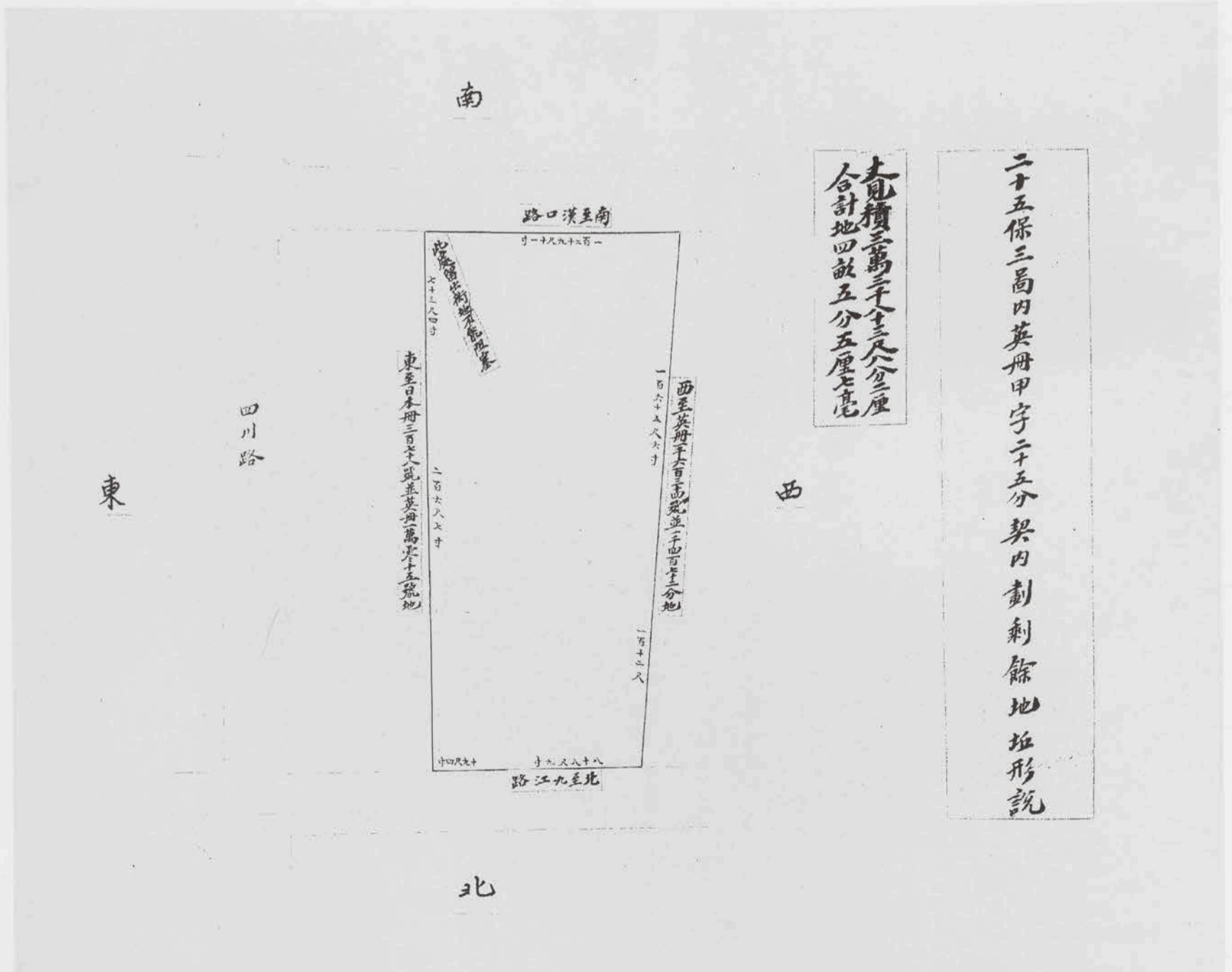
業此批 民國十六年十月五日 交涉使 總辦 批印

英冊道契 第7號 第25分地 (七)
 特派江蘇交涉使批文 b

英册道契 第7號 第25分地



英册道契 第7號 第25分地 (八)
上海公共租界工部局繪製地塊圖



英册道契 第7號 第25分地 (九)
會丈局繪製地塊圖

英第九冊分

大清欽命監督海關分巡蘇松太兵備道咸

合出租地契事茲准

大英欽命領事官阿 照會內開今據英商校即 託瑪士 公司遵照和約票明在上海港

口所定英人租地造屋居住界內欲將原業戶施萬興等地基一處永遠賃租量見四

畝八分一厘三毫東至黃浦灘西至第二十八分租地南至公路北至第六分租地由該英商

託瑪士 公司酌付原業戶施萬興等押租錢每畝一千五百零五文 又付年租每畝每

年二千五百零五文應將前定議減作每畝每年一千五百文其餘年租二千

零零五文按照減年租一千增重押租十文之例加入押租數內計增九百六十二文

併前原數共計押租錢一千零六十六千三百文嗣後永遠輕租每畝每年一千五百文共計七千

二百文文務應先給每年底預付次年之租文入銀號惟此外均不許華民另索錢賦並

議嗣後倘若英商 託瑪士 公司願將退地由該業戶施萬興等即必收回一面直將前議

押租錢一千零六十六千三百文照數還與英商 託瑪士 公司收回但概不准該業戶施萬

興自討退地並此外原業戶施萬興盡無干涉昔情陳票到本領事官行文照會

請以此地照給地契等因到道准此本道今已招向該業戶施萬興等籌辦酌明均遵前議

將該地基一處出租該英商 託瑪士 公司任任任既該英商 託瑪士 公司已將前議押租

等項照數付與該業戶施萬興等收清並應准將該地交與該英商 託瑪士 公司租住

為

英册道契 第9號 第7分地 (一)

則如該英商按期每年先給減租錢每畝一千五百文並無違欠由本道經保常守租

賃存安無碍合給出租地契收執為憑須至出租地契者

再查此租地原於二十五年四月間租定者彼時因租地契樣式尚未辦成是以

先將各業戶原立租地議單暫文該商收執今既將出租地契樣式辦成將

原立租地議單繳回本道署內存案本日換給此契為憑

二十五年五月間日由該英商 託瑪士 公司將所原租第七分地基內劃出八分六厘轉

與裕記行即 太倫 客理公司租用所有押租及年租增重押租等項照數並行劃登

嗣後應完水定輕租每畝每年一千五百文共錢一千二百九十文應歸英商 太倫 客理公司

按期照付

二十八年正月十五日由該英商 託瑪士 公司將所原租第七分地基剩餘三畝九分五厘

三毫轉與英商 託瑪士 李百里 租用所有押租及年租增重押租等項照數並行

交楚嗣後應完水定輕租每畝每年一千五百文共錢五千九百三十文應歸英商

託瑪士 李百里 按期照付

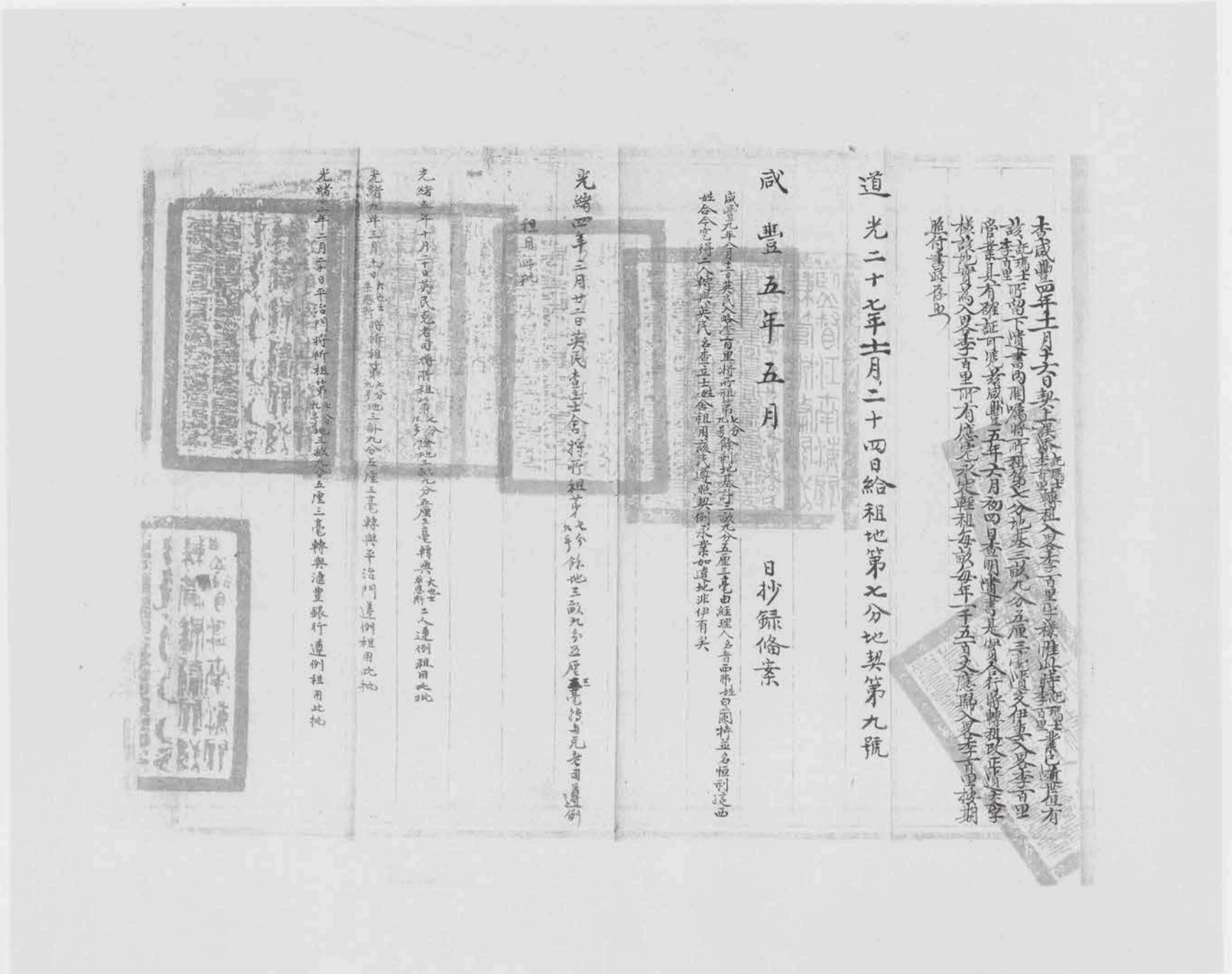
咸豐四年十月十六日由英商 託瑪士 李百里 將所租第七分地基三畝九分五厘三毫轉與英商

入畧李百里租用所有應完輕租每畝每年一千五百文應歸入畧李百里按

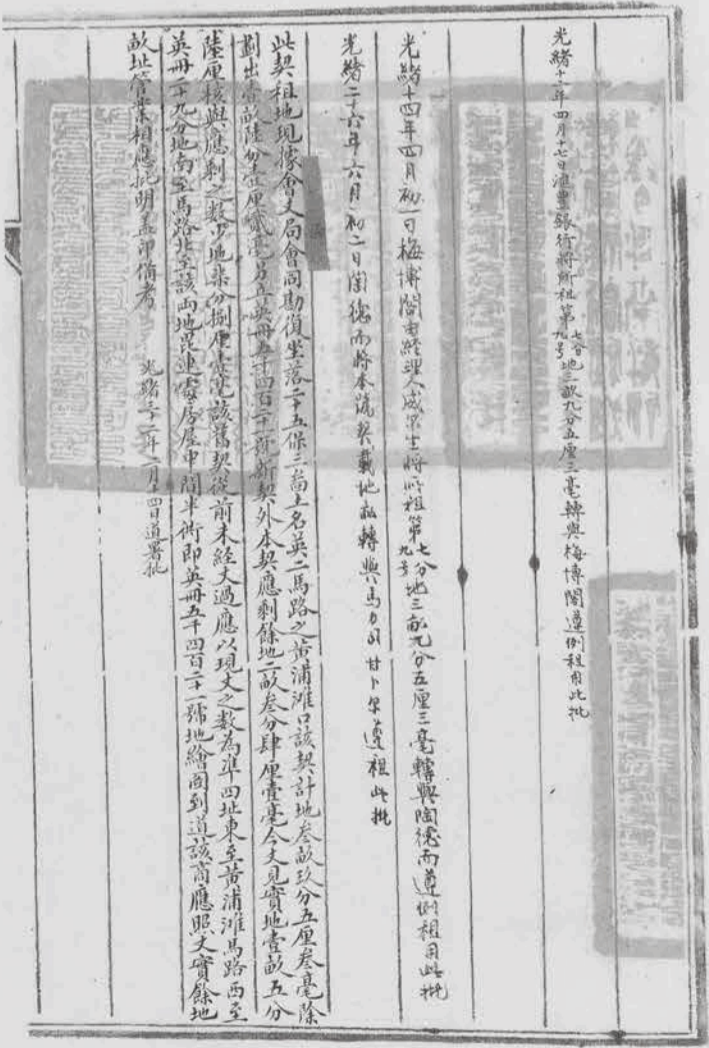
期照付

Lot No 6a

英册道契 第9號 第7分地 (二)



英册道契 第9號 第7分地 (三)



英册道契 第9號 第7分地 (四)

英一號

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道咸

為

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商公平行 即 彼士德公司

遵照和約稟明在上海港口所定英人租地造屋居住界地欲將

原業戶顧廷元等地基一處永遠賃租量見拾壹畝捌分肆

厘貳毫東至第肆分租地西至公路南至公路北至第叁拾捌分

租地由該英商彼士德公司酌付原業戶顧廷元等押租銀每

畝捌拾千共玖百肆拾柒千叁百陸拾文又付年租每畝每年伍千文應將

遵照定議減作每畝每年壹千伍百文以其餘年租叁千伍百文

按照減年租壹千增重押租拾千之例加入押租數內計增肆百拾

肆千肆百柒拾文併前原數共計押租銀壹千叁百陸拾壹千捌百

叁拾文嗣後永遠租每畝每年壹千伍百文共計拾柒千柒百陸

拾叁文務應先給每列年底預付次年之租交入銀號惟此外

均不許華民另索錢賦並請嗣後倘若英商彼士德公司願將

退地由該業戶顧廷元等必即收回一面直將前議押租銀壹千叁

百陸拾壹千捌百叁拾文照數還與英商彼士德公司收回但概不

英册道契 第11號 第35分地 (一)

准該業戶顧廷元自討退地兼此外原業戶顧廷元盡無干涉

等情陳稟到本領事合應行文照會請以此地照給地契

等因到道准此本道今已招向該業戶顧廷元等籌辦酌明均

遵前議將該地基一處出租該英商彼士德公司賃任經既該

英商彼士德公司已將前議押租等項照數付與該業戶顧

廷元等收清應准將該地交與該英商彼士德公司租住

則如該英商按期每年先給減租銀每畝壹千伍百文並無遲

欠由本道經保常守租賃存安無得合給出租地契收執為

憑須至租地契者

再查此租地原於二十五年四月間租定者彼時因租地契樣式尚

未辦成是以先將各業戶原立租地議單暫交該商收執今既

將出租地契樣式辦成當將原立租地議單繳回本道署內存

案本日換給此契為憑

二十六年五月二十五日由該英商公平行 即 彼士德公司向原業

戶邢趙氏添租地基一址量計貳畝伍分壹厘當付押租洋銀

捌百元併議年租每年陸千文當將減作每畝壹千伍百文以其

英册道契 第11號 第35分地 (二)

餘年租貳千貳百叁拾伍文准照前議加入租原數內計增錢貳
拾貳千叁百伍拾文其所定輕租每畝每年壹千伍百文共計叁千
柒百陸拾伍文按期預付

二十六年十二月十日由該英商公平行 印 坡士德公司將所原租第
三十五分地基內劃出陸畝伍分捌厘貳毫轉與英商祥勝行 印 西北
遞租用所有押租及年租增重押租等項照數並行劃楚嗣後應完
永定輕租每畝每年一千五百文共錢玖千捌百柒拾叁文應歸英商西
北遞按期照付

二十七年三月十七日由該英商公平行 印 坡士德公司將所原租第
三十五分地基內劃出捌分柒厘壹毫轉與英商義記行 荷利地
公司租用所有押租及年租增重押租等項照數並行劃楚嗣後應
完永定輕租每畝每年壹千五百文共錢壹千叁百零叁文應歸英
商 荷利地 公司按期照付

二十七年三月十七日由英商義記行 荷利地 公司將所原租 肆分
地基內劃出玖分貳厘貳毫轉租與該英商公平行 印 坡士德公司
租用所有押租及年租增重押租等項照數並行劃楚嗣後應完永



英册道契 第11號 第35分地 (三)

定輕租每畝每年一千五百文共錢壹千叁百零叁文應歸該英商
坡士德公司按期照付

三十年三月二十二日由該英商公平行 印 坡士德公司將所原
租第三十五分地基內剩餘柒畝捌分貳厘壹毫全數轉於英商
公平行 薛士施溼租用所有押租及年租增重押租等項照數並行劃
楚嗣後應完輕租每畝每年一千五百文共拾壹千柒百叁拾壹文應
歸該英商 薛士施溼公司按期照付

咸豐六年四月二十二日英商勿須來客罷畫轉受英人 這嗎四格元而
阿唐賽格師 奢伯 買理牙瑞末司 四人之托將第三十五分地基內
柒畝捌分貳厘壹毫照例立據轉租與 這嗎四格元而 收用所有押
租及年租增重押租等項照數並行劃楚嗣後應完永定每畝每年
一千五百文共拾壹千柒百叁拾壹文應歸該英人 阿唐賽格師
這嗎四格元而 按期
照付

道光二十七年十一月二十九日給租地第三十五分地基第拾壹號



英册道契 第11號 第35分地 (四)

一千九百零七年十月十九日華爾富將本契全地轉讓通和有限公司租用此批

查本契道契九百零九年十月十九日由公同利地地契前北邊分五副冊七字五分原轉租與華爾富將本契全地轉讓通和有限公司租用此批
 餘地由本契前道契九百零九年十月十九日由公同利地地契前北邊分五副冊七字五分原轉租與華爾富將本契全地轉讓通和有限公司租用此批
 南有英大馬路地契九百零九年十月十九日由公同利地地契前北邊分五副冊七字五分原轉租與華爾富將本契全地轉讓通和有限公司租用此批
 英大馬路地契九百零九年十月十九日由公同利地地契前北邊分五副冊七字五分原轉租與華爾富將本契全地轉讓通和有限公司租用此批
 光緒三十四年五月二十日華爾富將本契全地轉讓通和有限公司租用此批
 由本契前道契九百零九年十月十九日由公同利地地契前北邊分五副冊七字五分原轉租與華爾富將本契全地轉讓通和有限公司租用此批
 查本契前道契九百零九年十月十九日由公同利地地契前北邊分五副冊七字五分原轉租與華爾富將本契全地轉讓通和有限公司租用此批
 此項租契係由英商通和有限公司向公同利地地契前北邊分五副冊七字五分原轉租與華爾富將本契全地轉讓通和有限公司租用此批
 查本契前道契九百零九年十月十九日由公同利地地契前北邊分五副冊七字五分原轉租與華爾富將本契全地轉讓通和有限公司租用此批
 光緒三十四年五月二十日華爾富將本契全地轉讓通和有限公司租用此批

咸豐六年四月

日鈔存條案

同治三年四月...

光緒七年二月...

英册道契 第11號 第35分地(五)

查此契原有地亦收查分致原肆在現除劃出壹畝劃分伍厘轉立日本冊二百九十九號 新與外應餘地伍畝叁分肆厘肆毫此批民國七年三月十七日總辦本交涉使陳 會辦本道尹王批印 查此契前刺地伍畝叁分肆厘肆毫今除劃出壹畝伍分壹毫另為英冊九十四百零六 號新與外應餘地叁畝捌分肆厘叁毫現此實地叁畝肆分貳厘叁毫核計少地肆分 貳厘應以現文實數為準四址東至英冊九十四百零六號地西至英冊五百二十九百零六號地南 至南京路北至日本冊二百九十九號地北至英冊九十四百零六號地該商應照文實餘地畝址管 業此批民國七年七月十八日總辦本交涉使陳 會辦本道尹王批印 查此契前刺地叁畝肆分貳厘叁毫今除劃出貳畝壹分捌厘肆毫立日本冊三百二十八號新 與外餘地壹畝貳分肆厘叁毫四址東至英冊七百三十分西至日本冊三百二十八號地南至 南京路北至英冊九十四百零六號地該商應照文實餘地畝址管業此批本序有香批印	查此契原有地亦收查分致原肆在現除劃出壹畝劃分伍厘轉立日本冊二百九十九號 新與外應餘地伍畝叁分肆厘肆毫此批民國七年三月十七日總辦本交涉使陳 會辦本道尹王批印 查此契前刺地伍畝叁分肆厘肆毫今除劃出壹畝伍分壹毫另為英冊九十四百零六 號新與外應餘地叁畝捌分肆厘叁毫現此實地叁畝肆分貳厘叁毫核計少地肆分 貳厘應以現文實數為準四址東至英冊九十四百零六號地西至英冊五百二十九百零六號地南 至南京路北至日本冊二百九十九號地北至英冊九十四百零六號地該商應照文實餘地畝址管 業此批民國七年七月十八日總辦本交涉使陳 會辦本道尹王批印 查此契前刺地叁畝肆分貳厘叁毫今除劃出貳畝壹分捌厘肆毫立日本冊三百二十八號新 與外餘地壹畝貳分肆厘叁毫四址東至英冊七百三十分西至日本冊三百二十八號地南至 南京路北至英冊九十四百零六號地該商應照文實餘地畝址管業此批本序有香批印
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英册道契 第11號 第35分地(六)

大清欽命監督江南海關分巡蘇松太兵備道咸

給出租地契事茲准

大五款命額事官阿 照會內開今據英商 亞巴蘭 波文 遵照和約稟明在

上海港口所定英人租地造屋居住界內欲將原業戶 吳敬芳 等地基一

零永遠賃租量見拾肆畝捌分陸厘捌毫東至第肆拾分租地西至第

七十二分租地南至 第三十六分租地 北至公路由該英商 亞巴蘭 波文 酌付原業

戶 吳敬芳 等押租錢每畝壹百拾六千五百四十八零其年租承定輕租每畝每

年壹千五百文共計貳拾貳千叁百零五文亦應先給每到年底預付次年之租

文入銀號惟此外均不許華民另索錢賦並議嗣後倘若英商 亞巴蘭 波文

願將這地由該業戶 吳敬芳 等即必收回一面直將前議押租錢壹千七百三十

貳千四百文照數還與英商 亞巴蘭 波文 收回但際不准該業戶 吳敬芳 自

討退地兼此外原業戶 吳敬芳 盡無干涉等情陳稟到本領事合應行

文照會請以此地照給地契等因到道准此本道今已招向該業戶 吳敬芳 等

籌辦酌明均遵前議將該地基一處出租該英商 亞巴蘭 波文 賃住經說該英

商 亞巴蘭 波文 已將前議押租等項照數付與該業戶 吳敬芳 等收清亞應

准將該地交與該英商 亞巴蘭 波文 租住則如該英商按期每年先給減租錢

為

英册道契 第12號 第39分地 (一)

每畝壹千五百文並無遲欠由本道經保常守租債存存無碍合給出租地契收執為憑須至出租地契者

再查此租地原于二十五年四月租定者彼時因租地契樣式尚未辦成是

以先將各業戶原立租地議單暫交該商收執今既將出租地契樣式

辦成當將原立租地議單繳回本道署內存案本日換給此契為憑

二十七年五月十八日由該英商 亞巴蘭 波文 將所原租地壹拾九分地基內劃出貳畝

壹分叁厘叁毫轉與英商 阿得爾 亞里 兄弟租用所有押租錢項照數

並行劃楚嗣後應完承定輕租每畝每年一千五百文共錢貳千五百文應歸

英商 阿得爾 亞里 按期照付

二十七年五月十八日由英商 阿得爾 亞里 將所原第肆拾分地基內劃出貳畝

零四厘叁毫轉與該英商 亞巴蘭 波文 租用所有押租錢項照數並行劃

楚嗣後應完承定輕租每畝每年一千五百文共錢四千五百六十三文應歸

該英商 亞巴蘭 波文 按期照付

年月日由修造公路會將所原租字第七拾七分地基內劃出四分轉與

該英商 亞巴蘭 波文 租用所有押租及年租增重押租等項照數並行

劃楚嗣後應完承定輕租每畝每年壹千五百文共錢貳千五百文應歸該英

英册道契 第12號 第39分地 (二)

商亞巴爾波文 按期照付
 咸豐六年八月初三日英商亞巴爾波文將所租地基二十九分計五畝七分無厘
 四毫轉與英來勝租用該商遵照契條所載條例承業如有違背
 其地即非伊有矣

道光 式拾柒年 拾壹月
 日給租地基拾九分地契第拾貳號

咸豐十一年二月初五日英商亞巴爾波文將所租地基二十九分計五畝七分無厘
 四分七厘三毫轉與英商怡和行租用該商遵照條例承業如違地非伊有矣

同治十一年九月廿九日怡和行將所租地基二十九分計五畝七分無厘三毫轉與漢生租用該
 商遵照條例承業可也

光緒元年二月廿五日漢生將所租地基二十九分計五畝七分無厘三毫轉與姓以夫生遵照租用此批
 光緒四年五月九日姓以夫生將所租地基二十九分計五畝七分無厘三毫託阿丁特利按本英五月初三號立
 合同轉與華人唐茂枝租用歸于中國人冊本契理合註銷此批

英册道契 第12號 第39分地 (三)

英十三號

榜

大清欽命監督江南海關分巡蘇松太兵備道咸
 給出租地契事茲准
 大英欽命領事官阿 照會內開今據英商校即託瑪士公司遵照和約稟明
 在上海港口所定英人租地造屋居住界內欲將原業戶曹永清等地基一處
 永遠賃租量見三畝七分三厘五毫東至河西至公路南至公路北至公路由該
 英商校即託瑪士公司酌付原業戶曹永清等押租銀每畝五千共一千五百元
 千五百元又付年租每畝每年二十五元應將遵照定議減作每畝每年一百元
 百元以其餘年租一千元按照減年租一千增重押租十元之例加入押租數內計增
 二百元一千五百元併前原數共計押租銀一千三百元五年後永定輕租每
 畝每年一千五百元共計三千零元文務應先給每年底預付次年之租交入銀
 號惟此外均不許華民另索錢賦並議嗣後倘若英商校即託瑪士願將退地
 由該業戶曹永清等即必收回一面值將前議押租銀一千三百元三千五百元
 照數還與英商託瑪士公司收回但概不准該業戶曹永清自討退地業此外
 原業戶曹永清盡無干涉等情陳稟到本領事合應行文照會請以
 地照給地契等因到道准此本道今已招向該業戶曹永清等籌辦酌明均
 遵前議將該地基一處出租該英商校即託瑪士公司賃任經既該英商

英册道契 第13號 第42分地 (一)

校即託瑪士公司已將前議租等項照數付與該業戶曹永清等收清
 李百里 並應准將該地交與該英商校 託瑪士公司租住則如該英商校按期每年先給
 減租錢每畝一千五百元並無遲欠由本道經保常守租賃存安無碍合給出租
 地契收執為憑須至出租地契者

再查此租地原於十五年四月間租定者被時因租地契樣式尚未辦成是
 以先將各業戶原立租地議單暫交該商收執今既將出租地契樣式辦
 成當將原立租地議單繳回本道署內存案本日換給此契為憑
 二十八年正月五日由該英商 託瑪士公司將所原租第四十二分地計三畝

七分二厘五毫全數轉與英商託瑪士李百里租用所有押租及年租增重押
 租等項照數並行文楚嗣後應定輕租每畝每年一千五百元共三千零
 全元應歸英商託瑪士李百里按期照付咸豐四年十月十六日該商 託瑪士
 將所租第四十二分地其三畝七分二厘五毫轉與英商入畧李百里
 租用所有應完輕租每畝每年一千五百元應歸入畧李百里按期照付
 查咸豐四年十月十六日契上誤添註 託瑪士轉租入畧李百里字樣惟此時 託瑪士業已逝
 世但有該 託瑪士所留下遺書內開囑將所租第四十二分地其三畝七分二厘五毫遺交
 伊妻 畧李百里管業具有確據可憑茲咸豐五年六月初四日查明遺書是實合行將
 轉租改正遺交字樣該地是為 畧李百里所有所有應完輕租每畝每年一千五百元應歸
 入畧李百里按期照付書此存也

英册道契 第13號 第42分地 (二)

咸豐九年八月五日英商 畧李百里將所租第四十二分地計三畝七分二厘五毫由經理人 畧李百里 曹永清等
 並名制送本道署存案本日行 人轉租與 英商 畧李百里 租住所有應完輕租每畝每年一千五百元應歸
 入畧李百里按期照付書此存也

道光二十七年十一月二十四日給租地第四十二分地契第三號

咸豐五年五月 日抄錄備案

咸豐五年十一月十五日 託瑪士公司將所原租第四十二分地計三畝七分二厘五毫全數轉與英商 畧李百里租用所有押租及年租增重押租等項照數並行文楚嗣後應定輕租每畝每年一千五百元共三千零全元應歸英商 畧李百里按期照付咸豐四年十月十六日該商 託瑪士將所租第四十二分地其三畝七分二厘五毫轉與英商入畧李百里租用所有應完輕租每畝每年一千五百元應歸入畧李百里按期照付

同治元年四月十四日英商 畧李百里將所租第四十二分地計三畝七分二厘五毫全數轉與英商 畧李百里租用所有押租及年租增重押租等項照數並行文楚嗣後應定輕租每畝每年一千五百元共三千零全元應歸英商 畧李百里按期照付咸豐四年十月十六日該商 託瑪士將所租第四十二分地其三畝七分二厘五毫轉與英商入畧李百里租用所有應完輕租每畝每年一千五百元應歸入畧李百里按期照付

英册道契 第13號 第42分地 (三)

英第十四號

大清欽命監督江南海關分巡蘇松太兵備道咸 為

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商和託行即羅蘭金

公司遵照和約稟明在上海港三所定英人租地造屋居住界

內欲將原業戶徐景彩等地基一處永遠賃租量見五畝二分

七厘三毫東至第二面分租地西至半河南至第二十八分租地北至

公路由該英商羅蘭金公司酌付原業戶徐景彩等押租銀每

畝五十千共二百六十三千六百五十五文付年租每畝每年二十五文

應將遵照定議減作每畝每年一千五百文以其餘年租一千文

按照減年租一千增重押租十之例加入押租數內計增五千七

百三十文併前原數共計押租銀三百六十三千八百八十文嗣後永定

租租每畝每年一千五百文共計七千九百五十文務應先給每到底

預付次年之租文入銀號惟此外均不許華民另索錢賦並諸嗣

後倘若英商羅蘭金公司願將退地由該業戶徐景彩等即必

收回一面直將前議押租銀三百六十三千八百八十文照數還與英商

羅蘭金公司收回但敢不准該業戶徐景彩等自討退地並此外

英册道契 第14號 第41分地 (一)

原業戶徐景彩畫無干涉等情陳稟到本領事合應

行文照會請以此地給地契等因到道准此本道今已招向該

業戶徐景彩等籌辦酌明均遵前議將該地基一處出租該英

商羅蘭金公司賃住經既該英商羅蘭金公司已將前議押租等

項照數付與該業戶徐景彩等收清應准將該地契與該英

商羅蘭金公司租住則如該英商按期每年先給減租銀每畝一千

五百文並無遲欠由本道經保常守租賃存安無礙合給出租地

契收執為憑須至出租地契者

再查此租地原於三五年四月間租定者彼時因租地契樣式

尚未辦成是以先將各業戶原立租地議單暫交該商收執

今既將出租地契樣式辦成當將原立租地議單繳回本道署

內存案本日換給此契為憑

咸豐三年四月十三日由該英商羅蘭金公司將所原租第四

十一分地基劃出四分之一轉與英商羅蘭金公司租用所有押等項

數全行劃楚嗣後所有應元水之租租每畝每年一千五百文應歸該

英商羅蘭金公司收執

多馬士林羅蘭金公司

英册道契 第14號 第41分地 (二)

咸豐八年十一月廿六日英商 羅 孫 將所租地基第 十四分計
 五畝二分七厘三毫轉與成林璞蘭金租用成林璞蘭金又在所
 租第二分地內劃出四畝七分四厘八毫併入該五分地內合用現查該
 分地基實有十畝二厘一毫該商遵照契例承業如違地非伊有
 矣
 咸豐九年正月朔日英商成林璞蘭金將所租地基 十四分計 十四畝零
 式厘之毫轉與英商阿弗列特威金租用該商遵照契例承業如違地非伊有矣
 道光二十七年十一月廿五日給租地第 十四分計 第十四號

同治十年六月十六日英商阿弗列特威金生由經理人吉生將所租 十四分地 十四畝零 二厘一毫分出三股之二轉
 與英商惠廉德金生又將餘地三股之二轉與英商阿弗列特威金生租用該民等遵照例承業可也

咸豐八年十一月
 日抄存條案

同治十年六月十六日英商惠廉德金生將所租 十四分地 十四畝零 二厘一毫分出三股之二轉與英商阿弗列特威金生
 租用該商遵照例承業可也

光緒十九年七月廿五日英商阿弗列特威金生由經理人施克司將所租 十四分地 十四畝零 二厘一毫分出三股之二轉與英商阿弗列特威金生
 租用該商遵照例承業可也

英册道契 第14號 第41分地 (三)

光緒十六年十月二十日已故平治門之應受遺產人英婦魯納平治門將所租第 十四分地 十四畝零 二厘一毫之轉
 與阿加刺銀行遵照例租用此批

光緒二十一年五月五日阿加刺銀行將所租 十四分地 十四畝零 二厘一毫之轉與英商廣公司遵照例租用此批

民國十年十月十三日全地轉與英商 萬 五 百 五 十 五 號 新 興 本 興 該 號

英册道契 第14號 第41分地 (四)

英中契第拾五號

抄

大清欽命監督江南海關分巡蘇松太兵備道 為

給出租地契事 茲准

大英 欽命領事官阿

照會內開今據英商 阿得爾 卷契 刺勒士得福 卷契 擬請遵照和約稟明

在上海港口所定英人租地造屋居住界內欲將原業戶徐寶林等地基二處

永遠賃租量見 三畝七分 四厘 二 八毫 東至公路西至公路南至半河北至

公路由該英商 阿得爾 卷契 刺勒士得福 卷契 兄弟酌付原業戶徐寶林等押租銀 每畝八

拾千共 一八一九一 文 總共五百八十三百文又付年租每畝 二千五百文共計四十二

應將遵照定議減作每畝每年一千五百文以其餘年租 三千五百文共計九千五百文按照

減年租十增重押租拾千之例加入押租數內計增 七千四百 文共二千三百六十九

文併前原數共計押租銀 三千七百七十九百文嗣後 永定輕租每畝每

年一千五百文共計 五千六百五十八文務應 先給每到底預付次年之租交

入銀號惟此外均不許華民另索錢賦並議嗣後倘若英商 阿得爾 卷契 願將退地

由該業戶徐寶林等即收回一面直將前議押租銀七百七十九百文照數交與英

商 阿得爾 卷契 收回但概不准該業戶徐寶林自討退地並與外原業戶徐寶林

盡無干涉等情陳稟到本領事官應行文照會請該地照給地契并因到道准此

本道全已拍向該業戶徐寶林等籌辦酌明均遵照前議將該地基處出租該英

7627

英册道契 第15號 第40分地 (一)

商 阿得爾 卷契 刺勒士得福 卷契 賃住既該英商 阿得爾 卷契 刺勒士得福 卷契 已將前議押租等項照數付與該業戶徐寶林等收清並應准將該地交與該英商 阿得爾 卷契 刺勒士得福 卷契 租住則如該英商按期每年先給減租銀每畝一千五百文並無遲欠由本道經保常守租債存安無碍合給出租地契收執為憑須至出租地契者

再查該地原於十五年四月間 租定者彼時因租地契樣式尚未辦成是以先將各業戶原立租地議單暫交該商收執今既將出租地契樣式辦成當將原立租地議單繳回本道署內存案本日換給此契為憑

於三十年三月十八日由該英商 阿得爾 卷契 刺勒士得福 卷契 將所另租地基第七分內劃出捌分轉入

原租第四分內添用

二十七年五月八日由該英商 阿得爾 卷契 刺勒士得福 卷契 將所原租第四分地基內劃出三畝四厘轉

與英商 亞巴蘭 波文 租用所有押租及年租增重押租等項照數並行劃楚嗣後應完永定

輕租每畝每年一千五百文共銀四千五百文應歸英商 亞巴蘭 波文 按期繳付

二十七年五月十八日由英商 亞巴蘭 波文 將所原租第三分地基內劃出三畝三厘轉租

與該英商 阿得爾 卷契 刺勒士得福 卷契 租用所有押租及年租增重押租等項照數並行劃楚嗣後應完

永定輕租每畝每年一千五百文共銀三千五百文應歸該英商 阿得爾 卷契 刺勒士得福 卷契 按期繳付

三十年三月十八日由該英商 阿得爾 卷契 刺勒士得福 卷契 將所原租第四分地基內劃出三畝三厘轉

英册道契 第15號 第40分地 (二)

與美商士密租用所有押租及增重押租各項數目並行劃楚嗣後應完永定輕租每年共計錢拾千四百九十九文應歸美商士密按期照付

光緒十七年十月初十日由該美商士密將所原租第四分地基餘剩七畝六分厘三毫全數轉與英商葛蘭啟租用所有押租及增重押租照數並行劃楚嗣後應完永定輕租每年共計錢拾千四百九十九文應歸英商葛蘭啟按期照付

同治三年二月廿日已故葛蘭啟現由經理人將所租^{四十分}十五號地基七畝六分六厘三毫轉與撤理葛蘭啟^{六分}合用該民等遵照例承業可也

哈南葛蘭啟

光緒二十一年六月十日管理已故哈南葛蘭啟事業人轉托代理人佛蘭西士按照英一千八百七十一年六月初六日所立遺書已於英一千八百七十六年五月二十日經官查驗加立准憑茲於英署呈閱今將哈南葛蘭啟所租^{四十分}十五號自己分內之地轉與胞姊撤理葛蘭啟遵照例租用此批

道光二十七年十一月二十四日洽租地第四分地契第十五號

同治二年二月二十八日抄存條案

光緒二十一年二月廿日 英署署理人 佛蘭西士 呈閱 英一千八百七十六年五月二十日經官查驗加立准憑 茲於英署呈閱 今將哈南葛蘭啟所租^{四十分}十五號自己分內之地轉與胞姊撤理葛蘭啟遵照例租用此批



英册道契 第15號 第40分地 (三)

查此契餘地未畝陸分陸厘查現准英副領事郭函由會文局會同勘復坐落于五保三國必守行土名二擺渡南又見地未畝捌厘查其東面南段已劃馬路並未讓與工部局地查分陸厘玖毫又北段讓與工部局築馬路致重壹毫又北面讓與工部局築馬路致分捌厘肆毫此項劃築馬路之地仍歸契內本契合共有地未畝陸分玖厘肆毫北東至四川路西至英丹三十九號地南至寶波路北至北京路將其批明呈請蓋印前來合即蓋印備考 民國四年正月二十日日本道尹楊批印

一千九百十四年五月十二日白立將本契全地轉與哈南葛蘭啟

查此契准英國駐上海總領事署函本契由前租主哈南葛蘭啟全地轉與新沙遜銀

行租用等因准此相應批以資執管此批 中華民國三年九月廿九日上海工部局批印



英册道契 第15號 第40分地 (四)

致英總領事法

逕啟者會丈局業呈准

貴副領事郭公英丹甲分契地業經

復勘明將查卷九移送 在案

查此項契業因准任查核在任將契加批

呈請蓋印前未合印蓋印甫此送請

查收轉致

郭副領事分別存法為荷順此

日此

楊

計送上下印契二張洋文附張四張印契一張

一月十六日

閱

英册道契 第15號 第40分地(五)
特派江蘇交涉員致英國駐滬領事函

英國公署地契
英十六號地契 委員洪查見

大清欽命監督江南海關蘇松太兵備道吳

給出租地契事茲准

大英欽命管事官阿 照會內開照得欽奉

諭旨 遵旨知在二海港一所定六人租地這處在界內即於界內 石炳榮 吳思本 等處基

一處永遠賃租作為

大英國官署基地量見壹百貳拾陸畝玖分六厘七毫東至黃浦 西至半河 南至公路

北至吳淞港由本管事官酌付原業戶 石炳榮 吳思本 等押租錢每畝五拾貳千一百七十一

文共錢陸千陸百貳拾肆千零捌拾五文正其年租永遠輕租每畝每年壹千五百文

共計壹百九十九零四百五拾文亦應先給每到年底預付次年之租交入銀號惟

此外均不許華民另索錢賦並議嗣後倘若管事官願將退地由該業戶 石炳榮 吳思本 等

即必收回一面直將前議押租錢陸千陸百貳拾肆千零捌拾五文照數呈還管事

官收回但概不准該業戶 石炳榮 吳思本 等自討退地兼此外原業戶 石炳榮 吳思本 等盡無干涉

合應行文照會請以此地照給地契等因到道准此本道今已招向該業戶 石炳榮 吳思本 等

籌辦酌明均遵前議將該地基一處出租與

大英欽命駐劄上海領事官曾祖既由官署官署一將前議押租等項照數付與

該業戶 石炳榮 吳思本 等收清並應准將該地交與管事官為

大英國官署基地租用則如管事官按期每年先給減租錢每畝壹千五百文並

無遲欠由本道經保常守賃租存安無碍合給出租地契收執為憑須至

為

英册道契 第16號 1847年未編地分號, 1867年編為582分地(一)

出租地契者

查本署地基原契所載共計一百二十六畝九分六厘七毫續又換租軍工廠地十一畝零除於同治元年將本署餘地分租各洋商並除去浦灘游戲之地外現經籌防公局會同地保經量本署租地實有四十四畝一分五厘特於同治六年九月初十日註明契內以憑查核

地保莊念祖

咸豐元年七月

同治六年九月初十日

英册五百八十二分現將該地分入本契地內合用本契地基計共五十七畝一分六厘七毫合行註明

同治六年九月

按察使銜監督海關應

錄存備案

英册道契 第16號 1847年未編地分號，1867年編為582分地（二）

中契 英國第十七號地契

大清欽命監督江南海關分巡蘇松太兵備道咸

給出租地契事 茲准

大英欽命領事官阿 照會內開全據花旗國商人德記行即英魯國公司

遵照和約開明在上海港口所定英人租地造屋居住界內欲將原業戶恒源等地基一處永遠賃租量見十畝八分七厘 其東至黃浦灘西至界三士多租地南至第六租地北至三路由該花旗國商人英魯國公司酌付原業戶地恒源等押租錢每畝三十七元五角三分三厘 文又付年租每畝每年二千五百五十五文應將遵照定議減作每畝每年一千五百文其餘年租五千零五十五文概減年租一千增重押租十之例如押租數內計增五百零八千九百四十五文併前原數共計押租銀九百五十六千九百四十五文嗣後永定輕租每畝每年一千五百文共計六千三百零四文務應先給每年底預付次年之租交銀辨惟此外均不許華民另索錢賦並議嗣後倘若花旗商英魯國公司願行退地由該業戶地恒源等即收回一面直將前議押租銀九百五十六千九百四十五文照數還與花旗商英魯國公司收回但概不准該業戶地恒源自討退地兼此外原業戶地恒源盡無干涉等情陳前到本領事官應行文照會請以此地照給地契等因到道准此本道今已招向

英册道契 第17號 第5分地（一）

公司租住則如該花旗商格期每年先給減租銀每畝二十五元並無遞欠由
本道經保常守租價存其無碍合給出租地契為憑收執須至出租地契有

再查租地原於十五年五月間租定有彼時因租地契樣式尚未辦成是以先將
各業戶原立租地契單暫交該商收執今既將出租地契樣式辦成當將原立租地
契單繳回本道署內存案本日經給契單為憑
十五年五月七日由該花旗商格期行印據將原立租地契單內列五畝八
三厘五毛轉與英商格期公司租用所有押租及年租增項等項應由該商自行劃撥嗣
後應用未定租銀每年二十五元計銀五百元應歸英商格期公司行印據期行
光緒二十七年十一月二十四日給租地第五分地契第十七號

道 光 二十七年十一月二十四日給租地第五分地契第十七號

咸豐二年二月由託理該花旗商格期行印據將原立租地契單內列五畝八
三厘五毛轉與英商格期公司租用所有押租及年租增項等項應由該商自行劃撥嗣
後應用未定租銀每年二十五元計銀五百元應歸英商格期公司行印據期行

咸豐三年十月二日由英商大倫公司行印據將原立租地契單內列五畝八
三厘五毛轉與英商格期公司租用所有押租及年租增項等項應由該商自行劃撥嗣
後應用未定租銀每年二十五元計銀五百元應歸英商格期公司行印據期行

咸豐五年二月初五日英商格期公司行印據將原立租地契單內列五畝八
三厘五毛轉與英商格期公司租用所有押租及年租增項等項應由該商自行劃撥嗣
後應用未定租銀每年二十五元計銀五百元應歸英商格期公司行印據期行

咸豐七年七月初五日英商格期公司行印據將原立租地契單內列五畝八
三厘五毛轉與英商格期公司租用所有押租及年租增項等項應由該商自行劃撥嗣
後應用未定租銀每年二十五元計銀五百元應歸英商格期公司行印據期行

咸豐九年五月初五日英商格期公司行印據將原立租地契單內列五畝八
三厘五毛轉與英商格期公司租用所有押租及年租增項等項應由該商自行劃撥嗣
後應用未定租銀每年二十五元計銀五百元應歸英商格期公司行印據期行

咸豐十一年五月初五日英商格期公司行印據將原立租地契單內列五畝八
三厘五毛轉與英商格期公司租用所有押租及年租增項等項應由該商自行劃撥嗣
後應用未定租銀每年二十五元計銀五百元應歸英商格期公司行印據期行

咸豐十三年五月初五日英商格期公司行印據將原立租地契單內列五畝八
三厘五毛轉與英商格期公司租用所有押租及年租增項等項應由該商自行劃撥嗣
後應用未定租銀每年二十五元計銀五百元應歸英商格期公司行印據期行

咸豐十五年五月初五日英商格期公司行印據將原立租地契單內列五畝八
三厘五毛轉與英商格期公司租用所有押租及年租增項等項應由該商自行劃撥嗣
後應用未定租銀每年二十五元計銀五百元應歸英商格期公司行印據期行

咸豐十七年五月初五日英商格期公司行印據將原立租地契單內列五畝八
三厘五毛轉與英商格期公司租用所有押租及年租增項等項應由該商自行劃撥嗣
後應用未定租銀每年二十五元計銀五百元應歸英商格期公司行印據期行

咸豐十九年五月初五日英商格期公司行印據將原立租地契單內列五畝八
三厘五毛轉與英商格期公司租用所有押租及年租增項等項應由該商自行劃撥嗣
後應用未定租銀每年二十五元計銀五百元應歸英商格期公司行印據期行

英册道契 第17號 第5分地 (二)

同日再此... 光緒二十七年七月... 同治十五年... 咸豐二年... 咸豐三年... 咸豐五年... 咸豐七年... 咸豐九年... 咸豐十一年... 咸豐十三年... 咸豐十五年... 咸豐十七年... 咸豐十九年...

光緒二十七年七月... 同治十五年... 咸豐二年... 咸豐三年... 咸豐五年... 咸豐七年... 咸豐九年... 咸豐十一年... 咸豐十三年... 咸豐十五年... 咸豐十七年... 咸豐十九年...

一千九百一十三年九月三十日... 查該英原有地... 新契又劃出... 查核計十地... 十一分地... 一千九百一十四年七月... 查此契准英國... 租用等件... 均歸... 均歸...

Table with multiple columns containing text, likely a ledger or record of land transactions. The text is dense and follows a structured layout typical of historical documents.

英册道契 第17號 第5分地 (三)

大清欽命監督江南海關分巡蘇松太兵備道成

為

給租地契事

大英欽命領事官何 照會內開今據英商太平行即 李勤曼公司

遵憲和約稟明在上海港口所定英人租地造屋居住界內擬將

原業戶吳桂芳等地基一處永遠賃租量見陸欽案分貳厘玖

毫東至公路西至半河南至公路北至第叁拾分租地由該英商李

勤曼波文公司酌付原業戶吳桂芳等租銀每歲拾千五百

叁拾捌千叁百貳拾文付每租每歲每年五年文應將遵憲定議減

作每歲每年壹千五百文以其餘年租叁千五百文按照減年租壹千增重

押租拾千之例加入押租數內計增貳百叁拾伍千五百拾文併前原數

共計押租銀柒百柒拾叁千捌百叁拾文嗣後承定輕租每歲每年壹千

伍佰共計拾千零零玖拾叁文務應先給每列年度預付次年之租交入

銀庫惟此外均不許華民另索餓賦並議嗣後倘若英商 李勤曼公司

願將退地由該業戶吳桂芳等即為收回一百直將前歲押租銀柒

百柒拾叁千捌百叁拾文照數還與英商 李勤曼公司收回但概不准該

業戶吳桂芳自討退地此外原業戶吳桂芳等無干涉等情陳



英册道契 第18號 第27分地 (一)

稟稟到本領事官應行文照會請以此地照給地契等因到道准

此本道今已相向該業戶吳桂芳等辦酌明均遵前議將該地

基一處出租該英商 李勤曼公司賃住經該英商 李勤曼公司已將

前議押租等項照數付與該業戶吳桂芳等收清並應准將該地契

與該英商 李勤曼公司租住則如該英商按期每年先給減租銀

每歲壹千五百文並無遲欠由本道經保長守租賃存妥無碍合給

出租地契收執為憑預至出租地契者

再查此租地原於二十五年五月間租定者彼時因租地契樣式

尚未辦成是以先將各業戶原租地議單暫交該商收執今既

將出租地契樣式辦成當將原租地議單繳回本道署內存案

本日換給此契為憑

二十七年三月二十二日由英商功敦將所原租第叁拾分地基內例

出壹畝柒分肆厘貳毫轉租與該英商 李勤曼公司租用所有

押租及年租增重租等項照數並行酌楚嗣後應完承定輕租

每歲每年壹千五百文共銀貳千陸百拾叁文應歸該英商 李勤曼公

司按期照付



英册道契 第18號 第27分地 (二)

二十八年七月十八日由該英商李勤曼公司將所原租第貳拾柒分地基
 基陸政第貳分地屋政第陸分地由英商功教到租第貳拾分地基壹分地
 分肆厘壹毫全數轉併英商李勤曼租用所有押租及年租增重押
 租等項照數全行交楚嗣後應完承定輕租每畝每年壹千五百文共
 計銀拾貳千柒百零陸文應歸英商李勤曼按期照付

咸豐五年三月十七日由英商李勤曼將所租第貳拾柒分地基六分壹
 厘九毫并將由英商功教到租第貳拾分地基壹分七分壹厘全數
 轉與英商李勤曼租用所有應完輕租每畝每年一千五百文應歸英
 商李勤曼按期照付

咸豐六年八月二十七日由英商李勤曼將所租第貳拾柒分地基六分
 一分壹厘全數並得第貳拾分地基壹分七分壹厘全數轉與李勤
 曼租用該商遵照契所載承業如有違背其地即非伊有矣

道光二十八年十一月二十四日給租地第貳拾柒分地契第拾捌號

同治二年四月二十五日英商李勤曼將所租第貳拾柒分地基六分壹厘九毫轉與里立李勤曼租
 用該民遵照承業可也

英册道契 第18號 第27分地 (三)

英中契拾玖號

大清欽命監督江南海關分巡蘇松太兵備道咸

給租地契事茲准

大英欽命領事官阿 照會內開令據英商阿得爾兄弟遵照和約聲明在
 上海港口所定英人租地造屋居住界內欲將原業戶曹學國等地基一處永遠
 賃租量見拾柒畝五分叁厘東至公路西至第七拾七分租地南至公路北至
 由該英商阿得爾兄弟 酌付原業戶曹學國等押租銀每畝伍拾陸拾百六
 拾壹千五百文又付年租每畝每年貳千五百文應將遵照定議減作每畝每年壹千
 伍百文其餘年租壹千文按照減年租壹千之例加入押租數內計
 增壹百柒拾叁千叁百文併前原數共計押租銀壹千零陸拾叁千捌百文嗣後永
 定輕租每畝每年壹千伍百文共計貳拾伍千貳百肆拾伍文務應先給每到底預付
 次年之租交入銀號惟此外均不許華民另索錢賦並議嗣後倘若英商阿得爾
 願將退地由該業戶曹學國等即必收回一面直將前議押租銀壹千零陸拾三
 千捌百文照數還與英商阿得爾兄弟收領但概不准該業戶曹學國自討退
 地兼此外原業戶曹學國盡無干涉等情陳稟到本領事官應行照會請
 以此地照給地契等因到道准此本道今已招向該業戶曹學國等詳辦酌明
 均遵照前議將該地基一處出租該英商阿得爾兄弟遵照和約聲明在
 上海港口所定英人租地造屋居住界內欲將原業戶曹學國等地基一處永遠

英册道契 第19號 第43分地 (一)

已將前議押租等項照數付與該業戶暫收存至應准將該地交與該
業戶阿得爾爾查契契租任則如該業戶將該地租銀每畝壹千伍百
文並無遲欠因本道經保常守租債存妥無礙合給出租地契收執為憑須
至出租地契者

再查此租地原於二十五年九月間租定者彼時因租地契樣式尚未辦
成是以先將各業戶原立租地議單暫交該商收執今既將出租地契樣
式辦成當將原立租地議單繳回本道署內存案本日換給此契為憑
二年三月十一日由該英商阿得爾爾查契將所原租第四拾叁分地基拾貳分叁厘

全數轉與美商士密租用所有押租及增重押租各項照數並行劃楚嗣後應
已允承定輕租每年共計錢貳拾伍千捌百四十五文應歸美商士密按期照付

二年十一月初十日由美商士密將所原租第四拾叁分地基拾貳分叁厘全數轉
與美商葛蘭敦租用所有押租及增重押租各項照數並行交楚嗣後應完

承定輕租每年共計錢二千五百四十五文應歸美商葛蘭敦按期照付
三年五月二十九日該英商葛蘭敦向業戶羅寶南等添租地基二畝當將

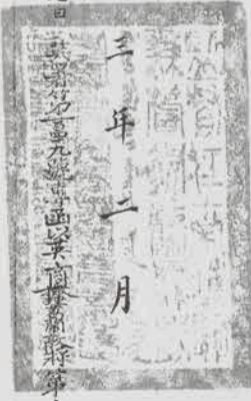
押租壹千貳百十元嗣後應完承定輕租每畝每年錢千五百文由該英商
葛蘭敦按期預付



同治三年二月廿日已故葛蘭敦現由經理人將所租地基拾貳分三
厘哈南葛蘭敦二人合用該地生道例承辦也

道光貳拾柒年拾壹月 二十四 日給租地第肆拾叁分地契第拾玖號

光緒二年六月廿日管理已故哈南葛蘭敦事業人轉托代理人佛蘭西士
按照英一千八百七十一年六月初六日所立遺書已於英一千八百七十六年五月二
十日經官查驗如立准准茲於英署呈閱今將哈南葛蘭敦所租第四拾叁分
已分內之地全行轉與哈南葛蘭敦遵照例租用此批




同治三年二月 日抄存備案

光緒五年二月七日 武備司署九號第拾玖號地契與白立 租用相應註明備案

一千九百十四年六月十八日白立將本契全地轉與業廣公司租用以批
一千九百十八年三月十二日業廣公司將本契全地轉與通和有限公司租用以批

<p>查此契地東南角有地一條計長一百四十七寸闊十二尺撥後祖主係呈地查該一條地雖歸本契租用應作出改共八千五百三十九號契主公用出入不得阻礙深將該查對卷備查外相應批明蓋印備改 <small>一千九百二十年十月三十日批</small></p>	<p>查此契地坐落二十五保三急必字圩土名自來水橋南厚租地拾柒畝式分三厘六毫出壹畝叁分捌厘四毫另立英冊八千五百七十七號契又劃三畝五分三毫五八千五百三十八號契又劃式畝式分三厘五毫五八千五百三十九號契三共劃出地壹畝壹分式厘式毫存契應修地拾畝式分捌毫此批 民國四年五月廿七日奉道尹楊批印</p>	<p>查此契檢會文向洋稱准 英領事郭 函以該契原載地本屬拾玖畝式分叁厘捌分光緒二十五年二月十七日過戶時誤地為拾柒畝式分叁厘此以制出地印且拾柒畝式分叁厘之數地簿改共原或不准將從前過戶簿之數更正外將契區清查加批更正并查該上契原載僅拾柒畝式分叁厘而下契則有已故之葛蘭數在故後添租羅實南基地式畝一條當時如何錯誤年久未查改既既准函開前由原契地拾玖畝式分叁厘誤制出外核計本契應有餘地拾式畝壹分捌毫請先加批印給以憑執業等情前來相應加批更正蓋印備改是年八月初九日加批</p>
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英册道契 第19號 第43分地 (四)

<p>一千九百二十一年六月十三日通知有浪公司將本契地轉與白松泉租用此批</p>	<p>查此契准英國駐上海總領事署函本契由前祖主白格爾將全地轉與安泰產集有限公司租用等因准此相應加批以資執管此批 中華民國二十二年七月七日上海市土地局批印</p>	
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英册道契 第19號 第43分地 (五)

大清欽命監督江南海關分巡蘇松太兵備道咸 為給出租地契事茲准

大英欽命領事官阿 照會開今據英商打喇士道照和約稟明在港

港所定英人租地造屋居住界內欲將原業戶吳尚賓守地基二處

承遠賃租量見伍畝陸分肆厘東至公路西至第六拾四分租地南至公

路此至公路由該英商打喇士酌付原業戶吳尚賓守押租銀每畝捌

拾共計肆百零二文又付年租每畝每年叁千文應將舊租定議減作

每畝每年一千伍百文以其餘年租壹千五百文按照減年租一千增重押租拾千

之例加入押租數內計增八千六百文併前原數共計押租銀伍百三十五文

文嗣後承定輕租每畝每年一千五百文共計捌千肆百陸拾文務應先給每

到年底預付次年之租交銀號惟此外均不許華民另索餽賦並議嗣後

倘若英商打喇士願將退地由該業戶吳尚賓守即必收回一面直將前

議押租銀五百叁拾五文照數還與英商打喇士收回但概不准該業戶

吳尚賓自討退地兼此外原業戶吳尚賓盡無干涉等情陳稟到本領

事合應行文照會請以此地照給地契等因到道准此本道今已指與該業

戶吳尚賓守籌辦酌明均遵前議將該地基一處出租該英商打喇士

賃住經既該英商打喇士已將前議押租項照數付與該業戶吳尚賓守收

英冊道契 第20號 第32分地 (一)

清並應准將該地交與該英商打喇士租住則如該英商按期每年先給
減租銀每畝一千五百文並無遲欠由本道經保常守租賃存安無碍合給
出租地契收執為憑須至出租地契者

再查此租地原於壬午年九月間租定者彼時因租地契樣式尚未辦成是以先將各
業戶原立租地議單暫交該商收執今既將出租地契樣式辦成當將原立租地
議單繳回本道署內存案本日換給此憑

二十六年四月十日該英商打喇士將所原租第三分地基內劃出六分九厘作
為甲字三三二分

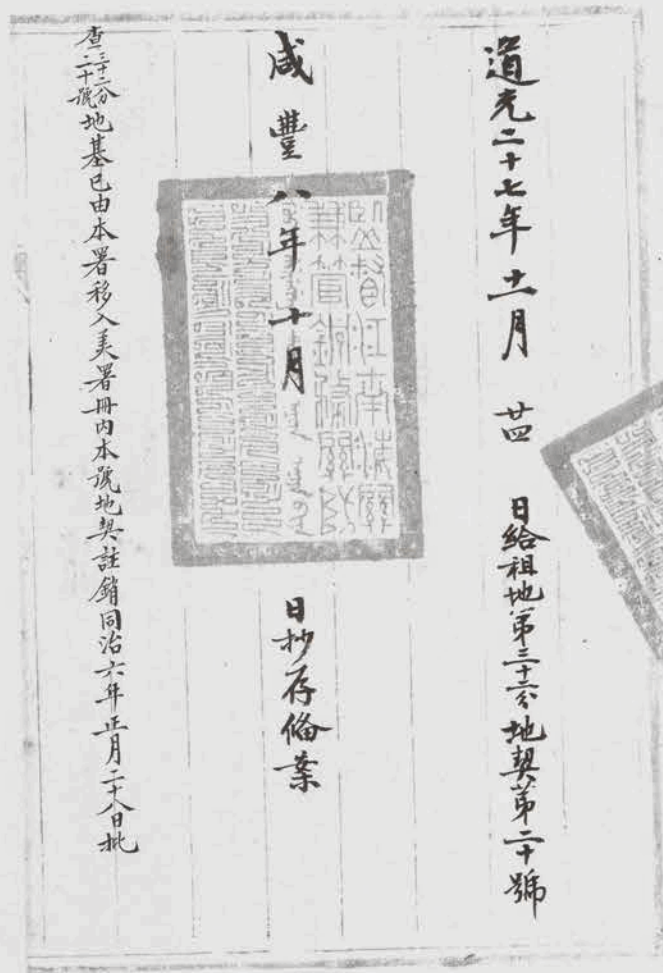
元年三月十日該英商打喇士將另租第六分地基內劃出六分九厘二厘轉
入原租第三分內添用

咸豐六年四月廿日該英商打喇士將所另租第三分地基內劃出五分四分厘
一厘轉租與英商多那生收用所有押租及年租增重押租等項照數並行劃楚
嗣後應完承定每畝每年一千五百文共銀八千四百文應歸該商多那生
按期照付

咸豐八年八月廿日英商多那生將所租地基三三二分內劃出五分四分厘轉
與俄理範子租用該商運照原條各例承業如違地非伊有矣



英冊道契 第20號 第32分地 (二)



英册道契 第20號 第32分地 (三)

此契存卷

SUB-REGISTER, No. 19.
 Lot No. 32A.
 Being a Portion Transferred from an Original Lot of Land, No. 32 Register No. 20 situated within the Boundaries appointed under Treaty for the residence of British Subjects at this Port of Shanghai, in the Province of Keang-soo, in the Empire of China.
 PARTICULARS OF LOT.
 Sub-Register No. 19.
 Lot No. 32A.
 Date of Sub-Registration of Lot.
 Signature of Party by whom the Lot is Sub-Registered. Alex. Grant Dallas
 by his Atty. of Macandrew.
 Whether Renter or Agent.
 Portions of Lot surrendered to Public Use. Half of road on East side of Lot.
 PARTICULARS OF TRANSFER.
 Name of Renters. Alexander Grant Dallas.
 Quantity of Land Transferred. 2 Mow 6 fun 9 le.
 From whom Transferred. Alexander Grant Dallas.
 Date of Transfer.
 Amount of Settled Annual Low Rent } 4035 Cash.
 at 1,500 cash per mow }
 I certify the above Particulars to be true and faithful Extracts from Endorsement of Transfer of the above Lot made by Alexander Grant Dallas to the afore-said Renters as entered on the Title Deed for the Original Lot, No.32 given by His Excellency Heen the Intendant of Circuit.
 In Testimony whereof, I have hereunto set my hand this 26th day of December, 1854.
 (Signed) H. N. Lay.
 Interpreter to H.B.M. Consulate at Shanghai.

英册道契 第20號 第32分地 (五)
 A字副契

此契於三十三年四月二十一日開辦日本國駐上海領事署
 轉工日册第六九五三號租戶安南信託會社
 光緒三十三年四月二十七日上海特別租界地政局批
 租字第五四八號
 字號五五三〇號

英册道契 第20號 第32分地 (四)

大清欽命監督江南海關分巡蘇松太兵備道咸

給出租地契事茲准

為

大英欽命領事官阿 照會內開今據英人麥都思先生遵照和約稟明

在上海港口所定英人租地造屋居住界內欲將原業戶徐彩章等
地基一處永遠賃租量見十三畝二分三厘一毫東至公路西至第六
十二分租地南至興安義塚北至華民胡姓界由該英人麥都思先生
酌付原業戶徐彩章等押租銀每畝七千共九百二十一千一百七十七文
其年租永定輕租每畝每年一千五百文共計十九千五百四十六文亦應

先給每到年底預付次年之租交入銀號惟此外均不許華民另索錢
賦並議嗣後倘若英人麥都思先生願將退地由該業戶徐彩章等
即必收回一面直將前議押租銀九百二十一千一百七十七文照數還與英人
麥都思先生收回但概不准該業戶徐彩章自討退地兼此外原業
戶徐彩章盡無干涉等情陳稟京到本領事官應行文照會請以
此地照給地契等因到道准此本道今已招向該業戶徐彩章等籌
辦酌明均遵前議將該地基一處出租該英人麥都思先生賃住經
既該英人麥都思先生已將前議押租等項照數付與該業戶徐彩

英册道契 第21號 第61分地 (一)

章等收清並應准將該地交與該英人麥都思先生租住則如該英人
麥都思先生按期每年先給減租銀每畝一千五百文並無遲欠由本
道經保常守租賃存安無碍合給出租地契收執為憑須至出
租地契者

再查此租地原於二十五年十二月租定者彼時因租地契樣式尚未
辦成是以先將各業戶原立租地議單暫交英人麥都思先生收執今
既將出租地契樣式辦成當將原立租地議單繳回本道署內存案
本日換給此契為憑

此六十一分租地係英國倫敦會託擇英人麥都思租定代
為經理

三十年六月十五日由英人維維將所原租第六十二分地基剩餘五畝五
分全數轉與倫敦會託擇之該英人麥都思代為租用所有
押租及年租等項照數並行交楚嗣後應完永定輕租每畝每年一千五百文
共銀八千一百五十七文應歸倫敦會託擇之該英人麥都思按期
代為繳付

同治九年二月初七日倫敦教會英人麥都思將所租六十一分地基分

英册道契 第21號 第61分地 (二)

四畝二分二厘九毫轉與英商德和用該商遵例承業如違地非伊有矣

道光十七年十月十九日給租地第六十一分地契第二十一號

同治元年一月

日錄存備案

同治元年一月初十日英倫敦教會英人麥都思將所租主號地其劃出二畝二分九厘九毫轉

與仁濟醫館長民租用該民遵例承業如違地非伊有矣

查仁濟醫館長民租用該民遵例承業如違地非伊有矣

查此契光緒十九年八月十一日接

英副領事德來函據該租業移業經道查通飭不得已遵定例登報三月請移補給前來照

繕上契連同契下契送請親印移送給執等因准此查契據遺失自應補給執業日後倘有是號

舊上契檢出該租業長民相照應批明蓋印備考

光緒十九年九月初一日道署批

英册道契 第21號 第61分地 (三)

查此契光緒十九年九月間准

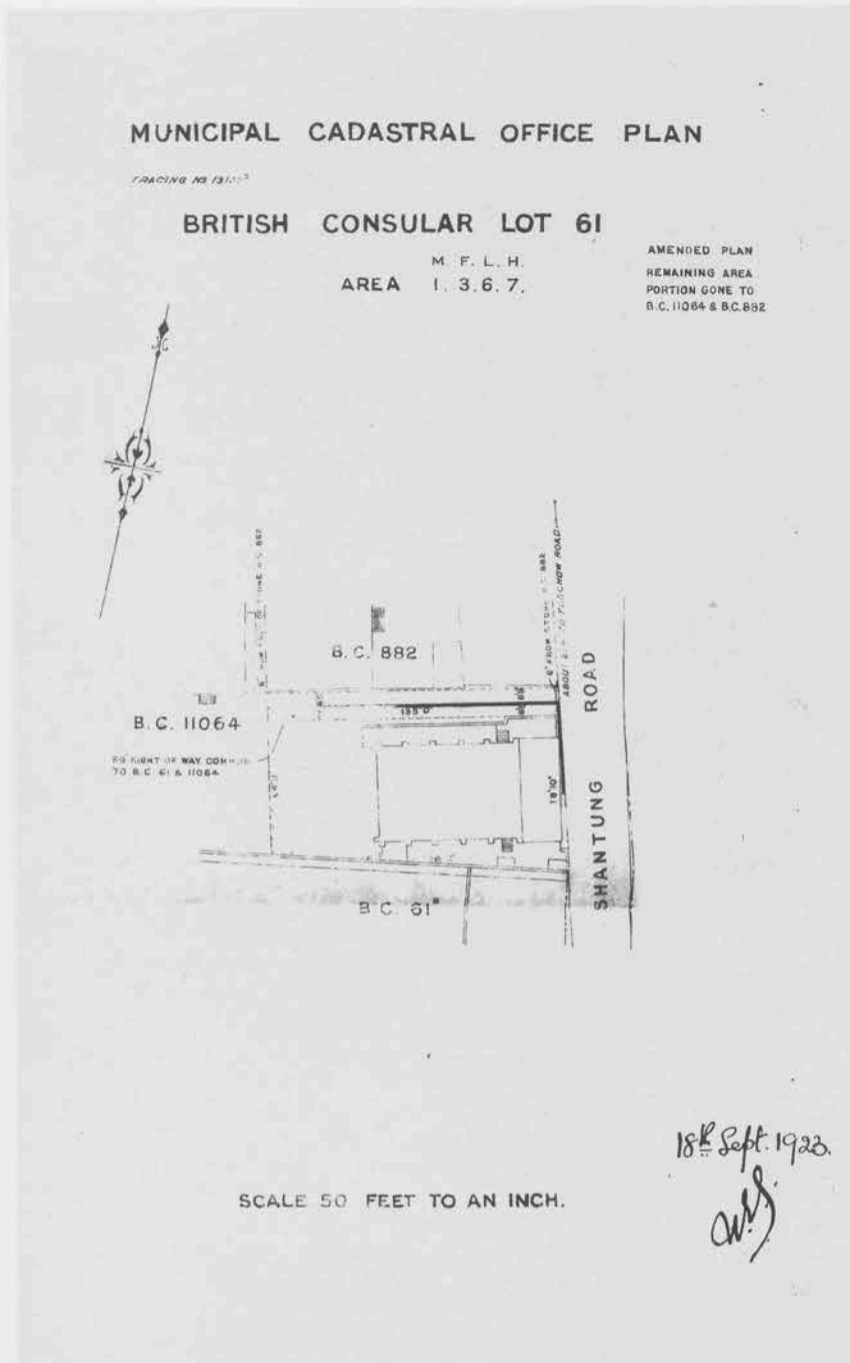
英副領事德來函據該教會前由該教會劃出此百畝力五新契畝分與該地統以文見為單另領印五畝而後新契三卷連

光緒三年正月二十日倫敦教會將本號地其畝二分九厘九毫轉與仁濟醫館長民租用該民遵例承業如違地非伊有矣

查此契光緒三年正月二十日倫敦教會將本號地其畝二分九厘九毫轉與仁濟醫館長民租用該民遵例承業如違地非伊有矣

查此契光緒三年正月二十日倫敦教會將本號地其畝二分九厘九毫轉與仁濟醫館長民租用該民遵例承業如違地非伊有矣

英册道契 第21號 第61分地 (四)

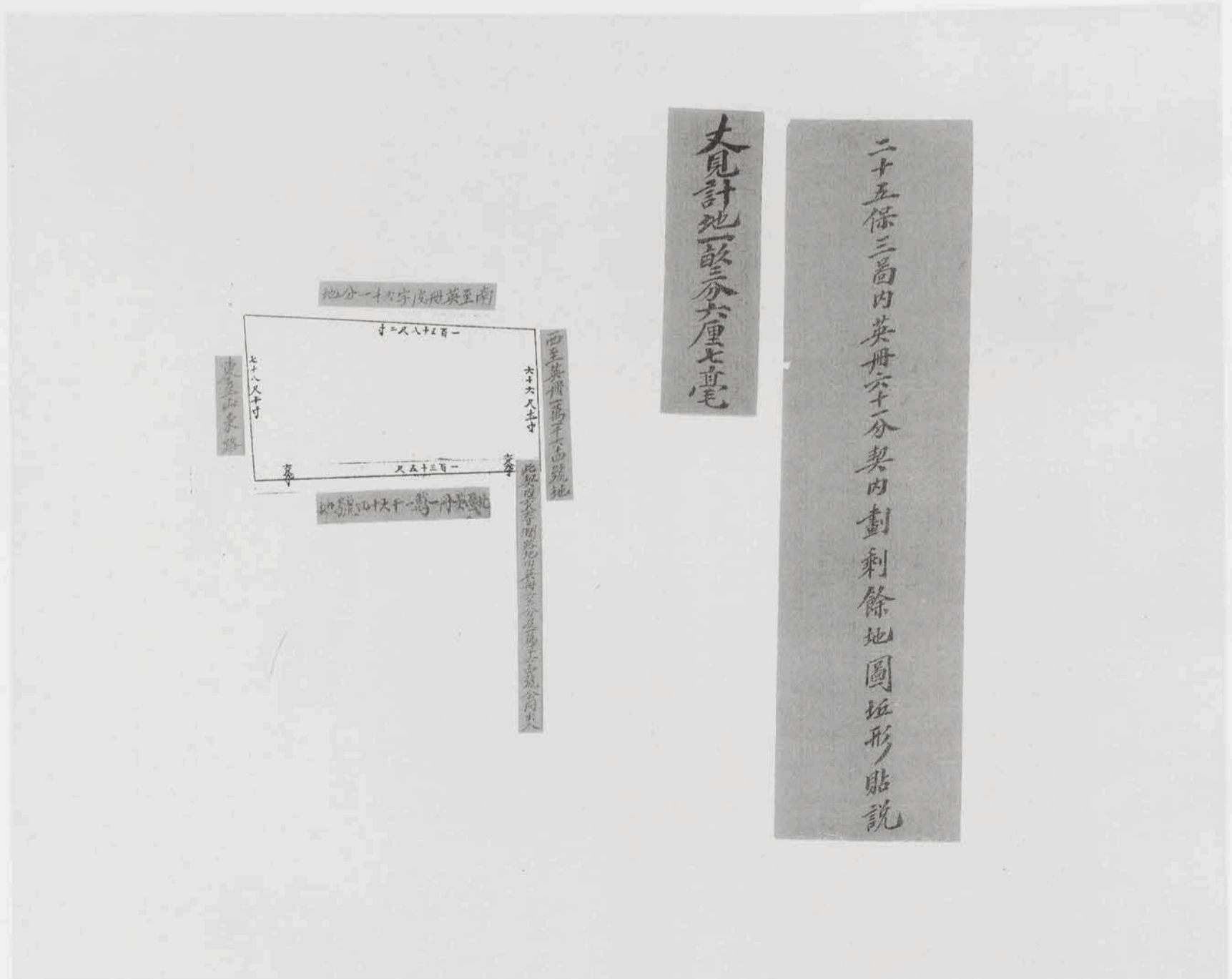


英册道契 第21號 第61分地 (六)
公共租界工部局繪製地塊圖

此抄本歸入英册61分地卷內



英册道契 第21號 第61分地 (五)



英册道契 第21號 第61分地 (七)
會丈局繪製地塊圖

英三二號 卅

大清欽命監督江南海關分巡蘇松太兵備道成

給出租地契事茲准

大英欽命領事官阿 照會內開今據英人維頓遵照和約票明在上海港口

所定英人租地造屋居住界內欲將原業戶徐彩章等地基一處永遠賃

租量見拾壹畝東至第六十一分租地西至華民瞿姓界南至興安義塚北

至華民胡姓界由該英人維頓酌付原業戶徐彩章等押租銀每畝茶

拾千共計茶伯茶拾千文其年租承定輕租每畝每年一千五百文共計十六

千五百文亦應先給每到年底預付次年之租交入銀號惟此外均不許華

民另索錢賦並議嗣後倘若英人維頓願將是地由該業戶徐彩章等即

必收四一面直將前議押租銀茶伯茶拾千文照數還與英人維頓收領概

不准該業戶徐彩章白討退地此外原業戶徐彩章盡無干涉等情陳

稟到本領事官應行文照會請以此地照給地契等因到道准此本道今

已招向該業戶徐彩章等籌辦酌明均遵前議將該地基一處出租該英人

維頓賃任經既該英人維頓已將前議押租等項照數付與該業戶徐彩章

等收清並應准將該地契與該英人維頓租住則如該英人維頓按期每年先

給減租錢每畝一千五百文並無違欠由本道經徐常守租債存案無碍給出租

為

英册道契 第22號 第62分地 (一)

地契收執為憑須至出租地契者

二十五年十月租定者彼時因租地契樣式尚未辦成是以先將各業戶原

立租地議單暫交該英人維頓收執今既將地契樣式辦成當將原立租

地議單繳回本道署內存案本日換給此契為憑

二十六年八月初一日由該英人維頓向原業戶瞿克紹添置地基一址量計六分

當付押租銀四十九元其年租應照所定輕租每畝每年一千五百文共計九

文按期預付

二十六年八月二十日由該英人維頓將所原租第六十二分地基內劃出六分

轉與承董司醫館司賬並經守內之二位英商樓租為該館使用所有押租

錢項照數並行劃楚嗣後應充永定輕租共錢九千五百文應歸英商樓

按期照付

道光二十七年十一月 二十九日給租地第廿二分地契第廿二分

三十年六月十五日由該英人維頓將所原租第六十二分地基剩餘五畝五

分全數轉與倫敦會都傳教會記擇之英人麥都思代為租用所有押

租等項照數並行文楚嗣後永定輕租每畝每年一千五百文共錢八千二百

十文應歸倫敦會都傳教會記擇之英人麥都司恩按期代付為憑

英册道契 第22號 第62分地 (二)

此契於三十一年三月二十一日由日本領事署
 轉立日期六〇八五號 中法那那德林式會社
 中華民國三十一年四月七日 上海特種市地政局批
 字第四六六三號
 字第四五九二號

英册道契 第22號 第62分地 (四)

同治元年二月初七日倫敦教會英人麥都思將所租
 五分轉與英商惠德租用該商通商承業如違地非伊有矣
 同治元年二月
 日錄存檔案

英册道契 第22號 第62分地 (三)

B.C. 623 A

此契存卷

SUB-REGISTER, No. 5.

Lot No. 62 (A)

Being a Portion Transferred from an Original Lot of Land,
 No. 62 Register No. 22 situated within the Boundaries appointed
 under Treaty for the residence of British Subjects at this Port
 of Shanghai, in the Province of Keang-soo, in the Empire of China.

PARTICULARS OF LOT.

Sub-Register No. 5.

Lot No. 62 (A)

Date of Sub-Registration of Lot, 25 August 1848.

Signature of Party by whom the Lot is Sub-Registered, (Sd) Charles
 Whether Renter or Agent. As Treasurer & Trustee. Shaw.

Portions of Lot surrendered to Public Use. None.

PARTICULARS OF TRANSFER.

Name of Renter. Charles Shaw as Treasurer & or of the Trustee
 of the Chinese Hospital.

Quantity of Land Transferred, 6 now 1 fun.

From whom Transferred, William Lockhart.

Date of Transfer, 28 September 1846.

Amount of Settled Annual Low Rent } 9,150 Copper Cash.
 at 1,500 cash per mow }

I certify the above Particulars to be true and faithful
 Extracts from the Endorsement of Transfer of the above Lot made
 by William Lockhart to the afore-said Renter Charles Shaw, as
 entered on the Title Deed for the Original Lot, No. 62 given by
 His Excellency the Intendant of Circuit.

In Testimony whereof, I have hereunto set my hand
 this Twenty-fifty day of August 1848.

(Sd) Henry I. Parkes
 Interpreter to H.B.M. Consulate at Shanghai.

英册道契 第22號 第62分地 (五)
 A字副契

此契存卷

英二十三號 188

大清欽命監督江南海關分巡蘇松太兵備道咸

為

給出租地契事茲准

大英欽命領事官何 魚會內開今據英人格醫生 遵照和約稟明在上

海港已所定英人租地造屋居住界內欲將原業戶石炳榮等地基一處

永遠賃租量見貳拾畝分厘 毫東至第七式分租地西至河南

至河北至公路由該英人格醫生酌付原業戶石炳榮等押租錢每畝

捌拾千共壹千陸佰千文又付年租每畝每年五千文應將遵照定議減

作每畝每年壹千伍佰文以其餘年租叁千伍佰文按照減年租壹千增

重押租拾千之例加入押租數內計增柒佰千文併前原數共計押租錢

貳千叁佰千文嗣後永定輕租每畝每年壹千伍佰文共計叁拾千文務應

先給每到年底預付次年之租交入銀號惟此外均不許華民另索錢

賦並議嗣後倘若英人格醫生願將退地由該業戶石炳榮等即必收

回一面直將前議押租錢貳千叁佰千文照數還與英人格醫生收回

但概不准該業戶石炳榮等自設退地此外原業戶石炳榮等無干

涉等情陳稟到本領事合應行文照會請以此地照給地契等因

到道准此本道今已招向該業戶石炳榮等籌辦酌明均遵前議

英册道契 第23號 第65分地 (一)

將該地基一處出租該英人格醫生賃住經既該英人格醫生已將前
議押租等項照數付與該業戶石炳榮等收清並應准將該地交
與該英人格醫生租主刊如該英人格醫生按期每年先給減租錢
每畝壹千伍佰文並無遲欠由本道經保常守租賃存安無碍合給出
租地契收執為憑須至出租地契者

再查此租地原於二十五年十二月間 租定者彼時因租地樣式尚未辦
成是以先將各業戶原立租地議單暫交該英人格醫生收執今既將出
租地契樣式辦成當將原立租地議單繳回本道署內存案本日換給

此契為憑

二十七年正月八日由英人利查士將所原租第七拾三分地內劃出一畝一分六厘九

毫轉租與英人格醫生租用所有押租及年租增重押租等項照數並行劃楚

嗣後應完永定輕租每畝每年一千五百文共錢壹千五百文應歸該英人格醫生按

期照付成豐七年九月初六日英人格醫生將所租地基 六十五分 二十三號 計于畝又七十三分地基

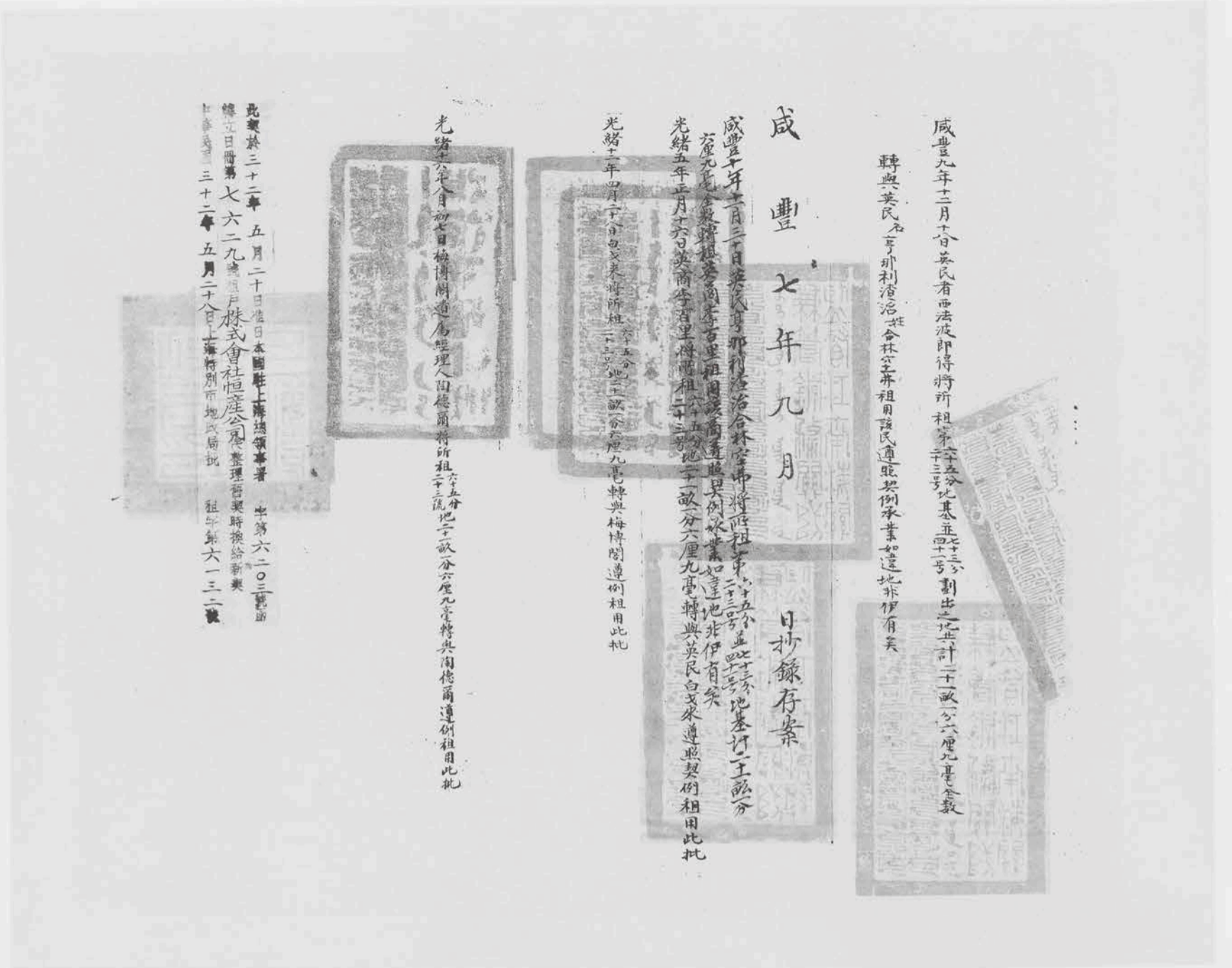
內畫出一畝一分六厘九毫轉租與老西法波利得租該地應遵照與英新所載條伊原

業如有違背其地即非伊有矣

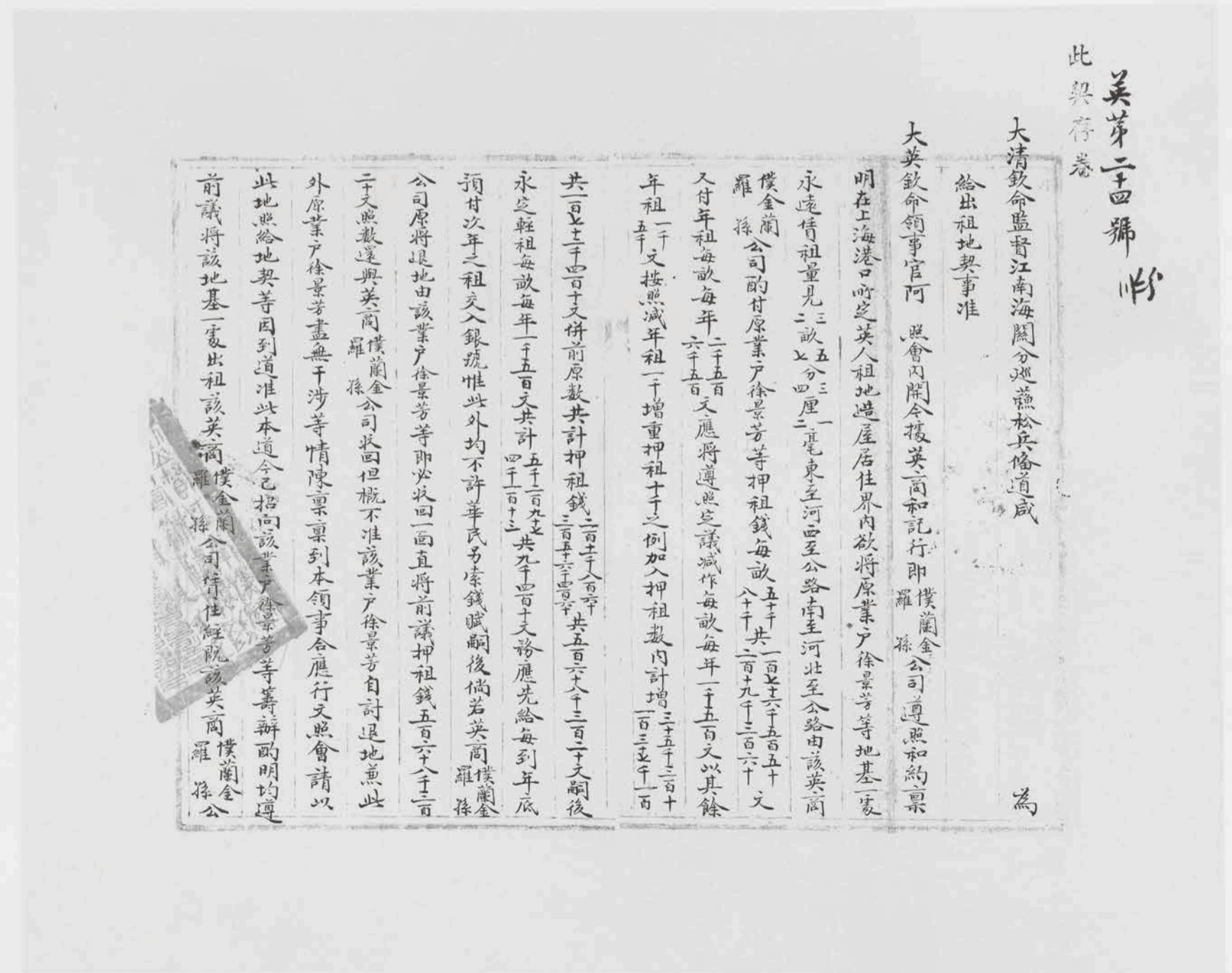
道光貳拾柒年拾壹月

日給租地第陸拾五分地契第貳拾叁號

英册道契 第23號 第65分地 (二)



英册道契 第23號 第65分地 (三)



英册道契 第24號 第37分地 (一)

司已將前議押租等項照數付與該業戶徐景芳等收清並准將該地交與該英商僕全蘭公司租住則如該英商按期每年先給減租錢每畝一千五百元並無遲欠由本道經保常守租賃存安無碍合給出租地契執執為憑須至出租地契者

再查此租地原於二十六年三月間租定者彼時因租地契樣式尚未辦成是以先將各業戶原立租地議單暫交該商收執今既將出租地契樣式辦成當將原立租地議單繳回本道署內存案本日換給此契為憑

咸豐三年四月十日由該英商 僕全蘭 羅 孫 公司將所原租第三十七分地基地劃出 四分之二

轉與英商 威林璞蘭全 租用所有押租等項照數全行劃楚嗣後所有應完水定租每畝每年一千五百元應歸該英商 威林璞蘭全 按期照付

咸豐八年十月二十五日由該英商 威林璞蘭全 各將自己全分所租地基地 三十七分 共計六畝二分七厘三毫轉與 威理木好伯特法查之妻 以理權別特法查 出嫁約內理事之人 羅博特查別 租受經官該民遵照契例管業如違地非伊有矣

威理木好伯特法查 羅博特查別

道光二十七年五月 日給租地第三十七分第二十四號

咸豐八年十一月 日初石怡案

英册道契 第24號 第37分地 (二)

咸豐十一年二月初四日英民 羅博特查別前為 威理木好伯特法查 之妻 以理權別特法查 出嫁約內理事之人 羅博特查別 第三十七分地基地計六畝二分七厘三毫今將該地轉交現在理事之人 威理木利滿 租受經官該民遵照例承業如違地非伊有矣

同治元年六月初五日 羅博特查別 威理木利滿 地基地計六畝二分七厘三毫轉與英商利德租用該商遵照承業如違地非伊有矣

同治二年二月十日 英民利德租用該地基地計六畝二分七厘三毫轉與英商慶姓租用該民遵照承業如違地非伊有矣

同治三年十二月十日 英商慶姓租用該地基地計六畝二分七厘三毫轉與英商慶姓租用該民遵照承業如違地非伊有矣

同治五年九月初十日 慶姓將所租第三十七分地基地計六畝二分七厘三毫轉與英商慶姓租用該民遵照承業如違地非伊有矣

光緒元年九月初十日 慶姓將所租第三十七分地基地計六畝二分七厘三毫轉與英商慶姓租用該民遵照承業如違地非伊有矣

光緒五年九月初十日 慶姓將所租第三十七分地基地計六畝二分七厘三毫轉與英商慶姓租用該民遵照承業如違地非伊有矣

光緒十年九月初十日 慶姓將所租第三十七分地基地計六畝二分七厘三毫轉與英商慶姓租用該民遵照承業如違地非伊有矣

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英册道契 第24號 第37分地 (三)

光緒五年十月初六日... 光緒七年八月初十日... 光緒五年六月... 一九〇一年... 啟克木... 廣公司... 花仁... 來記... 光緒廿年八月十四日...

英册道契 第24號 第37分地 (四)

英二十五號

光緒廿年

大清欽命監督江南海關分巡蘇松太兵備道咸

給出租地契事茲准

大英欽命領事官阿 照會內開今據花旗國商人旗昌行即路撒公司

遵照和約稟明在上海港口所定英人租地進屋居住界內欲將原

業戶吳會清等地基一處永遠賃租量見拾畝玖分柒厘玖毫東

至公路西至第三十三分租地南至公路北至公路由該花旗國商人

路撒公司酌付源業戶吳會清等押租銀每畝八千共八百七十

壹百十文 另付加給高地押租銀 八千三百二十文又付年租每畝每年五千文應將遵照定議減作每

畝每年一千五百文以其餘年租三千五百文按照減年租一千增重押

租十千之例加入押租數內計增三百八十四千二百六十五文併前原數

共計押租銀并加給高地共銀壹千三百六十二千五百八十五文嗣後永

定輕租每畝每年一千五百文共計十六千四百六十九文務應先給每

到年底預付次年之租交入銀號惟此外均不許華民另索銀

賦並議嗣後倘若花旗國商人路撒公司願將是地由該業戶吳

會清等即必收回一面直將前議押租銀一千三百六十二千五百八十

五文照數還與花旗國商人路撒公司收回但概不准該業戶會

英册道契 第25號 第34分地 (一)

清自討退地兼此外原業吳會清盡無干涉等情陳稟稟到本領事合應行文巡會請以此地並給地契等因到道准此本道今已招向該業戶吳會清等籌辦酌明均遵前議將該地基一處出租該花旗國商人路撒公司賃住既該花旗國商人路撒公司已將前議租等項並數付與該業戶吳會清等收清並應准將該地交與該花旗國商人路撒公司租住則如該花旗商按期每年先給減租銀每畝一千五百文並無遲欠由本道照保常守租賃存妥與得合給出租地契收執為憑須至出租地契者

再查此租地原於二十六年閏五月二十五日租定者彼時因租地契樣式尚未辦成是以先將各業戶原立租地議單暫交該商收執今既將出租地契樣式辦成當將原立租地議單繳回本道署內存案本日核給此契為憑

二十六年十二月初三日由英商文直將所原租第三十六分地基內劃出九分七厘四毫五忽轉租與該花旗商旗昌行即路撒公司租用所有租租及年租增重押租等項並數並行劃楚嗣後應完永定輕租每畝每年一千五百文共銀一千四百六十二文應歸該花旗商路撒公司收

英册道契 第25號 第34分地 (二)

期照付

同治二年六月初八日旗昌行將所租地十一畝九分五厘三毫轉與霍格租用該民遵例承業可也

同治二年六月初八日霍格將所租地十一畝九分五厘三毫轉與霍格魯里羅捷士三人共用該民遵例承業可也

同治四年六月初三日霍格將所租地十一畝九分五厘轉歸捷士合用該商遵例承業可也

同治四年六月初三日捷士將所租地十一畝九分五厘轉與滙隆銀行租用該商遵例承業可也

道光二十七年十一月二十四日給租地第三十四分地契第二十五號

同治二年六月 初十日 日抄存備案

同治八年九月初十日滙隆銀行理債人霍禮倫將滙隆銀行所租地十一畝九分五厘三毫轉與倫敦商人沙遜伯士府卿紳別戈司大付倫敦商人霍布而錢業銀號總管馮登甫人察布亞羅伯或自己或後均歸經理重業人租用該商遵例承業可也

同日據滙隆銀行理債人霍禮倫之手人票此項第五十五號漢文上契業已遺失英文仍在請即備案前來合行此註

英册道契 第25號 第34分地 (三)

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<p>照錄英册甲字 八十五號 中契</p>
<p>查此契原有地未畝捌分玖厘壹毫除劃出貳畝陸厘肆毫另立英册萬九百七十七號新契外應餘地伍畝捌分貳厘柒毫現文見實地貳畝陸厘玖毫計少地叁畝壹分叁厘柒毫去馬路西止東至英册八十八分地西至小西路南至英册七十七百九十五號地北至天津路該商應照文實餘地畝址管業此批 民國十四年三月六日 總辦本文使陳會辦本道王批印</p>

英册道契 第25號 第34分地 (五)
甲字第80分地副契

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同治七年九月七日倫敦商人沙遜伯士府御紳利戎司大付等將所租^{三四分}地土畝九分五厘壹毫轉與倫敦商人亞忒時物沙遜租用該商遵例承業可也

一千九百零三年四月二十五日亞忒時物沙遜將本契全地轉與哈司租用此批

查此契准英國駐上海總領事署由本契由前租主哈司將全地轉與新沙遜銀行租用等因准此相應加批以資執管此批 中華民國十三年二月七日上海市土地局批印

英册道契 第25號 第34分地 (四)

中英字號

大清欽命監督江南海關分巡蘇松太兵備道咸
給出租地契事茲據

大英欽命領事官阿 照會內開今據英商加勒得遵照和約稟明在
上海港口所定英人租地造屋居住界內欲將原業戶桂餘三等地基
一處永遠賃租量見貳畝捌分〇厘〇毫東至第七十分租地西至邑
屬坛官地南至洋涇浜北至第十九分租地由該英商加勒得酌付原
業戶桂餘三等押租錢每畝一百九十六千四百廿八零共五百五拾千文
其年租永定輕租每畝每年一千五百文共計四千二百文亦應先給每
到年底預付次年之租交入銀號惟此外均不許華民另索錢賦並
嗣後倘若英商加勒德願將退地由該業戶桂餘三等即必收回一面
直將前議押租錢五百五十千文與數還與英商加勒德收回但概不准
該業戶桂餘三自討退地此外原業戶桂餘三盡無干涉陳稟到
本領事合應行文照會請以此地照給地契等因到道准此本道今
已招向該業戶桂餘三等籌辦酌明均遵前議將該地基一處出租
英商加勒得賃住經既該英商加勒德已將前議押租等項照數
付與該業戶桂餘三等收清並應准將該地交與該英商加勒德

英册道契 第26號 第17分地 (一)

租住則如該英商按期每年先給或租銀每計一千五百文並無遲欠由本道經保常守租價存出無碍合給出租地契收執為憑須至出租地契者

再查此租地原于二十六年八月租定者彼時因租地契樣式尚未作成是以先將各業戶原立租地樣單暫交該商收執今既將出租地契樣式作成當將原立租地樣單繳回本道署內存業本日換給此契為憑
二十七年五月二十四日由該英商加勒源向原業戶閔鍾秀添租地基一址量計八分當付押租一百六十八其年租應照所定輕租每計每年一千五百文共計一千二百文按期預付

咸豐四年閏七月廿日英商加勒源將所租十七分地基三畝六分轉與英商勒什租用所有應完輕租每計每年一千五百文應歸英商

英册道契 第26號 第17分地(二)

勒什租期滿付

咸豐十年五月五日英商勒什將所租第十七分地基計三畝六分由經理人胡金生蘇慶英民魯威連里里姓英根支租用該民遵照契例承業如違地非伊有矣

同治十年二月十七日管理已故威連里里長夫事業人羅伯墨英根支將所租第十七分地三畝六分轉與怡和行租用該商遵照例承業可也
同治十二年六月初六日怡和行將所租第十七分地三畝六分轉與林以夫遵照例租用可也

光緒九年八月初日漢璧禮由三十分地內劃出西北角一塊計英尺一千五百尺見方合地二分五厘轉與林以夫生併入本號地內合用本契現共有地三畝八分六厘此批

道 光二十七年十一月十九日給租地第十七分地契第二十六號

一千九百十八年二月日林以夫將本號全地轉與吉相租用此批

查此契地坐落二十五保三國必守坊大馬路盤街原租地三畝劃分陸陸陸除劃出壹畝肆分貳厘壹毫及壹分兩釐二毫二釐新契外應餘地貳畝叁分捌厘伍毫今又見實地壹畝伍分玖厘捌毫計步地陸分捌厘陸毫陸絲壹忽四北東至英冊二百二十六號地南面至愛多路北至英冊二百二十五號地該商應照文書餘地地地地契此批

英册道契 第26號 第17分地(三)

查此契原有地壹畝伍分以原契是公認併其費萬二千七百七十二號契內劃出地伍厘陸毫兩共計實地壹畝陸分伍厘肆毫四址東至英册二百七十七分地西至英册一萬三千二百二十八號地南至愛多亞路北至英册一萬二千七百七十二號地該商應照文費添併故址管業此批 民國五年八月十三日 會辦本道 尹得批印

英册道契 第26號 第17分地 (四)

第三十九號
大英領事官禧致
上海市土地局局長朱
啓者本署今日有轉契一號係英册 十七分 號轉出租戶
名 馬斯德 相籍英國轉入租主名 高易 籍英國相應函致
貴局長請煩查照加批印給爲荷轉契費四元彙送可也順頌
日祉
一千九百二十一年二月十日

附印契之紙年租收照一紙

NOTIFICATION OF TRANSFER.

H. B. M. CONSULATE GENERAL,
SHANGHAI.

No. 39.

February 10th 1921

SIR,

I have the honour to inform you that I have to-day registered the transfer of the undermentioned lot. You are requested to endorse and Seal the title deed in 2 copies enclosed herewith accordingly. The endorsement fee amounting to \$4.00 will be remitted to you in due course.

Lot No. 17.

Name and nationality of the transferor White Cooper & Mackie
British subject.

Name and nationality of the transferee Wright Holburn
British subject.

I have the honour to be,

Sir,

Your obedient servant,

[Signature]
Consul.

To the Land Commissioner for Shanghai and Puoshan.

500-1-31

英册道契 第26號 第17分地 (五)

英國領事館移送上海市土地局權證移轉通知

天清欽命監督江蘇浙江兩省關稅水兵備道薛 為給出租地契事照得接准

領事官羅照會內開今據本國商人各籍請在上海按和約所定界內租業戶何全順地一段永遠租賃計三畝五分九厘。臺北公路南三分東公路西路給價每畝千五百文共一萬六千五百文其年租每畝一千五百文共錢

咸豐八年四月十五日給 地契二十六分 地契二十七號

purchased from the Chinese owners Shih-ping group by J.M. Wink; subsequently J. H. Wink transferred the said lot to A. Heard & Co; and on the 12th November 1857 A. Heard & Co transferred the said lot to Cornelius Thorne; and as the old title deed has become much worn I now issue this new one; and owing to a portion of lot N^o 33 having been transferred to it I find lot N^o 36 to contain 13 Mos 5 fun 9 le.

True translation
John T. Meadows
Interpreter

Transfer

On the 27th day of May 1858 the British subject Cornelius Thorne transferred a portion of the above mentioned lot N^o 36 measuring 5 Mos 2 fun 5 le 7 ham of which he is entitled to the British subject William Hargreaves to rent and to hold so long as the said William Hargreaves shall not infringe the several conditions stated on the face of the title deed granted for the said lot of ground.

True translation
John T. Meadows
Interpreter

英册道契 第27號 第36分地 (一)

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-nan; Indentant of the Soo-sung-tao Circuit, &c. &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the Merchant Cornelius Thorne has applied to Rent in perpetuity from the Proprietors A. Heard & 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 Fifteen mos, five fun, nine le, # haou, bounded on the North by public road, on the South by lot N^o 33 & 34, on the East by public road, on the West by public road.

That the said Cornelius Thorne is to pay to the Proprietors A. Heard & Co a Sum of 16,308,000 Cash, being at the Rate of 1,200,000 Cash 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 Indentant, I do hereby arrange and agree that the said Cornelius Thorne shall Rent the said quantity of Land to the Merchant 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 of 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 Cornelius Thorne his 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 Taotais 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 Cornelius Thorne his 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 Cornelius Thorne 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.

Meung-fung 8th year, of 4th month, 15th day, 1858.

No. of Lot, 36 No. of Title Deed, 27

True Translation.

John T. Meadows Interpreter.

Supplement. On the 6th January 1858 Lot N^o 36 was

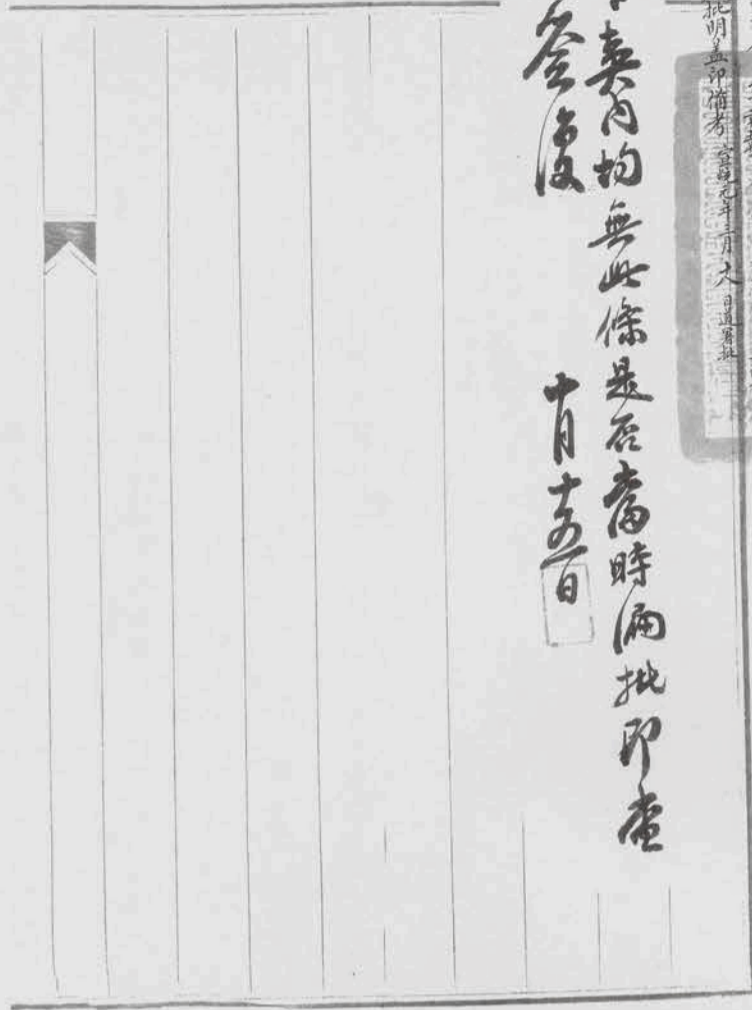
英册道契 第27號 第36分地 (二)

光緒三年五月廿七日... 光緒三年六月二十三日... 此契租地係屬會文向會同勘復... 內劃出該地... 印備者光緒三年十月廿七日...

咸豐八年四月五日... 此項租地現係... 稱早經分租... 光緒八年二月二日...

將租地估價會同勘復原北地肆畝完全劃歸官業事人
相得四里東至英界三十分地一千五百五十六地南至三十分地堂路路至英界一千五百五十九地地繪圖到道該商應照文會劃歸地地官業
相應聲明立印備考
宣統元年七月六日道署印

卡妻內均無此條是為當時兩批印卷
以卷後



英册道契 第27號 第36分地 第28號 第52分地

英册道契 第27號 第36分地 (三)

英第貳拾捌冊冊存中

815

大清欽命監督江南海關分巡蘇松太兵備道 成

給出租地契事茲准

大英欽命領事官阿

照會內開合據英商滿吉利行即華定敦公司遵照和約案

明在上海港口所定英人租地造屋居住界內欲將原業戶吳鳴鶴等地基一處承

承賃租量見捌畝捌分肆厘柒毫東至公路西至第五十八分租地南至公路北至甲字

第五十二分租地由該英商華定敦公司酌付原業戶吳鳴鶴等押租錢每畝柒拾

伍千文共陸百陸拾陸千伍百廿五文其年租永定輕租每畝每年壹千伍百文共計

拾陸千貳百柒拾文亦應先給每到底預付次年之租交入銀號惟此外均不

許華民另索錢賦並議嗣後倘若英商華定敦公司願將退地由該業戶吳鳴鶴

等即必收回一面直將前議押租錢陸百陸拾陸千五百廿五文照數還與吳商華定敦

公司收回但概不准該業戶吳鳴鶴自討退地兼此外原業戶吳鳴鶴盡無干涉等情

陳東業到本領事官會請以此地照給地契等因到道准此本道今已招

向該業戶吳鳴鶴等籌辦的明內道前議將該地基一處出租該英商華定敦公司

賃住任既該英商華定敦公司已將前議押租等項照數付與該業戶吳鳴鶴等收清

並應自將該地契與吳商華定敦公司租住則如該英商按期每年先給減租

每畝壹千伍百文並無拖欠由本道理保常守租賃存安無碍合給出租地契以

執為憑須至出租地契者

再查此租地原於二十六年八月間租定者彼時因租地契款式尚未辦成是

英册道契 第28號 第52分地 (一)

大清欽命監督江南海關分巡蘇松太兵備道成

給出租地契事茲准

大英欽命領事官阿照會開令據英商公易行即來未客公司遵照和約票明在上海港口

所定英人地造屋居住界內欲將原業戶吳秀昌等地基一處永遠賃租量見拾畝餘屋

壹畝東至黃浦灘西至公路南至公路北至甲字第拾壹分租地由該英商來未客公司酌

付原業戶吳秀昌等押租銀每畝九十五元共計壹千零五元其年租永遠輕租每畝每年壹

千五百元共計拾五元壹百零七元亦應先給每年底預付次年之租交銀號惟此外均不

許華民另索錢賦並議嗣後倘若英商來未客公司願將退地由該業戶吳秀昌等即必

收回一面直將前議押租銀壹千零五元照數還與英商來未客公司收回但概不准該業戶

吳秀昌自討退地兼此外原業戶吳秀昌盡無干涉等情陳稟到本領事官行又照

會請以此地照給地契等因到道准此本道今已招向該業戶吳秀昌等籌辦酌明均遵前議

將該地基一處出租該商來未客公司債租既既該英商來未客公司已將前議押租等項

照數付與該業戶吳秀昌等收清並應准將該地交與該英商來未客公司租住則如該英

商按期每年先給減租銀每畝壹千五百元並無遲欠由本道經保常守租債存案無礙合

給出租地契執執為憑須至出租地契者

再查此租地原於二十六年八月租定者彼時因租地契樣式尚未備成是以先將各業戶原立租

地議單暫交該商收執今既將出租地契樣式辦成當將原立租地議單繳回本道署

內存案本日換給此契為憑



英册道契 第29號 第55分地 (一)

二十七年八月初日由該英商公易行即來未客公司將所原租第伍拾伍分地基內劃出叁

分肆厘玖毫轉與英商華記行即單拿公司租用所有押租銀項照數並行劃楚嗣

後應定永遠輕租每畝每年一千五百元共銀五百二十四元應歸英商華記行即單拿公司

按期照付

二十七年八月初日由英商華記行即單拿公司將所原租第甲字拾壹分地基內劃出

肆分七厘八毫轉與該英商公易行即來未客公司租用所有押租銀項照數並行劃

楚嗣後應定永遠輕租每畝每年一千五百元共銀柒百零柒元應歸該英商來未客

公司按期照付

二十七年十月十四日由該英商公易行即來未客公司向原業戶伊信記等添租地基一

量計貳畝五分當付押租洋銀肆百元其年租應照所定輕租每畝每年一千五百元

共計叁千七百五拾元按期預付

咸豐五年正月初日英商公易行將所租五五分地基一畝七分轉與英商四美行租

用所有應定輕租每畝每年一千五百元應歸英商四美行按期照付

同治四年四月廿日英商四美行將所租五五分地基一畝七分按是日由英商四美行

約轉與經理人^{士安王}格利德^{士安王}四人租用該商等遵照例承業可也

道 光二十七年十一月 日給租地第五十五分地契第貳拾九號

同治四年十一月

日抄存備案



英册道契 第29號 第55分地 (二)

查本現現之地業於同治九年二月初八日經張委員文明所有造房地基量至圍牆脚外
為止實有九畝南至半福州路西至半四川路東至全黃浦灘計地二畝餘共又見實地拾壹畝正此批
同治十年七月十日倫敦地業押主吳維白關稅稅務司註冊押地地基量之條現將地業
四畝租與吳仁壽等租用另立一千三百零七號契給執同日又劃出二畝二全厘
一毫租與西人吳仁壽租用另立一千三百零七號契給執同日又將劃剩之地二畝五九厘八毫租與吳仁壽租
行租用另立一千三百零七號契給執所有本方地基業經設立新契本契併吳冊註冊銷此批

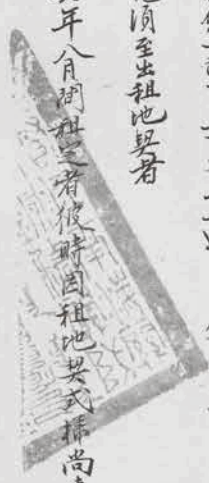
英册道契 第29號 第55分地 (三)

英三十號
此契存卷

大清欽命監督江南海關分巡蘇松太兵備道咸

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商皮爾 羅德和約票明在上海港口前定英人
租地造屋居住界內欲將原業戶吳仁壽等地基三處永遠賃租量見七畝九分六
厘東至公路西至公路南至第五十九分租地北至公路由該英商皮爾酌付原業戶吳仁壽
等押租銀每畝銀五十元共一千三百零七元其年租永定乾租每畝每年一千五百元計
二千九百零七元亦應先給到年底預付次年之租及入銀稅惟此外均不許華民
另索錢賦其議嗣後倘若英商皮爾願將退地由該業戶吳仁壽等即必收回面且
將前議押租銀一千三百零七元交還該英商皮爾收回但概不准該業戶吳仁壽
自討退地兼此外原業戶吳仁壽等無干涉等情陳案到本領事官應行交與會請
以此地照給地契等因到道准此奉道今已格向該業戶吳仁壽等詳辦的明均遵
前議將該地基一處出租該英商皮爾賃住任既該英商皮爾已將前議押租等項
照數付與該業戶吳仁壽等收清並應准將該地交與該英商皮爾租住則如該英商
按期每年先給減租銀每畝一千五百元並無違欠由本道經保常守租賃存安無碍合
給出租地契收執為憑須至出租地契者
再查此租地原於十六年八月間租與彼時園租地契或據尚士詳成是以先將各



英册道契 第31號 第57分地 (一)

業戶原租地議單暫交商收執今既將出租地與標式群成當將原租地議單繳回本道署內存案本日換給此契為憑

元年三月廿九日由該英商皮爾將原租地五七分地基上七九分六厘全數轉與英商華康公司租用所有押租錢項並行劃明嗣後應完水租租銀每年共銀廿六十九百文應歸英商公司按期繳付

租地第五十七分地契第三十二號

道光二十七年十一月二十九日給

咸豐二年十月初八日英商華康將所租地基七九分六厘全數轉與博信租用該商遵照契紙條例承業如有違背地非伊有矣

咸豐三年十月上旬日英商博信將所租地基五七分內劃出三九分七厘轉與等情公局租用該商遵照契紙條例承業如有違背地非伊有矣

咸豐八年二月廿一日英商博信將所租地基五七分內劃出三九分七厘轉與佛南士茂車租用該商遵照契紙條例承業如有違背地非伊有矣

同治九年三月廿三日英商博信將所租地十畝零厘轉與海濱樓樓士南依拉士合用該商遵照契紙條例承業如有違背地非伊有矣

咸豐八年二月二日

日抄存備案

光緒元年十月初五日由英商皮爾將所租地五七分地基上七九分六厘全數轉與英商華康公司租用所有押租錢項並行劃明嗣後應完水租租銀每年共銀廿六十九百文應歸英商公司按期繳付

英册道契 第31號 第57分地 (二)

查此契本年閏四月在英領事官處租工部局原契華文上契遺失應請補給茲將副冊中字號五九分六厘五厘正冊二十四百文契地併入租用前來該給新上契紙連同華洋文契送請派勘分別銷併等因飭該會文會同勘復該契地均屬此連文見副冊中字號該契地肆畝貳分壹厘壹毫又文見正冊契地肆畝捌分肆厘肆毫又文見正冊一千四百九十九號契地壹畝叁分肆厘壹毫以上三地併入本契至本契地文見副冊壹分壹厘肆毫四共合計實地拾陸畝柒分壹厘壹毫四厘肆毫玖分四厘東至北門五十九分六厘西至河南路五英商一千八百七十七號地南至西門五十九分六厘北至漢口路五英商一千三百七十七號地各該地契地從前未經派員勘過應以現文實數為準等情繪圖到道該商應照現文併租故契管業相應批明蓋印備改 光緒二十六年十月初八日道署批

查此契業准 英領事官處租工部局原契華文上契遺失應請補給茲將副冊中字號五九分六厘五厘正冊二十四百文契地併入租用前來該給新上契紙連同華洋文契送請派勘分別銷併等因飭該會文會同勘復該契地均屬此連文見副冊中字號該契地肆畝貳分壹厘壹毫又文見正冊契地肆畝捌分肆厘肆毫又文見正冊一千四百九十九號契地壹畝叁分肆厘壹毫以上三地併入本契至本契地文見副冊壹分壹厘肆毫四共合計實地拾陸畝柒分壹厘壹毫四厘肆毫玖分四厘東至北門五十九分六厘西至河南路五英商一千八百七十七號地南至西門五十九分六厘北至漢口路五英商一千三百七十七號地各該地契地從前未經派員勘過應以現文實數為準等情繪圖到道該商應照現文併租故契管業相應批明蓋印備改 光緒二十六年十月初八日道署批

光緒二十六年七月二十日准日本領事官署 字第六九九號函 轉立日曆第八五四二號租戶工部局 俟整理將契紙換給新契 光緒二十六年七月二十七日 上海特別市地政局批 租字第七〇三七號

英册道契 第31號 第57分地 (三)

抄一千三百八十四分契批

查該地坐落上邑二十五保三番漢口路係由英副冊乙字五十七分地內轉入另立

新契副契註銷此批

查英副契五號租地係咸豐八年二月二十二日由博信行於正冊三十

一號契內劃出地三畝四分七厘轉與^{梅博閣}茂卓等嗣經轉租與美

喬立有副契今由美喬轉與梅博閣租用除劃去工部局作路外

實有地三畝九厘三毫現將副契註銷換立是號新契執業此批

光緒八年五月十六日英民梅博閣將所租一千三百八十四分地東邊劃出九

千七百七十七英方尺照每畝六千六百尺算約計一畝四分七厘二毫轉

與英商美查另立一千四百九十分新契租用此批

光緒十三年十二月初六日梅博閣將所租一千三百八十四分餘地一畝六分二厘一毫

轉與担文遵例租用此批

前項劃剩餘地飭據上海縣裴令大中暨王委員等會同勘復

坐落二十五保三番土名三馬路口丈見寔地一畝二分六厘三毫四址東

至英冊一千四百九十九號地南至英副冊五十七分即英捕房地西至河

南路工部局界石北至漢口路繪圖到道該商應照現在丈見畝

分四至管業相應批明蓋印備攷 光緒十四年三月二十四日批

英册道契 第31號 第57分地 (四)

英三十一號

批

大清欽命監督江海關分巡蘇松太兵備道咸

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商泰位得遵照和約聲明在此海港口

所定英人租地造屋居住界內欲將原業戶吳九成等地基一處永遠賃租量見

五畝七分九厘五毫 東至第五拾三分租地 西至公路 南至公路 北至甲字五十分租地

由該英商泰位得酌付原業戶吳九成等押租銀每畝拾五元其年租永定輕租

每畝每年壹千五百文共計捌千二百九十五文亦應先給每到年底預付次年之租文入

銀號惟此外均不許華民另索錢賦並議嗣後倘若英商泰位得願將退地由該

業戶吳九成等即必收回一面直將前議押租錢四百二十四元貳拾五文照數還與

英商泰位得收回但概不准該業戶吳九成自計退地兼此外原業戶吳九成盡無干

涉等情陳稟到本領事官照會請以此地照給地契等因到道准此奉道

今已招向該業戶吳九成等籌辦酌明均遵前議將該地基一處出租該英商

泰位得賃住今既該英商泰位得已將前議押租等項照數付與該業戶吳九成

等收清至應准將該地文與該英商泰位得租住則如該英商按期每年先給減

租錢每畝壹千五百文並無遲欠由本道經保守租任員存安無碍合給出租地

契收執為憑須至出租地契者

契收執為憑須至出租地契者

英册道契 第32號 第58分地 (一)

再查此租地原於二十六年八月間租定者彼時因租地契樣式尚未辦成是以先將該業戶原立租地議單暫交該商收執今既將出租地契樣式辦成當將原立租地議單繳回本道署內成案本日換給此契為憑

租地第五拾捌分地契第叁拾貳號

道光貳拾柒年拾壹月 二十九 日給

咸豐九年六月初日英商泰位得將所租五八分地基計五畝七分九厘五毫轉與英商名以定得

姓 韋伯租用該商遵照契例承業如違地伊有矣

同治二年七月初日英商以定得將所租五八分地基計五畝七分九厘五毫轉與英商寶順行願地

公司租用該商遵照契例承業可也

同治十年四月十八日管理寶順行事務人由經理人漢生將所租五八分地地五畝七分九厘五毫轉與阿爾弗頓的遵照租例可也

咸豐九年六月

日抄存備案

光緒九年四月初五日阿爾弗頓的經理人承將所租五八分地五畝七分九厘五毫轉與雷田德遵照租例用此批

光緒十年十月二十九日雷田德將所租五八分地五畝七分九厘五毫轉與新沙遵照租例用此批

英册道契 第32號 第58分地 (二)

光緒十年十一月二十日新沙遵照經理人承將所租五八分地五畝七分九厘五毫轉與雷田德及亨生遵照租例用此批

光緒十年三月二十七日雷田德將所租五八分地五畝七分九厘五毫轉與弟沙遵照租例此批

光緒十五年八月二十二日弟沙遵照經理人承將所租五八分地五畝七分九厘五毫轉與弟沙遵照租例此批

此契租地係由會同勒補契原租地五畝七分九厘五毫除立英册五年三月二十九號新契共地五畝七分九厘五毫外應到餘地實數分毫厘肆毫今文是實數肆厘又雷田德遵照經理人承將所租五八分地五畝七分九厘五毫轉與弟沙遵照租例此批

英册五年十月二十九號地等情繪圖到道該商遵照契例承業如違地伊有矣

英册道契 第32號 第58分地 (三)

英三三號

大清欽命監督江南海關分巡蘇松太兵備道咸 為

給出租地契事 茲准

大英欽命領事官阿 照繪內開各據 商長利行 即麥多那 遵照和約 稟明在上海港 已所定英人租地造屋居住界內 欲將原業戶吳慎亭等地基一處 永遠賃租 量見載 畝叁分。厘。毫

東至黃浦灘 西至公路 南至第十五分租地 北至第十三分租地 由該英商麥多那

酌付原業戶吳慎亭等押租銀每畝壹百捌拾肆千柒百捌拾貳文 其年租 永定輕租 每畝每年壹千五百文 共計壹千四百五拾文 亦應先給 每到年底預付次年之租 文入

銀現惟此外均不許華民另索錢賦 並請嗣後倘若英商麥多那願將退地由該 業戶吳慎亭等即必收回 一面直將前請押租銀壹千文 照數還與英商麥 多那收回 但概不准該業戶吳慎亭自討退地 兼此外原業戶吳慎亭盡無干 涉等情 陳稟到本領事 合應行文照會 請以此地照給地契 等因 到道 准此 奉 今已招向該業戶吳慎亭等辦明 均遵前請將該地基一處 出租該英商麥 多那賃住 今既該英商麥多那已將前請押租項照數付與 該業戶吳慎 亭等收清 至應准將該地交與該英商麥多那租住 則如該英商按期每年先 給減租銀每畝壹千五百文 並無欠由本道 經催帶存安 無碍 合給出租地

英册道契 第33號 第14分地 (一)

契收執為憑 須至出租地契者

再查此租地原於二十六年九月二十一日租定者 彼時因租地契式樣尚未辦成 是以先將各 業戶原立租地契謄單 暫交該商收執 今既將出租地契樣式辦成 當將原立租地 謄單繳回本道署內存案 本日換此契為憑

二十六年十二月初五日 由該英商麥多那 向原業戶莊以慎添租地基一址 量計四分三厘 三毫 當付押 租洋銀壹佰元 其年租應照所定輕租 每畝每年一千五百文 共計錢陸佰伍拾文 按期預付

二十七年三月八日 由該英商麥多那 向原業戶吳生順添租地基一址 量計八分 當付押租洋銀壹百 五拾元 其年租應照所定輕租 每畝每年一千五百文 共計錢壹千二百文 按期預付

二十七年三月二十日 由該英商麥多那 向原業戶吳會清添租地基一址 量計五分 當付押租洋銀壹百 五拾元 其年租應照所定輕租 每畝每年一千五百文 共計錢貳千貳百五拾文 按期預付

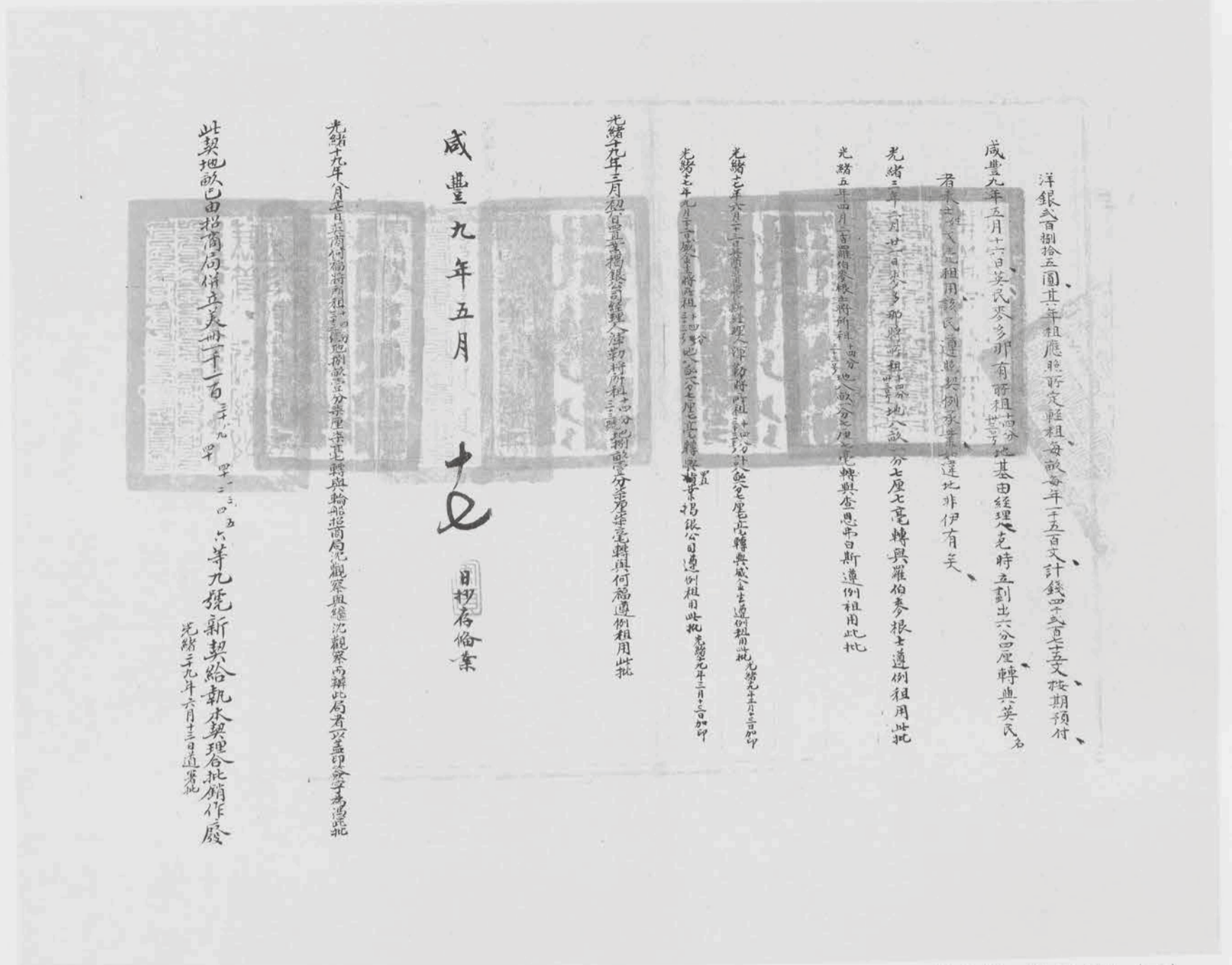
二十七年六月初五日 由該英商麥多那 向原業戶莊廷義添租地基一址 量計四分三厘 四毫 當付押租洋 銀捌拾元 其年租應照所定輕租 每畝每年一千五百文 共計錢陸佰伍拾文 按期預付

道光貳拾柒年拾壹月念日 給租地契拾肆分 地契第叁拾叁號

三十九年六月三日 由該英商麥多那 向原業戶 閔鐘秀添租地基一址 量計五分 當付押租洋銀壹佰元 其 年租應照所定輕租 每畝每年一千五百文 共計錢壹千五百文 按期預付

參拾年拾月廿五日 由該英商麥多那 向原業戶 莊廷義添租地基一址 量計貳分 貳厘 當付押租

英册道契 第33號 第14分地 (二)



英册道契 第33號 第14分地 (三)

was purchased from the Chinese owners King-
eye Kwei & Co. by A. Heard & Co. on the 12th November
1857. A. Heard & Co. transferred it to Cornelius
Thorne; and as the old title deed was become
much worn I now issue this new one; and
I find the said lot to contain 5 Acre 3 Perch
2 lb, being less than formerly owing to a portion
of it having been transferred to Lot No 36.

True translation
John T. Meadows
Interpreter

查此契准英國駐上海領事署五本契由前租主哈同將全地轉與新沙
遜銀行租用等因准此相應加批發給執照此批
中華民國二十三年三月二十七日上海市政局批印

咸豐八年四月十五日給地契三十四號

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准
領事官羅聯會內開今據本國商人谷德爾等稟請在上海按和約所定界內租業戶亞亞地一段永
遠租賃計五畝三分二厘。毫北三分南公路東界西路給價每畝千五百文共三千零半文其
年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭業戶 將該地租
給該商 收用務照從開各條遵行查核外國人按和約在界內租定地畝却不能自由已便亦
不得轉與別國未曾准住中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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 並後代官業
之人將來以其地轉與不稟明本國領事官并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紙地即歸官領至租地契者
查三十三分地契計于道光廿九年正月廿四日由華民租主全租主何全士願哈後于咸豐七年九月廿六日將五英畝各條理何事再該因舊契屬次到租漆註
畝數更改所有五英畝今另換新契仍由領事官查視現在該地實有五畝三分二厘前餘之三分二厘



英册道契 第34號 第33分地 (一)

Title Deed.

I, the Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Cornelius Thorne has applied to Rent in perpetuity from the Proprietors a certain lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Barges at this Port of Shanghai, measuring in area one mow, three fu, two haou, bounded on the North by the South Road, on the South by the East Road, on the East by the West Road, and on the West by the South Road.

That the said Cornelius Thorne is to pay to the Proprietors a Sum of 2,384.000 Cash, being at the Rate of 20.000 Cash 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 Merchant upon the following conditions:

Forasmuch, as the terms 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 of 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 assured 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 Cornelius Thorne his 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 Taoutae 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 Cornelius Thorne, his 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 Cornelius Thorne 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.

Wanfung 8th year, of 4th month, 15th day, 27th May 1858. No. of Lot, 33. No. of Title Deed, 34. True Translation, Interpreter.

英册道契 第34號 第33分地 (二)

咸豐十年六月初四日英商各德理阿士噶恩將所租三十三分地... 查三十三分地契不應有米士哈各承租應歸... 咸豐十年正月四日英商艾不哇忍納哈各將所租三十三分地... 契例承業如違地非伊有矣

光緒二十三年七月初五日... 同日由林金... 同日由林金... 同日由林金...

英三十四... 同日由林金... 同日由林金...

英三十五... 此契存卷

大清欽命監督江海關分巡蘇松太兵備道咸... 給租地契事茲准

大英欽命領事官阿... 照會內開令據英商功敦... 遠賃租量見拾伍畝... 東至公路 西至公路 南至第七分租地 北至公路 由該英商功敦... 酌付原業戶吳恩本等押租銀每畝全季共一千七百七拾五元... 錢四百六十五元其年租未定輕租每畝每年一千五百元共計二千五百元亦... 應先給各到年底預付次年之租文銀號惟此外均不許華民另索錢... 賦並議嗣後倘若英商功敦願將退地由該業戶吳恩本等即必收回... 直將前議押租銀一千七百四十元文照數還與英商功敦收回但概不准... 該業戶吳恩本自討退地兼此外原業戶吳恩本盡無干涉等情陳... 稟稟到本領事官應行文照會請以此地照給地契等因到道准此本... 道令已招向該業戶吳恩本等籌辦酌明均遵前議將該地基一處... 出租該英商功敦賃任經該英商功敦已將前議押租等項照數付... 與該業戶吳恩本等收清並應准將該地交與該英商功敦租住則如

與該業戶吳恩本等收清並應准將該地交與該英商功敦租住則如

英册道契 第35號 第30分地 (一)

該英商功敦按期每年先給減租銀壹千五百文並無遲欠由本道經保
常守租債存安無碍合給出租地契收執為憑須至出租地契者

再查此租地原於三年九月初日租定者彼時因租地契樣式尚未辦成是以先
將各業戶原立租地議單暫交該商收執今既將出租地契樣式辦成當將原
立租地議單繳回本道署內存案本日換給此契為憑

壬午年三月初日該英商功敦將所原租第三分地內劃出(畝)分厘毫
轉與英商(李勒曼)波(文)公司租用所有押租銀項照數並行劃楚嗣後應先永定
輕租每畝每年一千五百文共銀二千六百三十三文應歸英商(李勒曼)波(文)公司按期照付

壬午年三月初日該英商功敦將所原租第三分地內仍餘(畝)分厘毫轉與英商(李勒曼)波(文)公司租用所有押租銀項照數並行劃楚嗣後應先永定輕租每畝每年一千五百文共銀
拾千八百文應歸英商(李勒曼)波(文)公司按期照付

咸豐七年五月十五日花樣商人布爾乃行將所租地第三分三厘五號計三畝二分厘毫

轉與花樣商人(波西克)布理租用該商遵照契紙所載條例承業如違背地即非伊有矣

道光二十七年十一月 日給租地第三分地契第三十五號

咸豐七年五月 日抄錄備案

同治九年二月初日該英商功敦將所原租第三分地內仍餘(畝)分厘毫轉與英商(李勒曼)波(文)公司租用所有押租銀項照數並行劃楚嗣後應先永定輕租每畝每年一千五百文共銀
拾千八百文應歸英商(李勒曼)波(文)公司按期照付

英册道契 第35號 第30分地 (二)

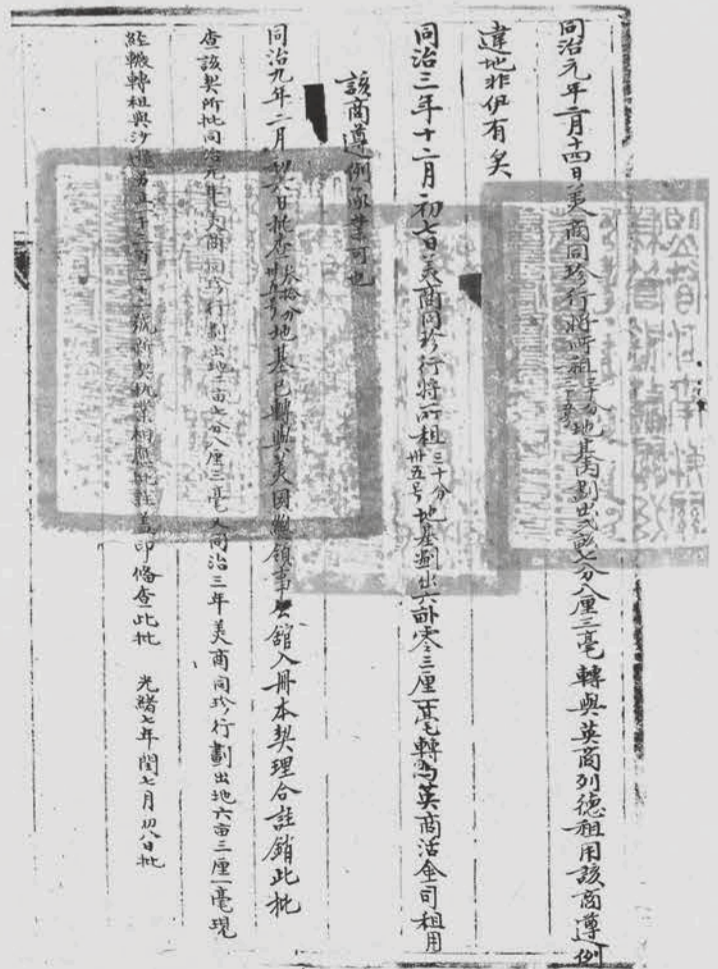
同治九年二月初日該英商功敦將所原租第三分地內仍餘(畝)分厘毫轉與英商(李勒曼)波(文)公司租用所有押租銀項照數並行劃楚嗣後應先永定輕租每畝每年一千五百文共銀
拾千八百文應歸英商(李勒曼)波(文)公司按期照付

該商遵照例承業可也

同治九年二月初日該英商功敦將所原租第三分地內仍餘(畝)分厘毫轉與英商(李勒曼)波(文)公司租用所有押租銀項照數並行劃楚嗣後應先永定輕租每畝每年一千五百文共銀
拾千八百文應歸英商(李勒曼)波(文)公司按期照付

查該契所批同治九年二月初日該英商功敦將所原租第三分地內仍餘(畝)分厘毫轉與英商(李勒曼)波(文)公司租用所有押租銀項照數並行劃楚嗣後應先永定輕租每畝每年一千五百文共銀
拾千八百文應歸英商(李勒曼)波(文)公司按期照付

經辦轉租與沙連(李勒曼)波(文)公司遵照契紙所載條例承業如違背地即非伊有矣



英册道契 第35號 第30分地 (三)

英三十六號地契

大清欽命監督江南海關分巡蘇松太兵備道咸
給出祖地契事茲准
大英欽命領事官阿照會內開據英商名利行即麥金西公司遵照和約稟
明在上海港口所定英人租地造屋居住界內欲將原業戶陸留餘等地方一處
永遠賃租量見捌畝叁分伍釐東至第九分租地西至公路南至公路北至第
三分租地由該英商麥金西公司酌付原業戶陸留餘等押租銀每畝
二百四十元三百元五元其年租永遠租每畝每年一千五百元共計銀二千五百
元五文亦應先給每到年底預付次年之租交入銀號惟此此外均不許華民
另索錢賦並議嗣後倘若英商麥金西公司願將退地由該業戶陸留
餘等即必收回一面直將前議押租銀三千零四十元文照數還與英商麥
金西公司收回但概不准該業戶陸留餘自討退地兼此外原業戶
陸留餘畫無干涉等情陳稟到本領事合應行文照會請以此
地照給地契等因到道准此本道今已招向該業戶陸留餘等籌辦酌
明均遵前議將該地第一處出租該英商麥金西公司任賃住既
賃住既該英商麥金西公司已將前議押租等項照數付與該業
戶陸留餘等收清並應准將該地交與該英商麥金西公司租住

英册道契 第36號 第28分地 (一)

則如該英商按期每年先給減租錢每畝壹千五百元並無違欠由本道
經保常守租賃存案無碍合給出租地契收執為憑須至出租地契
者

再查此租地有十六年十月租定者彼時因租地契樣式尚未辦成是以先
將各業戶原立租地議單暫交該商收執今既將出租地契樣式辦
成當將原立租地議單繳回本道署內存案本日檢給此契為憑

咸豐三年五月十四日該英商麥金西公司將所原租第三分地基金數轉與英商查士得格喇
士麥金西租用所有押租等項照數先行交楚嗣應承承永遠租租應歸查士得格喇士麥金西租用
同治元年十月月初該英商查士得格喇士麥金西將所租第三分地基金計入該三分五厘轉與者孫租用
該氏再向承業知進地非伊有矣

租第二十八分 地契第三十六號

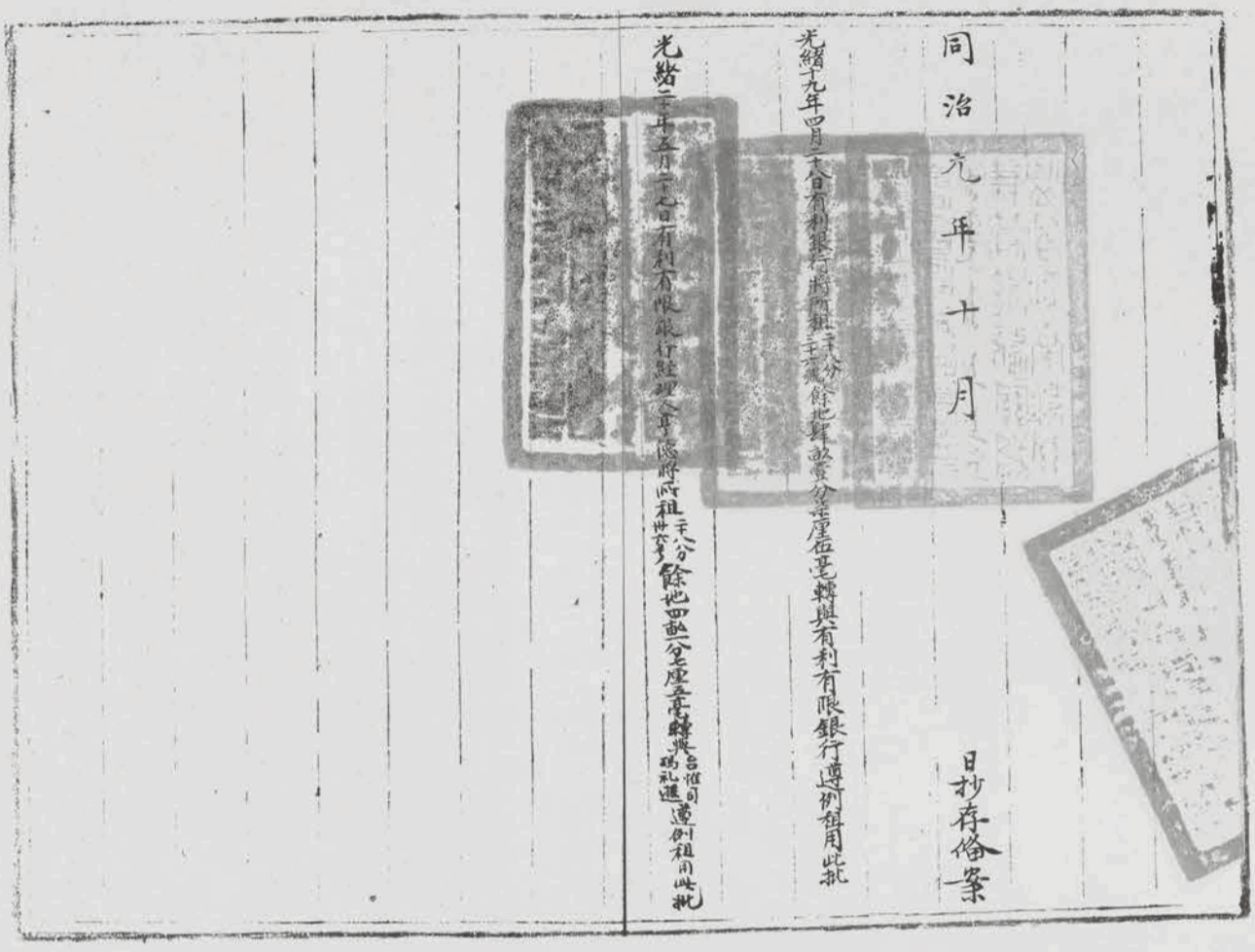
道光二十九年十一月

二十九

日給

原契夫落此與由 道憲委 補給
同治二年二月初日 承業知進地非伊有矣
同治二年二月初日 承業知進地非伊有矣
同治二年二月初日 承業知進地非伊有矣

英册道契 第36號 第28分地 (二)



英册道契 第36號 第28分地 (三)

大清欽命監督江南海關分巡蘇松太兵備道咸
給出租地契事茲准

大英欽命領事官阿 照會內開全據英商打喇士遵照和約稟明在上海港口所定
英人租地造屋居住界內欲將原業戶吳會元等地基一處永遠賃租量見拾
陸畝伍分 厘 毫東至第叁拾叁分租地西至第陸拾叁分租地南至公路北至第
叁拾叁分租地由該英商打喇士酌付原業戶吳會元等押租錢每畝捌拾肆元九百拾
十文付年租每畝每年伍千文應將遵照定議減作每畝每年壹千伍百文以其餘年租
錢叁千五百文按照減年租率增重押租拾千之例加入押租數內計增押租壹萬叁千

文併前原數共計押租錢並加給高地共壹千叁百五十五文嗣後永定輕租每畝
每年壹千五百文共計拾七千三百五十五文務應先給每到年底預付次年之租文入銀號
惟此外均不許華民另索錢賦並議嗣後倘若英商打喇士願將退地由該業戶吳
會元等即必收回一面直將前議押租錢壹千叁百五十五文照數還與英商
打喇士收回但概不准該業戶吳會元自討退地兼此外原業戶吳會元盡無干
涉弄情陳稟稟到本領事合應行文照會請以此地照給地契等因到道准此
本道今已招向該業戶吳會元等籌辦酌明均遵前議將該地基一處出租該
英商打喇士賃住經既該英商打喇士已將前議押租等項照數付與該業戶吳會元

英册道契 第37號 第64分地 (一)

等收清應准將該地交與該英商打喇士租住則如該英商按期每年先給減租錢每畝壹千五百文並無遲欠由本道經保常守租賃存安無碍合給出租地契收執為憑須至租地契者

再查此租地原於二十六年十月十四日租定者彼時因租地契樣式尚未辦成是以先將各業戶原立租地議單皆交該商收執今既將出租地契樣式辦成當將原立租地議單繳回本道署內存案本日換給此契為憑

二十五年五月十一日由該英商打喇士將所原租第六十四分地內劃出六畝八分八厘轉與英國醫生格租用所有押租及年租增重押租等項照數並行劃楚嗣後

應完永定輕租每畝每年壹千五百文共錢十零三百文應歸英國醫生格

按期照付

元年五月十一日由該英商打喇士將所原租第六十四分地內劃出六畝九厘毫

轉入另租第三十二分內添用

元年五月十一日由該英商打喇士將所原租第六十四分地內劃出壹畝六分七厘四

毫轉入另租甲字第三十二分內添用

二年正月初一日由該英商打喇士將所原租第六十四分地內餘剩三分五厘五毫轉與英國醫生格租用所有押租年租及增重押租等項照數並行劃楚嗣後

英册道契 第37號 第64分地(二)

應完永定輕租每年共錢叁百文應歸醫生格按期照付

咸豐十年九月十一日已故英民格醫生有先後所租第三十四分地內餘剩地三畝二分三厘五毫轉與同

弗東更生所派之人以文爾阿爾滿轉派者米士實劃出三畝二分三厘五毫轉與同

乎行租用該商遵照契例承業如違地非伊有矣 該地四至 北位列不晏的各多地 南公路

東同字三十二分地 西六十三分地

咸豐十年九月十一日已故英民格醫生有先後所租第三十四分地內餘剩地三畝二分三厘五毫轉與同

人怡文弗東更生所派之人以文爾阿爾滿轉派者米士實轉與位列不晏的各多地

用該商遵照契例承業如違地非伊有矣 該地四至 北公路 東三十二分 南李四畝地 西六十三分地

道光二十七年十一月二十四日給租地第六十四分地契第三十七號

咸豐十年九月十一日 日抄存備案

同治二年三月十四日同字三十二分地內餘剩地三畝二分三厘五毫轉與美國地租第六十九號劃冊當即註銷此批
同治四年四月初十日同字三十二分地內餘剩地三畝二分三厘五毫轉與美國地租第六十九號劃冊當即註銷此批
光緒二年二月初十日同字三十二分地內餘剩地三畝二分三厘五毫轉與美國地租第六十九號劃冊當即註銷此批

英册道契 第37號 第64分地(三)

<p>光緒十五年七月七日 查此契劃歸餘地全數由謝德生等主理根他換主等已呈請新共給執本契相應註銷並印備券 光緒十五年十二月三日 謝德生等</p>				
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英册道契 第37號 第64分地 (四)

英三十九號

大清欽命監督江南海關分巡蘇松太兵備道成

為

給出租地契事 茲准

大英欽命領事官阿照會內開今據英商安爾遵照和約稟明在上海港口所定英人租地造屋居住界內欲將原業戶羅和尚等地基一處永遠賃租量見貳畝四分五厘八毫東至公路西至甲字第二十三分租地南至公路北至第二十四分租地由該英商安爾酌付原業戶羅和尚寺押租錢每畝陸拾伍千共壹佰伍拾九千七百七十文又付年租每畝每年叁千文應將遵照定議減作每畝每年一千五百文以其餘年租壹千五百文按照減年租一千增重押租拾千之例加入押租數內計增叁拾陸千八百七十文併前原數共計押租錢壹百玖拾陸千六百四十文嗣後永遠輕租每畝每年壹千伍百文共計叁千六百八十七文務應先給每到年底預付次年之租交入銀號惟此外均不許華民另索錢賦並議嗣後倘若英商安爾願將退地由該業戶羅和尚寺即必收回一面直將前議押租錢壹百九十六千六百四十文照數還與英商安爾收回但概不准該業戶羅和尚自討退地並此外原業戶羅和尚盡無干

英册道契 第39號 第22分地 (一)

涉爭情陳稟稟到本領事合應行文總會請以此地照給地契等
 因到道准此本道今已招向該業戶瞿和尚等籌辦酌明均遵前議
 將該地基一處出租該英商安爾賃住經既該英商安爾已將前
 議押租等項照數付與該業戶瞿和尚等收清亞應准將該地交
 與該英商安爾租住則如該英商按期每年先給減租錢每畝
 壹千伍百文並無遲欠由本道經保常守租賃存安無碍合給出
 租地契收執為憑須至出租地契者

再查此租地原於二十六年十月初六日租定者彼時因租地契樣式尚
 未辦成是以先將各業戶原立租地議單暫交該商收執今既將
 出租地契樣式辦成當將原立租地議單繳回本道署內存案今日
 換給此契為憑

二十六年七月初二日由英商麥金西公司將所原租第七十一分地基劃出五分
 轉與該英商安爾租用所有押租等項照數並行劃楚嗣後應完永定
 輕租每畝每年一千五百文英錢七百五十文應歸該英商安爾按期照付

二十五年五月二日由該英商安爾將所原租第三十二分地基式畝四分五厘八毫
 兼將由英商麥金西公司劃租地基五分全數轉與花旗商華地瑪公司

英册道契 第39號 第22分地 (二)

租用所有押租及增重押租等項照數全行交楚嗣後應完永定輕租每畝
 每年壹千五百文共錢四百四十文應歸花旗商華地瑪公司按期照付

咸豐八年四月廿七日美商華地瑪將所租地基 三十二分 計式畝四分五厘八毫並將
 七分劃租地基五分共式畝九分五厘八毫全數轉與美商撒木維爾華地瑪租用
 該商遵照契條例承業如違地非伊有矣

咸豐八年四月廿七日美商 撒木維爾 華地瑪將所租地基 三十二分 計式畝四分五厘八毫並
 將 七分 劃租地基五分共式畝九分五厘八毫全數轉與美商位木立石巴華地瑪
 租用該商遵照契條例承業如違地非伊有矣

道光貳拾柒年十一月

日給租地第貳拾貳分地契第參拾玖號

咸豐



日抄存備案

英册道契 第39號 第22分地 (三)

英册第40號抄存中契
此契存卷

大清欽命監督江蘇海關分巡蘇松太兵備道威

給出租地契事

大英欽命領事官阿

照會內開今據英商華記行即華拿公司遵照和約票明在上海港口所定英租地

屋居住界內欲將原業戶莊廷義等處永遠賃租量見三十五畝分東至公路西至公路南至公路北至

第三二兩分租地由該英商華拿公司酌付原業戶莊廷義等神租銀每畝銀十五元共計三十五畝四十三元另加

給高地押租銀五十六元又付年租每畝每年五元應將遵照定議減作每畝每年一十五元以其餘年租

三十五元按照減年租一十增重押租十之例加入押租數內計增一千二百五十三元併前原數共計押租

銀兩給高地銀四十三百五十二元嗣後永遠輕租每畝每年一十五元共計三十三元七角文務應先給到

年底預付次年之租交銀號准此外均不許華民力索或延議嗣後倘若英商華拿公司願將該地

由華拿戶莊廷義等即必收回且將前議押租銀四十三百五十二元照數還與英商華拿公司

收回但概不准該業戶莊廷義等討還地業此外原業戶莊廷義無干涉等情陳稟事

領事官應行文照會請以此地照給地契等因到道准此本道今以招向該業戶莊廷義等辦

酌明均遵前議將該地基二處出租該英商華拿公司償任既該英商華拿公司已將前議押

租項照付與該業戶莊廷義等收清並應准將該地契與該商華拿公司租住則如該英商

期每年先給減租銀每畝一十五元並無遲欠由本道經保常守租項存存無礙合給出租地契收

執為憑須至出租地契者

再查此租地原於十七年正月十五日租定者彼時因租地契樣式尚未成是以前將

各業戶原立租地議單暫交該商收執今既將出租地契樣式成當將原立租地議單繳

回本道署內存案本日發給此契為憑

二十七年二月初四日該英商華記即華拿公司向原業戶莊廷義等添租地基二址量計三畝當付押租

銀兩五元共計五十五元並無議年每畝五元當將減作每畝五元以其餘年租三十五元遵照前議

加入押租數內計增一百零五元其所定輕租每畝每年一十五元共計四十五元按期預付

二十八年二月三日該英商華記即華拿公司向將所原租地一分地基內劃出三畝四分五厘轉與該商

另租第六分內添用

二年二月初三日由該英商華拿公司向將所原租地第一分地基內劃出五畝九分三厘二毫轉與英商勒文

租用所有押租及增重押租照數並行文是嗣後應先永遠輕租每畝每年共計銀八十九元七角文應歸英商勒文

按期預付

三年十月廿日由英商華拿將所租三分地基劃出十畝五分轉與英商支格租租用所有應先

輕租每畝每年一十五元應歸英商支格按期照付

五年二月三日由英商華拿將所租三分地基劃出十一畝七分五厘九毫轉與英商義記行租用所

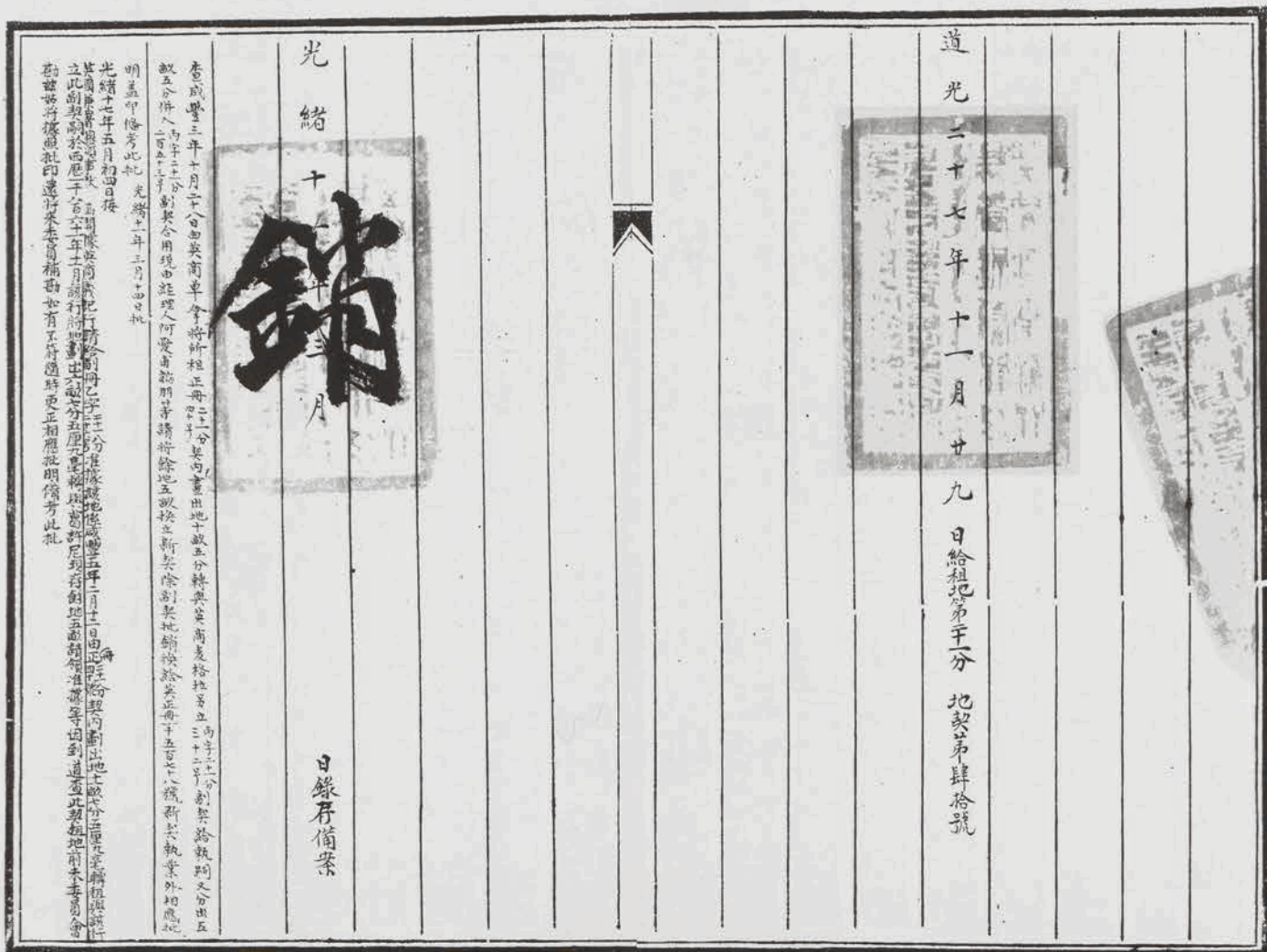
有應先輕租每畝每年一十五元應歸英商義記行按期照付

同治六年正月初十日英商華拿將所租三分地基劃出七畝一分六厘轉與泰吉樂租用現將該地

轉入冊二百五十三號地內併用此契註銷

英册道契 第40號 第21分地 (一)

英册道契 第40號 第21分地 (二)



英册道契 第40號 第21分地 (三)

will at the close of every year, pay in advance to the Government Banker, beyond which no tax or charge of any kind is to be levied by the Chinese on the said Land: Also if the said British Merchant *Turner and Company* should hereafter desire to surrender the Land, the said Proprietors *Chwang Sing &* and others, must immediately take back the same, and return the above sum of *Four Thousand Three Hundred and Fifty Two Thousand* Cash placed in Deposit, to the said British Merchant *Turner and Company*; but the said Proprietors *Chwang Sing &* and others, are not of themselves to demand the return of the Land, nor, save as aforesaid, are they to have any further interest in it. That having received this application (from the said British Merchant *Turner and Company*), he the Consul has accordingly to communicate the same, and to request that a Title-Deed be given for the said Land.

This coming before me the Intendant of Circuit, I have now accordingly arranged and agreed with the said Proprietors *Chwang Sing &* and others, to rent the said Land to the said British Merchant *Turner and Company* on the above-mentioned conditions; and the said Proprietors *Chwang Sing &* and others, having received from the said British Merchant *Turner and Company* the amounts above specified, I the Intendant, in order to confirm the transfer of the said Land to the said British Merchant *Turner and Company* and to insure to *them* lawful and undisturbed possession of the same, so long as *they* pay every year in advance the said reduced Rent of Fifteen Hundred Cash per *mow*, do issue this Deed to be held in proof thereof. A necessary Deed for the Renting of Land.

This piece of Rent-ground was settled for on the *Fifteenth* day of the first month, of the *Twenty Seventh* year, (*March 1st 1847*)

此 契 卷

H. H. H. H. H.

Here, by Imperial Appointment, Superintendent of Maritime Customs for the Province of Keang-nan, and Intendant of Circuit for the Departments of Sou-chow foo, Sung-keang-foo, and Tae-tsang-chow;

Hereby gives this Deed for the Renting of Land.

I have now received a communication from the British Consul Alcock, stating, that, in accordance with the Treaty, the British Merchant *Turner and Company* have applied to Rent in perpetuity from the Proprietors *Chwang Sing &* and others, a Lot of Land, situated within the Boundaries appointed for the location of British Subjects at this port of Shanghai, measuring in area, *Thirty Five mow, Eight fun,* and bounded on the East, by *Public Road* on the West, by *Public Road* on the South, by *Public Road* on the North, by *Lot No. Seventy one and Seventy two* on the following conditions:

The said British Merchant *Turner and Company* to pay to the Proprietors *Chwang Sing &* and others, a sum of *Three Thousand and Forty Three Thousand* Cash as Deposit, being at the rate of *Eighty Five Thousand* Cash per *mow*; Also an Annual Rent of *Five Thousand* Cash per *mow*—which, according to Regulation, is to be reduced to *Fifteen Hundred* Cash per *mow* per annum, by increasing the Deposit at the rate of *Ten Thousand* Cash for every *One Thousand* Cash of Annual Rent so reduced, by which a sum of *One Thousand Two Hundred and Fifty Three Thousand* Cash is added to the original amount placed in Deposit, thereby increasing it to the sum of *Four Thousand Three Hundred and Fifty two Thousand* Cash: The reduced Rent of *Fifteen Hundred* Cash per *mow* per annum, total *Fifty three Thousand Seven Hundred* Cash, the said British Merchant *Turner and Company*.

英册道契 第40號 第21分地 (四)

銷

租地第拾壹分地契第肆拾號 中張

On the 28th day of the 3rd month of this year (1st May 1848) the above named British Merchant Turner & Company transferred three portions of the above Lot No. 21, measuring three mow, four fen, five li, to be sold to the said British Merchant, for which this portion is now sold.

Dated & translated by
W. M. G. G. G.
Off. Interpreter

In the 3rd day of the 2nd month of the year (23rd March 1852) the above named British Merchant, Turner & Co, transferred a portion of the above named Lot No. 21 measuring 5 mow, 9 fen, 3 li & 1 hao together with all interests in the same placed in deposit for the same to the British merchant Levin. Since therefore the British merchant Levin, has become renter of this portion and is liable for the due payment of the settled annual low rent of fifteen hundred cash per mow amounting to the sum of Eight thousand eight hundred with ninety six cash.

True translation
The Consul Mendores
Consul Interpreter

On the 28th November 1853 two portions of the above lot no. 21, one measuring 11 mow of four li & 4 hao, the other measuring 5 mow 5 fen 5 li 1 hao, were transferred by Messrs. Turner & Co to Alexander McCulloch, subject to the payment of the settled annual low rent of 1500 cash per mow.

True translation
W. M. G. G. G.
Off. Interpreter

On the 29th day of March 1855, a portion of the above lot no. 21, measuring 11 mow 7 fen 5 li 9 hao, was transferred by Messrs. Turner & Co to William Mearns & Co, subject to the payment of the settled annual low rent of 1500 cash per mow.

True translation
W. M. G. G. G.
Off. Interpreter

at which time, the form of Title-Deed not having been definitively arranged, a contract given by the Proprietors was first issued to the said Merchant, to hold temporarily. But now as the Form of Title-Deed for the Renting of Land, has been finally arranged, the above-mentioned contract is returned to me the Intendant, to be placed upon the records of my Office, and this Title-Deed is this day given in exchange.

L. S.
of
Taou-kwang, Twenty seventh year, Eleventh month, Twenty fourth day,
Intendant of Circuit.

(*Turner* 1848)
No. of Lot, *Twenty one*, No. of Title-Deed, *Forty*.

On the fourth day of the Second month of the Twenty seventh year (20th March 1847) the above named British Merchant Turner and Company rented from the Proprietor Kwon Ching Ming an additional piece of land measuring three mow for which they paid as Deposit a sum of Two Hundred and Fifty Five Thousand Cash, being at the rate of Eighty Five Thousand Cash per mow. The said land being subject also to the payment of an annual rent of Five Thousand Cash per mow, which is reduced to Fifteen Hundred Cash per mow. Total Four Thousand five Hundred Cash. Likewise made payable in advance by adding the sum of one hundred and Five Thousand Cash to the original deposit according to the terms of the aforesaid Regulation.

True translation
W. M. G. G. G.
Off. Interpreter at Shanghai

SUB-REGISTER, No. 288
Lot No. 21C

Being a Portion Transferred from an Original Lot of Land, No. 21C Sub-Register No. 253 situated within the Boundaries appointed under Treaty for the residence of British Subjects at this Port of Shanghai, in the Province of Keang-soo, in the Empire of China.

PARTICULARS OF LOT

Sub-Register No. 288.
Lot No. 21C
Date of Sub-Registration of Lot, 30 June 1896.
Signature of Party by whom the Lot of Land registered, G. James Morrison by his attorney Frekt. M. Gratton
Whether Renter: Fredk. M. Gratton.
Portions of Lot surrendered to Public Use. Canton Road area
Boundaries - North, Sub-Lot 21E Sub-Reg. No. 58.
South, Canton Road (includes Road area)
East, Passage i.e. remainder of sub-Lot 21C sub-reg. No. 253.
West, Lot No. 1420 Reg. No. 1418.

PARTICULARS OF TRANSFER.

Name of Renters, Gabriel James Morrison & Frederick Montague Gratton.
Quantity of Land Transferred, One mow three fen four li one hao.
From whom Transferred, Raphael Sidka Raphael
Date of Transfer, 30 June 1896.
Amount of Settled Annual Low Rent }
at 1,500 cash per mow

I certify the above Particulars to be true and faithful Extracts from the Original Sub Lot No. 21C Sub-Register No. 253. In Testimony whereof, I have hereunto set my hand this 30th day of June 1896.

James Scoth (Vice Consul)
E.B.M.'s Consulate at Shanghai.

此契係於一千九百零六年六月三十日在工部局註冊
轉立日期一千九百零六年六月三十日
中華民國十四年七月二日
林榮泰律師事務所代辦
紀字第七八〇七號

英四土號

大清欽命駐江南海關分巡蘇松太兵備道咸

為

給出租地契事茲准

大英欽命領事官阿 遜會內開今據英人利查士遵照和約稟明在

上海港口所定英人租地造屋居住界內欲將原業戶吳岐政等

基一處永遠賃租量見陸畝東至公路西至華民沈姓界南至

公路北至私路由該英人利查士酌付原業戶吳岐政等押租銀

每畝八十千共肆百八十千文其年租永定輕租每畝每年一千五百文

共計九千文亦應先給每列年底商付次年之租交入銀號惟此

界均不許華民另索賦賦並議嗣後倘若英人利查士願將退地由

該業戶吳岐政等即必收回一面直將前議押租銀四百八十千文照

數還與英人利查士收回但概不准該業戶吳岐政自討退地兼

此外原業戶吳岐政盡無干涉等情陳稟到本領事合應

行文照會請以此地進給地契等因到道准此本道今已招向

該業戶吳岐政等籌辦酌明均遵前議將該地基一處出租該

英人利查士賃住經既該英人利查士已將前議押租等項照

數付與該業戶吳岐政等收清並應准將該地交與該英人

英册道契 第41號 第73分地 (一)

利查士租住則如該英人利查士租期每年先給減租銀每畝一千五百文並無遲欠由本道經保守租賃存安無碍合給出租地契收執為憑洎至出租地契者

再查此租地原於二十七年正月十八日租定者彼時因租地契樣式

尚未辦成是以先將各業戶原立租地議單暫交英人利查士

收執既將出租地契樣式辦成當將原立租地議單繳回本道

署內存案本日換給此契為憑

二十七年正月十八日由該英人利查士將所原租第七十三分地

基內劃出一畝一分六厘九毫轉與英人格醫生租用所有押

租銀項照數並行劃楚嗣後應完永定輕租每畝每年一千

五百文共銀一千七百五十四文應歸該英人格醫生按期照付

二十七年正月二十日由英商文直將所原租第三十六分地基

內劃出九分八厘三毫轉與英人利查士租用所有押租

銀項照數並行劃楚嗣後應完永定輕租每畝每年一千

五百文共銀一千四百七十五文應歸該英人利查士按期照付

二十八年四月十四日由該英人利查士將所原租第七十三分地

英册道契 第41號 第73分地 (二)

基內劃出二畝八分三厘八毫轉與法蘭西國人公生號即查
記士阿羅你租用所有押租銀項並行劃楚嗣後應完
永定輕租每畝每年一千五百文共銀四千二百五十七文應歸法蘭
西人查記士阿羅你按期照付

二十九年三月十九日由該英人利查士將所原租第七十三分地基
所餘二畝九分七厘六毫全行轉與英商福北士租用所有押
租銀項並行交楚嗣後應完永定輕租每畝每年一千
五百文共銀四千四百六十四文應歸英商福北士按期照付

咸豐二年三月二十日由英商福北士將所租第七十三分地基內二畝
九分七厘六毫全行轉與英商白頭商人路記蘭那租用所有
押租銀項並行交楚嗣後應完永定輕租每畝每年一千
五百文共銀四千四百六十四文應歸商人路記蘭那按期照付

咸豐五年五月二十日由英商白頭商人路記蘭那將所租第七十
三分地基內二畝九分七厘六毫全行轉與英商白頭商人喇噠
喇噠喇噠喇噠租用所有押租銀項並行交楚嗣後應完永
定輕租每畝每年一千五百文共銀四千四百六十四文應歸英商白

英册道契 第41號 第73分地 (三)

頭商人喇噠喇噠喇噠租用所有押租銀項並行交楚嗣後應完
咸豐八年三月十六日英國東印度公司喇噠喇噠喇噠租用所租地基第四十三分地
六毫轉與英國東印度公司巴欽姓素毛租用該商遵照與喇噠喇噠地非伊有矣

道光二十七年十一月廿九日給 租地第七十三分
地契第四十號

咸豐五年五月 日抄錄條案

咸豐五年三月廿日英民巴欽姓素毛將所租地基第四十三分地
英民阿樂達租用該民遵照與喇噠喇噠地非伊有矣

同治元年二月初五日英民阿樂達將所租地基第四十三分地
地契第四十號轉與英民巴欽姓素毛租用該民遵照

例承業如違此契即有矣

同治五年九月廿日英商白頭商人路記蘭那將所租地基第七十三分地
轉與英商白頭商人喇噠喇噠租用該商遵照例承業可也

同治三年四月初五日英人白卓際將所租地基第七十三分地
轉與英商白頭商人喇噠喇噠租用該商遵照例承業可也

同治年六月十五日經理人白卓際將所租地基第七十三分地
轉與英商白頭商人喇噠喇噠租用該商遵照例承業可也
同治年十月廿日經理人白卓際將所租地基第七十三分地
轉與英商白頭商人喇噠喇噠租用該商遵照例承業可也
商人白卓際將所租地基第七十三分地轉與英商白頭商人喇噠喇噠租用該商遵照例承業可也

英册道契 第41號 第73分地 (四)

同治十年正月十五日倫敦商人沙遜等將所租地二分地二畝九分七厘六毫轉與倫敦商人亞瑟台佛沙遜租用該商遵照例承業可也

光緒五年四月十七日法國公生號將所租地二分地二畝八分三厘八毫轉與英商滙豐銀行遵照例承業可也

一千九百零四年四月九日通商公司將所租地二分地二畝八分三厘八毫轉與英商滙豐銀行遵照例承業可也

此契於三十三年二月八日准日本國駐上海領事署 字第一五七號
 轉立日冊第三〇二四號租戶字印依契格式包檢蓋理看契時發給新契
 中華民國三十三年二月二十日上海特別市地政局批 租地第一五三〇號

民國卅二年二月十日日本局補註

英册道契 第41號 第73分地(五)

第九分
四十二日
英契 抄子倫契

大清欽命監督江南海關分巡蘇松太兵備道成
 給出租地契事 茲准
 大英欽命領事官阿 照會內開今據英商加勒德遵照和約稟明在上海港口所定英人租地造屋居界內欲將原業戶莊廷義等地基處永遠賃租量見畝
 一分五厘八毫東至華民潘姓界西至公路南至邑屬壇官地 北至第十八分租地由該英商加勒德酌付原業戶莊廷義等押租錢每畝八十元共銀百三十二元四百元又付年租每畝每年五十元應將遵照定議減作每畝每年壹千五百元以其餘年租叁千五百元按照減年租一千增重押租拾元之例加入押租數內計增叁百拾元伍百叁拾元併前原數共計押租錢壹千零五拾元伍百柒拾元嗣後永遠輕租每畝每年壹千五百元共計拾叁千七百三十七元務應先給每年底預付次年之租交入銀號惟此外均不許華民另索錢賦並議嗣後倘若英商加勒德願將退地由該業戶莊廷義等即必收回一面直將前議押租錢壹千零五十三元零七拾元照數還與英商加勒德收回但概不准該業戶莊廷義自討退地兼此外原業戶莊廷義盡無干涉等情陳稟到本領事合應行文照會請以此地照給地契等因到道准此本道今已招向該業戶莊廷義等籌辦酌明均遵照前議將該地基一處出租該英商加勒德賃任經既該英商加勒德已將前議押租等項照數付與該業戶莊廷義等收清並應准將該地交與該英商加勒德賃任則如該英商按期每年先給減租錢每畝壹千五百元並無遲欠由本道經保常守租賃存安

英册道契 第42號 第19分地(一)

無碍合給出租地契執為憑須至出租地契者

再查此租地原於十七年正月十八日租定者彼時因租地契樣式尚未辦成是以先將各業戶原立租地議單暫交該商收執既將出租地契樣式辦成當將原立租地議單繳回本道署內存案本日換給此契為憑

十七年九月十八日該英商加勒德將原租第十九分地基內所餘四畝九分厘八毫轉與英商顧祖用所有押租及年租增重押租等項照數並行劃楚嗣後應完永定輕租每畝每年二十五百文共銀七十三百七十七文應歸英商顧祖按期照付

十七年十月初十日該英商加勒德將原租第十九分地基內所餘四畝二分厘轉與白商人達德培治自治租用所有押租及年租增重押租等項照數並行劃楚嗣後應完永定輕租每畝每年一千五百文共銀六千三百六十文應歸白商達德培治自治按期照付

查本契十九分地內四畝九分二厘八毫前已過入副冊第八号租用矣

查本契十九分餘地四畝二分四厘業經過入副冊第十号租用矣

道光 貳拾柒年 拾壹月 二十四 日給租地第十九分地契第四十二號

查本契乃英商羅孫之地編列副冊第十號即正冊十九分餘地四畝二分四厘同治元年二月初七日又由正契二百七十二分劃出地基三分添入本契地內併用現共計地四畝五分四厘此批

同治十二年八月初二日計開現在西址北至十八分霍麥士地廣東路會錄落李發二人地南至矮以夫生地洋澄溪二百七十二分合耳士瓦經理地東至會錄落李發地一百分羅孫地乙字十九分羅孫地矮以夫

英册道契 第42號 第19分地 (二)

夫生地至二百七十二分合耳士瓦經理地地界地十八分霍麥士地

同治十二年八月初三日准

英領事來函英商羅孫餘地四畝二分四厘又由二百六十五號契內劃出地三分編列副冊第十號均因今昔四址不同畝分亦難確切現在註明第十號副冊繪圖請派員會勘當經札據沈停勘復該地在洋澄橋地方現歸長利洋行管業實是丈見地四畝二分三厘三毫與原契所載之數大畧相符界址並無侵佔繪圖送核前來除函請英領事將副冊之地另立新契給執外合於正契內加批蓋印存查

查本契十九分之地前已過入副冊第十号地後換立九百八十六号等號契租用矣

同治 十二年 八月

日抄存備案

英册道契 第42號 第19分地 (三)

第四十三號英契抄存備案
此契存卷

大清欽命監督江南海關分巡蘇松太兵備道成

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商廣隆行即林賽公司遵照和約稟明在上海

港口所定英人租地造屋居住界內欲將原業戶陳全觀等地基一處永遠賃租量

見拾貳畝壹分東至河西至華民徐姓界南至公路北至公路由該英商林賽公司

酌付原業戶陳全觀等押租錢每畝另付給高地押租錢若干 文其年租永定輕租每

畝每年壹千伍百文共計拾八千壹百伍拾文亦應先給每年底預付次年之租交入

銀號惟此外均不許華民另索錢賦並議嗣後倘若英商林賽公司願將退地由該業

戶陳全觀等即必收回一面直將前議押租錢 酌付給高地押租錢若干共計壹千七百 文照數還與英商

林賽公司收回但概不准該業戶陳全觀自討退地兼此外原業戶陳全觀盡無干

涉等情陳稟到本領事官應行文照會請以此地照給地契等因到道准此本道

今已招向該業戶陳全觀等籌辦酌明均遵前議將該地基一處出租該英商

林賽公司賃任經既該英商林賽公司已將前議押租等項照數付與該業戶陳

全觀等收清並應准將該地交與該英商林賽公司租住則如該英商按期每年

先給減租錢每畝壹千五百文並無違欠由本道經保常守租賃存安無碍合給

出租地契收執為憑須至出租地契者

二十七年正月十八日由該英商林賽公司將所原租第七畝分租地全數換交承董

義塚會書記司賬英人麥都思先生之原租第七畝分租地所有押租錢項照數並

為

英册道契 第43號 第74分地 (一)

行交楚茲第七畝分租地係該承董義塚會書記司賬麥都思先生並將來所

承書記司賬租用作為本港眾英商民義塚葬埋之所嗣後應完永定輕租每

畝每年一千五百文應歸該英人麥都思先生按期照付

二十七年三月二十八日由該英人麥都思先生向原業戶 蕭世榮 徐永壽 添租地基一址量計二畝當付押

租錢每畝柒拾十共錢壹百四十文其年租應照所定輕租每畝每年一千五百文共計三

十文按期預付

再查此租地原於二十七年正月十八日租定者彼時因租地契樣式尚未辦成是以先將

各業戶原立租地議單暫交該商收執今既將出租地契樣式辦成當將原立租

地議單繳回本道署內存案本日換給此契為憑

同治二年六月二十五日管業登婦意麗舍麥都思暨麥華陀按照英一千七百七十二年四月

初五日所立之據將所租 第七畝分租地十四畝 分轉與工部局遵例租用可也

再批此契上契已據業主遺失故未併送請印合再批明備查

道光 貳拾柒年 拾壹月 二十九日給租地第柒拾肆分地契第肆拾壹號

同治 十一年 七月

日抄存備案

英册道契 第43號 第74分地 (二)

英册道契 第33號 第74分地 第44號 第78分地 第45號 第66分地

英册七十八分契批 洋商亞爾 業戶徐永祥
 此七十八分租地係各英人等分股捐銀者托擇英商亞爾
 租定代為經理作設戲玩處所
 再查此租地原於二十七年正月二十三日租定者彼時因租地
 契樣式尚未辦成是以先將各業戶原立租地議單暫交
 該商收執今既將出租地契樣式辦成當將原立租地議
 單繳回本道署內存案本日換給此契為憑
 光緒三十三年五月二十日亞爾將本契全地轉與裴永德租用此批
 一千九百零五年六月五日裴永德將本契全地轉與
 查此地契據會丈局局長岑呈准 英副領事來函據該契
 主稟稱該號上契現因遺失無踪業已遵章登報三月今屆
 期滿請移補給等情合繕該上送請查照補給等因查該
 上契既經遺失原登報期滿自應准予補給以資執守
 惟將原契上契出現應由該契主自行理直將契批明呈請
 補給前來相應蓋印備收 民國四年三月三日 總辦岑海樓印給
 再本契內載永遠賃租地畝四址東至公路西至半河
 南至公路北至華民律地界

英册道契 第44號 第78分地

大清欽命監督江南海關分巡蘇松太兵備道咸

為

給出租地契事照得接准

大英國領事官阿照會內開今據英國國民人刺蘭得 稟請在上海按和約所定界內租業戶吳尚賓

地壹段永遠租賃計伍畝玖分。厘叁毫北華民吳界南公路 東至三分租地西公路 給價每畝

文共錢六百七十九元二百三十文其年租每畝壹千五百文每年預付銀號等因前來本道已飭

業戶吳尚賓 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定地畝不能由

已便亦不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房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賃房與華民展轉賃賣若華民欲在界內租地賃房須由

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

領事官並違憲批准登籍將其地整段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

道光二十七年十一月二十四日給 租地六十六分 地契四十五號

On the 13th June 1847 the above named British
 merchant James Grant rented from the
 proprietor Heszpin an additional piece
 of land measuring one mow for which he
 paid as deposit a sum of one hundred
 dollars. The said land being subject to
 the payment in advance of the settled
 annual low rent of fifteen hundred
 cash per mow

True translation
 (Signed) Harry S. Parkes
 Offg interpreter H. S. M. C. Shanghai

I find on examination that according to the Regulations each title deed
 of land has to be made out in triplicate - one copy to be held by the owner,
 another copy to be kept in the Intendant's room, and the remaining copy
 to be kept in the British Consulate; and I also find on examination, that
 the owner of Lot No 66, title deed No 45, has lost his copy; that the copy
 placed in the Intendant's room was destroyed by fire; and that
 the remaining copy still exists in the British Consulate. As
 there ought to be three copies, however, of the title deed of the said
 lot of land, I have this day, the 13th day of August 1859, issued
 the foregoing three new copies, and therein I have copied correctly
 the date, the quantity of land, and the other particulars from the
 triplicate copy kept in the British Consulate. I have also to prevent
 mistakes, noted in the old triplicate copy which will still be
 preserved in the British Consulate, that I have this day issued
 the foregoing three new copies of the title deed of the said
 lot of land.

True translation
 (Signed) J. J. J. J.
 Interpreter

英册道契 第45號 第66分地 (一)

Title Deed.

Heen Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tao Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that James Grant has applied to Rent in perpetuity from the Proprietors Hechangpin 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 five mow, nine fun, and three haow, bounded on the North by Chinese renting, on the South by Public road, on the East by Lot No 63, on the West by Public road. That the said James Grant is to pay to the Proprietors Hechangpin a Sun of 679330 Cash, being at the Rate of Cash 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 Hechangpin or James Grant shall Rent the said quantity of Land to 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 of 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 James Grant

his 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 James Grant

his 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 James Grant

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.

Naonwang 27th year. L. S. of Intendant of Circuit. 11th moon, 22th day. 31st Dec: 1847. No. of Lot, 66 No. of Title Deed, 45 True Translation, (Signed) H. S. Parkes Interpreter.

英册道契 第45號 第66分地 (二)

查每分租契向有上中下三級現因地主將該地上契遺失存道中契被燬僅有下契存于該署未便查核於十九年七月二十日更換新契至三級分別存發其款租價年月分號悉照舊契填寫所存英者下契一紙移道註明後仍即送還存案備查
咸豐九年七月二十日其民刺蘭得照道光二十八年十二月十二日所立的據將所租四分地契共計六分零五分與英民格拉士租用該民遵照例承業如違地非伊有矣

光緒元年刻蘭得又向原業主吳士試發租地契壹畝當付押租洋銀壹百元

咸豐九年八月十日英民格拉士將所租四分地契共計六分零五分由經理德德轉為吳志德租用該民遵照例承業如違地非伊有矣

咸豐九年九月十五日英民格拉士將所租四分地契共計六分零五分由經理德德轉為吳志德租用該民遵照例承業如違地非伊有矣

Transfer

On the 18th day of August 1850 the British subject James Grant transferred, in accordance with the terms of a document executed by the said James Grant on the 6th day of January 1849, the whole of the above mentioned lot 66, measuring six mow nine fun and three haow of which he is renter, to the British subject Alexander Grant Dallas to rent and to hold so long as the said Alexander Grant Dallas shall not infringe the several conditions stated on the face of the title deed granted for the said lot of ground.

True translation John A. Meadows Interpreter

咸豐十一年六月初音英民也治汗戈克將所租四分地契共計六分零五分與英商者米士哈各租用該商遵照例承業如違地非伊有矣

同治元年十二月初五日英民也治汗戈克將所租四分地契共計六分零五分與英商者米士哈各租用該商遵照例承業如違地非伊有矣

光緒元年二月五日英民也治汗戈克將所租四分地契共計六分零五分與英商者米士哈各租用該商遵照例承業如違地非伊有矣

一千九百零一年八月二十二日 韓古克 將本契全地轉與 麥克勞 租用此契

一千九百零三年五月四日 麥克勞 將本契全地轉與 麥克勞 租用此契

英四十五號

本契地圖特別區七

英册道契 第45號 第66分地 (三)

查此契准英國駐上海領事署由本契由前租主土以將全地轉與揚子保險公司租用等因准此相應加批以資執管此批
 中華民國十四年四月十五日上海華土地局批印



此契於三十一年五月十四日准日本國駐上海領事署 第五八六號函
 轉立日册第 二八八號租信地產株式會社 整理舊契時檢閱新契
 中華民國三十一年五月十日上海華土地局批 卷字第五七九號



英册道契 第45號 第66分地 (四)

B.C. 66^A

此契存卷

SUB-REGISTER NO. 74

Lot No. 66a.

Being a Portion Transferred from an Original Lot of Land No. 66, Register No. 45 situated within the Boundaries appointed under Treaty for the residence of British Subjects at this Port of Shanghai, in the Province of Keang-soo in the Empire of China.

Particulars of Lot.

Sub-Register No. 74.
 Lot No. 66A.
 Date of Sub-Registration of Lot, June 12th 1861.
 Signature of Party by whom the Lot is Sub-Registered, James Hogg.
 Whether Renter or Agent, Renter.
 Portions of Lot surrendered to Public use.

Particulars of Transfer.

Name of Renters, James Hogg.
 Quantity of Land Transferred, 2. 8. 9. 3.
 From whom Transferred, H. Hancock.
 Date of Transfer, June 12 1861.
 Amount of Settled Annual Low Rent } 4339.
 at 1,500 cash per mow }

I certify the above Particulars to be true and faithful Extracts from the Endorsement of Transfer of the above Lot made by The British Subject Hancock to the afore-said Renter J. Hogg as entered on the Title Deed for the Original Lot, No. 66 given by His Excellency the Intendant of Circuit.
 In Testimony whereof, I have hereunto set my hand this 12th day of June 1861.

(Signed) Chalmer Alabaster
 Interpreter to H.B.M. Consulate at Shanghai.

英册道契 第45號 第66分地 (五)
 A字副契

英四十二號

此契存

光緒三十三年七月二十日准日本國駐上海領事署 字第六九九號
轉立日 八五四三號租戶工部局 局保整理舊契時檢給新契
三十二年七月二十日准上海法租界工部局 租字第七〇三八號

大清欽命監督江南海關分巡蘇松太兵備道 咸

給出租地契事 茲准

大英欽命領事官 照會內開今據英商安達生瓦生公司遵照和約稟明在

上海港口所定英人租地造屋居住界內欲將原業戶吳大忠等地基一處永遠賃

租量見十七畝東至公路西至公路南至公路北至第五十七分租地由該英商安達

生瓦生公司酌付原業戶吳大忠等押租錢每畝七十五元共二千七百七十五元另付加

給高地押租錢十元其年租永遠輕租每畝每年一千五百元共計二千五百元

亦應先給每到年底預付次年之租入銀號惟此外均不許華民另索錢賦並議

嗣後倘若英商安達生瓦生公司願將退地由該業戶吳大忠即必收回一面直將

前議押租錢一千二百八十五元照數還與英商安達生瓦生公司收回但概不准

該業戶吳大忠自討退地並此外原業戶吳大忠等辦酌明均薄前議將該

地基一處出租該英商安達生瓦生公司賃住經既該英商安達生瓦生公司已將

前議押租等項照數付與該業戶吳大忠等收清並應將該地交與該英商

安達生瓦生公司租住則如該英商按期每年先給減租錢每畝一千五百元並無

遲文由本道經保常守租賃存安無礙合給出租地契執執為憑須至租

地契者

為

英册道契 第46號 第59分地 (一)

再查此租地原於二十七年二月初四日租定者彼時因租地契樣式尚
未辦成是以先將各業戶原立租地議單暫交該商收執今既將出
租地契樣式辦成當將原立租地議單繳回本道署內存案查
核此契為憑

三十年四月七日該英商安達生瓦生公司將所原租第五九分地基七畝全數轉與英商瓦生租用所有押

租及年租等項照數並行交楚嗣後應完永遠輕租每畝每年一千五百元共錢二千五百元應與英商瓦

生按期照付

咸豐五年二月初四日由英商瓦生將所租第五九分地基內劃出六畝一分轉與英商吳大忠租用所有

應完輕租每畝每年一千五百元共錢九千五百元應歸英商吳大忠按期照付該商遵照契條

所載茶例承業如有違背其地即非伊有矣

道光二十七年十一月 光 日給租地第五九分 地契第四六號

咸 豐 六年 三月 日鈔存倫案

光緒三十三年閏五月三日該英商安達生瓦生公司將所原租第五九分地基七畝全數轉與英商瓦生租用所有押

激倫的司 西愛姆來達 大英領事官 工部局

一九一三年三月 西愛姆來達 大英領事官 工部局

廿七廿七

英册道契 第46號 第59分地 (二)

英第第四十七號地契

大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事茲准

大英欽命領事官阿照會內開今據英商北華記即單拿公司遵照和約票明在

上海港口所定英人租地這屋居住界內欲將原業戶張敦素等地基一處永遠賃

租量見八畝二分東至公路西至華英路南至公路北至河由該英商單拿公

司願付原業戶張敦素等押租銀每畝一千八百元共二千九百二十元文付

年租每畝每年一千五百元文應得遵照定議減作每畝每年一千五百元文其餘年租

二千五百元文按照減年租一千增重押租十元之例如押租數內計增五百元文二千

併前原數共計押租銀二千六百二十元文嗣後永定輕租每畝每年一千五百元文共計二千

文西共四百元文務應先給每月底預付次年之租文入銀號惟此外均不許華民另索

鐵職並請嗣後倘若英商單拿公司願將退地由該業戶張敦素等即必收回而直得

前議押租銀二千六百二十元文照數還與英商單拿公司收但概不准該業戶張敦素自

討退地並此外原業戶張敦素盡無干涉若情陳稟到本領事台應行文照會

請以此地照給地契等因到道准此本道今已招向該業戶張敦素等將辦的明均遵

前議得該地基處出租該英商單拿公司賃住經既該英商單拿公司已將前

議押租等項照數付與該業戶張敦素等收清並應准將該地契與該英商

單拿公司租住則如該英商按期每年先給減租銀每畝一千五百元文並無遲欠由本

道經保常守租賃存安無碍合給出租地契收執為憑須至出租地契者

為

英册道契 第47號 第60分地 (一)

英册道契 第46號 第59分地 第47號 第60分地

再查此租地原於二十七年三月初九日租定者彼時因租地契樣式尚未辦成是以先將各

業戶原立租地議單暫交該商收執今既將出租地契樣式辦成當將原立租地

議單繳回本道署內存查本日換給此契為憑

二十九年三月二十日由英商華記即單拿公司將所賃租第六分地其內劃出三畝

四分五厘轉入原租第六分內添用

二十九年四月初由該英商華記即單拿公司將所賃租第六分地其內劃出五畝

二分五釐與花旗醫生哈爾租用所有押租及年租增重押租等項照數並行劃楚

嗣後應完永定輕租每畝每年一千五百元文共銀七千七百七十五元文應歸花旗醫生哈爾按期照付

二十九年四月二十日由該英商單拿公司將所賃租第六分地其內劃出三畝零七分轉與英人賜陀爾安

租用所有押租及增重押租項照數並行劃楚嗣後應完永定輕租每畝每年一千五百元文共銀一千五百零

五元文應歸英人賜陀爾安按期照付

二十九年四月二十日由英商單拿公司將所賃租第六分地其內仍餘一分轉與英商麥格利租用所

有押租增重押租項照數並行劃楚嗣後應完永定輕租每畝每年一千五百元文共銀一千五百元文應歸

該英商麥格利按期照付

二十九年四月初由英商麥格利將所賃租第六分地其內劃出五分轉與英商德意錫利爾租用所有押租

及增重押租項照數並行劃楚嗣後應完永定輕租每畝每年一千五百元文共銀一千五百元文應歸英商德意

錫利爾按期照付

道光二十七年十一月二十四日給租地第六分地契第四十七號

英册道契 第47號 第60分地 (二)

同治十二年六月

日抄存備案

英册道契 第47號 第60分地 (三)

查正契原共計地二十六畝六分五釐道光二十九年二月初六日單拿公司查出地五畝二分五釐轉與花旗醫生哈爾房五十二號副契給執是年四月二十六日又查出地十畝七分轉與賜院蘭安房五十九號副契給執尚存餘地十畝七分轉與麥道夫計英銀五十磅此批轉租人當即將前項五十二號副契併併六十分正契之後給執管業應即照准合行札明備考光緒七年八月二十日批

一千八百五十五年三月二十七日德商錫利公司將所租地六畝七分轉與英商錫利公司過租用此批

一千八百五十五年三月二十八日英商錫利公司將所租地二畝併入六畝副契合用此批

一千八百五十五年三月二十八日英商錫利公司之經理人阿爾其錫利及麥道夫將所租地六畝地全行抵押於麥道夫計英銀五十磅此批

一千八百五十八年八月二十四日英商錫利公司將所租地六畝地十二畝七分轉與麥道夫過租用此批

一千八百五十九年正月初八日英商麥道夫將所租地六畝地十二畝七分轉與英商雷道例租用此批

一千八百七十三年七月初一日英商雷將所租地六畝地十二畝七分轉與施密特道例租用此批

一千八百七十三年七月初一日將六十分兩字各分副契及正冊當三各分地抵押於香港保險公司計銀六萬兩並息此批
嗣於一千八百八十年六月初三日經理香港保險公司之怡和行將此批款歸還主請英領事衙門將此條批銷

一千八百八十年七月初一日已故施密特之經理人施密特一千八百八十年十二月二十八日施密特道將所租地六畝地十二畝七分轉與英商雷道例租用此批

此條批中其性上下並未像送來故不蓋印

查本道契內刻立三號副契之批業經轉租與英商接以生利和之現併正契冊三號正契租地相應性明備考光緒五年九月初八日道契批

英册道契 第47號 第60分地 (四)

改英德領事法
 送原者據會文局長案呈英册
 二千四百三十一
 分契地復文業估會物以晰送在
 卷元內以該契加批呈請蓋印
 移給前未合
 的上下印契六份函送
 貴總領事查收外此
 貴別領事分別存給再該三契復文費洋十二
 元未收並煩
 俯繳為荷此以
 日社 王陳 閱
 計送印契六份
 辛酉月十日
 土法泰製

曾核 二月九日

英册道契 第47號 第60分地 (五)
特派江蘇交涉員致英國領事函

道尹署

一件英册

六千四百三十六
一百四十三

分復丈卷

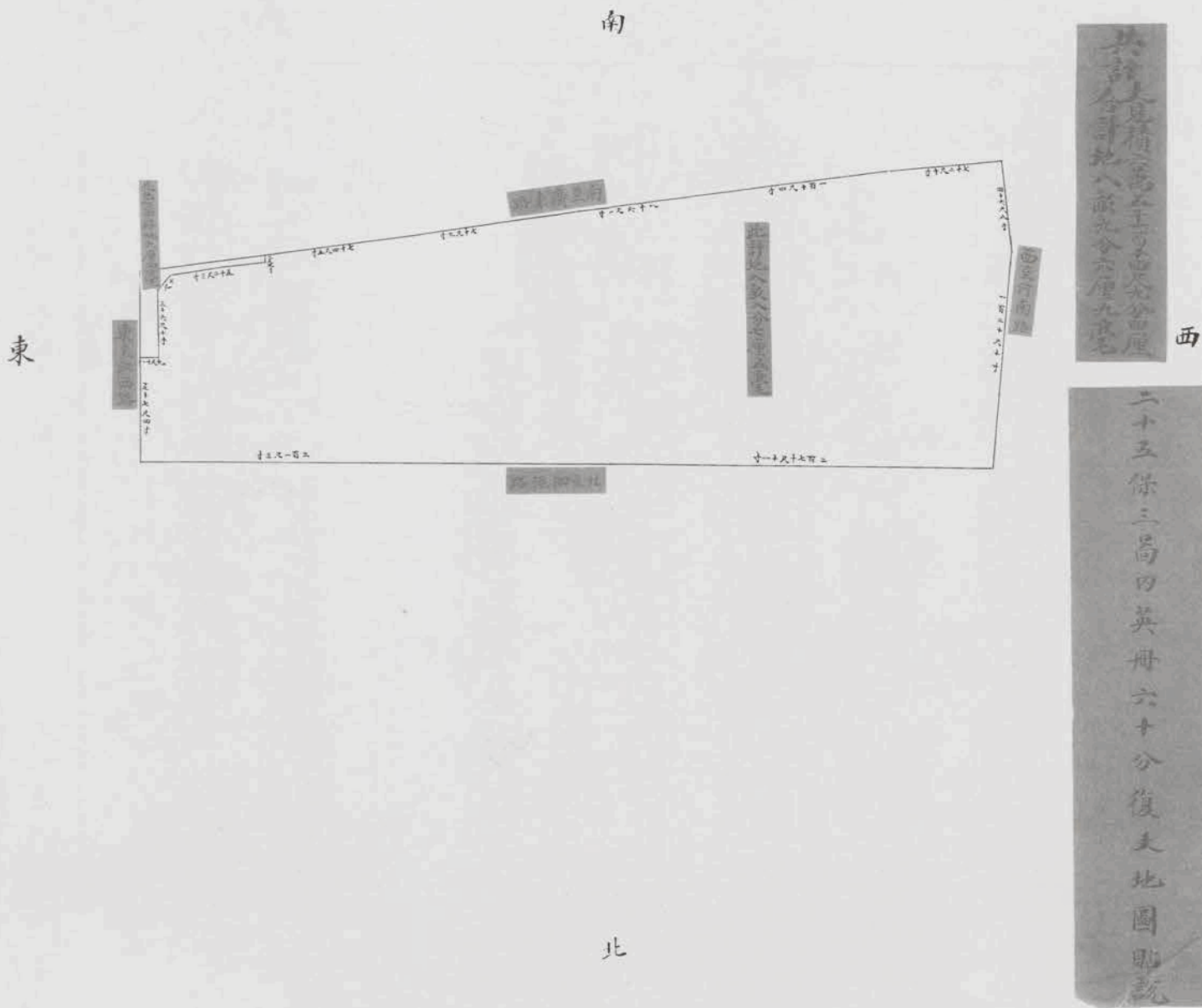
地圖六紙
中契〇紙

60附卷二
1436附卷二
1437附卷二
1438附卷二

英册道契 第47號 第60分地 (七)
民國初年上海道尹署檔案封套

啟者查 六十一 一千四百三十六 分契地業經復
 勘明晰茲據該租主稟稱各該契地復丈後故
 址不符呈契請移加批等情據此合將上下印
 契函送
 貴局長請煩查照加批為荷此頌
 日社 名正具
 計送上下印契六紙
 一千九百十七年十月三號
 上海英署用牋

英册道契 第47號 第60分地 (六)
英國駐滬領事致會丈局函



英册道契 第47號 第60分地 (八)
會丈局繪製地塊圖

英第四十八號

版

大清欽命監督江南海關分巡蘇松太兵備道咸

為

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商名私行即麥金西公司遵照

和約稟明在上海港口所定英人租地造屋居住界內欲將原業戶吳建

勳等地基一處承賃租量見貳畝伍分東至第柒分租地西至第貳拾

捌分租地南至公路北至第陸拾壹兩分租地由該商麥金西公司酌付

原業戶建勳等押租錢每畝壹百玖拾八文共肆百九十七文其年租

永定輕租每畝每年壹千五百文共計叁千七百五拾文亦應先給每到

年底預付次年之租交入銀號惟此外均不許華民另索錢賦並議

嗣後倘若英商麥金西公司願將退地由該業戶吳建勳等即必收回一

面直將前議押租錢肆百玖拾七文照數還與英商麥金西公司收

回但概不准該業戶吳建勳自討退地兼此外原業戶吳建勳盡無干涉

等情陳稟到本領事官應行文照會請以此地照給地契等因到道

准此本道今已招向該業戶吳建勳等籌辦酌明均遵前議將該地

基一處出租該英商麥金西公司賃住經既該英商麥金西公司已將

前議押租等項照數付與該業戶吳建勳等收清並應准將該地交與

該英商麥金西公司租住則如該英商按期每年先給減租錢每畝壹

千五百文並無遲欠由本道經保常守租賃存安無碍合給出租地契

收執為憑須至出租地契者

再查此租地原於二十七年三月十五日租定者彼時因租地契樣式尚未
辦成是以先將業戶原立租地議單暫交該商收執今既將出租地契
樣式辦成當將原立租地議單向本道署內存案本日換給此契為憑
咸豐三年五月廿四日該英商麥金西將所原租第二十九分基地全數轉與
查士得格喇士麥金西租用所有押租等項照數並行交楚嗣後應完永
定輕租銀叁千七百五十文應歸英商查士得格喇士麥金西按期預付
同治九年二月初十日查士得格喇士麥金西將所租^{二十九分}地_{四十八分}地二畝五分轉與怡和
行租用該商遵例承業可也

再據該商稟此另漢文上契業已遺失合併註明

道光貳拾柒年拾壹月二十九日給租地第貳拾玖分地契第肆拾捌號

民國十三年七月十六日全契地轉立日本冊六九號新契本契

英册道契 第48號 第29分地 (二)

英四十九號

大清欽命監督江南海關分地蘇松太兵備道威

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商查理士麥金西遵照和約
查明在上海港口所定英人租地造屋居住界內欲將原業戶刑長
春等地基一處永遠賃租量見肆畝一分。厘。毫。東至公路西至
第主分租地南至第二十分租地北至公路由該英商查理士麥金西酌付
原業戶刑長春等押租銀每畝^{每畝每年計辛文亦應先給每到年底預付次年之租交銀}每畝每
年二十五百文計辛文亦應先給每到年底預付次年之租交銀
疏惟外均不許華民另索錢賦並議嗣後倘若英商查理士麥金西願
將退地由該業戶刑長春等即必收回一面直將前議押租銀五百四十文
照數還與英商查理士麥金西收回但概不准該業戶刑長春等自討退地兼
此外原業戶刑長春等無干涉等情陳稟到本領事合應行文照
會請以此地照給地契等因到道准本道令已拍向該業戶查理士麥金
西等籌辦酌明均遵前議將該地基一處出租該英商查理士麥金西
賃住經既該英商查理士麥金西已將前議押租等項照數付與該
業戶刑長春等收清並應准將該地契與該英商查理士麥金西租

英册道契 第49號 第71分地 (一)

英册道契 第48號 第29分地 第49號 第71分地

住則如英商按期每年先給租銀每畝五百文並無遲欠由本道經
 保常守租賃存案無礙給出租地契執執為憑須至租地契者
 再查此租地原於壬午年買于百租定者彼時因租地契樣式尚未辦成
 是以先將各業戶原立租地議單暫交該商收執今既將出租地契樣
 式辦成當將原立租地議單繳回本道署內存案本日檢給契執為憑
 道光二十七年十一月二十九日給租地契第廿九號

壬午年五月七日由該商商理至麥金西將所原租地契執全數轉與
 英商各利號麥金西執司租用所有租地各項稅數並行交足嗣後應元永定
 租每畝每年二千五百文應歸英商麥金西執司定期照付
 二十八年七月初五日由該商商理至麥金西將所原租地契執全數轉與
 商理兩租所有租地各項稅數並行交足嗣後應元永定租每畝每年二千五百
 文應歸英商麥金西執司定期照付
 同治三年五月廿五日由該商商理至麥金西將所原租地契執全數轉與
 英商各利號麥金西執司租用所有租地各項稅數並行交足嗣後應元
 永定租每畝每年二千五百文應歸英商麥金西執司定期照付
 同治三年三月廿五日由該商商理至麥金西將所原租地契執全數轉與
 例承事

同治二年三月三日

日錄存備案

查該地已於同治六年六月月初八日轉入英商各利號麥金西執司租用此契註銷

英册道契 第49號 第71分地 (二)

英中契第五拾號

大清欽命監督江南海關分巡蘇松太兵備道咸
 給出祖地契事奉准
 大英欽命領事官阿照會內開今據英商阿得爾奄巽兄弟遵照
 和約稟明在上海港口亦定英人租地造屋居住界內欲將原業戶黃裕
 源守地基一處永遠賃租量見六畝六分東至第的十三分租地西至
 路南至公路此至華民黃姓界由該英商阿得爾奄巽兄弟酌付
 原業戶黃裕源守押租錢每畝五十元共計三百三十元又付年租每畝
 每年三千五百元在將遵照定議減作每畝每年一千五百元以其餘年
 租二十文按照減年租一千增重押租十元之例加入押租數內計增二百三
 十二元文併照原數共計押租錢并加給高地共錢四百九十二元嗣後永
 定輕租每畝每年一千五百元共計九百九十九元文務應先給每年底預付
 次年之租交入銀号惟此外均不准華民另索錢賦並議嗣後倘若英
 商阿得爾奄巽願將退地由該業戶黃裕源守即必收回一百直將前
 議押租錢四百九十二元文照數退與英商阿得爾奄巽收回但概不准
 該業戶黃裕源自討退地此外原業戶黃裕源盡無干涉等情陳稟
 稟到本領事官在行文照會請以此地照給地契守因到道准此奉道今

英册道契 第50號 第77分地 (一)

已招向該業戶黃裕源等籌辦酌明均遵前議將該地基一處出租該
 英商阿得爾福會與賃住經據該英商阿得爾福會與已將前議押
 租等項照數付與該業戶黃裕源等收清並應准將該地交與該英商
 阿得爾福會與租住則如該英商按期每年先給減租銀每畝一千五百文
 並無遲欠由本道經保常守租賃存案無碍合給出租地契收執為
 憑酒至出租地契者

再查此祖地原於二十七年三月二十日祖定者彼時因祖地契樣式尚未
 辦成是以先將各業戶原地議單暫交該商收執今既將出租

地契樣式辦成當將原立祖地議單繳回本道署內存案今日換給此
 契為憑

於二十七年三月十日由該英商阿得爾福會與將所原祖地基第七十
 七分內劃出八分轉入另祖地四十分內添用二十七年三月二十日由該英商
 阿得爾福會與將所原祖地第七十七分地內劃出八厘一毫轉與
 刺勒士得福會與將所原祖地第七十七分地內劃出八厘一毫轉與
 修造公路會租用所有押租及年租增重押租等項照數並行劃楚嗣
 後應完永定輕租每畝每年一千五百文共錢一千七百七十二文應歸修造
 公路會按期照付二年三月十三日由該英商阿得爾福會與將所原

英册道契 第50號 第77分地 (二)

租第七十七分地基餘剩四畝六分一厘九毫轉與美商士密租用所有押
 租及增重押租各項照數並行文楚嗣後應完永定輕租共計銀六十九
 百文應歸美商士密按期預付二年十月初十日由該美商士密將所
 原租第七十七分地基四畝六分一厘九毫全數轉與英商葛蘭敦租用
 所有押租及增重押租照數並行文楚嗣後應完永定輕租每年共計銀六
 千九百廿八文應歸英商葛蘭敦按期預付同治三年二月廿六日故
 之葛蘭敦現有理人將所租第七十七分地基計四畝六分一厘九毫轉與
 撒理葛蘭敦二人合用該民等遵例承業可也
 哈南葛蘭敦

道光二十七年十一月二十四日給租地第七十七分 地契第五十號

光緒三年六月六日管理已故哈南葛蘭敦事業人轉托代理人佛蘭西士按照

英一千八百七十七年六月初六日所立遺書已於英一千八百七十六年五月二十日經官查
 驗如立准准於英署呈閱今將哈南葛蘭敦所租第七十七分內自己分內之地全行
 轉與胞弟撒理葛蘭敦遵例租用此批

同治三年二月 日抄存倫案

光緒三年二月十日 英署第五十號地契轉與白立租用相應註明備考

一千九百十四年六月十八日白立將本契全地轉與業廣公司租用此批

英册道契 第50號 第77分地 (三)

一千九百十八年三月十二日業廣公司將本契全地轉與通和有限公司租
用此批

一千九百二十一年六月十三日通和有限公司將本契全地轉與白格爾租用此批

查此契准英國駐上海總領事署為本契由前租主白格爾將全地轉
與安泰產業有限公司租用等因准此相應加批以資執管此批

中華民國二十二年七月七日上海市地政局印

英册道契 第50號 第77分地(四)

英第五十一號

甲

大清欽命監督江南海關外巡蘇松太兵備道咸
給出租地契事茲准

大英欽命領事官阿 照會內開今據英商華記行即華拿公司道照和約聲明在上
海港口所定英人租地造屋居住界內欲將原業戶吳尚賓等地基一處永遠賃租
量見致致致分貳厘厚致毫東至黃浦灘西至公路南至第五拾五分租地北至第拾壹
分租地由該英商華拿公司酌付原業戶吳尚賓等押租銀每畝八十五元共八百
四十三元九百六十五元又付年租每畝每年五十元應將道照定議減作每畝每年
一千五百元以其餘年租三千五百元按照減年租一千增重押租十元之例加入押租數內
計增三百四十七元五角五分併前原數共計押租銀一千一百九十二元四角八分嗣後
永遠輕重租每畝每年一千五百元共計十四元八角九分三厘務應先給每到年底預
付次年之押租交入銀號惟此外均不許華民另索錢賦並議嗣後倘若英商華拿
公司願將退地自該業戶吳尚賓等即必收回一兩直將前議押租銀一千一百九十二
元四角八分照數還與英商華拿公司收回但概不准該業戶吳尚賓自討退地並此
外原業戶吳尚賓盡無干涉等情陳稟到本領事官合應行照會請以此地照
給地契守因到道准此本道今已照相向該業戶吳尚賓等籌辦酌明均遵前
議將該地基一處出租該英商華拿公司賃住既經該英商華拿公司已將前議
押租等項照數付與該業戶吳尚賓等收清並應准將該地交與該英商華
拿公司租住則如該英商租期每年先給減租銀每畝十五元並無遲欠由本

英册道契 第51號 甲字第11分地(一)

道經保常守租賃存安無碍合給出租地契收執為憑須至出租地契者
 再查此租地原施於二十七年四月初五日租定者被時因租地契樣式尚未辦
 成是以先將各業原租地議單暫交該商收執今既將出租地契樣式
 辦成當將原立租地議單繳回本道署內存案本日換給此契為憑
 二十七年八月初七日由該英商華記行即單拿公司將所原租第甲字十一分地基內
 圖出四分七厘八毫轉與英商公易行麥未容公司租用所有押租及年租
 增重押租等項照數並行圖楚嗣後應完承定輕租每畝每年一千五百
 文共銀七百七十七文應歸英商麥未容公司按期照付
 二十七年八月初七日由英商公易行麥未容公司將所原租第五十五分地基
 內圖出三分四厘九毫轉與該英商華記行單拿公司租用所有押
 租及年租增重押租等項照數並行圖楚嗣後應完承定輕租每畝每年
 一千五百文共銀五百二十三文應歸該英商單拿公司按期照付

道光 二十七年十一月二十四日給租地第甲字十一分地契第五十一號
 同治九年四月初九日據張委員復稱本號地基毗連五十五號契地業經文見房身基地
 至圍牆外脚計十二畝五分門前東界浦灘計一畝八分七厘後面西界半四路計
 二分三厘共文見十四畝六分字語合行批明
 同治十三年九月廿四日單拿公司將所租甲字第十分地基劃出五畝七分八厘併門前東界浦
 灘一畝八分七厘共計地七畝六分五厘二毫轉與匯豐銀行遵照另五九百八十九號新契租用所有轉

英册道契 第51號 甲字第11分地 (二)

租契保常守租賃存安無碍合給出租地契收執為憑須至出租地契者
 光緒九年十月初八日單拿公司之經理人歐丹再將所租甲字十一分地連同第二分餘地書出二畝五分二厘六毫轉與隆
 發行麥未容另五十五號新契租用查核五十二號及五十五號兩契現剩餘地四畝四分三厘三毫此批
 光緒九年三月廿四日單拿公司經理人將所租甲字十一分兩餘地四畝四分三厘三毫轉與勁特道利租此批
 光緒二十九年五月廿九日特將五十二號地轉與匯豐銀行租用此批
 民國四年七月十日本局轉註
 一九三九年十一月二十日匯豐銀行經理人李思 租用此批
 民國四年七月十日本局轉註
 一九四一年三月廿五日匯豐銀行經理人李思 租用此批
 民國四年七月十日本局轉註

此契於三十四年六月三十日由本國駐上海總領事署簽字第一八八號函
 立日册第一〇二四號註冊在案與該契合併供證俟時換給新契
 中華民國二十四年七月十一日上海特別市地政局批 特字第一八八號

英册道契 第51號 甲字第11分地 (三)

英五十二號

正保

即甲字第22分地

大清欽命監督江南海關分巡蘇松太兵備道咸

為

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商安爾遵照和約稟明

在上海港口所定英人租地造屋居住界內欲將原業戶楊漢崙

等地基一處永遠賃租量見叁畝分厘毫末至第貳拾貳分

租地西至第拾捌分租地南至公路北至第貳拾肆分租地由該英商安

爾酌付原業戶楊漢崙等押租錢每畝捌拾元共貳百肆拾元又付

加給高地押租錢伍拾元又付年租每畝每年五十元應將遵照議

減作每畝每年壹千伍百元以其餘年租叁千伍百元按照減年租壹

千增重押租拾元之例加入押租數內計增壹百零五元併前原數

共計押租錢并加給高地共錢叁百玖拾伍元嗣後永定輕租每畝每

年壹千伍百元共計肆千伍百元務應先給每到年底預付次年之租

交入銀號惟此外均不許華民另索錢賦並議嗣後倘若英商安爾

願將退地由該業戶楊漢崙等即必收回一面直將前議押租錢叁

百玖拾伍元照數還與英商安爾收回但概不准該業戶楊漢崙自

討退地此外原業戶楊漢崙等無干涉等情陳稟到本領事

英册道契 第52號 甲字第22分地 (一)

合應行文照會請以此地照給地契等因到道准此本道今已招向該

業戶楊漢崙等籌辦酌明均遵前議將該地基一處出租該英商

安爾賃住經既該英商安爾已將前議押租等項照數付與該業

戶楊漢崙等收清並應准將該地交與該英商安爾租住則如該

英商按期每年先給減租錢每畝壹千伍百元並無遲欠由本道經

保常守租賃存安無碍合給出租地契收執為憑須至出租地契者

再查此租地原於二十七年四月初六日租定者彼時租地契樣式尚未辦

成是以先將各業戶原立租地議單暫交該商收執今既將出租地契

樣式辦成當將原立租地議單繳回本道署內存案本日換給此契

為憑

三十年五月二十日由該英商安爾將所另租地基字第貳二分內劃出畝

六分轉入原租甲字第貳二分內添用

三十年五月二十日由該商安爾將所原租甲字第貳二分地基叁畝將另

租乙字第貳二分內劃租一畝六分共肆畝陸分全數轉與花旗商華地瑪公

司租用所有押租及增重押租加給高地押租等項照數全行交楚

嗣後應完永定輕租每畝每年一千五百元共錢六千九百元應歸花旗商華地

英册道契 第52號 甲字第22分地 (二)

瑪公司按期照付
 咸豐八年四月二十七日美商華地瑪將所租地甲字第^{二十二分}計三畝並將
 乙字^{二十二分}內劃租地一畝六分共四畝六分全數轉與美商撒木維爾華地
 馬租月^{二十二分}這月^{二十二分}利^{二十二分}伊^{二十二分}牙^{二十二分}業^{二十二分}如^{二十二分}違^{二十二分}地^{二十二分}非^{二十二分}伊^{二十二分}有^{二十二分}矣
 咸豐八年四月二十七日美商撒木維爾華地瑪將所租地甲字第^{二十二分}計
 三畝並將乙字^{二十二分}內劃租地一畝六分共四畝六分全數轉與美商位立
 木石巴華地瑪租用該商遵照契紙條例承業如違地非伊有矣

道光二十七年拾壹月 日給租地甲字第^{二十二分}地契第^{五十二號}

咸豐八年四月 日抄存條案



英册道契 第52號 甲字第22分地 (三)

大清欽命監督江南海關分巡蘇松太兵備道咸

大英欽命領事官阿 照會內開今據英商 位利孫 遵照和約稟明在上海港口所定英人租地造
 屋居住界內欲將原業戶曹永清 等地基一處永遠賃租量見 拾陸畝〇分〇厘〇毫東至華民吳姓界
 西至 公路 南至 公路 北至 公路 由該英商 位利孫 酌付原業戶曹永清 等押租銀
 每畝拾千共計銀壹千文又付年租每畝每年 叁千五百 文應將遵照定議減作每畝每年壹千伍百文其餘
 年租 貳千 文按照減年租壹千增重押租拾千之例加入押租數內計增 叁百貳拾千 文併前原數共計押租
 錢壹千壹百貳拾千 文嗣後 永定輕租每畝每年壹千伍百文共計貳貳拾肆千 文務應先給每年底預付
 次年之租交入銀號惟此外均不許華民另索錢賦並議嗣後倘若英商 位利孫 願將該地由該業戶曹永清
 等即必收回一面直將前議押租錢壹千壹百貳拾千 文照數還與英商 位利孫 收回但概不准該業戶曹永清
 自討退地兼此外原業戶曹永清 等情陳稟到本領事官應行文照會請以此地照給地契等
 因到道准此本道今已招向該業戶曹永清 等籌辦酌明均遵前議將該地基一處出租該英商 位利孫
 賃住經既該英商 位利孫 已將前議押租等項照數付與該業戶曹永清 等收清亟應准將該地交與該
 英商 位利孫 租住則如該英商按期每年先給減租錢每畝壹千伍百文並無遲欠由本道經保常守租賃
 存案無碍合給出租地契收執為憑須至出租地契者

再查此租地原於二十七年四月十一日 租定者彼時因租地契樣式尚未辦成是以先將各業戶原立租地議單暫交該
 商收執今既將出租地契樣式辦成當將原立租地議單繳回本道署內存案本日換給此契為憑

咸豐九年 月 日由英商 位利孫 呈請將該地契樣式辦成當將原立租地議單繳回本道署內存案本日換給此契為憑

光緒十年 月 日 日給租地第柒拾五分地契第柒拾叁號

道光拾柒年拾壹月 光

日給租地第柒拾五分地契第柒拾叁號

英册道契 第53號 第75分地 (一)

Articles of the 1st as an title for the payment of the
titles cannot be sent of Japan but can lead for them
amounting to the sum of bank four thousand two
hundred dollars

The British
His Taylor Meadows
Interpreter

租地第拾伍分地契第五拾叁號
中張

Duplicate

Head, by Imperial Appointment, Superintendent of Maritime
Customs for the Province of Keang-nan, and Intendant of Circuit for the
Departments of Soo-chow-foo, Sung-keang-foo, and Tae-tsang-chow;

Hereby gives this Deed for the Renting of Land.

I have now received a communication from the British Consul Alcock,
stating, that, in accordance with the Treaty, the British Merchant

Wilson (Crason)

has applied to Rent in perpetuity from the Proprietors
Isaou yung tung and others,

a Lot of Land, situated within the Boundaries appointed for the location of
British Subjects at this port of Shanghai, measuring in area,

Sixteen mow, _____ fun, _____ le,

_____ haou, and bounded on the East, by Chinese Renters

on the West, by Public Road

on the South, by Public Road on the North, by

Public Road

on the following conditions:

The said British Merchant

Wilson (Crason)

to pay to the Proprietors Isaou yung tung and others,
a sum of

Eight Hundred Thousand Cash as Deposit, being at the rate of

Fifty Thousand Cash per mow: Also an Annual Rent of

Three Thousand Six Hundred

Cash per mow—which, according to Regulation, is to

be reduced to Fifteen Hundred Cash per mow per annum, by increasing the

Deposit at the rate of Ten Thousand Cash for every One Thousand Cash of

Annual Rent so reduced, by which a sum of Three Hundred and

Twenty Thousand

Cash is added to the original amount placed in Deposit, thereby increasing it to

the sum of one thousand one hundred and

Twenty Thousand

Cash: The

reduced Rent of Fifteen Hundred Cash per mow per annum, total

_____ Cash, the said British Merchant

_____ Cash, the said British Merchant

Wilson (Crason)

英册道契 第53號 第75分地 (二)

will at the close of every year, pay in advance to the Government Banker,
beyond which no tax or charge of any kind is to be levied by the Chinese
on the said Land: Also if the said British Merchant

Wilson (Crason)

should hereafter desire to surrender the Land, the said Proprietors

Isaou yung tung and others,

must immediately take back the same, and return the above sum of one

Thousand one Hundred and

Twenty

Cash placed in Deposit, to the said British Merchant

Wilson (Crason)

but the said Proprietors Isaou yung tung

and others, are not of themselves to demand the return of

the Land, nor, save as aforesaid, are they to have any further interest in it.

That having received this application (from the said British Merchant),

he the Consul has accordingly to communicate the same, and to request that a

Title-Deed be given for the said Land.

This coming before me the Intendant of Circuit, I have now

accordingly arranged and agreed with the said Proprietors

Isaou yung tung and others,

to rent the said Land to the said British Merchant

Wilson (Crason)

on the above-mentioned conditions; and the said Proprietors

Isaou yung tung and others,

having received from the said British Merchant

Wilson (Crason)

the amounts above specified, I the Intendant,

in order to confirm the transfer of the said Land to the said British Merchant

Wilson (Crason)

and to insure to him lawful and undisturbed possession of the same, so

long as he pay every year in advance the said reduced Rent of Fifteen

Hundred Cash per mow, do issue this Deed to be held in proof thereof.

A necessary Deed for the Renting of Land.

This piece of Rent-ground was settled for on the Eleventh day

of the fourth month, of the Twenty-seventh year,

(May 24th 1847)

at which time, the form of Title-Deed not having been definitively arranged, a
contract given by the Proprietors was first issued to the said Merchant
to hold temporarily. But now as the Form of Title-Deed for the Renting
of Land, has been finally arranged, the above-mentioned contract is returned
to me the Intendant, to be placed upon the records of my Office, and this
Title-Deed is this day given in exchange.

L. S.
Tsun-kwang, Twenty-seventh year, Eleventh month, Twentieth day;
Intendant of Circuit.

(January 5th 1848)
No. of Lot, Twenty-five No. of Title-Deed, Fifty-three

Full Translation

Harry Smith

Off. Interpreter, British Consulate at Shanghai

On the twenty-fifth day of the sixth month
of the twenty-seventh year (July 26th 1848) the above-
mentioned British Merchant Wilson (Crason), transferred the
whole of the above-mentioned Lot No. 25, measuring
Sixteen mow, together with all interest in the same,
placed in deposit for the same, to the British Merchant
Hillar (David). Now therefore the British Merchant
Hillar (David) has become Renter of the said Lot
and is liable for the due payment of the reduced
Annual Rent of fifteen hundred Cash per
mow, amounting to the sum of one thousand
Cash.

Harry Smith
Off. Interpreter

On the _____ day of the _____ month of the _____ year of _____
() the above-mentioned British Merchant David Hillar
transferred the whole of the above-mentioned Lot No. 25, measuring
Sixteen mow, together with all interest in the same, placed in deposit for the
same to the British Merchant _____ (Harry Kennedy) as
Charles Charles Mackenzie has transferred the said Lot to the
British Merchant Harry Kennedy as Charles Charles Mackenzie has done.

英册道契 第53號 第75分地 (三)

大清欽命監督江南海關分巡蘇松太兵備道咸

為

給出租地契事茲准

大英欽命領事官阿 照會內開令據英商查理士麥金西遵照和約票

明在上海港口所定英人租地造屋居住界內欲將原業戶朱元

貴等地基一處永遠賃租量見叁畝伍分厘毫東至第柒拾

一分租地西至第柒拾八分租地南至第貳拾壹分租地北至公路

由該英商查理士麥金西酌付原業戶朱元貴等押租錢每

畝捌拾伍千共計貳百九十七千五百文其年租永定輕租每畝每

年壹千五百文共計伍千貳百伍拾文亦應先給每到年底預付

次年之租交入銀號惟此外均不許民另索錢賦並議嗣後倘若

英商查理士麥金西願退地由該業戶朱元貴等即必收回一面

直將前議押租錢陸伯肆拾柒千伍佰文照數還與英商查理士麥

金西收回但概不准該業戶朱元貴自討退地此外原業戶

朱元貴盡無干涉等情陳稟稟到本領事合應行文照會請

以此地照給地契等因到道准此本道今已招向該業戶朱元貴

等籌辦酌明均遵照前議將該地基一處出租該英商查理士麥金

英册道契 第54號 第72分地 (一)

西賃住經既該英商查理士麥金西已將前議押租各項照數付與該業戶
朱元貴等收清並應准將該地交與該英商查理士麥金西租住則如該英
商按期每年先給或租錢每畝一千五百文並無遲欠由本道經保常守租賃
存案無碍合給出租地契收執為憑須至出租地契者

再查此租地原于二十七年五月二十四日租定者彼時因租地契樣式尚未辦成

是以先將各業戶原立租地契單暫交該官收執今將出租地契樣式辦

成當將原立租地契單繳回本道署內存案本日換給此契為憑

于年五月二十日由該英商查理士麥金西將所原租第貳分地基三百五十分金數

轉與英商名利號麥金西公司租用所有押租各項照數並行交楚嗣

後應完永定輕租每畝每年一千五百文共錢肆百肆文應歸英商麥金西公司

按期照付

于九年二月十六日由該英商名利行即麥金西兄弟公司將所原租第貳分地基

添租九分二厘轉入原租第貳分地基內添用

于九年二月十六日由該英商名利行即麥金西兄弟公司將所原租第貳分地基

內劃出四百八厘二毫轉與英商託爾希尼租用所有押租及高地押租錢

項照數並行劃楚嗣後應完永定輕租每畝每年一千五百文共錢肆百

英册道契 第54號 第72分地 (二)

念四文應得英商託布尼照期按付

咸豐三年五月高日該英商麥金西兄弟公司將所原租第廿二分地基內所剩

二百九分三厘七毫轉與英商查士得格喇士麥金西租用所有押租等項照

數並行文呈嗣後應完永定輕租每年計銀四千四百零五文應得查

士得格喇士麥金西按期預付

道光二十七年拾一月廿九日給租地第柒十六分地契第肆四號

同治二年三月廿日查士得格喇士麥金西將該地二百九分三厘七毫轉與福利行

租用該氏遵照例承業

查該地已與同治六年六月初七日轉入福利行承業內併用此契註銷



同治二年三月

日抄存俗業

英册道契 第54號 第72分地 (三)

英第五十五號

大清欽命監督江南海關分巡蘇松太兵備道咸

給出租地契事 茲准

大英欽命領事官阿 照會內開今據英商華記行即華會公司遵照和約稟明在

上海港口所定英人租地造屋居住界內欲將原業戶王協忠等地基一處永遠賃租量

見十畝七分八厘東至黃浦灘西至公路南至甲子第十分租地北至新關由該英商

華會公司酌付原業戶王協忠等押租銀每畝分五十共計玖百拾六十九百文又付年租

每畝每年五千文應將遺照定議減作每畝每年壹千五百文以其餘年租參千五百文

按照減年租一千增重押租十之例加入押租數內計增參百七十七百文併前原數

共計押租銀一千二百零五五百文嗣後永定輕租每畝每年一千五百文共計一千八百八

十二文務應先給每到年底預付次年之租交入銀號惟此外均不許華民另索錢

賦並議嗣後倘若英商華會公司願將該地由該業戶王協忠等即必收回一向直將前

押租銀壹千五百文拾四十五百文照數還與英商華會公司收回但概不准該業戶王協忠

自討退地兼此外原業戶王協忠等無干涉等情陳稟到本領事合應行文照會請

以此地照給地契等因到道准此本道合已招向該業戶王協忠等籌辦酌明均遵前議

將地基一處出租該英商華會公司賃住經既該英商華會公司已將前議押租等

項照數付與該業戶王協忠等收清並應准將該地交與該英商華會公司租住則如該

英商按期每年先給減租銀每畝一千五百文並無遲欠由本道照保常時租賃存案無碍

合給出租地契收執為憑須至出租地契者

為

英册道契 第55號 第11分地 (一)

英五十二號

大清欽命監督江海關分巡蘇松太兵備道咸
給出租地契事茲准

為

大英欽命領事官阿 照會內開據英商恭位得遵照和約稟明在上海港品所定英人

租地造屋居住界內欲將原業戶吳尚賓等地基一處永遠賃租量見陸畝叁分五

毫東至甲字第五十二分租地西至公路南至第五十八分租地北至 河 由該英商恭位得酌

付原業戶吳尚賓等押租銀每畝八十共五百零四四百文付年租每畝每年五千文應

將遵照定議減作每畝每年壹千五百文以其餘年租三千五百文按照減年租重押

租十之例加入押租數內計增貳百貳十六百七十五文併前原數共計押租銀柒百五十五零

七十五文嗣後永定輕租每畝每年壹千五百文共計九千四百五十八文務應先給每年底預

付次年之租交入銀號惟此外均不許華民另索錢賦並議嗣後倘若英商恭位得願將

退地由該業戶吳尚賓等即必收回一面直將前議押租銀柒百五十五零七十五文照數

還與英商恭位得收回但概不准該業戶吳尚賓自討退地兼此外原業戶吳尚賓

盡無干涉等情陳稟到本領事官會請以此地照給地契等因到道准

此本道今已招向該業戶吳尚賓等籌辦酌明均遵之前議將該地基一處出租該

英商恭位得賃任經既該英商恭位得已將前議押租等項照數付與該業戶吳

尚賓等收清並應准將該地交與該英商恭位得賃任則如該英商按期每年先給



英册道契 第55號 第11分地 (二)

再查此租地原於七年五月二日租定者彼時因租地契樣式尚未辦成是以先將
各業戶原立租地議單暫交該商收執今既將出租地契樣式辦成當將原立租地
議單像回本道署內存案本日換給此契為憑

道光二十七年十一月二十九日給 租地第11分地契第伍拾五號

同治九年四月初九日據張委員復稱本契地基毗連五十一號契地業經丈見房

身基地至圍牆外脚計地十二畝五分門前東界浦灘計一畝八分七厘後面

西界半四川路計二分三厘共丈見而畝六分等語合行批明

同治三年九月廿四日單拿公司將租地第11分地地基劃出五畝七分八厘一毫併門前

東界浦灘畝八分七厘共計地七畝六分五厘一毫轉與滙豐銀行遵照另於九百九十九號契租用所
有轉租契據當經並著查核五十五號契五十五號契現共餘地六畝九分四厘九毫此批

光緒三年九月初五日單拿公司之經理人職將此租地二分連同甲字一分餘地畫出二畝五分一厘六毫轉與隆茂行參
照另於五十五號契新租租用查核五十五號及五十六號契現則餘地四畝四分三厘三毫此批

光緒三年九月廿四日單拿公司將租地第11分地地基劃出五畝七分八厘一毫併門前

光緒三年九月廿四日單拿公司將租地第11分地地基劃出五畝七分八厘一毫併門前

光緒三年九月廿四日單拿公司將租地第11分地地基劃出五畝七分八厘一毫併門前

光緒三年九月廿四日單拿公司將租地第11分地地基劃出五畝七分八厘一毫併門前

此契於二十四年六月三十日准日本領事官署度字第一八七號函
轉立日册第一〇二四號契字號與該商收執俟登理與時換給新契
中華民國二十四年七月十一日上海特別市地政局批 特字第一八七號

英册道契 第55號 第二分地 第56號 甲字第58分地

英册道契 第56號 甲字第58分地 (一)

減租錢每畝壹千五百文並無違欠由本道經保常守租賃存安無碍合給出租地契收執為憑須至出租地契者

再查此租地原於二十七年六月十七日租受者彼時因租地契樣式尚未辦成是以先將各業戶原立租地議單暫交該商收執今既將出租地契樣式辦成當將原立租地議單繳回本道署內存案本日換給此契為憑

咸豐三年五月十五日由該英商恭位得將所原租甲字第五十八分地基金數轉與英商知米士租用所有押租等項照數並行文交契嗣後應完永定輕租計銀九十四百五十八文由該英商知米士格羅士理按期照付

咸豐十年閏三月二十六日英民知米士格羅士理有所租甲字第五十八分五十六号地基計陸畝三分零五毫由經理人位列門哈格亞弗思轉與英民查尼士思下生金項租用該氏遵照契例各業如違地非伊有矣

道光二十七年十一月二十九日給租地甲字第五十八分地契第五十六號

光緒元年有租地契于百五十七日由門哈格亞弗思轉與本少商租即重厘于十年全領已故阿爾即金種而租等分地地契每份伍毫其數與打制于五毫為已故阿爾即金種之受託管業人遵照租用此批
光緒三年正月有租地契將本契分地陸畝五分五釐與大雅老為已故阿爾即金種之受託管業人遵照租用此批
光緒五年八月初百有租地契將本契分地陸畝五分五釐與大雅老為已故阿爾即金種之受託管業人遵照租用此批

一九三年三月和合同同前管業人將本契分地陸畝五分五釐與大雅老為已故阿爾即金種之受託管業人遵照租用此批

英册道契 第56號 甲字第58分地(二)

一九九年四月七日
一九九年七月三日
將本契全地給與哈同租用此批

咸豐十年閏三月

日鈔存

本契地籍圖將別區七號

查此契准英國駐上海總領事署函本契由前租主哈同將全地轉與哈同氏租用等因准此相應加批以資執管此批
中華民國二十六年六月四日上海市地政局批印



英册道契 第56號 甲字第58分地(三)

大清欽命監督江南海關分巡蘇松太兵備道成

給出租地契事茲准

大英欽命領事官阿 照會內開令據英商 刺得文士 華定敦 公司道照和約京明在上海港口所

定英人租地造屋居住界內欲將原業戶吳鳴鶴等也基一處永遠賃租量見於

畝壹分伍厘叁毫東至公路西至甲字第五十分租地南至第拾貳分租地北至

河由英商 刺得文士 華定敦 公司酌付原業戶吳鳴鶴等押租錢每畝捌拾千共捌

百拾貳千貳佰肆拾文另付加給高地押租錢拾千文又付年租每畝每年伍千文

應將道照定議減作每畝每年壹千伍百文以其餘年租叁千伍百文按照減

年租壹千增重押租千之例加入押租數內計增叁佰伍拾伍千叁百伍拾伍文

併前原數共計押租錢并加給高地共錢壹千壹佰柒拾柒千伍百玖拾伍文嗣後永

定租租每畝每年壹千伍佰文共計拾伍千貳佰柒拾柒文務應先給每到年底

預付次年之租交入銀號惟此外均不許華民另索錢賦並議嗣後倘若英商

刺得文士 華定敦 公司願將退地由該業戶吳鳴鶴等即必收回一面直將前議押租

錢壹千壹百柒拾柒千伍百玖拾伍文照數還與英商 刺得文士 華定敦 公司收回但概不准

該業戶吳鳴鶴自討退地兼此外原業戶吳鳴鶴盡無干涉等情陳東京到本

領事官應行文照會請以此地照給地契等因到道准此本道今已批向該業戶

吳鳴鶴等籌辦酌明均遵前議將該地基一處出租該英商 刺得文士 華定敦 公司價

住既既該英商 刺得文士 華定敦 公司已將前議押租等項照數付與該業戶吳鳴鶴等

英册道契 第57號 甲字第52分地 (一)

收清五應准將該地交與該英商 刺得文士 華定敦 公司租住則如該英商按期每年先

給減租錢每畝壹千伍百文並無遲欠由本道照例保帶等租賃存安無碍

合給出租地契收執為憑須至出租地契者

再查此租地原於二十七年六月十七日租定者彼時因租地契樣式尚未辦

成是以先將各業戶原立租地議單暫交該商收執今既將出租地契樣

式辦成當將原立租地議單收回本道署內存案本日換給此契為憑

道 光緒拾柒年拾壹月 貳拾玖日給租地契第拾貳分地契第拾柒號

咸豐二年十一月二十二日由該英商 刺得文士 華定敦 公司將所原租甲字第五十二分地基給

畝壹分伍厘叁毫全數轉與英商 刺得文士 華定敦 公司租用所有押租及增重

押租照數並行文楚嗣後應完永遠租租每年共計錢拾伍千貳佰柒拾柒文

應歸 下單之威林拉得文 按期預付

光緒 年 月 日 照抄條案

光緒七年三月二十八日 下單之威林拉得文 押租英商甲字五十二分地十畝一分五厘三毫併入另租甲字五十二分

契內合用本契理合註銷此批

此契地已由前商領回蓋印 光緒十九年六月三日

英商 刺得文士 華定敦 公司 謹啟

英册道契 第57號 甲字第52分地 (二)

英五十八號

大清欽命監督江南海關分巡蘇松太兵備道咸

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商仁記行即利永士教公司遵照和約聲明在上

海港所定英人租地造屋居住界內欲將原業戶吳大德等地基一處永遠賃租量

見捌畝捌分肆厘毫東至第貳分租地西至河南至第貳分租地北至第貳分租地

分租地由該英商利永士教公司酌付原業戶吳大德等押租銀每畝捌拾元共銀

每畝八千文又付年租每畝每年陸千五百文應將遵照定議減作每畝每年壹千

五百文以其餘年租五千文按照減年租壹千增重押租拾元之例加入押租數內

計增肆百肆拾貳元文併前原數共計押租銀并加給高地共銀壹千八百五十

六千四百文嗣後永定輕租每畝每年壹千五百文共計拾陸元一千六百文務應

先給每到年底預付次年之租交入銀號惟此外均不許華民另索錢賦並議嗣

後倘若英商利永士教公司願將退地由該業戶吳大德等即必收回一面直將前議

押租銀壹千八百五十六千四百文照數還與英商利永士教公司收回但概不准該業

戶吳大德自討退地兼此外原業戶吳大德盡無干涉等情陳會票到本領事

合應行文照會請以此地照給地契等因到道准此本道今已招向該業戶吳大德

等籌辦酌明均遵前議將該地基一處出租該英商利永士教公司賃住經既

為

英册道契 第58號 第38分地 (一)

該英商利永士教公司已將前議押租等項照數付與該業戶吳大德等收

清並應准將該地交與英商利永士教公司租住則如該英商按期每年先給

減租銀每畝壹千五百文並無遲欠由本道經保常守租賃存安無碍合給

租地契執為憑須至出租地契者

再查此租地原於二十七年六月二十三日租定者彼時因租地契樣式尚未

辦成是以先將各業戶原立租地議單暫交該商收執今既將出租地契

樣式辦成當將原立租地議單繳回本道署內存案本日換給此契為憑

道光貳拾陸年拾壹月 日給租地契樣式拾捌分地契執後換給

同治二年正月利永士教公司將租地契樣式拾捌分地契執後換給

同治四年正月利永士教公司將租地契樣式拾捌分地契執後換給

該商遵照承業可也 四年正月利永士教公司將租地契樣式拾捌分地契執後換給

同治五年正月利永士教公司將租地契樣式拾捌分地契執後換給

同治六年正月利永士教公司將租地契樣式拾捌分地契執後換給

同治七年正月利永士教公司將租地契樣式拾捌分地契執後換給

光緒九年七月初七日利永士教公司將租地契樣式拾捌分地契執後換給

光緒九年七月初七日利永士教公司將租地契樣式拾捌分地契執後換給

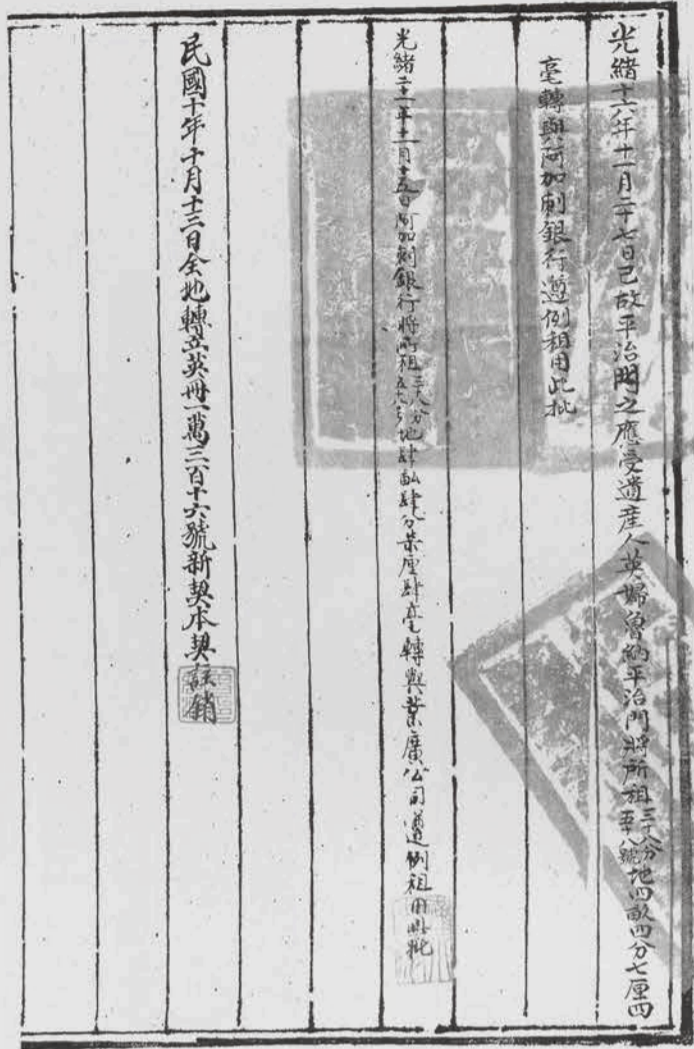
光緒九年七月初七日利永士教公司將租地契樣式拾捌分地契執後換給

英册道契 第58號 第38分地 (二)



此契於三十三年六月十四日准日本國駐上海領事署 字第七八一八號
 轉立日册契九八四號 准第三十五號 振興株式會社 候管理 暫契時換給新契
 中華民國三十三年六月二十四日 上海特別市地政局批 租字第八三一號

英册道契 第58號 第38分地 (四)



民國十一年十月三日全地轉與英世萬三百六號新契本契 註銷

光緒三十三年十月五日會同加刺銀行將西租界三分地計畝肆分柒厘肆毫轉與廣公司遵照例租用此批

光緒三十三年十月七日已故平治閣之應受遺產人黃瑞曾約平治閣將所租三分地計畝四分七厘四毫轉與加刺銀行遵照例租用此批

光緒三十三年十月七日已故平治閣之應受遺產人黃瑞曾約平治閣將所租三分地計畝四分七厘四毫轉與加刺銀行遵照例租用此批

英册道契 第58號 第38分地 (三)

此契存卷

SUB-REGISTER, No. 209.

Lot No. 38a.

Being a Portion Transferred from an Original Lot of Land, No. 38 Register No. 58 situated within the Boundaries appointed under Treaty for the residence of British Subjects at this Port of Shanghai, in the Province of Keang-soo, in the Empire of China.

PARTICULARS OF LOT.

Sub-Register No. 209.

Lot No. 38a.

Date of Sub-Registration of Lot, Oct. 30th, 1863.

Signature of Party by whom the Lot is Sub-Registered, Sd.

S. Rawson. T.K. Holdsworth.

Whether Renter or Agent, Renters,

Portions of Lot surrendered to Public Use.

Boundaries, - North,
 South,
 East,
 West,

PARTICULARS OF TRANSFER.

Name of Renters, Saml Rawson & Whos. Knowles Holdsworth.

Quantity of Land Transferred, 4 mow, 3 fun, 6 li, 6 haou.

From whom Transferred, Gibb, Livingston & Co.

Date of Transfer, July 29th 1863.

I certify the above Particulars to be true and faithful Extracts from the Endorsement of Transfer of the above Lot as entered on the Title Deed for the Original Lot No. 38.

In Testimony whereof, I have hereunto set my hand this 30th day of Oct. 1863.

Interpreter of H.B.K.'s Consulate at Shanghai.

英册道契 第58號 第38分地 (五)

A字副契

英五十九號

805

大清欽命監督江南海關分巡蘇松太兵備道咸

為

給出租地契事茲准

大英欽命領事官阿 照會內開今據花旗國商人豐裕行即

照和約票明在上海港口所定英人租地造屋居住界內欲將原業戶吳

襄等地基一處永遠賃租量見貳畝伍分厘 毫東至黃浦灘西至華

民吳姓界南至公路北至華民尹姓界由該花旗國商人

原業戶吳襄等押租錢每畝洋銀貳百元共五百元其年租永定輕租每畝每年

壹千五百文共計叁千七百五十文亦應先給每到年底預付次年之租文

入銀號惟此外均不許華民另索錢賦並議嗣後倘若花旗國商人

公司願將退地由該業戶吳襄等即必收回一面直將前議押租洋銀壹千

元照數還與花旗國商人

地兼此外原業戶吳襄盡無干涉等情陳票到本領事合應行文照

會請以此地照給地契等因到道准此本道今已招向該業戶吳襄等籌辦

酌明均遵前議將該地基一處出租該花旗國商人

該花旗國商人

收清應准將該地文與該花旗國商人

英册道契 第59號 第50分地 (一)

每年先給減租錢每畝壹千五百文並無違欠由本道經保常守租賃
存安無碍合給出租地契收執為憑須至出租地契者

再查此租地原於二十七年七月十五租定者彼時因租地契樣式尚未
辦成是以先將各業戶原立租地議單暫交該商收執今既將出租地契
樣式辦成當將原立租地議單繳回本道署內存案本日換給此契

為憑

三十年月九日該花旗國商人
人海福公司租用所有押租及年租高地押租各項照數並行文楚嗣後應先永定輕租每畝每

年一千五百文共錢三千七百五十文應歸該花旗國商人海福公司按期照付

咸豐年四月廿九日華民尹聖瑞將自己地基共計七畝九分六厘四毫承租與美商海福公司該

地與前所租五分之二畝五分相連故全併歸入五分內該分前後共有地基十畝四分六厘四毫

北百五十二分南公路東公路西一百五十二分該商仍照原列承業如違地非伊有矣

同治九年正月廿五日美商海福公司將前租地基計十畝四分六厘四毫由經理人

法租界前陸商通利承業如違地非伊有矣

道光貳拾柒年拾壹月

咸豐八年四月

月給租地第五拾號

日抄存備案

英册道契 第59號 第50分地 (二)

<p>光緒十五年二月初十日 轉與廣公局局用此批</p>	<p>光緒十五年二月初十日 轉與廣公局局用此批</p>	<p>光緒十五年二月初十日 轉與廣公局局用此批</p>	<p>宣統元年十月十四日 麥邊將本契全地轉與 西愛姆麥邊租用此批</p>	<p>查此契原批地拾畝肆分陸厘肆毫 除劃出壹畝伍厘肆毫併入英冊九十九分契內 外應餘地捌畝肆分壹厘肆毫此批 民國七年九月三日 總辦本支海使陳 尹至批甲</p>
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英册道契 第59號 第50分地 (三)

大清光緒十五年二月初十日
轉與廣公局局用此批

光緒十五年二月初十日
轉與廣公局局用此批

光緒十五年二月初十日
轉與廣公局局用此批

宣統元年十月十四日
麥邊將本契全地轉與
西愛姆麥邊租用此批

查此契原批地拾畝肆分陸厘肆毫
除劃出壹畝伍厘肆毫併入英冊九十九分契內
外應餘地捌畝肆分壹厘肆毫此批
民國七年九月三日
總辦本支海使陳
尹至批甲

光緒二十九年十一月
道契第廿九號
光緒二十九年十一月
道契第廿九號

英册道契 第59號 第50分地 (四)

契證補抄件

王丞寅等

札



第三種江浦灘地未勘過

為

札委事本年三月十三日接

英總領事許 函送五十九號轉契上下二紙請批印存移等

因查該號契地東以係至浦灘從前未經勘過現在姑先印

送一面派員補勘如有不符另行更正除函復並將上下契二紙先行

印送外合抄中契札飭札到該丞等即便遵照札日會同上海縣暨

英總領事所派之員查明原契前往該地按址查勘丈量繪圖

貼說具復至該地坐落是何番保土名併即查復毋違此札

計抄中契一紙

光緒十五年三月



英册道契 第59號 第50分地 (五)
上海道札飭會丈局1

英領事來出

啟者三月十三日接准

未以五十九號契地東至浦灘未勘過其因查道契示今年該契和租業主曾收准地留

作公用印也咸豐四年合定租界章程第五條所載該地仍作公用則此漲灘應歸何委

承管不同而如現在所轉信主並各欲收漲灘管業之意是似員會勘一印似無所相宜

溯復印移

貴道查可也此頌

日知

三月二十六日

英册道契 第59號 第50分地 (六)
英國駐滬領事致上海道函抄件

貴道查也此項
日誌

三月二十六日

王丞賓等

十五年四月廿日奉

札



第一號... 札

為

札飭事本年三月二十六日接

英總領事許 復函以五十九號契地東至浦灘曾作公用

現在無用派員會勘等因查該號契地於道光二十七年

租之時東址係黃浦灘咸豐八年改為東至公路該路即契

外灘地所築以及路外浦灘均係中國官地應由地方官勘釘

界石交保看管以杜佔越除函復並行上海縣查照外合抄

來函札飭札到該丞等即便遵照會同前往該地勘明四址

釘立界石交保看管仍繪圖說具後毋違此札

英册道契 第59號 第50分地 (七)
上海道札飭會丈局 2a

計抄英總領事來函二件

光緒



初四

日

英册道契 第59號 第50分地 (八)
上海道札飭會丈局 2b

王丞賓等

五月廿六日奉

札

英領事本年五月初三日接

英總領事許 復函以五十九號其地東至浦灘留作公

用不准越占意亦相同惟此項公用地基向歸工部局妥

慎管理無須文保者管等目查該號其地東至浦灘

既築有公用道路現在自可仍作公用惟公路及路外灘

地各有畝分若干四以何為界應即一併查勘明晰

分別釘立官界以免日後侵佔除行上海縣外合就

札飭札到該丞等即便遵照會同上海辦理具復

毋違此札

光緒十五年五月



英册道契 第59號 第50分地(九)
上海道札飭會丈局3a

江南海關道咸 為給出租地契事照得接准

英國領事官阿 照會內開令據英商商人曹林等請在上海按和

約所定界內租業戶 吳襄 地一段永遠租 貳畝五分。厘。毫

北華民尹姓界 南至公路 東至黃浦灘 西至吳姓界

每畝給價洋銀貳元正此等之

年預付銀號等因前來本道已飭業戶

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 領事官查視其租地賃房

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

賃房與華民轉賃若華民欲在界內租地賃房須由領事官與中國官

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

轉與不稟明本國領事官並道憲批准登藉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

道光二十七年十一月 光 日給租地 五十一 號

二十九年六月五日英領事官阿 照會內開令據英商商人曹林等請在上海按和

約所定界內租業戶 吳襄 地一段永遠租 貳畝五分。厘。毫

北華民尹姓界 南至公路 東至黃浦灘 西至吳姓界

每畝給價洋銀貳元正此等之

年預付銀號等因前來本道已飭業戶

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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

轉與不稟明本國領事官並道憲批准登藉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

英册道契 第59號 第50分地(一〇)
上海道札飭會丈局3b

會文局

札



英領事館

為

札飭事案接

英總領事轉

函送五九號轉契上下二紙請批印存移等因查該

於道光七年立契之時契內填明東至黃浦灘咸豐八年因添租地畝

批註改為東至公路該地從前未經中西委員勘過所有契內地畝東

址公路並路外浦灘亦有畝分若干應即照案委員勘明以昭核實

除函請

英總領事查照派員會勘外合就抄契札飭札到該局即便遵

照刊日會同

英總領事所派之員查明原契分前在該地按址逐細履勘丈量繪圖貼

說並查坐落舊僅在石併具復毋違此

計抄下契之紙

光緒二十二年五月

初三日



五月廿二日到

英册道契

第59號 第50分地

英册道契 第59號 第50分地 (一一)
上海道札飭會文局4

英總領事轉

啟者三月廿四日接 未函以五九號地從前未經中西委員勘明以昭核實等由到

署查該地祖主潘道與潘業已五十年之久立契之時地畝極其時定章由上海縣札飭查明信契

嗣後該地祖主潘道與潘業已五十年之久立契之時地畝極其時定章由上海縣札飭查明信契

地十畝四分一厘四毫此定年租已五十年本署原任領事明凡契內已加道印者亦應執業勿得無說

該契于七年方得租由道印給信現在該地事同一律何可由於糾纏再行高文致此事得難久行終

因轉租將契送道印並為道印契(係道印契)印契以昭實業相繼後 貴道詳察各處要為此

札

後英領事轉

啟者前九月接展 未函以五九號地從前未經中西委員勘明以昭核實等由到

署查該地祖主潘道與潘業已五十年之久立契之時地畝極其時定章由上海縣札飭查明信契

嗣後該地祖主潘道與潘業已五十年之久立契之時地畝極其時定章由上海縣札飭查明信契

地十畝四分一厘四毫此定年租已五十年本署原任領事明凡契內已加道印者亦應執業勿得無說

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札

此項日札云

此項日札云

此項日札云

英册道契 第59號 第50分地 (一二)
英國駐滬領事與上海道往覆函件抄件

會文局

札



欽此

為

札知事本年七月九日接

英總領事韓 來函以英人侵契地該租戶夜業多年何可

再行勘丈請照成案迅速加印移還等因除查案駁復請仍派

員會勘外合就抄函札和札到局立即遵照訂期會勘具

復毋違此札

計抄粘

光緒二十二年七月十七日



七月十四日到

英册道契 第59號 第50分地 (一三)
上海道札飭會文局5

會文局夏

堂開拆

丙式件

光緒二十二年十二月二十日移

上海縣正堂黃



英册道契 第59號 第50分地 (一四)
光緒二十二年上海知縣公文封套

韓能

啟者案查 五十九 七百三十七 五百七十三 號均屬轉契

而商人並未稟請復勘業經函致

道署毋庸丈量在案用特函致

貴分府請煩查照是荷此頌

日祉

正月二十二日

甘三川

James Scott
H. M. MacLennan

英册道契 第59號 第50分地 (一五)
英國駐滬領事覆上海道函

敬啟者竊 案查等查接管卷內奉

前憲臺札開接

英總領事許 函送五十九號轉契上下二紙請批印存移等由查該號契地東址係至浦灘從

前未經勘過現在姑先印還一面派員補勘如有不符另行更正抄契札飭會查勘丈繪圖具復

等因奉經 案職等與黃巡檢翻屢向英領事催請傳知租戶商人訂期會勘未復昨准

韓總領事來函以此地係屬轉契而商人並未稟請復勘業經函致

道署毋庸丈量在案請煩查照等由前來 案職等伏查該契地屢向催勘總以此次轉契並非

分劃毋庸丈量為詞應否俟其分劃時再予勘丈之處理合聯銜稟請仰祈

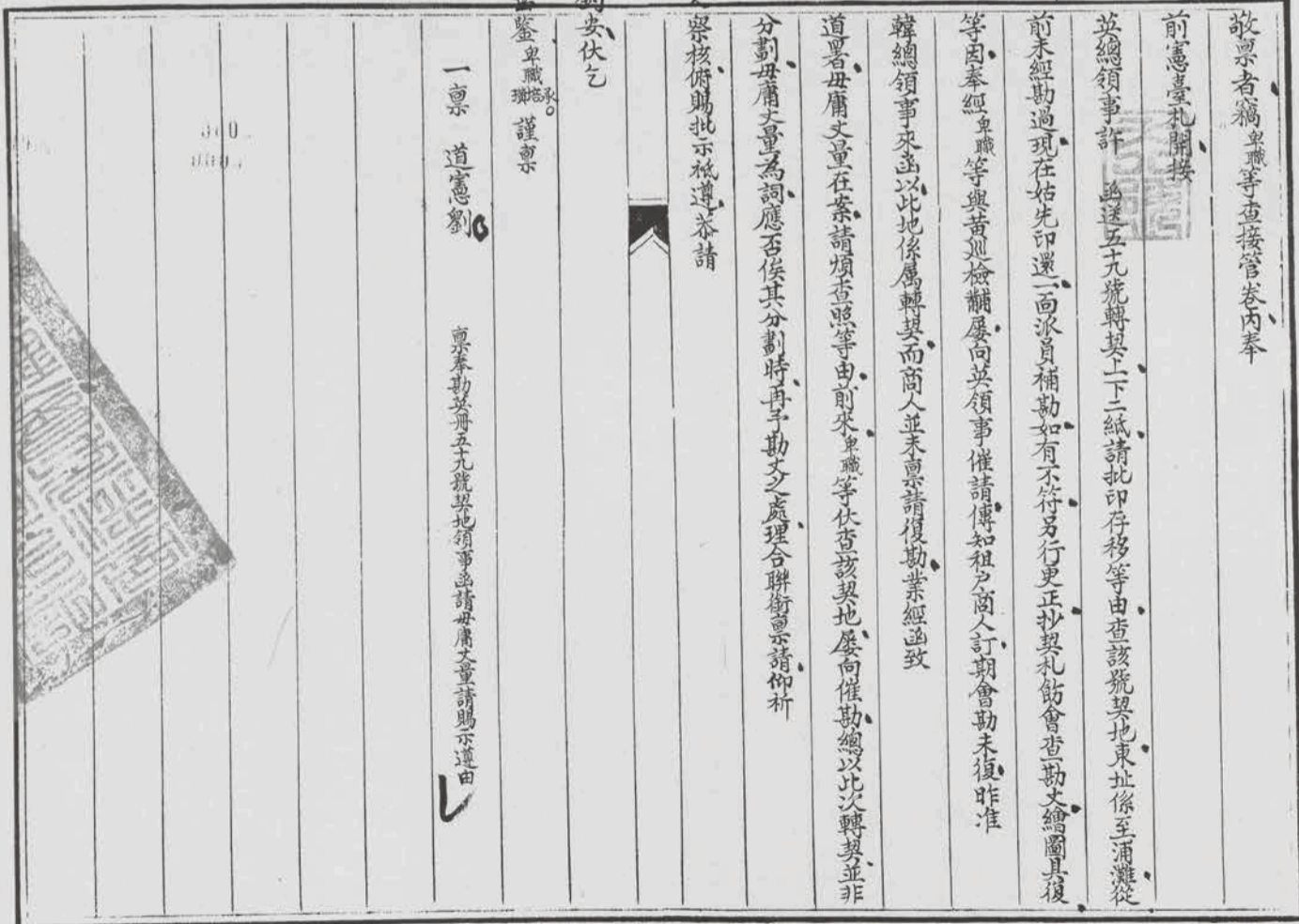
大 察核俯賜批示祇遵 恭請

鈞安伏乞

垂鑒 案職 謹啟

一 稟 道憲劉

稟奉勅英册五十九號契地領事函請毋庸丈量請賜示遵由




英册道契 第59號 第50分地 (一六)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒二十三年正月廿六日

候補分府楊

上海縣正堂黃

候補縣正堂朱



英册道契 第59號 第50分地 (一七)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

英第六十號地契

大清欽命監督江南海關分巡蘇松太兵備道咸

給出租地契事 茲准

大英欽命領事官阿 照會內開今據花旗國醫生哈爾遵照和約稟明在上海港口所定

英租地造屋居住界內欲將原業戶莊廷義等基地基一處永遠賃租量見四畝九分七厘五毫東至第十七分租地西至公路南至第十九分租地北至公路由該花旗國醫生哈爾

酌付原業戶莊廷義等押租錢每畝一千共三千九百六十文又付年租每畝每年五千文應將遵照定議減作每畝每年一千五百文以其餘年租三千五百文按照減年租一千增置押租

十千之例加入押租數計增一百四十二百廿五文併前原數共計押租錢五百七十二千一百廿五文嗣後承定輕租每畝每年一千五百文計七千四百七十二文務應先給每到年底預付次年之

租交入銀號惟此均不許華民另索錢賦並請嗣後倘若花旗國醫生哈爾願將退地由該業戶莊廷義等即必收回一面真將前議押租錢五百七十二千一百廿五文照數還與花旗國醫生

哈爾收回但概不准該業戶莊廷義自討退地兼此外原業戶莊廷義等無干涉等情陳稟到本領事官應行文照會請以此地照給地契業因到道准此本道今已招商該業戶莊廷義

等業辦酌明均遵照前議將該地基一處出租該花旗國醫生哈爾賃住經既該花旗國醫生哈爾已將前議押租等項照數付與該業戶莊廷義等收清並應准將該地交與該花旗國醫生哈爾

賃住則如該花旗國醫生按期每年先給減租每畝一千五百文並無違欠由本道經保常守租賃在案無碍合給出租地契為憑須至出租地契者

再查此租地原於二十七年八月初日租定者彼時因租地未辦是以先將公業戶

為

英册道契 第60號 第18分地 (一)

原立租地議單暫交該花旗國醫官哈爾收執今既將租地契據列詳成案將原立
 租地議單繳回本道署內存案本日接給此契為憑

二十八年十二月十二日該花旗醫官哈爾將原租第十八分地五畝九分五厘五毫全數轉與英
 商^{北士頓治}弗蘭治嘉瑪公司租用所有押租及年租增重押租等項照數並行劃楚嗣後應完永定
 輕租每畝每年一千五百文共銀二千四百文應歸英商^{北士頓治}弗蘭治嘉瑪公司按期照付

二十九年四月初三日由英商^{北士頓治}弗蘭治嘉瑪公司向原業主莊瑞棟添租地一址量計四分當付
 押租洋銀二千五百元其年租應照永定輕租每畝每年一千五百文共銀六百文按期預付

同治五年七月廿三日^{北士頓治}弗蘭治嘉瑪公司將所租十八分地計五畝三分七厘五毫轉與俄治部
 北士頓治租用該商遵例承業可也

同治六年七月十三日俄治部北士頓治將所租十八分地計五畝三分七厘五毫轉與霍夫士租租用
 該民遵例承業可也

光緒六年正月^{北士頓治}霍夫士租將所租十八分地計五畝三分七厘五毫轉與俄治部租租用此批
 查此批地契係光緒五年正月^{北士頓治}弗蘭治嘉瑪公司新契給執租用本契註銷又批

道光二十七年拾壹月廿九 日給租地第十八分地契第60號

英册道契 第60號 第18分地 (二)

同治

正月廿九日

十九

日抄存備案

英册道契 第60號 第18分地 (三)

英陸孤壹號

大清欽命監督江蘇海關分巡蘇松太兵備道威

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商查理士麥金西遵照和約稟明在上海港口所定英

人租地造屋居住界內欲將原業戶 莊以慎 等地基一處永遠賃租量見英畝四公六厘五

毫東址第七二分租地西至公路南第七二分租地北至公路由該英商查理士麥金西酌付原業

戶莊以慎 等押租錢每畝公五寸共陸佰三十寸五分另付加給高地押租金寬式尺每畝

每尺五十共錢英佰四十五寸其年租永遠租每畝每年壹千伍佰文共計錢拾壹千伍三

十八文亦應先給每年底預付次年之租文入銀號惟此外均不許華民另索錢賦並議嗣

後倘若英商查理士麥金西願將退地由該業戶 莊以慎 等即必收回一面直將前議押租錢壹千

叁佰七十三寸六分廿五文照數還與英商查理士麥金西收回但概不准該業戶 莊以慎 等討退地

畝此外原業戶 莊以慎 等盡無干涉等情陳稟到本領事官會同該英商查理士麥金西會同該英商

查理士麥金西會同該英商查理士麥金西已將前議押租等項照數付與

該業戶 莊以慎 等收清並應准將該地交與該英商查理士麥金西租住則如該英商按期每年

先給押租錢每畝一千五百文並無遲延由本道領事官存妥存照得合給出租地契收執

為憑須至出租地契者



英册道契 第61號 第79分地 (一)

二六年正月十九日該英商查理士麥金西向原業戶 莊以慎 等租地地基計九分五厘當付押租

每畝一千共錢英三千六百文 共錢英壹千二百六拾文其年租應照所定租每畝每年壹千五百文共

金壹萬地畝壹千共錢英 計錢壹千叁佰八寸按期預付

十八年五月十七日由該英商查理士麥金西將所原租第七九分地基英畝四公六厘五毫全數轉與英商

名利稅麥金西公司租用所有押租各項照數並行文楚嗣後應完永遠租每畝每年一千五百文共錢

拾一千伍叁十八文應歸英商麥金西公司按期照付

所有前開添租地基改爲屋當由該英商查理士麥金西同日與第七九分租地一式轉與麥金西公司租用

二九年二月十日由該英商名利行 即 查理士麥金西公司將所原租第七九分地基英畝租九公六厘五毫

入該商另租第七一分地基內添用

二九年二月十日由該英商名利行 即 麥金西公司將所原租第七九分地基內劃出式畝五公一厘七毫

轉與英商託爾布尼租用所有押租及高地押租項照數並行文楚嗣後應完永遠租每畝每年一千五百

文共錢壹千叁佰七十五文應歸英商託爾布尼按期照付

二九年閏四月十日由該英商名利行 即 麥金西公司將所租第七九分地基劃出式畝八公八厘八毫

轉與英商祥勝稅局北邊租用所有押租及高地押租項照數並行文楚嗣後應完永遠租每畝每

年壹千五百文共錢一千五百八十二文應歸英商祥勝稅局按期照付

咸豐三年五月二十四日該英商麥金西將所原租第七九分地基英畝租九公六厘五毫全數轉與英商查理士

英册道契 第61號 第79分地 (二)

得格喇士麥金西租用所有押租并高地租租等項照數逐行完納後應定承租租銀每八文應歸
 英商唐士得格喇士麥金西按揭期內付

道光二十九年 拾月 初陸 日給租地第拾玖分 地契第陸拾壹號

原契係唐士得格喇士麥金西按揭期內付

同治二年三月五日唐士得格喇士麥金西將該地五文厘轉與福利行租用該地遵照例承業

唐士得格喇士於同治六年六月廿七日將八分九厘地內併用此契註銷

光緒十七年五月初四日接
 英國領事署領事歐 函開據該商義記行請給圖冊七年以來該地進據地後道光十九年閏月五日由正冊註銷業
 內劃出四畝三分八厘六毫轉租與福利行遵照例承業此項契據等因到道查該地租地前未委員
 會勘給印據照印據將案委員補勘如有不符隨時更正相應批明備考此批

同 治 二 年 三 月 日抄存倫業

英册道契 第61號 第79分地 (三)

英立契

二

大清欽命監督江南海關分巡蘇松太兵備道咸

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商 照會內開今據英商 照會內開今據英商 照會內開今據英商

所定英人租地造屋居住界內欲將原業戶 等租地契事茲准

啟四分厘四厘東至公路西至華民 唐姓界南至 華民姓界北至河由該英商

地三畝五分計高一尺五寸每畝每尺五寸共計押租銀三百五十五元又付年租每畝每年二千

五百元應將遵照定議減作每畝每年一千五百元以其餘年租一千元按照照減年租增

重押租十之例加押租數內計增合七百四十元併前原數共計押租錢六千五百零

二元零五分嗣後承定輕租每畝每年一千五百元共計一千六百六十六元務應先給每到

年底預付次年之租交入銀號惟此外均不許華民另索錢賦並議嗣後倘若有商

金呢地 波文 願將退地由該業戶 徐彩章 等即必收回一面值將前議押租錢

六千八百零三元零五分照數還與英商 徐彩章 等收回但概不准該業戶 徐彩章

自討退地兼此外原業戶 徐彩章 等盡無干涉等情陳稟到本領事合應行文

照會請以此地照給地契等因到道准此本道今已招向該業戶 徐彩章 等商酌

均遵前議將該地基一處出租該英商 徐彩章 等商酌

均遵前議將該地基一處出租該英商 徐彩章 等商酌

均遵前議將該地基一處出租該英商 徐彩章 等商酌

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均遵前議將該地基一處出租該英商 徐彩章 等商酌

均遵前議將該地基一處出租該英商 徐彩章 等商酌

英册道契 第62號 第80分地 (一)

已將前議押租等項照數付與該業戶

商主都喇利李敦租住則如該英商按期每年先給減租銀每畝一千五百文並無遲欠

由本道經保常守租賃存安無碍合給出租地契收執為憑須至出租地契者

此分租地係托擇該英商士都喇利李敦租定代以作該公遊之所

咸豐四年正月西日英商士都喇利李敦將所租地基分計全畝七分四厘四毫

劃出... 轉與... 租用所有應完輕租每畝每年一千五百文應歸

各商按期照付

四年十月留英商即利將今分租之地基七分九厘一毫轉與威返租用所有

應完輕租每畝每年一千五百文應歸威返按期照付

五年六月廿日英商將今分租之地基七分三厘六毫轉與海密租用所有

應完輕租每畝每年一千五百文應歸海密按期照付

同治三年八月十四日查以上威律士名下地基已將一半計四畝一分二毫轉與英商

吉浦租用另立九百九十九號新契給執此批



英册道契 第62號 第80分地 (二)

道光二十七年十二月 二十四 日給租地第今分地契第六十二號

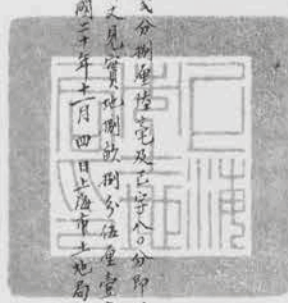
咸豐五年五月 日抄錄備案



查本契... 咸豐四年... 轉與... 租用所有... 應完輕租...

查本契... 咸豐四年... 轉與... 租用所有... 應完輕租...

查本契... 咸豐四年... 轉與... 租用所有... 應完輕租...



查本契... 咸豐四年... 轉與... 租用所有... 應完輕租...

英册道契 第62號 第80分地 (三)

SUB-REGISTER, NO. 25

Lot No. 80a

Being a Portion Transferred from an Original Lot of Land, No. 80 Register No. 62 situated within the Boundaries appointed under Treaty for the residence of British Subjects at this Port of Shanghai, in the Province of Keang-soo, in the Empire of China.

PARTICULARS OF LOT.

Sub-Register No. 25

Lot No. 80a

Date of Sub-Registration of Lot. 27 March 1855

Signature of Party by whom the Lot is Sub-Registered. Edward Webb

Whether Renter or Agent. Renter

Portions of Lot surrendered to Public Use. Now

PARTICULARS OF TRANSFER.

Name of Renter. Edward Webb

Quantity of Land Transferred. 7 mow, 8 fun, 9 ls & 1 haw

From whom Transferred. Edward Langhy

Date of Transfer. 23 November 1854.

Amount of Settled Annual Low Rent } 12,151 Cash
at 1,500 cash per mow

I certify the above Particulars to be true and faithful Extracts from the Endorsement of Transfer of the above Lot made by Edward Langhy

to the afore-said Renter Edward Webb

as entered on the Title Deed for the Original Lot, No. 80 given by His Excellency the Intendant of Circuit.

In Testimony whereof, I have hereunto set my hand this 27th day of March 1855.

Interpreter to H.B.M. Consulate at Shanghai

英册道契 第62號 第80分地 (五)
A字副契

查此契原有地七畝八分九厘一毫除劃出二畝六厘四毫另五英册一八九五號新契外應餘地五畝八分二厘七毫現丈見實地二畝六分九厘七毫計少地三畝一分三厘集去馬路四址东至英册八十分地西至山西路南至英册七七九五号地北至天津款該商應照文實餘地地址管業此批民國十四年三月六日總辦本大沙後路會公本道才王批印可之一年二月一日補注

地契於三十一年一月二十六日准日大國駐上海領事署 字第九一號函
轉立日册第二三七〇號得林武會社泰和銀公司後整理舊契時換給新契
中華民國三十一年二月一日上海特種地政局批 租字第八七四號

英册道契 第62號 第80分地 (四)

英册六二號印八分契批

查英册丁字八分印以上成律士名下計地改畝式分捌厘陸毫及己字八分即以上成律士名下餘地肆畝壹分零叁毫除集去馬路外茲共計丈見實地捌畝捌分伍厘壹毫分五英册三五。一號及三六七九號至三六八八號新契此批 中華民國 年 月 日上海市土地局批印



英册道契 第62號 第80分地 (六)
上海土地局契批

英六十三號

此契存卷

中華民國三十三年一月四日
 林德會社經理人 吳九成 等
 立此契據
 中華民國三十三年三月十四日
 字號三〇四號
 卷第廿九六七號

大清欽命監督江南海關分巡蘇松太兵備道咸

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商林德德和約票明在

海港口所定英人租地造屋居住界內欲將原業戶 吳九成 等地基一

處永遠賃租量見 貳畝九分九厘 毫東至公路西至華民 吳姓界

南至公路北至公路由該英商林德酌付原業戶 吳九成 等押租銀

每畝 七百四十二元五角 又付年租每畝每年 五百元 文應將遵照

定議減作每畝每年 一千五百元 文其餘年租 五百元 又按照減年租 一千增重

押租十年之例加押租數內計增定至 二千五百元 文併前原數共計押租銀

四百七十四元 文嗣後永遠租每畝每年 一千五百元 文共計 二千五百元 文務應先

給每年底預付次年之租交入銀號惟此外均不許華民另索錢賦並

議嗣倘若英商林德願將地由該業戶 吳九成 等即必收回一面直將前

議押租銀四百七十四元 文照數還與英商林德收回但際不准該業戶

吳九成 自討退地兼此外原業戶 吳九成 盡無干涉等情陳稟到本

領事合應行文照會請以此地照給地契等因到道准此本道今已照向

該業戶 吳九成 等善心酌明均遵前議將該地基一處出租該英商

為

英册道契 第63號 第81分地 (一)

林德賃住經既該英商林德已將前議押租等項照數付與該業戶

吳九成 等收清亟應准將該地交與該英商林德租住則如該英

商按期每年先給減租銀每畝一千五百元並無違欠由本道經保常

守租賃存安無碍合給出租地契收執為憑須至出租地契者

咸豐十年二月廿七日英商林德有租第八土分六三號地地計五畝二分

由經理人名弗得利格南特 姓 庚得轉與英民者末士反得租用該民遵照契

例承業如違地非伊有失

道光二十八年正月 十一日給租地第八土分地契第六三號

光緒元年十一月十八日者末士反得將所租第八土分地五畝二分轉與林德以夫生遵例租用此批

咸豐十年十二月 日抄存備案

光緒九年八月二十日度以夫生之經理人阿士得將所租第八土分地五畝二分轉與梅得閣遵例租用此批

光緒五年六月初旬梅得閣遵例經理人阿士得將所租第八土分地五畝二分轉與德爾遵例租用此批

光緒五年十月七日梯四得雨村本契全地轉與德爾遵例租用此批 民國卅三年三月五日六屆前

英册道契 第63號 第81分地 (二)

大清欽命監督江海關分巡蘇松太兵備道成

為

給出租地契事茲准

大英欽命領事官阿照會內開今據英商安爾道照和為稟明在上海

港口所定英人租地造屋居住界內欲將原業戶^{邢士奎}等地基一處永

遠賃租量見陸敬肆分厘毫東至劉第貳拾貳分租地西至華

民吳姓界南至華民義塚北至第貳拾肆分租地由該英商安爾道

付原業戶^{邢士奎}等押租錢每畝八十共五百二十文又付年租每

畝每年五千文應將遵照定議減作每畝每年一千五百文以其餘年

租三千五百文按照減年租壹千增重押租十之例加入押租數內計

增二百二十四文併前原數共計押租錢八百文嗣後永定經租

每畝每年壹千五百文共計九千六百文務應先給每年底預付次年

之租交入號惟此外均不許華民另索錢賦並議嗣後倘若英商安爾

願將退地由該業戶^{邢士奎}等即必收回一面直將前議押租錢八百千

文照數還與英商安爾收回但概不准該業戶^{邢士奎}自討退地兼

此外原業戶^{邢士奎}等盡無干涉等情陳稟到本領事合應行文照

會請以此地照給地契等因到道准此本道今已招向該業戶^{邢士奎}

英册道契 第64號 乙字第22分地 (一)

等籌辦酌明均遵前議將該地基一處出租該英商安爾賃住

經既該英商安爾已將前議押租等項照數付與該業戶^{邢士奎}等

收清並應准將該地交與該英商安爾租住則如該英商按期每年

先給減租錢每畝壹千五百文並無遲欠由本道經保常守租債

存安無得合給出租地契收執為憑須至出租地地者

二十九年十月初一日由該英商安爾向原業戶^{陳宏諸}添租地基一址量計

貳畝正當付押租洋錢二百四十元所定輕租每畝每年一千五百文共

計叁千文按期預付

三十年五月二十二日由該英商安爾將所原租地基乙字第二十二分內

劃出壹畝陸分轉^甲字第二十二分內添用

三十年十一月二十八日由該英商安爾向原業戶^{吳仁壽}添租地基陸量計

叁畝叁分當付押租并加給高地樹木搬改費等共錢柒百五十文

其年租照永定經租每畝每年一千五百文共計錢四千九百五十文按期預付

咸豐三年五月十四日由該英商安爾將所原租乙字第二十二分地基內

劃出三分六厘五毫轉與^{吳商}林^林租用押租等項照數並行劃

楚嗣後應完永定輕租錢五百四十七文應由該英商^林賽按期預付

英册道契 第64號 乙字第22分地 (二)

咸豐四年七月廿日英商在港將地七字分之二地基內面出二畝九分五厘五毫轉與花旗國人德利士恩茲
祖用該地遵照現行條例承業如有違背其地即非伊有矣

道光二十八年二月初三日給租地業主分契第百四號

咸豐五年九月十四日花旗國人德利士恩茲將地七字分之二畝九分五厘五毫轉與英商克
藍殿租目該商遵照現行條例承業如有違背其地即非伊有矣

咸豐五年九月

日抄存備案

同治三年二月十六日英商在港將地七字分之二地基內面出二畝九分五厘五毫轉與
人合用該地遵照現行條例承業如有違背其地即非伊有矣

光緒二年六月廿日管理已故哈南葛蘭啟事業人轉托代理人佛蘭西士按照英一千八百七
一年六月初五所立遺書已於英一千八百七十六年五月二十日經官查驗加立准憑茲於英著
呈開令將哈南葛蘭啟所租乙字第廿分內自己分內之地全轉與胞姊撒理葛蘭啟遵照例租
用此批

用此批

光緒五年閏三月十七日接 英領事達來函撒理葛蘭啟名下之地立有副冊三三號現將副冊地二畝四分七厘五毫轉與平治
門另立一千二百一十號新契執業相應批明
光緒十五年二月十七日 英領事官西羅專函以英商撒理葛蘭啟第百四號契地轉與白立 租用相應註明備案

英册道契 第64號 乙字第22分地 (三)

英六十五號

卅

大清欽命護理江南海關分巡蘇松太兵備道吳

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商裕記行即太倫客理公司

遵照和約稟明在上海港口所定英人租地造屋居住界內欲將原

業戶^{邢建勳}等^{吳敬芳}地基一處永遠賃租量見十一畝二分六厘七毫

東至第五面分租地西至公路南至第二十八面分租地北至公路由

該英商太倫客理公司酌付原業戶^{邢建勳}等^{吳敬芳}押租銀八十千共

九百零一千三百六十五文另付加給高地押租全寬三尺每畝每尺五十千共

計一千六百九十千零五十五文其年租永定輕租每畝每年一千五百

文共計十六千九百文亦應先給每列年底預付次年之租交入銀號

惟此外均不許華民另索徵賦並議嗣後倘若英商太倫客理公

司願將退地由該業戶^{邢建勳}等^{吳敬芳}即必收回一面直將前議押租銀

二千五百九十一千四百十文照數還與英商太倫客理公司收回但概

不准該業戶^{邢建勳}等^{吳敬芳}自討退地兼此外原業戶^{邢建勳}等^{吳敬芳}盡無干涉等

情陳稟稟到本領事合應行文照會請以此地照給地契等因到道

准此本道今已招向該業戶^{邢建勳}等^{吳敬芳}等籌辦酌明均遵前議將該

英册道契 第65號 第31分地 (一)

地基一處出租該英商太倫客理公司賃住經既該英商太倫客理公司已將前議押租等項並數付與該業戶^{邢建興}等收清應准將該地交與該英商太倫客理公司租住則如該英商按期每年先給減租銀每畝一千五百文並無遲欠由本道經保常守租賃存安無碍合給出租地契執執為憑須至出租地契者

咸豐二年十月十二日由英商太倫客理公司將所原租第三十一分地基劃出四畝二分五厘六毫五絲轉與英商達賴士租用所有押租等項並數並行交楚嗣後應完永定縣租每年共銀六千三百八十五文應歸英商達賴士按期預付

同治元年二月初十日英商裕記行將所租^{三十一分}餘剩地基七畝一厘五絲轉與英商麗如行租用該商遵照例承業如違地非伊有矣

同治元年十一月十五日英商麗如行將所租^{三十一分}地基劃出五畝九分七厘六毫轉與英商楷美耳租用該商遵照例承業如違地非伊有矣

道光二十八年七月二十六日給租地第三十一分地基第六十五號

同治元年十二月

日

光緒十年六月十六日英商麗如行之經理人格德生將所租^{三十一分}餘剩地基二畝三厘四毫轉與官派清理麗如銀行倒帳人楷美耳租用此批

光緒十二年五月初八日官派清理麗如銀行倒帳人哈格將所租^{三十一分}餘剩地基一畝三厘四毫轉與麗如銀行倒帳人楷美耳租用此批

光緒十九年七月十五日英商楷美耳將所租^{三十一分}餘剩地基三厘四毫由經理人楚嗣後應歸與友利銀行遵照例租用此批

吳字六六號抄存中契

12

大清欽命監督江蘇浙江等處海關分巡蘇松太兵備道麟

給出租地契事 茲准

大英

欽命領事官阿 照會內開今據英商士吻 連照和約稟明在上海港口所

定英人租地造屋居住界內欲行原業戶 等租地一處永遠賃租量見

八畝六分八厘八毫 東至河西至 南至河北至公路由該英商士吻

酌付原業戶 等租地銀錢每畝七拾五元共陸百五十一元六角另付加給高地

押租三百四十二元五角其年租永遠輕租每畝一千五百元共計陸百零三

十二元亦應先給押到年底預付次年之租交入銀號惟此外均不許華民另

索錢賦並議嗣後倘若英商士吻願行退地由該業戶 等即必收回一面

其行前議押租銀九百九十四元壹角五分其數還與英商士吻收回但概不准該業戶

其自討退地兼此外原業戶 等亦無干涉等情陳稟到本領事官應行

文照會請以此地照給地契等因到道准此本道今已給向該業戶 等籌辦

酌明均遵前議持該地契一處出租該英商士吻賃任既該英商士吻已將前

議押租等項照數付與該業戶 等收清並應准將該地契與該英商士吻

租住則如該英商士吻每年先給減租銀每畝一千五百元並無欠由本道經保

常守租項存案無礙合給出租地契收執為憑須至出租地契者

於三十年二月初九日由該英商士吻向原業戶 等深租地契一紙量計五分當付

押租洋錢壹拾六元其年租照所定輕租每畝一千五百元計錢七百五十五元由英

英册道契 第66號 第26分地 (一)

商按期預付

年 月 日

該英商士吻持所原租地二十六分地契八畝六分八厘八毫與添租

地契五分一并全數轉與花旗商 租地一處永遠賃租量見

數五元行交楚嗣後應完永遠輕租每畝每年一千五百元共計錢陸百零三

十二元亦應先給押到年底預付次年之租交入銀號惟此外均不許華民另

索錢賦並議嗣後倘若英商士吻願行退地由該業戶 等即必收回一面

其行前議押租銀九百九十四元壹角五分其數還與英商士吻收回但概不准該業戶

其自討退地兼此外原業戶 等亦無干涉等情陳稟到本領事官應行

文照會請以此地照給地契等因到道准此本道今已給向該業戶 等籌辦

酌明均遵前議持該地契一處出租該英商士吻賃任既該英商士吻已將前

議押租等項照數付與該業戶 等收清並應准將該地契與該英商士吻

租住則如該英商士吻每年先給減租銀每畝一千五百元並無欠由本道經保

常守租項存案無礙合給出租地契收執為憑須至出租地契者

於三十年二月初九日由該英商士吻向原業戶 等深租地契一紙量計五分當付

押租洋錢壹拾六元其年租照所定輕租每畝一千五百元計錢七百五十五元由英

商按期預付

年 月 日

光緒 年 月 日

英册道契 第66號 第26分地 (二)

抄存英冊第陸拾柒中契

外分

大清欽命監督江南海關分巡蘇松太兵備道麟

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商亞巴蘭波文遵照和約原明在上海

港口所定英人租地造屋居住界內欲將原業戶 石炳華 等租地一處永遠賃

租與見陸欽分五厘實地東至第廿九分租地西至第廿五分租地南至

平河北至公路由該英商亞巴蘭波文酌付原業戶 石炳華 等押租銀每畝拾千

共五百千零零一佰六拾六文又付年租每畝每年五千文應將遵照定議減作

每畝每年壹千伍百文以其餘年租叁千五百文按照減年租壹千增重押租拾

千之例加入押租數內計增壹百拾捌千捌百貳拾文併前原數共計押租銀柒

百拾捌千玖百捌拾大嗣後承定輕租每畝每年壹千伍百文共計柒千柒百拾捌

文務應先給每年底預付次年之租交入銀號惟此外均不許華民言索錢賤

並議嗣後倘若英商亞巴蘭波文願將退地由該業戶 石炳華 等即必收回一面直

將前議押租銀柒百拾捌千玖百捌拾文照數還與英商亞巴蘭波文收同但概不准

該業戶 石炳華 自討退地兼以外原業戶 石炳華 等即必收回一面直

領事官應行文照會請以此地照給地契等因到道准此本道今已招向該業

業戶等籌辦酌明均遵前議將該地基一處出租該英商亞巴蘭波文賃

住既經該英商亞巴蘭波文已將前議押租等項照數付與該業戶 石炳華 等

收清並應准將該地契與該英商亞巴蘭波文租住則如該英商按期每年先

英冊道契 第67號 第82分地 (一)

路減租銀每畝壹千伍百文並無違欠由本道照保常守租項存案無碍合給出

道光貳拾玖年 拾壹月 初四 日給租地第捌拾貳分地契第陸拾柒號

光緒拾年 拾壹月 日抄錄備案

查本契之地光緒三十年正月七日由亞巴蘭波文轉與海航是年三月初六日海航轉與葛東當時價銀於英文契內

批明此項華文契未經律地註分行聲明備考 光緒三十年十月十五日批

光緒三十年四月初五日梅博閣將所租 八分地 基西面劃出二塊分五十一百零二號新契給租用此批

此項租地係據上海縣劃分九華路王委員官會同勸復坐落二十五保三番大見地地六畝八分六厘七毫四分除契載地六畝二分

五厘二毫外計契外實地六分五厘五毫繪圖到道查其外實地六分五厘五毫現據梅博閣遵照原租契價每畝銀百五十文計應

繳銀七百二十五文分銀四九八錢分前未所有前項實地既據道繳地價應准承租核計連原租契文是地六畝六分六厘七

毫除劃出二畝二分九厘九毫外計七畝新契文劃出地二畝二分八厘九毫列入七百三號新契分別租租外計今契尚餘地二畝

二分八厘九毫地至英冊一千二百九十五分並英利冊十九分地由至甯波路由英冊一千七百三號地起北京路該商應照劃到餘地畝

分地實業相應地明蓋印備考 光緒三十年九月初六日道署批

查此契准英國駐上海總領事署馬本契 馬本生將全地轉與 馬斯德租用等因准此

相應加批以資執管此批 中華民國三年 馬斯德 馬斯德 馬斯德 馬斯德 馬斯德 馬斯德 馬斯德 馬斯德 馬斯德 馬斯德

相應加批以資執管此批 中華民國三年 馬斯德 馬斯德 馬斯德 馬斯德 馬斯德 馬斯德 馬斯德 馬斯德 馬斯德 馬斯德

中華民國二十一年十月十日合地特立英契三二一號新契本契註銷

英冊道契 第67號 第82分地 (二)

英冊道契 第66號 第26分地 第67號 第82分地

此

為呈請事竊准 英領事官函稱 八十二分契
 地契三號 係該華文上契遺失 已照手登報
 應請補給 茲據該華文上契一號 連同印單
 及下契一號 函送 煩查此 據手詳請 批印 給
 給等因 准此。 當查該契由美商區巴蘭收文
 承租 地六畝二分五厘二毫 於前清道光二十九年三月
 初十日 給契 茲查該契於十一年 道契特由海防由
 轉而高未 是年高未之契 與梅博閱光緒十三年後
 丈之九地六畝二分五厘七毫 較原租地六畝二分
 毫 尚注水 係地係入契內 內得劃出二畝二分八厘九毫
 三美丹 一千七百七十三號 又劃出二畝二分八厘九毫 五美丹 一
 千七百七十三號 均外今契 餘二畝二分八厘九毫 光緒六年
 後 由梅博閱 轉與道達 存身 由道達 轉與華文上
 契 用遺失 該契三號 係該華文上契 報原者 與手相符 符合
 契文 呈請
 鑒核 蓋印 查局 抄給 以憑 營業 實為 不便 伏
 呈 呈
 計 八十二分 華文上契 一號 及 補給 華文上契 一號
 六十七號

英册道契 第67號 第82分地 (三)
會丈局總辦呈駐滬通商交涉使稟帖 a

閱光

駐滬通商交涉使 陳
 民國元年八月一日
 總辦 周
 右

致英領事官
 啟者 英丹 八十二分 華文上契 一號
 及 補給 華文上契 一號
 等 均有 函 送 請
 查 收 為 荷 此 頌
 計 送 英文 上契 四號 原印 華文 下契 一號 補印
 華文 上契 一號 收票 一紙
 日 此

英册道契 第67號 第82分地 (五)
會丈局總辦致英國駐滬領事函

英册道契 第67號 第82分地 (四)
會丈局總辦呈駐滬通商交涉使稟帖 b

寶 述 德

第三百七十二號

啟者茲據於二號契地租主稟稱該號華文上契業經遺失已照章登報應請補給等情前來合繕該

號華文上契一紙連同原印華文下契及英文上下契一併函送

貴總辦請煩查照按章詳請批印移給為荷此頌
日祉

計送英文上下契並原印華文下契及補華文上契各一紙

十月三十一日

英册道契 第67號 第82分地 (六)
英國駐滬領事致會丈局總辦函

英第第六十八號地契

大清欽命監督江南海關分巡蘇松太兵備道麟

給出租地契事 茲准

大英欽命領事官阿

照會內開今據花旗國商人刻爾賢、遵照和約稟明在上海

港所定英人租地造屋居住界內欲將原業戶 徐桂寶 等地基一處永遠賃租

量見 壹 畝 伍 分 東 至 華 民 租 地 界 南 至 第 六 六 分 租 地 北 至 公 路 由 該 花 旗 商 刻 爾 賢 酌 付 原 業 戶 徐 桂 寶 等 押 租 錢 每 畝 一 畝 八 分 每 畝 十 兩 共 百 四 十 文 又 付 年 租 每 畝 每 年

一 畝 八 分 五 百 文 應 將 遵 照 定 議 減 作 每 畝 每 年 一 千 五 百 文 以 其 餘 年 租 五 分 三 千 五 百 文

按 照 減 年 租 一 千 增 重 押 租 拾 十 之 例 加 入 押 租 數 內 計 增 一 畝 八 分 五 分 七 千 五 百 文 併 前 原 數 共 計 押 租

錢 并 加 給 高 地 押 租 十 千 共 有 空 千 五 百 文 嗣 後 永 定 輕 租 每 畝 每 年 一 千 五 百 文 共 計 三 千 四 百

五 十 文 務 應 先 給 每 到 年 底 預 付 次 年 之 租 交 入 銀 號 惟 此 外 均 不 許 華 民 另 索 錢 賦 並 議

嗣 後 倘 若 花 旗 商 刻 爾 賢 願 將 退 地 由 該 業 戶 徐 桂 寶 等 即 必 收 回 面 直 將 前 議

押 租 錢 貳 百 六 十 五 百 文 照 數 還 與 花 旗 商 刻 爾 賢 收 回 但 概 不 准 該 業 戶 徐 桂 寶 等 再 行

自 討 退 地 並 此 外 原 業 戶 徐 桂 寶 等 盡 無 干 涉 等 情 陳 稟 稟 到 本 領 事 合 行 文 照

會 請 以 此 地 照 給 地 契 等 因 到 道 准 此 本 道 今 已 札 向 該 業 戶 徐 桂 寶 等 籌 辦

酌 明 均 遵 前 議 將 該 地 基 一 處 出 租 該 花 旗 商 刻 爾 賢 賃 住 經 既 該 花 旗 商

刻 爾 賢 已 將 前 議 押 租 等 項 照 數 付 與 該 業 戶 徐 桂 寶 等 收 清 並 應 准 將

該 地 交 與 該 花 旗 商 刻 爾 賢 賃 住 則 如 該 花 旗 商 按 期 每 年 先 給 減 租 錢 每 畝 一 千 五 百

文 並 無 遲 欠 由 本 道 經 保 常 守 租 賃 存 安 無 碍 合 給 出 租 地 契 執 執 為 憑 須 至 出 租

文 並 無 遲 欠 由 本 道 經 保 常 守 租 賃 存 安 無 碍 合 給 出 租 地 契 執 執 為 憑 須 至 出 租

地契者

同治七年三月三日美商刻爾賢將所租^{八十三分}地^{六分}與沙太租用該商遵照承業可也
查此漢文契據刻爾賢業已遺失特立失單一紙附入英文以備查核又批

道光二十九年三月十三日給租地第八十三分地契第六十八號

同治七年四月

日抄存備案

同治十三年二月初七日沙太將所租^{八十三分}地^{六分}與沙太租用該商遵照承業可也此批
查本號漢文契據業戶早經遺失現將是號地基換立^{廿四分}新契租用本契連同英冊
概行註銷同治十三年二月初七日批

英册道契 第68號 第83分地 (二)

英第六十九號

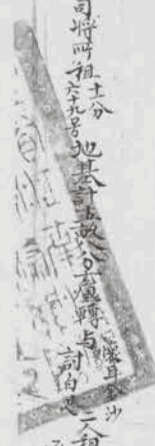
大清欽命監督江南海關分巡蘇松太兵備道麟

給租地契事茲准

大英欽命領事官阿 照會內開今據英商單拿公司遵照和約稟明在上海港口所定英人租地造至
居住界內欲將原業 吳林玉 等地基一處永遠賃租量見伍畝捌分陸厘 亮東至盤驗所地基西
至第十分租地南至第十分租地北至公路由該英商單拿公司酌付原業 吳林玉 等押租銀每畝
八十共四百六十八百文另付加給高地押租每畝每尺五寸文全寬二尺共銀五百六十六文每年
租水定輕租每畝每年壹千五百文共計銀捌千七百九十文亦應先給每到年底預付次年之租交銀號惟此
均不許華民另索錢賦並議嗣後倘若英商單拿公司願將地由該業戶 吳林玉 等即收收回一面即將前
議押租銀一千零五十四百文照數退與英商單拿公司收訖概不准該業戶 吳林玉 等自討退地業此原業
吳林玉 等無涉等情陳呈到本領事官應行照會請以此地照給地契等因到道准此本道令已
招商該業戶 吳林玉 等籌辦酌明均遵照前議將該地基一處出租該英商單拿公司賃住經該英商
單拿公司已將前議押租等項照數付與該業戶 吳林玉 等收清存照准將該地交與該
英商單拿公司租住則如該英商撥期每年比給賦租錢每畝一千五百文其無進欠由本道經保當守租債
存案無礙給出租地契執執為憑須至出租地契者

道光貳拾玖年

同治四年四月廿二日英商單拿公司將所租^{十一分}地^{九分}與沙太租用該商遵照承業可也



英册道契 第69號 乙字第11分地 (一)

道光二十九年春月
 同日給租地契第廿六分地契第廿九號
 同治十年七月六日懷耳全沙與經理討白思倫等事人開按照是日所立之約將
 兩人所租地契第廿六分地契第廿九號全租用惟留出路一條與華記行出入
 應用此路有圖已附約內該地四址現據全租全租北港路南亦租地東港路該商通例外業可也
 同治四年四月 日抄存條案
 光緒元年九月廿一日按照英署冊內註一千八百七十三年十二月初一日所立押據管業人滙豐銀行
 將全租全租地契第廿六分地契第廿九號全租全租北港路南亦租地東港路該商通例外業可也
 查此契光緒二十七年五月間發
 新開稅務司東亞
 據飭檢底底簿存案

英册道契 第69號 乙字第11分地 (二)

英七十號

大清欽命監督江南海關分巡蘇松太兵備道麟
 給出租地契事茲准
 大英欽命領事官阿照會內開今據英商胡巴遵照和約稟明在上海港
 口所定英人租地造屋居住界內欲將原業戶_{莊以錫}等地基一處永遠
 賃租量見壹拾畝東至公路西至華民租戶南至華民租戶北至公路
 由該英商胡巴酌付原業戶_{莊以錫}等押租錢每畝八千文共計八千文
 又付年租每畝每年五千文應將遵照定議減作每畝每年一千五百文
 以其餘年租三千五百文按照減年租一千增重押租十千之例加入押租
 數內計增三百五十千文併前原數共計押租錢一千一百五十千文嗣後永
 定輕租每畝每年一千五百文共計十五千文務應先給每到年底預付
 次年之租文入銀號惟此外均不許華民另索錢賦並議嗣後倘若英商
 胡巴願將退地由該業戶_{莊以錫}等即必收回一百直將前議押租錢一千
 一百五十千文照數還與英商胡巴收回但概不准該業戶_{莊以錫}自討
 退地並此外原業戶_{莊以錫}盡無干涉等情陳稟到本領事會
 應行文照會請以此地照給地契等因到道准此本道今已招向該
 業戶_{莊以錫}等籌辦酌明均遵前議將該地基一處出租該英

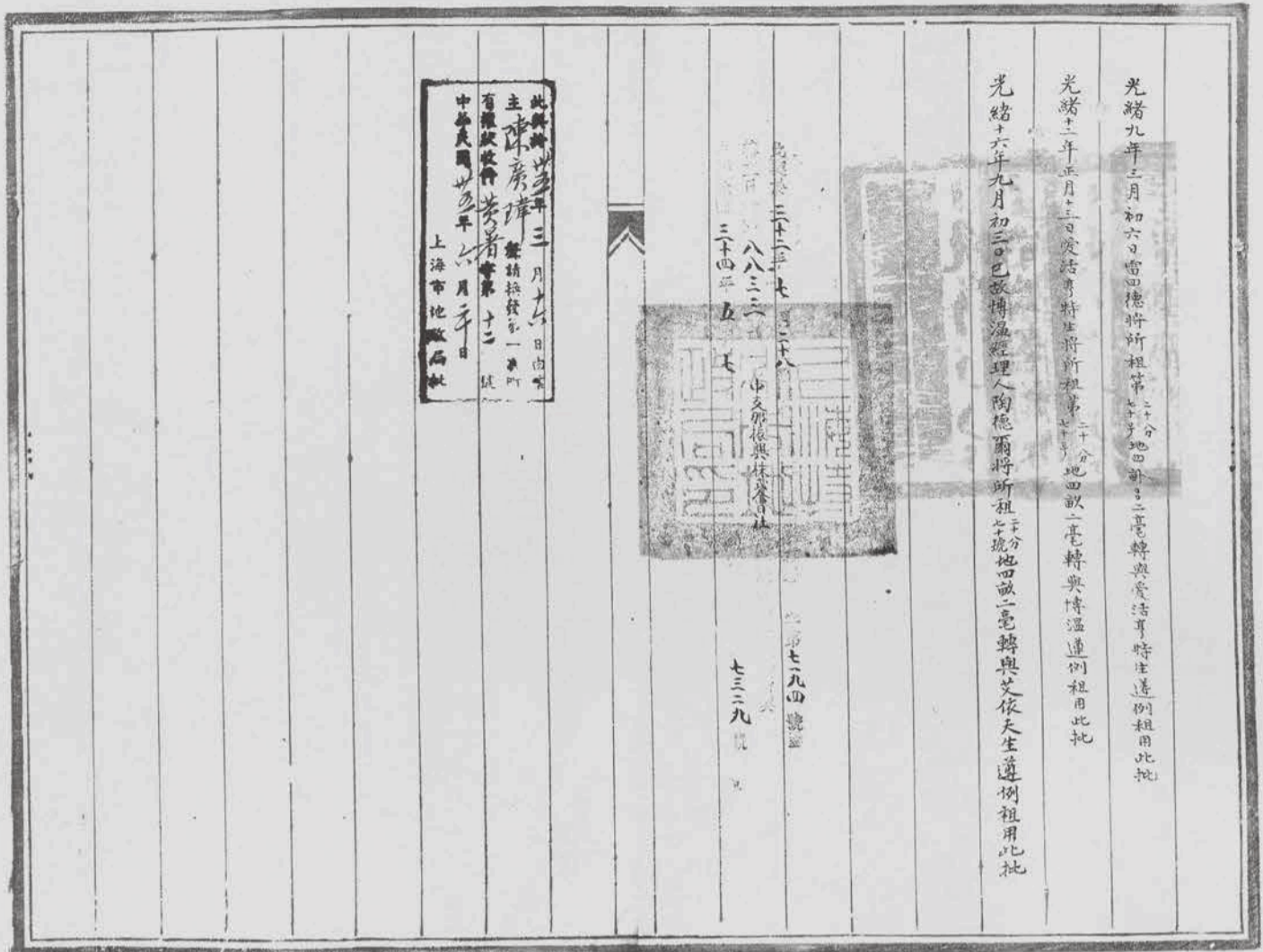
英册道契 第70號 第20分地 (一)

商胡巴賃住經既該英商胡巴已將前議押租等項照數付與該業
 業戶^{莊以舖}等收清並應准將該地契與該英商胡巴租住則如
 該英商樓期每年先給減租錢每畝一千五百文並無遲欠由本道經
 保常守租賃存安無碍合給出租地契收執為憑須至出租地契者
 三十年正月由該英商將所原租第貳拾分地契全數轉與英商愛釋羅賓租用
 所有押租及增重押租等項照數並行交楚嗣後應完永定租每畝每年一千五百文
 共錢十文應歸英商愛釋羅賓負租期預付
 九年四月十日由該英商愛釋羅賓將所原租第貳拾分地契內劃出四畝轉與英商
 古弗治波文治所有押租及增重押租等項照數並行文楚嗣後應完永定租每
 年共錢六文應歸英商^{古弗治}波文治^{波文治}按期預付
 咸豐六年六月廿五英商愛釋羅賓將所租地契^{貳拾分}計六畝轉租與英商士密士
 租用該商遵為契條各例承業如違地非伊有矣
 咸豐十年七月二十九日美民士密士所有租第^{二十分}地契由經理人克時利劃出一分六厘三毫
 轉與英民呂九治白即之號添入A字第^{二十分}地內合用該民遵照契例承業如違地非伊有矣
 道光貳拾玖年九月十六日給租地第貳拾分地契第柒拾號
 咸豐八年六月 日抄存備案

英册道契 第70號 第20分地 (二)

咸豐十年十月十日美民士密士所有租第^{二十分}地契由經理人克時利劃出畝八分三厘五
 毫轉與英民^{呂九治}喜糖租用此公路南第^{二十分}地契第路西地^{十分}之文該民遵照契例承業如
 違地非伊有矣
 同治九年正月廿八日美民士密士所有租第^{二十分}地契由經理人^{呂九治}喜糖全轉與^{呂九治}喜糖之經理人^{呂九治}
 租用該商遵為契條各例承業如違地非伊有矣
 同治七年六月十五日僱生妻之經理人^{呂九治}喜糖將所租第^{二十分}地契全轉與士密士租用
 該商遵為契條各例承業如違地非伊有矣
 查咸豐九年四月英商^{古弗治}波文治租地四畝入咸豐十年英民呂九治白即租地一分六厘三毫^七號到契
 光緒六年二月按 英領事來函到契之地由該商轉與英商慕歐快立英正冊一千二百三十五號
 新契執業到契註銷等因除將新契批印給執外合將此號中下兩契批明蓋印備查
 至上契在洋商之手未經照批俟日後送到再註此批
 光緒六年正月廿八日美民士密士所有租第^{二十分}地契由經理人^{呂九治}喜糖全轉與^{呂九治}喜糖之經理人^{呂九治}
 產嗣於英一千八百八十年三月初七日十六日經美署先後諭飭美商法白司代為經理今法白司人於
 英本年二月初四日遵奉 美國駐滬領事將該地轉與雷四德租用其地北至英民干羅乙字
 副冊二十分地由英民慕歐甲字副冊二十分地東江西路西英冊四百二分士密士地此批

英册道契 第70號 第20分地 (三)



英册道契 第70號 第20分地 (四)

英七十一號地契

大清欽命監督江南海關分巡蘇松太兵備道 為
 給出租地契事 茲准
 大英欽命領事官阿 照會內開今據英商位地道照和約稟明在上
 海港口所定英人租地造屋居住界內欲將原業戶...等地基
 一處永遠賃租量見三畝東至華民地基西至公路南至怡生新棧
 北至公路由該英商位地酌付原業戶...等押租銀每畝共計洋
 銀一百八十九元其年租永定輕租每畝每年一千五百文共計四千五百
 文亦應先給每列年底預付次年之租交入銀號惟此外均不許華民
 另索銀賦並議嗣後倘若英商位地願將退地由該業戶...
 等即必收回一面直將前議押租銀一百八十九元照數還與英商
 位地收回但概不准該業戶...自討退地兼此外原業戶...
 樣盡無干涉等情陳稟稟列本領事合應行文照會請以此地照
 給地契等因到道准此本道今已招向該業戶...等籌辦酌
 明均遵前議將該地基一處出租該英商位地賃住既該英商
 位地已將前議押租等項照數付與該業戶...等收清亟應准
 將該地交與該英商位地租住則如該英商按期每年先給減租銀

英册道契 第71號 第13分地 (一)

每畝一千五百文並無遲欠由本道經保常守租賃存安無得合給出租地契收執為憑須至出租地契者

三十年十二月初六日由該英商位地將所原租第十三分地基三畝全數轉與德商夏里林租用所有押租等項照數並行劃楚嗣後應完永定輕租每畝每年一千五百文應歸英商夏里林按期預付

元年八月初一日由該英商夏里林將所原轉租第十三分地基三畝全數轉與合眾國商人華地瑪公司租用所有押租各項照數並行交楚嗣後應完永定輕租每年共銀四千五百文應歸合眾國商人華地瑪公司按期預付

咸豐二年五月二十二日由該合眾國商人華地瑪公司將所原轉租第十三分地基

三畝全數轉與合眾國商人位林士租用所有押租各項照數並行交楚嗣後每年應完永定輕租每年共銀四千五百文應歸合眾國商人位林士按期照付

二年十月二十八日由合眾國商人位林士將所轉租第十三分地基三畝全數轉與英商麥金西弟兄租用所有押租各項照數並行交楚嗣後應完永定輕租每年共銀四千五百文應歸英商麥金西弟兄按期預付
三年五月二十四日該英商麥金西將所原租第十三分地基全數轉與查士

英册道契 第71號 第13分地 (二)

得格喇士麥金西租用所有押租等項照數並行交楚嗣後應完永定輕租銀四千五百文應歸查士得格喇士麥金西按期預付
同治元年十月初七日英商麥金西將所租第十三分地基計三畝全數轉與海送租用該民遵照承業如違地非伊有矣

道光三十年六月初七日給租地第十三分地契第壹號

同治十年六月初四日海送將所租第十三分地基三畝全數轉與美民華頓租用歸美署掛號本契以後海送概行註銷此批

查該地由華頓轉與美民福兒租用另立美冊一百七十一號新其蓋印執業此契註銷此批

同治九年十月十日 錄存備案

英册道契 第71號 第13分地 (三)

大清欽命監督江南海關分巡蘇松太兵備道麟

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商滿吉利道照和約案明在上海港口

定英人租地造屋居住界內欲將原業戶吳姓芳等九成地基一處永遠賃租見

樹畝劃分樹厘。其地 東至公路 西至半河 南至公路 北至公路 由該

英商滿吉利的付原業戶吳姓芳等押租錢每畝一千三百四十二文共七百四

十二文其年租永定租每畝每年壹千伍百文共計錢拾叁千叁佰貳拾文亦應

先給每年底預付次年之租交銀銀兩惟此外均不許華民另索錢賦並請嗣後

倘若英商滿吉利願將地由該業戶吳姓芳等即收回一面直將前該押租錢七

百四十二文照數還與英商滿吉利收回但概不准該業戶吳姓芳等自討退地兼此外原

業戶吳姓芳等無干涉等情陳稟到本領事官應行文照會請以此地照給地契等

因到道准此本道今已拍向該業戶吳姓芳等善辦兩均均遵前錄將該地一處出

租該英商滿吉利賃任經既該英商滿吉利已將前錄押租等項照數付與該業

戶吳姓芳等收清並應准將該地契與該英商滿吉利租則如該英商滿期每年

先給減租錢每畝壹千伍佰文並無遲欠由本道經保常守租賃存去無碍合給出

租地契執執為憑須至出租地契者

英册道契 第72號 第84分地 (一)

道光貳拾玖年拾貳月貳拾壹日給租地第... 地契第七十二号

咸豐四年五月廿日英商滿吉利將租地... 一處轉與英商馬利租用所有應完輕

租每畝每年一千五百文應味英商馬利格期照付

六月初有英商馬利將租地... 一處轉與英商雷頓租用所有應完

輕租每畝每年壹千五百文應味英商雷頓租期照付

咸豐十年七月初四日英商實文有租租... 一處由經理人名位力門 姓未

門持轉與英民名位力門得利充... 姓列登租租用該民遵照例承業如違地非伊

有矣

咸豐十年十一月初七日已故英民名位力門得利充... 姓列登租租用該民遵照例承業如違地非伊

同治九年二月廿日英民名位力門得利充... 姓列登租租用該民遵照例承業如違地非伊

光緒九年七月廿五日英民名位力門得利充... 姓列登租租用該民遵照例承業如違地非伊

咸豐拾年... 月... 日... 抄存備案

光緒二年二月初十日怡和行將所租... 一處由經理人名位力門 姓未

光緒二年二月初十日怡和行將所租... 一處由經理人名位力門 姓未

英册道契 第72號 第84分地 (二)

光緒六年七月初十日 瑞禮遜將租地二分地五分四分厘九毫轉與老機嘉道例租用此批

光緒二十九年七月廿九日 吳其加將租地四分地五分厘九毫轉與怡和洋行道例租用此批

中華民國二年二月十日 另填新水租契印信本契註銷

銷

英册道契 第72號 第84分地 (三)

第七十三號 英中契

大清欽命監督江南海關分巡蘇松太兵備道麟 為

給出租地契事 茲准

大英欽命領事官阿 照會內開 合據英商卓恩閣第克士密遵照和約稟明在上海

港口所定英人租地造屋居住界內欲將原業戶吳 思本 等地基一處永遠賃租

量見七畝東至 志字第二十二分租地西至半河南至華民界北至第二十四分租地

由該英商卓恩閣第克士密酌付原業戶吳 思本 等 另付給地契押租金壹千五百元

及五十元共銀五百元

九十五元其年租永定輕租每畝每年一千五百元共計銀十五百元亦應先給

每到年底預付次年之租交入銀號惟此外均不許華民另索錢賦並議嗣後倘

若英商 卓恩閣 願將退地由該業戶吳 思本 等即必收回一面直將前議押租銀

壹千壹百貳拾元文照數還與英商 卓恩閣 第 收回但概不准該業戶吳 思本

討退地兼此外原業戶吳 思本 盡無干涉等情陳稟稟到本領事官應行文

照會請以此地照給地契等因到道准此本道今已招向該業戶吳 思本 等

辦酌明均道前議將該地基一處出租該英商卓恩閣第克士密賃住經既

該英商卓恩閣第克士密已將前議押租等項照數交付與該業戶吳 思本 等

收清並應准將該地交與該英商卓恩閣第克士密租住則如該英商按期每

年先給減租銀每畝壹千五百元並無遲欠由本道經保常守租賃存案無礙

合給出租地契收執為憑須至出租地契者

元年八月二十日由該英商卓恩閣第克士密將所原租第二十二分地七畝全數轉

英册道契 第73號 第23分地 (一)

英册第七十四號抄存中契

竊查存契地契於咸豐五年間匪徒被劫者歷於將租時抄存備案所有七十四號中契亦係被劫失無存照上下契抄存備查理合聲明

大清欽命監督江南海關分巡蘇松太兵備道吳

為

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商伯勞合遵照和約稟明在上海港口所定英人租地造屋居住界內欲將原業戶顧和高等地基一處永遠賃

租量見陸啟卷分捌厘柒毫東至大路西至第八分租地南至大路北至

華民界由該英商伯勞合酌付原業戶顧和上等押租錢每畝七十五共四百

七十九二十五文其年租永定輕租每畝每年一千五百文共計九千五百八十五

亦應先給每到年底預付次年之租文入銀號惟此外均不許華民另索錢

賦並議嗣後倘若英商伯勞合願將退地由該業戶顧和上等即必收回

一面直將前議押租錢四百七十九二十五文照數還與英商伯勞合願將

但概不准該業戶顧和上等討退地兼此外原業戶顧和上等盡無干涉等情

陳稟稟到本領事官應行文照會請以此地照給地契等因到道准此本道

今已招向該業戶顧和上等籌辦酌明均遵前議將該地基一處出租該英

商伯勞合任經既該英商伯勞合已將前議押租等項照數付與該業戶

顧和上等收清亟應准將該地交與該英商伯勞合租任則如該英商按

期每年先給減租錢每畝一千五百文並無遲欠由本道經保常守租賃

存安無碍合給出租地契收執為憑須至出租地契者

咸豐元年二月十八日給租地第六分地契第七十四號

咸豐元年二月十八日給租地第六分地契第七十四號

英册道契 第73號 第23分地 (二)

與英商林哈密頓林賽租用所有押租各項照數並行交楚嗣後應完永定輕租每年共錢拾千五百文應歸英商林哈密頓林賽按期照付

再查此租地有二十年 月租定者彼時因租地契樣式尚未辦成是以

先將各業戶原立租地議單暫交各商收執今既將出租地契樣式辦成當

將原立租地議單繳回本道署內存案本日換給此契為憑

道光 癸 拾 年 肆 月 十六日給租地第貳拾叁分地契第柒拾叁號

查此十三號租地業於同治十年六月間經印補知縣詳會同大見地六畝八分一厘一毫又第二號租地

大見九畝四分五毫而共地十六畝二分一厘六毫核與原契所載十八畝七分四厘九毫之數計短二畝五分

三厘三毫再者本號上契該商帶往本國未曾併送註印此批

查第貳號租地基地相連於同治十一年二月初二日分出十二畝三分換立手九份新契給執並將餘地三畝九分一厘六毫換立手一份新契給執本契理合銷註銷至本號上契現據廣隆管事人稟稱業已遺失故未併送註印此批

同治十年五月二十九

日抄存備案

英册道契 第74號 第86分地 (一)

光緒十四年七月初七日已故伯勞合經理人 規禮師 韋司德爾將所租八
 十六分 地六畝三分八厘七毫轉與 規禮師 韋司德爾將所租八
 十四號 地六畝三分八厘七毫轉與 規禮師 韋司德爾將所租八

光緒十四年七月十六日接
 英國署總領事官 米直正冊二百四十五號與內重五之二八號與由已故伯勞合經理人 規禮師 韋司德爾
 將該地轉與 規禮師 韋司德爾將所租八十四號地六畝三分八厘七毫轉與 規禮師 韋司德爾將所租八
 十五保三番本契及前號與合併又見第地七畝七分二厘三毫八忽四微至河南路西至英冊二百八分地南至福州路北至
 源里而英冊八分地繪圖到道該商應照大憲命分四段管業相應批明在印恰考 光緒十五年六月初四日批

光緒三十二年三月六日准日本國駐上海領事官 照會三二五七號函
 光緒三十二年三月十七日上海領事官 照會三二五七號函
 光緒三十二年三月十七日上海領事官 照會三二五七號函

光緒十四年七月十六日接
 英國署總領事官 米直正冊二百四十五號與內重五之二八號與由已故伯勞合經理人 規禮師 韋司德爾
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光緒十四年七月十六日接
 英國署總領事官 米直正冊二百四十五號與內重五之二八號與由已故伯勞合經理人 規禮師 韋司德爾
 將該地轉與 規禮師 韋司德爾將所租八十四號地六畝三分八厘七毫轉與 規禮師 韋司德爾將所租八
 十五保三番本契及前號與合併又見第地七畝七分二厘三毫八忽四微至河南路西至英冊二百八分地南至福州路北至
 源里而英冊八分地繪圖到道該商應照大憲命分四段管業相應批明在印恰考 光緒十五年六月初四日批

英册道契 第74號 第86分地 (二)

B.C. 563

此契存卷

Owner's Copy

ORIGINAL

Woo by Imperial Appointment acting Superintendent of Maritime Customs for the Province of Keang-nan, and Intendant of Circuit for the Depts. of Soochow-foo, Sungkeang-foo, and Taetsangchow,

Hereby gives this Deed for the Renting of Land.

I have now received a communication from the British Consul Alcock, stating that, in accordance with the Treaty, the British Merchant William Broughall as applied to rent in perpetuity from the Proprietors Koo Hoshang, Woo Yuh and others, a Lot of Land, situated within the Boundaries appointed for the location of British Subjects at this port of Shanghai, measuring in area, six mow three fun eight le seven hao and bounded on the East by public road on the west, by Lot 86 on the south, by public road on the north, by Chinese renters on the following conditions:

The said William Broughall to pay to the Proprietors Koo Hoshang, Woo Yuh and others a sum of four hundred seventy nine thousand and twentyfive Cash as deposit, being at the rate of Seventyfive thousand Cash per mow. Also an annual low rent of fifteen hundred Cash per mow, total nine thousand five hundred and eighty Cash, which latter sum the said William Broughall will at the close of every year, pay in advance to the Government Banker, but beyond this no tax or charge of any kind is to be levied by the Chinese on the said Land. Also if the said W. Broughall should hereafter desire to surrender the Land, the said Proprietors Koo Hoshang, Woo Yuh and others must immediately take back the same, and return the above sum of four hundred seventy nine thousand and twentyfive Cash placed in Deposit, to the said W. Broughall but the said Proprietors Koo Hoshang Woo Yuh and other are not of themselves to demand the return of the Land, nor, save as aforesaid, are they to have any further interest in it. That having received this application (from the said British Merchant W. Broughall) he the Consul has accordingly to communicate the same, and to request that a Title-Deed be give for the said Land. etc.

Heensung 1st year, second month, eighteenth day.

Intendant of Circuit.

(Twentieth day of March 1801)

No. of Lot 86.

No. of Title-Deed 74.

英册道契 第74號 第86分地 (三)

副契

英册第拾伍號抄存中契

11

大清欽命監督江南海關分巡蘇松太兵備道吳

倫出租地契事該准

大英

欽命領事官 照會內開今據英商 麥格理士密道照和約原明在上海港

口所定英人租地遺屋居住界內欲將原業 莊瑞東 莊瑞和 等地基一處永遠賃租

並見四畝四分東至第六分租地西至大路南至半河北至大路由該英商 莊瑞東

格理士密酌付原業 莊瑞東 莊瑞和 等押租銀每畝七十五元共三百三十元其

年租承定租每畝每年一千五百元共計六千六百元亦應先於每年

底預付次年之租文入銀現惟此外均不許華民 莊瑞東 莊瑞和 等索錢賦租該嗣後倘

若英商 莊瑞東 莊瑞和 等願將退地由該業 莊瑞東 莊瑞和 等即收回一向直將前議

押租銀三百三十元文照數退與英商 莊瑞東 莊瑞和 等收回但概不准該業 莊瑞東 莊瑞和 等

自討逆地兼此外原業 莊瑞東 莊瑞和 等盡無干涉等情陳案到本領事官應

行文照會請以此地照給地契等因到道准此本道今已招向該業 莊瑞東 莊瑞和 等

等籌辦酌明均遵前議將該地基一處出租該英商 莊瑞東 莊瑞和 等賃任任既

該英商 莊瑞東 莊瑞和 等已將前議押租等項照數付與該業 莊瑞東 莊瑞和 等收清

並應准將該地文照該英商 莊瑞東 莊瑞和 等租位則如該英商 莊瑞東 莊瑞和 等每年先給

減租銀每畝一千五百元並無遺欠由本道徑保常守租賃存案無碍令給出

租地契收執為憑須至出租地契者

年 月 日由該英商 莊瑞東 莊瑞和 等將原租銀三百三十元地基四畝四分

英册道契 第75號 乙字第26分地 (一)

英册道契 第75號 乙字第26分地

轉共花旗商 莊瑞東 莊瑞和 租用所有押租及年租等項照數先行交楚嗣後應完水

定租每畝每年一千五百元共銀六千六百元應歸花旗商 莊瑞東 莊瑞和 按期照付

咸豐四年十月廿五日英商 莊瑞東 莊瑞和 等租地契四畝四分轉與英商 莊瑞東 莊瑞和 租用所有

應完租每畝每年一千五百元應歸英商 莊瑞東 莊瑞和 按期照付

咸豐元年 貳月 二十七日 日給 租地契第廿六分

光緒八年 三月 廿二日 抄存

民國九年三月廿八日全地同 莊瑞東 莊瑞和 等將原租銀三百三十元地基四畝四分原業去焉

路本契註銷

英册道契 第75號 乙字第26分地 (二)

英七十六號

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事茲准

大英欽命領事官阿照會內開今據英商列敦遵照和約稟明在上海港口
 宜英人租地造屋居住界內欲將原業戶 吳建勳 王乞氏等 地地基一處永
 遠賃租量見樹畝二分三厘五毫東至第二十分租地西至第九十分租地
 南至英華民界北至大路由該英商列敦酌付原業戶 吳建勳 王乞氏
 等押租錢每畝 并另加 十元六角六分其年租永定輕租每畝每年一千五百文
 共計一千三百五十二文亦應先給每到年底預付次年之租交入銀號惟此

外切不許華民另索錢賦並議嗣後倘若英商列敦願將退地由該業戶
吳建勳 王乞氏等 即必收回一面直將前議押租錢六百六十四文照數還與
莊武成 英商列敦收回但概不准該業戶 吳建勳 王乞氏 自討退地其此外原業
吳建勳 王乞氏 等情陳稟到本領事合應行文照會
莊武成 請以此地照給地契等因到道准此本道合已格向該業戶 吳建勳 王乞氏
莊武成 等籌辦酌明均遵前議將該地基一處出租該英商列敦賃住經既
 該英商列敦已將前議押租等項照數付與該業戶 吳建勳 王乞氏
莊武成 等收清至應准將該地文契該英商列敦租住則如該英商按期安

一

英册道契 第76號 第87分地 (一)

年先給減租錢每畝一千五百文並無違欠由本道經保常守租賃存安
 無碍合給出租地契收執為憑須至出租地契者

咸豐二年八月十七日由該英商列敦將所原租地八七分基地八畝二分三厘五毫全數轉
 與沙遜租用所有押租各項照數並行文楚嗣後應完永定輕租每年計錢一千三百
 五十二文由英商沙遜按期預付

咸豐六年六月廿五日英國商人沙遜將所租地地基 第十七分
第七分 計八畝二分三厘五毫全數轉與
 美民怡卷士密士租用該商遵照條例承業如違地非即有矣

咸豐元年四月
 日給租地第十七分地契第七十六號

咸豐八年六月
 日抄存備案



英册道契 第76號 第87分地 (二)

給出租地契事茲准

大英欽命領事官阿照會內開今據英商黑布林遵照和約稟明在上海港口所
 定英人租地造屋居住界內欲將原業戶^{吳建勳 邢大生}等地基處永遠賃租
 量見五畝八分四厘九毫東至大路西至第^八分租地南至第^六分租地
 北至大路由該英商黑布林酌付原業戶^{吳建勳 邢大生}等押租銀每畝^千
 共四百九十四兩^三文其年租永定輕租每畝每年壹千五百文共計^八文
 百^四文亦應先給每到年底預付次年之租文入銀號惟此外均不許
 華民另索錢賦^三議嗣後倘若英商黑布林願將退地由該業戶^{吳建勳 邢大生}
 等即必收回一面直將前議押租銀^四千^四百^三十^三文照數還與英商黑布林
 收同但概不准該業戶^{吳建勳 邢大生}自討退地兼此外原業戶^{吳建勳 邢大生}盡無
 干涉等情陳稟到本領事合應行文照會請以此地照給地契等
 因到道准此本道今已招向該業戶^{吳建勳 邢大生}等籌辦酌明均遵前議
 將該地基一處出租該英商黑布林賃住經既該英商黑布林已將
 前議押租等項照數付與該業戶^{吳建勳 邢大生}等收清至應准將該地
 文與該英商黑布林租住則如該英商按期每年先給減租銀每畝^千
 五百文並無遲欠由本道經保常守租賃存安無碍合給出租地契收

英册道契 第77號 第89分地 (一)

執為憑須至出租地契者

咸豐二年五月由該英商黑布林將所屬租第^九分地基五畝八分四厘九毫
 全數轉與英商監呢地租用所有押租照數^三行文楚嗣後應完永定輕租
 每年共計銀^八千^五百^四文應歸英商監呢地按期預付咸豐五年八月五日
 英商^{監呢地}將所租地基^九分計^五畝八分四厘九毫轉託與商^{林士密而五里及勿來四}
 保護代理所有出息總文^{收受該商遵照契券所載條}
 例承業如有違背其他即非伊有矣

咸豐五年一月

日錄在條案英八十九分七十七号

光緒七年三月五日
 英商黑布林將所屬租第^九分地基五畝八分四厘九毫特與
 英商黑布林轉託與商^{林士密而五里及勿來四}保護代理所有出息總文
 例承業如有違背其他即非伊有矣

光緒五年八月兩月兩枚
 英總領事許 未出據英商義源行原列正冊一百四十五號契內分出之副冊三七號契地係甘尼地計
 勒司畢馬里才端木孫四人戶名該副契遺文請將該地併入正冊三七號契內合用等因當經飭傳上海
 縣署令署王委員實字會同勘復該地坐落二五保三高木契及前號副契合併文見實地六畝九分八厘
 二五保四東至河南路西至英冊二百二十七一百三十一等分地南至英副冊二十八號及英冊七五號地北至漢口
 路繪圖到道該商應照大實冊分四地管業相應批明蓋印備考 光緒五年六月初四日批

英册道契 第77號 第89分地 (三)

英七十八號

口反

銷

大清欽命監督江南海關分巡蘇松太兵備道吳

為

給出租地契事茲准

大英欽命領事官阿

照會內開今據英商隆克喇納遵照和約稟明在上海港

所定英人租地造屋居住界內欲將原業戶莊文成等地基處永遠賃租量

見一畝五分毫東至華民界西至甲字第十九分租地南至華民界北至華民界

由該英商隆克喇納酌付原業戶莊文成等押租銀每畝洋六元五角四百五十七

文其年租永定輕租每畝每年一千五百文共計二千二百五十三文亦應先給每年底

預付次年之租交入銀號惟此外均不許華民另索錢賦並議嗣後倘若英商隆克喇納

願將該地由該業戶莊文成等即收收回面真將前議押租銀一百四十五元七文照

數還與英商隆克喇納收回但概不准該業戶莊文成自討退地並與外原業戶莊

文成盡無干涉等情陳稟到本領事官應行文照會請以此地照給地契等因

到道准此道令招商該業戶莊文成等籌辦酌明均遵前議將該地基一處出

租該英商隆克喇納賃住經既該英商隆克喇納已將前議押租等項照數付與該

業戶莊文成等收清並應准將該地交與該英商隆克喇納租住則如該英商按

期每年先給減租錢每畝一千五百文並無遲欠由本道經保常守租債存妥無碍

合給出租地契收執為憑須遵出租地契者

合給出租地契收執為憑須遵出租地契者

英册道契 第78號 乙字第19分地 (一)

英七十九號
此契存卷

大清欽命監督江南海關蘇松太兵備道吳

為

給出租地契事茲准

大英領事官阿照會內開令據英商阿達喇德威沙遜照和約原明在上海港
口所定英人租地造屋居住界內欲將原業戶陳鳳山等地基一處永遠賃租
量見卷故東至邑屬壇廟西至大路南至洋涇浜北至第十九分租地由該
英商阿達喇德威沙遜酌付原業戶陳鳳山等押租錢每畝壹佰七十卷俾參
拾叁文其年租永遠輕租每畝每年壹千五百文共計肆千五百文亦應先
給每到年底預付次年之租交入銀號惟此外均不許華民另索錢賦並
議嗣後倘若英商阿達喇德威沙遜願將退地由該業戶陳鳳山等即必
收回一面直將前議押租錢五百拾肆千文照數還與英商阿達喇德威沙
遜收回但概不准該業戶陳鳳山自討退地兼此外原業戶陳鳳山等盡
無干直等情陳東到本領事會應行文照會請以此地照給地契等
因到道准此本道今已拍向該業戶陳鳳山等籌辦酌明均遵前議將該地
基一處出租該英商阿達喇德威沙遜賃住經既該阿達喇德威沙遜已
將前議押租等項照數付與該業戶陳鳳山等收清至應准將該地交
與該阿達喇德威沙遜租住則如該英商按期每年先給減租錢每畝壹千

英册道契 第78號 乙字第19分地 (二)

元年十月初九日由該英商隆克喇將所租乙字第十九分地基一畝五分壹毫全數轉與英

商如散海那連海租用所有押租年租等項照數並行劃楚嗣後應照永定輕租每年共

計錢二千五百五十三文應歸英商如散海那連海按年預付

同治元年二月十九日英民老架記將所租乙字十九分地基一畝五分二毫轉與英民新

架記租用該民遵照例承業如違地非伊有矣

同治元年二月十九日英民新架記將所租乙字十九分地基一畝五分二毫轉與英民

合耳士及羅 孫 租用該民遵照例承業如違地非伊有矣

咸豐元年四月二十二日給租地第乙字十九分 地契第七十八號

同治元年八月初二日據經理本籍地主人長利行稟稱乙字十九分漢文工契業已遺失四址今昔不同

茲將現在界址開呈請復勘以歸核會等情除核明確再行註案外合先批明

現在四址 北至一分合會士氣地 南至接以夫生地 東至接以夫生地 西至甲字十九分羅孫地

此項租地倘據該委員勘復實文見地該合會士氣地並無侵佔等情前來合批印存查

同治元年五月十九日經理已故合會士氣地人將所租乙字十九分地基一畝五分內之地轉與多督達例租用可也此批

同治元年五月十九日多督將所租乙字十九分內之地盡行轉與羅孫遵照例租用可也此批

同治元年 二月二十日 抄存備案

光緒五年八月五日已故英商羅孫長孫將所租乙字十九分內之地併五十二號新契承契註銷此批

英册道契 第79號 丙字第19分地 (一)

英册道契 第78號 乙字第19分地 第79號 丙字第19分地

伍百文並無遲次由本道經標常守租項存安毋得合給出租地契收執為憑須至出租地契者

咸豐二年四月廿五日英商阿達利德威沙遜將所租地契

高道照契條各例承蓋如有違背地非伊有矣

咸豐二年五月廿七日英商阿達利德威沙遜將所租地契

咸豐二年五月初七日給租地丙第拾九分地契第柒拾玖號

此契於三十三年八月二日准日本國駐上海領事官轉立日書第 八八七一號經中法新報與德文會社

咸豐二年四月 日抄存備案

咸豐十一年九月九日英商阿達利德威沙遜將所租地契

係由二百七十一號地契出讓與德商阿達利德威沙遜

光緒七年八月廿五日英商阿達利德威沙遜將所租地契

一五〇〇年一月廿五日英商阿達利德威沙遜將所租地契

英册道契 第79號 丙字第19分地 (二)

英八十號

大清欽命監督江南海關分巡蘇松太兵備道吳給出租地契事茲准

大英欽命領事官阿 照會內開今據英商美得蘭遵照和約稟明在上

海港口所定英人租地造屋居住界內欲將原業戶吳炳銓鄭岳村等地

基一處永遠賃租量見五畝九分三厘四毫東至第八十七分租地西至

半公路南至第八十八分租地北至半公路由該英商美得蘭酌付原業

戶吳炳銓等押租錢每畝三畝一分二厘每百千文其年租永定輕租每畝每年

一千五百文共計八千九百一文亦應先給每到年底預付次年之租交入

銀號惟此外均不許華民另索錢賦並議嗣後倘若英商美得蘭願將

退地由該業戶吳炳銓等即必收回一面直將前議押租錢五百三十七

千一百二十文照數還與英商美得蘭收回但概不准該業戶吳炳銓

自討退地兼此外原業戶吳炳銓等無干涉等情陳稟到本領事

合應行文照會請以此地照給地契等因到道准此本道今已招向該業

戶吳炳銓等籌辦酌明均遵前議將該地基一處出租該英商美得蘭

賃住經既該英商美得蘭已將前議押租等項照數付與該業戶吳炳銓

等收清亟應准將該地交與該英商美得蘭租住則如該英商按期每

英册道契 第80號 第90分地 (一)

年先給減租錢每畝一千五百文並無遲欠由本道經保常守租賃存
安無碍合給出租地契收執為憑須至出租地契者

咸豐四年七月三十日英商美得蘭將所租地基五畝九分三厘四毫轉租
與英商呢柯里該商遵照契紙所載條例承業如有違背其地即非有矣
咸豐五年十月二十七日英商呢柯里將所租地基五畝九分三厘四毫轉租與
米國商人史密該商遵照契紙所載條例承業如有違背其地即非有矣

咸豐元年五月十二日給租地第九十分地契第八十號

咸豐五年十一月廿九日
四庫鈔存條案

英册道契 第80號 第90分地 (二)

抄存英册第八十一號中契

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事茲准

大英欽命領事官阿 照會內開今據英人徐遵照和約案明在上海港口所定英
人租地造屋居住界內欲將原業戶張二觀等租地基一處永遠賃租量見
壹畝以分六厘三毫東至大路西至華民界南至華民界北至車河由該英
人徐兩付原業戶張二觀等押租錢每畝 文其年租永定租每
畝每年壹千五百文共計貳千九百四十文亦應先給每年底預付次年之租
文入銀號惟此外均不許華民另索錢賦並議嗣後倘有英人徐願將退地由
該業戶張二觀等印必收回一面直將前議押租貳百零壹千叁百文照數
還與英人徐收回但概不准該業戶張二觀自討退地兼此外原業戶張二觀盡無
干涉等情陳稟案到本領事官應行文照會請以此地照給地契等因到道准此
本道今已招向業戶張二觀等籌辦酌明均遵前議將該地基一處出租該英
人徐賃住既該英人徐已將前議押租等項照數付與該業戶張二觀等
收清並應准將該地文與該英人徐租住則知該英人按期每年先給減租每畝
壹千伍百文並無遲欠由本道經保常守租賃存安無碍合給出租地契收執為憑
須至出租地契者

咸豐元年五月十二日給租地第九十分地契第八十號

咸豐五年十一月廿九日
四庫鈔存條案

英册道契 第81號 第92分地 (一)

光緒十一年三月二十日探將所租九十分地三畝二分六厘三毫轉與查理士復遵例租用
 此批
 光緒十一年五月 初三
 日給租地第九十二分地契第八十一號
 光緒 拾壹年 五月
 日抄存備案

英册道契 第81號 第92分地 (二)

英第百八十二號 抄存中契

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道吳為

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商位林霍遵照和約稟明在上海港口所定

英人租地造屋居住界內欲將原業戶唐聖傳等地基一處永遠賃租量見五

畝壹分壹毫東至半河西至公路南至半河北至半河由該英商位林霍酌付原

業戶唐聖傳等押租錢每畝壹百十共伍百拾十壹百文其年租永定輕租每畝

每年壹千伍百文共計柒千陸百伍拾壹文亦應先給每年年底預付次年之

租交入銀號惟此外均不許華民另索賦並議嗣後倘若英商位林霍願將

退地由該業戶唐聖傳等即必收回一而直將前議押租錢伍百拾十壹百文

照數還與英商位林霍收回但概不准該業戶唐聖傳自討退地兼此外原業戶唐聖

傳盡無干涉等情陳稟到本領事合應行文照會請以此地照給地契等因到道准

此本道今已招向該業戶唐聖傳等籌辦酌明均遵前議將該地基一處出租該英

商位林霍賃住既該英商位林霍已將前議押租等項照數付與該業戶唐聖傳

等收清並應准將該地交與該英商位林霍租住則如該英商按期每年先給減租錢

每畝壹千伍百文並無遲欠由本道照保常守租賃存安無碍合給出租地契收執為憑

須至出租地契者

元年八月二十日由該英商位林霍將原租第九十分地基五畝壹分壹毫全數轉與英商

卓恩閣第克 密租用所有押租等項照數並行文楚嗣後應完永定輕租共計錢七千六百五十

英册道契 第82號 第91分地 (一)

一、文應歸英商卓恩閣第克 容按期照付
 元年十二月初四日由該英商卓恩閣第克向原業主唐聖臣添租地基壹畝當付押租
 錢八十五元其年租照永定輕租每年計錢一千五百元按期照付
 元年十二月十四日由該英商卓恩閣第克向原業主唐聖臣添租地基六厘當付押租錢五
 十元又其年租照永定輕租每年計錢九十元按期照付
 二年二月初三日由該英商卓恩閣第克向原業主郭金觀等添租一畝二分當付每畝
 租一百二十五元又共錢一百八十元其年租照永定輕租每年計錢二十四百元按期
 預付

咸豐元年五月初三日
 日給租地第九十分地契第八十二號

光緒七年十一月
 日抄存

此項土地係由英商卓恩閣第克等向原業主唐聖臣添租地基壹畝當付押租錢八十五元其年租照永定輕租每年計錢一千五百元按期照付
 元年十二月十四日由該英商卓恩閣第克向原業主唐聖臣添租地基六厘當付押租錢五十元又其年租照永定輕租每年計錢九十元按期照付
 二年二月初三日由該英商卓恩閣第克向原業主郭金觀等添租一畝二分當付每畝租一百二十五元又共錢一百八十元其年租照永定輕租每年計錢二十四百元按期預付

民國廿二年一月二十八日
 中華民國三十一年二月四日

英册道契 第82號 第91分地 (二)

英第捌拾陸號
 大清欽命監督江南海關分巡蘇松太兵備道麟
 給出租地契事茲准
 大英欽命領事官阿照會內開今據英商金呢地遵照和約稟明在上海港口
 所定英人租地造屋居住界內欲將原業主盛恒昌等地基一處永遠
 賃租量見壹畝貳分東至第九三分租地西至怡生新棧房南至九三分
 租地北至第九四分租地由該英商金呢地酌付原業主盛恒昌等押租錢
 每畝洋錢壹佰貳拾元其年租永定輕租每畝每年壹千五百元共計壹千
 捌百文亦應先給每到年底預付次年之租交入銀號惟此外均不許華民
 另索錢賦並議嗣後倘若英商金呢地願將退地由該業主盛恒昌等即必收
 回一面直將前議押租錢洋銀壹百四拾元照數還與英商金呢地收回但概
 不准該業主盛恒昌自討退地此外原業主盛恒昌盡無干涉等情陳
 稟到本領事官合應行文照會請以此地照給地契等因到道准此本道
 今已招向該業主盛恒昌等籌辦酌明均遵前議將該地基一處出租
 該英商金呢地賃住經既該英商金呢地已將前議押租等項照數付與該
 業主盛恒昌等收清並應准將該地交與該英商金呢地租住則如該
 英商按期每年先給減租錢每畝壹千五百元並無違欠由本道經保

英册道契 第83號 第95分地 (一)

常守租賃存案無碍合給出租地契收執為憑須至出租地契者



道光貳拾玖年拾壹月

日給租地第九五分 地契第捌拾叁號

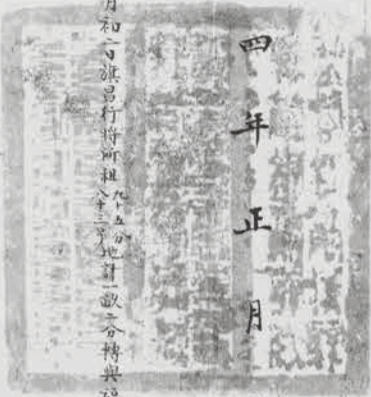
三十年三月初五日該英商金呢地將所原租第九五分內地基壹畝貳分全畝轉與合眾國商

人祁士滑租用所有押租等項照數並行交楚嗣後應完永定輕租每年共銀一千八百文應歸

合眾國商人祁士滑按期繳付

同治四年正月二十日美商祁士滑將所租 ^{九五分} 地計壹畝貳分轉與旗昌行租用該商遠例承業可也

同治四年正月三十日錄存備案



光緒十年三月初五日旗昌行將所租 ^{九五分} 地計壹畝貳分轉與福弼士遠例租用此批



英册道契 第83號 第95分地 (二)

光緒七年九月三日該英商福弼士經理人陳勳將所租 ^{九五分} 地計壹畝貳分全畝轉與旗昌行租用該商遠例承業可也

光緒九年三月初五日該英商福弼士經理人陳勳將所租 ^{九五分} 地計壹畝貳分全畝轉與何福遠例租用此批

光緒九年八月廿五日該英商福弼士經理人陳勳將所租 ^{九五分} 地計壹畝貳分全畝轉與旗昌行租用該商遠例承業可也

此契地畝已由招商局併入冊一千四百一十四號等凡號新契給批本契理合批銷作廢

光緒三十九年六月十一日通商地



英册道契 第83號 第95分地 (三)

英第 八十四號
此契存卷

大清欽命 監督江南海關分巡蘇松太兵備道 吳

給出租地契事 茲准

大英欽命領事官 阿 照會內開 查據英國教士合遜 遵照和約稟明在上海港

所定英人租地造屋居住界內 欲將原業戶色文成等地基一處 永遠賃

租量見五畝七分五厘 東至公路西至華民房屋南至華民房屋北至公路

由該教士合遜 酌付原業戶色文成等押租錢每畝七十五文 其年租永定

輕租每畝每年壹千五百文 共計捌千六百廿五文 亦應先給每到年底預付次

年之租 交入銀號 惟此外均不許華民另索錢賦 並議嗣後倘若教士合遜

願將退地由該業戶色文成等即收回 一面直將前議押租錢四百三十三文

照數還與教士合遜 倘但概不准該業戶色文成自討退地 兼此外原業戶色

文成 盡無干涉 等情 陳稟到本領事 合應行文 照會請以此地 照給地契

等因 到道 准此 本道已 招向該業戶色文成等 籌辦酌明 均遵前議 將該地基

一處 出租該教士合遜 賃住 經既該教士合遜 已將前議 押租等項 照數付與該

業戶色文成等 收清 並應准將該地 交與該教士合遜 租住 則如該教士按期

每年 先給減租錢 每畝 于五百文 並無違欠 由本道 經保常守 租賃存安

無碍 合給出租地契 執為 憑須 至出租地契者

為

22

英册道契 第 84 號 第 97 分地 (一)

英册道契 第 84 號 第 97 分地

二年正月三日由合遜教士將所原租第九十七分地基五畝七分五厘轉與

欽命教士會所託擇英商士密代為租用 所有押租及年租等項 照數並行交楚

嗣後應完永定輕租每畝每年一千五百文 應歸教士會所託擇英商士密按期代為

同治二年二月五日教士會所託擇英商士密將所租第九十七分地基五畝七分五厘轉與英

民搭拉士租用 該民遵照例承業 如違地非伊有矣

咸豐元年十一月

二十六

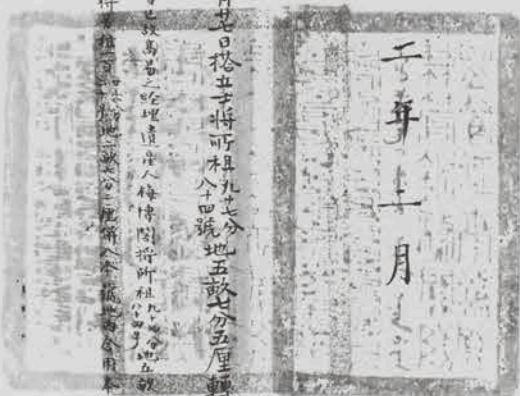
日給租地第九七分
地契第八十四號

同治二年十一月

日抄存備案

同治九年正月廿日 拾五子將所租九七分地基五畝七分五厘轉與高昌租用 該商遵照例承業可也

光緒十四年四月廿七日 拾五子將所租九七分地基五畝七分五厘轉與梅博閣租用 此契
同日梅博閣又將所租九七分地基五畝七分五厘轉與余德全租用 此契
同日梅博閣又將所租九七分地基五畝七分五厘轉與余德全租用 此契
同日梅博閣又將所租九七分地基五畝七分五厘轉與余德全租用 此契



英册道契 第 84 號 第 97 分地 (二)

一三七

光緒十年四月二十三日梅博閣將所租九分南由之地賣出二畝八分五厘三毫五絲一忽五微新契租用本契現尚 有地五畝六分二厘七毫此批	光緒十年五月二十八日梅博閣將所租九分餘地五畝六分五厘七毫轉與麥洽斯道例租用此批	光緒十四年十一月二十七日愛洽斯由經理人阿爾巴特諾將所租九分七分地五畝六分一厘七毫轉與梅博 閣道例租用此批	光緒十五年十一月五日梅博閣將所租九分七分地五畝六分五厘七毫轉與陶德爾道例租用此批	光緒十五年四月二日陶德爾將所租九分七分地五畝六分五厘七毫轉與陶德爾道例租用此批	一九四十四年四月九日馬安 麥唐納 泰利有限公司 四七廿日本局編	此契於三十二年七月十五日准日本國駐 轉立日證第八四一〇號准由中支那振興株式會社 中華民國三十三年七月二十四日上海地政局批 第六九〇五號
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英册道契 第84號 第97分地 (三)

In the 9th December 1856 the U. S. Merchant S. M. Smith
transferred a portion of the above mentioned Lot 888
measuring 1 furlow 2 fur 8 la, 8 haum of which he is
renter to the British Merchant Comassee Pallansee Ho
to rent and to hold so long as the said Comassee
Pallansee Ho do not impeage the several conditions
stated on the face of the title deed granted for
the said Lot of ground

True translation
S. M. S. Meadows
Interpreter

咸豐六年十一月十三日給

租地 八十五號

大清欽命監督江蘇浙江兩省鹽務總辦 為給出租地契事照得接准
領事官羅照會內開今據外國商人士密士稟請在上海按和約所定界內租業戶白蘭地一段永
遠租賃計玖畝陸分叁厘肆毫北極東路給價每畝壹千五百文共
年租每畝一千五百文共錢
給該商士密士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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與領事官查視其租地貨房無足妨礙方准租
租地貨房須由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士密士並後代官
之人將來以其地轉與不稟明本國領事官并違憲批准登籍將其地整段分段或已或人另遷房屋
轉租華民居住若未領兩國官憲允准將據並每年不將每畝年租錢一千五百文預付銀錢
斯章者則此契作為廢紙即歸官領至租地契者
咸豐六年十一月十三日給
租地 八十五號

英册道契 第85號 第88分地 (一)

英册道契 第85號 第88分地 第86號 第68分地

英第 八十五號

送

咸豐六年五月三日美商麥金西將租地... 查該契於光緒十年七月廿六日接... 光緒十年七月二十四日

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant S. M. Smith has applied to Rent in perpetuity from the Proprietors Robert & Brune 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...

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 Merchant S. M. Smith 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 of 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...

The conditions of this Deed, therefore, are; That if the said S. M. Smith his 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 Taotai for the time being, for their joint assent and concurrence...

A necessary Deed for the Renting of Land.

Accufung 6th year, of 11th month, 13th day. 9th December 1856. No. of Lot, 88 No. of Title Deed, 85

英册道契 第85號 第88分地 (二)

英八十六號

送

大清欽命監督江南海關分巡蘇松太兵備道吳 給出租地契事茲准

為

大英欽命領事官阿 照會內開今據英商名利行麥金西遵照和約稟明在 上海港所定英人租地適居佳界內欲將原業戶色文成等處基處永遠

賃租量見一畝六分東至華民房屋西至 河南至半河北至 華民

由該商麥金西酌付原業戶色文成等押租錢每畝 三分每畝 五分其年

租承定輕租每畝每年一千五百文共計二千四百文亦應先給每年底預付次年

之租交入銀號惟外均不許華民另索錢賦並議嗣後倘若英商麥金西願

將退地由該業戶色文成等即收回原面將前議租銀一百念四千五百文

照數還與英商麥金西收回但概不准該業戶色文成自討退地此外原業

戶色文成盡無干涉等情陳稟稟到本領事官應行文照會請以此地照

給地契等因到道准此本道今已招向該業戶色文成等籌辦酌明均遵前議

將該地基一處出租該英商麥金西賃住經既該英商麥金西已將前議押

租等項照數付與該業戶色文成等收清亟應准將該地交與該英商麥

金西租住則如該英商租期每年先給減租錢每畝一千五百文並無遲欠由本

道徑保常守租賃存安無礙合給出租地契收執為憑須至出租地契者

英册道契 第86號 第68分地 (一)

元年三月三日由該英商麥金西向原業戶色文成字添租地基二址量計畝六分

八厘六毫當付押租銀一百念六十四百文其年租照永定輕租每年共計錢貳千五百

廿九文由英商麥金西按期照付

同治三年三月廿日麥金西將該地整分八厘六毫轉與福利行租用該地遵照承業

咸豐元年八月初七日給租地第六八分 地契第六六號

原契大隆與國恩恩吳 照式補給

同治四年三月廿三日福利將所租八分地基共計三畝二分八厘六毫轉與英商

準霍格租用該商遵照承業可也

同治十三年八月廿日準霍格將所租八分地基二畝二分八厘六毫轉與惠康霍格遵照租例可也此批

光緒五年四月廿日惠康霍格由經理人伊才在格將所租八分地基二畝二分八厘六毫轉與陶德福另立一千八百九十九號新契計畝零
四厘三毫轉與陶德福另立一千八百九十九號新契計畝零
查前項租地係屬舊契物復得列二千八百九十九號新契實地六分五厘又一千八百九十九號新契實地六分五厘外之其餘地畝五分五厘蓋換立一千
四百六十六號新契等情到本契相照註銷蓋印備案光緒七年三月廿日批

同治貳年三月二十六日抄存條案

此等上契光緒七年九月十四日接 委德依中韓 出據該官惠康霍格聲稱業已
遠矣前日登告白數月迄未尋獲等語是以僅將中下契批銷 光緒七年三月廿日批

英册道契 第86號 第68分地 (二)

英八十七号
此契存卷

大清欽命監督江南海關分巡蘇松太道兵備道吳

給出租地契事致准

大英欽命領事官阿 照會內開今據英人麥理地遵照和約稟明在海港口所

定英人租地造屋居住界內欲將原業戶吳建榮等地基一處永遠賃租量

見式畝捌分東至第全分租地西至新馬路南至公路北至半河由該英人麥

理地酌付原業戶吳建榮等押租錢每畝洋五十七元一角四分共百六元其

年租永定輕租每畝每年一千五百文共計四千二百文亦應先給每年底預付

次年之租交銀號惟此外均不許華民另索錢賦並議嗣後倘若英人麥理地願

將退地由該業戶吳建榮等即必收回一面直將前議押租錢洋銀壹百陸拾元數

還與英人麥理地收回但概不准該業戶吳建榮自討退地兼此外原業戶

吳建榮盡無干涉等情陳稟到本領事合應行文照會請以此地照

給地契等因到道准此本道今已招向該業戶吳建榮等籌辦酌明

均遵前議將該地基一處出租該英人麥理地賃住既該英人麥理

地已將前議押租等項照數付與該業戶吳建榮等收清並應准

將該地交與該英人麥理地租住則如該英人按期每年先給減租錢

每畝千五百文並無違欠由本道經保常守租債存安無碍合給出

英册道契 第87號 第96分地 (一)

此契存卷
英八十九號

查其洪 查見

385

大清欽命監督江南海關分巡蘇松太兵備道吳

為

給出租地契事茲准

大英欽命領事官阿 照會內開今據英人惠利士遵照和約聲明在上海

港所定英人租地造屋居住界內欲將原業戶徐桂寶等地基一處承

遠賃租量見伍畝貳分東至華民房屋西至公路南至公路北至小河

路由該英人惠利士酌付原業戶徐桂寶等押租錢每畝

文其年租承定租每畝每年中伍百文共計柒千捌百文亦應先給每

到年底預付次年之租交入銀號惟此外均不許華民另索錢賦並議

後倘若英人惠利士願將退地由該業戶徐桂寶等即必收回其將前議押

租錢四百一十文酌數還與英人惠利士收回但概不准該業戶徐桂寶

自討退地並此外原業戶徐桂寶等無干涉等情陳惠票到本領事合應

行文照會請以此地照給地契等因到道准此本道今已招向該業戶徐桂寶

等籌辦酌明均遵前議將該地基一處出租該英人惠利士賃住經既該英

人惠利士已將前議押租等項照數付與該業戶徐桂寶等收清並應准

將該地交與該英人惠利士租住則如該英人按期每年先給減租錢每畝壹

千伍佰文並無遲欠由本道經保當守租賃存安無碍合給出租地契收執為

英册道契 第89號 第85分地 (一)

憑須至出租地契者

同治元年五月初九日故英商惠利士有五分地基計五畝二分轉與英商李百里租與
李格連相用該地係非伊有矣
同治元年五月初九日英商李格連將該地五分地基計五畝二分轉與英商李百里租與
李格連相用該地係非伊有矣

咸豐元年正月二十八日給地契第拾伍分地契第捌拾號

同治四年三月廿九日英商李格連將該地五分地基計五畝二分轉與英商李百里租與
李格連相用該地係非伊有矣
光緒五年五月十六日英商李百里將所租八分九厘地基五分轉與英商白文來遵照和約租與此批

光緒五年四月廿九日英商李格連將該地五分地基計五畝二分轉與英商李百里租與
李格連相用該地係非伊有矣

光緒十六年八月廿七日英商李格連將該地五分地基計五畝二分轉與英商李百里租與
李格連相用該地係非伊有矣

光緒十七年正月九日英商李格連將該地五分地基計五畝二分轉與英商李百里租與
李格連相用該地係非伊有矣

一九〇〇二月廿七哈華托

柯來生
馬斯德
阿丁台
騰

廿 八月九日

此契係三十二 七 二八
八八一六
三十二 八 十
林式會社經理人
中華民國七年八月十日
第七二二號

英册道契 第89號 第85分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事

大英欽命領事官阿 照會內開今據英商麥多拿 遵和約稟明在上海港口所定英人租地造

屋居住界內欲將原業戶陳茂林等地基處永遠賃租置見二畝

東至黃浦江西至第拾四分南至大馬路第拾四分由該英商麥多拿酌付原業戶陳茂林等押租錢

每畝五百九十二文其年租承也租租每每年千五百文共計叁千文亦應先給每到底預付次年之租交

入銀號惟此均不許華民另索錢賦並議嗣後倘若英商麥多拿願將退地由該業戶陳茂林等即必收

回二面直將前議押租錢千五百四十文照數還與英商麥多拿收回但概不准該業戶陳茂林自討退業

此外原業戶陳茂林等無干涉等情陳茂林等稟到本領事官應行文照會請以此地照給地契等因到道准

此奉道令已招向該業戶陳茂林等籌辦酌明均遵前議將該地基處出租該英商麥多拿賃任既既該

英商麥多拿已將前議押租等項照數付與該業戶陳茂林等收清並應將該地契與該英商麥多拿租住則

如該英商按期每年先給租錢每畝千五百文並無違欠由本道經保常守租項存無碍合給出租地契收執為憑須

至出租地契者

光緒二十九年正月二十二日 日給租地契第百零四號 租契第九十號

咸豐二年二月十八日 日給租地契第百零四號 租契第九十號

光緒五年四月二十日 日給租地契第百零四號 租契第九十號

光緒五年六月二十二日 日給租地契第百零四號 租契第九十號

光緒二十九年正月二十二日 日給租地契第百零四號 租契第九十號

為

英册道契 第90號 甲字第14分地 (一)

光緒二十九年正月二十二日 日給租地契第百零四號 租契第九十號

光緒二十九年正月二十二日 日給租地契第百零四號 租契第九十號

日抄存備案

光緒二十九年八月七日 日給租地契第百零四號 租契第九十號

此契地畝已由招商局併立大冊一千一百零九號新契給執本契理合批銷作廢

光緒二十九年六月十三日 道署批

英册道契 第90號 甲字第14分地 (二)

英字號

大清欽命監督江南海關分巡蘇松太兵備道吳

為

給出租地契事茲准

大英欽命領事官阿 照會內開令據英人當那遜遵照和約稟明在上海港口所定英人租地造屋居住界內欲將原業戶吳恩本等地基一處永遠賃租量見一畝二分東至華民地西至華民地南至大路北至官路由該英人當那遜酌付原業戶吳恩本等押租銀每畝一百元其年租永定輕租每畝每年一千五百元共計一千五百元亦應先給每到期預付次年之租交入銀號惟此外均不許華民另索錢賦並議嗣後倘若英人當那遜願將退地由該業戶吳恩本即必收回一面直將前議押租銀一百元交照數還與英人當那遜收回但概不准該業戶吳恩本自討退地兼此外原業戶吳恩本盡無干涉等情陳稟到本領事官應行照會請以此地照給地契等因到道准此本道今已招向該業戶吳恩本等籌辦酌明均遵前議將該地基一處出租該英人當那遜賃住既該英人當那遜已將前議押租銀數付與該業戶吳恩本等收清並應准將該地契與該英人當那遜租住則如該英人按期每年先給減租銀每畝一千五百元並無遲欠由本道徑保常守租賃存案無礙合給出租地契收執為憑須至出租地契者

英册道契 第91號 第98分地 (一)

五年五月初十日由英商當那遜將所租九分地基計一畝二分轉與英商泊脫租用所有應完輕租每畝每年一千五百元應歸泊脫按期照付

咸豐五年三月二十八日給租地第九分租契第九號

咸豐五年五月 日抄錄條案

咸豐七年正月廿五日英人阿那遜為自既遺書任理伊事之人今將泊脫所租九分地基一畝二分轉與英人得西海拜勒馬其租用後人遵照原契所載原案如遺地非伊所有

咸豐七年六月初九日英商得西海拜勒馬其將所租地基九分計一畝二分轉與者理治河隔比利租用該面遵照原契所載原案如有違背地非伊有矣

同治四年三月廿日者理治河隔比利將所租九分地基計一畝二分按照訂約轉與者理治河利之經理人承辦而租用該面遵照原契所載原案可也

光緒四年四月初九日據英商當那遜經理者理治河隔比利地基之經理司已于千八百九十九年七月廿日身故其子當那遜承辦此契一併轉與者理治河隔比利自行遵照租契特此批明

光緒四年九月初九日者理治河隔比利將所租九分地基計一畝二分轉與者理治河隔比利遵照租契用此批

光緒七年正月二十四日者理治河隔比利將所租九分地基計一畝二分轉與馬格羅特特用此批

光緒七年三月廿日者理治河隔比利將所租九分地基計一畝二分轉與馬格羅特特用此批

英册道契 第91號 第98分地 (二)

查此契光緒二十年六月接
 英册道契第91號第98分地
 一、分地三處四處在蘇州府南門外西門外本城地土本契原租之地當時未辦人員文過准
 蘇州府十一年出請明契內俟後文再行補批等因茲到道請高即遵法租地其契原租地仍依
 海表後文為準相應批明並印備考 光緒二十年九月二十四日 道署批

英册道契 第91號 第98分地 (三)

租地第拾伍分

地契第玖拾貳號 中張

MP.	Cash
1.0	= 1184,000
1.2	= 558,000
1.2	= 444,000
3.4	= 2516,000

Duplicate
Woo by Imperial Appointment, Superintendent of Maritime Customs for the Province of Keang-nan, and Intendant of Circuit for the Departments of Soo-chow-foo, Sung-keang-foo, and Tae-taang-chow:
 Hereby gives this Deed for the Renting of Land.
 I have now received a communication from the British Consul *Block* stating, that, in accordance with the Treaty, the *British* Merchant *(W. R.) Adanson* applied to Rent in perpetuity from the Proprietors and others, a Lot of Land, situated within the Boundaries appointed for the location of British Subjects at this port of Shanghai, measuring in area, *Three* mos. *four* sun. *four* sun. and bounded on the East, by *the way for Chinese renters* on the West, by *Chinese renters* on the South, by *Public road* on the North, by
 on the following conditions:
 The said *(W. R.) Adanson* to pay to the Proprietors and others, a sum of *Five thousand five hundred and sixteen thousand* Cash as Deposit, being at the rate of *as per margin* Cash per *mos.* also an Annual Low Rent of Fifteen Hundred Cash per *mos.*, total, *Five thousand one hundred* Cash; which latter sum the said *(W. R.) Adanson* will at the close of every year, pay in advance to the Government Banker, but beyond this no tax or charge of any kind is to be levied by the Chinese on the said Land: Also if the said *(W. R.) Adanson* should hereafter desire to surrender the Land, the said Proprietors and others, must immediately take back the same, and return the above sum of *2516 thousand* Cash placed in Deposit, to the said *(W. R.) Adanson* but the said Proprietors *She wan hing* and others, are not of themselves to demand the return of the Land, nor, save as aforesaid, are they to have any further interest in it. That having received this application, (from the said *(W. R.) Adanson*) he the Consul has accordingly to communicate the same, and to request that a Title-Deed be given for the said Land.

英册道契 第92號 第15分地 [原中契已佚] (一)

This coming before me the Intendant of Circuit, I have now accordingly arranged and agreed with the said Proprietors *She Wan King* and others, to rent the said Land to the said *(W. R.) Adamson* on the above-mentioned conditions; and the said Proprietors *She Wan King* and others, having received from the said *(W. R.) Adamson* the amounts above specified, I the Intendant, in order to confirm the transfer of the said Land to the said *(W. R.) Adamson* and to insure to *him* lawful and undisturbed possession of the same, so long as *he* pay every year in advance the said Low Rent of Fifteen Hundred Cash per *annum*, do issue this Deed to be held in proof thereof. A necessary Deed for the Renting of Land.

HEEN FUNG, *Second* of year, 2 month, 15th day, Intendant of Circuit.

(7th April 1852.)

No. of Lot, 15 No. of Title-Deed, 92

True Translation, *Thos. Taylor Meadows*

Chinese Interpreter.

On the 15th day of the 6th month of the 3^d year of Kienfung (20 July, 1852), the British merchant J. C. Beale transferred a portion, measuring two furl, two ls. of lot No. 104, of which he is owner, to the above mentioned lot No. 15. Now therefore the above named merchant Adamson has become owner of the said portion, and is liable for the payment of the said annual low rent of 1,500 cash per *annum* amounting to 330 cash.

True Translation,

W. Meadows

True translation, *W. Meadows*

英册道契 第92號 第15分地 (二)

英九十三號

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事茲准

大英欽命領事官阿照會內開令據英商巴非士遵照和約稟明在上海港口

所定英人租地造屋居住界內欲將原業戶閔震霖等地基一處永遠

賃租量見地畝畝厘東至華民地西至華民地南至大路北至大路白

該英商巴非士酌付原業戶閔震霖等押租錢每畝玖佰捌拾仟壹佰叁拾貳文

其年租水定輕租每畝每年壹仟五百文共計錢肆仟伍百叁拾文亦應先

給每到期預付次年之租文入銀號惟此外均不許華民另索錢賦並議

嗣後倘若英商巴非士願將退地由該業戶閔震霖等即必收回一面直將

前議押租錢共貳仟玖佰陸拾仟文照數還與英商巴非士收回但概不准該業

戶閔震霖自討退地兼此外原業戶閔震霖盡無干涉等情陳稟稟到

本領事合應行文照會請以此地照給地契等因到道准此本道今已招向

該業戶閔震霖等籌辦酌明均遵前議將該地基一處出租該業戶閔

巴非士賃住經既該英商巴非士已將前議押租等項照數付與該業戶閔

震霖等收清並應准將該地交與該英商巴非士租住則如該英商按期每

年先給減租錢每畝壹千五百文並無注欠由本道經保常守租賃存案

案

為

英册道契 第93號 第99分地 (一)

碍合給出租地契收執為憑須至出租地契者

咸豐六年四月廿三英商巴非士將所租地契
光緒九年三月十四日奉邊將本契全地轉與
道照契條例承業如有違背地非伊有矣

咸豐八年四月廿三英商陸漢士將所租地契
光緒九年三月十四日奉邊將本契全地轉與
道照契條例承業如有違背地非伊有矣

咸豐八年四月廿三英商陸漢士將所租地契
光緒九年三月十四日奉邊將本契全地轉與
道照契條例承業如有違背地非伊有矣

咸豐八年四月廿三英商陸漢士將所租地契
光緒九年三月十四日奉邊將本契全地轉與
道照契條例承業如有違背地非伊有矣

咸豐八年四月廿三英商陸漢士將所租地契
光緒九年三月十四日奉邊將本契全地轉與
道照契條例承業如有違背地非伊有矣

咸豐貳年五月廿九日給租地第玖拾玖分 租契第玖拾玖號

咸豐八年四月

日抄存備案

光緒五年三月廿四日奉邊將本契全地轉與
光緒九年三月十四日奉邊將本契全地轉與
道照契條例承業如有違背地非伊有矣



英册道契 第93號 第99分地 (二)

光緒九年三月十四日奉邊將本契全地轉與
光緒九年三月十四日奉邊將本契全地轉與
道照契條例承業如有違背地非伊有矣

宣統元年三月十四日奉邊將本契全地轉與
宣統元年三月十四日奉邊將本契全地轉與
道照契條例承業如有違背地非伊有矣

查此契地坐落二十五保三圖土名二洋漢橋原載地畝畝厘除劃出官畝劃分各厘併入英冊
一百零三分契內外應餘地畝畝厘分五厘又見實地各分各厘壹毫核計少地各分各厘九毫
又由英冊五十分契內外應餘地畝畝厘併入本契兩共實有畝畝肆分畝厘叁毫四厘東至英冊
五十分西至英冊一百五十三號地南至愛多路北至英冊二百三十九分一百五十二分地該商應照
文實劃併畝畝肆分此批 民國七年九月十三日 總辦本契 收據 批印 會辦本道 尹玉

民國八年四月二十四日全契地轉立丹冊十三號新契本契 註銷

民國八年四月二十四日全契地轉立丹冊十三號新契本契 註銷

英册道契 第93號 第99分地 (三)

英九十四号

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商格心拜拿達拜公司遵照和約

稟明在上海港口所定英人租地造屋居住界內欲將原業戶莊以景等

地基一處永遠賃租量見七分五厘東至華民界西至甲字十九分地

基南至華民地北至大路由該英商格心拜拿達拜公司酌付原業戶莊

以景等押租銀每畝 〇 文其年租永定輕租每畝每年一千五百文共計

銀一千零七十五文亦應先給每到年底預付次年之租交入銀號惟此外

均不許華民另索餉賦並議嗣後倘若英商格心拜拿達拜公司願將退

地由該業戶莊以景等即必收回一面直將前議押租銀共洋銀一百五十

元照數還與英商格心拜拿達拜公司收回但概不准該業戶莊以景自

討退地兼此外原業戶莊以景盡無干涉等情陳稟稟到本領事台

應行文照會請以此地照給地契等因到道准此本道今已招向該業

戶莊以景等籌辦酌明均遵前議將該地基一處出租該英商格心拜

拿達拜公司賃住既該英商格心拜拿達拜公司已將前議押租等項

照數付與該業戶莊以景等收清應准將該地交與該英商格心拜拿

為

英册道契 第94號 第100分地 (一)

連拜公司租住則如該英商按期每年先給減租銀每畝一千五百文並無遲

欠由本道經保常守租賃存安無碍合給出租地契收執為憑須至出

租地契者

同治元年二月十九日英商新架記所租一百分地基七分五厘轉與英民新架記租

用該民遵照承業如違地非伊有矣

同治元年二月十九日英民新架記所租一百分地基七分五厘轉與英民

用該民遵照承業如違地非伊有矣

咸豐二三年四月初四日給租地第一百分地契第九十四號

同治三年八月初三日據經理本籍地基會長利行而示一百分漢文契業已遺失四地今昔不同茲將

現在界地開呈請復勘丈以歸核實等情除俟勘丈明確再行註卷外合先批明

現在四地北至會教地南至乙字九分餘地東至家結地西至甲字十九分餘地

此項租地飭據沈委員勘復寬大見地七分五厘界地並無侵佔等情前來合將地契並印存查

同治三年五月十九日多增將所租一百分地基七分五厘轉與羅德連例租可用也此批

同治十三年五月十九日多增將所租一百分地基七分五厘轉與羅德連例租可用也此批

同治十三年五月十九日多增將所租一百分地基七分五厘轉與羅德連例租可用也此批

光緒九年二月廿五日英商羅德連之妻羅德氏所租一百分自己內之地併立三年土說新契本契註銷此批

日抄存備案

英册道契 第94號 第100分地 (二)

101

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事茲准

為

大英欽命領事官阿 照會內開今據英人曠格遵照和約稟明在上海港口所定
 英人租地造屋居住界內欲將原業戶陳聖觀等地基一處永遠賃租量見陸
 畝貳分厘 毫東至公路西至華民房屋南至華民房屋北至華民房屋由
 該英人曠格酌付原業戶陳聖觀等押租錢每畝洋銀壹佰元其年租永定輕
 租每畝每年壹千伍佰文共計玖千叁佰文亦應先給每到年底預付次年之租交
 入銀號惟此外均不許華民另索錢賦並議嗣後倘若英人曠格願將退地由該業
 戶陳聖觀等即必收回一面直將前議押租錢洋銀陸佰貳拾元照數還與英人曠格
 收回但概不准該業戶陳聖觀自討退地此外原業戶陳聖觀盡無干涉等
 情陳稟到本領事合應行文照會請以此地照給地契等因到道准此本道
 今已招向該業戶陳聖觀等籌辦酌明均遵前議將該地基一處出租該英人
 曠格賃住經既該英人曠格已將前議押租等項照數付與該業戶陳聖觀等
 收清並應准將該地交與該英人曠格租住則如該英人按期每年先給減租
 錢每畝壹千伍佰文並無遲欠由本道經保常守租賃存安無碍合給出租地契
 收執為憑須至出租地契者



英册道契 第94號 第100分地 第95號 第101分地

英册道契 第95號 第101分地 (一)

咸豐七年十月初七日英商曠格將所租地基一百二分計五畝轉與元勒得租用該
 高遵照契紙所載條例承業如有違背地非伊有矣
 咸豐七年十月初七日英商曠格將所租地基一百二分計一畝二分轉與美商士密德
 租用該商遵照契紙所載條例承業如有違背地非伊有矣

咸豐貳年陸月二十八日給租地第壹佰零壹分地契第玖拾伍號

咸豐十年九月十四日英商厄勒得將所租第 九十五號地基內由經理人羅克威勒劃出三畝四

分三厘五釐轉與美商順成行租用該商遵照契紙所載條例承業如有違背地非伊有矣 該地坐落 南 北 東 西 元 勒 得 地

同治九年二月初九日九勒得將所租第 九十五號餘地畝五分六厘六毫轉與密而恒租用該商遵

例承業可也 光緒五年十月初五日密而恒將所租第 九十五號餘地畝五分六厘六毫轉與美商 遵例租用此批

咸豐七年十一月 日抄存備案

光緒五年七月廿五日 遺囑經理人美商厄勒得將所租 一百二分計五畝地基內由經理人羅克威勒劃出三畝四

千九百零九年三月九日 藏 生 將本契全地轉與 馬立 同租用此批 民國三年三月廿九日 本局 謹

此契於三十一三 十 日 轉與 馬立 同租用此批 中華民國三十三年三月十九日 本局 謹

英册道契 第95號 第101分地 (二)

英第玖拾陸號中契

活字錄在之表契本切切精錄

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事 茲准

大英欽命領事官河

照會內開今據英商 阿秘魯丁公司遵照和約稟明在上海港口所

定英人租地造屋居住界內欲將原業戶陳鳳山等地基一處永遠賃租量見

畝畝肆分未至大路西至華氏地南至華氏地北至甲字第第八十八分租地由該英商

阿秘魯丁公司酌付原業戶陳鳳山等押租錢每畝洋貳百陸拾伍元共洋陸百叁

拾陸元正其年租永定輕租每畝每年壹千伍百文共計叁千陸百文亦應先給每

到年底預付次年之租交入銀號惟此外均不許華氏另索錢賦並議嗣後

倘若英商 阿秘魯丁公司願將退地由該業戶陳鳳山等即必收回一面直將前議

押租錢洋銀陸百叁拾陸元照數還與英商 阿秘魯丁公司收回但概不准該業戶陳鳳山

自討退地兼此外原業戶陳鳳山盡無干涉等情陳稟到本領事合應行文照會請

以此地照給地契等因到道准此本道今已招向該業戶陳鳳山等籌辦酌明均遵前

議將該地基一處出租該英商 阿秘魯丁公司賃住經既該英商 阿秘魯丁公司

前議押租等項照數付與該業戶陳鳳山等收清並應准將該地交與該英商 阿秘魯丁

公司租住則如該英商按期每年先給減租錢每畝一千伍百文並無遲欠由本道經保常

守租賃存安無碍合給出租地契收執為憑須至出租地契者



英册道契 第96號 第102分地 (一)

咸 豐 貳 年 拾 月 二 十 日 給 租 地 第 壹 零 貳 分 地 契 第 玖 拾 陸 號

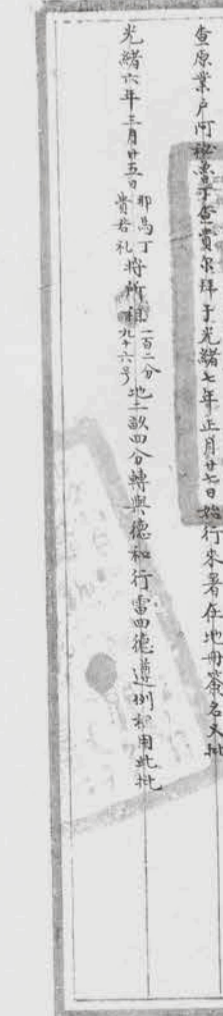
光 緒 貳 年 貳 月 日 抄 存 備 案

光緒五年三月十八日阿秘魯丁公司賃住經既該英商 阿秘魯丁公司

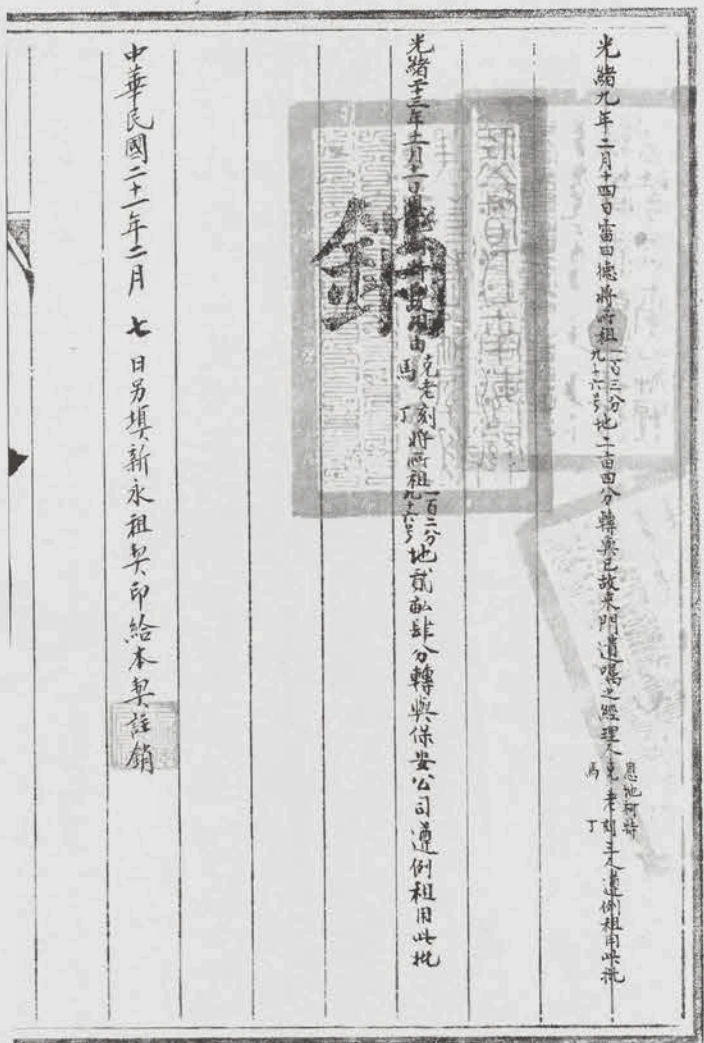
前議押租等項照數付與該業戶陳鳳山等收清並應准將該地交與該英商 阿秘魯丁

公司租住則如該英商按期每年先給減租錢每畝一千伍百文並無遲欠由本道經保常

守租賃存安無碍合給出租地契收執為憑須至出租地契者



英册道契 第96號 第102分地 (二)



英册道契 第96號 第102分地 (三)

英九支號

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事茲准

大英欽命領事官阿 照會內開今據英商呢格道照和約稟明在上海港口所

租地造屋居住界內欲將原業戶滕文藻等地基一處永遠賃租

一先檢壹畝捌分三厘東至華民界西至華民界南至華民界北至華民

界由該英商呢格酌付原業戶滕文藻等押租錢每畝

其年租永遠租每畝每年壹千五百文共計錢拾柒千柒佰伍拾文亦應先給

每到年底預付次年之租入銀號惟此外均不許華民另索錢賦並議嗣後

倘若英商呢格願將退地由該業戶滕文藻等即必收回一面直將前議押租

錢共壹千六百玖拾肆文照數還與英商呢格收回但概不准該業戶滕文藻自

討退地兼此外原業戶滕文藻盡無干涉等情陳稟到本領事官應行

文照會請以此地照給地契等因到道准此本道今已招向該業戶滕文藻等

籌辦酌明均遵前議將該地基一處出租該英商呢格賃住經既該英商

呢格已將前議押租等項照數付與該業戶滕文藻等收清並應准將

該地文與該英商呢格租住則如該英商按期每年先給減租錢每畝壹千伍

百文並無遲欠由本道經保常守租賃存妥無碍合給出租地契收執為憑

為

1931

Annexe au Bulletin Muni

Ipai No. 552 du 5 Février 1931

英册道契 第97號 第103分地 (一)

河至出租地契者

咸豐貳年拾月

日給租地第壹百零叁分 地契第玖拾柒號

咸豐十年六月三十日英商晚格有所租一百三分

九十七號

地基劃出四畝二分五厘八毫由經理

人渣比轉與英商位門哈各利不恩租用北界浜南界公路東界于別爾地西界迪洛

路該商遵照契例承業如違地非伊有矣

咸豐十年六月三十日英商晚格有所租一百三分

九十七號

地基劃出二畝五分四厘由經理人渣

比轉與英商名呵治巴姓于別爾租用北界一百五十六分南界公路東界位門哈地西

界位門哈各利不恩地該商遵照契例承業如違地非伊有矣

咸豐十年六月三十日英商晚格有所租一百三分

九十七號

餘剩地基五畝二厘二毫由經理人渣

比轉與英商位門哈本租用北界公路南界公路東界大平行地西界呵治巴姓于不尔

地該商遵照契例承業如違地非伊有矣

英册道契 第97號 第103分地 (二)

咸豐十一年七月三十日英商位門哈本將所租第一

九十七號

地基五畝二厘二毫

由經理人阿渣比轉與英氏巴不尔者米孫租用該民遵照例承業如違地

者渣比

非伊有矣

查英商晚格劃出地二畝五分四厘轉與英商呵治巴于別爾同治九年閏十月二十七日該商將

前項地畝劃與業戶但亦而漢壁孔租用併立八百六十六號新契批註蓋印此批

光緒十年五月初六日英商不爾者米生之經理人阿渣比向英商位門哈本將所租第一

九十七號

地基五畝二厘二毫

百七號新契租用本契註銷此批

咸豐

十年六月

日鈔存條查

英册道契 第97號 第103分地 (三)

SUB-REGISTER NO. 67.

Lot No. 103

Being a Portion Transferred from an Original Lot of Land, No. 103 Register No. 97 situated within the Boundaries appointed under Treaty for the residence of British Subjects at this Port of Shanghai, in the Province of Keang-soo, in the Empire of China,
PARTICULARS OF LOT.

Sub-Register No. 67

Lot No. 103.

Date of Sub-Registration of Lot, 23rd August 1860.

Signature of Party by whom the Lot is Sub-Registered, William Hargreaves
Whether Renter or Agent, Renter

Portions of Lt surrendered to Public Use.

Boundaries, - North, A. Ditch
South, King's road
East, A. Champell's land
West, Taylor's road.

PARTICULARS OF TRANSFER.

Name of Renters, William Hargreaves

Quantity of Land Transferred, 4 mow, 2 fun, 5 le, 8 haou.

From whom Transferred, G.G. Nicol, by his attorney Robert Jarvis.

Date of Transfer, 9th August, 1860.

Amount of Settled Annual Low Rent }
at 1500 cash per mow, } 6,387 cash

I certify the above Particulars to be true and faithful Extracts from the Endorsement of Transfer of the above Lot as entered on the Title Deed for the Original Lot, No. 103

In Testimony whereof, I have hereunto set my hand this day of August 1860.

Linquist to H.B.M. Consulate at Shanghai.

英册道契 第97號 第103分地 (五)
副契

此契於三十二年三月五日准日本國駐上海總領事署
轉立日册第四六〇七號准日本國駐上海總領事署
中華民國三十二年三月十六日上海特別市地政局批
字第三二七五號
租字第三二二二號



英册道契 第97號 第103分地 (四)

租地第壹佰零肆分
地契第玖拾捌號
中張

Duplicate
War by Imperial Appointment, Superintendent of M...
the Province of Keang-nan, and Intendant of Circuit for the Departments
Sung-keang-foo, and Tae-tsang-chow;
Hereby gives this Deed for the Renting of Land.
I have now received a communication from the British Consul
stating, that, in accordance with the Treaty, the
applied to Rent in perpetuity from the Proprietors
and others, a Lot of Land, situated within the Boundaries appointed for the location of B...
Subjects at this port of Shanghai, measuring in area,
and bounded on the East, by
on the West, by
on the South, by
on the North, by
on the following conditions:
The said
to pay to the Proprietors
and others, a sum of
Cash as Deposit, being at the rate of
also an Annual Low Rent of Fifteen Hundred Cash per mow, total,
Cash; which latter sum the said
will at the close of every year, pay in advance to the Government Banker, but beyond this no
tax or charge of any kind is to be levied by the Chinese on the said Land: Also if the said
should hereafter desire to surrender the Land, the said Proprietors
and others, must immediately take back the same, and return the above sum of
Cash placed in Deposit, to the said
but the said Proprietors
and others, are not of themselves to demand the return of the Land, nor, save as aforesaid, are
they to have any further interest in it. That having received this application, (from the said
he the Consul has accordingly to communicate the same, and to request that a Title-Deed
given for the said Land.

英册道契 第98號 第104分地 [原中契已佚] (一)

before me the Intendant of Circuit, I have now accordingly arranged and agreed
 with the said *Woo Kuei ting* and others,
 and to the said *Beale*
 mentioned conditions; and the said Proprietors
Woo Kuei ting and others,
 received from the said *Beale*
 to above specified, I the Intendant, in order to confirm the transfer of the said Land
 to the said *Beale*
 insure to the said *Beale* lawful and undisturbed possession of the same, so long as
 every year in advance the said Low Rent of Fifteen Hundred Cash per acre, do issue
 this deed in proof thereof. A necessary Deed for the Renting of Land.

L. S.
 of year, 3rd month, 30th day.
 HERN FUNG, Intendant of Circuit.
 15th May 1853.

No. of Lot, 104 No. of Title-Deed, 98

True Translation,
Thos. Taylor Meadows
 Chinese Interpreter.

In the 20th August 1853 the above named British
 merchant *J. C. Beale* transferred a portion of the
 above mentioned Lot 104 measuring two four
 five le to Lot No. 15 of which *W. R. Adamson*
 is center and in which this now included.
 subject to the payment of the settled annual
 low rents of 1500 cash per acre amounting to 330
 cash per annum.
True translation
(signed) Thos. Taylor Meadows
 Chinese Interpreter
 True copy
Thos. Taylor Meadows

英册道契 第98號 第104分地 (二)

大清欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得接准

大英領事官 照會內開令據本國商人王文洋行稟請在上海按和約所定界內租業戶會後索地一段永
 遠租賃計四畝三分五厘，毫北出浦南定地東界西界各給價銀每畝十五元五角二分共六十八元
 年租每畝一千五百文共銀六十五元五角五分每年預付銀號等因前來准此本道已飭崇善局會同該地租
 給該商王文洋行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不能自由已便亦不得轉與別
 國未曾准在中國之人領領官憲與領事官視其租地賃房無足妨礙方准租稅又查向議章程
 雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
 領事官與中國官憲商酌印憑據始可准行上列各條倘該商王文洋行並後代管業之人將來以其地轉與不
 稟明本國領事官并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
 地即歸官領至租地契者

咸豐四年十二月二十

日給
 租地壹百零七分
 地契壹百零一號

- 一千九百二十二年三月一日 德力 將奉契全地轉與 德力 租用此批
- 一千九百二十四年六月十七日 德力 將奉契全地轉與 德力 租用此批
- 一千九百二十七年二月七日 德力 將奉契全地轉與 德力 租用此批
- 一千九百二十七年七月十三日 德力 將奉契全地轉與 德力 租用此批

本契地編稱特別區七
 圖本字 圩十三號 近

英册道契 第101號 第107分地 (一)

Duplicate

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-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 the Merchant 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 now, on the North by on the South by on the East by on the West by That the said is to pay to the Proprietors a Sum of Cash, being at the Rate of per mow; 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 Merchant upon the following conditions:-

Forasmuch as the tenure of Ground held by their location, such that no Proprietor can claim an exercise of right of transfer except to a Foreigner, having a recognized 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 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 in 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 his 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 Taotae for the time being, for the due registration of the transaction in their respective Records; or if the said his 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 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.

L. S. of Intendant of Circuit. 185

No. of Lot,

No. of Title Deed,

True Translation,

Interpreter.

英册道契 第101號 第107分地 (二)

英册道契 第101號 第107分地 第102號 第108分地

第一百〇二號中張一命

光緒二十六年五月二十三日... 同治七年十月十八日... 同治元年五月二十日...

同治元年五月二十日... 同治五年七月十五日... 同治七年十月十八日... 光緒四年四月五日...

中此契存卷

大清欽命監督江海關蘇松太兵備道藍 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指里行 稟請在上海按和約所定界內租業戶居住等語... 遠租賃計一畝八分... 年租每畝一千五百文...

咸豐四年... 租地一百零八分 地契一百零二號

咸豐八年八月廿日... 同治元年二月廿日... 同治元年十月廿日... 例承業如非伊有矣

同治元年二月廿日... 光緒二十六年五月初九日... 英一百一十號

一五五

英册道契 第102號 第108分地 (一)

Application.

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-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 the Merchant Proprietors 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 mow, fun, le, haon, bounded on the North, by on the South, by on the East, by on the West, by

That the said is to pay to the Proprietors a Sum of Cash, being at the Rate of Cash 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 Merchant 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 of 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 his 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 Taotais 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, his 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 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.

L. S. of Intendant of Circuit. 185 .

No. of Lot, No. of Title Deed,

True Translation,

Interpreter.

查此契係英國駐上海總領事署... 中華民國二十二年十月九日... 查此契係英國駐上海總領事署... 查此契係英國駐上海總領事署...

此契於三十三年四月七日... 中華民國三十三年四月十三日...

第一百〇二號中張一希

英册道契 第102號 第108分地 (二)

上海市財政局用箋

查英冊一〇三號永租契地四畝三分五厘八毫。現據哈華托古沃律師函稱：該號契地，按照永租契載，係三畝四分九厘，請為更正等語。相應函達，即希貴局查明該項永租契畝分，迅賜見復為荷！此致 上海市財政局啟

中華民國廿三年八月廿四日 第三七九號第 頁

上海市土地局電文摘要

Table with columns: 考備示批辦擬由事, 財政局, 請查明英冊一〇三號永租契地, 附件

二十二年八月五日 特到

收文 字第7209號

英册道契 第103號 第109分地 [原契證已佚] (一) 上海市財政局致土地局函

稿局地土市海上



<p>局長印</p>		<p>文別</p> <p>送達機關</p> <p>財政局</p>
<p>主任稿</p>		<p>類別</p> <p>外事</p> <p>附件</p>
<p>中華民國二十九年九月九日</p>		
<p>年收文發文相距</p> <p>一月三日</p>	<p>時發</p> <p>時對</p> <p>時對</p> <p>時對</p> <p>時對</p> <p>時對</p> <p>時對</p>	<p>時收文</p> <p>時擬稿</p> <p>時核簽</p> <p>時行</p> <p>時對</p> <p>時對</p> <p>時對</p>
<p>發文字號</p> <p>第103號</p>	<p>收文字號</p> <p>第109號</p>	<p>檔案字號</p> <p>第109號</p>

抄收

查由本局查明第一三號承租地畝分租印復由原主在查本局接管前會文局移交案內缺少該院卷宗改立現查致函分局由相應函復印請

貴局函詢英領事署以明究竟為荷。

財政局

政改

向局

英册道契 第103號 第109分地 (二)
上海市土地局覆財政局函 a

中華民國

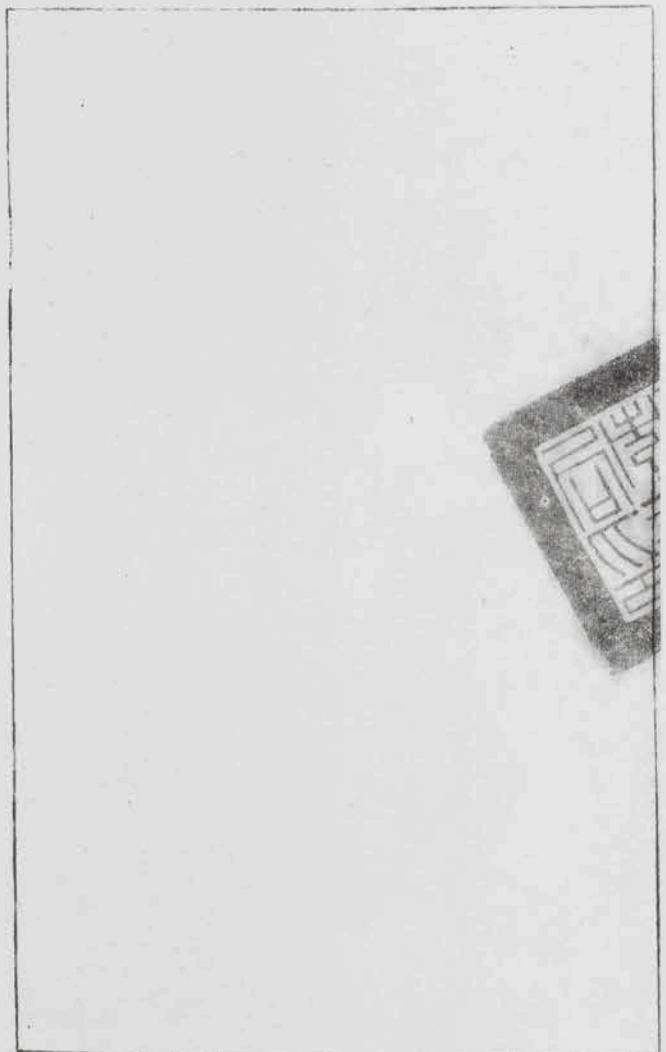
年 月 日

監印

校對

繕寫

汪玉堯



英册道契 第103號 第109分地 (三)
上海市土地局覆財政局函 b

此契存卷

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准 大英領事官 照會內開本國商人指領行 稟請在上海按和約所定界內租業戶高是奉地一段永

遠租賃計 八畝六分 厘 毫 北大路南開姓 東開姓 西莊姓 給價每畝 二百三十文 共 一百一十文 共 年租每畝 一千五百文 共 銀 九百 文 每年預付 銀 九百 文 前來 准 此 本道 已 飭 業 戶 高 是 奉 將 該 地 租 給 該 商 指 領 收 用 務 須 照 後 開 各 條 遵 行 該 外 國 人 按 和 約 在 界 內 租 定 地 畝 不 能 自 由 已 便 亦 不 得 轉 讓 別 國 未 曾 往 任 中 國 之 人 領 官 憲 與 領 事 官 視 其 租 地 賃 房 無 是 妨 礙 方 准 租 領 又 查 向 議 章 程 雖 外 國 人 有 通 融 得 蓋 之 處 但 租 地 賃 房 與 華 民 展 轉 賃 賣 華 民 欲 在 界 內 租 地 賃 房 須 由 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 指 領 行 並 後 代 管 業 之 人 將 來 以 其 地 轉 讓 不 稟 明 本 國 領 事 官 并 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 領 至 租 地 契 者

咸豐四年二月二十日給

租地一百一十分 地契二百零四號



咸豐八年八月廿日英商指領行將所租地一百分計六分轉與英商羅北渣租地該商遵與英商羅北渣租地非伊有矣

咸豐十年十月初日英商羅北渣與英商羅北渣將所租地一百分計六分轉與英商羅北渣租地該商遵與英商羅北渣租地非伊有矣

承業建地非伊有矣

同治四年閏五月初九日石匠會館董事將所租地一百分計六分轉與英商羅北渣租地該商遵與英商羅北渣租地非伊有矣

同治四年十一月初日石匠會館董事將所租地一百分計六分轉與英商羅北渣租地該商遵與英商羅北渣租地非伊有矣

同治五年四月初日石匠會館董事將所租地一百分計六分轉與英商羅北渣租地該商遵與英商羅北渣租地非伊有矣

光緒三年六月初日石匠會館董事將所租地一百分計六分轉與英商羅北渣租地該商遵與英商羅北渣租地非伊有矣

光緒二十五年四月初三日怡和行將一百一十分地分轉與英商羅北渣租地該商遵與英商羅北渣租地非伊有矣

英一百四號

英册道契 第104號 第110分地 (一)

Duplicate.

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Kwang-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 the British Consul stating, that the Merchant Monceiff, of the Province of Kwang-nan, 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 ...

That the said Monceiff, of the Province of Kwang-nan, is to pay to the Proprietors ... Cash, being at the Rate of 285 Cash 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 Merchant Monceiff, of the Province of Kwang-nan, 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 of 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 Authorities of 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 Monceiff, of the Province of Kwang-nan, his 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 Tautae 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 Monceiff, of the Province of Kwang-nan, his 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 obtained; or, if the said Monceiff, of the Province of Kwang-nan, 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.

Reinforced to L. S. of Intendant of Circuit. 15th month, 20th day.

15th February 1856. No. of Lot, No. of Title Deed, True Translation, M. Lay, Interpreter.

英册道契 第104號 第110分地 (二)

一千九百零五年十月四日卜德特存契全地轉與新瑞和租地此批

查此契係英國駐上海領事署署長本契由前租主新瑞和轉與和有限公司租地此批

中華民國三年六月八日上海工部局批印



一九零五年十月八日 查此契係英國駐上海領事署署長本契由前租主新瑞和轉與和有限公司租地此批

此契於二十二年三月六日日本國駐上海總領事署 字第二四八號 中華民國三年三月十六日上海特別市地政局批

第一百〇四號中張一命

羅伯孫

Chas. H. Tucker

運啓者今奉上地契一百一十一分

貴道查收檢同中契一式添註蓋用印信分別移還備案

可也此佈即頌

日喜

三月廿七。

英册道契 第105號 第111分地 [原契證已佚]
英國駐滬領事致上海道函

中

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准
大英領事官 照會內開令據本國商人指呈詳稱稟請在上海按和約所定界內租業戶石錦雲地一段永
遠租賃計一畝五分八厘八毫北田岸南太平橋東水溝溝水溝給價每畝一百五十文共二百五十五文共
年租每畝一十五文共銀二千二百五十五文每年預付銀號等因前來准此本道已飭業戶石錦雲將該地租
給該商指呈稟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不能自由已便亦不得轉與別
國未曾准作中國人之項官商官憲與領事官親共租地賃房無足妨礙方准租住又查向議章程
雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
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指呈稟並後代管業之人將來以其地轉與不
稟明本國領事官并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
地即歸官項至租地契者

咸豐四年二月二十日給

租地一百一十二分
地契二百零六號

五年五月廿日英商指呈行利將租二百一十畝地畝租與美商華地瑪該商遵契照載各例承
業如有違背其地即非伊有業
七年五月初旬長民華地瑪將租地畝租與美民四德該民遵契照載各
例承業如有違背其地即非伊有業

英册道契 第106號 第112分地 (一)

Duplicate

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Hehden, M. has applied to Rent in perpetuity from the Proprietor Shik Kien yun 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 mow, five sun, in, bounded on the North by ... on the South by ... on the East by ... on the West by ...

That the said Hehden, M. is to pay to the Proprietor Shik Kien yun a Sum of Two hundred and fifty five thousand Cash, being at the Rate of 170,000 Cash 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 Shik Kien yun shall Rent the said quantity of Land to the Merchant Hehden, M. 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 of 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 Hehden, M. his 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 Taotse 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 Hehden, M. his 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 Hehden, M. 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.

Heenfung 4th year,

L. S. of Intendant of Circuit.

12th month, 21st day.

7th February 1855.

No. of Lot, 112.

No. of Title Deed, 106.

True Translation,

M. M. M. Interpreter.



同治元年正月... 地計五分轉與... 租用該商... 承業如違... 地非伊有矣

華曆... 年... 月... 日

第一百。六號中張一帝

英册道契 第106號 第112分地 (二)

大清欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得接准

大英領事官 照會內開令據本國商人列頓 稟請在上海按和約所定界內租業戶周勝榮地一段永 遠租賃計一畝二分五厘北官地南日岸東路 西日岸給價每畝 共銀三百四十文共 年租每畝一千五百文共銀一千五百文每年預付銀號等因前來准此本道已飭業戶周勝榮將該地租 給該商列頓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不能自由已便亦不得轉與別 國未曾往住中國之人必須中國官憲與領事官親其租地賃房無足妨礙方准租住又查向議章程 雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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列頓並後代管業之人將來以其地轉與不 稟明本國領事官并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 地即歸官領至租地契者

咸豐

年... 月... 日

日給

租地 一百三十分 地契 二百零七號



五年正月... 地計五分轉與... 租用該商... 承業如違... 地非伊有矣

英册道契 第107號 第113分地 (一)

英册道契 第107號 第113分地 第108號 第114分地

第一百〇七號中張一第

Duplicate

Title Deed.

Law, Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Rehden, M.* has applied to Rent in perpetuity from the Proprietors *Chow Shing joo* 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 mow, six chun, six saun*, bounded on the North by *Government Ground*, on the South by *Bank*, on the East by *Road*, on the West by *Bank*.

That the said *Rehden, M.* is to pay to the Proprietors *Chow Shing joo* the Sum of *Three hundred and forty thousand* Cash, being at the Rate of *34,000* Cash per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

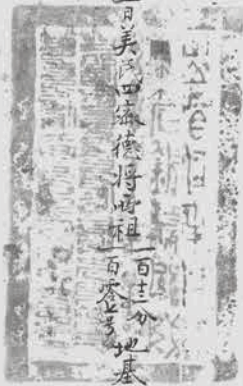
This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Chow Shing joo and others* shall Rent the said quantity of Land to the Merchant *Rehden, M.* upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners 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 of transfer except to a Foreigner, having a recognized right of residence within the Dominions of China, and in 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 *Rehden, M.* his 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 Taoutae 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 *Rehden, M.* his 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 *Rehden, M.* 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.

Heenfung, H. L. S. of *12* month, *21* day. Intendant of Circuit. 7th February 1855. No. of Lot, *113*. No. of Title Deed, *117*. True Translation, *M. Whay* Interpreter.



同治元年正月廿二日美商四德德得租一百廿分地其計該正轉與承得爾三人租月該高週例承業如違地非伊有矣

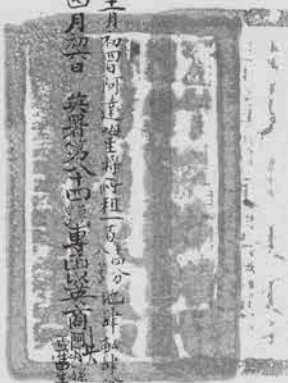
英册道契 第107號 第113分地 (二)

查此契係英國駐上海總領事署與英商由前租主哈同將全地轉與新沙遜銀行租用等因准此相應加批以資執管此批
中華民國十三年二月廿七日上海地政局印



光緒二十七年三月十九日何君升英倫司將本說地轉共哈同租用此批

光緒二十一年四月廿四日英商致函四馬路英商將第百八號地轉與阿當利租用相應註明備考
光緒二十一年四月廿四日英商致函四馬路英商將第百八號地轉與阿當利租用相應註明備考



光緒六年正月廿三日英商天祥將所租一百廿分地轉與天祥行河運等因並准其領用此批

咸豐四年十二月二十日給



租地一百廿分
地契一百零八號
五年三月初十日英商將所租地契一百零八號轉與英商天祥該商遵照地契條款例承業如違地非伊有矣

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准
大英領事官 照會內開令據本國商人米士英稟請在上海按和約所定界內租業戶界助地一段永
遠租賃計四畝四分七厘三毫北界河南外圍收束徐姓西徭界給價每畝一百三十五元共六百八十六元共
年租每畝一千五百元共銀六千五百元每年預付銀數等因前來准此本道已飭業戶界助將該地租
給該商米士英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不能自由已便亦不得轉與別
國未曾准在中國之人必須由官憲與領事官親其租地賃房無是碍礙方准租依又查向議章程
雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
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米士英並後代管業之人將來以其地轉與不
稟明本國領事官并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元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

英册道契 第108號 第114分地 (一)

Duplicate.

Title Deed.

Lan, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Young, A. J. has applied to Rent in perpetuity from the Proprietor Chen Choo-tee 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 four square fathoms, four square feet, seven square inches, three lines, bounded on the North by Eitch, on the South by Cemetery, on the East by Chinese Centers, on the West by

That the said Young, A. J. is to pay to the Proprietor Chen Choo-tee a Sum of Cash, being at the Rate of Cash 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 Chen Choo-tee shall Rent the said quantity of Land to the Merchant Young, A. J. 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 of 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 Young, A. J. his 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 Tsoutse 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 Young, A. J., his 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 Young, A. J. 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.

Keenfung, 4th year,

L. S. of Intendant of Circuit.

12th month, 20th day.

6th February 1855.

No. of Lot, 114.

No. of Title Deed, 108.

True Translation,

M. May's Interpreter.

英册道契 第108號 第114分地 (二)

大清欽命監督江南海關蘇松太兵備道董 為給出租地契事照得接准 大英領事官 照會內開本國商人來士夫 稟請在上海按和約所定界內租業戶外登官地一段永 遠租賃計二畝五分八厘八毫北半河南徐田東半洪 兩在田給價每畝百五十元共五百元文共 年租每畝二十五元文共銀三百元文每年預付銀號等因前來准此本道已飭業戶登官將該地租 給該商來士夫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不能自由已便亦不得轉與別 國未曾准在中國之人空領中國官憲與領事官視其租地賃房無足妨礙方准租任又查向議章程 雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 領事官與中國官憲酌給蓋印范據始可准行上列各條倘該商來士夫並後代管業之人將來以其地轉與不 稟明本國領事官并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 兩國官憲批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 地即歸官領至租地契者

光緒二十二年五月初四日阿達姆吉格租地一百五十分地前由自由經理人卡立而轉與與夫 光緒二十二年四月廿六日 英領事官 將地契轉與 阿達姆吉格 租地契 用相應註明備考

咸豐四年三月二十日 給 租地一百五十分 地契二百零九號

光緒二十二年五月廿三日英商 天祥 將租地一百五十分地轉與天祥行阿達姆吉格租地契

光緒二十二年五月初四日阿達姆吉格租地一百五十分地前由自由經理人卡立而轉與與夫 光緒二十二年四月廿六日 英領事官 將地契轉與 阿達姆吉格 租地契 用相應註明備考

光緒二十七年十二月十九日阿高升 英領事官 將地契轉與 阿高升 租地契 用相應註明備考 查此契非英國駐上海總領事官 亦非英領事官 租地契 新沙遜銀行租用等因准此相應加批以資執管此批 中華民國二十二年二月廿七日上海地政局批印

英册道契 第109號 第115分地 (一)

英册道契 第109號 第115分地 第110號 第116分地

Duplicate.

Title Deed.

I, *La*, Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Young, A. S.* has applied to Rent in perpetuity from the Proprietor *Hau Fakwan* 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 *Two mow, five fun,* bounded on the North by *Ditch,* on the South by *Chinese Centres,* on the East by *Ditch,* on the West by *Chinese Centres.*

That the said *Young, A. S.* is to pay to the Proprietor *Hau Fakwan* a Sum of *Five hundred and ninety five thousand* Cash, being at the Rate of *237,200* Cash 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 *Hau Fakwan* shall Rent the said quantity of Land to the Merchant *Young, A. S.* 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 of 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 *Young, A. S.* his 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 Taotae 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 *Young, A. S.* his 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 *Young, A. S.* 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.

Heenfung Lthear, L. S. of 19th month, 20th day, Intendant of Circuit. 6th February 1855. No. of Lot, 115. No. of Title Deed, 109. True Translation, *M. N. Lay* Interpreter.

英册道契 第109號 第115分地 (二)

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准
大英領事官 照會內開令據本國商人米士央稟請在上海按和約所定界內租業戶餘大地一段永
遠租賃計五畝一分二厘七毫北離南外東東里河 西界地價每畝十三元五角文共計六十五元五角文共
年租每畝一千五百文共銀七十五元五角文每年預付銀號等因前來准此本道已飭業戶徐大經將該地租
給該商米士央收用務照後開各條道行查核外國人按和約在界內租定地畝不能自由已便亦不得轉與別
國未曾准作中國人之地須中國官憲與領事官視其租地賃房無是坊碍方准租住又查向議章程
雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
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米士央並後代管業之人將來以其地轉與不
稟明本國領事官并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
地即歸官領至租地契者

光緒二十七年五月廿日英商 天祥行租地一百六十分地地段由經理人卡立而轉與 天祥行租地
光緒二十七年四月廿日 英商第八十六號地地段由經理人卡立而轉與 天祥行租地一百六十分地地段由經理人卡立而轉與
光緒二十七年二月廿七日上海土地局批印

光緒二十七年二月十九日阿雷司 英領事官將地契轉與 天祥行租地
查此契係英領事官上海領事官署由前租主古同將地契轉與 新沙遜銀行租用等因准此相應加批以資執照此批
中華民國十三年二月廿七日上海土地局批印

咸豐四年十一月二十日 日給 租地一百六十分 地契一百六十分

五年月初自英商天祥行租地一百六十分地地段由經理人卡立而轉與 天祥行租地
商道憲契命可載各列條業戶有違此契即非官契

英册道契 第110號 第116分地 (一)

一六三

Duplicate.

Title Deed.

Lan, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Young, A. J. has applied to Rent in perpetuity from the Proprietor Sen ta 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 five mow, one fow, two se, seven haon, bounded on the North by Chinese tenements, on the South by Cemetery, on the East by Ditto, on the West by Chinese tenements.

That the said Young, A. J. is to pay to the Proprietor Sen ta Ching a Sum of Six hundred and ninety seven thousand two hundred seventy two Cash, being at the Rate of 13,600 Cash 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 Sen ta Ching shall Rent the said quantity of Land to the Merchant Young, A. J. 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 of 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 Young, A. J. his 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 Taotais 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 Young, A. J. his 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 Young, A. J. 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.

Keenfung 4th year, of 19th month, 20th day, L. S. of Intendant of Circuit.

6th February 1855.

No. of Lot, 116. No. of Title Deed, 110.

True Translation,

W. M. Mackay, Interpreter.

英册道契 第110號 第116分地 (二)

大清欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得接准 大英領事官 照會內開令據本國商人王文行 稟請在上海按和約所定界內租業戶黃各處地一段永

遠租賃計二千畝。分。厘一毫北界南界東界西界各給價銀每畝十元。共計三萬九千五百元。年租每畝一千五百元。共銀三萬七千五百元。每年預付銀號等因前來准此。本道已飭業戶黃各處將該地租給該商王文行。按用務照後開各條進行。查核外國人按和約在界內租定地畝。不能自由。已便亦不得轉與別國。亦未曾准在中國之人。必須中國官憲與領事官視其租地賃房。無足妨礙。方准租任。又查向議章程。雖外國人有通融得蓋之處。但無准租地賃房。與華民展轉賃賣。若華民欲在界內租地賃房。須由領事官與中國官憲酌給蓋印。憑據始可准行。上列各條。倘該商王文行。並後代管業之人。將來以其地轉與不稟明本國領事官。并道憲批准。登錄將其地整段分段。或已或人另造房屋。轉租華民居住。若未領兩國官憲批准。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。則此契作為廢紙。地即歸官領。至租地契者。

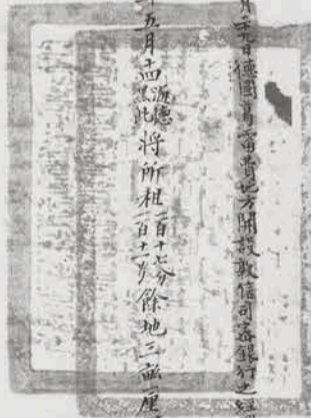
咸豐四年十二月二十一日 租地一千七百七十分

咸豐六年五月十三日 租地一千七百七十分

光緒元年二月十四日 租地一千七百七十分

光緒元年五月十四日 租地一千七百七十分

民國五年七月六日 租地一千七百七十分



英册道契 第111號 第117分地 (一)

英 第一百十一號 中張一帝

同治元年正月五日英商者末士爾文將所租一百一十七分地餘剩地基十畝轉與英商德租用該商遵照例承業如違地非伊有矣

同治元年正月五日英商准將所租一百一十七分地餘剩地基十畝轉與英商德租用該商遵照例承業如違地非伊有矣

同治元年四月十四日英商准將所租一百一十七分地餘剩地基十畝轉與英商德租用該商遵照例承業如違地非伊有矣

同治元年七月廿五日英商准將所租一百一十七分地餘剩地基十畝轉與英商德租用該商遵照例承業如違地非伊有矣

同治三年七月廿五日英商准將所租一百一十七分地餘剩地基十畝轉與英商德租用該商遵照例承業如違地非伊有矣

同治三年三月廿四日英商准將所租一百一十七分地餘剩地基十畝轉與英商德租用該商遵照例承業如違地非伊有矣

同治七年七月初七日英商准將所租一百一十七分地餘剩地基十畝轉與英商德租用該商遵照例承業如違地非伊有矣

計開四址 北華民地 南北路 東路 西路 合併註明

查本級餘剩地基由 道署委員史君四君分租但該地因被南界北界路界界外小路分去是以本契開載之數與實見之數計短全案茲將查明倫登
 業查倫登管理倒帳事務衙門於同治十三年一月廿五日所發英文據抄蓋印送行英署備查契內載明該衙門撥
 照英一千八百六十九年所立倒帳事務衙門條例何處或他處專辦倒帳事務之人特將一百一十七分地餘剩地三畝
 案厘四厘四絲轉與現在德國雷雷地方開辦倒帳事務司案銀行者遵照例租用四址悉載前條同治十三年一月十七日批

Duplicate

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Bowman, James* has applied to Rent in perpetuity from the Proprietors *Huang Koo-hung & 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 *Twenty* more, *four* less, *one* haon, bounded on the North by *Chinese Centres*, on the South by *Ground in the occupation of J. Bowman*, on the East by *Road*, on the West by *Ground in the occupation of do.*

That the said *Bowman James* is to pay to the Proprietors *Huang Koo-hung & others* a Sum of *Four thousand three hundred and three* Cash, being at the Rate of *11,640* Cash per *ann*; and also the Annual Low Rent of *Fifteen Hundred* Cash per *ann* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Huang Koo-hung & others* shall Rent the said quantity of Land to the Merchant *Bowman James* 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 of 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 *Bowman James*, his 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 Taotsee 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 *Bowman James*, his 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 *Bowman James* neglect to pay Yearly in advance the said Low Rent of *Fifteen Hundred* Cash per *ann*, 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.

Keungfung, of *L. S.* Intendant of Circuit. *12th* month, *20th* day. *6th* February 1855.

No. of Lot, *117*. No. of Title Deed, *111*.

True Translation, *M. May* Interpreter.

Duplicate

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Fincham, A.* has applied to Rent in perpetuity from the Proprietors *Tsun Kiu-teu* 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 *Three* more, *nine* less, *one* haon, bounded on the North by *Dutch*, on the South by *Chinese Centres*, on the East by *James Bowman & Co's ground*, on the West by *do.*

That the said *Fincham, A.* is to pay to the Proprietors *Tsun Kiu-teu* a Sum of *One hundred and eighty* Cash, being at the Rate of *171,700* Cash per *ann*; and also the Annual Low Rent of *Fifteen Hundred* Cash per *ann* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Tsun Kiu-teu* shall Rent the said quantity of Land to the Merchant *Fincham, A.* 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 of 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 *Fincham, A.*, his 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 Taotsee 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 *Fincham, A.*, his 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 *Fincham, A.* neglect to pay Yearly in advance the said Low Rent of *Fifteen Hundred* Cash per *ann*, 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.

Keungfung, of *L. S.* Intendant of Circuit. *12th* month, *20th* day. *6th* February 1855.

No. of Lot, *118*. No. of Title Deed, *112*.

True Translation, *M. May* Interpreter.

咸豐



日給

租地一百八分 地契一百十二號

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准
 大英領事官 照會內開本國商人末士爾春稟請在上海按和約所定界內租業戶餉銀田地一段永
 遠租賃計三畝九分六厘。毫北河南馬路東華人地西宮路給價每畝百五十元共六百八十元文共
 年租每畝一千五百元共銀五千九百五十元每年預付銀號等因前來准此本道已飭業戶餉銀由將該地租
 給該商末士爾春用務照後開各條進行查核外國人摺和約在界內租定地畝不能自由已便亦不得轉與別
 國未曾准往中國之人交領中國官憲與領事官現其租地賃房無足妨礙方准租候又查向議章程
 雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
 領事官與中國官憲酌給蓋印准據始可准行上列各條倘該商末士爾春並後代管業之人將來以其地轉與不
 稟明中國領事官并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元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

中

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准

大英領事官 照會內開令據本國商人天祥行 稟請在上海按和約所定界內租業戶吳連塘地一段永
遠租賃計四畝。分六厘七毫北林楊南包 東包 兩半河給價每畝五十五元五角二分二厘六分
年租每畝一千五百文共銀六千一百 文每年預付銀號等因前來准此本道已飭業戶吳連塘將該地租
給該商天祥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不能自由已便亦不得轉與別
國未曾准在中國之人領中國官憲與 領事官視其租地賃房無足妨礙方准租任又查向議章程
雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
領事官與中國官憲酌給蓋印光據始可准行上列各條倘該商天祥 並後代管業之人將來以此地轉與不
稟明本國領事官并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
地即歸官領至租地契者

此契存卷

咸豐



五至月望日
契紙所載各例
均與本道憲
所定章程
無異
該商遵照

日給

租地一百十九分



英册道契 第113號 第119分地(一)

Duplicate.

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Adamson, W. R. has applied to Rent in perpetuity from the Proprietors of the said 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 four Chinese rentas, six li, seven haes, bounded on the North by ... on the South by ... on the East by ... on the West by ...

That the said Adamson, W. R. is to pay to the Proprietors of the said Lot of Land a Sum of two hundred and twenty five thousand Cash, being at the Rate of 500,000 Cash 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 Merchant Adamson, W. R. 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 of 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 Adamson, W. R. his 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 Taotai 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 Adamson, W. R., his 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 Adamson, W. R. 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.

Keenfull 4th year, of 19th month, 20th day, L. S. of Intendant of Circuit.

6th February 1855.

No. of Lot, 119 No. of Title Deed, 113.

True Translation, W. R. Adamson, Interpreter.

同治五年四月十五日
光緒二十九年四月十五日
同治十三年三月十五日
此契於三十二年十二月十五日
轉立日冊第一五二八號
中華民國二十一年十二月十八日

第一百十三號中張一第

英册道契 第113號 第119分地(二)

大清欽命監督江南海關蘇松太兵備道蓋 為給出租地契事照得接准

大英領事官 照會內開本國商人 稟請在上海按和約所定界內租業戶郭永興地一段永

遠租賃計十畝。分。厘。毫。北。越。姓。南。顧。姓。東。本。田。西。吳。姓。給。價。每。畝。一。百。零。二。文。共。一。千。零。二。十。文。共

年租每畝二十五文共錢拾五文每年預付銀號等因前來准此本道已飭業戶郭永興將該地租

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不能自由已便亦不得轉與別

國未曾准在中國之人領中國官憲與領事官視其租地賃房無足妨碍方准租任又查向議章程

雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由

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

稟明本國領事官并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

兩國官憲批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

地即歸官領至租地契者

咸豐



四年十一月一日給

租地一百二十分 地契一百十四號

英册道契 第113號 第119分地 第114號 第120分地

英册道契 第114號 第120分地 (一)

Duplicate.

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchants D. Burryjee & D. Salcaea have applied to Rent in perpetuity from the Proprietors Kwok yung 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 Ten more, fun, le, haon, bounded on the North by Chinese Centers, on the South by ground in occupation of Chinese Centers, on the East by Chinese Centers, on the West by Chinese Centers.

That the said D. Burryjee & D. Salcaea are to pay to the Proprietors Kwok yung king a Sum of One Million and twenty thousand Cash, being at the Rate of 102,000 of Cash 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 Proprietors D. Burryjee & D. Salcaea shall Rent the said quantity of Land to the Merchant D. Burryjee & D. Salcaea 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 of 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 D. Burryjee & D. Salcaea their Heirs, or Assigns, shall hereafter make over their interest in the Ground now rented to another party, without reporting the same to their Consul, and through him to the Taotae 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 D. Burryjee & D. Salcaea 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 D. Burryjee & D. Salcaea 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.

Given at Shanghai, this 21st day of February 1855.

No. of Lot, 120. No. of Title Deed, 114.

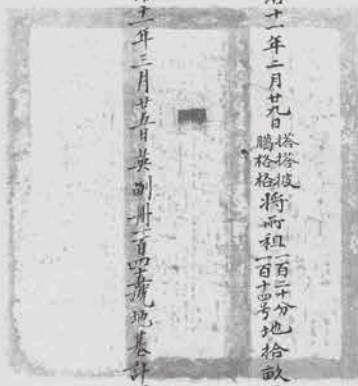
True Translation,

Signature of Interpreter

第一百十四號中張一命



此契係三十二年五月十三日... 中華民國三十二年五月十九日...



同治十一年二月廿九日... 同治十一年三月廿五日...

英册道契 第114號 第120分地 (二)

大清欽命監督江海關蘇松太兵備道蓋 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寶文行稟請在上海按和約所定界內租業戶曹良財地一段永遠租賃計式畝分。座。毫北吳淞江南京文地東寶文地西... 年租每畝一十五元共銀壹千... 文每年預付銀號等因前來准此本道已飭業戶曹良財將該地租給該商寶文行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不能自由已便亦不得轉與別國未曾往在中國之人... 雖外國人有通融得益之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由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寶文行並後代管業之人將來以其地轉與不稟明本國領事官并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一十五元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

咸豐



四年十二月廿一日給

租地一百廿一分 地契一百十五號

英册道契 第115號 第121分地 (一)

Duplicate.

Title Deed.

Law, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating that the Merchant Bowman, James has applied to Rent in perpetuity from the Proprietor Chan Sang Lee 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... bounded on the North by... on the South by... on the East by... on the West by...

That the said Bowman, James is to pay to the Proprietor Chan Sang Lee a Sum of Four hundred and twenty five pounds... Cash, being at the Rate of 2/2,500 Cash 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 Chan Sang Lee shall Rent the said quantity of Land to the Merchant Bowman, James 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 of 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 Bowman, James, his 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 Taotais 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 Bowman, James, his 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 Bowman, James, 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. L. S. of 19th month, 21st day. Hienfung 4th year, 7th February 1855. Intendant of Circuit.

No. of Lot, 121. No. of Title Deed, 115. True Translation, N. May, Interpreter.

英册道契 第115號 第121分地 (二)

同治元年正月二十日英商寶文行將所租地計畝正轉與英商將生租用該商遵照例承業如違地非但有失

同治三年九月初十日英商將生將所租地計畝正轉與英商將生租用該商遵照例承業可也

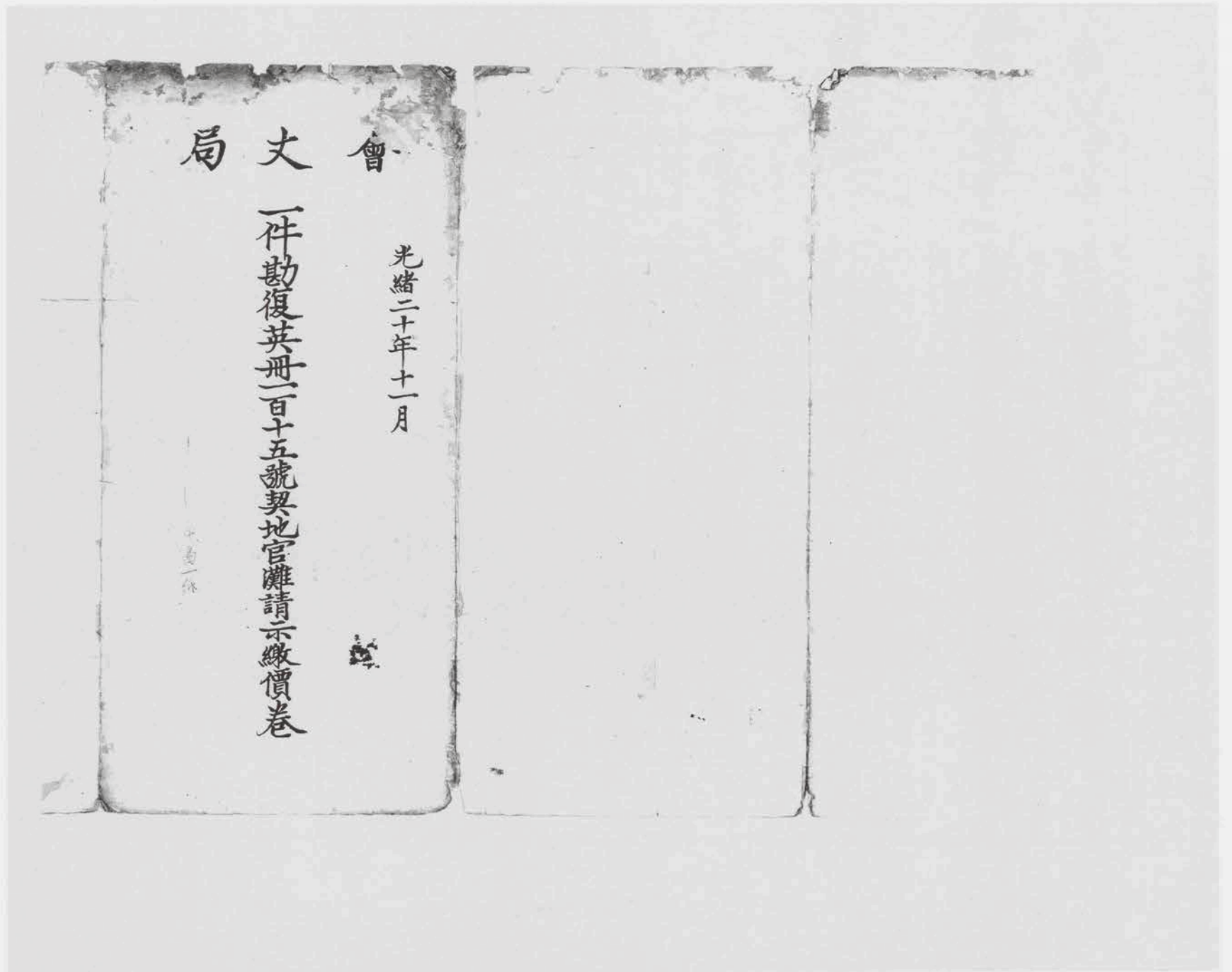
同治六年九月二十日英商將生將所租地計畝正轉與英商將生租用該商遵照例承業可也



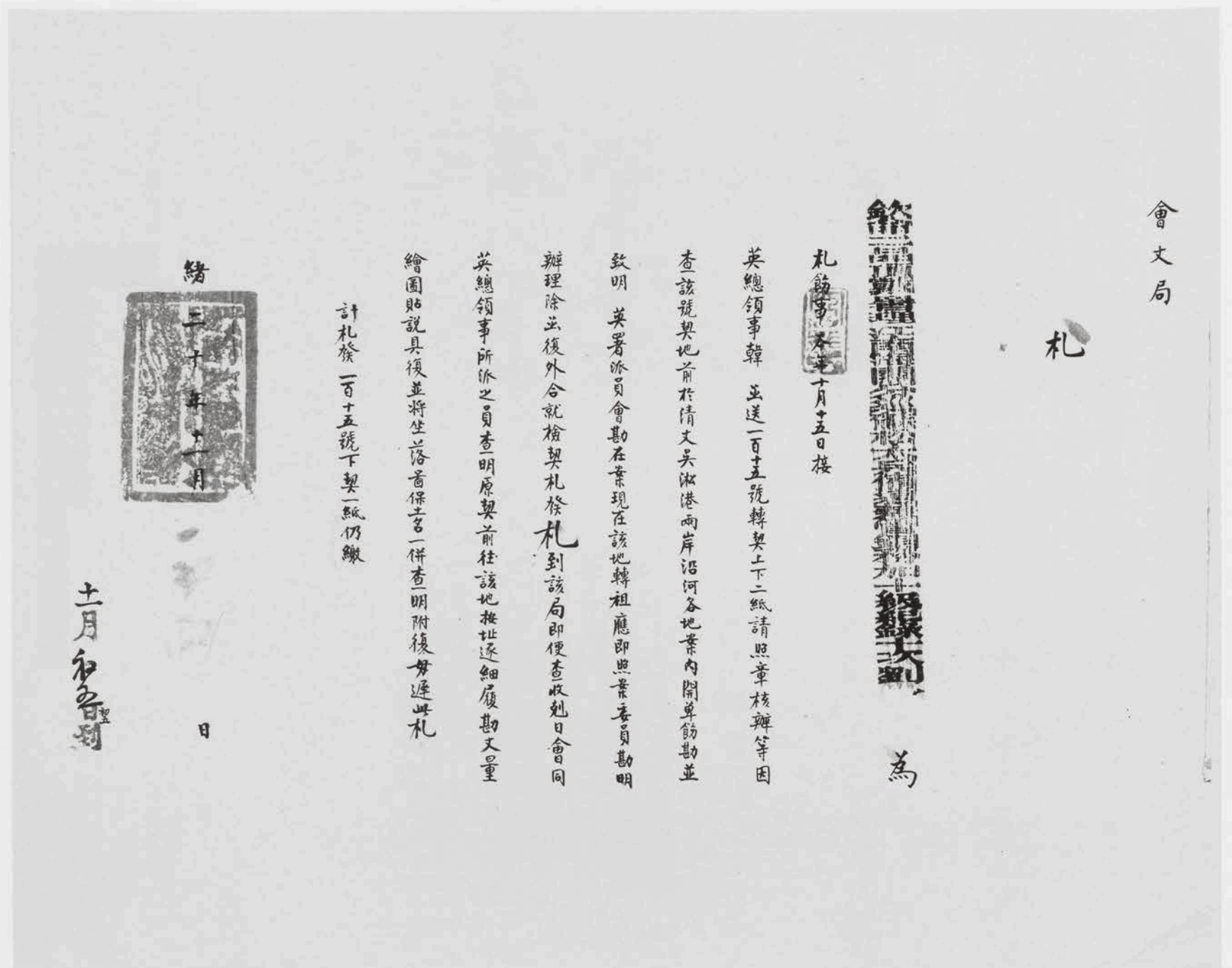
光緒五年正月十四日怡和行將所租地計畝正轉與英商將生租用該商遵照例承業可也

此項租地的條約... 至馬路以南... 光緒五年正月十四日... 實收地稅... 光緒五年正月十四日... 第一十五號中張一帝

第一十五號中張一帝



英册道契 第115號 第121分地 (三)
光緒二十年會丈局案卷封套



英册道契 第115號 第121分地 (四)
上海道札飭會丈局1

敬稟者、竊奉

憲臺札開、接

英總領事韓 函送二百十五號轉契、上下二紙、請照章核辦等由、檢契札飭會查勘文繪圖具復、並查圖保土名附復等因、奉此、卑職等伏查此項契地、前於清文吳淞港兩岸沿河各地案內、抄單奉勘、當稟候河界劃清、再行勘辦在案、嗣英署以地未轉契、迄未派員會勘、茲奉前因、遵與黃巡檢會同

英總領事所派之員、查明原契、傳同租戶、督飭事者地保、前往履勘、該地坐落二十五保三苗、吳淞港南岸、鐵路橋東首、原契載地二畝、北至吳淞江、嗣因江岸日漲、現在馬路即當日江岸、自應文至馬路以南之路邊為止、當文見積六百三十七步四分四厘、合地二畝六分五厘六毫、核與契載二畝之數、多地六分五厘六毫、按吳淞港升科定案、每畝以庫平銀四百五十兩計算、應繳庫平銀二百九十五兩二錢、其馬路與路外之地、均係漲灘官地、照案應併繳價承租、據該洋商以工部局前於東首所築公園、意圖推廣、致將附近一帶沿河所漲官地、悉作公園之用、而該商意中、以此項漲灘、與公園地並不毗連、應歸本契子母相生、現在公園推廣之事、尚未舉行、若置而不理、恐日久被他租用、奪其利權、致臨英商怡和、與美查爭訟之故、輒然使全數繳價、又恐日後終不免於仍作公園、如美冊二百十二號繳價之地、迄被工部局估作垃圾碼頭、所繳價銀、悉成虛擲、以是與英副領事往復籌商、不得已而作權宜之請、擬將所丈馬路地、畝二分六厘三毫、并路外灘地、畝九分四厘九毫、兩共三畝二分一厘三毫、每畝繳庫平銀二百兩、計合庫平銀三百一十二兩一錢、作為承租銀、請將該兩地丈見畝分、附入本契、於公牘聲明、將來如能將路外灘地、免作公園、無論自用、或轉契

英册道契 第115號 第121分地 (五)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

與人運馬路地、併照每畝庫平銀四百五十兩補繳足數、若公園之舉、終不能免、該商所繳之銀、虛擲較少、且係讓作中外公家花園、為中外商民同沾利益之舉、該商亦情願將地歸公、決無阻梗、各等情由

英副領事請為轉稟前來、并聲明他地、不得援以為例、卑職等伏思該商所慮各節、尚屬實情、其所請馬路以外官灘、并馬路地、每畝繳庫平銀二百兩、係作為承租定銀、並非減數繳價、事雖出於權宜、與定章尚不相背、至於地若日後終歸公園附近非戶之地、且與已作公園之地、均未繳價、將來作何辦理、似可統歸另案核辦、是否有當、理合據情稟請、伏候鈞裁、仰乞

大人察核、俯賜

訓示、祇遵、肅稟、恭請

崇安、伏祈

垂鑒、卑職、謹稟

一稟 道憲劉

稟會丈冊二百十五號轉契地多出官灘據情請示由

英册道契 第115號 第121分地 (六)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

光緒二十一年四月 初二日

候補縣正堂葛

上海縣正堂黃

候補縣正堂夏

候補縣正堂朱

英册道契 第115號 第121分地 (七)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1c

查該地係在吳淞港岸現築馬路以南之疏邊為止核有多地六分五厘六毫應准按每畝庫平銀四百五十兩計算繳價併租入契至馬路與路外之地亦屬新漲官灘查該河有內內地水利是以前次議明該河兩岸須定界綫應將空碍之家一律拆除在案現在岸綫尚未勘定該地是否無碍水利尚不可知查該地與洋商管業該商現欲先行每畝繳價作為定銀如將來公家花園無須此地再行每畝補給四百五十兩姑准通融惟須聲明將來勘定岸綫該地有碍水利應在拆除之例則無論公家花園以及該洋商應仍還價退地聽官挑除毋得藉有異詞仰即轉商報理 四月九日

會丈局

批

英册道契 第115號 第121分地 (八)
上海道札飭會丈局 2

敬稟者竊奉

憲臺批 卑職等稟覆會勘英冊一百十五號轉租契地多出官灘據情請示由奉批據稟各情均已閱悉此項租地北首大至吳淞港岸現築馬路以南之路邊為止核有多地六分五厘六毫應准按每畝庫平銀四百五十兩計其繳價併租入契至馬路與路外之地亦屬新漲官灘查該河有閘內地農田水利是以前次議明該河兩岸預定界線應將空碍之處一律挑除在案現在岸線尚未勘定該地是否無碍水利尚不可知本難租與洋商管業該商現祇先行每畝繳價作為定銀如將來公家花園無須此地再行每畝補繳四百五十兩始准通融惟須聲明將來勘定岸線該地有碍水利應在挑除之例則無論公家花園以及該洋商應仍還價退地聽官挑除毋得稍有異詞仰即轉商辦理繳等因奉此 卑職等遵與

薩副領事轉商飭遵此項馬路與路外之地現在姑准該商先行每畝繳價二百兩作為定銀如果將來公家花園無須此地再行每畝補繳四百五十兩倘日後勘定岸線有碍水利無論公家花園以及該商自用或轉租與人均須還價退地聽官挑除不得稍有異言并須於契內聲明批註已據該洋商允遵照辦至應繳價銀查馬路以南之地照契文見多地六分五厘六毫每畝以庫平銀四百五十兩計其應繳庫平銀二百九十五兩二錢其馬路與路外之地文見共三畝二分一厘一毫每畝繳承租定銀庫平銀二百兩計合庫平銀三百二十一兩一錢兩共合繳庫平銀六百十六兩三錢照章一甲規平銀六百七十七兩九錢三分茲據該洋商交由英署轉送前來理合將遵批妥商緣由繪具圖說並將繳到價銀同奉發下契一併稟呈仰乞

大 察核兌收俯賜批示祇遵 奏請

英册道契 第115號 第121分地 (九)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

鈞安伏祈

垂鑒 卑職 謹稟

計呈 繪圖一幅並繳庫中規銀六百七十七兩九錢三分下契一紙

一 稟 道憲劉

英冊一百十五號契地多出官灘遵批妥商並繳圖契價銀由

光緒



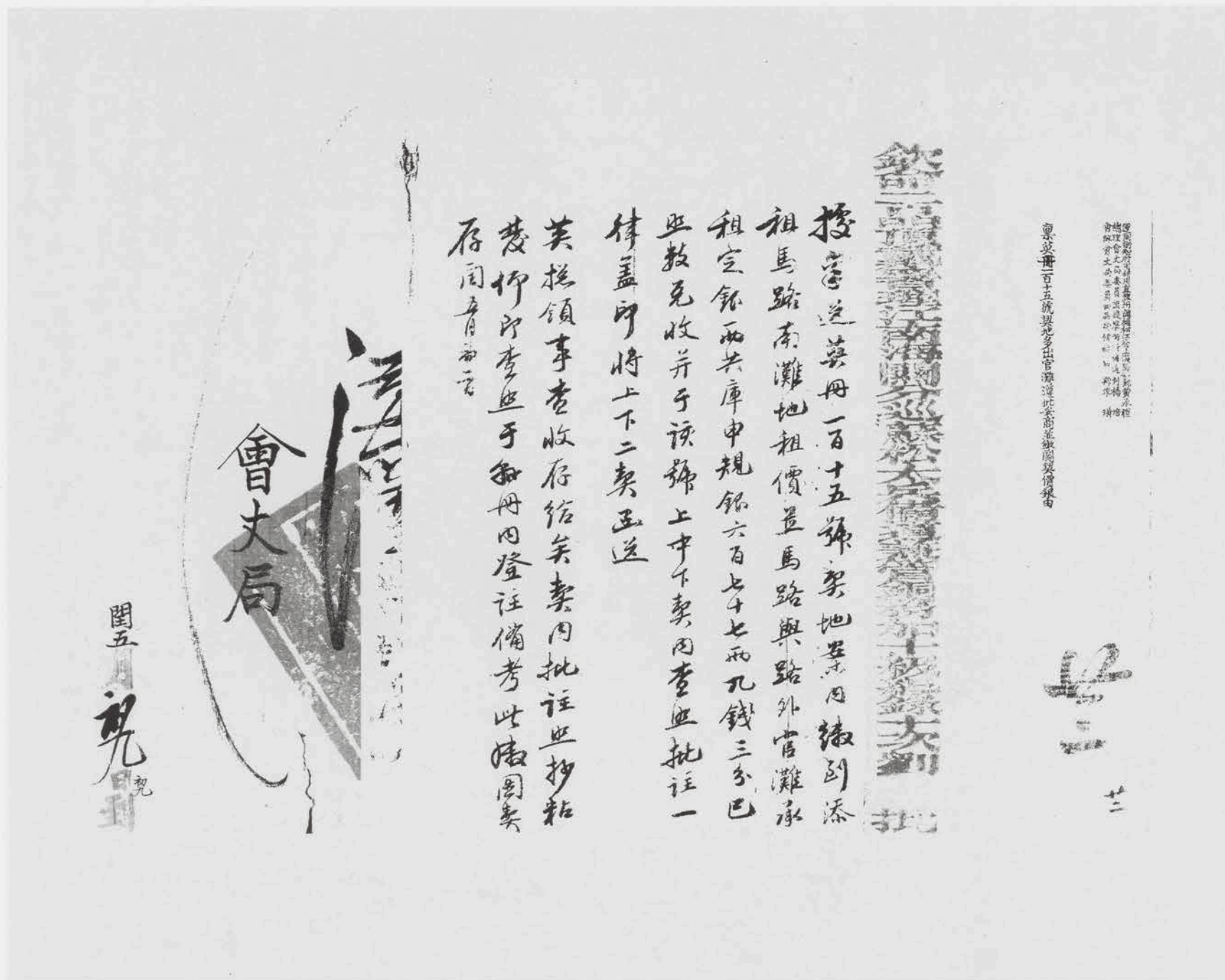
十九

候補分府楊

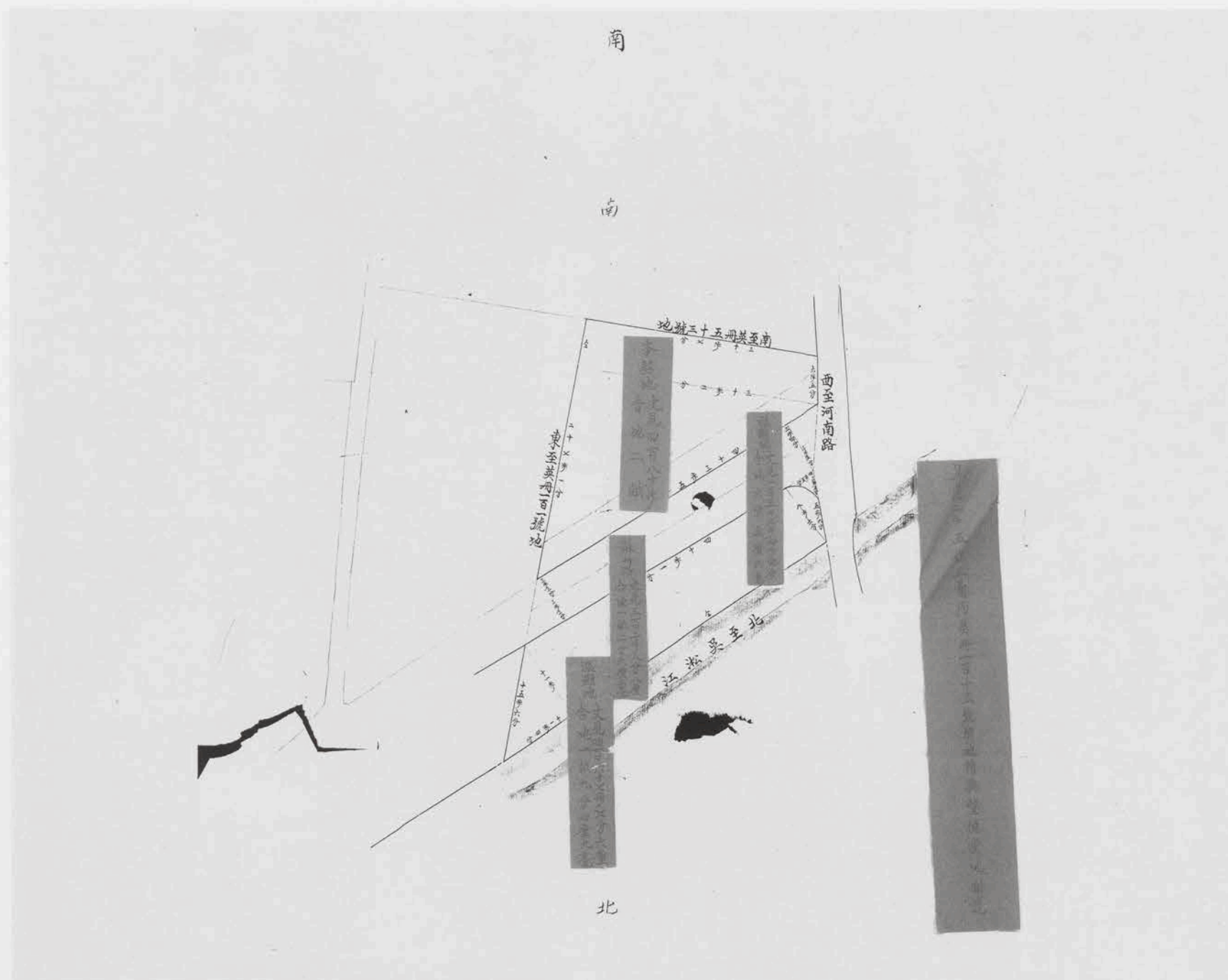
上海縣正堂黃

候補縣正堂朱

英册道契 第115號 第121分地 (一〇)
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115號 第121分地 (一一)
上海道札飭會文局3



英册道契 第115號 第121分地 (一二)
會文局繪製地塊圖

大清欽命監督江蘇兩江總督臣

大英領事官 照會內開令據本國商人未士央稟請在上海按和約所定界內租業戶程鐘奎地一段永

遠租賃計一畝三分〇厘〇毫北大路南張姓來公易場西半法給價每畝銀五百元共銀一千五百元
年租每畝一千五百元共銀一千九百元每年預付銀號等因前來准此本道已飭崇業戶程鐘奎將該地租
給該商未士央收用務照後開各條道行查核外國人按和約在界內租定地畝不能自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領事官親其租地賃房無足妨碍方准租任又查向議章程
雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
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未士央並後代管業之人將來以其地轉與不
稟明本國領事官并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
兩國官憲批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紙
地即歸官領至租地契者

咸豐



日給

租地一百廿二分
地契一百十六號

英册道契 第116號 第122分地 (一)

Duplicate

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the Proprietor of Chun shung kwai 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 Three mu, bounded on the North by Public Road, on the South by Chinese Quarter, on the East by South Kennedy's Lot, and on the West by Ditch.

That the said Proprietor is to pay to the Proprietor Chun shung kwai a Sum of One hundred and nineteen thousand three hundred and thirty six Cash, being at the Rate of 91,650 Cash 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 Chun shung kwai shall Rent the said quantity of Land to the Merchant Young, H. S. 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 of 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 Young, H. S. his 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 Tsootse 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 Young, H. S. his 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 Young, H. S. 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. L. S. of 12 month, 27 day. Hienfung H. S. Intendant of Circuit. 7th February 1855.

No. of Lot, 122. No. of Title Deed, 116.

True Translation, P. N. Lay's Interpreter.

同治元年十月初五日英領事官與領事官地契三分轉與英民榮德租用該民遵照例承業如違地非伊有矣
光緒四年正月初十日榮德有所遺囑遺囑與湯文斯白色嗣湯身故今按遺囑轉與于莊白色遵照租用至此項遺囑曾于一千八百六十五年開在伊該
駐滬領事官衙門呈驗為實
光緒六年五月初五日英領事官與領事官地契三分轉與英民榮德租用該民遵照例承業如違地非伊有矣

一千九百二十九號九日英領事官與領事官地契三分轉與英民榮德租用該民遵照例承業如違地非伊有矣

此契於三十一年十二月十六日准日本國駐上海領事官署 字第一一三號函
轉立日期第一五七七號准日本領事官署轉立日期第一五七七號
中華民國三十一年十二月二十一日上海領事官署地契批 租年第八六號

第一百十六號中張一帝

英册道契 第116號 第122分地 (二)

英册道契 第116號 第122分地 第118號 第124分地 第119號 第125分地

Duplicate.

Title Deed.

Lan, Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Mackenzie, M.* has applied to Rent in perpetuity from the Proprietors *Sau ta Chui & others* 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 *Three mow, three sun,* in *haon*, bounded on the North by *Dutch*, on the South by *Dutch*, on the East by *Dutch*, on the West by *Dutch*.

That the said *Mackenzie, M.* is to pay to the Proprietors *Sau ta Chui & others* a Sum of *Two hundred and eighty thousand five hundred* Cash, being at the Rate of *83,000* Cash 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 *Sau ta Chui and others* shall Rent the said quantity of Land to the Merchant *Mackenzie, M.* 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 of 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 *Mackenzie, M.* his 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 Thoutae 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 *Mackenzie, M.* his 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 *Mackenzie, M.* 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.

Keenfung S. of *L. S.* Intendant of Circuit. *12th month, 21st day.*
7th February 1855.
 No. of Lot, *124.* No. of Title Deed, *118.*
 True Translation, *M. W. May* Interpreter.

英册道契 第118號 第124分地 (二)

一七五

大清欽命監督江南海關蘇松太兵備道藍 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末根得稟請在上海按和約所定界內租業戶餘餘等一地一段永

遠租賃計三畝三分 厘 毫北舍南高路東浜 西浜 給價每畝八十五元 共銀二千五百元 文共 年租每畝一十五元 文共銀四十九元 每年預付銀號等因前來准此本道已飭業戶徐大經將該地租 給該商末根得收用務照後開各條道行查核外國人按和約在界內租定地畝不能自由已便亦不得轉與別 國未曾往住中國之人空領官憲與領事官視其租地賃房無足妨碍方准租任又查向議章程 雖外國人有通融得益之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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末根得並後代管業之人將來以其地轉與不 稟明本國領事官并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 地即歸官領至租地契者



咸豐四年十二月廿一日 日給 租地一百廿四分 地契一百十八號

英册道契 第118號 第124分地 (一)

中

大清欽命監督江南海關蘇松太兵備道藍 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末根得稟請在上海按和約所定界內租業戶餘餘等一地一段永 遠租賃計五畝七分四厘八毫北舍南高路東華地西更路價每畝一百五十五元 文共銀五百元 文共 年租每畝一十五元 文共銀八十五元 每年預付銀號等因前來准此本道已飭業戶徐大經將該地租 給該商末根得收用務照後開各條道行查核外國人按和約在界內租定地畝不能自由已便亦不得轉與別 國未曾往住中國之人空領官憲與領事官視其租地賃房無足妨碍方准租任又查向議章程 雖外國人有通融得益之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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末根得並後代管業之人將來以其地轉與不 稟明本國領事官并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 地即歸官領至租地契者



咸豐四年十二月二十一日 日給 租地一百二十五分 地契一百十九號

五年三月初十日英商担臣將租地五百五十分計五畝七分四厘八毫北舍南高路東華地西更路價每畝一百五十五元 文共銀五百元 文共 五年五月初八日英商阿担孫將租地五百五十分計五畝七分四厘八毫北舍南高路東華地西更路價每畝一百五十五元 文共銀五百元 文共 商道契紙餘條創案如有違背其地即非伊有矣

英册道契 第119號 第125分地 (一)

Duplicate.

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Thompson, A. has applied to Rent in perpetuity from the Proprietor Chang-ping-tseuen 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 Five mow, seven sun, four le, eight hao, bounded on the North by Dutch Race Course, on the South by Chinese Cemetery, on the East by ... on the West by ...

That the said Thompson, A. is to pay to the Proprietor Chang-ping-tseuen a Sum of Six hundred and fifty Orme Thousand Five Hundred & Thirty Two Cash, being at the Rate of 114, 741 Cash 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 Chang-ping-tseuen & others shall Rent the said quantity of Land to the Merchant Thompson, A. 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 of 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 Thompson, A. his 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 Taotai 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 Thompson, A. his 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 Thompson, A. 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. L. S. of 12th month, 21st day. 7th February 1855. No. of Lot, 125. No. of Title Deed, 119. True Translation, M. Whay, Interpreter.

查契自英商阿担探到和與坡蘭的地三畝五分九厘... 光緒三年九月二十六日地... 查契地皮... 光緒三年三月二十七日...

第一百十九號中張一帝

英册道契 第119號 第125分地 (二)

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准 大英領事官 照會內開本國商人何德 稟請在上海按和約所定界內租業戶外倉地一段永

遠租賃計二畝四分二厘毫北河 南差地東塔 西河給價每畝二百元 文共五百四十元 文共 年租每畝一千五百文共錢四千八百文每年預付銀號等因前來准此本道已飭業戶郭永金將該地租 給該商何德 狀用務照後開各條遵行查核外國人按和約在界內租定地畝不能自由已便亦不得轉與別 國未曾准在中國之人以須中國官憲與 領事官視其租地賃房無是妨礙方准租任又查向議章程 雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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何德 並後代管業之人將來以其地轉與不 稟明本國領事官并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 地即歸官領至租地契者

咸豐四年十二月二十一日 日給

租地一百廿六分 地契一百二十號

咸豐七年三月二十七日英民何德將所租地其租地一百廿六分 遵照契內所載條例承業如有違背其地即非伊有矣

租地一百廿六分 地契一百二十號

英册道契 第120號 第126分地 (一)

英册道契 第120號 第126分地 第121號 第127分地

銷 第一百二十號 中張一第

同治二年一月初五日
 同治九年正月廿七日
 光緒十年四月初五日
 此契係與高易租用該商遺例承業可也
 原與英氏格拉士租用該氏遺例承業如違地非伊有矣

Duplicate.

Title Deed.

Law, Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Hobson, John* has applied to Rent in perpetuity from the Proprietors *Hauyung/Keu & 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 *Two mow, seven sun, two lo, haou*, bounded on the North by *Ditch*, on the South by *Chinese renter's*, on the East by *Wall of renter's house*, on the West by *Wall*.

That the said *Hobson, John* is to pay to the Proprietors *Hauyung/Keu & others* Sum of *Five hundred and forty-four thousand* Cash, being at the Rate of *200,000* Cash 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 Merchant *Hobson, John* 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 of 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 *Hobson, John* his 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 Taoutae 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 *Hobson, John*, his 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 *Hobson, John* 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.

Hauyung/Keu of *L. S.* Intendant of Circuit. *12th* month, *27th* day.

7th February 1855.

No. of Lot, *126*. No. of Title Deed, *120*.

True Translation,

M. May Interpreter.

英册道契 第120號 第126分地 (二)

此契存卷

咸豐



日給

租地一百二十分
 地契一百二十一號

大清欽命監督江海關蘇松太兵備道 為給出租地契事照得接准
 大英領事官 照會內開令據本國商人米士夫 稟請在上海按和約所定界內租業戶鄭茂林地一段永
 遠租賃計二畝二分八厘八毫北地南義塚東塋 西界河給價每畝一百五十文共三百三十五文又具
 年租每畝一千五百文共銀三千三百文每年預付銀號等因前來准此本道已飭業戶鄭茂林將該地租
 給該商米士夫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不能自由已便亦不得轉與別
 國未曾准在中國之人領中國官憲與領事官視其租地賃房無是妨礙方准租任又查向議章程
 雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
 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米士夫並後代管業之人將來以其地轉與不
 稟明本國領事官并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
 地即歸官領至租地契者

英册道契 第121號 第127分地 (一)

Duplicate

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sing-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the Merchant Young, A. S. has applied to Rent in perpetuity from the Proprietors Ching-man-lin & 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 Four mow, Two fien, &c., &c., bounded on the North by Chinese renters, on the South by graves, on the East by Dutch graves, on the West by...

That the said Young, A. S. is to pay to the Proprietors Ching-man-lin & others a Sum of Three hundred and thirty six thousand six hundred - Cash, being at the Rate of 153,000 - Cash 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 Ching-man-lin & others shall Rent the said quantity of Land to the Merchant Young, A. S. 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 of 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 Young, A. S. his 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 Tontue 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 Young, A. S. his 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 on let to Chinese, without the before-mentioned Act of Authorization, first had and obtained; or, if the said Young, A. S. 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.

Keenfung 5 year, of 12 month, 21 day, L. S. of Intendant of Circuit.

7th February 1855.

No. of Lot, 127. No. of Title Deed, 121.

True Translation,

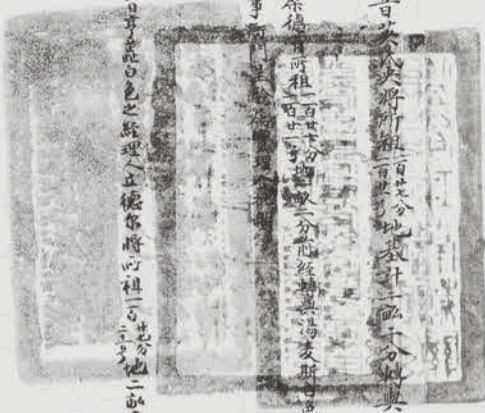
M. Whang, Interpreter.

英册道契 第121號 第127分地 (二)

一千九百二十九號...

此契於三十一年十二月十六日...

第一百廿一號中張一帝



同治元年十月初五日... 光緒四年正月初十日... 該管駐港領事...

民國二年三月廿日本局補註

大清欽命監督江南海關蘇松太兵備道... 為給出租地契事照得接准...

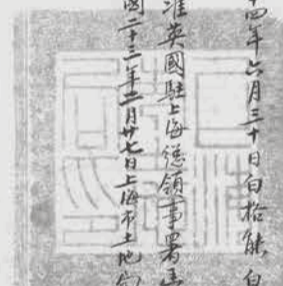
大英領事官 照會內開今據本國商人... 遠租賃計八畝四分二厘...



咸豐四年三月廿一

租地一百廿八分 地契一百廿一號

3.047



光緒十五年四月十日... 光緒十九年二月初十日... 一千九百十四年六月三十日...

英册道契 第122號 第128分地 (一)

英 第 一 百 二 十 二 號 中 張 一 第

同治三年五月初四日... 光緒三年... 光緒五年... 同日... 英册道契...

咸豐六年... 同治二年... 同治三年... 同治三年... 同治三年... 英册道契...

Duplicate.

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Shaw, William has applied to Rent in perpetuity from the Proprietors Shaw Ching-tun & 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 eight mow, four sun, two li, haou, bounded on the North by Chinese authors, on the South by do, on the East by do, on the West by do.

That the said Shaw, William is to pay to the Proprietors Shaw Ching-tun & others a Sum of One Million one Thousand Nine Hundred and eighty Cash, being at the Rate of 118,984 Cash 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 Shaw Ching-tun and others shall Rent the said quantity of Land to the Merchant Shaw, William 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 thereof, or exercise any right of transfer except to a Foreigner, having a recognized 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 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 Shaw, William, his 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 Taotais 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 Shaw, William, his 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 by Chinese, without the before-mentioned Act of Authorization, first had and obtained; or, if the said Shaw, William, 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.

Hienfung Star, L. S. of Intendant of Circuit, 12th month, 21st day, 7th February 1855. No. of Lot, 128. No. of Title Deed, 122. True Translation, M. W. Hunt, Interpreter.

咸豐四年十二月廿一日



租地二百九分 地契一百廿三號

大清欽命監督江海關蘇松太兵備道... 照會內開... 遠租賃計八畝... 年租每畝一千五百文... 給該商... 國未會准往中國之人... 雖外國人有通融得蓋之虞... 領事官與中國官憲酌給蓋印... 稟明本國領事官... 兩國官憲允准... 地即歸官領至租地契者

Duplicate

Title Deed.

I have, Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-jae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the [Name] Consular stating, that the Merchant [Name] has applied to Rent in perpetuity from the Proprietors [Name] a certain 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 Shungshue, measuring in area [Area] on the North by [Boundary], on the South by [Boundary], on the East by [Boundary], on the West by [Boundary].

That the said [Name] is to pay to the Proprietors [Name] a Sum of [Amount] Dollars, being at the Rate of [Rate] Cash 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 Merchant [Name] 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 of 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 [Name], his 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 Tootae 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 [Name], his 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 [Name] 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.

Shungfung [Name] L. S. of Intendant of Circuit.

12th month, 21st day.

7th February 1855.

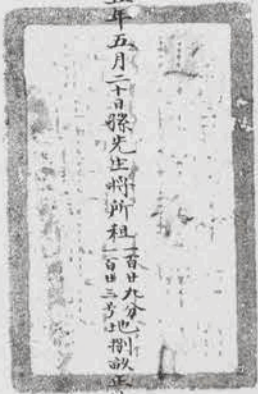
No. of Lot, 129.

No. of Title Deed, 123.

True Translation,

[Signature] Interpreter.

光緒五年五月十日孫先生將所租一百廿三分地租與華民張聖和租用歸於中國入冊本契理合註銷此批



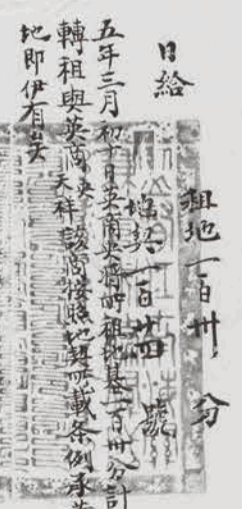
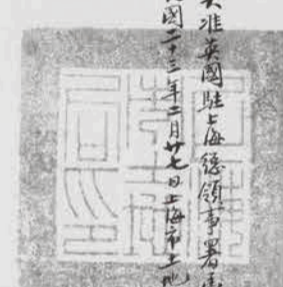
銷

第一百廿三號 中張一命

上海道契 卷一

英册道契 第123號 第129分地 (二)

查此契係英國駐上海總領事署為本契用租主哈同將全地轉共新沙遜銀行租用等每准此相危加批以資批管此批
中華民國三年二月廿七日上海中法地印



咸豐四年十二月廿一日

日給 租地一百廿三分

大清欽命監督江蘇兩廣總督松太兵備道 為給出租地契事照得接准
大英領事官 照會內開本國商人 稟請在上海按和約所定界內租業戶永教地一段亦
遠租賃計一畝五分五厘。毫北馬路南半路 西廣路價每畝百廿五元共百廿五元
年租每畝一千五百文共銀二千五百文每年預付銀號等因前來准此本道已飭業戶永教將該地租
給該商矣 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不能自由已便亦不得轉與別
國未曾准在中國之人領官官憲與領事官視其租地賃房無足妨礙地方准租任又查向議章程
雖外國人有通融得蓋之虞但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
領事官與中國官憲酌給蓋印憑據始准行上列各條倘該商 並後代管業之人將來以其他轉與不
稟明本國領事官并道憲批准登籍將其地整段分段或已或否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
地印歸官派至租地契者

一八〇

英册道契 第124號 第130分地 (一)

第一百廿四號中張一帝

光緒二十七年十二月十九日河雷升英領事司督率考契地轉共合同租用此批

光緒二十四年四月初日 英領事第八十七號專函以英領事司督率考契地轉共合同租用此批



光緒二十二年二月廿日河雷升英領事司督率考契地轉共合同租用此批

光緒六年六月廿日英領事司督率考契地轉共合同租用此批

Duplicate.

Title Deed.

Law, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Yung, A. J. has applied to Rent in perpetuity from the Proprietor, Shen Ching Kien 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 Slaughter, measuring in area one mow, five fan, two le, bounded on the North by Race Course, on the South by ... on the East by ... on the West by ...

That the said Yung, A. J. is to pay to the Proprietor a Sum of Three hundred and fifty eight ... Cash, being at the Rate of 235.88 Cash 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 Merchant Yung, A. J. 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 of 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 Yung, A. J. his 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 Tsoutai 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 Yung, A. J. his 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 Yung, A. J. 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.

Kienfung 14th year, of L. S. 12th month, 21st day. 7th February 1857. No. of Lot, 130. No. of Title Deed, 124. True Translation, W. May, Interpreter.

英册道契 第124號 第130分地 (二)



中此契存卷 大清欽命監督江海關蘇松太兵備道 為給出租地契事照得接准 大英領事官 照會內開本國商人未士夫 稟請在上海按和約所定界內租業戶第三地一段永 遠租賃計一畝二分五厘毫北地南地 東公易當商向給價每畝二百零壹元五角五分 年租每畝一千五百文共銀一千八百文每年預付銀號等因前來准此本道已飭業戶張三張五將該地租 給該商矣 茲用務照後開各條遵行查核外國人按和約在界內租定地畝不能自由已便亦不得轉與別 國亦曾准在中國之人以領中國官憲與領事官視其租地賃房無足妨礙方准租任又查向議章程 雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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夫 並後代管業之人將來以其地轉與不 稟明本國領事官并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 地即歸官領至租地契者

日給 租地一百廿五分 地契一百廿五號

英册道契 第125號 第131分地 (一)

Duplicate

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Yung, A. J. has applied to Rent in perpetuity from the Proprietor Chau Han-pau 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, two fen, ten li, bounded on the North by present occupation premises, on the South by Smith's Kennedy's property, on the East by Smith's Kennedy's property, on the West by Smith's Kennedy's property.

That the said Yung, A. J. is to pay to the Proprietor Chau Han-pau a Sum of Two hundred and eighty-one thousand five hundred Cash, being at the Rate of 284.585 Cash 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 Merchant Yung, A. J. 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 of 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 Yung, A. J. his 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 Tautas 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 Yung, A. J., his 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 Yung, A. J. 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.

Renfong 4th year of L. S. 12th month 21st day of February 1835. No. of Lot, 131. No. of Title Deed, 125.

True Translation,

W. May, Interpreter.

英册道契 第125號 第131分地 (二)

第一百廿五號 中張一命

光緒四年正月初十日... 光緒九年九月初五日... 光緒十九年九月初五日... 光緒二十一年十二月二十二日... 光緒二十一年十二月二十二日... 光緒二十一年十二月二十二日...

大清欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得接准 大英領事官 照會內開令據本國商人馬也披 稟請在上海按和約所定界內租業戶展炳支地一段永 遠租賃計一畝一分八厘毫北沿南東地東廟 西華路價每畝銀五百五十元 文共 年租每畝一千五百文共銀一千五百元 文每年預付銀號等因前來准此本道已飭業戶張炳炎將該地租 給該商馬也披按用務照後開各條遵行查該外國人按和約在界內租定地畝不能自由已便亦不得轉與別 國未准准在中國之人空領中國官憲與 領事官視其租地賃房無妨礙方准租任又查向議章程 雖外國人有通融得並之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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馬也披並復代管業之人將來以此地轉與不 稟明中國領事官并道憲批准登籍將其地整段分段或已或六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

咸豐四年十月初八日兵商馬也披將所租地契一分計一畝一分八厘轉與兵商沙遜租用該商遵照契內載 條例承業如有違背其地即非伊有矣

咸豐四年十月初八日兵商馬也披將所租地契一分計一畝一分八厘轉與兵商沙遜租用該商遵照契內載 條例承業如有違背其地即非伊有矣

咸豐五年三月七日兵商沙遜將所租地契一分計一畝一分八厘轉與兵商馬也披租用該商遵照契內載 條例承業如有違背其地即非伊有矣

咸豐九年六月初一日兵商馬也披將所租地契一分計一畝一分八厘轉與兵商沙遜租用該商遵照契內載 條例承業如有違背其地即非伊有矣

此舊契註銷另五七二四號新契存案

銷 英一百廿六號

英册道契 第126號 第132分地 (一)

Duplicate

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Thawar Mahomed has applied to Rent in perpetuity from the Proprietary Changpingyen - 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 mow, one fan, eight le, haou, bounded on the North by Hargreaves & Co's ground; on the South by Chinese temple; on the East by Chinese temple; on the West by Chinese temple.

That the said Thawar Mahomed is to pay to the Proprietary Changpingyen a Sum of Five hundred and eighty one thousand Cash, being at the Rate of 475,423 Cash 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 Proprietary Changpingyen shall Rent the said quantity of Land to the Merchant Thawar Mahomed 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 of 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 Thawar Mahomed his 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 Taotai 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 Thawar Mahomed, his 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 Thawar Mahomed 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.

Meinping 45 year, of

L. S. of

12th month, 21st day.

27th February 1855.

No. of Lot, 132.

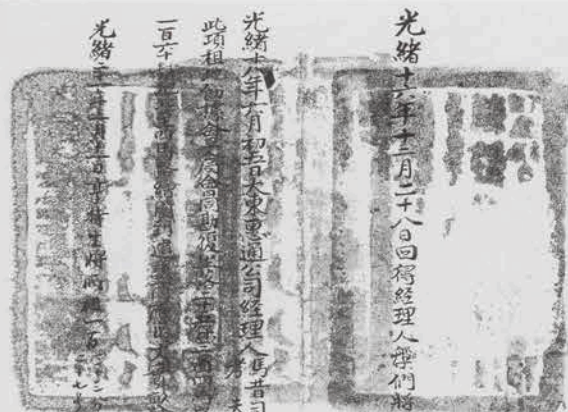
No. of Title Deed, 126.

True Translation,

M. W. Lay, Interpreter.

英册道契 第126號 第132分地 第127號 第133分地

英册道契 第126號 第132分地 (二)



咸豐六年十一月廿八日英人何白遊將所租地一百三十分計二畝五分轉與英商得租用該人遵照契條所載承業如違地非伊有矣

光緒十六年十一月二十八日何白遊經理人將所租地一百三十分計二畝五分轉與大東電通公司遵照契條所載承業如違地非伊有矣

光緒十六年十一月二十八日何白遊經理人將所租地一百三十分計二畝五分轉與亨特生遵照契條所載承業如違地非伊有矣

光緒十六年十一月二十八日何白遊經理人將所租地一百三十分計二畝五分轉與亨特生遵照契條所載承業如違地非伊有矣

光緒十六年十一月二十八日何白遊經理人將所租地一百三十分計二畝五分轉與亨特生遵照契條所載承業如違地非伊有矣

大清欽命 監督江南海關蘇松太兵備道 為給出租地契事 照得本國商人何當遜稟請在上海按和約所定界內租業戶房其地一段永遠租賃計一畝五分八厘北書院南書院東書院西書院給價每畝壹萬壹千五百元文共年租每畝一千五百元文共銀二千五百元文每年預付銀號等因前來准此本道已飭該戶將其地租給該商何當遜收用務須照後開各條遵行查該外國人按和約在界內租定地畝不能自由已便亦不得轉與別國亦不得准中國之人領領官憲與領事官視其租地賃房無妨妨礙租稅且查該商何當遜稟請雖外國人有領事官簽發准其租地賃房與華民居界內租地賃房須由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何當遜違後代管業之人將來以其地轉與不稟明本國領事官并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批准憑據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領至租地契者

咸豐四年十二月廿一日 租地一百三十分 地契一百廿七號

一八三二

英册道契 第127號 第133分地 (一)

Duplicate

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Adamson, W. R. has applied to Rent in perpetuity from the Proprietors Saou Ke Shan & 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 one acre, five fun, bounded on the North by Lot 86 and road, on the South by Dipak, on the East by Chinese renters, on the West by No.

That the said Adamson, W. R. is to pay to the Proprietors Saou Ke Shan & Co. a Sum of Five hundred and twenty four thousand Cash, being at the Rate of 246,666 Cash 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 Saou Ke Shan & Co. shall Rent the said quantity of Land to the Merchant Adamson, W. R. 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 of 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 Adamson, W. R. his 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 Tootae 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 Adamson, W. R., his 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 Adamson, W. R. 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.

Meinfung 4th year, of L. S. of 12th month, 21st day. 7th February 1855. No. of Lot, 133. No. of Title Deed, 127. True Translation, M. N. Hay, Interpreter.

英册道契 第127號 第133分地 (二)

上海道契 卷一

Duplicate

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Mackenzie, William has applied to Rent in perpetuity from the Proprietors The Saou Kwan 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 two acres, seven fun, eight li, bounded on the North by Mr. Agge's lot, on the South by Mr. Adamson's lot, on the East by Mr. Reynolds's lot, on the West by ground in occupation of French and by a ditch.

That the said Mackenzie, William is to pay to the Proprietors The Saou Kwan a Sum of Two hundred and thirty six thousand three hundred Cash, being at the Rate of 83,000 Cash 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 The Saou Kwan shall Rent the said quantity of Land to the Merchant Mackenzie, William 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 of 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 Mackenzie, William his 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 Tootae 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 Mackenzie, William, his 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 Mackenzie, William 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.

Meinfung 4th year, of L. S. of 12th month, 21st day. 7th February 1855. No. of Lot, 134. No. of Title Deed, 128. True Translation, M. N. Hay, Interpreter.

英册道契 第128號 第134分地 (二)

大清欽命 監督江南海關蘇松太兵備道 為給出租地契事照得接准 大英領事官 照會內開本國商人 稟請在上海按和約所定界內租業戶全現地一段 永遠租賃計二畝七分八厘 毫北廣陰南名利 東莞南 西華英給價每畝八十五元 文共二百六十五元 文共 年租每畝一千五百文共銀錢四百五十元 文每年預付銀錢等因前來准此本道已飭業戶全現將該地租 給該商麥根按用務照後開各條道行查核外國人按和約在界內租定地畝不能自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領事官親共租地賃房無足妨碍方准租任又查向議章程 雖外國人有通融得蓋之虞但無租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 領事官與中國官憲酌給蓋印憑據始可准行上列各條該商麥根按並後代管業之人將來以地轉與不 稟明本國領事官并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錢 違犯斯章者則此契作為廢紙 地即歸官領至租地契者

咸豐四年十二月廿一日 日給

租地一百畝 地契一百廿六號

大清欽命 監督江南海關蘇松太兵備道 為給出租地契事照得接准 大英領事官 照會內開本國商人 稟請在上海按和約所定界內租業戶全現地一段 永遠租賃計二畝七分八厘 毫北廣陰南名利 東莞南 西華英給價每畝八十五元 文共二百六十五元 文共 年租每畝一千五百文共銀錢四百五十元 文每年預付銀錢等因前來准此本道已飭業戶全現將該地租 給該商麥根按用務照後開各條道行查核外國人按和約在界內租定地畝不能自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領事官親共租地賃房無足妨碍方准租任又查向議章程 雖外國人有通融得蓋之虞但無租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 領事官與中國官憲酌給蓋印憑據始可准行上列各條該商麥根按並後代管業之人將來以地轉與不 稟明本國領事官并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錢 違犯斯章者則此契作為廢紙 地即歸官領至租地契者

英册道契 第128號 第134分地 (一)

一八四

大清欽命監督江海關蘇松太兵備道 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抵根 稟請在上海按和約所定界內租業戶徐大經 地一段永
 遠租賃計一畝八分六厘三毫北打葛場南馬路東路 西界給價每畝二百五十五元五角五分 文兵
 年租每畝一千五百文共銀錢三十五元五角五分每年預付銀錢等因前來准此本道已飭業戶徐大經 將該地租
 給該商抵根 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不能自由已便亦不得轉與別
 國未曾往住中國之人空須中國官憲與領事官視其租地賃房無足妨礙方准租住又查向議章程
 雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
 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抵根並後代管業之人將來以其地轉與不
 稟明本國領事官并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
 地即歸官領至租地契者



咸豐

日給

租地 二百廿五分
 地契 二百廿九號

英册道契 第129號 第135分地 (一)

第一百廿九號中張一帝 洪查見



同治七年閏四月二十二日 領事官 抵根 稟請將地一段 六厘三毫 由經理人 霍格 轉與 非士 格 租用 該商 遵例 承業 可也

Duplicate

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Seacon, Edmund* has applied to Rent in perpetuity from the Proprietor *Seu to 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 *one mow, eight fen, six li, three hao*, bounded on the North by *Red Fives Court*, on the South by *New Road*, on the East by *Road*, on the West by *Gate*.

That the said *Seacon, Edmund* is to pay to the Proprietor *Seu to King* a Sum of *One hundred and ninety five thousand five hundred* Cash, being at the Rate of *104, 669* Cash 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 *Seu to King* shall Rent the said quantity of Land to the Merchant *Seacon, Edmund* 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 of 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 *Seacon, Edmund* his 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 Taoutae 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 *Seacon, Edmund*, his 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 *Seacon, Edmund* 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.

Seu to King of *L. S.* *12* month, *21* day.
 Intendant of Circuit.
 7th February 1855.
 No. of Lot, 135. No. of Title Deed, 129.
 True Translation, *W. H. May* Interpreter.

英册道契 第129號 第135分地 (二)

十

大清欽命監督江南海關蘇松太兵備道 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克倫敦 稟請在上海按和約所定界內租業戶羅雲南地一段永
遠租賃計二畝五分毫北界南界西界東界每畝租銀五百文共銀一千二百五十文
年租每畝一千五百文共銀三千 文每年預付銀號等因前來准此本道已飭崇善局將該地租
給該商克倫敦費用務照後開各條遵行查核外國人按和約在界內租定地畝不能自由已便亦不得轉與別
國未曾准在中國之人必須由官憲與 領事官視其租地賃房無妨礙方准租住又查向議章程
雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
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克倫敦並後代管業之人將來以其地轉與不
稟明本國領事官并道憲批准登籍將其地整段分段或已或否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
地即歸官領至租地契者



咸豐

日給

租地一百廿六分
地契一百三十號

英册道契 第130號 第136分地 (一)

Duplicate.

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Crampston, James has applied to Rent in perpetuity from the Proprietors Cheu paan wan 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 Two mow, five fen, and five hao, bounded on the North by Chinese tenements, on the South by Public Road, on the East by Shaw's Road & Lot property, on the West by Public Road.

That the said Crampston, James is to pay to the Proprietors Cheu paan wan a Sum of Three hundred and fifty Seven thousand Cash, being at the Rate of 178.500 Cash 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 Cheu paan wan shall Rent the said quantity of Land to the Merchant Crampston, James 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 of 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 Crampston, James his 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 Taoutse 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 Crampston, James, his 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 Crampston, James, 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.

Wingfung Esq., L. S. of 12th month, 21st day, Intendant of Circuit.

7th February 1855.

No. of Lot, 136. No. of Title Deed, 130.

True Translation,

W. May Esq. Interpreter.

同治三年... 光緒二年六月... 八百七十六年五月... 胞姊撤理葛蘭啟... 光緒二十一年三月七日... 英册第壹千三百三十三號契地轉與自立 租用和應註明備案

第一百三十號中張一帝

英册道契 第130號 第136分地 (二)

監督江南海關蘇松太兵備道藍 為給出租地契事照得接准

大英領事官 照會內開令據本國商人吃 稟請在上海按和約所定界內租業戶務騰等地一段永
遠租賃計〇畝八分六厘三毫北極極南濱 稟格登置碼頭路給價每畝銀四百五十二文共三百卅五文共
年租每畝一千五百文共銀一千五百元每年預付銀號等因前來准此本道已飭業戶務騰等將該地租
給該商吃 收用務照後開各條道行查核外國人按和約在界內租定地畝不能自由已便亦不得轉與別
國亦曾准在中國之人以領中國官憲與 領事官視其租地賃房無是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賃房與華民展轉賃賣若華民欲在界內租地賃房須由
領事官與中國官憲酌給蓋印允據始可准行上列各條倘該商吃 並後代管業之人將來以其地轉與不
稟明本國領事官并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
地即歸官領至租地契者

咸豐四年十二月廿

租地一百卅七分
地契一百卅一號

咸豐五年三月十日英商吃將所租地共一百卅七分計八分六厘三毫轉與英商練的租用該商遵照契紙所
載各例承業倘有違背其地即非伊有矣

咸豐五年四月廿五日英商練的將所租地共一百卅七分計八分六厘三毫轉與英商各本租用該商遵照契紙各條約
承業如有違背其地非伊有矣

咸豐五年九月十九日英商練的將所租地共一百卅七分計八分六厘三毫由經理人羅源福轉與英民名格本斯租用該民
遵照契紙各條約承業如有違背其地非伊有矣
同治五年六月初五日英商練的將所租地共一百卅七分計八分六厘三毫轉與英民名格本斯租用該民遵照契紙各條約承業可也
同治七年十一月十五日英商練的將所租地共一百卅七分計八分六厘三毫轉與英民名格本斯租用該民遵照契紙各條約承業可也

英册道契 第130號 第136分地 第131號 第137分地

英册道契 第131號 第137分地 (一)

Duplicate

Title Deed.

Law, Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tue Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the Merchant Head, Charles H. has applied to Rent in perpetuity from the Proprietors Yangshingpan & 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 one acre, eight square feet, and one inch, three haon, bounded on the North by Mr. Ho's Lot, on the South by Do. do., on the East by Mr. Cunningham's Lot, on the West by Do. do.

That the said Head, Charles H. is to pay to the Proprietors Yangshingpan & others a Sum of Three hundred and thirty one thousand five hundred Cash, being at the Rate of 38.412 Cash 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 Head, Charles H. shall Rent the said quantity of Land to the Merchant Yangshingpan & others 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 of 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 Head, Charles H. his 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 Taotais 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 Head, Charles H., his 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 Head, Charles H. 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.

Keenfung 14th year, of 19th month, 22nd day, L. S. of Intendant of Circuit.

2nd February 1855.

No. of Lot, 137. No. of Title Deed, 131.

True Translation, W. May Interepreter.

同治元年九月初九日英民查華地將所租地共一百卅七分計八分六厘三毫轉與英商練的租用該商遵照契紙所載各例承業倘有違背其地即非伊有矣
六厘該民遵照承業如違非伊有矣
同治九年九月初九日英民查華地將所租地共一百卅七分計八分六厘三毫轉與英商練的租用該商遵照契紙所載各例承業倘有違背其地即非伊有矣

一四〇〇三三八日高易將本契

獎而芬好華林特司羅

光緒十年十月九日本局補註

此契於三十二年十月二日准日本國駐上海領事官字第七五三號函轉立日冊第九五五〇號准中文那根銀樓會社
中華民國三十二年十月九日上海法租界工部局地籍部第八〇二七號

第一百三十一號中張一帝

一八七

英册道契 第131號 第137分地 (二)

中

大清欽命監督江南海關蘇松太兵備道藍 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麥都恩稟請在上海按和約所定界內租業戶周鴻書等地段一畝永
遠租賃計。畝二分。厘。毫北華。毫南華人地東華人地西華人地每畝價銀一百廿六元共計一千六百文共
年租每畝一千五百文共銀三百。文每年預付銀號等因前來准此本道已飭業戶周鴻書等將該地租
給該商麥都恩收用務照後開各條遵行查核外國人按和約在界內租定地段不能自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領事官親其租地賃房無足妨礙方准租住又查向議章程
雖外國人有通融得蓋之虞但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
領事官與中國官憲酌給簽印憑據始可准行上列各條倘該商麥都恩並後代管業之人將來以其地轉與不
稟明本國領事官并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漸章者則此契作為廢紙
地即歸官領至租地契者



咸豐四年十二月廿二日

日給

租地一百廿八分
地契一百卅二號

英册道契 第 132 號 第 138 分地 (一)

銷

第一百三十二號中張一命 查實洪香見

咸豐十年三月初二日該號地基併入他號地內特將此號註銷

Duplicate

Title Deed.

Lan, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Medhurst, W. H. has applied to Rent in perpetuity from the Proprietors Chow-hung-shoo & 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 two fan, four fu, four li, bounded

on the North by Chinese renters
on the South by do
on the East by do
on the West by do

That the said Medhurst, W. H. is to pay to the Proprietors Chow-hung-shoo & others Sum of Seven thousand two hundred Cash, being at the Rate of 136,000 Cash 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 Chow-hung-shoo & others shall Rent the said quantity of Land to the Merchant Medhurst, W. H. 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 of 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 Medhurst, W. H. his 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 Taoutse 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 Medhurst, W. H. his 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 Medhurst, W. H. 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.

L. S. of 19th month, 22nd day. Hienfung 4th year, Intendant of Circuit.

8th February 1855.

No. of Lot, 138. No. of Title Deed, 132.

True Translation, W. W. Hay, Interpreter.

英册道契 第 132 號 第 138 分地 (二)

大清欽命監督江海關蘇松太兵備道 為給出租地契事照得接准
 大英領事官 照會內開令據本國商人 稟請在上海按和約所定界內租業戶 彭新地一段永
 遠租賃計去畝三分三厘 毫北溝 南路 東莞 西莞 給價每畝 百三十元 其 彭新地一段永
 年租每畝 二十五元 其 彭新地一段永 每年預付銀號等 因前來准此 本道已飭 業戶 彭新地租
 給該商 務須 按照後開各條 遵行 查核 外國人 按和約在界內 租定地畝 不能自由 已便 亦不得 轉與別
 國 未嘗 往住 中國 之人 以 須 中國 官憲 與 領事官 視其 租地 賃房 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 賃房 與 華民 展轉 賃賣 若 華民 欲在 界內 租地 賃房 須由
 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 履 並 復代 管業 之人 將來 以其 地 轉與 不
 稟明 本國 領事官 并 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 批准 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 領 至 租 地 契 者



咸豐

日給

租地一百卅九分
 地契一百卅三號

12-330

英册道契 第133號 第139分地 (一)

Duplicate.

Title Deed.

I, *Lan*, Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-tung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the *British* Consul stating, that the Merchant *Hagg, William* has applied to Rent in perpetuity from the Proprietors *Seau pang & 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 *Twelve mow, three fan, three le, three hao*, bounded on the North by *Public Road*, on the South by *Public Road*, on the East by *Mr. Young's lot*, on the West by *Chinese tenements*.

That the said *Hagg, William* is to pay to the Proprietors *Seau pang & others* a Sum of *One Million Six hundred and thirty seven thousand six hundred Cash*, being at the Rate of *132,773* Cash 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 *Seau pang & others* shall Rent the said quantity of Land to the Merchant *Hagg, William* 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 of 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 *Hagg, William*, his 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 Tsootse 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 *Hagg, William*, his 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 *Hagg, William*, 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.

Seenfung 4th year, of *12th month, 92nd day*, L. S. of *Intendant of Circuit*.

7th February 1855

No. of Lot, 139.

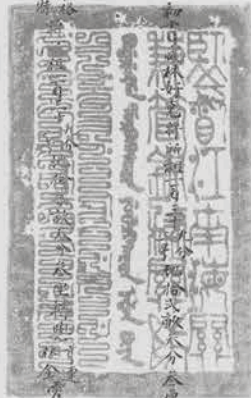
No. of Title Deed, 133.

True Translation,

M. N. Day Interpreter.

光緒二十三年七月初十日
 同日由林全書
 一千九百零六年十月廿五日
 查此契准英國駐上海總領事署
 中華民國二十三年二月廿七日
 上海土地局批印

一千九百零六年十月廿五日
 林全書
 可建
 准格將本契全地轉與哈同租用此批



光緒二十三年七月初十日
 同日由林全書
 可建
 准格將本契全地轉與哈同租用此批

第一百二十三號中張一命

查見

英册道契 第133號 第139分地 (二)

大清欽命監督江海關蘇松太兵備道為給出租地契事照得接准
大英領事官 照會內開令據本國商人在金榮路請在上海按和約所定界內租業戶使昌和地一段永
此 契存 租賃計一畝九分。毫北南東大路 東路 西路 給價每畝一千文 共計一千九百文
年租每畝一千五百文共銀二千五百支每季預付銀號等因前來准此本道已飭業戶使昌和將該地租
給該商本金款用務照後開各條遵行查核外國人按和約在界內租定地畝不能自由已便亦不得轉與別
國未曾准住中國之人必須向官憲與 領事官視其租地賃房無妨礙方准租住又查向議章程
雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
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本金並後代管業之人將來以其地轉與不
稟明本國領事官并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
地即歸官領至租地契者

同治九年正月月初自英民太莫利將所租地一畝四分計壹畝玖分轉與英民名佛向斯克魯里里把持租用該民遵照契例承業如道
地非伊有矣
同治五年十二月初五日英民代把持將所租地一畝四分計壹畝玖分轉與巴拉非耳租用該民遵照契例承業可也
同治九年一月二十七日巴拉非耳將所租地一畝四分計壹畝玖分轉與哲森租用該商遵照例承業可也
同治九年三月初五日哲森將所租地一畝四分計壹畝玖分轉與高易租用該商遵照例承業可也

咸豐



日給

租地二百四十分
地契二百四十分

英册道契 第134號 第140分地 (一)

Duplicate.

Title Deed.

Law, Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Murray, John Doer* has applied to Rent in perpetuity from the Proprietors *Chin-changho & 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 *one mow, nine fuh,* bounded on the North by *Mr. Adamson's Lot,* on the South by *Public Road,* on the East by *Road,* on the West by *Road.*

That the said *Murray, John Doer* is to pay to the Proprietors *Chin-changho and Co.* a Sum of *One hundred and thirty three thousand* Cash, being at the Rate of *70,000* Cash 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 *Chin-changho and Co.* shall Rent the said quantity of Land to the Merchant *Murray, John Doer* 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 of 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 *Murray, John Doer* his 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 Taotai 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 *Murray, John Doer* his 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 *Murray, John Doer* 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.
L. S. of *Keenfung* 12th month, 22nd day, 1855.
Intendant of Circuit.

8th February 1855.

No. of Lot, 140. No. of Title Deed, 134.

True Translation, *W. W. May* Interpreter.

光緒三十二年五月二十日准日本國駐上海領事署
轉立日期五十六日領事官安那根與德魯會社
中華民國三十三年六月二日上海特別市地政局
字第六三二號
簽字第六一六號

第一百三十四號中張一命 委員洪奎見

英册道契 第134號 第140分地 (二)

英一百廿五号 / 全册洪 孟見

咸豐七年九月廿五日英商核而不倫將所租地一千四百一十分計十畝轉與承辦馬路董事租用該商遵照契紙所載條例承業如有違背律伊有美



咸豐 四年 十二月 廿三

日給

租地 一千四百一十分
地契 二百廿五 號

大清欽命監督江南海關蘇松太兵備道藍 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核而不倫稟請在上海按和約所定界內租業戶承取 地一段永
遠租賃計十畝 分 厘 毫 北新馬路南對馬路東界地 西界地 給價每畝八十五元文共 八百五十五元文共
年租每畝一千五百文共銀錢一千五百元 文每年預付銀錢等因前來准此本道已飭業戶承取將該地租
給該商核而不倫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不能自由已便亦不得轉與別
國未曾准住中國之人以領中國官憲與 領事官視其租地賃房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賃房與華民展轉賃賣若華民欲在界內租地賃房須由
領事官與中國官憲酌給印憑據始可准行上列各條倘該商核而不倫並後代管業之人將來以其地轉與不
稟明本國領事官并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
地即歸官領至租地契者

英册道契 第135號 第141分地 (一)

Duplicate.

Title Deed.

Lau, Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Helbling, Lewis* has applied to Rent in perpetuity from the Proprietor *Shan ching 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 *ten* *more* *four* *le* *haou*, bounded on the North by *New siding course.* on the South by *do.* on the East by *Chinese renters.* on the West by *Chinese renters.* That the said *Helbling, Lewis* is to pay to the Proprietor *Shan ching tso* a Sum of *eight hundred and fifty thousand* Cash, being at the Rate of *85,000* Cash 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 *Shan ching tso* shall Rent the said quantity of Land to the Merchant *Helbling, Lewis* 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 of 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 *Helbling, Lewis* his 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 Taotae 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 *Helbling, Lewis*, his 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 *Helbling, Lewis* 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.

Shan ching tso 4th year, of *19th* month, *23rd* day, L. S. of Intendant of Circuit.

9th February 1855.

No. of Lot, 141. No. of Title Deed, 135.

True Translation,

W. May Interpreter.

英册道契 第135號 第141分地 (二)

大清欽命監督江南海關蘇松太兵備道 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倫得勝稟請在上海按和約所定界內租業占取地一段永
遠租賃計四畝五分厘毫北界抵南船廠東界西界給價每畝銀五千文共銀三萬四千文其
年租每畝一千五百文共銀六千文 文每年預付銀號等因前來准此本道已飭業戶將該地租
給該商倫得勝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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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倫得勝並後代官業
之人將來以其地轉與不稟明本國領事官并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批准據據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

租地二百四十二分
地契一百四十二號
五年三月廿六日
西曆一千九百零五年三月廿六日
英領事官倫得勝
大英領事官倫得勝
大英領事官倫得勝

咸豐四年三月廿六日



英册道契 第136號 第142分地 (一)

Duplicate.

Title Deed.

Law, Superintendent of Maritime Customs for the Province of Keang-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 the *Proprietor* — Consul stating, that the Merchant *Anderson, John Henry* — has applied to Rent in perpetuity from the Proprietors *Changau & 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 *Four* *acres*, *five* *square* *feet*, *and* *four* *square* *inches*, bounded on the North by *Chinese centers*, on the South by *Dock*, on the East by *Sailors Home*, on the West by *Mr Anderson's ground*.

That the said *Anderson, John Henry* — is to pay to the Proprietors *Changau and others* a Sum of *Three hundred and forty thousand* *Cash*, being at the Rate of *83,000* *Cash* 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 *Changau and others* — shall Rent the said quantity of Land to the Merchant *Anderson, John Henry* 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 of 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 *Anderson, John Henry*, his 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 Taotai 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 *Anderson, John Henry*, his 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 *Anderson, John Henry* 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.

Heinfung *15th year*, of *12th month*, *23rd day*, *9th February* 1855.

No. of Lot, 142. No. of Title Deed, 136. True Translation, *M. May* Interpreter.

咸豐五年五月廿六日
同治四年五月廿六日
咸豐五年五月廿六日
同治四年五月廿六日
咸豐五年五月廿六日
同治四年五月廿六日
咸豐五年五月廿六日
同治四年五月廿六日
咸豐五年五月廿六日
同治四年五月廿六日

第一百三十六號中張一第

英册道契 第136號 第142分地 (二)

大清欽命監督江海關蘇松太兵備道 為給出租地契事照得接准

此契領事官 照會內開今據本國商人詩刺 稟請在上海按和約所定界內租業名譽地一段永
遠租賃計三畝二分厘毫北至南港 東至西路 給價每畝每年文共二千零五十文其
年租每畝一千五百文共錢四千五百 文每年預付銀號等因前來准此本道已飭業局將該地租
給該商詩刺 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自由已便亦
不得轉與別國未准往中國之人 必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
任又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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詩刺並後代官業
之人將來以其地轉與不稟明本國領事官并道憲批准登籍將其地整段分段或已或人另造房
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領至租地契者

咸豐四年十二月廿

租地一百四十三分
地契百廿號

查此契生座二十五保三圖公字序上名標地處蘇松太兵備道界內租業名譽地一段永
遠租賃計三畝二分厘毫北至南港 東至西路 給價每畝每年文共二千零五十文其
年租每畝一千五百文共錢四千五百 文每年預付銀號等因前來准此本道已飭業局將該地租
給該商詩刺 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自由已便亦
不得轉與別國未准往中國之人 必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
任又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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詩刺並後代官業
之人將來以其地轉與不稟明本國領事官并道憲批准登籍將其地整段分段或已或人另造房
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領至租地契者

一千九百二十七年三月五日雷四德將本契全地轉與大禮拜堂信託人租用此批

查此契准 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詩刺並後代官業
之人將來以其地轉與不稟明本國領事官并道憲批准登籍將其地整段分段或已或人另造房
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領至租地契者

此契於二十二年三月十三日准日本國駐上海總領事署 字第三八二號函
轉立日冊第五二四五號租戶中支那地契大會社整理暫契時換給新契
中華民國三十三年三月二十日上海特別市地政局批 租字第三七五號

英册道契 第136號 第142分地 第137號 第143分地

英册道契 第137號 第143分地 (一)

Duplicate.

Title Deed.

I, San, Superintendent of Maritime Customs for the Province of Keang-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 the British Consulate, stating that the Merchants Sillar, Brothers have applied to Rent in perpetuity from the Proprietors Shih zze kwang and 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 Three mow, sun, le, bounded on the North by Lot 60, on the South by North Gate Street, on the East by Lot 60, on the West by Public Road.

That the said Sillar, Brothers are to pay to the Proprietors Shih zze kwang and others a Sum of Two million and forty thousand Cash, being at the Rate of 680000 Cash 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 Shih zze kwang and others shall Rent the said quantity of Land to the Merchants Sillar, Brothers 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 of 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 Sillar, Brothers 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 Taoutae 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 Sillar, Brothers 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 Sillar, Brothers 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.

Shienfung 4th year, L. S. of 12th month, 1905 day, Intendant of Circuit.

9th February 1855.

No. of Lot, 143. No. of Title Deed, 137.

True Translation,

W. N. Lay Interpreter.

第一百三十七號中張一第

咸豐六年七月十六日英民詩刺將所租地基一百四十三分計三畝轉與馬都福租用該商遵照契約承業如違地非伊有矣

咸豐八年正月初五日英民馬都福將所租地基一百四十三分計三畝轉與李泰國租用該商遵照契約承業如違地非伊有矣

同治十二年六月初七日李泰國將所租地三畝轉與龐泉遵例租用可也此批

光緒二十八年正月經理巴德慶原印士美斯遵例人法治將所租地三畝轉與雷四德遵例租用可也此批

一九三

英册道契 第137號 第143分地 (二)

大清欽命監督江南海關蘇松太兵備道

為給出租地契事照得接准

領事官 照會內開今據本國商人沙遜 稟請在上海按和約所定界內租業... 遠租賃計一畝二分... 年租每畝一千五百文共錢二千八百... 給該商沙遜 收用務照從前各案進行查核外國人按和約在界內租定地畝却不能自由已便亦不得轉與別國未曾准往中國之人必領中國官憲與 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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沙遜並後代管業之人將來以其地轉與不稟明本國領事官并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領至租地契者

咸豐

日給

租地二百四十分 地契二百四十分

咸豐六年三月七日英商沙遜將地第... 畝二分轉與美商四美租目該商遵道契所載各例承業如有違背其地非伊有矣

咸豐九年六月初二日美商美有將地... 畝二分轉與英商四美租目該商遵道契所載各例承業如有違背其地非伊有矣

銷

英一百四十一號

委員洪查見

英册道契 第141號 第147分地 (一)

Duplicate

Title Deed.

Lan, Superintendent of Maritime Customs for the Province of Keany-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 the Merchant Sapiroon, David Sapiroon... Consular stating, that the Proprietors Chin jong kia & 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 Slingghae, measuring in area one mow, two fow, six...

That the said Sapiroon, David Sapiroon is to pay to the Proprietors Chin jong kia & others a Sum of Seven hundred and fourteen thousand... Cash, being at the Rate of 595-0-0-0 Cash 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 Chin jong kia and others shall Rent the said quantity of Land to the Merchant Sapiroon, David Sapiroon 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 of 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 Sapiroon, David Sapiroon his 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 Taotsee 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 Sapiroon, David Sapiroon, his 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 Sapiroon, David Sapiroon, 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.

Meenjung 4th year, of 12th month, 24th day, L. S. of Intendant of Circuit.

18th February 1855. No. of Lot, 147. No. of Title Deed, 141.

True Translation, M. May, Interpreter.

英册道契 第141號 第147分地 (二)

大清欽命監督江南海關蘇松太兵備道 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 稟請在上海按和約所定界內租業名金龍寺地一段永
年租每畝一千五百文共錢一千三百文每年預付銀號等因前來准此本道已飭業名金龍寺地租
給該商 收用務照後開各條遵行查核外國人挾和約在界內租定地畝却不能自由已便亦
不得轉與別國未准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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查並後代管業
之人將來以其地轉與不稟明本國領事官并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領至租地契者

五年正月由英商羅... 租地一百五十分
五年正月由英商羅... 租地一百五十分
五年正月由英商羅... 租地一百五十分

咸豐

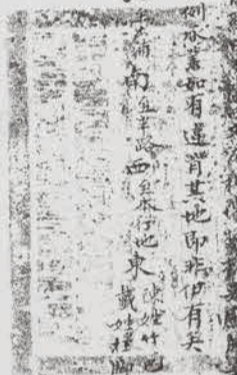
四年二月廿五日

日給

地契一百五十分

五年正月由英商羅... 租地一百五十分

此契於三十二年三月九日准日本國駐上海領事署
轉立日冊第四八三五號... 中華民國三十三年三月八日上海特別市地政局



英册道契 第144號 第150分地 (一)

Duplicate.

Title Deed.

San, Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tae Circuit, etc., etc., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the Merchant Messrs. P. O. 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 seven acres, five fens, bounded on the North by... on the South by... on the East by... on the West by...

That the said Messrs. P. O. is to pay to the Proprietors... a Sum of one million two hundred and thirty-five thousand Cash, being at the Rate of 170,000 Cash 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 Merchant Messrs. P. O. 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 of 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 Messrs. P. O. his 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 Taotai 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 Messrs. P. O. his 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 Messrs. P. O. neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, 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.

Keenfung to year, of 12th month, 04th day, 10th February 1855

No. of Lot, 150.

No. of Title Deed, 144.

True Translation,

M. W. Lang Interpreter.

英册道契 第144號 第150分地 (二)

第一百四十四號中張一命

咸豐十年正月... 光緒二十一年... 一千九百零一年一月... 光緒二十一年... 咸豐十年正月... 光緒二十一年... 一千九百零一年一月... 光緒二十一年...

大清欽命監督江南海關蘇松太共倫道 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 稟請在上海按和約所定界內租業... 遠租賃計畝畝四分七厘六毫北東地... 年租每畝一千五百文...

咸豐四年二月廿二日 租地二百五十一分 地契二百五十一號

查同治元年五月廿五日... 查同治二年十月十七日... 查同治三年正月二十二日...

查同治元年五月廿五日... 查同治二年十月十七日... 查同治三年正月二十二日...

查同治元年五月廿五日... 查同治二年十月十七日... 查同治三年正月二十二日...

查同治元年五月廿五日... 查同治二年十月十七日... 查同治三年正月二十二日...

查同治元年五月廿五日... 查同治二年十月十七日... 查同治三年正月二十二日...

英册道契 第144號 第150分地 第145號 第151分地

英册道契 第145號 第151分地 (一)

Duplicate.

Title Deed.

Law, Superintendent of Maritime Customs for the Province of Keang-nan; I have received a communication from the Merchants H. Macduff & Co. Thorsburn... Consul stating, that the Proprietors Chunta-jong & 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 Part of Shanghai...

Hienfung 4th year, L. S. of 12th month, 23rd day. J. February 1855. No. of Lot, 151. No. of Title Deed, 145. True Translation, A. N. Day Interpreter.

咸豐七年九月廿五日... 查同治元年五月廿五日... 查同治二年十月十七日... 查同治三年正月二十二日...

同治元年三月二十六日... 同治元年五月廿五日... 同治二年七月... 同治二年十月十七日... 查同治元年五月廿五日... 查同治二年十月十七日... 查同治三年正月二十二日...

一九七

英册道契 第145號 第151分地 (二)

SUB-REGISTER NO. 196.

Lot No. 151 WW

Being a Portion Transferred from an Original Lot of Land, No. 151 Register No. 145 situated within the Boundaries appointed under Treaty for the residence of British Subjects at this Port of Shanghai, in the Province of Keang-soo, in the Empire of China.

PARTICULARS OF LOT.

Sub-Register No. 196

Lot No. 151 WW

Date of Sub-Registration of Lot, 7 April 1863.

Signature of Party by whom the Lot is Sub-Registered, Sd. Bames Bax Dallas

Whether Renter or Agent.

Portions of Lt surrendered to Public Use.

Boundaries, - North, 1/2 Road (20 ft)

South, 151 W

East, B.Dallas' lot

West, 1/2 Road (30 ft)

PARTICULARS OF TRANSFER.

Name of Renters, Bames Dallas

Quantity of Land Transferred, seven fun, eight le and two haow.

From whom Transferred, W. Godfrey

Date of Transfer, 7 April 1863.

Amount of Settled Annual Low Rent

at 1500 cash per mow,

I certify the above Particulars to be true and faithful

Extracts from the Endorsement of Transfer of the above Lot as entered on the Title Deed for the Original Lot, No. 151.

In Testimony whereof, I have hereunto set my hand this 7th day of April 1863.

Sd. Chaloner Alabacter

Interpreter to H.B.M.'s Consulate at Shanghai

此契於二十二年三月六日准日本國駐上海領事署
轉立日冊第四六四一號程序支那領事署
中華民國二十二年三月十六日上海特別市地政局批
字第三二〇九號
租字第三二四七號



英册道契 第145號 第151分地 (四)

WW字副契

英册道契 第145號 第151分地 (三)

今將英册一百四十五號契地分別副契十二號內已經併列正契五十五號及未經併列正契各契號數地畝分別抄存備案光緒十五年五月 日批

計開

已併列正契五十五號	副二十九號	地一畝一分	併入正契二百二十七號
副三十號	地四畝七分五厘八毫	分別正契一千三百八十二號等分	
副一百零五號	地三畝四分三厘二毫	併入正契一千三百二十分	
副一百零七號	地九分六厘九毫	併入正契六百九十四號	
副一百零八號	地三畝七分二厘七毫	併入正契五百零六號三百零八號	
副一百零八號	地一畝七分八厘一毫	併入正契二百十六號	
副一百零九號	地八畝二分八厘八毫	併入正契五百八十六號	
副一百一十號	地五分五厘七毫	分別正契一千六百三十二號	
副一百一十一號	地八分七厘	併入正契八百七十七號	
副一百一十二號	地一畝三分九厘七毫	併入正契同上	
副一百一十三號	地九分三厘三毫	併入正契同上	
副一百一十四號	地四分八厘四毫	併入正契七百五十八號	
副一百一十五號	地二畝八分二厘七毫	併入正契七百九十五號	
副一百一十六號	地四分六厘	併入正契一千七百七十六號	
副一百一十七號	地一畝四厘二毫	併入正契一百十四號	
副一百一十八號	地三畝二分六毫	分別正契五百八十二號	
副一百一十九號	地一畝二分	分別正契一千三百八十二號等分	
副一百二十號	地一畝	併入正契二百四十六號	
副一百二十一號	地一畝一分四厘四毫	併入正契一百八十號	
副一百二十二號	地三畝六厘九毫	併入正契四百六十四號	
副一百二十三號	地八畝	併入正契五百零五分	
副一百二十四號	地七分九毫	併入正契三百九十二號	
副一百二十五號	地一畝二分八厘	併入正契三百十四號	
副一百二十六號	地一畝一厘三毫	併入正契同上	
副一百二十七號	地一畝九厘九毫	分別正契一千三百九分副契九十二號	
副一百二十八號	地四分八分七厘三毫	併入正契三百八十六號	
副一百二十九號	地一分五厘一毫	併入正契六百九十四號	
副一百三十號	地七分六毫	併入正契五百八十六號	
副一百三十一號	地三分五厘四毫	併入正契同上	
副一百三十二號	地九分二厘七毫	併入正契同上	
副一百三十三號	地六分一厘二毫	併入正契同上	
副一百三十四號	地三分三厘九毫	併入正契同上	
副一百三十五號	地一畝三分六毫	分別正契一千六百三十二號	
副一百三十六號			
副一百三十七號			
副一百三十八號			
副一百三十九號			
副一百四十號			
副一百四十一號			

英册道契 第145號 第151分地 (五)

契證併換清單 a

副二百四十二號	地一畝二分七釐三毫	併入正契五百七十九號
副二百四十四號	地八分七釐八毫	併入正契一千二百五十九號
副二百四十五號	地三畝一分二毫	併入正契二千四十八號
副二百四十六號	地一畝九分三釐九毫	併入正契二千四十八號
副二百四十七號	地三畝八分七釐八毫	併入正契二千四十八號
副二百四十九號	地一畝二分八釐八毫	併入正契七百九十一號
副二百五十號	地一畝七分四毫	立正契九百九十七號
副二百五十一號	地一畝二分八釐六毫	併入正契三百三十二號
副二百五十二號	地二畝六分五釐七毫	立正契一千三百九十九號
副二百五十三號	地一畝四分三釐六毫	併入正契二百四十二號
副二百八十四號	地一畝四分五釐四毫	併入正契六百九十四號
副二百零一號	地三畝三分一釐二毫	併入正契三百八十一號
副二百一十一號	地一畝七分三釐	併入正契一千三百六十六號
副二百一十二號	地三畝九分七釐七毫	併入正契一千二百六十六號
副二百一十三號	地七畝九分三釐六毫	併入正契一千二百八十六號
副二百一十四號	地三畝四分七釐三毫	併入正契三百七十九號
副二百一十五號	地六分二釐四毫	併入正契五百號
副二百一十七號	地二畝三分七釐六毫	併入正契二百九十九號
副二百一十八號	地一畝九分四釐	併入正契同上
副二百一十九號	地二畝四分三釐六毫	併入正契同上
副二百二十號	地一畝二分	立正契一千四百零四號
副二百二十一號	地一畝	併入正契一千四百零四號

以上分別列明已經併列正契之五號收冊列本之數共計地二百五畝四分零二毫應即先於原列之(一百四十五號)正契執銷至實地若干俟各契送勘丈實隨時於所併之正契批註理合聲明

未經併換正契之副契分列

計開	地三分三毫	戶名符必思
副一百零六號	地一畝八分七釐四毫	戶名霍格 查此現由霍格轉讓與孫善正冊一千四百四號新契執業租用光緒十五年員數是
副一百一十九號	地八分七釐二毫	退回故墳地
副一百二十三號	地二分五釐八毫	戶名忠得而
副一百二十四號	地一畝八分四釐三毫	歸入馬路
副一百四十三號	地一畝六分六釐	戶名道勃的霍格
副一百八十五號	地七分八釐三毫	戶名勿才霍格
副一百九十六號	地三畝六分三釐九毫	銷去未定
副二百一十六號		

以上未經併換正契之副契分列本之數查存地一畝二分七釐七毫應先於原列英冊之四百四十五號正契批明應俟各契送勘丈實隨時於所併之正契批註理合聲明

英册道契 第145號 第151分地 (六) 契證併換清單 b

今將英正冊(四百四十五號)副契七十一號內併正契三號及以副契六號換立新契五號各地見字步畝分四址分別錄存備核光緒十五年五月 日批

計開

現併正契三號

一 副冊二十七號契地併入英正冊七十七號道契

前號副契遺失查英冊該副契載地一畝九釐現由計勃司馬馬禮牙甘尼地瑞木孫四之經理人義源行轉與常及京米四必海度尔的湯無生代特勃藍脫三人併入英正冊八十九號契該正契原載地五畝八分四釐九毫合之前號副契地畝應共八畝四釐從前未經勘丈今大見共積一千六百七十五步六分八釐合計實地六畝九分八釐二毫核與兩契原載畝分少地一畝五釐八毫四址東至河南路西至英冊一千二百二十七步二分零分地南至英副冊二十八號及英冊七十四號地北至漢口路

一 副冊二十八號契地併入英正冊七十四號道契

前號副契載地二畝二分八釐由伯勞合轉與現併入英正冊八十九號契查該正契原載地六畝三分八釐七毫合之前號副契地畝應共八畝六分六釐七毫從前均未丈過今大見共積一千八百五十二步八分六釐七毫二線合實地七畝七分二釐零二線八忽核與兩契原載畝分少地九分四釐六毫七忽四址東至河南路西至英冊三百一十分地南至福州路北至連源里即英冊八十九號地

一 副冊二百八十七號契地併入英正冊一千四百一十九號道契

前號副契載地一畝五分八釐八毫由金世美併入有恒行之二十四十九號正契查該契原載地二畝八分六釐三毫合之前號副契地畝應共四畝四分五釐一毫從前均未丈過今大見共積七百一十八步八分五釐六毫合計實地二畝九分六釐一毫九忽核與兩契原載畝分少地一畝四分八釐九毫一線四址東至廣西路西至貴州路南至牛莊路北至芝罘不路

現換新契五號係以副契併換

一 副冊二百八十八號契地換立英正冊一千七百五十六號新契

前號副契載地二畝三分三釐九毫從前未經丈過該商魯斯請將前地換立英正冊一千七百五十六號新契今大見共積三百五十七步九分四釐三毫八線合實地一畝四分九釐一毫而線三忽核與副契原載之數少地八分四釐七毫五線七忽四址東至英冊一千三百二十分地西至廣西路南至牛莊路北至芝罘路該地三面臨路

一 副冊二百四十八號契地換立英正冊一千七百五十八號新契

前號副契載地二畝七分四釐六毫從前未經丈過現由甘河南租與儲德連換立英正冊一千七百五十八號新契今大見共積四百六十三步三分一釐合實地一畝九分三釐核與副契原載之數少地八分二毫六釐四址東至貴州路西至英冊一千二百五十七分地南至芝罘路北至英冊三千五十分地

一 副冊二百八十九號契地換立英正冊一千七百五十九號新契

前號副契載地一畝五分六釐四毫除二百五十三號副契先已劃出地七分八釐三毫另立二百九十六號副契外應有地七分八釐二毫從前未經丈過現由雷四德將兩號副契之地併換英正冊一千七百五十九號新契今大見共積一百三十一步四分七釐二毫合實地五分四釐七毫八線核計少地二分三釐四毫二線四址東至英副冊二百八十五號地西至廣西路南至無名路北至英副冊二百九十二號地北至

一 副冊二百七十七號契地換立英正冊一千六百七十八號新契

前號副契載地一畝三分三釐三毫從前未經丈過現由查理士復轉與賴特換立英正冊一千六百七十八號新契今大見共積三百八十八步一分九釐三毫合實地一畝二分八釐核與副契原載之數少地一分三釐二毫二線四址東至湖北路西至英冊二百六十三號地美冊二百八十八號地南至英冊一千一百七十六分地北至英冊七百五十二號地再前項地內據以六分四釐讓與工部局築路以六分四

英册道契 第145號 第151分地 (七) 契證併換清單 c

絲自用但本據乃立分出之契該商仍應照一畝二分八絲之數繳完年租

一前冊百二十七號契地同英正冊四號地一併換立二十七五三號新契

前冊均木丈過現將前一號之地一併換立英正冊二千七百五十三號新契大見於積七百三十一步六厘八毫合計實地三

畝四分八厘八毫九絲四忽東至英冊七百九十八分地西至雲南路南至英冊七百九

十八分地北至雲南路

以上各冊契地均應將各該正契內分別註批銷外所有前項英副冊九號契地原載共地十

四畝四分八厘八毫九絲四忽內分出應於四百五十五號本契按照分別前項九號副契原載之十畝四分八厘一

毫之數批銷各項契地合併批明



英册道契 第 145 號 第 151 分地 (八)
契證併換清單 d

大清欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得接准

英領事官 照會內開今據本國商人皮爾 稟請在上海按和約所定界內租業居為林著地一段永

遠租賃計三畝一分厘毫北路 南 西 東 四 面 均 給 價 每 畝 文 共 洋 銀 五 百 五 十 元 其

年租每畝一千五百文共錢六千 文每年預付銀錢等因前來准此本道已飭業居將該地租

給該商皮爾 收用務照後開各條遵行查核外國人挾和約在界內租定地畝却不能自由已便亦

不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租

住又查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內

租地賃房須由 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皮爾並後代管業

之人將來以其地轉與不稟明本國領事官并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領至租地契者

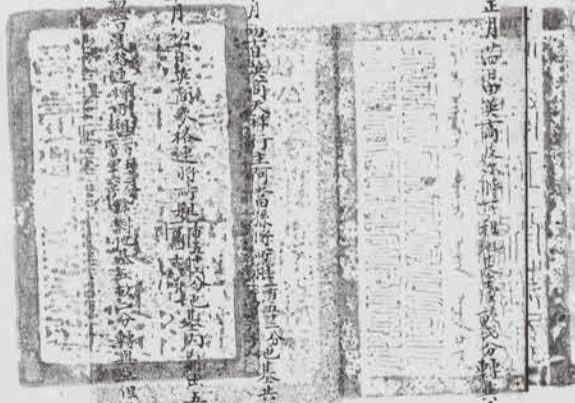
咸豐四年十二月廿三日給

租地二百五十二分
地契一百五十二號

咸豐六年正月...

咸豐五年十月...

咸豐五年...



英册道契 第 146 號 第 152 分地 (一)

英册道契 第146號 第152分地 第147號 第153分地

第一百四十六號 中張一命

委員洪春見

咸豐元年七月廿日英商天祥行主阿雷雷將租地一百五十分地與出分屋心其持與薩摩亞人博裕行各得租地連道契例承業
 如地地非伊有矣 計開該地北至路約八尺寬南與英商天祥行西界得地再與路東地界與天祥行均可直達大路
 咸豐元年七月廿日英商天祥行主阿雷雷將租地一百五十分地與出分屋心其持與薩摩亞人博裕行各得租地連道契例承業
 矣計開該地北至路約八尺寬南與英商天祥行西界得地再與路東地界與天祥行均可直達大路

咸豐元年七月廿日英商天祥行主阿雷雷將租地一百五十分地與出分屋心其持與薩摩亞人博裕行各得租地連道契例承業
 該商道契例承業如違地非伊有矣
 吳詩全教轉與英商天祥行主阿雷雷用

Duplicate

Title Deed.

I, *San*, Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Beale, J. C.* has applied to Rent in perpetuity from the Proprietors *Shihjungliu & 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 *Sixteen* *square* *feet*, bounded on the North by *Mr. Adamson's road.* on the South by *House of Joffe & Co.* on the East by *River* on the West by *Chinese tenement.*

That the said *Beale, J. C.* is to pay to the Proprietors *Shihjungliu and others* a Sum of *Six thousand five hundred and sixty five dollars* *Cash* being at the Rate of *Cash* 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 Merchant 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 of 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 *Beale, J. C.* his 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 Taoutai 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 *Beale, J. C.* his 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 *Beale, J. C.* 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.

Shienfung 4th year,

L. S. of Intendant of Circuit.

12th month, 23rd day.

9th February 1865.

No. of Lot, 152.

No. of Title Deed, 146.

True Translation,

M. W. Lay Interpreter.

英册道契 第146號 第152分地 (二)

英一百四十七號

咸豐元年四月廿日英商天祥行主阿雷雷將租地一百五十分地與出分屋心其持與薩摩亞人博裕行各得租地連道契例承業
 同治元年二月廿五日英商天祥行主阿雷雷將租地一百五十分地與出分屋心其持與薩摩亞人博裕行各得租地連道契例承業
 光緒五年二月廿日英商天祥行主阿雷雷將租地一百五十分地與出分屋心其持與薩摩亞人博裕行各得租地連道契例承業
 光緒五年正月廿日英商天祥行主阿雷雷將租地一百五十分地與出分屋心其持與薩摩亞人博裕行各得租地連道契例承業
 宣統元年正月廿日英商天祥行主阿雷雷將租地一百五十分地與出分屋心其持與薩摩亞人博裕行各得租地連道契例承業

咸豐四年十二月廿四日給

租地一百五十分 地契一百四十七號

大清欽命監督江南海關蘇松太兵備道藍 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陸澤士 稟請在上海按和約所定界內租業戶閣杏林地一段永
 遠租賃計壹畝。分。厘。毫。北。南。東。西。各。界。每。畝。文。共。三。百。五。十。五。千。文。其
 年租每畝一千五百文共錢一千五百文每年預付銀錢等因前來准此本道已飭業戶將該地租
 給該商陸澤士 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自由已便亦
 不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
 任又查向議章程雖外國人有通融得之權但無准租地賃房與華民展轉賃賣若華民欲在界內
 租地賃房須由 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陸澤士並後代管業
 之人將來以其地轉與不稟明本國領事官并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錢違犯
 斯章者則此契作為廢紙地即歸官領至租地契者

英册道契 第147號 第153分地 (一)

Duplicate

Deed

Lan, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Rogers James has applied to Rent in perpetuity from the Proprietory Munglin 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, four fen, and six厘, bounded on the North by Renters ground, on the South by Yangkheipang, on the East by Street, on the West by Renters ground.

That the said Rogers James is to pay to the Proprietors Munglin a Sum of Four million five hundred and fifty thousand Cash, being at the Rate of one hundred and fifty thousand Cash 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 Proprietors Munglin shall Rent the said quantity of Land to the Merchant Rogers James 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 of 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 Rogers James, his 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 Trustees 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 Rogers James, his 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 Rogers James, 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.

Wenfung 4th year, of 12th month, 24th day, L. S. of Intendant of Circuit.

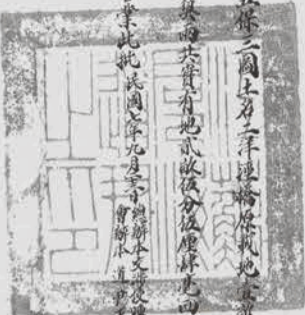
18th February 1855.

No. of Lot, 153.

No. of Title Deed, 147.

True Translation,

M. W. Langg Interpreter.



查此契地坐落二十五條三國土界洋邊橋邊地其畝今文見實地陸分捌厘陸毫核計少地叁分壹厘陸毫又由英冊九十九號契內劃出地壹畝捌分陸厘併入本契內共實地壹畝伍分陸厘陸毫向地東至英冊九十九分地西至英冊二百二十七分地南至英冊二百三十九分地該商應照劃併地管業此批民國九年十月七日全地併立美冊二千四百七號新契本契註銷

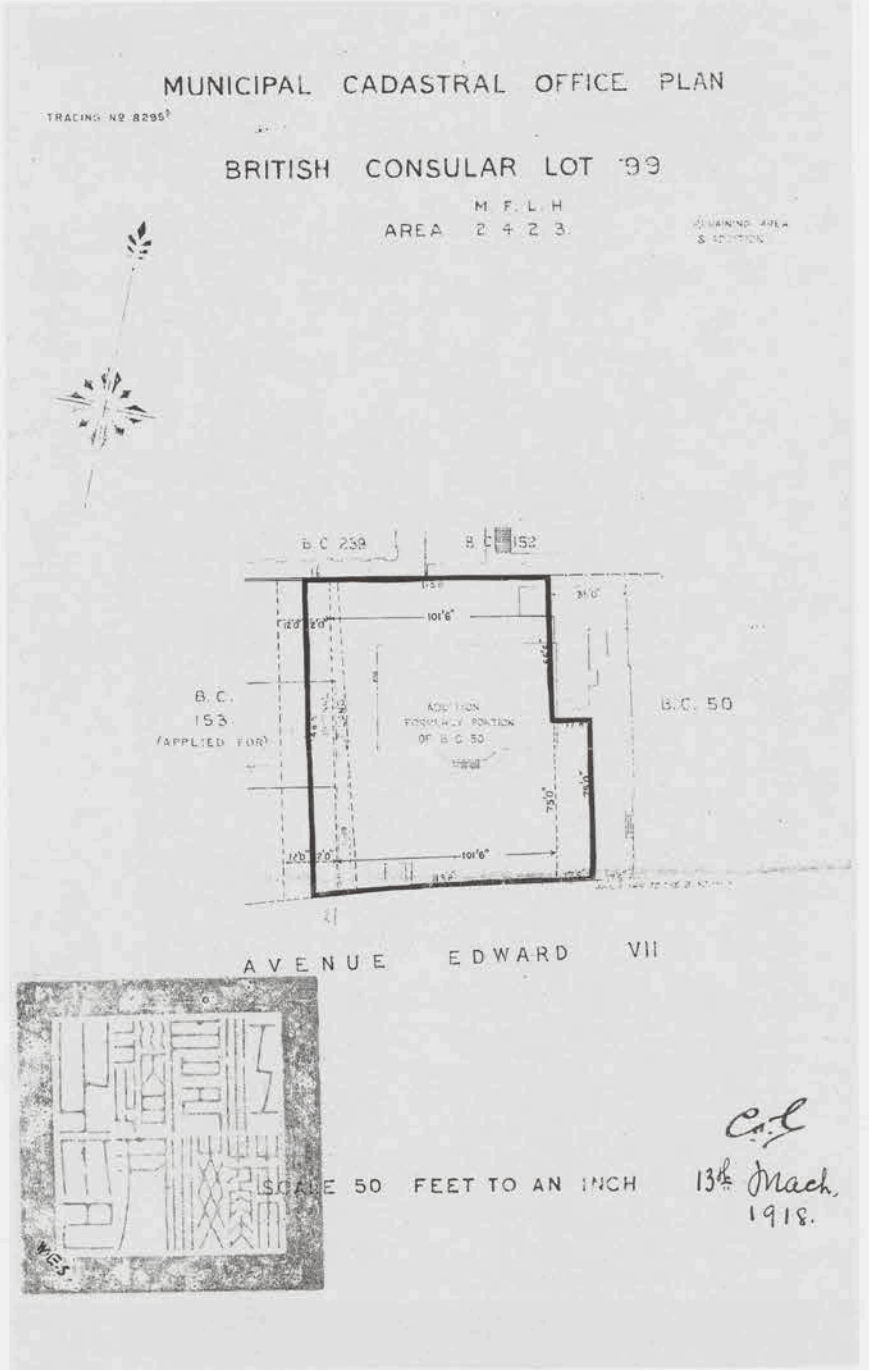
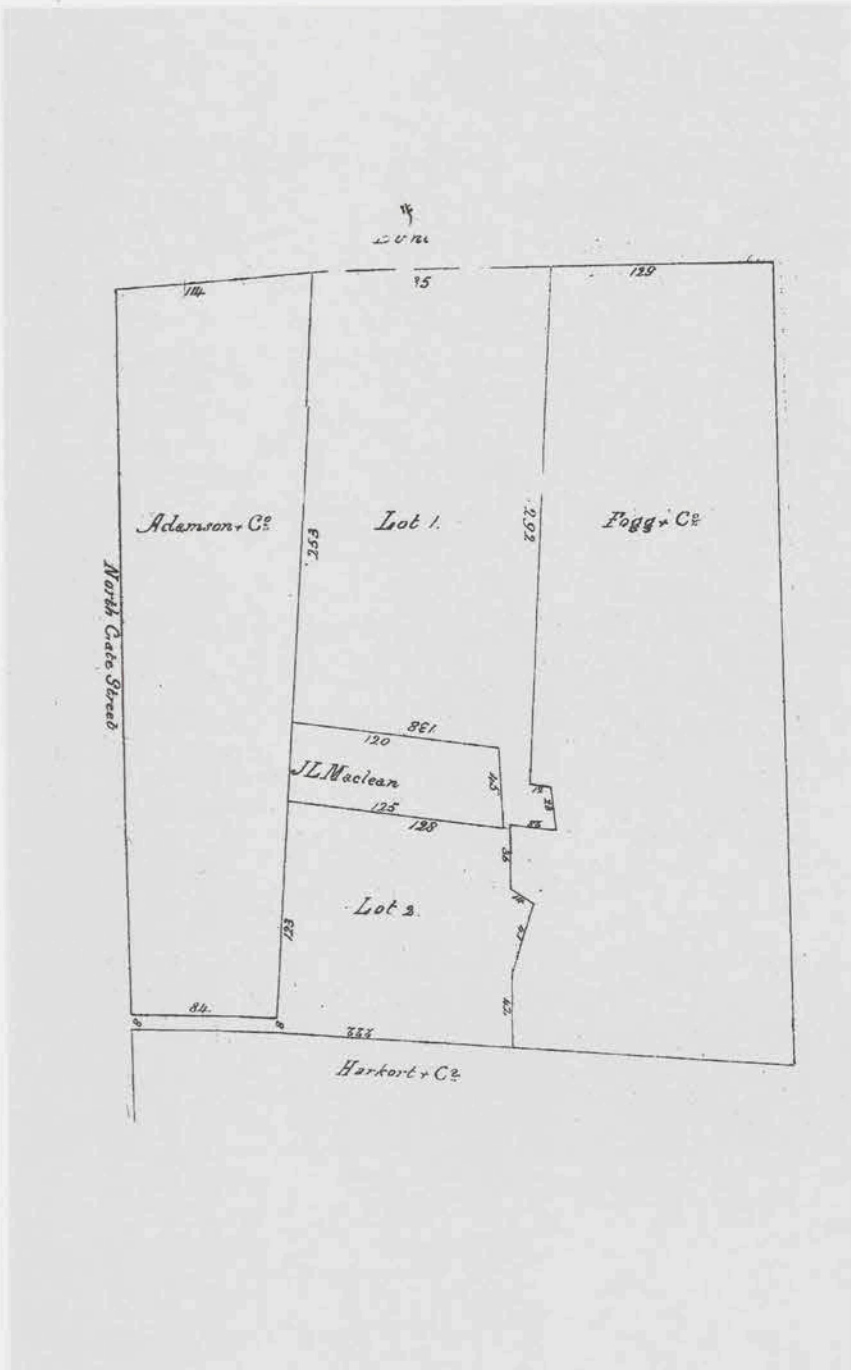
民國九年十月七日全地併立美冊二千四百七號新契本契註銷

第一百四十七號中張一第

英册道契 第147號 第153分地 (二)

收契領事美
啟者接准六百五十六號
來函以五十分劃契之符者查地載一畝
但原二毫併入英冊六十九分之二畝
字樣誤係二畝之誤自應送請更正
等因准此茲已申奉局政正加章前
函附還如布
貴領事查照分別存給為荷此致
日此
計送印契三紙
七年十月七日
印

英册道契 第147號 第153分地 (三)
上海市土地局致英國駐滬領事函



英册道契 第147號 第153分地 (五)
哈格脫公司自繪地塊圖

英册道契 第147號 第153分地 (四)
公共租界工部局繪製地塊圖

Duplicate

Title Deed.

Lan, Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Shih King-sew and others* have applied to Rent in perpetuity from the Proprietors *Shih King-sew and 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 *one hundred and two* *square* *feet*, bounded on the North by *Road*, on the South by *Chinese tenement*, on the East by *do.*, on the West by *do.*

That the said *Shih King-sew and others* is to pay to the Proprietors *Shih King-sew and others* a Sum of *one hundred and two* *thousand* *Cash*, being at the Rate of *170,000* *Cash* per *annum*; and also the Annual Low Rent of *Fifteen Hundred* *Cash* per *annum* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Shih King-sew and others* shall Rent the said quantity of Land to the Merchant *Shih King-sew and others* 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 of 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 *Shih King-sew and others*—his 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 Taotai 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 *Shih King-sew and others*—his 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 *Shih King-sew and others*—neglect to pay Yearly in advance the said Low Rent of *Fifteen Hundred* *Cash* per *annum*, 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.

Keenfung L^d, year, of *1915* month, *24* day.

10th February 1855.

No. of Lot, *154*. No. of Title Deed, *148*.

True Translation, *W. N. May* Interpreter.

英册道契 第148號 第154分地 (二)

大清欽命監督江南海關蘇松太兵備道 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迭格 稟請在上海按和約所定界內租業定居著地一段永
遠租賃計八畝六分五厘毫北路 南美地東華地西路給價每畝一百零二元二角五分其
年租每畝一千五百文共銀九百 文每年預付銀號等因前來准此本道已飭業房將該地租
給該商迭格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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有道融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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迭格並後代管業
之人將來以其地轉與不稟明本國領事官并通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領至租地契者

咸豐四年正月 日給
地契一百五十分

英册道契 第148號 第154分地 (一)

大清欽命監督江南海關蘇松太兵備道 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指望行稟請在上海按和約所定界內租業戶閣吉林地一段永
遠租賃計七畝八分。厘。毫北路 南路 東華地西里路價每畝五元五角共五十五元五角其
年租每畝一千五百文共錢十四元七角五分每年預付銀錢等因前來准此本道已飭業戶將該地租
給該商指望行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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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指望行並後代營業
之人將來以其地轉與不稟明本國領事官并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錢違犯
斯章者則此契作為廢紙地即歸官領至租地契者

咸豐

四月初二日
四日給

租地一百五十分
地契一百四十九號

咸豐八年八月廿日英商羅北清典將地一畝五分計三畝八分轉與英商羅北清典租用該地非伊有矣

同治九年二月廿五日英商羅北清典將地一畝五分計三畝八分轉與英商羅北清典租用該地非伊有矣

同治元年十二月廿二日英商羅北清典將地一畝五分計三畝八分轉與英商羅北清典租用該地非伊有矣

註明該地仍須遵照例承業如違地非伊有矣

同治十年二月廿七日會托耳將地一畝五分計三畝八分轉與英商羅北清典租用該地非伊有矣

英一百四十九號

英册道契 第149號 第155分地 (一)

Duplicate

Title Deed.

Lan. Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchants Moncrieff Grove & Co. have applied to Rent in perpetuity from the Proprietor Mischingliu 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 nine mow, eight fun, bounded on the North by Road, on the South by Road, on the East by China wall, on the West by China wall. That the said Moncrieff Grove & Co. are to pay to the Proprietor Mischingliu a Sum of Five million one hundred thousand Cash, being at the Rate of 520,000 Cash 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 Mischingliu shall Rent the said quantity of Land to the Merchants Moncrieff Grove & Co. 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 of 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 Moncrieff Grove & Co. his 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 Taotsee 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 Moncrieff Grove & Co. his 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 Moncrieff Grove & Co. 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.

Meen fun of 1/2 year, L. S. of 12 months, 2 1/2 day, Intendant of Circuit.

10th February 1855.

No. of Lot, 155. No. of Title Deed, 149.

True Translation, H. N. May, Interpreter.

英册道契 第149號 第155分地 (二)

此契存卷

大清欽命監督江蘇兩廣總督松太兵備道蓋 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等請在上海按和約所定界內租業在或等處一段永
遠租賃計四畝八分八厘毫北義記南界東界西界每畝畝價銀壹千文共二千零八十文其
年租每畝一千五百文共銀六千 文每年預付銀號等因前來准此本道已飭業處將該地租
給該商等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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得租之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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等不遵後代管業
之人將來以其地轉與不稟明本國領事官并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領至租地契者

咸豐



租地一百五十六分
地契一百五十六號

查此契准英國駐上海總領事署函本契由前租主通和有限公司將全地轉與 泰德而華特
中華民國三年六月八日上海地政局批印



一千九百零九年十月八日 泰德而華特 將本契全地轉與 馬三司 租用此批
民國四年三月有本局補印

此契於三十一年三月十一日准日建辦此批 字第三五九號
轉立日冊第五〇一五 號 辦理地稅會社 經理官 吳時煥 批
中華民國三十一年三月二十日上海地政局批 租字第三五二一號



英册道契 第149號 第153分地 第150號 第156分地

英册道契 第150號 第156分地 (一)

Duplicate

Title Deed.

Lan. Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the
Merchant Waters, Charles has applied to Rent in perpetuity from the
Proprietors Chuang-woo Ching & 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 - Four mu, four fen, four li, four hao, bounded
on the North by Renters ground
on the South by James property
on the East by Chinese property
on the West by James property
That the said Waters, Charles is to pay to the Proprietors
Chuang-wo Ching & others a Sum of Two Million and forty
thousand Cash, being at the Rate of 570,000 Cash
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 Proprietors
Chuang-wo Ching & others shall Rent the said quantity of Land to the Merchant
Waters, Charles upon the following conditions:-
Inasmuch, 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 of 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 Waters, Charles,
his 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 Taotai 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 Waters, Charles, his 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 Waters, Charles 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.

Meenfung 4th year, of 12th month, 24th day.
10th February 1855.
No. of Lot, 156. No. of Title Deed, 150.

W. May, Interpreter.

同治三年二月初五日 英國領事官 將前租主 地契留轉與會銜洛相用 該民遵例承業如遠地非伊有矣
光緒三年四月廿四日 李登 經理人 李登 經理人 李登 經理人 李登 經理人 李登 經理人 李登 經理人 李登 經理人
光緒三年閏六月 會銜洛相用 會銜洛相用 會銜洛相用 會銜洛相用 會銜洛相用 會銜洛相用 會銜洛相用 會銜洛相用 會銜洛相用 會銜洛相用
光緒十四年四月二十日 已故勒勞好耳經理人 規札師 代理人 李司德 將前租主 地契留轉與會銜洛相用 該民遵例承業如遠地非伊有矣
一千九百十六年四月二十七日 規札師 將本契全地轉與 花相租用此批
一千九百十七年三月十七日 花相 將本契全地轉與 會銜洛相用 該民遵例承業如遠地非伊有矣
巴丁登 立德而 巴丁登 立德而 巴丁登 立德而 巴丁登 立德而 巴丁登 立德而 巴丁登 立德而

第一百五十號 中張一帝

英册道契 第150號 第156分地 (二)

一一〇五

大清欽命監督江南海關蘇松太兵備道 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 稟請在上海按和約所定界內租業會官地一段永
遠租賃計八畝 分 厘 毫 北 界 南 界 東 界 西 界 每畝 價 銀 每 百 文 共 一 千 四 百 四 十 文 其
年租每畝一千五百文共銀十二千 文每年預付銀號等因前來准此本道已飭業廣署將該地租
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自由已便亦
不得轉與別國未曾准住中國之人必須中國官憲與 領事官查視其租地貨房無足妨礙方准租
住又查向議章程雖外國人有通融得宜之處但無准租地貨房與華民展轉貨賣若華民欲在界內
租地貨房須由 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領事官并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

查本稅地基八畝已於咸豐五年九月壬日由英民里轉與經理已故根布爾事人遵例租用同治十三年十月初六日批
同治十三年十月初六日經理已故根布爾事人將所租 地基八畝轉與廣泉西美司遵例租用可也
光緒四年五月初五日經理已故根布爾事人將所租 地基八畝轉與廣泉西美司遵例租用此批
光緒四年七月留阿特利特河租 地連同另租三百五十二等各地再請更換二千五百至二千五百至二千五百
四等號新契租用本契理合註銷此批

咸豐五年

十月初六日

日給

租地一百五十二分
地契一百五十二號

英册道契 第151號 第157分地 (一)

銷

英 第一百五十二號 中張一帝 員洪 查見

Duplicate.

Title Deed.

Law, Superintendent of Maritime Customs for the Province of Keang-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 the Proprietor, *Head, Charles H. ...* Consular stating, that the Merchant *Head, Charles H. ...* has applied to Rent in perpetuity from the Proprietor *Head, Charles H. ...* 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 *eight mow*, bounded on the North by *Creek*, on the South by *Temple*, on the East by *Creek*, on the West by *Creek*.

That the said *Head, Charles H. ...* is to pay to the Proprietor *Head, Charles H. ...* a Sum of *one million four hundred and fifty thousand* Cash, being at the Rate of *150,000* Cash 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 *Head, Charles H. ...* shall Rent the said quantity of Land to the Merchant *Head, Charles H. ...* 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 of 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 *Head, Charles H. ...* his 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 Tsubutee 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 *Head, Charles H. ...* his 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 *Head, Charles H. ...* 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.

Wenfung to year, of *25th* month, *1858* day. I. S. of Intendant of Circuit.

25th March 1858
No. of Lot, *151*. No. of Title Deed, *151*.

True Translation,

A. May Interpreter.

英册道契 第151號 第157分地 (二)

大清欽命監督江南海關蘇松太兵備道 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 稟請在上海按和約所定界內租業戶張英寺地一段永
 遠租賃計畝。分。厘。毫。北。東。南。西。各。東。官。地。西。界。給。價。每。畝。銀。百。五。十。元。文。共。銀。百。五。十。元。其
 年租每畝一千五百文共銀廿元。文每年預付銀號等因前來准此本道已飭業處將該地租
 給該商皮爾 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不能自由已便亦
 不得轉與別國未准往中國之人必領中國官憲與 領事官查視其租地賃房無妨礙地方准租
 租地賃房須由 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皮爾並後代管業
 之人將來以其地轉與不稟明本國領事官并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領至租地契者

咸豐

五年二月二十六日給

租地一百五十分 地契一百五十三號

咸豐八年十月廿日英商皮爾有領事官 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皮爾並後代管業
 之人將來以其地轉與不稟明本國領事官并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領至租地契者

例承業地非伊有矣
 同治二年正月廿日英商馬士斯將租地一百五十三號地契劃出四畝八分轉與 華樓 租用該地遵照例承業如違地非伊有矣
 同治二年正月廿日英商馬士斯將租地一百五十三號地契劃出二畝七分五厘添入一百五十三號地內合用此地現共有十畝九分五厘該
 地遵照例承業如違地非伊有矣
 同治二年正月廿日英商馬士斯將租地一百五十三號地契劃出五畝八分八毫轉與經手之人 漢生 租用該地遵照例承業如違地非伊有
 同治二年正月廿日英商馬士斯將租地一百五十三號地契劃出二畝八分五厘轉與經手之人 漢生 租用該地遵照例承業如違地非伊有
 同治二年正月廿日英商馬士斯將租地一百五十三號地契劃出二畝八分三厘三毫轉與經手之人 漢生 租用該地遵照例承業如違地非伊有
 同治二年正月廿日英商馬士斯將租地一百五十三號地契劃出二畝八分三厘三毫轉與經手之人 漢生 租用該地遵照例承業如違地非伊有
 同治二年正月廿日英商馬士斯將租地一百五十三號地契劃出二畝八分三厘三毫轉與經手之人 漢生 租用該地遵照例承業如違地非伊有

英册道契 第151號 第157分地 第153號 第159分地

英册道契 第153號 第159分地 (一)

Duplicate

Tit. Deed.

Law, Superintendent of *British* writes Customs for the Province of Keang-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 the Merchant *Beale, Thomas Chay* has applied to Rent in perpetuity from the Proprietors *Chen Keik fo & 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 *Twenty five* *mon*, *fun*, *by* *huan*, bounded on the North by *James Hong's & Co's ground*, on the South by *Chinese post ground*, on the East by *Chinese post ground*, on the West by *Chinese post ground*.

That the said *Beale, Thomas Chay* is to pay to the Proprietors *Chen Keik fo & others* a Sum of *Two million two hundred and ten thousand* Cash, being at the Rate of *157.154* Cash 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 Proprietors *Chen Keik fo & others* shall Rent the said quantity of Land to the Merchant *Beale, Thomas Chay* 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 exercise any right of transfer or occupancy therein, or exercise any right of 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 *Beale, Thomas Chay* his 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 Taotse 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 *Beale, Thomas Chay*, his 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 *Beale, Thomas Chay* 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.

Keungfung the year, *Beale, Thomas Chay* of *Shanghai* month, *15* day. 1855.

Beale, Thomas Chay 1855.

No. of Lot, *159*. No. of Title Deed, *153*.

True Translation, *Beale, Thomas Chay* Interpreter.

英 第 一 百 五 十 三 號 中 張 一 第

民國十年一月十日全地轉立美册字六百六十九號新本契註銷

光緒九年十月七日同和行可外將所租一百五十三號地八畝六分三厘七毫轉與先達例租用此批
 光緒十年四月三十日同和行可外將所租一百五十三號地八畝六分三厘七毫轉與福文禮道例租用此批
 光緒十年四月三十日同和行可外將所租一百五十三號地八畝六分三厘七毫轉與福文禮道例租用此批
 光緒十年四月三十日同和行可外將所租一百五十三號地八畝六分三厘七毫轉與福文禮道例租用此批
 光緒十年四月三十日同和行可外將所租一百五十三號地八畝六分三厘七毫轉與福文禮道例租用此批
 光緒十年四月三十日同和行可外將所租一百五十三號地八畝六分三厘七毫轉與福文禮道例租用此批

英册道契 第153號 第159分地 (二)

大清欽命監督江南海關蘇松太兵備道 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克雷 稟請在上海按和約所定界內租業戶張內文地一段永
遠租賃計二畝二分三厘七毫北界與甯洪 東界與西洪給價每畝銀壹千八百元正其
年租每畝一千五百文共銀三千三百元正每年預付銀號等因前來准此本道已飭業戶 將該地租
給該商克雷 收用務照後開各條進行查核外國人挾和約在界內租定地畝却不能自由已便亦
不得轉與別國未准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
任又查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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克雷 並後代官業
之人將來以其地轉與不稟明本國領事官并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領至租地契者

咸豐六年三月十八日給

租地一百六十分
地契一百四號

咸豐元年十月初九日美民克雷將所租一百六十分地契二分三厘七毫轉與英民名位列門姓格希思租用該民遵照契例承業如違地非伊有矣
咸豐元年七月廿五日英民位列門姓格希思將所租一百六十分地契二分三厘七毫轉與英民名位列門姓格希思租用該民遵照契例承業如違地非伊有矣

同治五年二月廿四日英民位列門姓格希思將所租一百六十分地契二分三厘七毫轉與英民名位列門姓格希思租用該民遵照契例承業如違地非伊有矣

同治五年十一月初七日英民位列門姓格希思將所租一百六十分地契二分三厘七毫轉與英民名位列門姓格希思租用該民遵照契例承業如違地非伊有矣

同治六年七月廿七日英民位列門姓格希思將所租一百六十分地契二分三厘七毫轉與英民名位列門姓格希思租用該民遵照契例承業如違地非伊有矣

同治十年七月廿七日英民位列門姓格希思將所租一百六十分地契二分三厘七毫轉與英民名位列門姓格希思租用該民遵照契例承業如違地非伊有矣

英一百五十四號

英册道契 第154號 第160分地 (一)

Duplicate

中

Title Deed.

Lau, deputy Superintendent of Maritime Customs for the Province of Keang-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 the Merchant George S. Gray has applied to Rent in perpetuity from the Proprietors Chang ping you 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 Two mos, Two fun, Three li, Seven hao, bounded on the North by Mr Wright's land, on the South by ditch, on the East by Mr Wright's land, on the West by ditch.

That the said George S. Gray is to pay to the Proprietors Chang ping you a sum of Eight hundred and forty two thousand four hundred and twenty four Cash, being at the Rate of 276.809 Cash 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 Proprietors shall Rent the said quantity of Land to the Merchant 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 of 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 George S. Gray his 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 Tauxtes 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 George S. Gray his 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 George S. Gray 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.

Keenfung 6th year, of 3rd month, 18th day, L. S. of Intendant of Circuit.

22nd April 1856

No. of Lot, 160

No. of Title Deed, 154

True Translation,

Chas. A. Sinclair Interpreter.

光緒二十八年六月十八日高易將本說契地轉與高易 柏林大司脫 其愛司高易將本說契地轉與高易租用此批
本年七月初四日高易 柏林大司脫 其愛司高易將本說契地轉與高易租用此批
光緒二十二年六月十九日業廣將本說契地轉與高易租用此批
一千九百一十二年七月初八日高易將本說契地轉與高易租用此批
一千九百一十三年八月二十二日業新將本說契地轉與高易租用此批
一千九百一十四年六月十八日高易將本說契地轉與高易租用此批
查此契准英國駐上海總領事署前由本契主雷德德將全地轉與馬斯德山騰租用等因准此相應加批以資
執管此批 中華民國二十二年十月十八日上海市土地局批印

英册道契 第154號 第160分地 (二)

大清欽命督辦江蘇兩廣總督張之洞 為給出租地契事照得接准
大英領事官 照會內開全據本國商人羅利 稟請在上海按和約所定界內租業虎口思 地一段永

遠租賃計二畝。分。厘。毫。北。東。南。西。地。每。畝。租。銀。每。年。銀。一。千。五。百。文。共。錢。叁。千。一。文。每。年。預。付。銀。號。等。因。前。來。准。此。本。道。已。飭。業。處。將。該。地。租
給。該。商。向。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。自。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 領。事。官。查。視。其。租。地。賃。房。無。足。妨。礙。方。准。租
任。又。查。向。議。章。程。雖。外。國。人。有。通。融。得。益。之。處。但。無。准。租。地。賃。房。與。華。民。展。轉。賃。賣。若。華。民。欲。在。界。內
租。地。賃。房。須。由 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。羅。利。並。後。代。管。業
之。人。將。來。以。其。地。轉。與。不。稟。明。本。國。領。事。官。并。道。憲。批。准。登。籍。將。其。地。整。段。分。段。或。已。或。人。另。違。齊。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。領。至。租。地。契。者

咸豐五年五月二十六日 租地二百五十分
地契一百五十五號
五年五月初十日英商白西非於毗連原租地地契計畝正拾肆畝方四寸六分
其年租一千五百文按期照行遵照契條各例水業

英册道契 第154號 第160分地 第155號 第161分地

英册道契 第155號 第161分地 (一)

Duplicate.

Title Deed.
Law, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant *Percival, A.* has applied to Rent in perpetuity from the Proprietors *Shin-kin-ye* 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 *Two* *mon,* *sun,* *le,* *haou,* bounded on the North by *Chiu-see rentas.* on the South by *Dr. Hall's ground.* on the East by *River.* on the West by *Sunt's ground.*
That the said *Percival, A.* is to pay to the Proprietors *Shin-kin-ye* a Sum of *one hundred and two thousand* Cash, being at the Rate of *57,000* Cash 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 Proprietors *Shin-kin-ye* shall Rent the said quantity of Land to the Merchant *Percival, A.* 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 of 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 *Percival, A.* his 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 Taisate 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 *Percival, A.* his 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 *Percival, A.* 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.

L. S. of *2nd* month, *18th* day. *2d April, 1855.*
No. of Lot, *161.* No. of Title Deed, *155.*
True Translation, *P. N. Hay.* Interpreter.

第 一 百 五 十 五 號 中 張 一 帶

(即一六一分)

此契於光緒十四年六月三日准領事官在上海總領事署第六二〇六號函
轉立日期第一〇二六三號江蘇省及蘇州府地籍局會社侯整理舊契換給新契
中華民國三年四月廿八日地籍局此 特字第一〇六號

光緒三十三年七月二十五日怡和行將本號契地轉與怡和洋行有限公司租用此批
咸豐五年五月初十日英商白西非於毗連原租地地契計畝正拾肆畝方四寸六分
其年租一千五百文按期照行遵照契條各例水業

查此契地坐落上海法界英界交界處... 怡和洋行有限公司...

英册道契 第155號 第161分地 (二)

OFFICE OF THE WHANGPOO CONSERVANCY BOARD.

No. 67

OFFICIAL RECEIPT FOR SHENGKO.

RECEIVED from Messrs. Jardine, Matheson & Co., Ltd.

the registered owner of British Consular Lots Nos 151, 162 & 681.

as payment of shengko for Twenty one mow,

--- fen four li and one hou (Mow 21.041 ---)

the sum of Shanghai, Taels. Twenty thousand and nine hundred eighty only

(Tls. 20,980.00) -----

Sh. Tls. 20,980.00

Shanghai, 24th. March, 1922.

C. H. Hurst
Secretary.

此後浦局收據計升陸地三畝四分一毫現計陸地
升五寸二分內陸地上年六月廿五日會同地
局

致英總領事處

逕啓者據會丈局局長案呈英保一百六十分併契及添升陸地
新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舊
契等件函送

貴總領事查收轉致
貴副領事分別存給再本號

爲荷此頌

日祉

計送印契二紙銷契四紙

王 許
收並頌

曾核

十一年五月二十七日

英册道契 第155號 第161分地 (四)
特派江蘇交涉員、滬海道尹致英國駐滬領事函

英册道契 第155號 第161分地 (三)
後浦局土地升科銀收據

訓令

江蘇交涉公署訓令第壹千六號

令會丈局局長

前據上海縣知事轉據浦東塘工善後局呈稱該局查得英保
一百六十分一分契地係北劃用路地寬二丈由南首至北寬
二畝餘個換款分之二即五該契地係升陸地四畝知其提出升
科之地必須劃西之文寬出浦連築碼頭呈請函致英領事知該
契主思將存查之契文局訂期拿契等情登附清冊呈
到署查得存查之契係英領事函致英領事查得該局查得
五畝餘陸地係英領事函致英領事查得該局查得該局查得
該地租三謂若再漲出浦西大且損害該地全部價值以

行發照印立省蘇江
分 登 發 完

英册道契 第155號 第161分地 (五)
特派江蘇交涉員下發會丈局訓令 1a

啟者前由上海外灘
 事特務處工部查得
 後由查得工部查得
 則除歸公規則歸公
 衛接直出浦之必要
 案之款分參差可互
 地內劃界浦面五丈
 之利便且查該地之
 謂係出浦而大且損
 宜由官查其地現欲
 另繪圖送呈度稅特
 特此後查之也蘇以
 以上諸法亦等清理
 附後圖印者據決法
 該地之也蘇亦分合

英册道契 第155號 第161分地 (六)
特派江蘇交涉員下發會丈局訓令 1b

計費地圖一紙
 中華民國
 五年五月九日
 特派江蘇交涉員
 江蘇省長章宗祥
 江蘇省公署

英册道契 第155號 第161分地 (七)
特派江蘇交涉員下發會丈局訓令 1c



民國二十二年六月十三日到

訓令

江蘇交涉公署訓令第二五八號

令會丈局局長

案查英冊一六八分地塘工局擬劃帶五丈寬之出浦路
 一筆前據上海縣轉據浦東塘工善後局董某口宣呈
 稱現欲路淺二丈寬直達浦面另係因沈清橋商英

領訂期會勘令行會丈局查照等情并附繪圖到署查該處
 同在圖函致英領事知該租主思擬及令行後局查照嗣據
 英領事亦呈到浦西雖已改為二丈寬然現查所有
 者仍係以獲得難處九等中後經令行上海縣知事轉據
 浦東塘工善後局董某口宣呈稱查此項碼頭原由英

行發版刷印立省蘇江
分 會 署 定

英冊道契 第155號 第161分地 (八)
特派江蘇交涉員下發會丈局訓令 2a

冊一千零八十九號其內劃除歸公規劃路綫又因張家浜
 改築公路為碼頭街接取直出浦之必要即以此處地邊靠西
 原有之路綫調整北地邊取直路綫之北後其地邊未據呈啟
 分參差可至添牙離河內抵劃其村內則雷浦西又建築
 碼頭停止津渡又為完全水路交通之利後且至該地之北

之案極應贊同均有得並荷准呈奉轉據該地主謂該
 出浦西受損該處全部董局對於公益雖極贊成至願
 即就調整路綫二丈寬直達出浦後在沈清橋後街訂期立
 案查沈善浦東路及規劃津渡碼頭關係交通全局十餘年
 東沿浦其地帶出浦西已建未建在碼頭均為在津商股全伙

方公益在以此地內該處所屬之業係屬其良以公路津渡和
 便交通浦東商路發展拓觀雖所屬沈清橋地為各國所注意因該
 租主不依呈請劃讓業已特別改訂身改訂相換路綫二丈寬
 直達出浦再行不敷建其停泊務必阻礙交通想該租主維持
 地公益並能維護其全在呈請仰祈轉請該局查照呈請英領

英冊道契 第155號 第161分地 (九)
特派江蘇交涉員下發會丈局訓令 2b

未署訓令 謹分表也 劃圖與據手訂期會勘由

任後起之思 江期名 以全益思 和于通 至行全 去戶在 思等情 任合
 據情呈請 核辦 特准 行等 情據此 除函 改英法 給予 查照 轉飭
 該租主 訂期 會勘 外 合亟 令行 該局 印便 查照 此令

中華民國 二十一年 六月 十二日

特派江蘇交涉員許況

江蘇省長 顧維鈞 印

江蘇省立 印

訓令

英册道契 第155號 第161分地 (一〇)
 特派江蘇交涉員下發會丈局訓令 2c

訓令

江蘇交涉公署訓令第21號

令會丈局

准准北二巡指片 呈稱 案查 故戶 履理 之
 軍二路 於 民國 七年 奉 令 籌築 規 定 以
 面 一 尺 光 案 四 十 八 呈 報 亦 以 該 路 為
 水 陸 間 沿 浦 要 道 於 市 政 亦 甚 關 係 甚 巨
 誠 恐 閱 時 既 久 橫 被 侵 佔 妨 礙 未 展 振
 之 計 經 分 查 案 呈 奉
 省 長 令 准 履 理 之 案 據 市 長 呈 報 業 經
 履 軍 役 一 併 知 照 外 切 應 亟 達 情 核 查 呈 報 外

民國二十一年六月一日

江蘇省立 印

英册道契 第155號 第161分地 (一一)
 特派江蘇交涉員下發會丈局訓令 3a

層又戶凡違該項有邑英建築文勘物
須依原定一石八分以收據以杜
照潛而將市政等由准此右照令列後戶
長印便查也並此辦理情引其後也令

中華民國二十一年十一月一日



特派江蘇交涉員許況

江蘇省章

江蘇省章

英册道契 第155號 第161分地 (一二)

特派江蘇交涉員下發會丈局訓令 3b

大清欽命監督江南海關蘇松太兵備道 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西亞稟請在上海按和約所定界內租業處內建地一段永
遠租賃計五畝八分八厘毫北日地 南為東地 西為給價每畝銀五百文共銀四千
年租每畝一千五百文共銀七千五百文每年預付銀號等因前來准此本道已飭業處將該地租
給該商西亞稟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自由已便亦
不得轉與別國未曾准在中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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西亞稟並後代官業
之人將來以其地轉與不稟明本國領事官并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領至租地契者

咸豐

五年十二月十六日

日給

租地二百零二分
地契百零五號



英册道契 第156號 第162分地 (一)

第一百五十六號中張一第

(即一六二分)

Duplicate.

Title Deed.

Lea, Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Suo-sung-tse Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the Merchant ... 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 Five mos, ...

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 Merchant ... 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 of 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 ... his 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 Taotao 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 ... his 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 ... 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.

Shanghai, 5th year, of 2nd month, 18th day. L. S. of Intendant of Circuit.

2nd April, 185.

No. of Lot, 162. No. of Title Deed, 156.

True Translation,

Interpreter.

咸豐十一年七月初一日英商白西非將所租地一百六十二分地其地五畝正轉與英商當行租用該商遵照例承業如違地非伊有矣

民國六年五月二十日余地併入英商一百六十二分地其地五畝正轉與英商當行租用該商遵照例承業如違地非伊有矣



英百五十七年

咸豐七年五月初八日英商入租地地碼將所租地一百六十四分計壹畝五分五厘式毫轉與米國人王亞士租用當時嗎又立永遠出租契文存英商衙門存照人遵照例承業如違地非伊有矣此後轉租地契係于咸豐八年三月十八日補立

咸豐八年正月曾英民多報治將所租地一百六十四分四厘八毫轉與米國人王亞士租用當時遵照例承業如違地非伊有矣

咸豐七年六月廿日英商將所租地一百六十七分計地四畝八厘轉與英商報治租用該商遵照例承業如違地非伊有矣

五年六月廿五日由英商將所租地一百六十四分劃出一畝二分五厘三毫轉與米國人華地漢該商遵照例承業如違地非伊有矣



咸豐

五年二月廿五日

日給

租地二百五十分 地契一百五號

大清欽命監督江南海關蘇松太兵備道 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指望行稟請在上海按和約所定界內租業戶租界房地一段永遠租賃計一畝七分八厘 毫北地地南界東官田雷地給價每畝銀壹千五百四十文 共年租銀一千五百文共銀二千五百文每年預付銀號等因前來准此本道已飭業戶將該地租給該商指望行收用務照後開各條遵行查核外國人挾和約在界內租定地畝却不能自由已便亦不得轉與別國未准往中國之人必領中國官憲與 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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指望行並後代管業之人將來以其地轉與不稟明本國領事官并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領至租地契者

Duplicate

Title Deed.

Chaow, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant J. H. Groves has applied to Rent in perpetuity from the Proprietor Jay Ke-suw 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 mow, seven fun, le, haou, bounded on the North by on the South by on the East by on the West by Chinese renters.

That the said J. H. Groves is to pay to the Proprietor Jay Ke-suw a Sum of Five hundred and Forty shouldaund Cash, being at the Rate of 317.820. Cash 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 Merchant 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 of 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 J. H. Groves his 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 Taotae 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 J. H. Groves his 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 J. H. Groves 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.

Signature of Intendant: Hsunfung 5th year, 3rd month, 5th day, 20th April 185.

No. of Lot, 164. No. of Title Deed, 157.

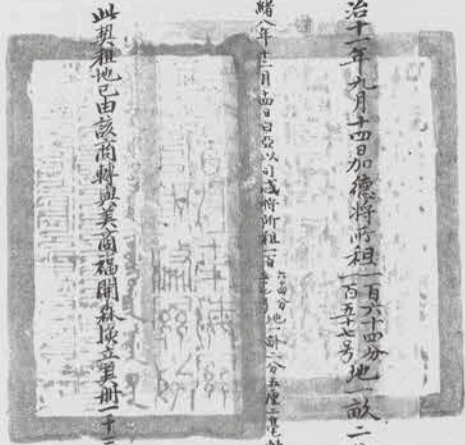
True Translation,

Signature of Interpreter: Chas. A. Sinclair

英册道契 第157號 第164分地(二)

上海道契 卷一

第一百五十七號中張一帝



此契在已由該商轉與英國福開森設立冊冊一千四百五號新契給執本契各行批銷蓋印備考光緒三十二年八月製日道署批

光緒二十九年三月十四日...

同治十年九月十四日加德將所租一百六十四分地一畝二分五厘三毫轉與白亞以司武租用該商遵照例承業可也

此契存卷

SUB-REGISTER, No. 93.

Lot No. 164

Being a Portion Transferred from an Original Lot of Land, No. 164 Register No. 157 situated within the Boundaries appointed under Treaty for the residence of British Subjects at this Port of Shanghai, in the Province of Keang-soo in the Empire of China.

PARTICULARS OF LOT

Sub-Register No. 93. Lot No. 164b Date of Sub-Registration of Lot, February 19th 1862. Signature of Party by whom the Lot is Sub-Registered (Sd) And. Holtz Whether Renter or Agent, Renter. Portions of Lot surrendered to Public use.

PARTICULARS OF TRANSFER.

Name of Renters, H. Holtz. Quantity of Land Transferred, four fun, four le, and eight haou. From whom Transferred, W. Mackenzie. Date of Transfer, 30th of May 1861. Amount of Settled Annual Low Rent at 1,500 cash per mow

I certify the above Particulars to be true and faithful Extracts from the Endorsement of Transfer of the above Lot made by W. Mackenzie

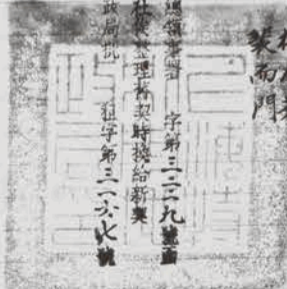
to the afore-said Renters Holtz as entered on the Title Deed for the Original Lot No. 164 given by His Excellency the Intendant of Circuit.

In Testimony whereof, I have hereunto set my hand this nineteenth day of February 1862.

(Sd) Chaloner Alabaster. Interpreter to H.B.M. Consulate at Shanghai.

英册道契 第157號 第164分地(四) B字副契

此契於三十三年三月六日准日本國駐上海領事官... 轉立日冊第四六六一號租屋... 中華民國三十三年三月十七日上海特別市地政局... 租字第三二六火號



西曆三月廿六日... 林司... 租用此批... 廿三年三月廿六日領事官

英册道契 第157號 第164分地(三)

一一一六

大清欽命監督江南海關蘇松太兵備道趙 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指望行稟請在上海按和約所定界內租業有餘舖地一段永
遠租賃計二畝一分八厘毫北派 南界記東派 西界給價每畝銀壹千五百文共
年租每畝一千五百文共銀三千五百文每年預付銀號等因前來准此本道已飭業局將該地租
給該商指望行收用務照從開各條遵行查核外國人按和約在界內租定地畝却不能自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
任又查向議章程雖外國人有道融得之權但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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指望行並後代營業
之人將來以其地轉與不稟明本國領事官并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
新章者則此契作為廢紙地即歸官領至租地契者

咸豐五年三月二十五日
租地一百六十五分
地契二百五十八號

咸豐八年十月廿五日
咸豐八年十月廿五日
咸豐八年十月廿五日

咸豐九年六月十五日
咸豐九年六月十五日
咸豐九年六月十五日

咸豐十年十月初六日
咸豐十年十月初六日
咸豐十年十月初六日

咸豐十年十月十五日
咸豐十年十月十五日
咸豐十年十月十五日

英册道契 第158號 第165分地

英册道契 第158號 第165分地 (一)

Duplicate

Title Deed.

Chaow, Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Moncrieff* *Grove & Co.* has applied to Rent in perpetuity from the Proprietors *Chow-shing yung & 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 *Two mow, one sun, one fu, one le, one hao*, bounded on the North by *Canal*, on the South by *Chow-shing yung*, on the East by *Canal*, on the West by *Government Land*.

That the said *Moncrieff Grove & Co.* are to pay to the Proprietors *Chow-shing yung & others* a Sum of *Two Million, One hundred and sixty thousand* Cash, being at the Rate of *102,8570*. Cash 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 Merchant *Moncrieff Grove & Co.* 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 of 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 *Moncrieff Grove & Co.* his 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 Taotais 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 *Moncrieff Grove & Co.*, his 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 *Moncrieff Grove & Co.* 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.

Hoonfung 5th year, of 3rd month, 5th day, 1855.
L. S. of Intendant of Circuit.
20th April 1855.
No. of Lot, 165. No. of Title Deed, 158.
True Translation, *Chas. S. Swisher* Interpreter.

二一七

英册道契 第158號 第165分地 (二)

大清欽命監督江南海關蘇松太兵備道趙 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未帖 稟請在上海按和約所定界內租業戶張聚英地一段永
遠租賃計六畝式分六厘六毫北東南西 東面界線西面界線 每畝實價銀三千五百三十三文其
年租每畝一千五百文共錢九千三百九十九文每年預付銀號等因前來准此本道已飭業廳將該地租
給該商未帖 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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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未帖並後代管業
之人將來以其地轉與不稟明本國領事官并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領至租地契者

咸豐五年四月十五日給

租地一百六十分
地契一百五十九號



咸豐五年二月初九日英商未帖將西地界內未帖三畝地租與張聚英 照得該商道契照條例承業如有違背其地即非伊有矣

英册道契 第159號 第166分地 (一)

Duplicate

Title Deed.

Chow, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Jos. Will. Wright has applied to Rent in perpetuity from the Proprietors Chang-Huen-yung & 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 six mow, two fun, six li, six haon, bounded on the North by renter's fence, on the South by Chinese renter, on the East by Public road, on the West by Chinese Renters. That the said Joseph William Wright is to pay to the Proprietors Chang-Huen-yung & Co. a Sum of Three Hundred two hundred and thirty thousand Copper Cash, being at the Rate of 516.480 Cash 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 Merchant Jos. Will. Wright 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 of 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 Jos. Will. Wright his 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 Tsuntse 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 Jos. Will. Wright his 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 Jos. Will. Wright 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.

Shanfung's year, of 24 month, 1855 day.

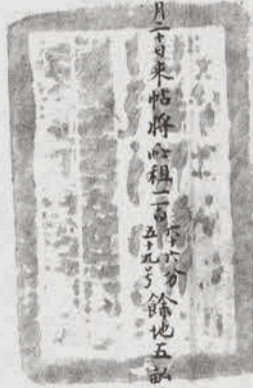
30 May 1855

No. of Lot, 166. No. of Title Deed, 159.

True Translation,

Chas. A. Sinclair Interpreter.

光緒十一年三月十日來帖將地租銀二千五百三十三元餘地五畝九分三厘六毫轉與查理士復遵例租用此批



第一百五十九號中張一單

查理士

英册道契 第159號 第166分地 (二)

大清欽命監督江南海關蘇松太兵備道趙 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未帖 稟請在上海按和約所定界內租業商酌將地一段永
遠租賃計二畝二分。厘。毫北商南華地東界地西界地每畝應支共一千四百五十五支其
年租每畝一千五百文共銀錢三千三百文每年預付銀錢等因前來准此本道已飭業商將該地租
給該商未帖 收用務照後開各條遵行查核外國人挾和約在界內租定地畝却不能自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得益之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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未帖並後代管業
之人將來以其地轉與不稟明本國領事官并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錢違犯
斯章者則此契作為廢紙地即歸官須至租地契者

咸豐五年七月初九日英商未帖 稟請租地一段計五畝餘地應支共銀錢一千四百五十五支其
年租每畝一千五百文共銀錢三千三百文每年預付銀錢等因前來准此本道已飭業商將該地租
給該商未帖 收用務照後開各條遵行查核外國人挾和約在界內租定地畝却不能自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得益之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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未帖並後代管業
之人將來以其地轉與不稟明本國領事官并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錢違犯
斯章者則此契作為廢紙地即歸官須至租地契者

咸豐五年七月初九日
租地一百六十七分
地契一百六十七號

咸豐五年七月初九日英商未帖 稟請租地一段計五畝餘地應支共銀錢一千四百五十五支其
年租每畝一千五百文共銀錢三千三百文每年預付銀錢等因前來准此本道已飭業商將該地租
給該商未帖 收用務照後開各條遵行查核外國人挾和約在界內租定地畝却不能自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得益之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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未帖並後代管業
之人將來以其地轉與不稟明本國領事官并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錢違犯
斯章者則此契作為廢紙地即歸官須至租地契者

同治三年八月准英領事官未帖 稟請將界內地劃出八分六厘歸入英七百五號地契合用特此批註存案

光緒五年二月二十日未帖將所租一百六十七分餘地八分四厘轉與查理士復遵例租用此批

光緒五年五月十一日接
英領事官 稟請查理士復遵例租用此批
中契批明外核計本契實有餘地七分該英商查理士復應照此條所批分通例租用相應批明蓋印備考此批

英册道契 第159號 第166分地 第160號 第167分地

英册道契 第160號 第167分地 (一)

Duplicate

Title Deed.

Chow, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Joseph Williams Wright has applied to Rent in perpetuity from the Proprietors Saouthfih & Sauchanglin 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 two ^{moan} ^{two} ^{sun} li, ^{haou} bounded on the North by ^{Saunman's lot} on the South by ^{Haiding's lot} on the East by ^{Road lot 144} on the West by ^{Road and ditch}

That the said Joseph Williams Wright is to pay to the Proprietors Saouthfih & Sauchanglin a Sum of One million four hundred and forty five thousand Cash, being at the Rate of 647.75 Cash per moan; and also the Annual Low Rent of Fifteen Hundred Cash per moan Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Saouthfih and Sauchanglin shall Rent the said quantity of Land to the Merchant Joseph Williams Wright 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 of 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 Joseph Williams Wright his 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 Taotae 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 Joseph Williams Wright, his 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 Joseph Williams Wright neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per moan, 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.

Kienfung 5th year, of L. S. 5th month, 6th day, Intendant of Circuit.

19th June 1854

No. of Lot, 167. No. of Title Deed, 160.

True Translation,

Interpreter.

英册道契 第160號 第167分地 (二)

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准

領事官 照會內開今據本國商人阿... 遠租賃計七畝三分六厘 毫北公路 南備船廠東小河 西邊路價每畝壹千五百文共... 年租每畝一千五百文共錢五千四百文每年預付銀號等因前來准此本道已飭業戶 將該地租... 給該商阿... 收用務照後開各條進行查核外國人換和約在界內租定地畝却不能自由已便亦... 不得轉與別國未曾在中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租... 任又查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內... 租地賃房須由 領事官與中國官憲酌給蓋印號據始可准行上列各條倘該商阿... 並後代管業... 之人將來以其地轉與不稟明本國領事官并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領至租地契者

咸豐六年正月二十五日給

租地二百八十分 地契百九十一號

咸豐六年正月二十五日由英商阿當遜租地其畝三分六厘與東商着德商租用該商連帶帶條例水業如有違背其地即非伊有矣

咸豐九年正月三日英商着德商雷禮軒... 同治十年三月二十日英商利士春治恩格魯由... 弗波士將租地一百六十八分五厘轉與漢璧禮租用該商遵例承業可也

英一千八百六十年

英册道契 第161號 第168分地 (一)

Duplicate

中

Title Deed.

Lau, acting Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant W. R. Adamson 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 Seven mow, three fen, six li, bounded on the North by Sathway on the South by Dockyard on the East by Creek on the West by Chinese renters That the said W. R. Adamson is to pay to the Proprietors a Sum of Two hundred and fifty mow and Cash, being at the Rate of Cash 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 Merchant W. R. Adamson 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 of 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 W. R. Adamson his 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 Taotmie 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 W. R. Adamson, his 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 W. R. Adamson 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. L. S. of 1st month, day. Heenfung 6th year, March 1856

No. of Lot, 168 No. of Title Deed, 161 True Translation, Chas. A. Sinclair Interpreter.

英册道契 第161號 第168分地 (二)

大清欽命監督江南海關蘇松太兵備道趙大英領事官 照會內開今據本國商人稟請在上海按和約所定界內租業戶陸等事地一段永

為給出租地契事照得接准

遠租賃計至一千五百文共錢七千八百文每年預付銀錢等因前來准此本道已飭業戶將該地租給該商稟請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自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領事官查視其租地賃房無足妨礙方准租地賃房須由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官業之人將來以其地轉與不稟明本國領事官并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錢違犯斯章者則此契作為廢紙地即歸官領至租地契者

咸豐五年五月初十日給

租地二百六十分 地契一百六十二號



英册道契 第162號 第169分地 (一)

同治二年二月初五日英領事官照會內開今據本國商人稟請在上海按和約所定界內租業戶陸等事地一段永

同治二年二月初五日英領事官照會內開今據本國商人稟請在上海按和約所定界內租業戶陸等事地一段永

同治二年五月二十三日

同治七年三月十日英領事官照會內開今據本國商人稟請在上海按和約所定界內租業戶陸等事地一段永

光緒八年七月廿日英領事官照會內開今據本國商人稟請在上海按和約所定界內租業戶陸等事地一段永

光緒九年十月十五日英領事官照會內開今據本國商人稟請在上海按和約所定界內租業戶陸等事地一段永

查本契同治七年三月十日英領事官照會內開今據本國商人稟請在上海按和約所定界內租業戶陸等事地一段永

查此契係英領事官照會內開今據本國商人稟請在上海按和約所定界內租業戶陸等事地一段永

英册道契 第161號 第168分地 第162號 第169分地

Title Deed.

Chao, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchants *C. A. Reynolds and Benjamin Cobb* has applied to Rent in perpetuity from the Proprietors *Lik-ho-poo and 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 *fifty-two* *mon*, *sun*, *le*, *hau*, bounded on the North by *two* *faan* *hou*, on the South by *space* *uncovered* *at* *low* *water*, on the East by *Chinese* *renters*, on the West by *Mr. Richard* *lot*.

That the said *C. A. Reynolds and Benjamin Cobb* pay to the Proprietors *Lik-ho-poo and others* a Sum of *one* *thousand* *and* *seventy* *five* *thousand* *cash* per *annum*; and also the Annual Low Rent of *fifteen* *hundred* *cash* per *annum* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Lik-ho-poo and others* shall Rent the said quantity of Land to the Merchant *C. A. Reynolds and Benjamin Cobb* 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 of transfer except to a Foreigner, having a recognized 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 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 *C. A. Reynolds and Benjamin Cobb* his 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 Tsootso 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 *C. A. Reynolds and Benjamin Cobb*, his 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 *C. A. Reynolds and Benjamin Cobb* neglect to pay Yearly in advance the said Low Rent of *fifteen* *hundred* *cash* per *annum*, 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.

Keung-fung 5th year, of *L. S.* 5th month, 1855 day.
Intendant of Circuit.

23rd June, 1855.

No. of Lot, 169. No. of Title Deed, 162.

True Translation,

Interpreter.

查本契原有地肆拾畝分爲八分契內外餘地肆拾畝分爲肆肆畝四分東至顧王馬路姓西至英界五十六分地



英册 第一百六十二號地契中張一低

一一一一

英册道契 第162號 第169分地 (二)

大清欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得接准

領事官 照會內開今據本國商人柯柏 稟請在上海按和約所定界內租業戶領地一段永
遠租賃計一畝九分一厘六毫北東南出浦東路舊萬里路給價每畝銀壹千五百文共
年租每畝一千五百文共錢壹千八百文每年預付銀號等固前來准此本道已飭業戶 將該地租
給該商柯柏 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自由已便亦
不得轉與別國未曾准往中國之人必領中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得益之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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柯柏並後代營業
之人將來以其地轉與不稟明本國領事官并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領至租地契者

咸豐五年十一月九日

租地二百六十分
地契一百六十三號



咸豐五年十一月九日英商柯柏將租地二百六十分地契與英民沙遜租用該民遵照承業如違地非伊有矣

同治元年七月十六日英民沙遜將租地二百六十分地契與英民沙遜租用該民遵照承業如違地非伊有矣

同治二年二月初五日沙遜將租地二百六十分地契與英民沙遜租用該民遵照承業可也

查本契同治九年七月十六日英民沙遜將租地二百六十分地契與英民沙遜租用該民遵照承業如違地非伊有矣
一千二百上號新契租地用應地明



第一百六十三號地契一併 委員洪 查現

英册道契 第163號 第170分地 (一)

Duplicate

Title Deed.

Lan, acting Superintendent of Maritime Customs for the Province of Keang-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 the Proprietors *Ko-yah-tow &c* has applied to Rent in perpetuity from the Proprietors *Ko-yah-tow &c* 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 *eleven mow, nine sun, one li, six hao*, bounded on the North by *half ditch* on the South by *river* on the East by *root of tree* on the West by *half*

That the said *Benjamin Cobb* is to pay to the Proprietors *Ko-yah-tow &c* a Sum of *seven hundred and sixty shoudan* Cash, being at the Rate of *63, 480* Cash 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 *Ko-yah-tow &c* shall Rent the said quantity of Land to the Merchant *Benjamin Cobb* upon the following conditions:-
Inasmuch, 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 of 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 *Benjamin Cobb*, his 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 Taotais 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 *Benjamin Cobb*, his 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 *Benjamin Cobb* 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.
Hsun-feng 5th year, of 11th month, 4th day, 15th December 1855
L. S. of Intendant of Circuit.
No. of Lot, 170 No. of Title Deed, 163.
True Translation, *Chas. A. Smith* Interpreter.

英册道契 第163號 第170分地 (二)

大清欽命監督江蘇兩廣總督松太兵備道趙 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會稟請在上海按和約所定界內租業地段永
遠租賃計畝。分。厘。毫。北。派。南。岸。東。岸。西。岸。浦。給。價。每。畝。各。千。文。共。千。九。百。千。文。其
年租每畝一千五百文共銀四百五十文每年預付銀號等因前來准此本道已飭業戶將該地租
給該商酌量奉行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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得租之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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酌量後代管業
之人將來以其地轉與不稟明本國領事官并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領至租地契者

咸豐五年九月初八日給

租地百零一分
地契一百零六號

咸豐六年十月九日英人將所租地三十三畝照咸豐五年三月廿六日契轉與英人法蘭西西兩人租用該人遵照
其兩載各款承領如有違背其地即非伊有矣

咸豐二年七月九日英人將所租地三十四畝又長灘十三畝共四十七畝分租與英人與法蘭西人租用該人遵照
查與行所租地三十四畝又長灘十三畝共四十七畝分租與英人與法蘭西人租用該人遵照
查與行所租地三十四畝又長灘十三畝共四十七畝分租與英人與法蘭西人租用該人遵照



查與行所租地三十四畝又長灘十三畝共四十七畝分租與英人與法蘭西人租用該人遵照
中國人無權即行領契不存存契發給契地保單行代 招商局所買現存力在查與行所租地三十四畝又長灘十三畝共四十七畝分租與英人與法蘭西人租用該人遵照

英册道契 第一百零六號地契一第 委員洪 查見

英册道契 第163號 第170分地 第164號 第171分地

英册道契 第164號 第171分地 (一)

Duplicate

Title Deed.

Chow, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul-General, that the Merchant *Richard* has applied to Rent in perpetuity from the Proprietors *Wook-sung-yie & 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 *88* *mons*, *Jun*, *le*, bounded on the North by *a Canal* on the South by *Loh's fields* on the East by *a field* on the West by *the River*

That the said *Richard* is to pay to the Proprietors a Sum of *2,970,000* Cash, being at the Rate of *90,000* Cash 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 Proprietors *Wook-sung-yie & others* shall Rent the said quantity of Land to the Merchant *Richard* 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 of 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 *Richard* his 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 Treasurer 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 *Richard*, his 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 *Richard* 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.

Keenfung year, of *9th* month, *8th* day, 18th Oct. 1855

No. of Lot, 171, No. of Title Deed, 164

True Translation, *Chas. S. Sinclair* Interpreter.

英册道契 第164號 第171分地 (二)

大清欽命

大英領事官 照會內開今據本國商人美察 稟請在上海按和約所定界內租業地段一段永

遠租賃計壹畝壹分陸厘肆毫北... 年租每畝一千五百文共錢壹百肆拾陸文每年預付銀號等因前來准此本道已飭業戶 將該地租 給該商美察 收用務照後開各條遵行查核外國人按和約在界內租定地段却不能自由已便亦 不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租 住又查向議章程雖外國人有通融得之無准租地賃房與華民展轉賃賣若華民欲在界內 租地賃房須由 領事官與中國官憲商酌蓋印憑據始可准行上列各條倘該商 並後代業業 之人將來以其地轉與不稟明本國領事官并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領至租地契者

咸豐五年十月十六日

日給

地契壹百五十二分

咸豐五年十月十四日英商美察將所租地壹百五十二分... 條例承業如有違非其地非伊有矣

咸豐十一年五月二十八日... 地契壹百五十二分

同治元年二月初七日... 地契壹百五十二分

同治四年九月廿五日... 地契壹百五十二分

同治八年正月廿五日... 地契壹百五十二分

同治九年四月廿五日... 地契壹百五十二分

同治十年二月初七日... 地契壹百五十二分

光緒六年七月初九日... 地契壹百五十二分

英一百六十五號

查見

英册道契 第165號 第172分地 (一)

Duplicate

Title Deed.

San, Keting

Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tse Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the Merchant Robert O. Major has applied to Rent in perpetuity from the Proprietors Shih-ye Kuen... 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 acre, one square, two feet, four inches, bounded on the North by C. M. Smith's Lot, on the South by Public Road, on the East by Public Road, on the West by Public Road.

That the said Robert O. Major is to pay to the Proprietors Shih-ye Kuen... Sum of \$100.00 Cash, being at the Rate of 309.300 Cash 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 Merchant 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 of 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 Robert O. Major, his 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 Taotai 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 Robert O. Major, his 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 Robert O. Major 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. L. S. of 10th month, 16th day. 27th Nov 1855

No. of Lot, 172

No. of Title Deed, 165

True Translation,

Chas. A. Swales Interpreter.

英册道契 第165號 第172分地 (二)

大清欽命監督江南海關蘇松太兵備道 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美察 稟請在上海按和約所定界內租業戶 地一段永
遠租賃計五畝二分五厘一毫北着地南着地東着地西着地 價每畝言字文共五百九十九元五角其
年租每畝一千五百文共錢七千八百七十五文每年預付銀號等因前來准此本道已飭業戶 將該地租
給該商美察 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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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美察並後代營業
之人將來以其地轉與不稟明本國領事官并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批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領至租地契者

咸豐五年十月十九日給

租地一百七十三分
地契一百六十六號

咸豐五年九月十九日英商美察將所租一百七十三分地其計五畝二分五厘一毫轉與英商美察多化時租用該商遵照例承業如違地非伊有夫

同治四年三月十日英商美察將所租一百七十三分地其計五畝二分五厘一毫轉與英商美察多化時租用該商遵照例承業可也

同治七年六月初十日英商美察將所租一百七十三分地其計五畝二分五厘一毫轉與英商美察多化時租用該商遵照例承業可也

光緒九年六月二十日英商美察將所租一百七十三分地其計五畝二分五厘一毫轉與英商美察多化時租用該商遵照例承業可也

光緒十年八月二十日英商美察將所租一百七十三分地其計五畝二分五厘一毫轉與英商美察多化時租用該商遵照例承業可也

光緒十六年十二月六日英商美察將所租一百七十三分地其計五畝二分五厘一毫轉與英商美察多化時租用該商遵照例承業可也

英一百

英册道契 第165號 第172分地 第166號 第173分地

英册道契 第166號 第173分地 (一)

Duplicate

Title Deed.

I, acting Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Robert O. Major has applied to Rent in perpetuity from the Proprietors Hsiao-ching-mung 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 Five muon, two fuu, five le, one haou, bounded on the North by Lot No. 173, on the South by the Sang King pang Creek, on the East by Lot No. 172, and on the West by Public Road.

That the said Robert O. Major is to pay to the Proprietors Hsiao-ching-mung a Sum of Eight Hundred and ninety thousand three hundred and sixty Cash, being at the Rate of 360,000 Cash per muon; and also the Annual Low Rent of Fifteen Hundred Cash per muon Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Hsiao-ching-mung &c. shall Rent the said quantity of Land to the Merchant Robert O. Major 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 of 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 Robert O. Major his 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 Tsootae 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 Robert O. Major his 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 Robert O. Major neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per muon, 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.

Hsiao-ching-mung 5th year, of 10th month, 19th day.

28th Nov 1855

No. of Lot, 173

No. of Title Deed, 166

True Translation,

Chas. A. Swinburn

Interpreter.

英册道契 第166號 第173分地 (二)

光緒九年七月三日英商美察將所租一百七十三分地其計五畝二分五厘一毫轉與英商美察多化時租用該商遵照例承業可也

光緒九年三月十日英商美察將所租一百七十三分地其計五畝二分五厘一毫轉與英商美察多化時租用該商遵照例承業可也

光緒五年六月初十日英商美察將所租一百七十三分地其計五畝二分五厘一毫轉與英商美察多化時租用該商遵照例承業可也

民國七年八月二十四日全地併入英册二百七十七分契內本契註銷

一二一五

大清欽命監督江南海關蘇松太兵備道 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史密 稟請在上海按和約所定界內租業戶陳陳氏地一段永

遠租賃計一畝二分〇厘一毫北蓄地南濱法東英商地西濱路價每畝銀三百文共二千〇四十一文共

年租每畝一千五百文共錢二千〇六文每年預付銀號等因前來准此本道已飭業戶 將該地租

給該商史密 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自由已便亦

不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租

住又查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內

租地賃房須由 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史密並後代管業

之人將來以其地轉與不稟明本國領事官并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

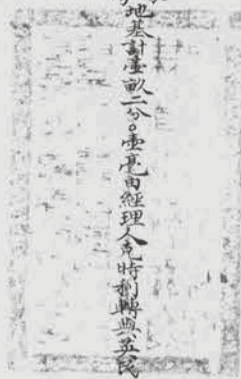
斯章者則此契作為廢紙地即歸官領至租地契者

咸豐

五年十一月二十一

日給

租地一百七十四分
地契二百六十七號



咸豐九年六月初一日美領事官有租地一百七十四分
一百七十四分地契對準一分重地由經理人會時轉與史密名文治姓
厄布拉字生字另租用該民遵照契例承業 如違地非
伊有矣

此舊契註銷另立七百四號新契存案

銷

英一百二十七號

英册道契 第167號 第174分地 (一)

Duplicate

Title Deed.

Lan, acting Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Edouard Maurice Smith has applied to Rent in perpetuity from the Proprietor Chiu-chiu-she 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 lot, two fens, one haow, bounded on the North by lot 88, on the South by the Yang Kuei pang creek, on the East by lot 147, on the West by lots 132 and 147.

That the said Edouard Maurice Smith is to pay to the Proprietor Chiu-chiu-she a Sum of \$1,200 or Two million and forty thousand Cash, being at the Rate of 1,698,584 Cash 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 Merchant Edouard M. Smith 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 of 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 Edouard M. Smith his 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 Taoutae 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 Edouard M. Smith, his 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 Edouard M. Smith 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.

Heenfung 5th year, of 10th month, 21st day.

30th November 1855

No. of Lot, 174

No. of Title Deed, 167

True Translation,

Chas. A. Swales

Interpreter.

英册道契 第167號 第174分地 (二)

大清欽命監督江蘇巡撫張之洞奏為給出租地契事照得接准大英領事官照會內開全據米國商人史密稟請在上海按和約所定界內租業戶楊鳳山地段永

遠租貨計二畝二分五厘。電北着地南漢濱東山。雷驚路價每畝銀元五十五文共計銀元四百四十元。其年租每畝一千五百文共銀三千三百七十五元。每年預付銀元等因。前來准此。本道已飭業戶將該地租給該商史密。改用務照後開各條道行。查核外國人按和約在界內租定地畝。却不自由。已便亦不得轉與別國。未經准往中國之人。必領中國官憲與領事官查視其租地貨房。無足妨礙方准租。又查向議章程。雖外國人有通融得宜之處。但無准租地貨房。與華民展轉租賃。華民欲在界內租地貨房。須由領事官與中國官憲酌給。蓋印憑據。始可准行。上列各條。倘該商史密並後代營業之人。將來以其地轉與不稟明本國領事官。并道憲批准。登錄將其地整段分段。或已或人。另造房屋。轉租華民居住。若未領兩國官憲批准。憑據。每年不將每畝年租銀一千五百文預付銀元。違犯斯章者。則此契作為廢紙。地即歸官領。至租地契者

咸豐五年十月二十一日
租地一百五十分
地契一百零八號
3,000
24, 123

咸豐五年正月...
六年六月...

咸豐九年十月初二日...
咸豐九年十月初四日...
同治五年十一月初四日...
同治五年十一月初四日...
同治五年十一月初四日...

同治九年...
同治八年...
同治二年...
光緒五年...
光緒五年...
光緒五年...

英冊道契

第 167 號 第 174 分地 第 168 號 第 175 分地

英冊道契 第 168 號 第 175 分地 (一)

Duplicate

Title Deed.

Lan, acting Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tai Circuit, &c., &c., hereby gives this Deed for the Renting of Land. British Consul stating, that the Merchant E. Morris Smith has applied to Rent in perpetuity from the Proprietor Yang-fung-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 Two lots, 132 and 144, on the North by the Yang-fung-shan (Ansook) lot, 144, on the South by S. S. Loureiro's & S. S. Gray's lot, 150, on the East by E. Morris Smith's lot, 150, on the West by S. S. Loureiro's & S. S. Gray's lot. That the said E. Morris Smith is to pay to the Proprietor a Sum of 3,000 Cash, being at the Rate of 1,500 Cash per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This copying before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the Merchant E. Morris Smith 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 of 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 E. Morris Smith, his 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 Taotae 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 E. Morris Smith, his 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 E. Morris Smith, his Heirs, or Assigns, 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. Hoanfung 5th year, of 10th month, 21st day. 30th November 1885.

No. of Lot, 175 No. of Title Deed, 168

True Translation,

Chas. A. Swinlan

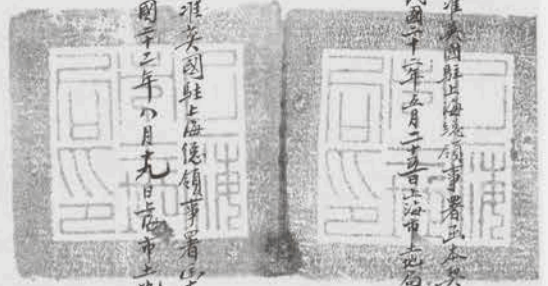
Interpreter.

咸豐九年十月初二日...
咸豐九年十月初四日...
同治五年十一月初四日...
同治五年十一月初四日...
同治五年十一月初四日...
同治九年...
同治八年...
同治二年...
光緒五年...
光緒五年...
光緒五年...
英冊道契

英冊道契 第 168 號 第 175 分地 (二)

查此契准英國駐上海總領事官伊士拉由前租主
愛伊士拉將其所有之土地轉共陶凡租用等因准此相應加批以資執管此批
中華民國二十二年五月二十二日上海地政局批印

查此契准英國駐上海總領事官伊士拉由前租主陶凡將全地轉共愛德有限公司租用等因准此相應加批以資執管此批
中華民國二十二年八月九日上海地政局批印



此契於二十二年三月四日准日本國駐上海總領事官
轉立日冊第四五二七號租戶林式會社恒產公司 依其經理契時換給新契
中華民國二十二年三月十三日上海特別市地政局批印



此契存卷

英册道契 第168號 第175分地 (三)

查局中冊載英租契二百六十號仙棧咸平五年五月由英商
担業戶陶得福等土地二畝二分是年十二月來帖將地分
出五分特與克雷同法三年八月准英領事來函將契內地
劃出八分不原併入七百二十之土地合今檢契契同法三年
劃出土地並未租入且現查所填地一畝七分特與查
理士租用既有漏報於前合所填之數亦未符原契

附錄全卷核實送局謹此 洋務局白 癸四月二十三日

領事來信既稱劃併者予之土地仙棧棧棧七千四百七十號
附錄更由而予予之土地仙田一萬八千八百號劃出則一
萬五千八百號上下二契亦由一自檢送於台既查此契
原係查核實 洋務局白 癸五月十九日

英册道契 第168號 第175分地 (四)

洋務局致會丈局函

Duplicate

Title Deed.

San, acting Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the U.S. Merchant Smith has applied to Rent in perpetuity from the Proprietor Wang yew wän 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 Two moor, one fun, one haon, bounded on the North by Lot 144 on the South by the Yang King pang creek on the East by S. J. Laurens and S. J. Gray's lot on the West by Lot 178.

That the said Wang yew wän is to pay to the Proprietor Smith a Sum of \$1250, equal to Two thousand one hundred & twenty five thousand Cash, being at the Rate of 1,003.422 Cash 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 Wang yew wän shall Rent the said quantity of Land to the Merchant Smith 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 of 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 Smith, his 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 Taotais 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 Smith, his 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 Smith 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.

Kwanfung 5th year, of L. S. 10th month, 21st day. Intendant of Circuit.

30th November 1855

No. of Lot, 176 No. of Title Deed, 169

True Translation,

Chas. A. Sullivan

Interpreter.

英册道契 第169號 第176分地 (二)

Duplicate

Title Deed.

San, acting Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the U.S. Merchant Morris Smith has applied to Rent in perpetuity from the Proprietor Chang Hae 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 Two moor, one fun, one haon, bounded on the North by Lot 88 B and Lot 88 A on the South by Lot 149 on the East by S. J. Laurens and S. J. Gray's lot on the West by Lot 148.

That the said Chang Hae ting is to pay to the Proprietor Smith a Sum of \$1150, equal to One thousand one hundred & fifty thousand Cash, being at the Rate of 999.500 Cash 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 Chang Hae ting shall Rent the said quantity of Land to the Merchant Smith 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 of 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 Smith, his 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 Taotais 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 Smith, his 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 Smith 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.

Kwanfung 5th year, of L. S. 10th month, 21st day. Intendant of Circuit.

30th November 1855

No. of Lot, 177 No. of Title Deed, 170

True Translation,

Chas. A. Sullivan

Interpreter.

英册道契 第170號 第177分地 (二)

咸豐五年十一月二十一日給

咸豐六年六月...

租地一百六十分 地契百六十九號

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准 大英領事官 照會內開今據米國商人史密 稟請在上海按和約所定界內租業戶王有文地一段永 遠租賃計二畝一分〇厘一毫北着地南着地東着地西着地價每畝銀五百五十文共 年租每畝一千五百文共銀三千二百五十文每年預付銀號等因前來准此本道已飭業戶 將該地租 給該商史密 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自由已便亦 不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租 任又查向議章程雖外國人有通融得益之處但無准租地賃房與華民展轉賃賣若華民欲在界內 租地賃房須由 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史密並後代營業 之人將來以其地轉與不稟明本國領事官并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領至租地契者

英册道契 第169號 第176分地 (一)

咸豐五年十一月二十一日給

咸豐六年六月...

租地一百七十分 地契一百七十九號

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准 大英領事官 照會內開今據米國商人史密 稟請在上海按和約所定界內租業戶王有文地一段永 遠租賃計二畝一分〇厘一毫北着地南着地東着地西着地價每畝銀五百五十文共 年租每畝一千五百文共銀三千二百五十文每年預付銀號等因前來准此本道已飭業戶 將該地租 給該商史密 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自由已便亦 不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租 任又查向議章程雖外國人有通融得益之處但無准租地賃房與華民展轉賃賣若華民欲在界內 租地賃房須由 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史密並後代營業 之人將來以其地轉與不稟明本國領事官并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領至租地契者

英册道契 第170號 第177分地 (一)

羅伯孫

Chas. A. Sinclair
W. H. Stevens

11 July 1906

逕啓者今送上一百六十九號一百七十號增註添租地

契上下四帝統祈 飭承檢同中

查收蓋印仍將中契留存上下各契移還可也順頌

日喜

六月初九日

英册道契 第170號 第177分地 (三)

英國駐滬領事便箋

Duplicate

Title Deed.

Lan, acting Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Morris Smith* has applied to Rent in perpetuity from the Proprietor *Hoo-kook-shan's* 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* *mon*, *fin*, *le*, *haou*, bounded on the North by *lot 88 A* on the South by *the Sangking pang creek* on the East by *lots 170 and 171* on the West by *the Sannai Road*

That the said *Morris Smith* is to pay to the Proprietor *Hoo-kook-shan* a Sum of *\$200*, equal to *Three hundred and forty thousand* Cash, being at the Rate of *\$40,000* Cash 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 *Hoo-kook-shan* shall Rent the said quantity of Land to the Merchant *Morris Smith* 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 of 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 *Morris Smith* his 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 Taotae 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 *Morris Smith*, his 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 *Morris Smith* 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.

Huanfung 5th year, of 10th month, 21st day.

30th November 1855

No. of Lot, 178. No. of Title Deed, 171.

True Translation,

Chas. A. Sinclair
Interpreter.

英册道契 第171號 第178分地 (二)

中

咸豐

五年十一月二十一日

地契一百一十一號

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准
大英領事官 照會內開今據米國商人史密 稟請在上海按和約所定界內租業戶奚菊山地段永
遠租賃計一畝一分〇厘〇毫北界地南邊法東界地西界地每畝價銀三百四十文共
年租每畝一千五百文共錢一千五百文每年預付銀號等因前來准此本道已飭業戶 將該地租
給該商史密 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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得之之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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史密並後代業
之人將來以其地轉與不稟明本國領事官并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
斯章者則此契作廢地即歸官領至和地契者

英册道契 第171號 第178分地 (一)

大清欽命監督江南海關蘇松太兵備道 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 稟請在上海按和約所定界內租業戶... 遠租賃計六畝六分四厘七毫北著地... 年租每畝一千五百文共錢...

咸豐五年十月二十一日給

租地一百七十九分 地契一百七十二號



一千九百一十三年正月三十日... 一千九百一十二年三月八日... 一千九百一十四年六月二十七日...

一千九百一十七年正月七日... 一千九百一十七年正月七日... 一千九百一十七年正月七日...

一千九百一十七年正月七日... 一千九百一十七年正月七日... 一千九百一十七年正月七日...

查此契准英國駐上海領事署... 中華民國二十四年七月十三日上海市土地局批印

英一七二二號

英册道契 第171號 第178分地 第172號 第179分地

英册道契 第172號 第179分地 (一)

Duplicate

Title Deed.

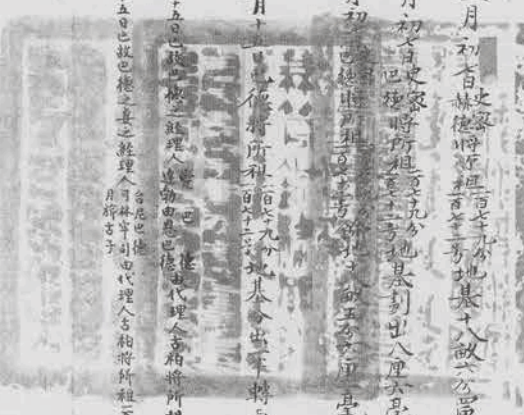
San, acting Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land. I have received a communication from the British Consul stating that the Merchant C. M. Smith & Co. had applied to Rent in perpetuity from the Proprietors...

Heon-fung 5th year, of 10th month, 21st day. Intendant of Circuit.

30th November 1855. No. of Lot, 179. No. of Title Deed, 172.

Chas. A. Suick Interpretor.

同治元年二月初七日... 同治元年二月初七日... 同治元年二月初七日... 同治二年三月... 光緒四年四月... 光緒四年四月... 光緒四年四月...



一一二二

英册道契 第172號 第179分地 (二)

中

大清欽命監督江南海關蘇松太兵備道 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史密 稟請在上海按和約所定界內租業戶一段永
遠租賃計三畝四分六厘三毫北公路南蓄地東公路 西邊路給價每畝五百元
年租每畝一千五百文共錢五千九百五十五文每年預付銀號等因前來准此本道已飭業戶 將該地租
給該商史密 收用務照後開各條進行查核外國人持和約在界內租定地畝却不能自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
任又查向議章程雖外國人有通融得租之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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史密並後代官業
之人將來以其地轉與不稟明本國領事官并通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領至租地契者

咸豐

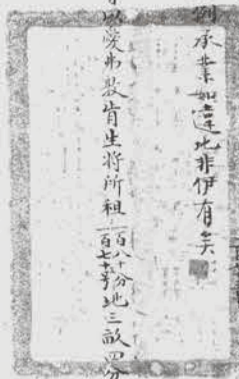
五年十月十一日給

租地二百八十分
地契二百七十三號



咸豐五年十月十一日長商文森有所租第一頁十分地其計三畝四分六厘三毫由經理人名愛力長拿特利轉與英民名以愛丹特教育生租用該
民遵照契例承奉如違此非伊有矣

光緒五年五月十三日以英領事官肯生將所租一百八十分地三畝四分六厘三毫轉與華人願豐成租用歸於中國入冊本契理合註銷此批



英册道契 第173號 第180分地 (一)

英第 一百七十三號

Duplicate

Title Deed.

Lan, acting Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tse Circuit, &c., &c., hereby gives this Deed for the Renting of Land.
I have received a communication from the British Consul stating, that the Merchant Edwin Maurice Smith has applied to Rent in perpetuity from the Proprietors Tan Joo-keow & 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 Three acres, four fens, six lis, three hun, bounded on the North by Sullie road, on the South by 1st-142, on the East by Sullie road, on the West by ditto.
That the said Edwin Maurice Smith is to pay to the Proprietors Tan Joo-keow & others a Sum of \$1160, equal to one thousand nine hundred & fifty five thousand Cash, being at the Rate of \$4.540 Cash 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 Merchant Edwin Maurice Smith 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 of 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 Edwin M. Smith, his 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 Taotae 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 Edwin M. Smith, his 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 Edwin M. Smith, his Heirs, or Assigns, neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, 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.

Shanghai 5th year, of 10th month, 21st day, 30th November 1855

L. S. of Intendant of Circuit.

No. of Lot, 180 No. of Title Deed, 173 True Translation, Chai A. Suclair Interpreter.

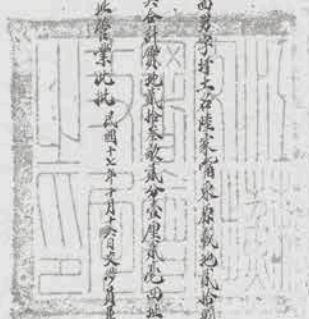
英册道契 第173號 第180分地 (二)

大清欽命監督江南海關蘇松太兵備道蓋 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 稟請在上海按和約所定界內租業戶管轄地一段永

遠租賃計共畝三分六厘 毫北嶺浦南華亞東華德西華路價每畝銀四十五文共五百四十四文共 年租每畝一千五百文共錢四十三百甲支每年預付銀號等因前來准此本道已飭業戶 將該地租 給該商 收用務照從開各條進行查核外國人持租約在界內租定地畝却不能自由已便亦 不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租 住又查向議章程雖外國人有通融得道之處但無准租地賃房與華民展轉賃賣若華民欲在界內 租地賃房須由 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領事官并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領至租地契者

咸豐五年十一月十九日給

租地一百八十一分 地契一百七十四號



查此契係在蘇松太兵備道蓋 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領事官并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領至租地契者

查該契原有地文拾叁畝分壹厘又毫并劃出陸欽茶分捌厘毫毫分立其母四一六號新契又劃出陸陸毫分 立英冊一三九一六號新契

英册道契 第173號 第180分地 第174號 第181分地

英册道契 第174號 第181分地 (一)

Duplicate

Title Deed.

Lan, acting Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchants Beale, Gunnigbaum & Co. has applied to Rent in perpetuity from the Proprietors Chiway, Kwei-fang 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 28 mow, 3 sun, 6 li, 5 hao, bounded on the North by the Hwang-poo River on the South by Chinese Renters on the East by on the West by That the said Beale, Gunnigbaum & Co. is to pay to the Proprietors Chiway, Kwei-fang a Sum of One million three hundred and forty six thousand four hundred Cash, being at the Rate of 47, 475 Cash 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 Beale, Gunnigbaum & Co. shall Rent the said quantity of Land to the Merchant & Co. 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 of 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 Beale, Gunnigbaum & Co. his 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 Taotse 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 Beale, Gunnigbaum & Co. his 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 Beale, Gunnigbaum & Co. 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.

Houfung 5th year, of 11th month, 19th day. L. S. of Intendant of Circuit.

27 December 1855

No. of Lot, 181 No. of Title Deed, 174

True Translation, Chas. A. Sinclair Interpreter.

英册道契 第174號 第181分地 (二)

1111111

中

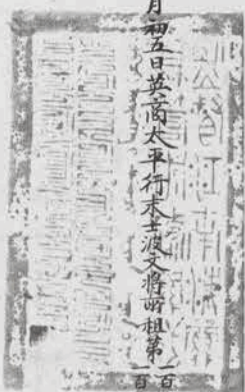
大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准

大英領事官 照會內開今據本國商人拿拿拿稟請在上海按和約所定界內租業戶曹曹曹地一段永
遠租賃計十分。分。厘。毫。北。南。東。西。路。價。每。畝。銀。文。共。三。千。四。百。千。文。共
年租每畝一千五百文共錢二千七百文每年預付銀錢等因前來准此本道已飭業戶 將該地租
給該商波支 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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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波支並後代營業
之人將來以其地轉與不稟明本國領事官并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錢違犯
斯章者則此契作為廢紙地即歸官領至租地契者

咸豐五年十一月十九日給

租地二百八十分
地契一百七十五號

咸豐五年二月初五日英商太平行本士波文將所租地一百八十分正全數轉與英商者米士哈各租用該商道例承業如違地非所有矣



英一百七十五號 委員洪查見

英册道契 第175號 第182分地 (一)

Duplicate

Title Deed.

Lan, acting

Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tao Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consular stating, that the Merchant *Abraham Bowman* has applied to Rent in perpetuity from the Proprietors *Shau-wahl-paou* 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 *Eighteen moor*, *fun*, *le*, *haon*, bounded on the North by *Soochow Creek* on the South by *Public Road* on the East by *James Bowman's lot* on the West by *Chinese tenements*

That the said *Abraham Bowman* is to pay to the Proprietors *Shau-wahl-paou* a Sum of *Three million four hundred thousand* Cash, being at the Rate of *188,888* Cash 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 Proprietors *Shau-wahl-paou* shall Rent the said quantity of Land to the Merchant *Abraham Bowman* 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 of 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 *Abraham Bowman* his 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 Taotai 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 *Abraham Bowman*, his 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 *Abraham Bowman* 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.

Huanfung 5th year, of

L. S. of Intendant of Circuit.

11th month, 10th day.

27 December 1855

No. of Lot, 182

No. of Title Deed, 175

True Translation,

Chas. A. Suclaw Interpreter.

英册道契 第175號 第182分地 (二)

大清欽命監督江海關蘇松太兵備道 為給出租地契事照得據

領事官 照會內開今據本國商人法者 稟請在上海按和約所定界內租業戶一段永
遠租賃計三畝四分五厘五毫北在蘇州南 公路東美租界西法給價每畝銀一千三百文其
年租每畝一千五百文共銀一千五百文每年預付銀錢等因前來准此本道已飭業戶 將該地租
給該商法者 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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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法者並後代官業
之人將來以其地轉與不稟明本國領事官并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錢違犯
新章者則此契作為廢紙地即歸官領至租地契者

咸豐五年十一月十一日

租地一百五十分
地契一百五十分

咸豐五年十一月十一日由上海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法者並後代官業之人將來以其地轉與不稟明本國領事官并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錢違犯新章者則此契作為廢紙地即歸官領至租地契者

銷

英一千八百八十八年

英册道契 第 175 號 第 182 分地 第 178 號 第 185 分地

咸豐九年九月十五日英民法者將所租
同治十年十月十四日經理噶事業人將所租
查本號地基八百九十四號新契租用本契理合註銷此批
查咸豐六年六月廿七日本號地內法者劃出與巴得地其四畝內有二畝五分已於是年十二月間轉與華民陳學鳴
託管業其餘一畝五分於同治十三年正月廿二日轉與高易易立一千四百號新契租用此批

英册道契 第 178 號 第 185 分地 (一)

Duplicate

中

Title Deed.

I, acting Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant William Washer 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 more, four fms, five ls, five haon, bounded on the North by old river course, on the South by Public road, on the East by Mr. Guichard's lot, on the West by ditch near yellow temple.

That the said William Washer is to pay to the Proprietors a Sum of Eight hundred and ninety eight thousand three hundred and eight Cash, being at the Rate of 11. 8 1/2 Cash per mom; and also the Annual Low Rent of Fifteen Hundred Cash per mom 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 Merchant William Washer 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 of 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 William Washer his 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 Taotae 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 William Washer, his 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 William Washer neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mom, 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. Beiping 5th year, of 12th month, 12th day. 19th January 1856. No. of Lot, 185 No. of Title Deed, 178. True Translation, Chas. A. Sinclair Interpreter.

一三三五

英册道契 第 178 號 第 185 分地 (二)

此契存卷

大清欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得接准

領事官 照會內開今據本國商人愛克京 稟請在上海按和約所定界內租業戶參觀地一段永
遠租賃計二畝七分八厘。臺北廣隆行南名利行東商西商等給價每畝一千文共銀二千四百文其
年租每畝一千五百文共銀四千二百七十文每年預付銀號等因前來准此本道已飭業法 將該地租
給該商愛克京 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自由已便亦
不得轉與別國未准往住中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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愛克京並後代管業
之人將來以其地轉與不稟明本國領事官并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項至租地契者

咸豐五年十二月十五日 月給

租地二百八十六分
地契二百九十九號

中契 存案

咸豐六年五月二十日英商愛克京將租地一百八十六分計二畝七分八厘轉與美國商人者治克額租用該商遵照
契紙所載條例承業如有違背其地即非伊有矣

咸豐九年十月二十日英商者治克額將租地一百八十六分計二畝七分八厘轉與美民名利士格魯租用該商遵照契紙所載條例承業如有違背其地即非伊有矣

同治十三年三月廿九日格魯將所租一百八十六分地二畝七分八厘轉與廟而海遵例租用可也此批

光緒十年五月廿四日廟而海之經理人利能將所租一百八十六分地二畝七分八厘轉與梅博閣遵例租用此批

光緒十五年八月初十日梅博閣將所租一百八十六分地二畝七分八厘轉與德商遵例租用此批

英一百七十九號

英册道契 第179號 第186分地 (一)

Duplicate

中

Title Deed.

I, *San*, acting Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tao Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the *British* Consul stating, that the Merchant *Edward King* has applied to Rent in perpetuity from the Proprietors *See. Huan Kwan* 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 *two* *more*, *seven* *sun*, *eight* *le*, *have*, bounded on the North by *Lidday & Co's lot* on the South by *See. Huan Kwan's lot* on the East by *See. Huan Kwan's lot* on the West by *half ditch*

That the said *Edward King* is to pay to the Proprietors *See. Huan Kwan* a Sum of *\$139*, equal to *Two hundred and twenty two thousand four hundred* Cash, being at the Rate of *80 thousand* Cash 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 Proprietors shall Rent the said quantity of Land to the Merchant 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 of 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 *Edward King* his 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 Taotae 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 *Edward King*, his 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 *Edward King* 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.

Huanfung 5th year, of *L. S.* 12th month, 15th day, Intendant of Circuit.

22nd January 1856

No. of Lot, 186 No. of Title Deed, 179

True Translation,

Chas. A. Sinclair

Interpreter.

一八三五年五月廿四日高易將本契全地轉與芬而門敷租用此批

此契於三十二年四月十七日日本國駐上海領事署
轉立日期六七八號日本會社恒產公司經理者
中華民國三十三年四月二十四日上海特別市地政局批
字第五三七六號
契字第五三〇四號

英册道契 第179號 第186分地 (二)

此契存卷

大清欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得按准

領事官 照會內開今據本國商人... 遠租賃計三畝。分。厘。毫。北。南。東。西。路。給。價。每。畝。銀。五。千。文。其。其。年。租。每。畝。一。千。五。百。文。共。銀。四。千。五。百。文。每。年。預。付。銀。號。等。因。前。未。准。此。本。道。已。飭。業。戶。將。該。地。租。給。該。商。業。戶。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。自。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。領。事。官。查。視。其。租。地。賃。房。無。足。妨。碍。方。准。租。地。賃。房。須。由。領。事。官。與。中。國。官。憲。酌。給。蓋。印。契。據。始。可。准。行。上。列。各。條。倘。該。商。業。戶。後。代。管。業。之。人。將。來。以。其。地。轉。與。不。稟。明。本。國。領。事。官。并。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。先。准。憑。據。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

咸豐六年二月十四日給

租地一百七十分 地契一百廿號

同治元年... 地契一百廿號

光緒二十一年... 地契一百廿號

光緒二十一年... 地契一百廿號

此契租地... 地契一百廿號

一千九百零五年... 地契一百廿號

英册道契 第179號 第186分地 第180號 第187分地

英册道契 第180號 第187分地 (一)

Duplicate

Title Deed.

Lau, Deputy Superintendent of Maritime Customs for the Province of Kwang-nan; Act. Intendant of the Soo-sung-tao Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

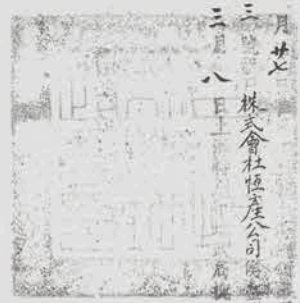
I have received a communication from the Merchant Proprietor Tang-chiu-yang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area Three mou, sun, le, haou, bounded on the North by Chinese routes on the South by Public road on the East by Public Road on the West by Public Road

That the said Tang-chiu-yang is to pay to the Proprietor a Sum of Two hundred and ten thousand Cash, being at the Rate of 170,000 Cash 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 Merchant 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 of 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 his 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 Taotae 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 his 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 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. Heonfung 0th year, L. S. of 2nd month, 14th day. 20th March 1856 No. of Lot, 187 No. of Title Deed, 180 True Translation, Chas. A. Sinclair Interpreter.

此契於三十三年二月廿七日... 林文會杜恆慶公司... 號字第二六八九號



英册道契 第180號 第187分地 (二)

一三三七

此契存卷

大清欽命監督江南海關蘇松太兵備道藍 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查德士稟請在上海接和約所定界內租業戶在瑞林 地一段永
遠租賃計 畝三分七厘 毫北路 南莊地 東莊地 西瑞脚給價每畝空春文共二十五千五百文其
年租每畝一千五百文共錢五百五十五文每年預付銀號等因前來准此本道已飭業戶 將該地租
給該商查德士 收用務照從前各條進行查核外國人按和約在界內租定地畝却不能自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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查德士並後代官業
之人將來以其地轉與不稟明本國領事官并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和地契者

咸豐六年二月十八日給

租地一百八十分
地契一百八十八號

英册道契 第181號 第188分地 (一)

同治二年三月初三日... 李登

光緒三年四月廿四日... 李登

光緒七年閏七月... 李登

光緒十四年四月二十三日... 李登

一千九百十六年四月二十七日... 李登

一千九百十七年三月十七日... 李登

英一百一十一號

Duplicate

Title Deed.

San, deputy-Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Charles Waters has applied to Rent in perpetuity from the Proprietors Cheung-suy-lie 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 three fms seven ls haon, bounded on the North by Public road on the South by Cheung's Land on the East by do do on the West by Foot of wall

That the said Charles Waters is to pay to the Proprietor Cheung-suy-lie a Sum of Fifteen dollars equal to Sixty four thousand five hundred Cash, being at the Rate of 88.000 Cash 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 Merchant Charles Waters 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 of 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 Charles Waters his 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 Taotae 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 Charles Waters, his 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 Charles Waters 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.
Heanfung 0th year, L. S. of 2nd month, 18th day.
Intendant of Circuit.

24th March 1856

No. of Lot, 188

No. of Title Deed, 181

True Translation,

Chas. A. Sinclair

Interpreter.

英册道契 第181號 第188分地 (二)

查此契准英國駐上海總領事官... 中華民國三年五月八日上海布于地局批印

一千九百三十九年十月... 蔡登

此契於三十... 三月十六日上海特種地政局批



大清欽命監督江南海關蘇松太兵備道蓋 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查德士稟請在上海按和約所定界內租業戶莊在陳地一段永遠租賃計一畝四分一厘八毫北量南十七畝東量地西十六畝價每畝二百四十文共三百四十一文共年租每畝一千五百文共錢三千零七十文每年預付銀號等因前來准此本道已飭業戶 將該地租給該商查德士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自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 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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查德士後代管業之人將來以其地轉與不稟明本國領事官并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領至租地契者

咸豐六年二月十八日給

本年三月五日查王德隆將租一百一十塊地基畝四分厘八毫轉與吳高尼勒特商承業如有違非其地即不在此契

租地一百一十九分
地畝一百八十八號

咸豐八年二月初旬相芳將所租一百一十塊地基畝四分厘八毫轉租與吳高尼勒特商承業如有違非其地即不在此契

咸豐十年閏三月廿日英商吳高尼勒特將所租一百一十九分地基畝四分厘八毫轉租與吳高尼勒特商承業如有違非其地即不在此契

同治四年三月二十日英商吳高尼勒特將所租一百一十九分地基畝四分厘八毫轉租與吳高尼勒特商承業如有違非其地即不在此契

光緒九年六月廿日英商吳高尼勒特將所租一百一十九分地基畝四分厘八毫轉租與吳高尼勒特商承業如有違非其地即不在此契

英册道契 第181號 第188分地 第182號 第189分地

英册道契 第182號 第189分地 (一)

Duplicate



光緒九年正月十四日查王德隆將所租一百一十九分地基畝四分厘八毫轉租與吳高尼勒特商承業如有違非其地即不在此契

Title Deed.

Lau, deputy, Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Charles Waters* has applied to Rent in perpetuity from the Proprietor *Chioang-lai-hung* 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 mon, four fu, one li, eight haan*, bounded on the North by *Monoxoff Grove's Land* on the South by *de Budsche's Lot No. 14* on the East by *Sarsas (Durawipoo Joonjathroy) Land* on the West by *Cassumbhary Nattaboy, Lot No. 14 B*

That the said *Charles Waters* is to pay to the Proprietor *Chioang-lai-hung* a Sum of \$200, equal to Three hundred and forty thousand Cash, being at the Rate of 240,000 Cash 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 Merchant 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 of 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 *Charles Waters* his 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 Taotais 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 *Charles Waters*, his 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 *Charles Waters* 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.

Hanfung 6th year, of L. S. 2nd month, 18th day, Intendant of Circuit.

24th March 1856

No. of Lot, 189 No. of Title Deed, 182
True Translation, *Chas. A. Schickel* Interpreter.

英册道契 第182號 第189分地 (二)

此契存卷

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得按准

領事官 照會內開今據本國商人... 遠租賃計四畝... 年租每畝一千五百文共錢六千... 給該商太平行 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自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領事官查視其租地賃房無足妨礙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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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太平行並後代官業之人將來以其地轉與不稟明本國領事官并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

咸豐六年二月二十日給

租地一百九十分 地契二百八十五號

咸豐八年二月廿日英商法者將所租地其一百九十分內劃出二畝○七厘一毫轉與者未士各克租用該商遵與各條例承業如有違背地非伊有矣

咸豐九年九月七日英法法者將所租一百九十分餘地其打畝八分二厘一毫轉與英法羅博特理德租用該民遵照例承業如違地非有矣

同治三年二月初十日英商羅博特理德將所租一百九十分地內劃出八分五厘轉與汗必里租用該商遵例承業可也
同治三年二月初十日英商羅博特理德將所租一百九十分地內劃出一厘一毫轉與達位理德租用該商遵例承業可也

一千九百十七年五月廿日達位理德將本契全地轉與高易租用此批 民國至二月廿日本局補批

此契於一千九百一十七年三月九日由日本領事官... 轉立日期一千八百六十五年... 中華民國三十一年三月十八日上海特別市地政局批 租字第三三七一號

英一百八十三號 委員洪 查閱

英册道契 第183號 第190分地 (一)

Duplicate

Title Deed.

Lian Deputy, Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tue Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the Merchant W. H. Vacher has applied to Rent in perpetuity from the Proprietors Hoohochang, &c. 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 four mow, four fan, one le, one haou, bounded on the North by Adressall Brackensie 102 lot, on the South by Mr D. O. King's property, on the East by English Cemetery and the Chinchew Temple 7 pound, on the West by Ricks 102 and Bidway 102 boundaries stones. That the said W. H. Vacher is to pay to the Proprietors Hoohochang, &c. a Sum of \$100 equal to one hundred and seventy three and one half Cash, being at the Rate of \$42.500 Cash 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 Hoohochang, &c. shall Rent the said quantity of Land to the Merchant W. H. Vacher 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 of 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 W. H. Vacher his 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 Taotai 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 W. H. Vacher, his 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 W. H. Vacher 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. L. S. of 2nd month, 20th day. 28th March 1856.

No. of Lot, 190 No. of Title Deed, 183. True Translation, Chas. A. Sinclair Interpreter.

英册道契 第183號 第190分地 (二)

此契存卷

大清欽命監督江南海關蘇松太兵備道蓋 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李行清稟請在上海按和約所定界內租業戶莊或華地一段永
遠租賃計六畝二分〇厘〇毫北至南興花園 東至西興花園 給價每畝銀壹千五百文共六千八百文其
年租每畝一千五百文共銀九千 文每年預付銀號等因前來准此本道已飭業戶 將該地租
給該商法者 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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
任又查向議章程雖外國人有通融得租之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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法者並後代管業
之人將來以其地轉與不稟明本國領事官并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批准據據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

咸豐六年二月二十日給

租地一百九十一分
地契一百八十四號

咸豐六年七月二十日吳民陸春有等稟請
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法者並後代管業
之人將來以其地轉與不稟明本國領事官并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批准據據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

一千九百四十二年二月廿五日

此契於二十二年二月廿五日准日本領事官
轉上日冊第三八五二號租契由支那領事官轉給
中華民國三十三年三月五日上海領事官批
租字第三三五八號

英一百八十四號

委員洪查見

英册道契 第183號 第190分地 第184號 第191分地

英册道契 第184號 第191分地 (一)

Duplicate

Title Deed.

Lau, deputy Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Wacker has applied to Rent in perpetuity from the Proprietor Chuang woo 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 six mon, two fen, two ho, bounded on the North by the Missionary plot and house on the South by the Huighwa burial ground and ditch on the East by the Huighwa paddy fields on the West by the Huighwa paddy fields

That the said Wacker is to pay to the Proprietors Chuang woo ching a Sum of six hundred and eighty Cash, being at the Rate of 113.884 Cash 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 Proprietors shall Rent the said quantity of Land to the Merchant Wacker 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 of 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 Wacker his 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 Taoutai 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 Wacker, his 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 Wacker 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.

Keangfung 6th year, of 2nd month, 20th day. 26th March 1856

No. of Lot, 191 No. of Title Deed, 184 True Translation, Chas. A. Smith Interpreter.

英册道契 第184號 第191分地 (二)

大清欽命監督江南海關蘇松太兵備道 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太平行 稟請在上海按和約所定界內租業戶前志等 地一段永 遠租賃計三畝。分9厘。毫北。毫南。東。西。高。低。給價每畝銀壹千五百文。共 年租每畝一千五百文共錢拾玖千五百。文每年預付銀號等因前來准此本道已飭業戶 將該地租 給該商太平行。並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自由已便亦 不得轉租別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租 任又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內 租地賃房須由 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太平行並後代管業 之人將來以其地轉與不稟明本國領事官并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領至租地契者

咸豐六年二月二十一日 月給

租地一百九十二分 地契一百八十五號

咸豐十年二月初一日 領事官太平行包地並將租地第一九十二分地地契計十三畝轉與英商艾時頓租用該商遵照契例承業如違地非伊有矣

同治四年四月念五日 領事官太平行經手將大時頓所租地第一九十二分地地契計十三畝轉與蘭浮士租用該商遵照契例承業可也

同治四年七月初九日 蘭浮士將所租地第一九十二分地地契計十三畝轉與台末末克里租用該商遵照契例承業可也

同治十二年二月十四日 台末末克里將所租地第一九十二分地地契計十三畝轉與裕溫干末倫租用該商遵照契例承業可也

光緒元年三月初十日 裕溫干末倫將所租地第一九十二分地地契計十三畝轉與 裕溫干末倫租用該商遵照契例承業可也

光緒九年三月二十六日 裕溫干末倫將所租地第一九十二分地地契計十三畝轉與 裕溫干末倫租用該商遵照契例承業可也

光緒十年五月二十四日 裕溫干末倫將所租地第一九十二分地地契計十三畝轉與 裕溫干末倫租用該商遵照契例承業可也

英一百八十五號

英員洪查見

英册道契 第185號 第192分地 (一)

中

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-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 the Consul stating, that the Merchant 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 mon, fun, le, haou, bounded on the North by on the South by on the East by on the West by

That the said is to pay to the Proprietors a Sum of Cash, being at the Rate of Cash 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 Proprietors shall Rent the said quantity of Land to the Merchant 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 of 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 his 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 Taotse 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 his 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 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.

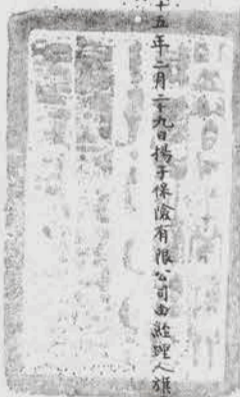
L. S. of Intendant of Circuit. year, month, day.

185

No. of Lot, No. of Title Deed,

True Translation,

Interpreter.



光緒十五年二月十九日 裕溫干末倫將所租地第一九十二分地地契計十三畝轉與 裕溫干末倫租用該商遵照契例承業可也

英册道契 第185號 第192分地 (二)

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得據准

領事官 照會內開今據本國商人華得士 稟請在上海按和約所定界內租業之寬知遠 地一段永 遠租賃計一畝四分。厘。毫北。南。東。西。各。路。價。每。畝。銀。壹。千。文。其。其。年。租。每。畝。一。千。五。百。文。共。銀。六。千。文。每。年。預。付。銀。號。等。因。前。來。准。此。本。道。已。飭。業。戶。將。該。地。租 給。該。商。華。得。士。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。自。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。領。事。官。查。視。其。租。地。賃。房。無。足。妨。碍。方。准。租 任。又。查。向。議。章。程。雖。外。國。人。有。通。融。得。益。之。處。但。無。准。租。地。賃。房。與。華。民。展。轉。賃。賣。若。華。民。欲。在。界。內 租。地。賃。房。須。由。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。華。得。士。並。後。代。管。業 之。人。將。來。以。其。地。轉。與。不。稟。明。本。國。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。先。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。領。至。租。地。契。者

咸豐六年三月

租地二百九十分 地契二百六號

同治二年正月... 李登

光緒三年四月... 李登

光緒六年閏五月... 李登

光緒四年四月... 李登

一千九百十六年四月... 李登

一千九百十七年三月... 李登

英一百八十六號

委員洪查見

英册道契 第185號 第192分地 第186號 第193分地

英册道契 第186號 第193分地 (一)

Duplicate

Title Deed.

Lau, Deputy-Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tao Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating that the Merchant Charles Waters has applied to Rent in perpetuity from the Proprietors Xeu-che-guan 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 lot, four fun, four li, haon, bounded on the North by lot No. 111, on the South by 14 B, on the East by Monieroff Grove & Co's land, on the West by Lot No. 156.

That the said Charles Waters is to pay to the Proprietors Xeu-che-guan a Sum of \$1100, equal to One thousand eight hundred and seventy Hongkang Cash, being at the Rate of Cash 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 Xeu-che-guan shall Rent the said quantity of Land to the Merchant Charles Waters 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 of 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 Charles Waters his 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 Taotae 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 Charles Waters, his 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 Charles Waters 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.

Benfung 6th year, of 3rd month, 8th day. L. S. of Intendant of Circuit.

12th April 1856

No. of Lot, 193. No. of Title Deed, 186

True Translation,

Chas. A. Schuchert Interpreter.

查此契准英國駐上海總領事署... 中華民國三年六月八日上海市政府局批印

一千九百三十九年八月... 李登

民國三年三月... 李登

此契... 中華民國三年三月... 李登



二四三二

英册道契 第186號 第193分地 (二)

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得據准

領事官 照會內開今據本國商人 稟請在上海按和約所定界內租業戶胡大觀 地一段永
遠租賃計四畝七分。厘。毫北馬路南 文每年預付銀號等因前來准此本道已飭業戶 將該地租
年租每畝一千五百文共錢二千五百 文每年預付銀號等因前來准此本道已飭業戶 將該地租
給該商蓋令 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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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蓋令並後代官業
之人將來以其地轉與不稟明本國領事官并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批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領至租地契者

咸豐六年三月十五日 給 租地一百九十四分 地契一百八十七號

咸豐六年三月十五日 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蓋令並後代官業之人將來以其地轉與不稟明本國領事官并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批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領至租地契者

咸豐十年六月二十四日 英商公行將所租一百九十四分地契一百八十七號 轉與英商名愛的上都佛多 茲自該民租用遵照原契承業地契業未

咸豐十年四月十四日 英商公行將所租一百九十四分地契一百八十七號 轉與英商名愛的上都佛多 茲自該民租用遵照原契承業地契業未
同治五年十月廿一日 布商將所租一百九十四分地契一百八十七號 轉與英商名愛的上都佛多 茲自該民租用遵照原契承業地契業未

英一百八十七號中契一帝委委委

英册道契 第187號 第194分地 (一)

Duplicate

中

Title Deed.

Lan, Deputy-Superintendent of Maritime Customs for the Province of Keang-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 the Proprietor, *Hou-ta-kwan*, 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 *Four* *moen fan* *le*, bounded on the North by *the Race-course ditch* on the South by *small pathway* on the East by *the Hou-ta-kwan (au)* on the West by *half of the canal of the Chow-king*.

That the said *Hou-ta-kwan* is to pay to the Proprietors a Sum of *Two hundred and fifty nine* *three hundred* Cash, being at the Rate of *119,000* Cash per *moen*; and also the Annual Low Rent of Fifteen Hundred Cash per *moen* 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 Merchant 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 of 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 *Hou-ta-kwan* his 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 Taotae 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 *Hou-ta-kwan* his 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 *Hou-ta-kwan* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *moen*, 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.

Keon-fung 6th year, of L. S. of *3rd* month, 15th day. Intendant of Circuit. 19th April 1856. No. of Lot, 194. No. of Title Deed, 187. True Translation, *Chas. S. Smith* Interpreter.

英册道契 第187號 第194分地 (二)

Duplicate

Title Deed.

Acting Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the Merchant—Edwin M. Smith—has applied to Rent in perpetuity from the Proprietors Woa-jin-kwei & 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 Four mow, six fen, six hao, bounded on the North by Lot 88.

That the said Edwin M. Smith is to pay to the Proprietors Woa-jin-kwei & others a Sum of Three million, seven hundred thousand and eight hundred Cash, being at the Rate of 92 \$, 2 00—Cash 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 Merchant Edwin M. Smith 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 of 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 Edwin M. Smith, his 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 Taotae 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 Edwin M. Smith, his 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 Edwin M. Smith 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 6th year, of 3rd month, 17th day. 21st April, 1856.

No. of Lot, 145. No. of Title Deed, 188.

True Translation.

Interpreter.

英册道契 第188號 第195分地 (二)

咸豐六年三月十七日給

租地一百九十五分 地契一百八十八號

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得據 大英領事官 照會內開今據本國商人 稟請在上海按和約所定界內租業戶等處地一段永遠租賃計四畝二分。厘毫北界地南會界東界西界給價每畝銀壹千五百文共銀壹萬七千五百文其年租每畝一千五百文共銀六千。文每年預付銀號等因前來准此本道已飭業戶 將該地租給該商四美 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自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 領事官查視其租地賃房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賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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四美並後代官業之人將來以其地轉與不稟明本國領事官并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領至租地契者

英册道契 第188號 第195分地 (一)

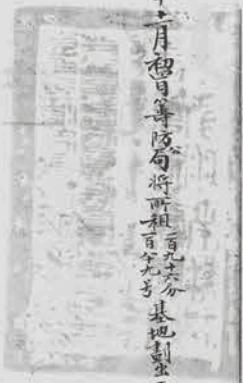
咸豐六年五月初二日給

租地一百九十六分 地契一百八十九號

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得據 大英領事官 照會內開今據本國商人 稟請在上海按和約所定界內租業戶等處地一段永遠租賃計四畝七分五厘一毫北界地南會界東界西界給價每畝銀壹千五百文共銀壹萬七千五百文其年租每畝一千五百文共銀六千。文每年預付銀號等因前來准此本道已飭業戶 將該地租給該商善信局 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自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 領事官查視其租地賃房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賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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 並後代官業之人將來以其地轉與不稟明本國領事官并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領至租地契者

英册道契 第189號 第196分地 (一)

咸豐六年五月初二日給 租地一百九十六分 地契一百八十九號



英二百九十九號 委員洪奎

英册道契 第187號 第194分地 第188號 第195分地 第189號 第196分地

一一四五

Title Deed.

Lan, deputy-Superintendent of Maritime Customs for the Province of Keang-nan; Acting-Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the Municipal Council has applied to Rent in perpetuity from the Proprietor Suk-wao-pung 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 seven sun, five li, one haou, bounded on the North by the New's Land on the South by the ditch of the Howay-kwan on the East by ditto on the West by Suk-wao-pung's own house

That the said Municipal Council is to pay to the Proprietor Suk-wao-pung a Sum of One hundred and two dollars equal to Cash, being at the Rate of Cash 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 Municipal Council 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 of 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 Municipal Council his 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 Taoutai 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 Municipal Council, his 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 Municipal Council 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 year, L. S. of 5th month, 2nd day.

4th June 1856

No. of Lot, 196 No. of Title Deed, 189

True Translation,

Interpreter.

Title Deed.

Lau, deputy-Superintendent of Maritime Customs for the Province of Keang-nan; Acting-Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the Merchant Chau Mahayud Dhurussay has applied to Rent in perpetuity from the Proprietor Cheouyiu cheung 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 four sun, seven li, three haou, bounded on the North by Saw-kwei-pau's land on the South by Laee court's ditch on the East by Mr. Gray's land on the West by half ditch

That the said Chau Mahayud Dhurussay is to pay to the Proprietor Cheouyiu cheung a Sum of Eight hundred and seventy eight four hundred cash Cash, being at the Rate of 25. 888. Cash 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 Merchant Chau Mahayud Dhurussay 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 of 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 Chau Mahayud Dhurussay his 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 Taoutai 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 Chau Mahayud Dhurussay, his 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 Chau Mahayud Dhurussay 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 year, L. S. of 5th month, 7th day.

9th June 1856

No. of Lot, 197 No. of Title Deed, 190

True Translation,

M. A. Sinclair Interpreter.

咸豐六年五月初七日



租地一百九十七分 地契百九十七號

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得據 領事官 照會內開今據本國商人 稟請在上海按和約所定界內租業戶趙雲中地一段永遠租賃計四畝。分七厘三毫北 南 東 西 各給價每畝壹萬壹千五百文 文共 年租每畝一千五百文共錢六百十 文每年預付銀號等因前來准此本道已飭業戶 將該地租給該商架託行 收用務照後開各條進行查核外國人 挾和約在界內租定地畝却不能自由已便亦不得轉與別國未曾准往中國之人 必領中國官憲與 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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 並後代官業之人將來以其地轉與不稟明本國領事官并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領至租地契者

大清欽命監督江南海關蘇松太兵備道藍 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李相 稟請在上海按和約所定界內租業戶是等尋地一段永
遠租賃計五畝。分。厘。毫。北。公。路。南。東。西。各。路。給。價。每。畝。銀。一。千。文。共。銀。五。千。文。其
年租每畝一千五百文共銀七千五百 文每年預付銀號等因前來准此本道已飭業戶 將該地租
給該商李相 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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
任又查向議章程雖外國人有通融得邊之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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 並後代官業
之人將來以其地轉與不稟明本國領事官并道憲批准登籍將其地整段分段或已或人另造房屋
轉租華民居住若才領商國官憲先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領至租地契者

咸豐六年五月初八日給 租地百零八分 地契百九十一號

同治二年七月初一日 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 並後代官業

同治八年六月廿日 日本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 並後代官業

同治八年六月廿日 管理實順行事業人漢生將所租地契劃出一畝一分八厘九毫由經理人轉與阿爾佛典的租用該民遵照例承業可也

同治八年六月廿日 管理實順行事業人漢生將所租地契劃出一畝一分八厘九毫由經理人轉與阿爾佛典的租用該民遵照例承業可也
此稅地契業經轉入英者地冊本契理合註銷

英册道契 第190號 第197分地 第191號 第198分地

英册道契 第191號 第198分地 (一)

Duplicate.

Title Deed.

Sam, Deputy Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Sho-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the Merchant Edward Webb has applied to Rent in perpetuity from the Proprietors Wao-sung-shun, &c. 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 - Five mow, five fu, six li, haou, bounded on the North by Public Road, on the South by Mr Wright's lot, on the East by Public Road, on the West by Mr Shearman's lot.

That the said Edward Webb is to pay to the Proprietors Wao-sung-shun, &c. a Sum of (3000) Three thousand and sixty thousand Cash, being at the Rate of - 72,000 Cash 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 Wao-sung-shun, &c. shall Rent the said quantity of Land to the Merchant Edward Webb 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 of 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 Edward Webb his 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 Taoutae 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 Edward Webb, his 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 Edward Webb 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.

Hienfung 6th year, of 5th month, 6th day.

L. S. of Intendant of Circuit.

10th June, 1856.

No. of Lot, 198. No. of Title Deed, 191.

True Translation,

Interpreter.

英册道契 第191號 第198分地 (二)

中

大清欽命監督江南海關蘇松太兵備道 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馬路東稟請在上海按和約所定界內租業地一段永
遠租賃計畝五分。厘。毫北路 南浦路東美高路西盤路價每畝壹毫壹支共銀三千零一十文其
年租每畝一千五百文共銀五千五百五十文每年預付銀號等因前來准此本道已飭業戶 將該地租
給該商馬路東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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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領事官并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領至租地契者

咸豐六年五月二日

月給

租地百九十九分
地契百九十二號

咸豐五年五月四日英民馬路東稟請將租地百九十九分其地計畝五分轉與英民利德租用該民遵例承業知地非伊有矣

同治元年四月八日英民利德稟請將租地百九十九分其地計畝五分轉與英民利德租用該民遵例承業知地非伊有矣
大輪公司運送八百今號契據全例租用可也 計開四址北至浦灘南至黃浦東至黃浦路西至南潯路

同治十年七月十四日查得本荒地基業經會審委員陳承大明實有九畝四分五厘核與原契所載計畝五分九厘九毫其故係因
四周深溝作馬路嗣後應照現丈畝分為準此批

光緒十年三月三日已故利德遺囑之經理人何白大那脫將所租一百九十九分大荒地九畝四分五厘五毫轉與依沙遜遵照租地契

英二百九十二號 委員洪 謹

此契於中華民國十四年
五月十一日已轉承
第二四〇號(即日)所
第二八九號(承租契)

英册道契 第192號 第199分地(一)

Duplicate.

Title Deed.

Lan, Deputy Superintendent of Maritime Customs for the Province of Keang-nan;
Off: Intendant of the So-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the
Merchant James Macandrew has applied to Rent in perpetuity from the
Proprietors Koo-kieh-foo, Fong-kue, &c. 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 four-tenths more, five suns, _____ li, _____ huan, bounded
on the North by Public Road,
on the South by Whang-poo River,
on the East by the Lane Comstock, part Lot,
on the West by Messrs H. H. Warden and Edw. Cunningham's Lot.
That the said James Macandrew is to pay to the Proprietors
Koo-kieh-foo, Fong-kue, &c. a Sum of (3,400,000) three millions and four
hundred thousand _____ Cash, being at the Rate of - 234,483 - Cash
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
Koo-kieh-foo, Fong-kue, &c. shall Rent the said quantity of Land to the Merchant
James Macandrew 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 of 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 James Macandrew
his 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 Taotain 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 James Macandrew, his 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 James Macandrew 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 Land of the Soil.

A necessary Deed for the Renting of Land.
L. S.
of _____ month, _____ day.
Intendant of Circuit.
26th June, 1856.

No. of Lot, 199. No. of Title Deed, 192.

True Translation,

Interpreter.

英册道契 第192號 第199分地(二)

中帝 此契存卷

大清欽命監督江南海關蘇松太兵備道藍

為給出租地契事照得接准

領事官羅照會內開今據本國商人邱天生稟請在上海按和約所定界內租業... 領事官查視其租地賃房無足妨礙方准租...

咸豐六年正月十九日給

租地貳百貳分 地契貳百玖十五號

同治元年正月十九日英民邱天生將租地二百零二分...

光緒十年七月二十二日英民邱天生將租地二百零二分...

一千九百零七年七月廿九日...

英一千九百零五年

此契於一千九百零五年一月二十九日准日本國駐上海總領事署...

英册道契 第195號 第202分地 (一)

Duplicate

Title Deed.

I, Lan Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant New Teasung has applied to Rent in perpetuity from the Proprietors Lo Tze Kiu & 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...

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 Merchant 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...

Keefung 6th year, L. S. of 7th month, 29th day, Intendant of Circuit.

29th August 1856 No. of Lot, 202 No. of Title Deed, 195

True Translation, John H. Meadows Interpreter.

英册道契 第195號 第202分地 (二)

大清欽命監督江南海關蘇松太兵備道 蓋 為給出租地契事照得接准

領事官羅照會內開今據本國商人亞士下稟請在上海按和約所定界內租業戶陳大經等一段永遠租賃計一畝二分九厘乙毫北公路南公路東義海鐵路價每畝每年支共一千五百文其年租每畝一千五百文共錢三千文每年預付銀號等因前來准此本道已飭業戶陳大經將該地租給該商亞士下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自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領事官查視其租地賃房無足妨礙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賃房與華民展轉賃若華民欲在界內租地賃房須由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亞士下並後代管業之人將來以其地轉與不稟明本國領事官并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批准據據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領至租地契者

咸豐六年十月初七日給

租地二百四十分 地契二百九十七號

Transfer.
On the 4th November 1856 the King's Majesty's Consul transferred the whole of the above mentioned Lot No 204 measuring 13 ellows 9 fms 2 ls 1 know of which he has legal possession to the British subject Mr. H. Vacher to rent and to hold so long as the said Mr. H. Vacher shall not infringe the several conditions stated on the face of the title deed granted for the said Lot of ground.

True translation
John A. Meadows
Interpreter

英册道契 第195號 第202分地 第197號 第204分地

英册道契 第197號 第204分地 (一)

Title Deed.

Lau Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tao Circuit, &c., &c., hereby gives this Deed for the Renting of Land.
I have received a communication from the British Consul stating, that the Merchant M. G. Knapinall has applied to Rent in perpetuity from the Proprietors Scentaking & 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 13 mow, 9 fms, 2 ls, bounded on the North by Hope Lalle road, on the South by Custom House road, on the East by Commission, on the West by Mr. Knapinall.
That the said M. G. Knapinall is to pay to the Proprietors a Sum of Two thousand five hundred & five thousand such hundred weight Cash, being at the Rate of 180,000 Cash 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 Merchant M. G. Knapinall upon the following conditions:—
Inasmuch, 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 of 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 M. G. Knapinall his 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 Taotais 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 M. G. Knapinall his 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 M. G. Knapinall 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.

Keangnung 6th year, L. S. of 10th month, 7th day, Intendant of Circuit.

4th November 1856

No. of Lot, 204 No. of Title Deed, 197

True Translation,

John A. Meadows Interpreter.

咸豐六年十月初七日英領事將所租地契三百四十分計三畝九分二厘轉與英人各處地馬英民佛教租用該民遵照契條而載承業如有違背其地即非伊自負

咸豐六年二月英領事將所租地契三百四十分計三畝九分二厘轉與英人各處地馬英民佛教租用該民遵照契條而載承業如有違背其地即非伊自負

同治二年十月初八日英人各處地馬英民佛教租用該民遵照契條而載承業如有違背其地即非伊自負
同治五年六月廿四日英商高南海將所租地契三百四十分計三畝九分二厘轉與英人各處地馬英民佛教租用該民遵照契條而載承業如有違背其地即非伊自負
同治五年六月廿四日英商高南海將所租地契三百四十分計三畝九分二厘轉與英人各處地馬英民佛教租用該民遵照契條而載承業如有違背其地即非伊自負

同治五年三月初一日英商高南海將所租地契三百四十分計三畝九分二厘轉與英人各處地馬英民佛教租用該民遵照契條而載承業如有違背其地即非伊自負

光緒六年七月初八日英商高南海將所租地契三百四十分計三畝九分二厘轉與英人各處地馬英民佛教租用該民遵照契條而載承業如有違背其地即非伊自負

英一百九十七號

委月法委見

銷

二一五二

英册道契 第197號 第204分地 (二)

此契存卷

大清欽命監督江蘇兩廣總督松本兵備道 為給出租地契事照得接准

領事官羅爾會內開今據本國商人搬查海京請在上海按和約所定界內租業戶甚高地一段永遠租賃計貳畝捌分貳厘陸毫北小路南英界東公路西鐵路價每畝貳萬壹千陸百陸拾壹元其年租每畝一千五百文共錢參千五百文每年預付銀號等因前來准此本道已飭業戶將該地租給該商搬查海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自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領事官查視其租地賃房無足妨礙方准租地賃房須由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搬查海並後代官業之人將來以其地轉與不稟明本國領事官并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批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領至租地契者

咸豐陸年拾壹月初九日給

租地貳百伍分 地契壹百玖拾捌號

光緒二十二年三月十七日撤查並將所租二百五十分地二畝八分二厘六毫轉與德和雷四德遵例租用可也

光緒二十二年三月十九日德和雷四德將所租二百五十分地二畝八分二厘六毫轉與慕勒遵例租用此批

光緒二十二年六月初三日慕勒將所租二百五十分地二畝八分二厘六毫轉與韓得善遵例租用此批



一九四〇年一月廿六日古沃公館將本契地轉與 休海理司 文 租用此批 民國二十九年八月七日日本局補單

此契於二十二年七月二十八日准日工國駐上海領事署 字第七一九號函轉立日行八八三四號 中支那振興株式會社 經理 劉時 簽發此契 中華民國二十二年八月十日上海特別市地政局批 程字第七三三號

英一百九十八號

英册道契 第198號 第205分地 (一)

中

Title Deed.

Lau Superintendent of Maritime Customs for the Province of Keang-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 the 13th Consul stating, that the Merchant Shurumsey Pongshohy has applied to Rent in perpetuity from the Proprietors Chwang and Koon 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 2^{mon}, 8^{fun}, 2^{le}, 6^{haon} bounded on the North by a narrow Lane on the South by Mr. De Bussache's lot on the East by Bridge street on the West by Chwang's property That the said Shurumsey Pongshohy is to pay to the Proprietors Chwang and Koon a Sum of Six hundred and twenty two thousand three hundred & seventy Cash, being at the Rate of 245000 Cash 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 Chwang and Koon shall Rent the said quantity of Land to the Merchant Shurumsey Pongshohy 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 of 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 Shurumsey Pongshohy, his 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 Taoutai 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 Shurumsey Pongshohy, his 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 Shurumsey Pongshohy 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.

Keufung 6th year, L. S. of Intendant of Circuit. 11th month, 9th day.

6th December 1856. No. of Lot, 205 No. of Title Deed, 198 True Translation,

John A. Meadows Interpreter.

英册道契 第198號 第205分地 (二)

大清欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得接准

領事官羅照會內開今據本國商人位勒孫稟請在上海按和約所定界內租業花園空地一段永遠租賃計八畝七分二厘〇毫北至路南半路東石路西路給價每畝百五十元文共一千五百元文其年租每畝一千五百文共錢一千文每年預付銀號等因前來准此本道已飭業戶人將該地租給該商位勒孫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自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領事官查視其租地賃房無足妨礙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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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位勒孫並後代管業之人將來以其地轉與不稟明本國領事官并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批准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領至和地契者

咸豐六年十一月二十二日給

租地二百六分
地契一百九十九號

咸豐七年九月初六日英商位勒孫將所租地契二百六分計八畝一分二厘轉與戈理命威厘臣租用該商遵照契紙所載條例承業如有違背其地即非伊有矣

咸豐七年七月初九日英商戈理命威厘臣將所租地契二百六分計八畝一分二厘轉與位勒孫租用該商遵照契紙所載條例承業如有違背其地即非伊有矣

咸豐十年九月初三日英商渣打利門有所租地契二百六分計八畝一分二厘由經理人向英商轉與英商補醫生租用該地契歸英商補醫生

咸豐十年九月三日美國補醫生所有租地契二百六分計八畝一分二厘轉與華商得租用矣

英册道契 第198號 第205分地 第199號 第206分地

英册道契 第199號 第206分地 (一)

英第壹百玖拾玖號地契 委員洪 查見

咸豐十一年六月初四日美國補醫生將前租得英國一百九十九號地契內地基二畝正轉租與羅奶士打臘士租用矣須至批據者
咸豐十一年六月初九日華商得租得補醫生英國地契第百九十九號地基二畝正轉租與羅奶士打臘士租用矣須至批據者
東至新路 南至華得地 西至中華人地 北至討論場

Title Deed.
Lau Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating that the Merchant Frank Heppen Wilson has applied to Rent in perpetuity from the Proprietors King & 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 8 mu, 1 fan, 2 li, 4 haas, bounded on the North by a road, on the South by a road including the half of a canal, on the East by a stone road, on the West by a small road.
That the said Frank Heppen Wilson is to pay to the Proprietors King & Co. a Sum of one thousand two hundred and sixty thousand Cash, being at the Rate of 155/100 Cash 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 Proprietors shall Rent the said quantity of Land to the Merchant Frank Heppen Wilson upon the following conditions:-
Persons such 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 of 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 Frank Heppen Wilson, his 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 Taotae 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 Frank Heppen Wilson, his 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 Frank Heppen Wilson 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.

1856 year, of 11 month, 22 day.
19th December, 1856.
No. of Lot, 206 No. of Title Deed, 199
True Translation,
L. S. of Intendant of Circuit.
S. M. S. M. S. Interpreter.

英册道契 第199號 第206分地 (二)

欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得接准

領事官羅照會內開今據本國商人地部師稟請在上海按和約所定界內租業戶官地一段永遠租賃計肆畝捌分六厘三毫北巴西地南洋涇浜東公路西地部師地給價每畝二百四十元共一千二百三十九元其年租每畝一千五百文每年預付銀號等因前來准此本道已將該地租給地部師改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自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領事官查視其租地賃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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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地部師並後代管業之人將來以其地轉與不稟明本國領事官并道憲批准登籍以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並不付每年每畝租銀一千五百文違規者以契作廢地即歸官項至租地契者

咸豐六年十一月初一日給 租地 二百〇七分 地契 二百 號

英册道契 第200號 第207分地

中

大清欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得接准

領事官羅照會內開今據本國商會稟請在上海按和約所定界內租業戶羅里盧地一段永遠租賃計肆畝伍分 厘 毫北賈 南徐地 東馬路 西劉路 給價每畝銀四百五十元共一千二百三十九元其年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭業羅里盧地租給該商博爾道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自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領事官查視其租地賃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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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博爾道並後代管業之人將來以其地轉與不稟明本國領事官并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批准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項至租地契者

咸豐六年十二月十五日給 租地 貳百捌分 地契 貳百一號

英册道契 第201號 第208分地 (一)

咸豐六年十月初九日英商博爾若吉將所租地基 二百零八分 計四畝五分轉與各你理呵士噠恩租用該商遵照契條所載各例承業如違地非伊有矣

光緒元年九月廿日各你理呵士噠恩將所租地基南邊相連福州路界內劃出條計地四分三厘六毫永遠轉租與洋涇浜北之工部局經理公用不另立新契本局所有地四畝零六厘四毫此批

光緒三年五月十八日各你理呵士噠恩將所租地基劃出二畝二分六厘五毫轉與教士表先拉羅道例租用另立一千二百零九號契本契現尚餘地一畝一分九厘九毫此批

光緒四年五月廿日各你理呵士噠恩將所租地基劃出一畝七分九厘九毫轉與先老可道例租用此批
香港流地基五十六號劃出之地于光緒四年五月廿日併換一千二百零九號契租用本契理合註銷此批

英二百一十一號

同治二年三月初五日經理英商埔本事業查美森將所租地基劃出四分三厘三毫轉與漢必札租用該商遵照例承業可也
光緒元年八月初日漢學禮將所租地基劃出西北角一塊計英大五尺八寸分毫餘分毫餘轉與接榮生併入其契內遵照例合用本現劃地四畝六分七厘七毫此批

五月英商莫根支將所租地基劃出四分三厘三毫轉與英民福本租用該商遵照例承業如違地非伊有矣

英二百一十號

英二百一十號

Title Deed.

Lan Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *D. Burgoise* has applied to Rent in perpetuity from the Proprietors *Pedro Loureiros* 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 *Four* *mov.* *five* *jun.* *le.* *haou*, bounded on the North by *the sea family*, on the South by *the sea family and a small road*, on the East by *ditch of Riding course*, on the West by *the Chang and Sen family*.

That the said *D. Burgoise* is to pay to the Proprietors *Pedro Loureiros* a Sum of *450,000* Cash, being at the Rate of *99.990* Cash per *mov*; and also the Annual Low Rent of Fifteen Hundred Cash per *mov* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Pedro Loureiros* shall Rent the said quantity of Land to the Merchant *D. Burgoise* 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 of 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 *D. Burgoise* his 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 Taotae 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 *D. Burgoise* his 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 *D. Burgoise* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mov*, 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.

Keangtung 6th year, L. S. of 12th month, 15th day. Intendant of Circuit.

10th January 1857.

No. of Lot, 208 No. of Title Deed, 201

True Translation,

John A. S. Meadows Interpreter.

英册道契 第201號 第208分地 (二)

銷

英二百一十號 委理洪 查見

咸豐九年九月初三日英民利興將租地... 同治元年一月五日英商利興將租地... 光緒七年二月初八日沙遜之經理人葛倍將所租地... 地計三畝二厘轉與英民利興租地... 該地係由英民利興承業如違地非伊有矣

咸豐六年十二月十五日給

租地貳百貳分 地契貳百貳號

大清欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得接准 領事官羅照會內開今據本國商人利興稟請在上海按約所定界內租業戶姜坤地一段永 遠租賃計叁畝二分貳厘毫北界行南馬路東邊漢源宋給價每畝八十元文共計叁百零二元文其 年租每畝一千五百文共銀 文每年預付銀號等因前來准此本道已飭業戶姜坤將該地租 給該商利興收用務照後開各條進行查核外國人於租約在界內租定地畝却不能自由已便亦 不得轉與別國未曾准在中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租 任又查向議章程雖外國人有通融得租之處但無准租地賃房與華民展轉賃賣若華民欲在界內 租地賃房須由 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利興並後代官業 之人將來以其地轉與不稟明本國領事官并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領至租地契者

英册道契 第202號 第209分地 (一)

Title *See*.

Lan Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Thomas Platt* has applied to Rent in perpetuity from the Proprietors *Keang Kwain 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 *Three* mow, *four* fun, *two* le, *four* hau, bounded on the North by *the Sing-tai Hoop*, on the South by *a ditch of all-aloo*, on the East by *the ditch of the Sing family*, on the West by *the ground of the Sing family*. That the said *Thomas Platt* is to pay to the Proprietors *Keang Kwain yuen* a Sum of *253.680* Cash, being at the Rate of *84.000* Cash 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 *Keang Kwain yuen* shall Rent the said quantity of Land to the Merchant *Thomas Platt* 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 of 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 *Thomas Platt* his 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 Taotae 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 *Thomas Platt*, his 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 *Thomas Platt* 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.

Received *6th* year, of *12th* month, *15th* day, *10th* January 1857, I. S. Intendant of Circuit. No. of Lot, *209* No. of Title Deed, *202* True Translation, *John H. Meadows* Interpreter.

英册道契 第202號 第209分地 (二)

中

大清欽命監督江南海關蘇松太兵備道蓋

為給出租地契事照得接准 領事官羅照會內開全據本國商人金頓 稟請在上海按和約所定界內租業之莊以鑄地一段永遠租賃計乙畝九分。厘。毫。北。英。商。得。得。房。東。英。商。得。得。價。每。畝。乙。百。五。十。文。共。三。百。五。十。文。其。年。租。每。畝。一。千。五。百。文。共。銀。文。每。年。預。付。銀。錢。等。因。前。來。准。此。本。道。已。飭。業。戶。將。該。地。租。給。該。商。金。頓。收。用。務。照。後。開。各。條。遵。行。查。核。外。國。人。於。租。界。內。租。定。地。畝。却。不。能。自。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。領。事。官。查。視。其。租。地。賃。房。無。足。妨。礙。方。准。租。任。又。查。向。議。章。程。雖。外。國。人。有。通。融。得。益。之。處。但。無。准。租。地。賃。房。與。華。民。展。轉。賃。房。華。民。欲。在。界。內。租。地。賃。房。須。由。領。事。官。與。中。國。官。憲。酌。給。蓋。印。憑。據。始。可。遵。行。上。列。各。條。倘。該。商。並。後。代。賃。業。之。人。將。來。以。其。地。轉。與。不。稟。明。本。國。領。事。官。并。道。憲。批。准。登。籍。將。其。地。整。段。分。段。或。已。或。入。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。錢。違。犯。斯。章。者。則。此。契。作。為。廢。紙。地。即。歸。官。須。至。租。地。契。者。

咸豐七年年銷月

初五日給 租地貳百十分 地契貳百三號

咸豐七年十二月廿日英商金頓將所租地基二百十分計一畝九分轉與克利利翻章里孫租用該商遵照契紙各例承業如有違背其地即非伊有矣

咸豐七年十二月廿日英商克利利翻章里孫將所租地基二百十分計一畝九分轉與英商金頓租用該商遵照契紙各例承業如有違背其地即非伊有矣

光緒元年六月初八日查英一千八百七十四年七月廿日所立契據載明 該商金頓將所租地基二百十分地壹畝玖分轉與克利利翻章里孫為已故金頓即同額之交託管業人遵照租界此批

英二百三十三號

英册道契 第203號 第210分地 (一)

英册道契 第203號 第210分地 第204號 第211分地

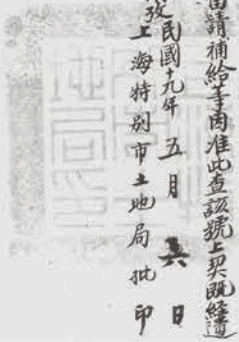
中華民國二十一年十月九日全契地併立英册一三六五號新契本契註銷



查此契准英領事署來函據該業主稟稱現因上契遺失業經登報三月期滿應請補給前來據此相應函請補給予商准此查該號上契既經遺失業經登報三月期滿自應准予補給以前契字嗣後如有原上契發覺應由該業主負責自理是相應批明並印備收

一千九百三十年五月三十日 司寇塞 虎册登將本契全地轉共格未維尔租用此批

查此契准英領事署來函據該業主稟稱現因上契遺失業經登報三月期滿應請補給前來據此相應函請補給予商准此查該號上契既經遺失業經登報三月期滿自應准予補給以前契字嗣後如有原上契發覺應由該業主負責自理是相應批明並印備收



Title Deed.

Lau Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Charles S. Compton has applied to Rent in perpetuity from the Proprietors Chwang Ehaou & 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 one mou, nine fun, 41 kaou, bounded on the North by wall of British merchant Mr Compton's house on the South by wall of British merchant Chwang Ehaou & Co. on the East by wall of British merchant Chwang Ehaou & Co. on the West by wall of British merchant Chwang Ehaou & Co. That the said Charles S. Compton is to pay to the Proprietors Chwang Ehaou & Co. a Sum of 325,000 Cash, being at the Rate of 17,052 Cash per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou yearly in advance to the Government Banker.

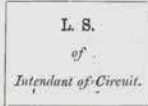
This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Chwang Ehaou & Co. shall Rent the said quantity of Land to the Merchant Charles S. Compton upon the following conditions:-

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 of 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 Charles S. Compton his 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 Taoutai 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 Charles S. Compton his 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 Charles S. Compton 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.

Keangfung 7 1/2 year, of 14 month, 5 1/2 day.



30 January 1857

No. of Lot, 210 No. of Title Deed, 203

True Translation,

John A. Meadows Interpreter.

英册道契 第203號 第210分地 (二)

中 此契存卷

大清欽命駐劄江蘇漢口總領事官羅維德為給出租地契事照得接准

領事官羅維德會內開令據本國商人衛國時稟請在上海英租界內租業戶徐大運地一段永遠租賃計貳畝貳分四厘。臺北島地南公路東打球場華界地段每畝百零二元二十一文其年租每畝一千五百文。文每年預付銀錢等因前來准此本道已飭業戶將該地租給該商衛國時收用務照從前各案遵行查該外國人持租約在界內租定地畝却不能自由已使亦不得轉與別國未曾准往中國之人必須中國官憲與領事官查視其租地賃房無足妨礙方准租任又查向該商羅維德據外國人有通融得地之處倘與領事官查視其租地賃房無足妨礙方准租地賃房須由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衛國時並後代管業之人將來以其地轉與不稟明本國領事官并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無年不將每畝年租錢一千五百文預付銀錢違犯斯章者則此契作為廢紙地即歸官領至租地契者

咸豐元年正月廿七日 租地貳畝二分 地契貳百四號

咸豐元年二月初三日英領事官羅維德將所租地二畝二分轉與上海善善會館租用該館應將所載承業如違地非伊有矣

咸豐六年四月廿日英國普善會館將所租地二畝二分轉與昂國領事官羅維德租用該館應將所載承業如違地非伊有矣

同治三年二月初三日英領事官羅維德將所租地二畝二分轉與德律風公司租用該公司應將所載承業如違地非伊有矣

咸豐九年九月初五日英領事官羅維德將所租地二畝二分轉與德律風公司租用該公司應將所載承業如違地非伊有矣

同治六年三月初二日英領事官羅維德將所租地二畝二分轉與德律風公司租用該公司應將所載承業如違地非伊有矣

英二司。四号

一一五七

英册道契 第204號 第211分地 (一)

Title Deed.

Lan Superintendent of Maritime Customs for the Province of Keang-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 the Merchant John H. Winch British Consul stating, that the Proprietors Sei Takong 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 Three mow, Two sun, six haou, bounded on the North by Public road, on the South by Chinese renter's lot, on the East by Chinese renter's lot, on the West by John H. Winch is to pay to the Proprietors a Sum of 23,000 Cash, being at the Rate of 105,000 Cash 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 Merchant John H. Winch 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 of transfer except to a Foreigner, having a recognized 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 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 John H. Winch his 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 Taotai 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 John H. Winch his 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 John H. Winch 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.

Wenfung 7th year, of 1st month, 27th day, L. S. Intendant of Circuit.

21st February 1857.

No. of Lot, 211 No. of Title Deed, 204

True Translation,

John H. Meadows Interpreter.

英册道契 第204號 第211分地 (二)

第204號

此契於三十三年二月廿二日准日本國駐上海領事署... 中華民國三十三年二月廿三日上海特別市政府地政處批

一千九百零九年三月五日 友根 生

友根 生 友根 尼 友根 力 友根 芬

民國七年二月廿二日

同治八年正月十四日滬隆行理... 同治九年正月十九日羅伯安克自將所租... 同治十年九月初六日林士湯祈將所租...

此契存卷

大清欽命監督江南海關蘇松太兵備道藍

為給出租地契事照得接准

領事官羅照會內開今據本國商人堆那稟請在上海按和約所定界內租業戶錫尋地一段永遠租賃計一畝二分... 年租每畝一千五百文共錢... 不得轉與別國未曾准往中國之人... 租地賃房須由領事官與中國官憲酌給蓋印...

咸豐七年三月初一日

租地貳百一十二分 地契貳百五號

同治十三年正月十五日管理已故惟不胸事業人將所租... 同治十三年正月十五日管理已故惟不胸事業人將所租...

一千九百零九年三月五日 海理司 柯末生 柯末生 柯末生 柯末生 柯末生 柯末生 柯末生 柯末生 柯末生

此契於三十三年三月五日准日本國駐上海領事署... 中華民國三十三年三月十四日上海特別市政府地政處批

英二百零五號

倪吉 倪吉 倪吉 倪吉 倪吉 倪吉 倪吉 倪吉 倪吉 倪吉

英册道契 第205號 第212分地 (一)

Title Deed.

Lau Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that the Merchant *Richard Traumnack* has applied to Rent in perpetuity from the Proprietors *Wang seih keun* 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 mou, two fun, 4 le, 4 haou*, bounded on the North by *the Wang family's land*, on the South by *Mr. Traumnack's land*, on the East by *Suk ming yung's land*, on the West by *the Ke-chang Hong land on a road*.

That the said *Richard Traumnack* is to pay to the Proprietors *Wang seih keun* a Sum of *Eighty four thousand* Cash, being at the Rate of *70.000* Cash 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 *Wang seih keun* shall Rent the said quantity of Land to the Merchant *Richard Traumnack* 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 of 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 *Richard Traumnack*, his 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 Taotais 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 *Richard Traumnack*, his 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 *Richard Traumnack* 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.

L. S.
of 3rd month, 17th day.
Intendant of Circuit.

26th March 1857.

No. of Lot, 212 No. of Title Deed, 205

True Translation,
John H. Meadows
Interpreter.

英册道契 第205號 第212分地 (二)

中
此契存卷

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准

領事官羅照會內開今據本國商人韋里孫稟請在上海按和約所定界內租業地一段永遠租賃計壹畝伍分〇厘〇毫北路南京路東頭地西邊地給價每畝銀壹千文共計百畝拾千文其年租每畝一千五百文共錢——文每年預付銀號等因前來准此本道已飭業戶將該地租給該商韋里孫收用務照後開各案遵行查核外國人按和約在界內租定地畝却不能自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領事官查視其租地貨房無足妨礙方准租住又查向議章程雖外國人有通融得蓋之處但無准租地貨房與華民展轉貨賣若華民欲在界內租地貨房須由領事官與中國官憲酌給蓋印憑據始可准行上列各案倘該商韋里孫後代營業之人將來以其地轉與不稟明本國領事官并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領至租地契者

咸豐九年正月二十一日給

租地貳百陸分
地契貳百陸號

咸豐九年五月十八日英領事官羅照會將租地計壹畝伍分〇厘〇毫北路南京路東頭地該民遵照例承業如違地非伊有矣

咸豐九年六月初七日有華民莊以地地三分五厘出租與英民威厘臣今威厘臣又轉租與英民斐必渣該地與二十六分二厘九號基址相連今故併入該分合用前後共有地基八分五厘此路南路東半河西唐源地該民遵照例承業如違地非伊有矣

咸豐九年十一月五日英領事官羅照會將租地計壹畝伍分〇厘〇毫北路南京路東頭地該民遵照例承業如違地非伊有矣

咸豐九年十一月十五日英領事官羅照會將租地計壹畝伍分〇厘〇毫北路南京路東頭地該民遵照例承業如違地非伊有矣

咸豐九年正月十九日英領事官羅照會將租地計壹畝伍分〇厘〇毫北路南京路東頭地該民遵照例承業如違地非伊有矣

英二百〇九號

英册道契 第209號 第216分地 (一)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant James Borman has applied to Rent in perpetuity from the Proprietors Kwansyuhchung 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 two mow, seven fun, # le, # laou, bounded on the North by Lot No 159 on the South by Lot No 117 on the East by Lot No 117 on the West by Lot No 117

That the said James Borman is to pay to the Proprietors Kwansyuhchung a Sum of 1166.000 Cash, being at the Rate of 431.850 Cash 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 Merchant 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 of 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 James Borman his 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 Taoutai 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 James Borman his 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 James Borman 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.

Kwansyuhchung 7th year, of L. S. 10th month, 6th day. Intendant of Circuit.

21 November 1857.

No. of Lot, 226 No. of Title Deed, 219

True Translation,

John H. Meadows Interpreter.

查此契係准英領事官來函開列地段四畝分租內西至英界馬路下九號地其餘東南西北三面與原或無異該地西首之路計闊七丈六寸長一百九十九尺四寸本契地契與英領事官公司出入無阻此契民國五年七月三日領事官文憑及印信

此契於 35年 3月 18日 由業主 四明銀行 經理 第一次所有 權登記收付卷第 33 號業經 審定完竣 中華民國 35年 7月 6日 上海市 地政局 批

此契於 35年 3月 18日 由業主 四明銀行 經理 第一次所有 權登記收付卷第 33 號業經 審定完竣 中華民國 35年 7月 6日 上海市 地政局 批

中

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官羅照會內開今據本國商人者來文稟請在上海按和約所定界內租業戶會二室地一段永遠租賃計二畝二分。厘。毫北室文南室文東室文西室文給價每畝百五十元共計八百五十元文其年租每畝一千五百文共錢 文每年預付銀錢等因前來准此本道已飭業戶將該地租給該商者來文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自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 領事官查視其租地賃房無足妨礙方准租住又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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領事官并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錢違犯斯章者則此契作為廢紙地即歸官須至租地契者

咸豐 癸 年 十 月 初 六 日 給 租地二百廿七分 地契二百二十號

同治元年四月二十五日英商者米士室又將所租二百廿七分地地契計二畝二分轉與英商官文行租用該商遵例承業如違伊百有矣

同治六年十月十七日英商官文將所租二百廿七分地地契二畝二分轉與慶以夫生租用該商遵例承業可也

同治八年九月初十曾將一百廿分地契併入本契租用兩契之地據報委員詳文見地四畝五分八厘三毫理合註明

同治八年十月廿一日將本契地基分入別冊二百七十三二百七十四二百七十五二百七十六二百七十七二百七十八等號租用本契存存備查

查本號前已轉入別冊二百七十二二百七十八等號茲將二百七十五號別冊之地分五九百四十二等號正契並將二百七十六號別冊之地分五九百四十二等號正契給執租可用也此批同治十一年十二月十五日

英二百廿七號

Title Deed.

Lau Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tue Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the Merchant Charles Mills has applied to Rent in perpetuity from the Proprietors Chun Jeng & 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 five mow, five fan, three le, one hao, bounded on the North by Part of South Road, on the South by Subyuan's land, on the East by Charles Mills land, on the West by Charles Mills land.

That the said Charles Mills is to pay to the Proprietors Chun Jeng & Co. a Sum of Six hundred and forty three thousand seven hundred and thirty seven Cash, being at the Rate of 120,000 Cash 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 Chun Jeng & Co. shall Rent the said quantity of Land to the Merchant Charles Mills 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 of 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 Charles Mills his Heirs, or Assigns, should 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 Charles Mills his Heirs, or Assigns, shall at any time transfer on any part of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon, or 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 Charles Mills 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.

Hankow 30th day of 1857 year of L. S. of month day. Intendant of Circuit. No. of Lot, 211 No. of Title Deed, 211 True Translation, John A. S. ... Interpreter.

英册道契 第211號 第218分地 (二)

此契存卷

大清欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得接准

領事官羅照會內開令據本國商人 布各稟請在上海按和約所定界內租業戶張榮觀地一段永遠租賃計五畝叁分〇厘〇毫北字分南字分東字分西字分給價每畝叁百文共一千五百九十五文其年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭業戶觀將該地租給該商布各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自由已便亦不得轉與別國未准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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領事官并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

咸豐柒年閏伍月貳拾貳日給 租地貳百貳拾分 地契貳百拾叁號

同治元年四月二十五日英商者末士空又將前租二百二十七分地基計二畝二分轉與英商官文行租用該商遵例承業伊百英
同治六年十月十七日英商寶隆將所租一百二十七分地之二分轉與英商以夫生租用該商遵例承業可也
同治八年九月初一日曾將一百二十七分地之二分轉與英商以夫生租用該商遵例承業可也
同治八年十月廿三日又將本契地基分入副冊二百七十二二百七十三二百七十四二百七十五二百七十六二百七十七二百七十八等號租用本契存卷備查
查本號前已轉入副冊二百七十二二百七十三二百七十四二百七十五二百七十六二百七十七二百七十八等號茲將二百七十五號副冊之地分五九百四十三等號正契並將二百七十六號副冊之地分五九百四十四等號正契給執租用可也此批同治十一年十二月十五日

英二百廿號

英册道契 第213號 第220分地 (一)

Title Deed.

Lan Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the
Merchant Frederick Brooker has applied to Rent in perpetuity from the
Proprietors Changyung Kwan 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 Two mow, Three fun, and four hao, bounded
on the North by Lot 26a
on the South by Lot 60a
on the East by Lot 60a
on the West by Lot 91

That the said Frederick Brooker is to pay to the Proprietors
Changyung Kwan a Sum of 1590,000 Cash, being at the Rate of 300,000 Cash
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 Merchant
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 of 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,
Tenement, or House 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 Frederick Brooker
his 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 Taotais 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 Frederick Brooker, his 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 Frederick Brooker 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.

Accepted 7th year, of the 5th month, 22nd day.
13th July 1857.
No. of Lot, 220 No. of Title Deed, 213
True Translation,
John S. Meadows
Interpreter.

英册道契 第213號 第220分地 (二)

查此契原有地六畝八分三厘交與... 新契又割五畝四分... 十三號新契又割三畝四分... 原契地畝係陸恩榮... 九十一號地畝係陸恩榮... 萬千九百九十三號地畝...

此契於三十一年十二月二十四日... 轉上... 一七〇一... 中華民國三十一年十二月二十八日...

此契於三十一年一月二十二日... 主王福備... 中華民國三十一年一月十八日...

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准

領事官羅照會內開今據本國商人... 遠租賃計割畝〇分壹厘... 年租每畝一千五百文共銀... 給該商... 不得轉與別國未曾准往中國之人... 租地賃房須由領事官與中國官憲酌給蓋印... 轉租華民居住若未領兩國官憲允准... 斯章者則此契作為廢紙地即歸官須至租地契者

咸豐柒年陸月初八日給 租地貳畝拾肆分 地契貳拾肆號

光緒十八年六月十日... 查此契於三十一年五月...

英領事... 領事官與中國官憲酌給蓋印... 轉租華民居住若未領兩國官憲允准... 斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十一年... 此契租地... 陸恩榮...

此契租地... 領事官與中國官憲酌給蓋印... 轉租華民居住若未領兩國官憲允准... 斯章者則此契作為廢紙地即歸官須至租地契者

英册道契 第214號 第221分地 (一)

Title Deed.

Law Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Charles Wills has applied to Rent in perpetuity from the Proprietors Shih v. v. 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 84 mow, 4 fun, 6 hau, bounded on the North by Land of Chinese Shih, Chang, Chen & party of 197 U.S. 1 mow, on the South by Wung river, on the East by Wung river, and on the West by Land of Charles Wills & Chinese renters & proprietors village.

That the said Charles Wills is to pay to the Proprietors Shih v. v. a Sum of 7,776.820 Cash, being at the Rate of 212.500 Cash 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 Merchant Charles Wills 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 of 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 Charles Wills his 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 Taotai 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 Charles Wills his 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 Charles Wills 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.

Heentung 7th year, L. S. of 6th month, 8th day. 28th July 1857. No. of Lot, 221 No. of Title Deed, 214. True Translation, John D. Meadows Interpreter.

英册道契 第214號 第221分地 (二)

英二百四號中張一第

光緒九年六月廿日經理已故位立士之遺產人友格林將二百一十二分地... 光緒十年七月初九日經理已故位立士之遺產人友格林將二百一十二分地... 光緒十一年三月初九日經理已故位立士之遺產人友格林將二百一十二分地... 光緒十三年十月廿日經理已故位立士之遺產人友格林將二百一十二分地...

中

大清欽命監督江南海關蘇松太兵備道藍 為給出租地契事照得接准 領事官羅照會內開今據本國商人位立士 稟請在上海按和約所定界內租業戶未得勝地一段永 遠租賃計壹畝〇分〇厘〇毫北頭南頭東已地西行路價每畝百五文共 年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭業戶 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定地畝却不能自由已便亦 不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租 任又查向議章程雖外國人有通融得益之處但無准租地賃房與華民展轉賃賣若華民欲在界內 租地賃房須由 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 並後代官業 之人將來以其地轉與不稟明本國領事官并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

咸豐柒年陸月初八日給

租地壹畝拾貳分 地契貳拾伍號

光緒九年六月廿日經理已故位立士之遺產人友格林將二百一十二分地... 光緒十一年三月初九日經理已故位立士之遺產人友格林將二百一十二分地... 光緒十三年十月廿日經理已故位立士之遺產人友格林將二百一十二分地... 光緒十五年八月廿日經理已故位立士之遺產人友格林將二百一十二分地...

銷

英二百十五號中張一第

英册道契 第215號 第222分地 (一)

英領事許 表
 查得英商有恒行主稟經管所租二
 百十四二百十五號契地缺少緝知西邊之地被顧蘭亭等
 約計不在此地如許之多今緝知西邊之地被顧蘭亭等
 單文據協奉任坊石桂宮坊板界仙路中國地產以回為執業要
 憑法抄仍據顧蘭亭等列案申驗由華查驗道還甘情據此
 合行出數 英領事許表
 正月廿一日

英册道契 第215號 第222分地 (三)
 英國駐滬領事致上海道函抄件

Title Deed.
 Lau Superintendent of Maritime Customs for the Province of Kiang-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 the British Consul stating, that the
 Merchant Charles Mills has applied to Rent in perpetuity from the
 Proprietors Shoh Teh Shing 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 mow, four fan, one le, seven hau, bounded
 on the North by Chinese renters Taompates village
 on the South by Wooding cove
 on the East by Charles Mills' land
 on the West by Panouspur Hongland
 That the said Charles Mills is to pay to the Proprietors
Shoh Teh Shing a Sum of 212.500 Cash, being at the Rate of 212.500 Cash
 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
Shoh Teh Shing shall Rent the said quantity of Land to the Merchant
Charles Mills 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 of 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 Charles Mills
 his 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 Taotun 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 Charles Mills, his 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 Charles Mills
 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.

Keenfung 7th year, of L. S. 6th month, 8th day,
 Intendant of Circuit.

28th July 1857.

No. of Lot, 222 No. of Title Deed, 215

True Translation,

John A. Meadows,
 Interpreter.

英册道契 第215號 第222分地 (二)

光緒十六年二月

計抄 英總領事來五件並發中契二紙仍繳

此札

該等即便查照會同前往該地勘驗辦具復以便核轉毋違

辦理除五復並行上海縣外合抄來五並檢中契札到

其地是否實係被佔非勘不明應即札飭縣委會同勘驗

板界估諸請飭據案吊驗由專查明連還等因查前項

百十四二百十五號契地缺少緝知西邊之地被顧蘭亭等

英總領事許 未云以據英商有恒行主稟經管所租二

札飭事

會天委員王丞賓等
 二月初二

英册道契 第215號 第222分地 (四)
 上海道札飭會丈局 1

具稟二十五保三畝地保曹錦昌

跪稟

大老爺功奉飭查畝內必字圩坐落虹口頭壩老街之西向有種田沃子咸豐初年起約計三文餘潤南吳淞江北天潼路長約四十餘丈後各業戶日漸平滿其地蓋屋核數並將各業戶之完糧照田單另紙附呈以便察悉其餘東西洋商之界身細將必字圩虹口頭壩老街種田沃界址各戶名核數稟呈
大老爺 案下察核施行須至上稟

年 十 月

英册道契 第215號 第222分地 (五)

上海縣二十五保三圖地保稟帖

此等契據係由本局代印其契據內有必字圩坐落虹口頭壩老街之西向有種田沃子咸豐初年起約計三文餘潤南吳淞江北天潼路長約四十餘丈後各業戶日漸平滿其地蓋屋核數並將各業戶之完糧照田單另紙附呈以便察悉其餘東西洋商之界身細將必字圩虹口頭壩老街種田沃界址各戶名核數稟呈

敬稟者竊卑職等查接管卷內暨卑職等奉

前憲臺札開接

英總領事許 來函以據英商有恒行主稟經管所租二百十四號契地缺少緝知西邊之地被顧蘭亭等披界佔踞請飭提索吊驗田單查明追還等由抄函檢契札飭會勘驗辦其復等因奉經卑職等與黃巡檢會同

英總領事所派之員暨有恒洋人傳同業戶地隣一再復勘該地坐落二十五保三畝土名頭壩老街中間有南北大街一條街之東西兩面即華民顧蘭亭等之基地草經造屋成市東西連路約闊二十步或十五步不等自南至北長約六十餘步其地東址與英冊二百十四號契地毗連西址係英冊一千九十九號契地該地究有畝分若干各華民有無

單據執憑必須逐戶丈量吊驗單據核對糧冊方能得實當飭亭者逐戶按址丈量除財神殿基暨公平洋行租地三戶不計外計有十五戶連街丈見共地三畝九分六厘三毫四絲八忽吊驗各戶田單契據並完糧印串核之丈見畝分尚屬地少於單惟顧蘭亭錢永明瞿梅即三戶單少於地查顧蘭亭一戶宅基連路丈見二畝一分一毫五絲七忽吊查歷年完糧印串祇畝五分五厘三毫核計多地五分四厘八毫五絲七忽又錢永明一戶丈見地八分五厘八毫八絲九忽呈驗田單祇六分八厘八毫核計多地一分七厘八絲九忽又瞿梅即一戶丈見地二分一厘二毫六絲五忽並無田單契據執憑以上三戶所多之地是否係二百十四號契地抑係毗連各戶所少基地為其佔越均須查有實據方能核辦當飭據二十五保三畝地保曹錦昌查明該處街西向有種田沃溝於咸豐初年日漸平滿成地

英册道契 第215號 第222分地 (六)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

蓋造房屋等情其稟前來卑職等伏查前項二百十四號契地東址雖與顧蘭亭等
 基地毗連而該華民等丈見之地按照執業單串各有多少不一如以該三戶多出之地
 謂為侵佔二百十四號契地則十五戶所少基地又向何處取償且查該契地曾經注經歷
 一鶴暨卑職等先後會勘明晰四址載明契內經該洋商照址立界管業其毗連各地
 早經該華民等起造房屋並無現在移動形跡與其餘十五戶所少各地均查無被估實
 據其二百十五號契地與該華民等之地並不相連更無從侵佔可知至顧蘭亭等三戶
 所多之地經該地保查係填造屋自是官地惟該三戶係屬華民並未將地租與洋
 商照章應令投標升科除飭核顧蘭亭等稟請投標照章升科另案辦理外理合將
 查勘緣由聯銜稟覆並將奉發中契呈繳是否有當仰祈
 大人察核俯賜批示祇遵恭請
 鈞安伏乞
 再鑒卑職等謹稟

計呈繳 中契二紙

一稟 道憲呈稿 稟覆查勘契冊二百十四號契地並無估諸情形呈繳中契由



英册道契 第215號 第222分地 (七)
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

光緒 十 年 六 月 十二 日

候補府左堂王

上海縣正堂袁

候補縣正堂葛

英册道契 第215號 第222分地 (八)
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 c

四四街并其蘇州河南路橋路三府上海海關稅務局
總理會文局委員張補同知王寶
會辦會文局委員李同德候補知縣翁錫孝

京報查勘英冊二百四十五號契地並無佔路情形呈報中契由

英冊道契 第215號 第222分地 (九)

十三

已授李玉政

英領事查知矣仰知照此
做中契存九月十日

會文局

九十七

英冊道契 第215號 第222分地 (九)
上海道札飭會文局2

今將另票附呈計開各業戶畝分

梁福喜田三分四厘四毫半 即一百二十九號戶名瞿永裕堂

田單一紙造有東首房屋六間糧串戶名 完糧二分三厘

蔣紹卿田一分六厘 係一百二十五號即姚寶山戶名分出田單一

紙造有東首房屋四間一頁糧串戶名 完糧九厘

錢永明田三分四厘五毫 係一百二十九號即石德全戶名田單一紙糧串

戶名造有東首房屋六間 西首房屋七間 完糧五分

陳本立田五厘 係一百二十九號即瞿永裕堂戶名田單一紙造有東首

房屋一間糧串戶名 完糧三厘

蕭金寶田三分四厘 係一百二十五號即姚寶山戶名分出田單一紙糧

串戶名造有西首房屋五間 完糧一分九厘

姚寶山田一畝四分三厘 係一百二十五號除去分出蕭金寶戶計淨由九

分四厘三毫田單一紙糧串戶名造有東首房屋三間 完糧四分

瞿永春田五分九厘 係一百八十八號即瞿永春戶名田單一紙造有東首房

屋六間 西首房屋一間糧串戶名 完糧三分四厘

瞿喜甫田五分六厘七毫 係一百三十三號即右得寶田單造有東首房屋五間

糧串戶名 完糧七分七厘

顧蘭亭田三分四厘四毫 係一百二十九號戶名田單一紙造有東首房

屋六間 投屋一間 西首房屋二間 又章雲堂房屋一間 無田單

糧串戶名 完糧九分

石院四畝四分 造有東首房屋一間 西首三間 完糧四分九厘 無田單

瞿炎寶田二分 造有東首房屋一間半 完糧一分二厘 無田單

瞿裕春田一分五厘 即周貴水造有西首房屋一間 完糧五厘 無田單

陳永興田一分二厘 造有西首房屋一間 完糧七厘 無田單

瞿美郎 造有西首房屋四間 無田單糧串

具稟民人顧蘭亭年七十一歲住二十五保三圖

稟為據實陳明並未侵佔事竊身前奉調查身租遺宅基以及自置田

地方單契據糧串已荷分別勘明身之宅基一畝四分並置買之三分九

釐九毫八絲二忽又讓築之路一分八釐八毫七絲五忽暨另購之地

一分一釐三毫共地二畝一分一毫七絲七忽查身歷年完糧均係併串計

照一畝五分五釐三毫完糧今既丈實多出五分四釐八毫七絲七忽係

屬早年淤塞浜地居民相率填平造屋用之已久實與天祥洋行之地無

涉此項浜地身情願投縣報并理合陳明伏乞

局憲大老爺電核施行實為逾格謹此上稟
光緒十七年六月初十日

英冊道契 第215號 第222分地 (一〇)
上海縣二十五保村民稟帖及原業戶土畝分

不取票銀

上忙條銀版串

光緒十五年 月 日

本商 字好 則用之

光緒十五年分有開額上忙地酒等銀

除銀對投柜外合給版串歸農

光緒十五年 月 日

縣 字第 號

不取票銀

下忙條銀版串

光緒十五年 月 日

本商 字好 則用之

光緒十五年分有開額下忙地酒等銀

除銀對投柜外合給版串歸農

光緒十五年 月 日

縣 字第 號

不取票銀

漕糧版串

光緒十五年 月 日

本商 字好 則用之

光緒十五年分有開額漕糧版串

除備存查外合給版串歸農

光緒十五年 月 日

縣 字第 號

英册道契 第215號 第222分地 (一一)
漕糧版串、下忙條銀版串、上忙條銀版串

銷

英二百十六号 委員洪 查見

國家管理英契應即註銷

查本號地基規歸中國

同治六年五月十日條約將租界內各處地畝二分八厘壹毫轉與 上海道應用

咸豐十年二月二十日英領事官與華商將租界內各處地畝計五分轉與英民雙邊查取租界內各處地畝非伊有矣

同治五年二月二十日英領事官與華商將租界內各處地畝計五分轉與英民雙邊查取租界內各處地畝非伊有矣

同治五年八月二十日英領事官與華商將租界內各處地畝計五分轉與英民雙邊查取租界內各處地畝非伊有矣

同治五年八月二十日英領事官與華商將租界內各處地畝計五分轉與英民雙邊查取租界內各處地畝非伊有矣

咸豐十年四月二十日英領事官與華商將租界內各處地畝計五分轉與英民雙邊查取租界內各處地畝非伊有矣

咸豐 年 肆 月 初 一 日 給

租地二百三十三分
地契二百十六號

大清欽命監督江南海關蘇松太兵備道 藍 為給出租地契事照得接准 領事官羅照會內開今據本國商各領事官稟請在上海按和約所定界內租業戶廣源行 地一段永 遠租賃計五畝五分。厘。毫北石田南半溪東小路西溝給價每畝捌拾元共四百四十元 文其 年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭業戶 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定地畝却不能自由已便亦 不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租 任又查向議章程雖外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內 租地賃房須由 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 並後代官業 之人將來以其地轉與不稟明本國領事官并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領至租地契者

英册道契 第216號 第223分地 (一)

Title Deed.

Law Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Cornelius Thorne 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 five moor, five fun, four le, four laou, bounded on the North by Ship Land, on the South by Half a ditch, on the East by Road, on the West by Race course ditch.

That the said Cornelius Thorne is to pay to the Proprietors a Sum of Four hundred and fifty dollars Cash, being at the Rate of 20 dollars Cash 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 Proprietors shall Rent the said quantity of Land to the Merchant Cornelius Thorne 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 of 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 Cornelius Thorne his 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 Taontae 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 Cornelius Thorne, his 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 Cornelius Thorne 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.

Wuening 7th year, L. S. of 4th month, 1st day, Intendant of Circuit.

24 April 1857

No. of Lot, 223 No. of Title Deed, 216

True Translation,

John A. Meadows Interpreter.

英册道契 第216號 第223分地 (二)

中

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官羅照會內開今據本國商會稟請在上海按和約所定界內租業戶墾秀地一段永遠租賃計壹畝〇分〇厘〇毫北張地南文地東黃宅西黃給價每畝銀捌拾文共計年租每畝一千五百文共錢 文每年預付銀號等因前來准此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定地畝却不能自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 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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 並後代官業之人將來以其地轉與不稟明本國領事官并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紙地即歸官領至租地契者

咸豐 柒 年 捌 月 拾 玖 日 給

租地賃房拾肆分 地契壹拾柒號

咸豐十年閏三月二十日希麟人曾長順將所租二百五十分地其地契係由咸豐十年三月二十日希麟人曾長順與領事官羅照會內開今據本國商會稟請在上海按和約所定界內租業戶墾秀地一段永遠租賃計壹畝〇分〇厘〇毫北張地南文地東黃宅西黃給價每畝銀捌拾文共計年租每畝一千五百文共錢 文每年預付銀號等因前來准此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定地畝却不能自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 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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 並後代官業之人將來以其地轉與不稟明本國領事官并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紙地即歸官領至租地契者

咸豐十年三月二十日希麟人曾長順將所租二百五十分地其地契係由咸豐十年三月二十日希麟人曾長順與領事官羅照會內開今據本國商會稟請在上海按和約所定界內租業戶墾秀地一段永遠租賃計壹畝〇分〇厘〇毫北張地南文地東黃宅西黃給價每畝銀捌拾文共計年租每畝一千五百文共錢 文每年預付銀號等因前來准此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定地畝却不能自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 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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 並後代官業之人將來以其地轉與不稟明本國領事官并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紙地即歸官領至租地契者

同治元年二月廿五日阿地未明將所租二百五十分地其地契係由咸豐十年三月二十日希麟人曾長順與領事官羅照會內開今據本國商會稟請在上海按和約所定界內租業戶墾秀地一段永遠租賃計壹畝〇分〇厘〇毫北張地南文地東黃宅西黃給價每畝銀捌拾文共計年租每畝一千五百文共錢 文每年預付銀號等因前來准此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定地畝却不能自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 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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 並後代官業之人將來以其地轉與不稟明本國領事官并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紙地即歸官領至租地契者

同治元年二月十四日美氏未立將所租二百五十分地其地契係由咸豐十年三月二十日希麟人曾長順與領事官羅照會內開今據本國商會稟請在上海按和約所定界內租業戶墾秀地一段永遠租賃計壹畝〇分〇厘〇毫北張地南文地東黃宅西黃給價每畝銀捌拾文共計年租每畝一千五百文共錢 文每年預付銀號等因前來准此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定地畝却不能自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 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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 並後代官業之人將來以其地轉與不稟明本國領事官并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紙地即歸官領至租地契者

同治二年六月廿四日美氏未立將所租二百五十分地其地契係由咸豐十年三月二十日希麟人曾長順與領事官羅照會內開今據本國商會稟請在上海按和約所定界內租業戶墾秀地一段永遠租賃計壹畝〇分〇厘〇毫北張地南文地東黃宅西黃給價每畝銀捌拾文共計年租每畝一千五百文共錢 文每年預付銀號等因前來准此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定地畝却不能自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 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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 並後代官業之人將來以其地轉與不稟明本國領事官并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紙地即歸官領至租地契者

同治二年九月十六日美氏未立將所租二百五十分地其地契係由咸豐十年三月二十日希麟人曾長順與領事官羅照會內開今據本國商會稟請在上海按和約所定界內租業戶墾秀地一段永遠租賃計壹畝〇分〇厘〇毫北張地南文地東黃宅西黃給價每畝銀捌拾文共計年租每畝一千五百文共錢 文每年預付銀號等因前來准此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定地畝却不能自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 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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 並後代官業之人將來以其地轉與不稟明本國領事官并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紙地即歸官領至租地契者

同治十年二月十七日豐裕行將所租二百五十分地其地契係由咸豐十年三月二十日希麟人曾長順與領事官羅照會內開今據本國商會稟請在上海按和約所定界內租業戶墾秀地一段永遠租賃計壹畝〇分〇厘〇毫北張地南文地東黃宅西黃給價每畝銀捌拾文共計年租每畝一千五百文共錢 文每年預付銀號等因前來准此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定地畝却不能自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 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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 並後代官業之人將來以其地轉與不稟明本國領事官并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紙地即歸官領至租地契者

銷 共英二百十七丁

英册道契 第217號 第224分地 (一)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Teang Laashun has applied to Rent in perpetuity from the Proprietors Tseu saw-hwa 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 mow, one fun, one le, one haon, bounded on the North by Chang's land, on the South by Wang's land, on the East by Wang's house and on the West by a creek. That the said Teang Laashun is to pay to the Proprietors Tseu saw-hwa a Sum of Eighty thousand Cash, being at the Rate of 80,000 Cash 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 Merchant Teang Laashun 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 of 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 Teang Laashun his 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 Taotae 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 Teang Laashun, his 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 Teang Laashun 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.

Keefung 7th year, L. S. of 8th month, 19th day. Intendant of Circuit.

6th October 1857

No. of Lot, 224 No. of Title Deed, 217

True Translation,

John A. Meadows Interpreter.

英册道契 第217號 第224分地 (二)

中

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官羅照會內開今據本國商人會商請在上海按和約所定界內租業戶眷秀地一段永遠租賃計畝〇分〇厘〇毫北張田南馬毫東田西留給價每畝七元五角共一百八十二畝其年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭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自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 領事官查視其租地賃房無足妨礙方准租住又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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領事官并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領至租地契者

咸豐 年 月 日 租地貳畝伍分 地契壹拾捌號

咸豐十年閏三月十日布職人雷秉順將租百五十二畝基計式畝轉與英民 達英士 雷伯里租用該民遵照例承業如違地非伊有矣

咸豐十年十月三十日英民達英士雷伯里將租二百五十二畝地基計式畝正轉與荷蘭婦 阿地未順租用該人遵照例承業如違地非伊有矣

同治元年二月廿五日英民雷秉順將租百五十二畝地基計式畝正轉與英民 達英士 雷伯里租用該民遵照例承業如違地非伊有矣

同治二年六月廿日英民雷秉順將租百五十二畝地基計式畝正轉與英民 達英士 雷伯里租用該民遵照例承業如違地非伊有矣

同治二年九月十日英民雷秉順將租百五十二畝地基計式畝正轉與英民 達英士 雷伯里租用該民遵照例承業如違地非伊有矣

英二百一十八

英册道契 第218號 第225分地 (一)

英册道契 第210號 第217分地 第211號 第218分地

民國九年十月七日全地併立美冊二百四十七號新契本契註銷

查此契坐落... 壹畝文見實地... 三分地西至四川路...

光緒十九年... 華大燭保險公司經理人仁記行所租...

光緒十九年... 華大燭保險公司經理人仁記行所租...

光緒十九年... 華大燭保險公司經理人仁記行所租...

Title Deed. L. S. Superintendent of Maritime Customs for the Province of Keang-nan; I have received a communication from the British Consul stating, that the Merchant H. R. Adamson has applied to Rent in perpetuity from the Proprietors Kwo Tean Shun 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 # snow, # five fun, # # on the North by # the Pookshun Hoong land # # on the South by # the Major's and the Rogers land # # on the East by # the Rogers land # # on the West by # the Sun-yu Hoong's land # # That the said H. R. Adamson is to pay to the Proprietors Kwo Tean Shun a Sum of Two hundred and fifty five thousand Cash, being at the Rate of \$18,000 Cash per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

Keeping 7th year, of 4th month, 7th day. 30th April 1857. No. of Lot, 217. No. of Title Deed, 210. True Translation, John T. Meadows Interpreter.

英册道契 第210號 第217分地 (二)

銷 英二百一號 中張一帝

銷

光緒四年三月... 同治五年六月... 同治八年七月...

咸豐七年五月初八日給 租地二百六分 地契二百一號

大清欽命監督江南海關蘇松太兵備道... 領事官羅照會內開今據本國商人任立士稟請...

咸豐七年五月初八日給 租地二百六分 地契二百一號

大清欽命監督江南海關蘇松太兵備道 為給出租地契事照得接准 領事官羅照會內開今據本國商人任立士稟請在上海按和約所定界內租業戶陳丙等地方一段永遠租賃計五畝五分三厘一毫北半河南大路東... 文每年預付銀號等因前來准此本道已飭業戶將該地租給該商任立士收用務照後開各條運行查核外國人按和約在界內租定地畝却不能自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 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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領事官并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領至租地契者

英册道契 第211號 第218分地 (一)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant James Bowman has applied to Rent in perpetuity from the Proprietors Taou urk paou 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 1 mow, 2 le, 4 haou, bounded on the North by James Bowman's land, on the South by James Bowman's land, on the East by James Bowman's land, on the West by James Bowman's land. That the said James Bowman is to pay to the Proprietors Taou urk paou a Sum of 385.000 Cash, being at the Rate of 175.000 Cash 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 Merchant James Bowman 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 of 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 James Bowman his 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 Taoutai 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 James Bowman, his 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 James Bowman 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.

Keang-nan 7th year, of L. S. 18th month, 6th day. Intendant of Circuit.

21 November 1857

No. of Lot, 227 No. of Title Deed, 220

True Translation,

John A. Meadows Interpreter.

英册道契 第220號 第227分地 (三)

英册道契 第220號 第227分地 (二)

SUB-REGISTER, No. 274

Lot No. 227C.

Being a Portion Transferred from an Original Lot of Land, No. 227 Register No. 220 situated within the Boundaries appointed under Treaty for the residence of British Subjects at this Port of Shanghai, in the Province of Keang-see, in the Empire of China.

PARTICULARS OF LOT.

Sub-Register No. 274.

Lot No. 227c

Date of Sub-Registration of Lot, 6th November, 1869.

Signature of Party by whom the Lot is Sub-Registered, (Signed) E. Iveson.

Whether Renter or Agent, In trust.

Portions of Lot surrendered to Public Use.

Boundaries, - North } As per Plan attached to Register South } of Original Lot. The above portion East } being represented by the figure 3. West }

PARTICULARS OF TRANSFER.

Name of Renters, E. Iveson.

Quantity of Land Transferred, 1 mow, 2 le and 4 haou.

From whom transferred, E. Iveson.

Date of Transfer, 6th November, 1869.

Amount of Settled Annual Low Rent } at 1,500 cash per mow }

I certify the above Particulars to be true and faithful Extracts from the Endorsement of Transfer of the above Lot as entered on the Title Deed for the Original Lot, No. 227.

In Testimony whereof, I have hereunto set my hand this twelveth day of November, 1869.

(Signed) R. I. Forrest

Interpreter to H.B.M.'s Consulate at S'hai.

英册道契 第220號 第227分地 (四)

C字副契

此契於三十三年三月十九日准日本國駐上海總領事署 轉立日册字五五四五號 機式會社泰和銀公司 整理舊契時發給新契 中華民國二十二年三月二十九日上海特別市地政局批 租字第四〇五二號

一九六九年三月廿六日 麥根泥 將本契全地轉與

韋好琴 林卜根 司羅尼敦

租用此批

民國卅三年三月廿六日 本局備註

此契存卷
大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官羅照會內開今據本國商人 華德師 稟請在上海按和約所定界內租業戶韓小大地一段永遠租賃計二畝。分。厘。毫。北馬路南樓房街東。西。下。港。絡。價。每。畝。二。百。文。共。四。百。文。其。年。租。每。畝。一。千。五。百。文。共。銀。二。千。文。每。年。預。付。銀。號。等。因。前。來。准。此。本。道。已。飭。業。戶。韓。將。該。地。租。給。該。商。華。德。師。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。自。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。領。事。官。查。視。其。租。地。賃。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。賃。房。與。華。民。展。轉。賃。賣。若。華。民。欲。在。界。內。租。地。賃。房。須。由。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。領。事。官。并。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

咸豐七年十月十五日

租地二百廿八分
地契二百廿一號

咸豐七年十月十五日 英商查士華德師將所領地契二百廿八分地契計式改正轉與英商漢布利租用該商通例承業如違地非伊有失

光緒十三年二月 日據英商漢必里聲稱管領併入一千六百三十二號新契地係在福建路之西而一千六百三十一號契地係在福建路之東不相毗連從前誤報在內稟請更正
前項地契係屬是案將前次批銷一條查銷並於一千六百三十二號契批註摘除外理合批明仍以本契給執租用此批
前項租地係屬上海縣前令光華豐王委員等會同勘復坐落三保三畝在福建路之東文見定地一畝九分坐落四保東山莊地北至南京路即馬路南至英界二
百五十分地由福建路繪圖到道該商應照文是故分四地管業理應批明並印備考 光緒十三年九月初三日道署批 民國五年三月十九日 補批

一千九百十年三月十日高易 哈特門 送來租用此批 民國五年三月十九日 補批

此契於一千九百十年三月十日准日本國駐上海總領事署 律第三五四二號函
轉呈日領事四九六四號地契印印印印印印印印印印印印印印印印
中華民國三十三年二月二十日上海特別市政府局批 租字第三四七〇號

此契於一千九百十年三月十日准日本國駐上海總領事署 律第三五四二號函
轉呈日領事四九六四號地契印印印印印印印印印印印印印印印印
中華民國三十三年二月二十日上海特別市政府局批 租字第三四七〇號

英册道契 第221號 第228分地

英册道契 第221號 第228分地 (一)

Title Deed.
See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul at Shanghai, that the Merchant Charles Waters has applied to Rent in perpetuity from the Proprietors Handeonta 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 Two mos, four sun, six le, haou, bounded on the North by Road, on the South by Road, on the East by Shau's House, on the West by King's ditto.
That the said Charles Waters is to pay to the Proprietors Handeonta a Sum of Four hundred thousand Cash, being at the Rate of 200,000 Cash 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 Proprietors shall Rent the said quantity of Land to the Merchant Charles Waters 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 of 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 Charles Waters his 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 Taontae 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 Charles Waters, his 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 Charles Waters 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.
Keefung 7th year, of L. S. Intendant of Circuit. 10th month, 15th day.
30 November 1857
No. of Lot, 228 No. of Title Deed, 221
True Translation,
John T. Meadows Interpreter.

光緒十一年正月七日漢布利 即漢請將所租二百廿八分地契併換一千六百三十二號新契給執租用本契批銷此批

光緒十一年二月 日據英商漢必里聲稱管領併入一千六百三十二號新契地係在福建路之西而一千六百三十一號契地係在福建路之東不相毗連從前誤報在內稟請
摘除更正前案查核屬是案將前次批銷一條查銷並於一千六百三十二號契批註摘除外理合批明仍以本契給執租用此批
前項租地係屬上海縣前令光華豐王委員等會同勘復坐落三保三畝在福建路之東文見定地一畝九分坐落四保東山莊地北至南京路即馬路南至英界二
百五十分地由福建路繪圖到道該商應照文是故分四地管業理應批明並印備考 光緒十三年九月初三日道署批

英册第 二百廿一號

一二七五

英册道契 第221號 第228分地 (二)

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官羅照會內開今據本國商人葉志各稟請在上海按和約所定界內租業戶金壽昌地一段永遠租賃計十二畝四分五厘○毫北公路南公路東官路西官路價每畝百五十文共計八百零七文其年租每畝一千五百文共錢

文每年預付銀號等因前來准此本道已飭業戶將該地租給該商 收用務照後開各條進行查核外國人挾和約在界內租定地畝却不能自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 領事官查視其租地賃房無足妨礙方准租至又查向議章程雖外國人有進界之權在界內亦不准其專賣產業其在界內租地賃房須由 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領事官并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紙地即歸官領至租地契者

咸豐

八年二月十七日給

租地二百廿一分 地契二百廿四號

光緒九年七月二十日省木士陸各之經理人魯意師將一百三十分地其轉與魯意師遵照租地契

光緒九年九月初四日魯意師將所租二百四十分地其轉與仁記經理中國火險有限公司遵照租地契

光緒七年三月初四日經理中國火險有限公司將所租一百三十分地其轉與魯意師遵照租地契

光緒九年三月十一日魯意師將所租二百三十分地其轉與魯意師遵照租地契

光緒二十三年三月初四日魯意師將所租二百三十分地其轉與魯意師遵照租地契

光緒二十三年九月十八日府憲將本說與地檢或或詳分任處轉與共種四得而租地契
英二百廿四號 魯意師 遵照

英册道契 第223號 第230分地 第224號 第231分地

英册道契 第224號 第231分地 (一)

Title Deed.

Lee Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant James Hays has applied to Rent in perpetuity from the Proprietors Kinshowchang 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 three mow, four fu, five le, & haou, bounded

on the North by Rohkane
 on the South by Rohkane
 on the East by Lot No 139
 on the West by Lot No 220

That the said James Hays is to pay to the Proprietors Kinshowchang a Sum of 1867.500 Cash, being at the Rate of 150.000 Cash 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 Kinshowchang shall Rent the said quantity of Land to the Merchant James Hays 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 of 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 James Hays his 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 Taotae 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 James Hays his 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 James Hays 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.

Keangfung 8th year, of L. S. 2nd month, 17th day, of Intendant of Circuit.

31st March 1858.

No. of Lot, 23/ No. of Title Deed, 224

True Translation,

John H. Meadows Interpreter.

光緒三十四年六月六日福西得而將本說與地轉共直隸東省教會租地契
 一千九百零五年五月十八日直隸東省教會將本說與地轉共法國教會租地契
 一千九百零五年五月廿日法國教會將本說與地轉共哈同租地契
 查此其准英國駐上海領事署王本與由前租主哈同將地轉共新沙遜銀行租地契因准此相應加批以資執管此批
 中華民國十三年二月七日上海市土地局批印

一二七七

英册道契 第224號 第231分地 (二)

敬
 英册道契第225號第232分地
 因分劃地籍免後地業經批印在案茲因劃地
 地全助所晰計實地七畝一分一厘六毫內上契二他地
 各一他這後批註蓋印務給甘因此查該契劃前
 任地七畝四分四厘及相存淨出後外右檢查契地
 到該戶中係多此速後未另估查後核與
 因事此言廿伏查是契地也與契原數係四畝二分
 三厘查在光緒七年分謝長身甘會地丈欠地被界四
 畝六分一厘八毫核與契地三畝六分一厘八毫
 歷次分劃又核又劃出之地其地每因經理人
 不至泥過未文照前契地之數
 以爲實與光緒十六年分夏長身甘地丈之原契
 五畝七分一厘八毫陸分八厘八毫
 英册道契第225號第232分地內核與契地
 廢地除歷次劃丈地租之地內核與契地
 五二二二二二契地日劃到地計丈尺核一千七百三十一步八

英册道契 第225號 第232分地 [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

光緒三十一年九月二十一日
 計在信查一併并核由契一他檢圖一依
 手查在契地丈二分劃到地地丈三三三三
 由信查查說朕銜手丈仰祈
 呈核批而補色 恭印
 分四厘合計地七畝一分一厘六毫查在光緒十七年分英册道契
 烟有以公可付租之原契地七畝一分四厘二毫之數
 地四分七厘四毫查前因經理人原數不能作據查
 是以此次不計作多地計算應以此次所丈為準
 四厘東地五畝二分七厘七毫也南地五畝二分七厘七毫也
 四畝半核與契地存州路字號理合將合切劃到地地
 由信查查說朕銜手丈仰祈
 呈核批而補色 恭印

英册道契 第225號 第232分地 (二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Thomas M. Drysdale 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 Five mow, four fun, six le, four hoow, bounded on the North by a ditch and wall on the South by a road on the East by a wall on the West by a wall

That the said Thomas M. Drysdale is to pay to the Proprietors a Sum of 3600.000 Cash, being at the Rate of 720.000 Cash 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 Merchant Thomas M. Drysdale 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 of transfer except to a Foreigner, having a recognized 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, 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 Thomas M. Drysdale his 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 Taotae 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 Thomas M. Drysdale, his 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 Thomas M. Drysdale 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.

Keungfung 8th year, L. S. of 8th month, 17th day. Intendant of Circuit.

30th April 1858.

No. of Lot, 233 No. of Title Deed, 226

True Translation,

John T. Meadows Interpreter.

英册道契 第226號 第233分地 (二)

中此契存卷

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官羅照會內開今據本國商會呈請在上海按和約所定界內租業戶願租地一段永遠租賃計五畝二分。厘。毫北公路南華民地東富地西華民地給價每畝百五十文共七百八十文其年租每畝一千五百文共錢 文每年預付銀號等因前來准此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定地畝却不能自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 領事官查視其租地賃房無足妨礙方准租地又查向議章程雖外國人可通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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領事官并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

咸豐八年三月廿五日給

租地二百卅四分 地契二百廿七號

咸豐九年正月高日英華列夫相持租地是地二百卅四分計五畝五分全畝給予英民存巴耳特租用該民遵照契例承業如違地律有矣

光緒二十二年七月二十日准日本國駐上海領事署 字第六九九號函 轉立日契八五四號工部局 保潔理督製時按新案 租字第七〇四號 三十二年七月二十日上海領事署 印

英二百二十七號 查見

英册道契 第227號 第234分地 (一)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant S. Clifton has applied to Rent in perpetuity from the Proprietors Koo-chwan 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 Five mow, two fun, # le, # hao, bounded on the North by public road on the South by chinese owners on the East by Russia lot on the West by chinese owners

That the said S. Clifton is to pay to the Proprietors Koo-chwan a Sum of 780.000 Cash, being at the Rate of 150.000 Cash 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 Koo-chwan shall Rent the said quantity of Land to the Merchant S. Clifton 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 of 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 S. Clifton his 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 Taoutae 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 S. Clifton, his 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 S. Clifton 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.

No. of Lot, 234 No. of Title Deed, 227

True Translation,

John A. Meadows
Interpreter.

英册道契 第227號 第234分地 (二)

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官羅照會內開今據本國商人葉志各稟請在上海按和約所定界內租業戶霍格地一段永遠租賃計五畝六分四厘。臺北公路東全分南 萬路給價每畝計銀一千七百文其年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭業戶 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定地畝却不能自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 領事官查視其租地賃房無足妨礙方准租任又查向議章程雖外國人有通融得蓋之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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領事官并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領至租地契者 與者 必各將契契銷號另換新契

咸豐八年四月廿四日給

租地二百廿五分
地契二百廿八號

咸豐八年五月廿日英領事官來文各將地契二百廿五分計五畝六分四厘轉與位力妥蓋租租用該商遵例承業可也

同治四年四月廿日英領事官來文各將地契二百廿五分計五畝六分四厘轉與英商者米各租租用該商遵例承業可也

同治五年五月廿日英領事官來文各將地契二百廿五分計五畝六分四厘轉與英商者米各租租用該商遵例承業可也

同治五年二月廿日滙豐銀行將二百廿五分地契五畝六分四厘轉與漢必里租租用該商遵例承業可也

光緒三十四年四月十四日漢必里將本契契地轉共 漢必里 租租用此批

一千九百零八年九月二十五日 漢必里 司將本契契地轉共 都益 租租用此批

本契地契特別圖章第十七號

查此契准英國領事官署本英商前租主都益將全地轉共楊子保險公司租用等因准此相應加批以資執管此批 中華民國十四年四月十五日上海市土地局批印

英二百廿八號 委員

英册道契 第228號 第235分地 (一)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant James Hogg has applied to Rent in perpetuity from the Proprietors William Hogg 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 five mow, six fun, four le, # hao, bounded on the North by Parklane, on the South by Lots 134, 96 & 124, on the East by Lot 87, on the West by Public road. That the said James Hogg is to pay to the Proprietors William Hogg a Sum of 1700.000 Cash, being at the Rate of 302.400 Cash 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 Merchant James Hogg 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 of 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 James Hogg his 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 Taoutae 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 James Hogg, his 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 James Hogg 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.

Keenfung 8th year, of L. S. 4th month, 24th day. Intendant of Circuit. 5th June 1858.

No. of Lot, 235 No. of Title Deed, 228

True Translation, John A. Meadows Interpreter.

英册道契 第228號 第235分地 (二)

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官羅照會內開今據本國商會理處稟請在上海按和約所定界內租業戶周耕等地一段永遠租賃計四畝五分。厘。毫北竹芭南路 東浜 西路給價每畝二千文共九百十文其年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭業戶 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自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 領事官查視其租地賃房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賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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 並後代官業之人將來以其地轉與不稟明本國領事官并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批准據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領至租地契者

咸豐捌年五月初七日給

租地二百廿六分 地契二百廿九號



咸豐六年七月初九日英商戈理分威厘臣將所租地二百廿六分計四畝五分全數轉與亨登利門租用該商遵照例承業如違地非伊有矣

咸豐五年七月二十日英民五渣葉利門有所租地二百廿六分計四畝五分全數轉與亨登利門租用該商遵照例承業如違地非伊有矣

咸豐五年六月二十日英民嘴文弗加得將所租地二百廿六分計四畝五分轉與亨登利門租用該商遵照例承業如違地非伊有矣

光緒三年二月三日經理已故米色加得將所租地二百廿六分計四畝五分轉與亨登利門租用該商遵照例承業如違地非伊有矣

一千九百零五年七月五日馬 海峽殖民地全地轉與泰利有限公司租用此批

英二百廿九號

英册道契 第229號 第236分地 (一)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Craven Wilson has applied to Rent in perpetuity from the Proprietors Chow-kai-shan &c 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 Four more, five sun, 4 le, 4 haou, bounded on the North by Public road on the South by Rubing road on the East by Public road on the West by Public road.

That the said Craven Wilson is to pay to the Proprietors Chow-kai-shan &c a Sum of 900.000 Cash, being at the Rate of 200.000 Cash 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 Chow-kai-shan &c shall Rent the said quantity of Land to the Merchant Craven Wilson 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 of 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 Craven Wilson his 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 Taoutai 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 Craven Wilson, his 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 Craven Wilson 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.

Received this 8th year, of 5th month, 7th day.

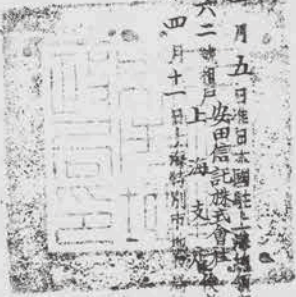
L. S.
of
Intendant of Circuit.

17th June 1858.

No. of Lot, 236 No. of Title Deed, 229

True Translation,

John H. Meadows
Interpreter.



此契於三十二年四月五日准日本國駐上海領事署署長字第四九四〇號函轉立日册第六三六二號領事上安田信託株式會社經理者與時換給新契
中華民國三十二年四月十一日上海特別市政府地政處 地字第四八六八號

此契於三十二年四月五日准日本國駐上海領事署署長字第四九四〇號函轉立日册第六三六二號領事上安田信託株式會社經理者與時換給新契
中華民國三十二年四月十一日上海特別市政府地政處 地字第四八六八號

英册道契 第229號 第236分地 (二)

measuring 3 mow formed part of a lot registered in the American Consulate as No. 26 and was held under a subregister No. 66 from the American Consulate. The said 3 mow of land being the property of a British subject under the present title deed for the American Consulate.

英二百廿號

同治四年十月初十日日本領事署署長字第四九四〇號函轉立日册第六三六二號領事上安田信託株式會社經理者與時換給新契
中華民國三十二年四月十一日上海特別市政府地政處 地字第四八六八號

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准領事官羅照會內開今據本國商會稟請在上海按和約所定界內租業戶黑布林一段永遠租賃計三畝。分。厘。毫。北。公。路。南。空。分。東。佛。地。西。路。地。給。價。每。畝。六。百。千。文。共。一。千。八。百。千。文。其年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭業戶 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自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 領事官查視其租地貨房無足妨礙方准租住又查向議章程雖外國人有通融得蓋之處但無准租地貨房與華民展轉貨賣若華民欲在界內租地貨房須由 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 並後代官業之人將來以其地轉與不稟明本國領事官并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領至租地契者 查該地三畝係由美國三十二年內到小美署曾立第六十六號圖契文執為憑茲因該商乃係英民故將美署圖契銷另換新契歸入英國分字

咸豐八年五月十九日給

租地二百廿七分
地契二百三十號

英册道契 第230號 第237分地 (一)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Craven Wilson has applied to Rent in perpetuity from the Proprietors Lewis Hedding - 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 Three mow, four fun, five le, six hao, bounded on the North by a public road Lot 237 on the South by 45 1/2 Acher's land on the East by King's lot land on the West by Craven Wilson

That the said Craven Wilson is to pay to the Proprietors Lewis Hedding - a Sum of 1800.000 Cash, being at the Rate of 600.000 Cash 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 Lewis Hedding shall Rent the said quantity of Land to the Merchant Craven Wilson 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 of 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 Craven Wilson his 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 Taotai 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 Craven Wilson, his 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 Craven Wilson 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.

Houmfung 8th year, L. S. of 5th month, 19th day. Intendant of Circuit.

29th June 1858.

No. of Lot, 237 No. of Title Deed, 230

True Translation,

John T. Meadows Interpreter.

Note. I find on examination that the above land

英册道契 第230號 第237分地 (二)

英一千九百廿一年五月二十日

光緒二十三年三月初四日中國大險有限公司之經理人仁記行時租二百三十七分地三畝正轉與仁記經理中國大險有限公司遵照租用此批

光緒二十九年八月初四日吉爾謀之經理人安德生時租二百三十七分地三畝正轉與仁記經理中國大險有限公司遵照租用此批

光緒二十五年五月廿五日博羅必士將租二百三十七分地三畝正轉與華德新遵照租用此批

光緒二十五年五月廿五日博羅必士將租二百三十七分地三畝正轉與華德新遵照租用此批

同治八年九月廿五日滙隆銀行理債人霍禮倫時租二百三十七分地三畝正轉與博羅必士租用該商遵照例承業可也

同治八年二月廿七日博羅必士將租二百三十七分地三畝正轉與博羅必士租用該商遵照例承業可也

中此契存卷

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官羅照會內開全據本國商人羅旗克列稟請在上海按和約所定界內租業戶拍賣地一段永遠租賃計三畝一分九厘六毫北豐會館南洋洋漢東公路西開路給價每畝壹千壹百四十文共年租每畝一千五百文共錢 文每年預付銀號等因前來准此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定地畝却不能自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 領事官查視其租地賃房無足妨礙方准租又查向議章程雖外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由 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領事官并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領至租地契者

咸豐八年五月二十日給

租地二百卅八分 地契二百卅一號

咸豐九年十月三十日英民羅旗克列將租二百三十七分地三畝正轉與華德新遵照租用此批

光緒十六年五月廿三日英民羅旗克列將租二百三十七分地三畝正轉與華德新遵照租用此批

一千九百二十一年十月二十八日許德將本契全地轉與潘士敦租用此批

查此契准英國駐上海領事署潘士敦由前租主潘士敦將全地轉與潘士敦租用等因准此相應加批以資執管此批 中華民國十一年十月十日上海市土地局批印

英二千卅一號 委員洪查見

英册道契 第231號 第238分地 (一)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant G. G. Gray has applied to Rent in perpetuity from the Proprietors Public Auction 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 Three mow, one fun, nine le, six haou, bounded on the North by Hing tung hooi kwan on the South by Yang tung pang on the East by Public road on the West by Subterranean ground

That the said G. G. Gray is to pay to the Proprietors Public Auction a Sum of 1140.000 Cash, being at the Rate of 358.000 Cash 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 Merchant G. G. Gray 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 of 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 G. G. Gray his 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 Taoutae 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 G. G. Gray, his 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 G. G. Gray 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.

Heenfung 8th year, of L. S. 5th month, 20th day, Intendant of Circuit.

30th June 1858.

No. of Lot, 238 No. of Title Deed, 231

True Translation,

John T. Meadows Interpreter.

此契於三十三年二月十四日經日本國駐
華立日冊第三八四四號
中華民國三十一年三月十四日



英册道契 第231號 第238分地 (二)

英式自三十二號中契

此契租地係被會為原復原計此契係由... 光緒十七年四月初七日... 英式自三十二號中契

光緒十七年四月初七日... 英式自三十二號中契

咸豐元年十月...

咸豐元年十月... 咸豐元年十月...

咸豐元年十月... 咸豐元年十月...

咸豐元年十月...



月給

租地二百廿九分
地契二百廿二號

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准
領事官羅照會內開今據本國商人天長 稟請在上海按和約所定界內租業戶莊正平 遠租賃計一畝五分二厘八毫北牆 南陰溝東滴水西界給價每畝五十五元支共 年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭業戶 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定地畝却不能自由已便亦 不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地貨房無足妨礙方准租 住又查向議章程雖外國人有通融得之益但無准租地貨房與華民展轉貨賣若華民欲在界內 租地貨房須由 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領事官并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領至租地契者

英册道契 第232號 第239分地 (一)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant W. P. Adamson has applied to Rent in perpetuity from the Proprietors Chongchung Jung 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 mow, five fun, two le, eight haou, bounded on the North by wall, on the South by ditch, on the East by care of house, on the West by road.

That the said W. P. Adamson is to pay to the Proprietors Chongchung Jung a Sum of 2340.000 Cash, being at the Rate of 1531.000 Cash 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 Chongchung Jung shall Rent the said quantity of Land to the Merchant W. P. Adamson 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 of 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 W. P. Adamson his 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 Taotai 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 W. P. Adamson, his 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 W. P. Adamson 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.

Keungfung 8th year, of 6th month, 23rd day. L. S. of Intendant of Circuit.

2nd August 1858.

No. of Lot, 239 No. of Title Deed, 232

True Translation,

John T. Meadows Interpreter.

民國十四年五月十四日全地併入英冊二百一分契內外計少地叁畝貳分陸厘肆毫本契註銷

英册道契 第232號 第239分地 (二)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant G. H. Rinder has applied to Rent in perpetuity from the Proprietors Pedro Loureiro 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 Four mow, seven fun, le, haou, bounded on the North by Public road, on the South by River, on the East by Messrs Sassoon Sons & Co's lot, on the West by

That the said G. H. Rinder is to pay to the Proprietors Pedro Loureiro a Sum of 2015.000 Cash, being at the Rate of 428.720 Cash 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 Pedro Loureiro shall Rent the said quantity of Land to the Merchant G. H. Rinder 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 of 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 G. H. Rinder his 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 Taotai 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 G. H. Rinder, his 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 G. H. Rinder 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.

Keungfung 8th year, of 8th month, 9th day. L. S. of Intendant of Circuit.

15th Sept 1858.

No. of Lot, 240 No. of Title Deed, 233

True Translation,

John T. Meadows Interpreter.

* Note. See title deeds Nos 12461 as registered in United States Consulate, Shanghai showing proprietorship of P. Loureiro.

英册道契 第233號 240分地 (二)

大清欽命

領事官羅聯會內開今據本國商人贊華稟請在上海按和約所定界內租業多羅路地一段永遠租賃計四畝七分。厘。毫北公路南浦江東克林地西邊路價每畝買銀二千零五十五文其年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭業戶 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定地畝却不能自由已便亦不得轉與別國未准往中國之人必須中國官憲與 領事官查視其租地貨房無足妨礙方准租住又查該商雖外國人有通融得之益但無准租地貨房與華民展轉貨賣若華民欲在界內租地貨房須由 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 並後代官業之人將來以其地轉與不稟明本國領事官并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領至租地契者 查此地前在英界界內有四百零二號地契一紙茲由西洋民多羅理洽轉與英民理應另換英契

咸豐捌年捌月初九日給

租地二百四十分 地契二百三十三號

英册道契 第233號 240分地 (一)

大清欽命督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官羅照會內開今據本國商人吳詩 稟請在上海按和約所定界內租業... 遠租賃計十畝二分二厘。毫北自地南至百里東半浜西姚地給價每畝... 年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭業戶 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定地畝却不能自由已便亦 不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地貨房無足妨礙方准租 住又查向議章程雖外國人有通融得蓋之處但無准租地貨房與華民展轉貨賣若華民欲在界內 租地貨房須由 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領事官并通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 斯章者則此契作廢紙地即歸官領至租地契者

咸豐捌年捌月二十四日給

租地二百四十一分 地契二百三十四號

一千九百二十四年二月十五日譚華將本契全地轉與華特租用此批

查此契原係分置五份除前卷內卷內併入其冊一千六百三十三號契內外應餘地肆分以厘捌毫伍絲今文見實地參分厘柒毫伍絲計少地壹分壹厘壹毫柒毫高路後由大冊一千六百三十三號契內劃出地壹厘壹毫併本契西各計實地肆分壹厘捌毫伍絲四厘東或美冊一千六百三十三號地西四川路南至英冊第百七十七分地北至英冊第百九十九號地該地應照文契契業此批 民國十四年五月四日 會辦本道尹王批印



英二百廿四號

委 委 委

英册道契 第233號 第240分地 第234號 第241分地

英册道契 第234號 241分地 (一)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tao Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the Merchant H. A. Ince has applied to Rent in perpetuity from the Proprietors Tsam & Yarn 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 Two mow, two sun, two le, # hao, bounded on the North by Mr Ince's land, on the South by Shaw & Co's land, on the East by Half of ditto, on the West by Chin & Yarn's land. That the said Tsam & Yarn is to pay to the Proprietors a Sum of 6783.750 Cash, being at the Rate of 663.700 Cash 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 Merchant H. A. Ince 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 of 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 H. A. Ince his 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 Taoutai for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Registers; or, if the said H. A. Ince, his 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 H. A. Ince 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. H. A. Ince, year, of month, 24 day. Intendant of Circuit.

No. of Lot, 241 No. of Title Deed, 234 True Translation, John T. Meadows Interpreter.

光緒二十年正月初九日譚華將本契全地轉與華特租用此批

查此契原係分置五份除前卷內卷內併入其冊一千六百三十三號契內外應餘地肆分以厘捌毫伍絲今文見實地參分厘柒毫伍絲計少地壹分壹厘壹毫柒毫高路後由大冊一千六百三十三號契內劃出地壹厘壹毫併本契西各計實地肆分壹厘捌毫伍絲四厘東或美冊一千六百三十三號地西四川路南至英冊第百七十七分地北至英冊第百九十九號地該地應照文契契業此批 民國十四年五月四日 會辦本道尹王批印

查此契原係分置五份除前卷內卷內併入其冊一千六百三十三號契內外應餘地肆分以厘捌毫伍絲今文見實地參分厘柒毫伍絲計少地壹分壹厘壹毫柒毫高路後由大冊一千六百三十三號契內劃出地壹厘壹毫併本契西各計實地肆分壹厘捌毫伍絲四厘東或美冊一千六百三十三號地西四川路南至英冊第百七十七分地北至英冊第百九十九號地該地應照文契契業此批 民國十四年五月四日 會辦本道尹王批印

查此契原係分置五份除前卷內卷內併入其冊一千六百三十三號契內外應餘地肆分以厘捌毫伍絲今文見實地參分厘柒毫伍絲計少地壹分壹厘壹毫柒毫高路後由大冊一千六百三十三號契內劃出地壹厘壹毫併本契西各計實地肆分壹厘捌毫伍絲四厘東或美冊一千六百三十三號地西四川路南至英冊第百七十七分地北至英冊第百九十九號地該地應照文契契業此批 民國十四年五月四日 會辦本道尹王批印

一千九百二十四年二月十五日譚華將本契全地轉與華特租用此批

二一八七

英册道契 第234號 241分地 (二)

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官羅維會內開今據本國商人阿多遜稟請在上海按和約所定界內租業戶徐玉成地一段永遠租賃計四畝。分。厘。毫。北。路。南。浦。東。水。廠。西。船。廠。給。價。每。畝。銀。五。千。文。共。三。百。二。十。五。千。文。其。年。租。每。畝。一。千。五。百。文。共。銀。四。千。五。百。文。其。文。每。年。預。付。銀。號。等。因。前。來。准。此。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。定。地。畝。却。不。能。自。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。領。事。官。查。視。其。租。地。賃。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。賃。房。與。華。民。展。轉。賃。賣。若。華。民。欲。在。界。內。租。地。賃。房。須。由。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。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。廢。紙。地。即。歸。官。項。至。租。地。契。者

咸豐八年九月廿二日給

租地二百四十二分 地契二百三十五號

英册道契 第235號 242分地 (一)

銷

英二百三十五號

咸豐五年六月留日英民阿多遜將地二百三十五號地四畝轉與華民徐玉成租賃如違地非伊有矣

光緒元年三月廿七日英領事官羅維會與領事官查視其租地賃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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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廢紙地即歸官項至租地契者

查本號地業業經併入一千八百九十五年新契合用本契理合註銷光緒元年四月廿七日批

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant John M. Otterson has applied to Rent in perpetuity from the Proprietors Seu yuk 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 Four mow, four fun, four le, four hao, bounded on the North by Road, on the South by River, on the East by Sea house, on the West by Junk buildings yard. That the said John M. Otterson is to pay to the Proprietors Seu yuk ching a Sum of 326.000 Cash, being at the Rate of 81250 Cash 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 Merchant 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 of 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 John M. Otterson his 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 Taoutae 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 John M. Otterson, his 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 John M. Otterson 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. Meerfang 8th year, of 9th month, 22nd day. 28th October 1858. No. of Lot, 242 No. of Title Deed, 235 True Translation, John T. Meadows Interpreter.

英册道契 第235號 242分地 (二)

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官夏照會內開今據本國商人懷信行稟請在上海按和約所定界內租業戶石門黃氏地一段永遠租賃計畝貳分〇厘〇毫北船廠南陶基東梁界西曹田給價每畝百文共千五百文其年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭業戶 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自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 領事官查視其租地貨房無足妨礙方准租住又查向議章程雖外國人有通融得蓋之處但無准租地貨房與華民展轉貨賣若華民欲在界內租地貨房須由 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領事官并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領至租地契者

咸豐捌年拾月初七日給

租地二百四十四分 地契二百三十七號

一九四〇年二月廿五日 高易 將本契全地轉與

格力芬 麥根尼芬 芬而門 取租用此批

一九四〇年一月廿四日本局補註

北運於二十二年一月九日准日大國駐上海領事署 字第四七三號函 轉五日冊第一九二六號中領事官與德商泰來洋行時換給新契 中華民國二十二年一月十四日上海特別市地政局批 租字第四〇一號

英二百卅七號 委員洪 查覓

英册道契 第235號 第242分地 第237號 第244分地

英册道契 第237號 244分地 (一)

同治三年二月初九日 領事官與德商泰來洋行時換給新契 租字第四〇一號
同治三年四月初九日 領事官與德商泰來洋行時換給新契 租字第四〇一號
同治三年四月廿三日 英商德商將所租二百四十四分地四畝五分轉與泰來洋行承業可也
同治十三年三月廿七日 英商德商將所租二百四十四分地四畝五分轉與廟而海遵例租可也此批
光緒十年五月初四日 廟而海之經理人卜利能將所租二百四十四分地四畝五分轉與梅博閣遵例租可也此批
光緒十六年八月初七日 梅博閣遵例租人德商德商將所租二百四十四分地四畝五分轉與德商德商遵例租可也此批

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Shek Mun-hwang has applied to Rent in perpetuity from the Proprietors Shek Mun-hwang 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 Eight mow, Two fun, — le, — haou, bounded on the North by Sook-kook's land, on the South by Taon's land, on the East by Seang's land, on the West by Poon's land.

That the said Shek Mun-hwang is to pay to the Proprietors Shek Mun-hwang a Sum of 1250.00 Cash, being at the Rate of 156.25 Cash 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 Merchant 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 of 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 derived 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 Shek Mun-hwang his 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 Taoutai 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 Shek Mun-hwang his 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 Shek Mun-hwang 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.

Heanfuan 8th year, of 1906 month, 7th day. L. S. Intendant of Circuit.

12th November 1858.

No. of Lot, 244 No. of Title Deed, 237

True Translation,

John A. S. Meadows Interpreter.

英册道契 第237號 244分地 (二)

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官夏照會內開今據本國商人惠德 稟請在上海按和約所定界內租業 樂山堂 地一段永
遠租賃計四畝六分五厘○毫北馬路南 禮和 東 者米士 西 華德 各地 給價每畝壹千文共三千九百二十文其
年租每畝一千五百文共錢 文每年預付銀號等固前來准此本道已飭業戶 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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得益之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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 並後代官業
之人將來以其地轉與不稟明本國領事官并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批准據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領至租地契者

咸豐八年十月初十日給

租地二百四十五分
地契二百三十八號

咸豐十一年四月廿四日英商惠德將所租第 二百四十五分 地基內劃出或或六分五厘轉與英商敦育生租用該商遵照承業如違地非伊有矣
二百三十八號

光緒三年六月初八日惠德將所租第 二百四十五分 餘地式畝正轉與怡和行遵照租用此批
二百三十八號

英二百廿八號 委官 查見

英册道契 第238號 245分地 (一)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant James Whittall has applied to Rent in perpetuity from the Proprietors Lochan-tang & Shan-ching-tow 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 four mow, six fun, five 'le # haou, bounded on the North by Raphia wood on the South by Miss. Soc. Churchland on the East by James Hoog's land on the West by Ch. Katers land That the said James Whittall is to pay to the Proprietors Lochan-tang & Shan-ching-tow a Sum of 3920.000 Cash, being at the Rate of 848.000 Cash 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 Lochan-tang & Shan-ching-tow shall Rent the said quantity of Land to the Merchant James Whittall 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 of 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 James Whittall his 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 Taotae 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 James Whittall, his 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 James Whittall 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.

Meoufung 8th year, of L. S. 10th month, 18th day. Intendant of Circuit.

15th November 1858. No. of Lot, 245 No. of Title Deed, 238

True Translation, John A. Meadows Interpreter.

英册道契 第238號 245分地 (二)

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得批准

領事官夏恩會同開令德商商人惠德稟請在上海租界內租業戶山水承數地一段永遠租

賃計四畝五分五厘。此馬路街和東路各四畝。給價每畝八百三十三元。共三千九百三十三元。其年租

每畝一千五百元。共銀

文每年預付銀兩等項。前承准此。今道已飭業戶將該地租給該商。

此用務照後開各條進行。查核外國租界和約。在界內租定地。如租不能自由。已便亦不得轉與別

國。未曾准在中國人之名項中國官憲與領事官查核其租地。實為無足妨礙。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。實為華民。應轉賃若華民。欲在界內租地。實為租由

領事官與中國官憲。酌給簽印。為據。始可准行。上列各條。倘後商 並後代官業之人。將來以其地轉

與不與。明奉國領事官。若道憲批准。准簽時。其地應分段或已或人為造。為屋。轉租。華民。居住。若

本領事官。官憲。允准。應每每年。不得將地。預付。銀兩。違犯。斯章。者。則此契。作

為廢紙。地即歸官項。全科地契者。

咸豐八年十月初十日給
租地二百四十五分
地契二百三十八號

咸豐十一年四月十四日。英商惠德將所租地。二百四十五分。地契內。刻出。文。款。六分。五厘。轉與。英商。數。首。生。租。用。該。商。遵。例。承。業。如。違。地。非。伊。有。其

光緒三年六月初八日。惠德將。二百四十五分。地契。文。款。五。轉與。怡和。行。遵。例。租。用。此。地。

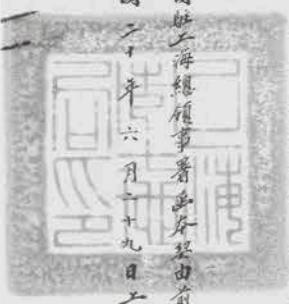
光緒二十三年七月廿五日。怡和行。將。所。租。地。轉與。怡和。有限公司。租。用。此。地。

查此契。原。有。餘。地。餘。款。除。刻。出。文。款。外。餘。地。餘。款。併。入。英。租。界。四。號。契。內。外。存。契。餘。地。文。見。分。查。查。陸。陸。四。世。東。至。德。母。三。百。六。號。地。面。至。英。租。界。四。號。契。內。此。地。北。至。九。路。路。有。德。大。實。餘。地。款。以。管。業。此。地。民國。二十。九。年。會。辦。本。道。尹。王。批。印。

一千九百十七年十月十九日。怡和有限公司。將。所。租。地。轉與。泰利。租。用。此。地。

查此契。原。有。餘。地。餘。款。除。刻。出。文。款。外。餘。地。餘。款。併。入。英。租。界。四。號。契。內。外。存。契。餘。地。文。見。分。查。查。陸。陸。四。世。東。至。德。母。三。百。六。號。地。面。至。英。租。界。四。號。契。內。此。地。北。至。九。路。路。有。德。大。實。餘。地。款。以。管。業。此。地。民國。二十。九。年。會。辦。本。道。尹。王。批。印。

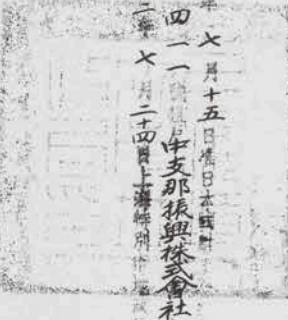
中華民國二十六年六月二十九日。上海市土地局。批。印。



英册道契 第238號 245分地 (三)

抄件及續簽批 a

一九四四年九月九日
英商
泰利有限公司 租居此批



此契於三十二年七月十五日。日本領事館。立。契。號。八。四。一。一。中。支。那。振。興。株。式。會。社。代。理。理。查。契。字。號。第。新。契。三。二。二。號。七。月。二。四。日。上。海。總。領。事。官。批。印。租。字。號。六。九。〇。六。號。

廿七廿四日

英册道契 第238號 245分地 (四)

抄件及續簽批 b

大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准

領事官夏照會內開今據本國商人雷水 稟請在上海按和約所定界內租業戶張鶴亭地一段永
遠租賃計壹畝貳分。厘。毫北陳地南出浜東小路西會地給價每畝銀貳拾千文共
年租每畝一千五百文共錢 文每年預付銀號等因前來准此本道已飭業戶 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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
住又查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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 並後代官業
之人將來以其地轉與不稟明本國領事官并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領至租地契者

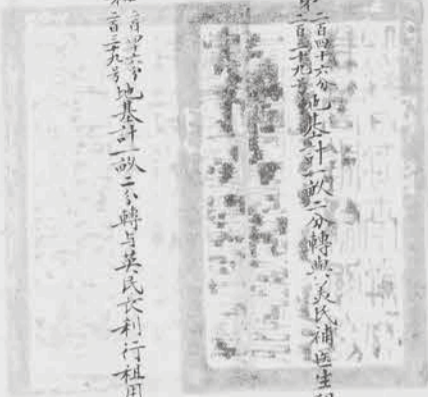
咸豐

年拾月十七日給

租地二百四十六分
地契二百三十九號

咸豐十一年月初首英民雷水將所租地二百四十六分轉與英民補運生租用該民遵照例承業如違地非伊有矣

咸豐十一年七月十五日英民補運生將所租地二百三十九分轉與英民利行租用該民遵照例承業如違地非伊有矣



英二百廿九號

委員洪 查見

英册道契 第239號 第246分地 (一)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the Merchant Peter William Lacey has applied to Rent in perpetuity from the Proprietors Chang-hoting 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 mow, two sun, six le, and haon, bounded on the North by Chin's land, on the South by Dutch Road, on the East by Yu's land, on the West by

That the said Peter William Lacey is to pay to the Proprietors Chang-hoting a Sum of 220,000 Cash, being at the Rate of 183.333 Cash 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 Merchant Peter William Lacey 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 of 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 Peter William Lacey his 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 Taotae 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 Peter William Lacey, his 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 Peter William Lacey, 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.

Keenfung 8th year, of 10th month, 17th day. L. S. Intendant of Circuit.

22nd November 1858.

No. of Lot, 246 No. of Title Deed, 239

True Translation,

John H. Meadows Interpreter.

英册道契 第239號 第246分地 (二)

此契存卷
大清欽命監督江南海關蘇松太兵備道薛 為給出租地契事照得接准
領事官及聚會內開今據本國商人堆那 稟請在上海按和約所定界內租業戶巴斗地一段永
遠租賃計叁畝。分。厘。毫。北。正。地。南。巴。斗。地。東。德。德。地。西。德。德。地。每。畝。租。銀。五。元。五。角。分。共。銀。壹。拾。五。元。其
年租每畝一千五百文共銀

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自由已便亦
不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租
任又查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內
租地賃房須由 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領事官并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
斯章者則此契作廢地即歸官領至租地契者 查該地係由美華第壹壹號劃出今英民堆那租業理合在此英契

咸豐捌年拾壹月初拾日給

租地二百四十七分
地契二百四十號

*the American Consulate as forming part
of Lot 4758 but having been sold to Richard
Traumnack a British subject, who was registered
in the British Consulate as stated above.*

*Intertranslation
John H. Meadows
Interpreter*

第百二十四號中契一併 委員法查見

英册道契 第239號 第246分地 第240號 第247分地



英册道契 第240號 第247分地 (一)

Title Deed.

See Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the
Merchants Richard Traumnack has applied to Rent in perpetuity from the
Proprietors Mark L. Patten 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 Three more, four more, four more, four more, four more, bounded
on the North by Land of Wang family
on the South by Land of Mark L. Patten
on the East by Land of L. H. Krue
on the West by Land of G. G. Gray
That the said Richard Traumnack is to pay to the Proprietors
Mark L. Patten a Sum of 528.000
Cash, being at the Rate of 176.000 Cash
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 Proprietors
Mark L. Patten shall Rent the said quantity of Land to the Merchant
Richard Traumnack 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 of 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 Richard Traumnack
his 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 Taoutai 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 Richard Traumnack, his 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 Richard Traumnack 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.

Keangfung 8th year, of L. S. 11th month, 10th day,
Intendant of Circuit.

14th Dec. 1858.

No. of Lot, 247 No. of Title Deed, 240

True Translation,

John H. Meadows
Interpreter.

The above land was originally registered in

英册道契 第240號 第247分地 (二)

同治十一年七月二十三日管理已故堆爾那事業人高福將所租二百四十七分地其基劃出西南角一畝計地六分轉與華民華成忠官業其地基現計二畝四分正此批
同治十一年九月初一日管理已故堆爾那事業人高福將二百四十七分地二畝四分轉與高福租用該民遵例承業可也
同治十一年九月十五日原業主高福已將本契面商自土地基六分向華成忠贖回仍併入本號地內合用現在本契之地共計二畝此批

此契於三十二年三月五日准日本國駐上海領事官署 註冊二二九二一
三十二年三月十四日上海特別市地政局 註冊二二九二一
白表馬街 白表馬街 白表馬街 白表馬街
阿士台而 阿士台而 阿士台而 阿士台而
文租用此批 文租用此批 文租用此批 文租用此批
海理司 海理司 海理司 海理司

二一九三

中

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官羅照會內開今據本國商人晏詩

稟請在上海按和約所定界內租業戶

陳懷等

地壹段永遠租賃貳畝陸分玖厘。毫北 自地 南曹地 東新公路 西曹姚地 給價每畝

四百六十四兩六錢八分文共規銀壹千貳百伍拾兩文其年租每畝壹千五百文每年預付銀號等因前來本道已飭

業戶會同陳懷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領事官查視其租地賃房無足妨礙方准租住

查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由

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

領事官並違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

年不將每畝年租錢壹千五百文預付銀號違犯斯章者則此契作為廢棄地即歸官須至租地契者

咸豐

九年

正月

二十一日

日給

租地二百四十八分

地契二百四十一號



英册道契 第241號 第248分地 (一)

Title Deed.

Woo Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tse Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that he has applied to Rent in perpetuity from the Proprietors *Sam and 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 *Two mu, six fen, nine li, — haou*, bounded on the North by *his own land*, on the South by *Chinese owners*, on the East by *public road*, on the West by *Chinese owners*. That the said *Sam and others* to pay to the Proprietors *Sam and others* a Sum of *One thousand two hundred and fifty taels* being at the Rate of *464 taels 6 mace and 8 fen* 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 Proprietors *Sam and others* shall Rent the said quantity of Land to *H. A. Jure* 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 of 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 *H. A. Jure* his 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 *H. A. Jure* his 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 *H. A. Jure* 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.

Sam fong 9th year, L. S. of Intendant of Circuit. 14 moon, 23 day. 23rd Feby 1859. No. of Lot, 248. No. of Title Deed, 241. True Translation, *Hos. Jy la Meadows* Interpreter.

英册道契 第241號 第248分地 (二)

光緒九年正月初九日改委許經理道人 禮區 吸根之經理人孔吳將所租二百四十八分地三畝六分九厘轉與李士驥遵照例租用此批

一千九百零七年十月五日李驥將本契全地轉與吳其南租用此批

查此契地係屬二十二五保(圖)字號之南原租地畝段分政原除劃出壹分伍厘餘地另在英界內九十七百二十五號新製外應餘地畝段分查此契地係屬香港路海關應照文符餘地畝此契係民國八年三月十九日總辦本支涉使楊會辦本道尹王批印



大清欽命監督江南海關分巡蘇松太兵備道吳

為

給出租地契事照得接准

大英國領事官羅遜會內開今據本國民人西西立巴士稟請在上海按和約所定界內租業戶韓全室

地壹段永遠租賃五畝二分。厘。毫。北。路。南。孫。地。東。張。地。西。路。給價每畝

九十五千四百五十五文共四百九十六千三百四十五文其年租每畝壹千五百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准中國之人必須中國官憲與領事官查視其租地貨房無足妨礙方准租住又

查向議章程雖外國人有通融得宜之處但無准租地貨房與華民展轉賃賣若華民欲在界內租地貨房須由

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

領事官並道憲批准發給將其地整段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

咸豐九年六月初二日給租地二百四十九分
地契二百四十二號



咸豐十年二月十五日英氏西立巴士持所租地壹段計五畝二分轉與英商吳布利租用該商遵照承業如違地非伊有矣
查本號契地業已併入八百七十七號契內租用本契理合註銷 同治十年四月初七日批



銷

英二百四十二號

委員洪

英册道契 第241號 第248分地 第242號 第249分地

英册道契 第242號 第249分地 (一)

Title Deed.

Ho Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that *Charles Clement Rivers* has applied to Rent in perpetuity from the Proprietors *Hantsoen paou*

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 Part of Shanghai, measuring in area *Five* mow, *two* fun, *4* li, *4* hao, bounded

on the North by *Road*
on the South by *Sun's Land*
on the East by *Chang's Land*
on the West by *Road*

That the said *Charles Clement Rivers* is to pay to the Proprietors *Hantsoen paou* a Sum of *496.340* Cash, being at the Rate of *95.450* Cash 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 *Hantsoen paou* shall Rent the said quantity of Land to *Charles Clement Rivers* 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 of 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

Charles Clement Rivers his 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 *Charles Clement Rivers* his 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

Charles Clement Rivers 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.

Heenfung 9th year, L. S. of Intendant of Circuit. 6th moon, 2nd day.

1st July 1859.
No. of Lot, 249 No. of Title Deed, 242

True Translation, *John A. Tallmadge* Interpreter.

英册道契 第242號 第249分地 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官密照會內開今據本國國民人塔麥斯柏爾稟請在上海按和約所定界內租業戶姓會得地壹段永遠租賃地二畝二分。厘。毫。北。公。路。南。半。浜。東。百。里。會。得。西。公。路。給。價。每。畝。...

咸豐九年十一月二十日 日給

租地二百五十二分 地契二百四十五號

查該地係前由美署地冊第... 換契契歸入其冊存查

Note. The above land is a portion of land registered and described in title deeds No. 25 and 28 of the United States Consulate as the property of Frederick Grant White; but having been sold to the British subjects Thomas Bell it has been registered as above in the British Consulate

True translation: John S. Meadows Interpreter

英二百四十五號

一千九百一十一年四月九日

東亞英領事官... 民國八年...

此契地坐落... 東亞英領事官...

一千九百一十一年三月...

光緒二十二年四月初十日...

光緒二十五年二月...

此契於三十一年十二月十四日... 中華民國三十一年十一月...

英册道契 第245號 第252分地 (一)

Title Deed. Duplicate

Gao Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that Thomas Bell has applied to Rent in perpetuity from the Proprietors Frederick Grant White 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 Two mow, two fun, four le, four hao, bounded on the North by Mission road, on the South by Halfpenny ditch, on the East by Lot No. 133, on the West by Public road. That the said Thomas Bell is to pay to the Proprietors Frederick Grant White a Sum of 4760.000 Cash, being at the Rate of 2163.680 Cash 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 Frederick Grant White shall Rent the said quantity of Land to Thomas Bell 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 of 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 Thomas Bell his 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 Thomas Bell his 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 Thomas Bell 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.

Keang-fung 9th year, 1859, 11th moon, 20th day. No. of Lot, 252. No. of Title Deed, 245. True Translation, John S. Meadows Interpreter.

英册道契 第245號 第252分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官密照會內開今據本國民人搭馬羅爾威爾稟請在上海按和約所定界內租業戶吳國林姓求順地壹段永遠租賃地捌畝○分○厘○毫北界馬大路南溝東界泰租地西小路給價每畝伍十五千文共肆佰肆拾千文其年租每畝壹千五百文每年預付銀號等因前來本道已飭業戶吳國林姓求順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故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領事官查視其租地賃房無足妨礙方准租住查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由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錢壹千五百文預付銀號違犯斯章者則此契作為廢地即歸官領至租地契者

咸豐九年十二月十五日給
租地二百五十三分
地契二百四十六號

咸豐十年三月廿日英民名格馬士姓羅弗威爾將所租第百五十三分內劃出地基四畝北界馬大路南溝東界搭馬士羅弗威爾地西小路轉租與民名卓治姓列願租用該民遵照例承業如違地非伊有矣

咸豐十年三月三十日英民名格馬士姓羅弗威爾將所租第百五十三分內劃剩地基計四畝全數轉與英民名卓治姓列願租用該民遵照例承業如違地非伊有矣

咸豐十年五月十五日英民名卓治姓列願將所租第百五十三分地基共計八畝全數轉與英民名格馬士羅弗威爾得里克姓巴朗司租用該民遵照例承業如違地非伊有矣

咸豐十年五月初四日英民名格馬士羅弗威爾得里克姓巴朗司將所租第百五十三分地基全數轉與英民名卓治姓列願租用該民遵照例承業如違地非伊有矣

同治五年正月九日哈克兒耳租地一塊計二畝係劃契一百五十五分於轉入本號契內本號地基現計十畝

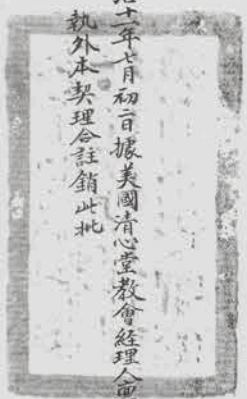
英二百四十六號地契中紙

英册道契 第245號 第252分地 第246號 第253分地

英册道契 第246號 第253分地 (一)

銷

同治七年七月初五日據美國清心堂教會經理人會請將本號契地與英册二百五十五號契地併換新契前來除已換五九百廿四號新契給執外本契理合註銷此地



Title Deed.
I, Woo Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that Thomas Rothwell has applied to Rent in perpetuity from the Proprietors Hekwolun & Yaou kewshun 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 Eight mow, ++ sun, ++ le, ++ haou, bounded on the North by Race course on the South by ditch on the East by R. B. Willeth's land on the West by Road.
That the said Thomas Rothwell is to pay to the Proprietors Hekwolun & Yaou kewshun a Sum of 440.000 Cash, being at the Rate of 53.000 Cash 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 Hekwolun & Thomas Rothwell shall Rent the said quantity of Land to Thomas Rothwell 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 of 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 Thomas Rothwell his 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 Thomas Rothwell his 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 Thomas Rothwell 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.
Keangfung 9th year, of L. S. of Intendant of Circuit, 12th moon, 15th day.
7th January 1860.
No. of Lot, 253 No. of Title Deed, 246
True Translation, John B. P. Howard Interpreter.

英册道契 第246號 第253分地 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道吳

為

給出租地契事照得接准

大英國領事官密照會內開今據英國人西西巴士稟請在上海按和約所定界內租業戶韓全寶地壹段永遠租賃計壹畝肆分。厘。毫。北。馬路溝南。徐地。東。徐地。西。浪地。給價每畝壹百七十七百十文共壹百六十四百八。文其年租每畝壹千五百文每年預付銀號等因前來本道已飭業戶韓全寶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定地畝却不能由已使亦不得轉與別國未曾准往中國之人必須中國官憲與領事官查視其租地賃房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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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領事官並違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壹千五百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

咸豐十年正月

初十日

日給

租地二百五十四分

地契二百四十七號

咸豐十年二月五日英民西西巴士將所租二百五十四分地基計一畝四分轉與英商漢布利租用該商遵例承業如違地非伊有美

查本契契據已併入八百七十七號契內租用本契理在註銷 同治十年四月初七日批

銷

英二百四十七號

英册道契 第247號 第254分地 (一)

Title Deed.

I, Woo Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that Charles Clement Rivers has applied to Rent in perpetuity from the Proprietors Han taenun paou 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 mow, four fun, ++ lb, ++ hao, bounded on the North by Maloo's ditch on the South by Sen's land on the East by Sen's land on the West by Chang's land

That the said Charles Clement Rivers is to pay to the Proprietors Han taenun paou a Sum of 164.800 Cash, being at the Rate of 117.710 Cash 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 Han taenun paou shall Rent the said quantity of Land to Charles Clement Rivers 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 of 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 Charles Clement Rivers his 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 Charles Clement Rivers his 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 Charles Clement Rivers 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.

Keangfung 10th year, of L. S. 1st moon, 10th day. Intendant of Circuit.

1st February 1860.

No. of Lot, 254 No. of Title Deed, 247

True Translation, John A. F. Meadows Interpreter.

英册道契 第247號 第254分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官密照會內開今據本國商人怡和行 稟請在上海按和約所定界內租業戶周洪瑞等
地壹段永遠租賃計畝伍分。厘。毫。北。河。南。小。路。東。吳。地。路。西。雲。地。給價每畝
二百四十七元五角 文共銀五千六百六十六元其年租每畝壹千五百文每年預付銀號等因前來本道已飭
業戶履履遵等 將該地租給該商收月務後開各條遵行查該外國人按和約在界內租地故却不能由
已便亦不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無妨礙方准租住又
查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
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
領事官並違禁將地租給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
年不將每畝年租錢壹千五百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

咸豐十年二月二十四日給
租地二百五十五分
地契二百四十八號

此契租地先緒十五年三月初十日准
英正領事官密照會內開今據本國商人怡和行 稟請在上海按和約所定界內租業戶周洪瑞等
地壹段永遠租賃計畝伍分。厘。毫。北。河。南。小。路。東。吳。地。路。西。雲。地。給價每畝
二百四十七元五角 文共銀五千六百六十六元其年租每畝壹千五百文每年預付銀號等因前來本道已飭
業戶履履遵等 將該地租給該商收月務後開各條遵行查該外國人按和約在界內租地故却不能由
已便亦不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無妨礙方准租住又
查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由
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
領事官並違禁將地租給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
年不將每畝年租錢壹千五百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

好拉芳
愛脫教
韋卜羅
林司



英册道契 第247號 第254分地 第248號 第255分地

英册道契 第247號 第254分地 第248號 第255分地

英册道契 第248號 第255分地 (一)

光緒四年三月初三日怡和行將所租七百六十八分地劃出畝壹厘三毫併入本契地內合用本契現共有地二五畝五分七厘三毫此批
光緒五年三月初三日怡和行將所租七百六十八分地劃出畝壹厘三毫併入本契地內合用本契現共有地二五畝五分七厘三毫此批
光緒五年七月初三日怡和行將所租七百六十八分地劃出畝壹厘三毫併入本契地內合用本契現共有地二五畝五分七厘三毫此批
光緒五年七月廿三日怡和行將所租七百六十八分地劃出畝壹厘三毫併入本契地內合用本契現共有地二五畝五分七厘三毫此批

Title Deed.
Hoo Superintendent of Maritime Customs for the Province of Keang-nan;
Intendant of the Soo-sung-tao Circuit, &c., &c., hereby gives this Deed for the Renting of Land.
I have received a communication from the British Consul stating, that
Lardine Matheson & Co
has applied to Rent in perpetuity from the Proprietors Kan chin yuen & 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
Twenty three mow, five fun, le haou, bounded
on the North by River
on the South by Rath
on the East by Kan's land
on the West by Yan's Land
That the said Lardine Matheson & Co
are to pay to the Proprietors, Kan chin yuen & Co
a Sum of 5816.250 Cash,
being at the Rate of 247.500 Cash
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
Kan chin yuen & Co shall Rent the said quantity of Land to
Lardine Matheson & Co 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 of 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
Lardine Matheson & Co
his 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 Lardine Matheson & Co
his 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
Lardine Matheson & Co
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.
Hearfury 10th year, of L. S. of 2nd moon, 24th day.
Intendant of Circuit.
16th March 1860.
No. of Lot, 255 No. of Title Deed, 248
True Translation, John M. T. Meadows, Interpreter.

二九九

英册道契 第248號 第255分地 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官家照會內開今據本國商人渣比 稟請在上海按和約所定界內租業戶色老成

地壹段永遠租賃計叁畝。分。厘。毫。北。半。洪。南。太平行界東太平行界。西太平行界。給價每畝

叁百千。文共。玖。百。千。文。其年租每畝壹千五百文每年預付銀號等因前來本道已飭

業戶色老成。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故却不能由

已便亦不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租住又

查向議章程雖外國人有通融得宜之處但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由

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

領事官並違憲批准登籍將其地悉數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

年不將每畝年租錢壹千五百文預付銀號違犯斯章者則此契作為廢棄地即歸官須至租地契者

咸豐十年六月初四日給 租地二百五十六分 地契二百四十九號



英册道契 第249號 第256分地 (一)

Title Deed.

Wos, - Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that

R. Jarvie has applied to Rent in perpetuity from the Proprietors Pau-Lau-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 Three mow, — fun, — le, — haou, bounded on the North by Half a ditch, on the South by Tsiping hung's land, on the East by Tsiping hung's land, on the West by Tsiping hung's land.

That the said R. Jarvie is to pay to the Proprietors Pau-Lau-Ching a Sum of 900,000 Cash, being at the Rate of 300,000 Cash 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 Pau-Lau-Ching shall Rent the said quantity of Land to R. Jarvie 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 of 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

R. Jarvie his 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 R. Jarvie

his 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

R. Jarvie 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. Keungfung 10th year, 6th moon, 4th day.

L. S. of Intendant of Circuit.

21st July, 1860.

No. of Lot, 256. No. of Title Deed, 249. True Translation, John A. Tolledon Interpreter.

英册道契 第249號 第256分地 (二)

咸豐十年六月二十三日英領事官將所租地契交與本道收存其契內開列各款如左
契內開列各款如左
同治四年七月廿三日英領事官將所租地契交與本道收存其契內開列各款如左

同治七年十月二十日阿爾之經理人將所租地契交與本道收存其契內開列各款如左

同治九年七月廿三日英領事官將所租地契交與本道收存其契內開列各款如左

同治九年七月廿三日英領事官將所租地契交與本道收存其契內開列各款如左

同治九年七月廿三日英領事官將所租地契交與本道收存其契內開列各款如左

同治九年七月廿三日英領事官將所租地契交與本道收存其契內開列各款如左

再查此契因存案被焚故未送請印文批

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官盛照會內開今據本國商人地文弗巴麟時稟請在上海按和約所定界內租業戶鄧順記

地壹段永遠租賃計肆陸分〇厘〇毫北 路 南路 東路 西路 給價每畝

壹百零五元 文共肆百捌拾叁元其年租每畝壹千五百文每年預付銀號等因前來本道已飭

業戶鄧順記 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

已使亦不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃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賃房與華民展轉賃賣若華民欲在界內租地賃房須由

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

領事官並違憲批准登籍將其地整段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

咸豐十年六月十七日給

租地二百五十七分
地契二百五十七號

咸豐十年五月十五日英民地文弗巴麟時稟請租地二百五十七分基地四畝六分轉與英民地文弗巴麟時稟請租地二百五十七分

同治二年五月初五日英民地文弗巴麟時稟請租地二百五十七分基地四畝六分轉與美國清心堂教會在上海隨時經理人遵例租用可也

同治二年七月初二日據美國清心堂教會經理人稟請將本手契地與英冊二百五十七號契地併換新契前來除已換五九百廿四號新契給執外本契理合註銷此地

銷

英 三百五十七號 契地

英册道契 第249號 第256分地 第250號 第257分地

英册道契 第250號 第257分地 (一)

Title Deed.

Woo Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that

T. F. Ballance has applied to Rent in perpetuity from the Proprietory *Tang Shunko*

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

Four *mow, six fun, 4 le, 4 haou,* bounded

on the North by *Road*

on the South by *Road*

on the East by *Road*

on the West by *Road*

That the said *T. F. Ballance*

is to pay to the Proprietors *Tang Shunko*

a Sum of *483.000* Cash,

being at the Rate of *105.000* Cash

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 Proprietory

Tang Shunko shall Rent the said quantity of Land to

T. F. Ballance 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 of 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

T. F. Ballance

his 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 *T. F. Ballance*

his 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

T. F. Ballance

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.

Keenfung 10th year, L. S. of *6th moon, 17th day.*
Intendant of Circuit.

3rd August 1860.

No. of Lot, 257 No. of Title Deed, 250

True Translation,

John A. J. Meadows
Interpreter.

英册道契 第250號 第257分地 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道吳為

給出租地契事照得接准

大英國領事官密照會內開今據本國商人阿俄美渣稟請在上海按和約所定界內租業戶法者地壹段永遠租賃計六畝八分。厘。毫。北。馬。路。南。漢。口。東。半。浜。西。馬。路。給價每畝二百八十五千文共一千九百三十八千文其年租每畝壹千五百文每年預付銀號等因前來本道已飭業戶將決也租給該商收用務該商開各條遵行查該外國人按和約在界內租地故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領事官查視其租地賃房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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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壹千五百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

咸豐十年七月二十三日給租地二百五十九分地契二百五十二號

查該契之地係在美國地冊中第一號前由美商廣源行轉與華商法者渣又轉與英商阿俄美渣租用地契與吊銷另立契給執執為據

I find on examination that the above lot of ground was registered in the American Consulate as No. 3. that the American Merchant Ming N. transferred the ground to the British subject W. H. Nacher, and that W. H. Nacher has now transferred it to the British subject R. O. Major, I therefore cancel the American title deed and issue the present British title deed.

英二百五十二號

光緒五年九月初一日得善將所租二百五十九分地陸政劃分轉與愛維德沙遵例租用此批

光緒六年二月十日惠康雀格之經理人伊格格將所租二百五十九分地六畝八分轉與惠康雀格租用該商遵例承業可也

同治六年四月十日得善將所租二百五十九分地六畝八分轉與惠康雀格租用該商遵例承業可也

同治四年六月初三日得善將所租二百五十九分地六畝八分轉與惠康雀格租用該商遵例承業可也

同治三年十二月初六日得善將所租二百五十九分地六畝八分轉與惠康雀格租用該商遵例承業可也

同治元年正月三日得善將所租二百五十九分地六畝八分轉與惠康雀格租用該商遵例承業可也

英册道契 第252號 第259分地 (一)

Title Deed.

Woo, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that

R. O. Major has applied to Rent in perpetuity from the Proprietor W. H. Nacher

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

Six mow, Eight jin, le, haou, bounded

on the North by The Riding Causeway.

on the South by Ditch.

on the East by and including half of Ditch.

on the West by The Riding Causeway.

That the said R. O. Major

is to pay to the Proprietor W. H. Nacher

a Sum of 1,938,000 Cash,

being at the Rate of 285,000 Cash

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

W. H. Nacher shall Rent the said quantity of Land to

R. O. Major 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 of 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

R. O. Major

his 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

his 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

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.

Keenfung 10th year, L. S. of Intendant of Circuit. 7th moon, 23rd day.

8th September, 1860.

No. of Lot, 259. No. of Title Deed, 252.

True Translation, Interpreter.

英册道契 第252號 第259分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳為

給出租地契事照得接准

大英國領事官憲照會內開今據本國商人者文爾士泰稟請在上海按和約所定界內租業戶

地壹段永遠租賃計五畝八分四厘毫北公路南星海濱橋東隆泰房西半法給價每畝

六百七十五千文共三千九百五十二百五十五文其年租每畝壹千五百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該外國人按和約在界內租定地畝却不能由

已使亦不得轉與別國未准往中國之人必須中國官憲與領事官查視其租地賃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賃房與華民展轉賃賣若華民欲在界內租地賃房須由

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

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

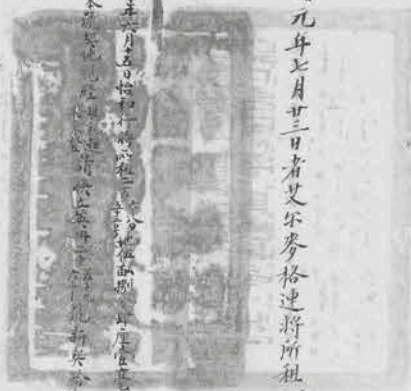
年不將每畝年租錢壹千五百文預付銀號違犯斯章者則此契作為廢棄地即歸官須至租地契者

咸豐十年七月二十三日給 租地二百六十分 地契二百五十三號

查該契之地係在美國地界內... 吊銷另立其契執照為憑...

I find on examination that the above lot of ground was registered in the American Consulate as No 26; that the American Merchants Ning N. transferred the ground to the British subject W. H. Wacker, and that W. H. Wacker has now transferred it to the British subject J. L. Maclean. I therefore cancel the American Title Deed and issue the present British Title Deed.

英二百五十三號



光緒九年七月廿三日者文爾士泰稟請在上海按和約所定界內租業戶... 光緒九年七月廿三日者文爾士泰稟請在上海按和約所定界內租業戶...

英册道契 第252號 第259分地 第253號 第260分地

英册道契 第253號 第260分地 (一)

Title Deed.

Woo, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that

J. L. Maclean has applied to Rent in perpetuity from the Proprietor W. H. Wacker

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 Five mow, eight sun, four le, one hao, bounded on the North by Kings Road, on the South by Partly by Wall of London Mission, on the East by F. Knopp's house, on the West by Matz de Sitch of Taylor's Road.

That the said J. L. Maclean is to pay to the Proprietor W. H. Wacker a Sum of 3935.250 Cash, being at the Rate of 675.000 Cash 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 W. H. Wacker shall Rent the said quantity of Land to J. L. Maclean 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 of 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

J. L. Maclean his 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

J. L. Maclean his 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

J. L. Maclean 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.

Keenfung, 10th year, L. S. of Intendant of Circuit. 7th moon, 23rd day.

8th September, 1860.

No. of Lot, 260. No. of Title Deed, 253.

True Translation,

Interpreter.

英册道契 第253號 第260分地 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道吳為

給出租地契事照得接准

大英國領事官密照會內開今據本國商人位列門哈各稟請在上海按和約所定界內租業戶陳錫增地壹段永遠租賃貳畝〇分〇厘〇毫北半街南半街東半街西客地利地給價每畝六百零五千文共壹千貳百壹拾千文其年租每畝壹千五百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故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領事官查視其租地賃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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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領事官並道憲批准登籍將其地越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壹千五百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

咸豐十年八月十四日給租地二百六十一分地契二百五十四號

咸豐十年十月二十日英商領事官將租二百六十一分地契計二畝轉與英民沙遜租用該民遵例承業如違地非伊有矣

光緒七年五月初七日沙遜之經理人信將所租正冊二百五十四分連同三百五十三分三百九十三分四百〇二分四百六分又副冊丁字二百五十四分並一百五十分各執行註銷請即復量立定確界界址分換新契下三百八十二分三百八十三分三百八十四分三百八十五分三百八十六分租用此批

銷

英二百五十四號 委員洪 委

英册道契 第254號 第261分地 (一)

Title Deed. Duplicate

I, Woo Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that William Hargreaves has applied to Rent in perpetuity from the Proprietors Chin seih toang

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 Two mow, 11 fun, 11 le, 11 hao, bounded

on the North by Half the ditch
on the South by Half the ditch
on the East by Half the road
on the West by William Hargreaves' Land

That the said William Hargreaves do to pay to the Proprietors Chin seih toang a Sum of 12,000 Cash, being at the Rate of 605.000 Cash

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 Chin seih toang shall Rent the said quantity of Land to William Hargreaves 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 of 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

William Hargreaves his 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 William Hargreaves his 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

William Hargreaves 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.

Heenfung 10th year, of L. S. 8th moon, 14th day, Intendant of Circuit.

28th Sep 1860.

No. of Lot, 261 No. of Title Deed, 254

True Translation, John A. Steadon Interpreter.

英册道契 第254號 第261分地 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道吳

為

給出租地契事照得接准

大英國領事官密照會內開今據本國民人何多遜稟請在上海按和約所定界內租業戶王梅卿

地壹段永遠租賃四畝二分。厘。毫北 路 南 洪 東 洪 西 王 地 給價每畝

四百八十五百七十文共 壹千捌百一十文其年租每畝壹千五百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往中國之人必須中國官憲與領事官查視其租地賃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賃房與華民展轉賃費若華民欲在界內租地賃房須由

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

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

年不將每畝年租錢壹千五百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

咸豐十年九月初五日

日給 租地二百六十二分
地契二百五十五號

光緒三年四月廿六日阿多遜之妻貝兒得令遺囑將所租二百六十二分地四畝二分轉與阿多遜特利道例租地此

一千九百零五年九月九日

古 栢 麥司德

民國三年三月六日日本局補註

此契於三十一三月九日... 中華民國三十三年三月十八日

英式百五十五號地契

委員洪 委九

英册道契 第254號 第261分地 第255號 第262分地

英册道契 第255號 第262分地 (一)

Title Deed.

Woo, - Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that

J. M. Ottason has applied to Rent in perpetuity from the Proprietor Wang Inei-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

Four mow, two - jun, le, haou, bounded

on the North by Road

on the South by Ditch

on the East by Ditch

on the West by Wang's land.

That the said J. M. Ottason is to pay to the Proprietor Wang Inei-ting

a Sum of 1,800,000 Cash,

being at the Rate of 428,570 Cash 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 Wang Inei-ting shall Rent the said quantity of Land to J. M. Ottason 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 of 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

J. M. Ottason his 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 J. M. Ottason his 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 J. M. Ottason 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.

Keenfung 10th year, L. S. of 9th moon, 5th day. Intendant of Circuit.

18th October, 1860.

No. of Lot, 262.

No. of Title Deed, 255.

True Translation,

John T. Meadows Interpreter.

英册道契 第255號 第262分地 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道吳

為

給出租地契事照得接准

大英國領事官密照會內開今據本國民人堆爾納稟請在上海按和約所定界內租業戶王錫君地壹段永遠租賃...

咸豐十年十一月二十九日給

租地二百六十六分 地契二百五十九號

同治三年正月五日管理已故堆爾納事業人將所租二百六十六分地七畝五分轉與高福遵例租用可也此批

光緒廿年正月高福遵例經理人司托威氏行所租二百六十六分地七畝五分轉與陶得生即日將該地劃去...

此契於三十三年三月五日准日本國駐上海領事官署 字第三二九三號 轉立日冊第四六二五號...

海理司 麥克勞

海理司 阿丁台

海理司 阿丁台

民國三年三月十日補記

英二百五十九號 委員洪

英册道契 第259號 第266分地 (一)

Title Deed.

Wm. Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that Richard Trannack has applied to Rent in perpetuity from the Proprietors Wang sich keun + Lih kwai fang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty...

That the said Richard Trannack is to pay to the Proprietors Wang sich keun and Lih kwai fang a Sum of 200 Cash being at the Rate of 1500 Cash 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 Wang sich keun + Lih kwai fang shall Rent the said quantity of Land to Richard Trannack 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 of transfer except to a Foreigner, having a recognized right of residence within the Dominions of China...

The conditions of this Deed, therefore, are; That if the said

Richard Trannack his 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...

Richard Trannack 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.

Hienfung 1861 year, L. S. of Intendant of Circuit, 11th moon, 29th day, 9th January 1861. No. of Lot, 266. No. of Title Deed, 259. True Translation, John M. ... Interpreter.

英册道契 第259號 第266分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官密照會內開今據本國商人搭麥士汗布利稟請在上海按和約所定界內租業戶周遠蘭地壹段永遠租賃壹畝分陸厘捌毫北 泰界南 郭界東 黃浦 西 公路 給價每畝壹萬零肆百陸拾陸文共壹萬肆千五百陸拾六文其年租每畝壹千五百文每年預付銀號等因前來本道已飭業戶周遠蘭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定地畝却不能由已便亦不得轉與外國人未准准中國之人必須中國官憲與領事官查視其租地賃房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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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壹千五百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

咸豐十年十一月二十九日給
租地二百六十七分
地契二百六十號

英册道契 第260號 第267分地 (一)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官密照會內開今據本國商人者也帶加大稟請在上海按和約所定界內租業戶謝啟秀地壹段永遠租賃壹畝分玖厘。毫北 半河 南 公路 東 福利行墻又官地 給價每畝壹萬零肆百陸拾陸文共 柒 伯 千 文其年租每畝壹千五百文每年預付銀號等因前來本道已飭業戶謝啟秀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定地畝却不能由已便亦不得轉與外國人未准准中國之人必須中國官憲與領事官查視其租地賃房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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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壹千五百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

咸豐十年十二月初二日給
租地二百六十八分
地契二百六十一號

英册道契 第261號 第268分地 (一)

Title Deed.

Wm. Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that Thomas Hambury Chow yuen-lan 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 one mow, one sun, nif - lo, eight haou, bounded on the North by Lein's land, on the South by Nwa's land, on the East by Hwang-poo River, on the West by Public Road.

That the said Thomas Hambury is to pay to the Proprietor Chow yuen-lan a Sum of 14,570,000 Cash, being at the Rate of 12,468,000 Cash 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 Thomas Hambury 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 of 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 Thomas Hambury his 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 Thomas Hambury his 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 Thomas Hambury 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.
Hsinjung 1881 year, L. S. of 11th moon, 29th day.
9th January, 1881.
No. of Lot, 267. No. of Title Deed, 262.
True Translation, John St. J. M... Interpreter.

英册道契 第260號 第267分地 (二)

英 二百六十一號中契

委員 吳 登 覽



此契於三十一年四月九日准日本國駐上海領事署 字第四九二九號函
轉立日冊第六二六(一)號通戶各中領事林公啟
中華民國三十一年四月十一日上海特別市地政局批 租字第四六八八號

此契於三十一年九月十八日由業主
委託律師 吳 登 覽 辦理
立契日期 中華民國三十一年九月十八日
正完 上海特別市地政局批

一千九百一十七年七月廿五日

海峽殖民地與泰利有限公司租地用此批

民國廿五年四月十一日



咸豐十年六月二十日英領事官密照會內開今據本國商人者也帶加大稟請在上海按和約所定界內租業戶謝啟秀地壹段永遠租賃壹畝分玖厘。毫北 半河 南 公路 東 福利行墻又官地 給價每畝壹萬零肆百陸拾陸文共 柒 伯 千 文其年租每畝壹千五百文每年預付銀號等因前來本道已飭業戶謝啟秀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定地畝却不能由已便亦不得轉與外國人未准准中國之人必須中國官憲與領事官查視其租地賃房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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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壹千五百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

英册道契 第259號 第266分地 第260號 第267分地 第261號 第268分地

11107

Title Deed.

Woo, Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that J. F. Carter 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 one mow, seven fun, nine le, haow, bounded on the North by Half Ditch, on the South by Public Road, on the East by Smith's wall, Public wall & public land, on the West by J. F. Carter's Land.

That the said J. F. Carter to pay to the Proprietors a Sum of 700,000 (seven hundred thousand) Cash, being at the Rate of Cash 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 J. F. Carter 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 of 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

J. F. Carter

his 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

J. F. Carter

his 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

J. F. Carter

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 10th year, L. S. of 12th moon, second day. Intendant of Circuit.

12th January, 1861.

No. of Lot, 268.

No. of Title Deed, 261.

True Translation,

John A. Meadows Interpreter.

英册道契 第261號 第268分地 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官密照會內開今據本國國民人來帖

地壹段永遠租賃貳伍分。厘。毫。北。小。路。南。天。孫。地。東。馬。路。西。小。路。給。價。每。畝。文。共。三。百。五。十。七。千。五。百。文。其。年。租。每。畝。壹。千。五。百。文。每。年。預。付。銀。號。等。因。前。來。本。道。已。飭。將。該。地。租。給。該。商。收。用。務。照。後。開。各。條。遵。行。查。該。商。人。按。約。納。租。亦。不。能。再。業。戶。已。便。亦。不。得。轉。與。別。國。未。曾。准。往。中。國。之。人。必。須。中。國。官。憲。與。領。事。官。查。視。其。租。地。賃。房。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。賃。房。與。華。民。展。轉。賃。賣。若。華。民。欲。在。界。內。租。地。賃。房。須。由。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。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。錢。壹。千。五。百。文。預。付。銀。號。違。犯。斯。章。者。則。此。契。作。為。廢。棄。地。即。歸。官。須。至。租。地。契。者。

業戶

將該地租給該商收用務照後開各條遵行查該商人按約納租亦不能再業戶已便亦不得轉與別國未曾准往中國之人必須中國官憲與領事官查視其租地賃房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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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錢壹千五百文預付銀號違犯斯章者則此契作為廢棄地即歸官須至租地契者

已便亦不得轉與別國未曾准往中國之人必須中國官憲與領事官查視其租地賃房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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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錢壹千五百文預付銀號違犯斯章者則此契作為廢棄地即歸官須至租地契者

咸豐十年十二月二十七日 日給 租地二百七十分 地契二百六十三號

光緒十一年三月二十日奉帖將前租二百七十分地二畝五分轉與查理士復遵例租用此批

一千九百零六年一月二十六日查理士復將本契地轉與永年公司租用此批

查此契地坐落... 特示該地過應以現文費款為準... 合計本契共有費地肆畝柒分參厘陸毫...

一九二四... 永年公司

泰利有限公司

一九二四... 永年公司

此契於二十四年六月三十日... 中華民國二十四年七月...

英册道契 第263號 第270分地 (一)

On the 4th day of February 1861 the British subject Edward Webb transferred a portion of the above lot No. 271 measuring four fun five le muns...

True translation John St. J. Headman Interpreter

Duplicate Title Deed.

His Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that Edward Webb has applied to Rent in perpetuity from the Proprietors Seanlung tau 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...

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to Edward Webb upon the following conditions: Forasmuch, as the tenure of Ground he'd 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...

Edward Webb 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.

Keangfung 10th year, L. S. of Intendant of Circuit, 12th moon, 27th day, 6th Febry 1861. No. of Lot, 271 No. of Title Deed, 264 True Translation, John St. J. Headman Interpreter.

英册道契 第264號 第271分地 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官察照會內開今據本國商人羅徐...

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地...

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

咸豐十年十一月二十七日給 租地二百七十二分 地契二百六十五號



同治元年二月... 同治九年... 同治四年... 光緒十九年... 一千九百十五年... 英二百六十五號

英册道契 第265號 第272分地 (一)

英册道契 第265號 第272分地 第266號 第273分地

此契於二十二年四月七日准日本領事署
 轉立日册第六二九〇號租戶信及地產稅務局
 中華民國二十二年四月十三日上海特別市地政局批
 字第四九六八號
 租字第四八九六號

一千九百二十一年一月三日
 新沙遜將本契全地轉與中法實業公司
 愛武林英租戶用此批
 民國卅四年四月五日本局補註

Title Deed.

Woo Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that
S. Rawson has applied to Rent in perpetuity from the Proprietors Eleton
 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
Four + more, + fun, + le, + haou, bounded
 on the North by Jairay Fajul ofai land wall
 on the South by Yang-keng-pang wad
 on the East by warehouse wall
 on the West by wall

That the said S. Rawson
 is to pay to the Proprietors Eleton
 a Sum of 6020.000 Cash,
 being at the Rate of _____ Cash
 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 Proprietors
Eleton shall Rent the said quantity of Land to
S. Rawson 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 of 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
S. Rawson 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 S. Rawson, 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
S. Rawson
 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.

Heanfing 10th year, L. S. of 12th moon, 27th day.
 Intendant of Circuit.
 6th February 1861.
 No. of Lot, 272 No. of Title Deed, 265
 True Translation, J. M. A. J. Meadon
 Interpreter.

英册道契 第265號 第272分地 (二)

三三三

一千九百二十四年六月十八日裴末德將本契全地轉與雷四德租戶用此批

查此契准英國駐上海領事署本契由前租主雷四德將全地轉與馬斯德山騰租戶等同准此相應加批以資
 執管此批中華民國二十三年十月十八日上海地政局批

中

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官照會內開今據本國商人應立士 稟請在上海按和約所定界內租業戶利德
 地一段永遠租賃壹畝叁分。應北查治塔本地 南中和地 東查治塔本地西 公路 給價每畝
 業戶 文共三千一百五十千 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
 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礙方准租住又
 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 領事官查視其租地價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價房與華民展轉買賣若華民欲在界內租地價房須由領
 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領
 事官並違憲批准將地蓋印憑據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

咸豐 十年十二月二十八日 給 租地二百七十三分 地契二百六十六號

爲

英册道契 第266號 第273分地 (一)

英册道契 第267號 第274分地

光緒拾陸年參月

日星

具稟職員陸文彬
稟為遵照升科繳價請據事竊職前在 治下二十五保三圖必守并七十一號價買洋人契
地業奉清界查明大見契內補繳漲灘升科地業，原係奉子其弟
范樹然致恩因該 地見卦號洋商入英册二百七十四分二百六十七號
漲灘官地新老灘地兩共應升地業分壹厘壹毫捌分玖忽承繳庫平銀
伍分伍毫呈請
局憲公祖大人俯賜核收 恩准給據安奉實為德便上稟
計繳庫平銀叁百貳拾兩貳錢五分五毫

英册道契 第267號 第274分地 (三)
華人業主呈繳升科銀稟帖

Title Deed.
Nos Superintendent of Maritime Customs for the Province of Keang-nan;
Intendant of the Soo-sung-tze Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that
John A. T. Meadows has applied to Rent in perpetuity from the Proprietors Sen yuen tao &c
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 mow, seven fun, six le, three hao, bounded
on the North by Woo-sung river
on the South by half a canal
on the East by raw wall boundary
on the West by half a path and Shen's land
That the said John A. T. Meadows
is to pay to the Proprietors Sen yuen tao &c
a Sum of 1051.000 Cash,
being at the Rate of _____ Cash
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
Sen yuen tao &c shall Rent the said quantity of Land to
John A. T. Meadows 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 of 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
John A. T. Meadows 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 John A. T. Meadows, 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

John A. T. Meadows 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.

L. S.
of _____
Intendant of Circuit.
Heang-fung 10th year, 12th moon, 29th day.

8th February 1861

No. of Lot, 274 No. of Title Deed, 267
True Translation,

John A. T. Meadows
Interpreter.

英册道契 第267號 第274分地 (二)

敬稟者，竊奉
前憲台抄發吳淞港兩岸沿河各地契，札飭會同逐一查勘，時因奉飭清丈河界，
當經稟請俟河界劃清，再行勘辦在案。嗣奉札飭，迅將英册二百六十七號契地勘
復等因，奉經卑職等與黃巡檢會同
英總領事所派之員查明原契，督同業戶亭者地保，前赴履勘該地坐落二十五保三
畝吳淞港南岸，土名鐵馬路橋之南境，按址丈見積五百六十八分五厘三毫六絲合地二畝
一分一厘一毫八絲九忽，又丈見北京路半路積二十四步合地一分兩共合計寔地二畝二分
一厘一毫八絲九忽，四址東至英册一百七十五號地西至英册九百九十五號地南至北京路半
路北至吳淞港尚無違碍，惟查前號契載地一畝七分六厘三毫，從前未經派員勘過，
此等沿河契地所載畝分每多不寔，本難作准，應以當日原業戶完糧寔地為憑，飭
據該地保曹裕昌查明前號契地係必字圩七十一號戶名吳元宰，則田六分四厘三毫，
則田九分兩共完糧寔地一畝五分是該契所載一畝七分六厘三毫，照額已浮開二分
六厘三毫，此次丈見二畝二分一厘一毫八絲九忽，比契載又多地四分四厘八毫八絲九忽，
核之原業戶完糧寔地一畝五分之數計兩共多出應升灘地七分一厘一毫八絲九忽，詢
據業戶職員陸文彬聲稱情願照章繳價升科，該地坐落吳淞港沿河，自應查照
天祥承租吳淞港口漲灘官地，每畝繳庫平銀四百五十兩之數，飭繳去後，茲據該業
戶遵照補繳契內浮開之漲灘升科地二分六厘三毫，承繳契外漲灘官地四分四厘
八毫八絲九忽兩共應升地七分一厘一毫八絲九忽，共繳庫平銀三百二十三錢五分五

英册道契 第267號 第274分地 (四)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

毫、稟繳前來，卑職等復核相符，除稟給收條外，理合將查明會勘級由繪圖貼說，
 聯銜稟覆，並將繳到升科價銀一併呈繳仰祈
 大人察核免收，俯賜檢契分別批明，印還執業，深為公便，恭請
 鈞安、伏乞
 垂鑒、卑職等謹稟
 計呈 繪圖一幅並繳庫平銀三百二十四兩三錢五分五毫 利息莊單一紙
 一稟 道憲華 稟覆會勘英母二百六十七號契地呈繳漲離價銀並繪圖由
 光緒十六年三月廿六日
 候補分府王
 上海縣正堂裴
 候補縣正堂葛
 三月廿六日校

英册道契 第267號 第274分地 (五)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

稟復會勘英母二百六十七號契地呈繳漲離價銀並繪圖由
 批 據送英母二百六十七號契地東內級到官灘地價庫平銀三百零兩
 三錢五分五毫已照數免收仰候函致
 英總領事核該說說上下契送道批印另行知可也此致函存

光緒十六年四月廿日刊

英册道契 第267號 第274分地 (六)
會丈局收訖升科銀之便條

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道吳

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 阿威美渣

地一段永遠租賃 畝分八厘六毫北 自地 南石地 東公路 西石地

文共 陸百陸拾一 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

不戶 將該地租給該商收用務照後開各條查核外國人按和約在界內租地無妨礙方准租住又

己便亦不得轉與別國未曾推住中國之人必須中國官憲與 領事官查視其租地實房無足妨礙方准租住又

查向議章程離外國人有通融得之益之處但無租地實房與華民展轉買賣若華民欲在界內租地實房須由領

事官與中國官憲酌給蓋印憑據始可推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領

事官並道憲批准登籍將其地盤段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

咸豐十一年正月初五日給 租地二百七十五分 地契二百六十八號



此契於三十一年一月十二日准日本國駐上海領事署 字第一八〇二號函
轉立日冊第三三四六號 茲經上海領事署 查核無異 准其辦理 此契
中華民國三十一年二月二十七日上海特別市政府地政局批 租字第一七五二號

英册道契 第268號 第275分地

英册道契 第268號 第275分地 (一)

Title Deed.

I, Hoos Superintendent of Maritime Customs for the Province of Keang-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 the - British - Consul stating, that R. O. Major has applied to Rent in perpetuity from the Proprietors Kim Ke mei & 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 Three moe, & eight lo, & six hau, bounded on the North by R. O. Major's land, on the South by Shik's land, on the East by Public road, on the West by Shik's land. That the said R. O. Major is to pay to the Proprietors Kim Ke mei a Sum of 600,000 Cash, being at the Rate of Cash per moe; and also the Annual Low Rent of Fifteen Hundred Cash per moe Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Kim Ke mei R. O. Major shall Rent the said quantity of Land to 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 of 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 R. O. Major 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 R. O. Major 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 R. O. Major neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per moe, 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.

Heenfung 11th year, of 1st moon, 5th day. L. S. of Intendant of Circuit. 14th February 1861. No. of Lot, 275 No. of Title Deed, 268. True Translation, J. M. A. F. Meadows Interpreter.

同治元年正月三日英商阿威美渣將所租二百七十五分地其計三畝零八毫轉租與英商漢必里租用該商遵例承業如違地非自有矣
光緒十年九月廿五日英商經理人羅高特將所租二百六十八號地三畝零六毫轉與英商漢必里遵例租用此批
光緒元年正月三日英商阿威美渣將所租二百七十五分地三畝零八毫轉租與英商漢必里遵例租用此批
光緒十五年正月廿九日英商經理人羅高特將所租二百六十八號地三畝零六毫轉與英商漢必里遵例租用此批
一千九百零三年八月五日色松 將本契地轉與 拉曼脫 芬 叔 續用此批
英商二百六十八號地契 委員洪 查日

三二一五

英册道契 第268號 第275分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

爲

給出租地契事照得接准

大英國領事官咨照會內開今據本國商人 密安士 稟請在上海按和約所定界內租業戶 姚寶全等

地一段永遠租賃 壹畝伍分。厘。毫北寶順路 南姚地 東寶順地西 街 給價每畝

文共錢肆佰伍拾千 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進行查核外國人樓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 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益之處但無准租地實房與華民展轉買賣若華民欲在界內租地實房須由領

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領

事官並道憲批准登籍將其地整段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

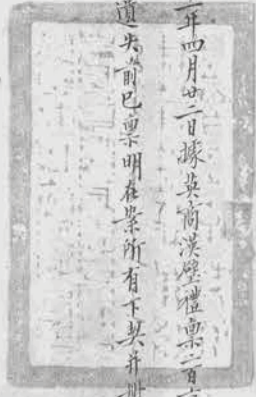
咸豐十一年正月初七日給

租地二百七十六分
地契二百六十九號



同治十一年四月廿二日據英商漢理德稟稱二百六十九號租地已於上年轉與本商併入八百全號新業惟此號上契早經原

戶道吳前已稟明在案所有下契并册册印註銷等情理合註明格案此批



銷

英商二百六十九號地契 委員洪 查

英册道契 第269號 第276分地(一)

Title Deed.

His Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that John St. J. Meadows has applied to Rent in perpetuity from the Proprietors Yaon paon taen 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 mow, five fun, le, bounded on the North by Rao-shun's road on the South by Yaon's land on the East by Rao-shun's land on the West by small road That the said John St. J. Meadows is to pay to the Proprietors Yaon paon taen a Sum of 450.000 Cash, being at the Rate of Cash 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 Yaon paon taen shall Rent the said quantity of Land to John St. J. Meadows 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 of 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 John St. J. Meadows 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 John St. J. Meadows, 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

John St. J. Meadows 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.

Hearfing 11th year, of L. S. 1st moon, 7th day. Intendant of Circuit. 18th February 1861 No. of Lot, 276 No. of Title Deed, 269 True Translation, John St. J. Meadows Interpreter.

英册道契 第269號 第276分地(二)

大清欽命監督江南海關分巡蘇松太兵備道吳

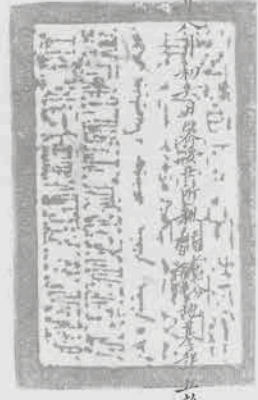
給出租地契事照得接准

大英國領事官家照會內開今據本國商人安士 稟請在上海按和約所定界內租業戶朱 錦榮 地一段承遠租賃 伍畝。分。厘。毫。北。里。地。南。小。路。東。高。地。西。石。路。給價每畝 文共錢壹千零伍拾千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 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展轉貨賣若華民欲在界內租地實房須由領 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

咸豐十一年正月初九日給 租地二百七十七分 地契二百七十號



同治八年



茲已將與華民朱桂塘管業歸於中國入冊本契理合註銷此批

銷

英二百七十號 委員吳 委

英册道契 第269號 第276分地 第270號 第277分地

英册道契 第270號 第277分地 (一)

Title Deed.
 I, *Wos* Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that John St. J. Meadows has applied to Rent in perpetuity from the Proprietor Choo Kim yung 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 five mow, 4 fun, 4 le, 4 haou, bounded on the North by Ken's land on the South by small wash on the East by Kaou's land on the West by stone road

That the said John St. J. Meadows is to pay to the Proprietor Choo Kim yung a Sum of 1050.000 Cash, being at the Rate of Cash 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 Choo Kim yung shall Rent the said quantity of Land to John St. J. Meadows 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 of 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 John St. J. Meadows 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 John St. J. Meadows 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 John St. J. Meadows 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.

Keangfung 11th year, of L. S. of Intendant of Circuit. 1st moon, 9th day.

18th Febry 1861
 No. of Lot, 277 No. of Title Deed, 270
 True Translation, John St. J. Meadows Interpreter.

英册道契 第270號 第277分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官照會內開今據本國商人美渣稟請在上海接和約所定界內租業戶石狗觀等...

咸豐十一年二月十七日給

租地二百七十九分 地契二百七十二號

同治元年正月三十日英商美渣將所租二百七十九分地契三分轉租與英商渣里租用該商遵例承業如違地非伊有矣

光緒六年九月十五日英商美渣將所租二百七十九分地契一分轉租與英商渣里租用該商遵例承業如違地非伊有矣

光緒九年正月二十三日英商美渣將所租二百七十九分地契二分轉租與英商渣里租用該商遵例承業如違地非伊有矣

光緒十五年正月九日英商美渣將所租二百七十九分地契一分轉租與英商渣里租用該商遵例承業如違地非伊有矣

一千九百零一年八月廿五日

此契於三十三年二月二十二日准日租國任上...

英國第二百七十二號中契

英册道契 第271號 第278分地 第272號 第279分地

英册道契 第272號 第279分地 (一)

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that The British Merchant R. O. Major has applied to Rent in perpetuity from the Proprietors...

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 British Merchant 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...

L. S. of Intendant of Circuit. 11 year, 2 moon, 17 day.

True Translation, Interpreter. No. of Lot, 279 No. of Title Deed, 272

英册道契 第272號 第279分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官照會內開今據本國民人 堆滿納 稟請在上海按和約所定界內租業戶 唐 地一段永遠租賃壹畝伍分。厘。毫。北。張。地。南。禪。地。東。張。地。西。羅。地。給價每畝二百六十十文共錢三百九十十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 唐 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領事官查視其租地實房無足妨礙方准租住又查向議章程離外國人有通融得之益但無租地實房與華民展轉買賣若華民欲在界內租地實房須由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領事官並違憲批准登籍將其地整段分段或已成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

咸豐十一年二月二十三日給

祖地二百八十一分 地契二百七十四號



同治五年五月初五日... 光緒...

英字第二百七十四號中契 委員洪登凡

英册道契 第274號 第281分地 (一)

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tse Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that Captain G... 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... on the North by... on the South by... on the East by... on the West by... That the said... shall pay to the 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... 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 of 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... 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... 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... 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.

11 year, of... moon, 27th day. Intendant of Circuit. No. of Lot, 281 No. of Title Deed, 274 True Translation, Interpreter.

英册道契 第274號 第281分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官照會內開今據本國民人 華德 世 稟請在上海按和約所定界內租業戶 洪慶宰 地一段永遠租賃式 畝壹分叁厘。臺北力巴士地 南 趙地 東陸地 路西馬路 給價每畝 二百八十四文共陸 百零 伍 千 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 洪慶宰 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 領事官查視其租地價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價房與華民展轉買賣若華民欲在界內租地價房須由領 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領 事官並違憲批准蓋印憑據將其地整段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

咸豐十一年二月初二日給

租地二百八十二分 地契二百七十五號

爲

同治元年十二月十五日英民華德將所租 二百八十二分地 畝一分三厘轉與英商吉沛能租用該民遵例承業如違地非伊有

同治十年十月十九日吉沛能將所租 二百八十二分地 畝一分三厘轉與高易租用該商遵例承業可也

同治十年十月十九日吉沛能將所租 二百八十二分地 畝一分三厘轉與吉本租用該商遵例承業可也

光緒九年三月十五日吉本將所租 二百八十二分地 畝一分三厘轉與漢壁禮遵例租用此批

光緒十年正月十七日漢壁禮即漢壁禮將所租 二百八十二分地 畝一分三厘轉與漢壁禮遵例租用此批

銷
英國第二百七十五號中契一紙 委員洪 慶 宰

英册道契 第274號 第281分地 第275號 第282分地

英册道契 第275號 第282分地 (一)

Title Deed.

The Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tao Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that Charles Walter has applied to Rent in perpetuity from the Proprietors Hungchingtai 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 Two mow, one fun, three le, no hao, bounded on the North by C Rivers land on the South by Chau's land on the East by his land and a road on the West by the Malwa That the said Charles Walter to pay to the Proprietors Hungchingtai a Sum of six hundred and five dollars and Cash, being at the Rate of Two hundred and eighty-four thousand Cash 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 Hungchingtai shall Rent the said quantity of Land to Charles Walter 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 of 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 Charles Walter 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 Charles Walter, 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 Charles Walter 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.

L. S.
11 year, of Hungchingtai 3 moon, 2 day.
Intendant of Circuit.
April 11 1861
No. of Lot, 282 No. of Title Deed, 275
True Translation,
Charles Alubastie
Interpreter.

英册道契 第275號 第282分地 (二)

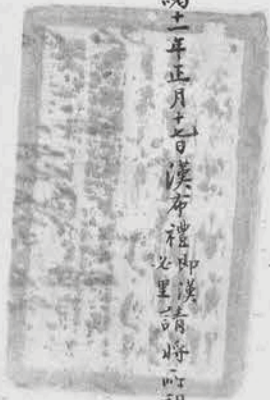
大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官照會內開今據本國商人 漢布禮 稟請在上海按和約所定界內租業戶 徐廷玉 地一段永遠租賃計畝分厘毫北至馬路南至徐房東至石路西公平地 給價每畝 壹千陸百五十元 文共卷千卷百千 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 業戶徐廷玉 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住中國之人必須中國官憲與 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展轉買賣若華民欲在界內租地實房須由領 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領 事官並道憲批准登錄將其地整段分段或已成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

咸豐十一年二月初二日給

租地二百八十三分 地契二百七十六號



光緒十二年正月二十日漢布禮即漢必里請將所租二百八十三分地基併換一千六百三十二號新契給執租用本契批銷此批

英國第二百七十六號中契一紙 委員洪登元

英册道契 第276號 第283分地 (一)

Title Deed.

We Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the British Subject Thomas Hamburg has applied to Rent in perpetuity from the Proprietors Chiu ting su 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 two mow, two fun, two le, no haan, bounded on the North by the Gulch on the South by Chiu's house on the East by a paved road on the West by Thomas Hamburg's land That the said Thomas Hamburg to pay to the Proprietors Chiu ting su a Sum of three thousand three hundred thirty and Cash, being at the Rate of one hundred and six hundred and fifty-four Cash 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 Chiu ting su 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 of 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 British Subject Thomas Hamburg 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 Thomas Hamburg, 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 Thomas Hamburg or the Heirs or Assigns 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.

L. S. of Hamburg 3 mow, 2 day. Intendant of Circuit. April 11 1861 No. of Lot, 283 No. of Title Deed, 276 True Translation, Charles W. Alabaster Interpreter.

英册道契 第276號 第283分地 (二)

抄存英冊第二百七十七號中契
此契存案

當查英冊二百七十七號中契一時檢尋
無着現照上契抄存將來未契
檢出仍將抄契呈請
檢銷理合聲明

大清欽命監督江南海關分巡蘇松太兵備道吳

為

給出租地契事照得接准

大英領事官密 照會內開今據本國商人漢布禮稟請在上海

按和約所定界內租業戶大成僧地一段永遠租賃計五畝八
分二厘北至曹地南至馬路東至丁溝浦西至樂地給價每畝
壹千伍佰千文共捌千柒佰叁拾千文其年租每畝壹千伍佰文
每年預付銀號等因前來本道已飭業戶大成僧將該地租給
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 領事官查視其租地賃房無足妨碍方准
租住又查向議章程雖外國人有通融得益之處但無准租地賃
房與華民展轉賃賣若華民欲在界內租地賃房須由領事
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錢壹千
伍佰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

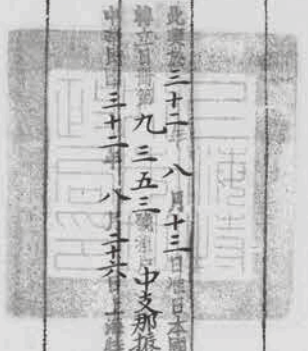
英冊道契 第277號 第284分地 (一)

咸豐十一年三月初四日給租地第二百八十四分地契第二百七十七號

光緒三十二年十一月

日鈔存條案

光緒三十二年十月二十七日漢布禮將所租二百八十四分地畝捌分叁厘轉與通和行遵例租用此
此契租地係會文向查復坐落五保二高土名虹廟該契原載地畝捌分叁厘惟未曾文過完
竟是否相符無從查現刻出一小方文見計地畝叁厘另五厘四毫七百零四號新契外餘
地若干該商查註請緩日再文等情前來所有該契刻剩餘地俟將來復文為准相應批明
蓋印備考 光緒三十二年十月初八日道署批



此契係三十二年八月十三日准日本領事官密 照會內開今據本國商人漢布禮稟請在上海
按和約所定界內租業戶大成僧地一段永遠租賃計五畝八分二厘北至曹地南至馬路東至丁溝浦西至樂地給價每畝
壹千伍佰千文共捌千柒佰叁拾千文其年租每畝壹千伍佰文每年預付銀號等因前來本道已飭業戶大成僧將該地租給
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 領事官查視其租地賃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賃房與華民展轉賃賣若華民欲在界內租地賃房須由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錢壹千伍佰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

英冊道契 第276號 第283分地 第277號 第284分地

英冊道契 第277號 第284分地 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道吳

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 博裕行

稟請在上海按和約所定界內租業戶 羅真貞等

地一段永遠租賃計三畝七分八厘四毫北至小港 南至張地東至大洪西至小洪 給價每畝

壹百四十五文共五百三十九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 羅真貞等 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

己便亦不得轉與別國未曾准往中國之人必須中國官憲與 領事官查視其租地賃房無妨礙方准租住又

查向議章程離外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由領

事官與中國官憲酌給蓋印憑據始可推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

咸豐十一年二月初六日給

租地二百八十五分 地契二百七十八號

同治二年四月三日 楊裕行將該地轉與博裕行 同治七年二月初六日批該地現由博裕行管業之 騰極行轉與高奇山併入八百四十四分新契地內合用此契註銷

銷

英二百七十八號 委員洪 登凡

英册道契 第278號 第285分地(一)

Title Deed.

We Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that The Merchants Harbord & Co have applied to Rent in perpetuity from the Proprietors Chai-fung-ching & 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 Three mow, seven fun, eight le, four haon, bounded on the North by a small road, on the South by Chang's land, on the East by a large ditch, on the West by a small ditch. That the said Merchants Harbord & Co are to pay to the Proprietors Chai-fung-ching & Co a Sum of Five hundred & thirty nine thousand two hundred and twenty Cash, being at the Rate of One hundred & sixty two thousand five hundred Cash 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 Chai-fung-ching & Co shall Rent the said quantity of Land to Harbord & Co 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 of 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 Harbord & Co 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 Harbord & Co, 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 Harbord & Co or subsequent holders of the lot 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.

L. S. of Harbord & Co 11 year, of Harbord & Co 3 moon, 6 day. Intendant of Circuit. April 15 1861 No. of Lot, 285 No. of Title Deed, 278 True Translation, Chulman Alabaster Interpreter.

英册道契 第278號 第285分地(二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官密照會內開今據本國民人 堆 爾 納 稟請在上海按和約所定界內租業戶 金 有 土 地一段永遠租賃...

咸豐十一年三月初六日給租地二百八十六分地契二百七十九號

同治五年正月十五日管理已故堆爾納事業人將所租...

光緒二十一年六月十四日投高福壽遺囑經理人司...

一千九百一十一年一月五日...

英二百七十九號

英册道契 第278號 第285分地 第279號 第286分地

英册道契 第279號 第286分地 (一)

Title Deed.

Woo Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tse Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that The British Subject Capt. Gammack has applied to Rent in perpetuity from the Proprietor Chiu Gu-ted 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...

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 Capt. Gammack 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 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 Capt. Gammack, 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 Capt. Gammack or subsequent holder of the Lot 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.

11 year, of Him Yung 3 moon, 6th day. April 15 1861. No. of Lot, 286 No. of Title Deed, 279 True Translation, Interpreter.

英册道契 第279號 第286分地 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英領事官參照會內開今據該商入慎祿行稟請在上海按和約所定界內租業戶

地一段永遠租賃計八畝六分。每北。每地。南。石。地。東。大。法。西。小。法。給價每畝... 業戶... 已便亦不得轉與別國未曾准住中國之人必須中國官憲與領事官查視其租地... 查向議章程雖外國人有通融得之益但無准租地... 事官與中國官憲酌給蓋印憑據始可准行... 事官並道憲批准登錄將其地整段分畝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

咸豐十一年三月二十日給

租地二百八十七分 地契二百八十八號

同治二年四月... 同治七年二月初六日批該地現由按照據管業之許... 新契地內合用此契註銷

銷

英二百八十八號 委員洪 登凡

英册道契 第280號 第287分地 (一)

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that Messrs. Harkort & Co. have applied to Rent in perpetuity from the Proprietors Chiu Lan King & 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 two mou, six fun, no lo, no haou, bounded on the North by Chang's Land, on the South by Chih's Land and Harkort's Island, on the East by Bullak, on the West by Small Bullak. That the said Messrs. Harkort & Co. to pay to the Proprietors a Sum of Three hundred and ninety thousand Cash, being at the Rate of one hundred & fifty thousand Cash 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 Messrs. Harkort & Co. 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 of 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 Messrs. Harkort & Co. 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 Messrs. Harkort & Co. 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 Messrs. Harkort & Co. or subsequent Messrs. of the said Land, 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.

L. S. 11 year, of Kienfung 3rd moon, 3rd day. Intendant of Circuit.

9th May 1861 No. of Lot, 287 No. of Title Deed, 280

True Translation. Interpreter.

英册道契 第280號 第287分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官來照會內開今據 國商人 博裕行 稟請在上海按和約所定界內租業戶 石成玉等 地一段永遠租賃計畝。分五厘。每北 博裕行 南 博裕行 東 大洪 西 大洪 給價每畝 壹百四十文共 式百八十七文 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶石成玉等 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 己便亦不得轉與別國未曾准住中國之人必須中國官憲與 領事官查視其租地實房無足妨礙方准租住又 查向議章程離外國人有通融得之益但無准租地實房與華民展轉貨賣若華民欲在界內租地實房須由領 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領 事官並違憲批准登籍將其地盤隱匿或已成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

咸豐十一年二月三十日給

租地二百八十八分 契二百八十一號



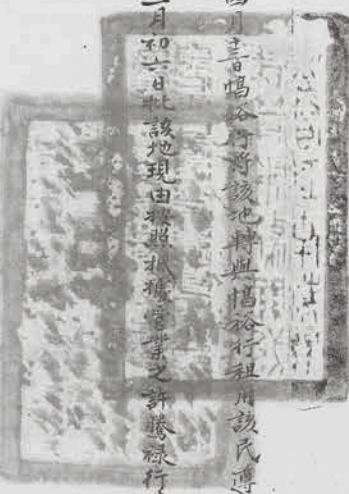
英册道契 第280號 第287分地 第281號 第288分地

英册道契 第281號 第288分地 (一)

銷

英二百八十一號 委員洪 查是

同治二年四月三日 同治七年二月廿六日 該地現由...



Title Deed. Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the British Merchants Messrs Harcourt & Co. have applied to Rent in perpetuity from the Proprietors Juk Jing Tok & 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 one mou, two fun, five le, one haou, bounded on the North by Harcourt & Co's property on the South by Harcourt & Co's property on the East by a large Creek Harcourt & Co's on the West by a small Creek Harcourt & Co's That the said Proprietors Juk Jing Tok & Co. do hereby agree to pay to the Proprietors a Sum of Eighty-seven thousand Cash, being at the Rate of one hundred and forty thousand Cash 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 Messrs Harcourt & Co. 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 of 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 British Merchants Harcourt & Co. 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 Messrs Harcourt & Co., 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 British Merchants Messrs Harcourt & Co. or his or their Heirs, or Assigns, 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.

L. S. of Hienfuy 3rd moon, 30th day. Intendant of Circuit. 9th January, 1861. No. of Lot, 288 No. of Title Deed, 281 True Translation, Chalmer A. ... Interpreter.

三二七

英册道契 第281號 第288分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官參照會內開今據本國人民 堆爾納 稟請在上海按和約所定界內租業戶陸君賢林珊記

地一段永遠租賃陸畝。分。厘。毫。北。官。路。南。英。商。地。東。小。岸。脚。西。小。岸。給。價。每。畝。四。十。九。千。五。百。文。共。錢。式。百。捌。拾。陸。千。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。陸。君。賢。林。珊。記。將。該。地。租。給。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。人。未。曾。准。住。中。國。人。必。須。中。國。官。憲。與。領。事。官。查。視。其。租。地。賃。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。賃。房。與。華。民。展。轉。賃。賣。若。華。民。欲。在。界。內。租。地。賃。房。須。由。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。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。

咸豐十一年四月十四日給

租地二百八十九分 地契二百八十二號

同治六年二月初五日... 將該地... 查同治六年二月初七日...

同治十三年二月初七日... 行在銷同治十三年二月初七日...

光緒三年十二月初五日... 此項地契已於...

光緒七年十一月初二日... 英二百八十二號

英二百八十二號

英册道契 第282號 第289分地 (一)

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the British subject Gammack 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... on the North by... on the South by... on the East by... on the West by... That the said Gammack to pay to the Proprietors... a Sum of... being at the Rate of... 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 British subject Gammack 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 of 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 British subject Gammack 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 Gammack, 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 Gammack or subsequent 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.

L. S. 11th year, 23 May 1861. Intendant of Circuit. No. of Lot, 289. No. of Title Deed, 282. True Translation. Interpreter.

英册道契 第282號 第289分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

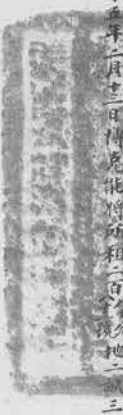
給出租地契事照得接准

大英領事官來照會內開今據本國商人丹本行... 業戶徐阿第等將該地租給該商收用... 咸豐十一年四月十八日給

咸豐十一年四月十八日給 租地二百九十分 地契二百八十三號



光緒十五年二月十三日已故老處之代理人古柏將所租二百九十分地二畝三厘五毫轉與博克龍道例租用此批



光緒十五年二月十三日博克龍將所租二百九十分地二畝三厘五毫轉與古柏道例租用此批

一千九百零九年十月廿五日 易將本契全地轉與 白送來 拉脫 芬 羅 租用此批 民國二年十月十日日本局註冊

三十二年一月三十日准日本領事官... 租字第一二四二號

英二百八十三號

英册道契 第282號 第289分地 第283號 第290分地

英册道契 第283號 第290分地 (一)

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that the British Merchant Rothwell of Whitt & Co has applied to Rent in perpetuity from the Proprietors Chiu ah to... 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 Two mow, two fun, three le, five haou, bounded on the North by a Road on the South by Whitt & Co's property on the East by Boundary of Ditch & Road on the West by a path way & Sing's land

That the said Rothwell to pay to the Proprietors Chiu ah to... a Sum of Six hundred and seven dollars Cash, being at the Rate of Three hundred and thirty three Cash 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 Rothwell 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 of 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 British Merchant Rothwell 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 Rothwell 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 British Merchant Rothwell or his or their Heirs, 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.

L. S. 11th year, of Hsinshy 4 moon, 18th day. Intendant of Circuit. 27 May 1861 No. of Lot, 290 No. of Title Deed, 283 True Translation, Chiu ah to... Interpreter.

英册道契 第283號 第290分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得核准

大英國領事官麥照會內開今據本國商人義順洋行... 業戶陳錫培... 文共捌百捌拾...

咸豐十一年四月十九日給

租地二百九十一分 地契二百八十四號

光緒二十九年... 光緒二十九年... 光緒二十九年... 光緒二十九年...

此契租地

英領事官... 光緒二十九年... 光緒二十九年...

光緒二十九年八月初六日... 光緒二十九年...

光緒二十九年... 光緒二十九年...

查契租地... 光緒二十九年... 光緒二十九年...

英册道契 第284號 第291分地 (一)

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating that The British Merchant Jurri of Jurri Shoburn & Co has applied to Rent in perpetuity from the Proprietors Chin Hoi Tong 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 mow, one fun, 800 le, 200 hau, bounded on the North by the Race Course on the South by the School on the East by London & Co's Land on the West by Lo's Land That the said is to pay to the Proprietors a Sum of Eight hundred and eighty thousand Cash, being at the Rate of eight hundred thousand Cash 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 British Merchant Jurri 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 of 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 British Merchant Jurri 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 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 British Merchant Jurri or assignees or outgoings holders of the land 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.

L. S. of Hui-fung moon, 19 day. No. of Lot, 291 No. of Title Deed, 284 True Translation, Interpreter.

英册道契 第284號 第291分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

為

大英國領事官亦照會內開今據本國人民華德世 稟請在上海按和約所定界內租業戶 馮星華 地一段承遠租賃。畝式分式厘五毫北 大 南 夏 地 東 路 西 冊 地 給 價 每 畝 六百五十九元九角五分共計錢壹百四十八元五角 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 業戶馮星華 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 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展轉買賣若華民欲在界內租地實房須由領 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領 事官並違憲批准登籍將其地盤讓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

咸豐十一年四月十九日給

租地二百九十二分 地契二百八十五號



咸豐十一年六月二十三日英民華德世將所租 二百九十二分 地契計二分二厘五毫轉與美民補醫生租用該民遵照例承業如違地非伊有矣 二百八十五號

同治十二年十月十二日美民補醫生將所租 二百九十二分 地契計二分二厘五毫轉與美商赫爾生遵照例租用可也此批

查本號上契業已遺失所有地基現經保入英冊九百九十四號新契合用本契理合註銷同治十二年十月十五日批

銷

英二百八十五號 委員共 覽

英冊道契 第284號 第291分地 第285號 第292分地

英冊道契 第285號 第292分地 (一)

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tse Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the *British* Consul stating, that *The British Subject Walter* has applied to Rent in perpetuity from the Proprietory *Jing Sing 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 *two mow, two fun, two le, five hau*, bounded on the North by *Consulate Road* on the South by *Hsia's land* on the East by *Small Road* on the West by *Small Road*. That the said *British Subject Walter* is to pay to the Proprietory *Jing Sing Hua* a Sum of *the hundred and forty eight thousand four hundred* Cash, being at the Rate of *Six hundred and fifty seven thousand two hundred* Cash 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 *Jing Sing Hua* shall Rent the said quantity of Land to *The British Subject Walter* 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 of 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 *British subject Walter* 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 *Walter*, 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 *British Subject Walter or his or her Assigns* 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.

L. S. 11th year, of *Shun-feng* 4th moon, 19th day. Intendant of Circuit.

Ang 20 1861 No. of Lot, 292 No. of Title Deed, 205-

True Translation, *Davidson* Interpreter.

英冊道契 第285號 第292分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

本國領事官來照會內開今據本國領事官

業戶楊富金徐富保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無足妨礙方准租住又...

咸豐十一年四月十九日給

租地二百九十三分 地契二百八十六號

咸豐七年十月...

咸豐三年十月三十日准...

同治四年正月初...

同治四年正月初...

銷

英貳百八十六號地契

英册道契 第286號 第293分地 (一)

English title deed document with handwritten signatures and official stamps. Includes text: 'Title Deed. Superintendent of Maritime Customs for the Province of Keang-nan...' and 'I have received a communication from the British Consul stating that the British subject Chung Laisung has applied to Rent in perpetuity...'.

英册道契 第286號 第293分地 (二)

此契存卷

SUB-REGISTER. No. 84.
 Lot No. 293^a
 Being a Portion Transferred from an Original Lot of Land, No. 293 Register No. 286 situated within the Boundaries appointed under Treaty for the residence of British Subjects at this Port of Shanghai, in the Province of Keang-soo in the Empire of China.

PARTICULARS OF LOT
 Sub-Register No. 84.
 Lot No. 293^a
 Date of Sub-Registration of Lot Nov. 27th 1867.
 Signature of Party by whom the Lot is Sub-Registered.
 Whether Renter or Agent, Renter.
 Portions of Lot surrendered to Public use.

PARTICULARS OF TRANSFER.
 Name of Renters, E. W. Stone.
 Quantity of Land Transferred, 4 mow, 2 fun, and 3 haau.
 From whom Transferred, Chan Laisun.
 Date of Transfer, October 9th 1861.
 Amount of Settled Annual Low Rent }
 at 1,500 cash per mow

I certify the above Particulars to be true and faithful Extracts from the Endorsement of Transfer of the above Lot made by Chan Laisun to the afore-said Renters E. W. Stone Esquire as entered on the Title Deed for the Original Lot, No. 286 given by his Excellency Woo the Intendant of Circuit.

In Testimony whereof, I have hereunto set my hand this 27th day of November 1861.

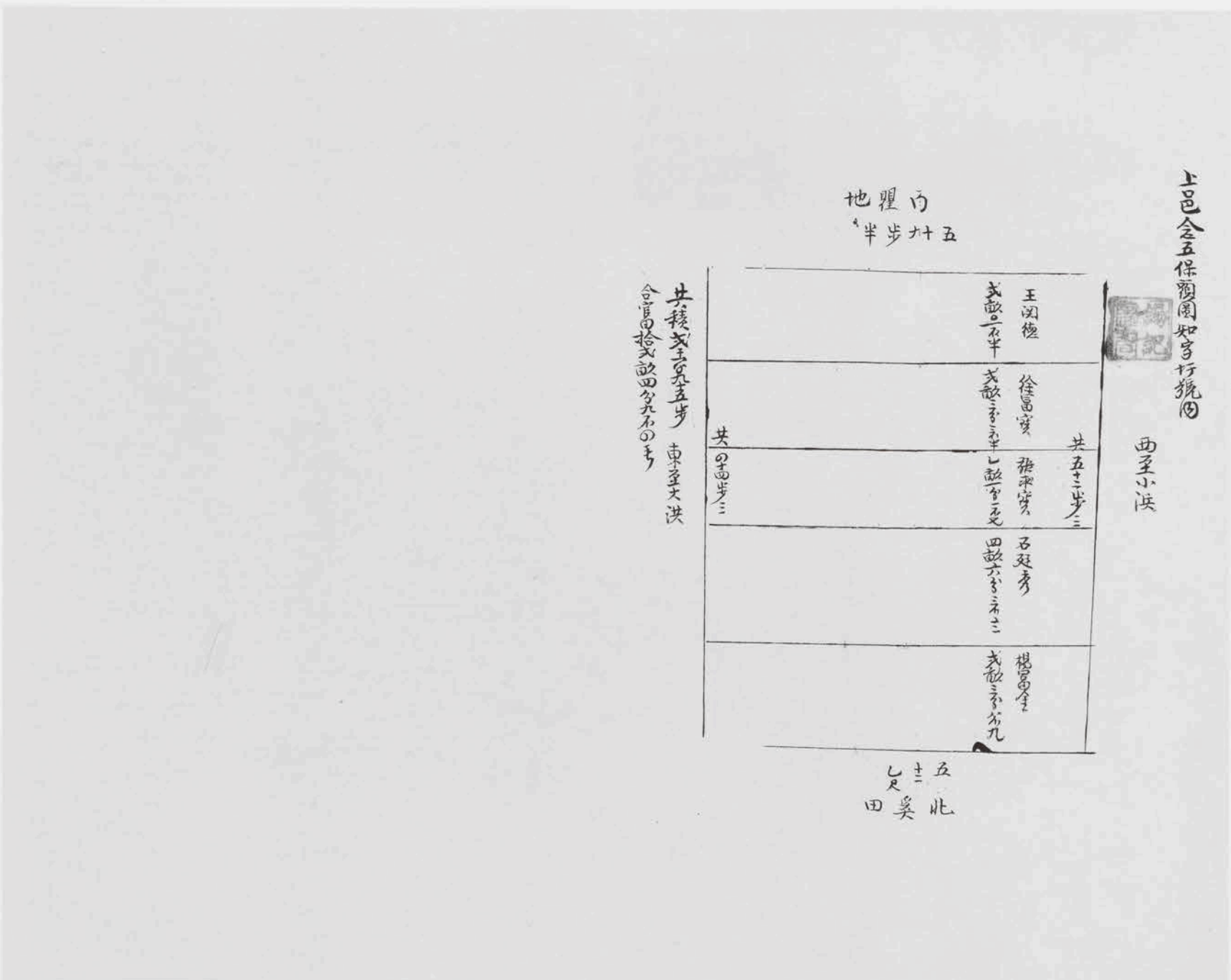
Chaloner Alabaster
 Interpreter to H.B.M. Consulate at Shanghai.

英册道契 第286號 第293分地 (四)
 A字副契

此契於三十三年六月二十八日准日本國駐上海領事署
 轉立日計八〇七七號野信託株式會社經理營業時換給新契
 中華民國三十三年七月五日上海特別市政府地政處批 准予第六五七三號

字第六六四號

英册道契 第286號 第293分地 (三)



英册道契 第286號 第293分地 (五)
 上海縣二十五保頭圍地保繪製地塊圖

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官麥照會內開今據本國民人羅元祐稟請在上海按和約所定界內租業戶張炳榮地一段承遠租賃式畝叁分陸厘。臺北張界南禪治地東唐界西瞿界給價每畝捌拾文共壹百捌拾捌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張炳榮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領事官查視其租地賃房無足妨礙方准租住又查向議章程離外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由領事官與中國官憲酌給蓋印憑據始可推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領事官並違憲批准登籍將其地盤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銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

咸豐十一年四月十九日給

租地二百九十四分 地契二百八十七號

同治元年十一月十九日英民羅元祐將所租二百九十四分地其三分六厘轉與張炳榮三人租用該民遵例承業如違地非伊有矣

同治四年二月二十日英商張炳榮將所租二百九十四分地其三分六厘轉與英商巴志志租用該商遵例承業可也

同治六年五月廿七日英商巴志志將所租二百九十四分地其三分六厘轉與英商顧志租用該商遵例承業可也

同治六年九月廿七日顧志將所租二百九十四分地其三分六厘轉與英商顧志租用該商遵例承業可也

光緒九年正月六日顧志將所租二百九十四分地其三分六厘轉與顧志人遵例租用地

英二百八十七號 委員法查見

英册道契 第287號 第294分地 (一)

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-nan; Intendant of the Soo-sung-tao Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul stating, that the British Singapore subject Loguenzeu had applied to Rent in perpetuity from the Proprietors Chung King Sung 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 Two mow, three fun, six le, pro haou, bounded on the North by Shung's land, on the South by D. Redgman's property, on the East by Sung's land (near Stannacks), on the West by Shi's land. That the said Loguenzeu to pay to the Proprietors Chung King Sung a Sum of Eighty thousand Cash being at the Rate of Eighty thousand Cash 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 Chung King Sung shall Rent the said quantity of Land to the British Subject Loguenzeu 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 of 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 in 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 British Subject Loguenzeu 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 Loguenzeu, 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 Loguenzeu or subsequent holder of the said 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.

L. S. of Shanghai 4th moon, 19th day. Intendant of Circuit. May 20 1861. No. of Lot, 294 No. of Title Deed, 287. True Translation, Chulou Alubuck Interpreter.

英册道契 第287號 第294分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

大英國領事官來照會內開今據本國商人 天祥行 稟請在上海按和約所定界內租業戶楊紹耕楊積善...



咸豐十一年五月初五日給 租地二百九十五分 地契二百八十八號

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that The British Merchant J. L. Maclean has applied to Rent in perpetuity from the Proprietors Yang Shaking & Yang Chichan...

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Yang Shaking & Yang Chichan shall Rent the said quantity of Land to the British subject J. L. Maclean upon the following conditions:-

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

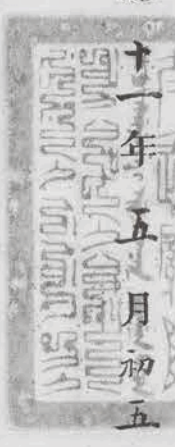
L. S. of Hsin-fung 5th moon, 11th day. 12th June 1861. No. of Lot, 295 No. of Title Deed, 288 True Translation, Charles Alabaud, Interpreter.

英册道契 第288號 第295分地 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道吳

大英國領事官來照會內開今據本國商人 漢必記 稟請在上海按和約所定界內租業戶 翟震遠等...



咸豐十一年五月初五日給 租地二百九十六分 地契二百八十九號

此契於光緒十一年五月十八日由業主 翟雨時 翟震遠 翟一初 所立...

Handwritten document with multiple columns of Chinese text, including dates like '光緒十一年五月' and names like '陶德生', '好卜羅', '拉脫', '格力芬'.

英册道契 第289號 第296分地 (一)

英册道契 第287號 第294分地 第288號 第295分地 第289號 第296分地 三三三五

Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that The British Merchant Hamburg has applied to Rent in perpetuity from the Proprietors Chiu chiu guan 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 Five moe, 120 fan, 20 le, 20 hao, bounded on the North by 1/2 Creek on the South by 1/2 Creek on the East by 1/2 Land on the West by 1/2 Land That the said Hamburg is to pay to the Proprietors a Sum of 1000 strings of Cash, being at the Rate of 300 strings of Cash per moe; and also the Annual Low Rent of Fifteen Hundred Cash per moe Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Chiu chiu guan shall Rent the said quantity of Land to Hamburg 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 of 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 British Merchant Hamburg, 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 Hamburg, 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 Hamburg or subsequent holder of the land neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per moe, 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.

L. S. 11th year of Hamburg 5th moon 5th day. Intendant of Circuit. June 18 1861 No. of Lot, 296 No. of Title Deed, 209 True Translation. Charles Alabinsky Interpreter.

英册道契 第289號 第296分地 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准 本國領事官來照會內開今據本國商人 卓恩士 稟請在上海按和約所定界內租業戶 孫連海等 地一段永遠租賃計七畝八分。厘。毫。北。孫。由 南。吳。江。東。阿。多。地。西。何。姓。地。給。價。每。畝 三百二十二百三十三文共二千五百三十三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 孫連海等 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 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租地實房與華民展轉買賣若華民欲在界內租地實房須由領 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領 事官並道憲批准蓋印憑據分租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

咸豐十一年五月初五日給 租地二百九十七分 地契二百九十號

此項租地係沈委員查勘見地二畝三分八厘四絲界無礙違碍等情相應批註蓋印此批

咸豐十一年十月廿日英領事官將租地二百九十七分地契分五畝將與英民火船租用該民遵例承業如違地非自有矣

咸豐十一年十月廿日英領事官將租地二百九十七分地契分八畝與英民火船租用該民遵例承業如違地非自有矣

咸豐十一年十月廿日英領事官將租地二百九十七分地契分八畝與英民火船租用該民遵例承業如違地非自有矣

同治元年三月初八日英領事官將租地二百九十七分地契分八畝與英民火船租用該民遵例承業如違地非自有矣

同治元年五月間英民火船租地二畝五分現已併入 二畝七分 契內合用茲本號地契共有拾畝零三分惟火船已改其經手人仍 須遵例承業也同治二年十月十七日批

此項租地二畝五分現已併入 二畝七分 契內合用茲本號地契共有拾畝零三分惟火船已改其經手人仍 須遵例承業也同治二年十月十七日批

同治二年九月廿日經理已故大術事業人將租地二百九十七分地契拾畝零三分轉與英民火船租用可也此批

光緒三年十月廿九日伯來福將租地二百九十七分地契之西南界劃出四畝九厘二毫轉與西華租用另立字號新給地契 光緒三年十月廿九日伯來福將租地二百九十七分地契之西南界劃出四畝九厘二毫轉與西華租用另立字號新給地契 光緒三年十月廿九日伯來福將租地二百九十七分地契之西南界劃出四畝九厘二毫轉與西華租用另立字號新給地契

英册道契 第290號 第297分地 (一)

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that The British Merchant Cushing 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 three mow, seven fun, two le, six hao, bounded on the North by 1/2 Creek, on the South by 1/2 Creek, on the East by 1/2 Creek, on the West by 1/2 Creek. That the said British Merchant Cushing is to pay to the Proprietors a Sum of 1452 strings of Cash, being at the Rate of 389 strings x 400 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 British Merchant Cushing 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 of 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 British Merchant A. Cushing, 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 British Merchant A. Cushing, 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 British Merchant A. Cushing or his or their Heirs, or Assigns, 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.

L. S. of Hien-fung 5th moon, 8th day. Intendant of Circuit.

No. of Lot, 298. No. of Title Deed, 291. True Translation, Interpreter.

英册道契 第291號 第298分地 (二)

同治九年五月二十四日英商葛時利將原租三百六十分地... 光緒十一年正月... 前項地契係由葛時利... 繪圖到道該商應照文定畝分營業相應批明蓋印備考此批

一千九百二十七年七月八日葛時利福美...

華租用此批



此契於三十一年一月二十八日准日本國駐上海總領事署... 中華民國三十一年二月二日上海特別市政府批

英二百九十一號 委員洪查見

中

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英領事官... 業戶... 查向議章程... 事官並道憲... 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

咸豐十一年五月十一日給租地二百九十九分地契二百九十二號



英册道契 第292號 第299分地 (一)

英册道契 第292號 第299分地 第293號 第300分地

英二百九十三號 委員法查見

光緒七年三月初三日非路求賴求託經理人忠未將所租二百九十九分地劃四分三厘轉與華人徐雨之歸於中國人母本契理合註銷此批

遺囑於一千八百七十七年三月初九日在上海開領事衙門驗明屬實加印為憑此批

光緒三年十一月初一日已故高福善于英一千八百七十五年三月五日立有遺囑託族人塔耳高福特伊所租二百九十九分地劃四分三厘轉與非路求賴求託經理人忠未將所租二百九十九分地劃四分三厘轉與華人徐雨之歸於中國人母本契理合註銷此批

光緒二年三月初五日葛福將所租二百九十九分地劃四分三厘轉與洋法部局經理公用並不

同治十三年二月廿六日管理已故維爾納街華人將所租二百九十九分餘地劃五分轉與英民高福遵例租用可也

咸豐十一年七月初九日英民維爾納街華人將所租二百九十九分地內劃出二分併入二百九十九分地內合用其所添二分基地四址均係得主有地理合註明加印為憑

咸豐十一年五月二十三日英民維爾納街華人將所租二百九十九分地內劃出二分併入二百九十九分地內合用其所添二分基地四址均係得主有地理合註明加印為憑

Title Deed.

Woo Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that *the British Subject, H. Gramack* has applied to Rent in perpetuity from the Proprietors *Russell & 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 *Four mow, two fun, two le, two haan*, bounded on the North by *Gramack's property*, on the South by *Public Road*, on the East by *Russell & Co's property*, on the West by *Gramack's property*.

That the said *Lot* having been registered in the *Sum of* *An amount is not intended* 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 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 of 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 *British Subject, H. Gramack* 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 *Mr. Gramack* 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 *British Subject, H. Gramack* or *Subsequent parties of the Land* 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.

L. S.
of *Hongkong* 5th moon, 11th day.
Intendant of Circuit.
18th June 1861
No. of Lot, 299 No. of Title Deed, 292
True Translation, *Woo* Interpreter.

英册道契 第292號 第299分地 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准
大英國領事官來照會內開今據本國商人以者冷各
地一段永遠租賃計八畝。分。厘。每北至崑崙外六尺南至馬路東至半洪西至筓
該地對面九十九號由文共及商轉租價不裁其
業戶 勒乃却 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住中國之人必須中國官憲與 領事官查視其租地賃房無足妨礙方准租住又
查向議章程離外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由領
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領
事官並違憲批准登籍將其地盤股分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錄號違犯斯章者則此契作為廢紙地即歸官領至租地契者



咸豐十一年五月十一日給租地契二百九十三號

英册道契 第293號 第300分地 (一)

英册道契 第294號 第301分地 第295號 第302分地

英二百九十四号

宣統三年五月初八日自愛杜松哈各將本契全地轉與英商渣打銀行租用此批
一千九百十八年六月十四日自英商渣打銀行將本契全地轉與英商渣打銀行租用此批

光緒二十一年... 同治十三年十月十四日英商... 宣統三年... 英二百九十四号

Title Deed.
I have received a communication from the British Consul stating that...
This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors...
L. S. of Hienfeng 5th moon, 11th day.
18th June 1861
No. of Lot, 301 No. of Title Deed, 294
True Translation, Charles... Interpreter.

英册道契 第294號 第301分地 (二)

三四一

英二百九十五号

光緒二十一年... 同治五年九月十二日... 宣統三年... 英二百九十五号

咸豐十一年九月二十九日... 同治二年正月廿三日... 同治五年九月十二日... 宣統三年... 英二百九十五号

大清欽命監督江南海關分巡蘇松太兵備道吳... 給出租地契事照得接准... 咸豐十一年五月十二日給 租地三百零二分 地契二百九十五號

英册道契 第295號 第302分地 (一)

Title Deed.

Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that The Church Missionary Society has applied to Rent in perpetuity from the Proprietors Fesenmeyer 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 five mow, eight fun, eight le, two hao, bounded on the North by Dutch on the South by Road on the East by Wright & Thomas Lots on the West by Dutch

That the said Lot having been registered in the Consular Office to pay to the Proprietors an amount is not entered per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

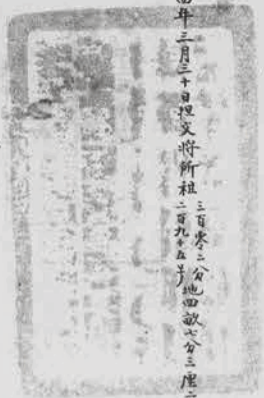
This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors British Subject Fesenmeyer shall Rent the said quantity of Land to The Church Missionary Society upon the following conditions:— Forasmuch, as the tenure of Ground held by foreigners under Treaty within the limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right of 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 Church Missionary Society 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 Church Missionary Society 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 Church Missionary Society or Subsequent Renters of the said Land 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.

L. S. 11th year, of Kienfung 5th moon, 12th day. Intendant of Circuit.

19th June 1861. No. of Lot, 302 No. of Title Deed, 295 True Translation, Interpreter.



光緒五年三月三十日授文將所租三百零三分地西畝六分三厘壹毫轉與馬即沙遊遵例租此批

英二百九十九號委員法查見

英册道契 第295號 第302分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官來照會內開今據本國凡人 五巴士 稟請在上海按和約所定界內租業戶 郭六親

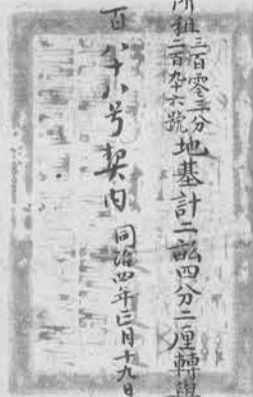
地一段永遠租賃式畝四分式厘口 郭北 郭地 南馬路 東順成地 西馬路 郭六親 給價每畝 七百五十一文共錢壹千捌百五十一文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶郭六親 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 領事官查視其租地實房無足妨礙方准租住又 查向議章程雖外國人有通融得之慮但無准租地實房與華民展轉貨賣若華民欲在界內租地實房須由領 事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本國領 事官並違憲批准登錄將其地整段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年 不將每畝年租銀一千五百文預付銀號違犯新章者則此契作為廢紙地即歸官須至租地契者

咸豐十一年五月二十六日給 租地三百零三分 地契二百九十六號



同治元年四月初一日英民立巴士將所租三百零三分地基計二畝四分二厘轉與英民加德租用該人道例承業如違地非伊有矣

此契已全數劃入七百零九號契內 同治四年三月十九日批註



銷 英冊296號卷缺

英國第百九十六號中契 委員法查見

英册道契 第296號 第303分地 (一)

英册道契 第296號 第303分地 第297號 第304分地

Title Deed.
Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that
The British subject Rivers has applied to Rent in perpetuity from the Proprietor *Mr. Park Lok Kwan*
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
Two mow, *Four* fun, *Two* le, *no* haou, bounded
on the North by *the Land*
on the South by *the Race Comm*
on the East by *A. Howard's property*
on the West by *the Race Comm*
That the said *Mr. Rivers*
do to pay to the Proprietor *Mr. Park Lok Kwan*
a Sum of *1815* *Chinese* Cash,
being at the Rate of *seven hundred & fifty thousand* Cash
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
Mr. Park Lok Kwan shall Rent the said quantity of Land to
the British subject Mr. Rivers 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 of 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
British subject Mr. Rivers 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 *Mr. Rivers* 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

British subject Mr. Rivers or subsequent holder of the Land 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.

L. S.
11th year, of *Shunfeng* 5th moon, 28th day.
Intendant of Circuit.

3rd July 1861.
No. of Lot, 303 No. of Title Deed, 296

True Translation,
Charles Alubust
Interpreter.

英册道契 第296號 第303分地 (二)

銷
英國第二百九十七號中契 委員洪查見

同治二年四月廿三日將該地轉與高裕行租用該地意例承業可也
同治七年二月初六日批該地現由洪查見管業之許慶祿行轉與高奇山併入八百廿七號新契地內合用此契註銷
八百廿七號

咸豐十一年五月二十八日給
租地三百零四分
地契二百九十七號

大清欽命監督江南海關分巡蘇松太兵備道吳
給出租地契事照得接准
大英國領事官參照會內開今據 國商人 惇裕行 稟請在上海按和約所定界內租業戶 惇裕行 秀華等
地一段永遠租賃 叁 畝 分 厘 毫 北 曾 地 南 惇裕行 東 大 洪 西 小 洪 給價每畝
二百四十元文共 柒 百 貳 拾 元 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 惇裕行 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地無妨礙方准租住來
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 領事官查視其租地價房無足妨礙方准租住來
查向議章程雖外國人有通融得之益但無租地價房與華民展轉買賣若華民欲在界內租地價房須由領
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領
事官並違憲批准登籍將其地隱匿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領至租地契者

大清欽命監督江南海關分巡蘇松太兵備道吳 爲

英册道契 第297號 第304分地 (一)

Title Deed.

I, *Pro* Superintendent of Maritime Customs for the Province of Keang-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 the *British* Consul stating, that *The British Merchant C. J. Jones Esq.* has applied to Rent in perpetuity from the Proprietors *Chi Ah Yie* 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 *no mou, three fan, six le, two haou*, bounded

on the North by *5 1/2 land*
 on the South by *road field*
 on the East by *5 1/2 land*
 on the West by *5 1/2 land*

That the said *C. J. Jones Esq.* is to pay to the Proprietors *Chi Ah Yie* a Sum of *Five hundred and four Hoanow* Cash, being at the Rate of *one hundred & four hundredths* Cash 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 *Chi Ah Yie* shall Rent the said quantity of Land 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 of 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 *British Merchant C. J. Jones Esq.* 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 *C. J. Jones Esq.* 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 *British Merchant C. J. Jones Esq.* or subsequent holder of the Land 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.

L. S.
of Shanghai
 Intendant of Circuit.

11th year, 6th moon, 14th day.
 18th July 1861

No. of Lot, 305 No. of Title Deed, 298

True Translation,
Chuliver Akubark
 Interpreter.

英册道契 第298號 第305分地 (二)

英二百九十九號) 委員法 查見

咸豐十年十月初五日英民畢汝祖華民羅增培等基址計八分併入內租 二百零六分

南馬路東至廣隆地西至馬路該地仍須遵照契例承業如違地非伊有矣

同治四年六月十日畢汝祖一百五十一分內前所劃出地三畝計 二畝九分四厘 二百七十七

查四里北至平南南至南京路東至廣隆馬路地西至老馬路近舊看台 三畝四分三厘六毫 二百九十九

同治四年六月十日畢汝祖二百六分內前所劃出地三畝計 二畝九分四厘 二百七十七

同治四年六月十日畢汝祖二百六分內前所劃出地三畝計 二畝九分四厘 二百七十七

同治四年六月十日畢汝祖二百六分內前所劃出地三畝計 二畝九分四厘 二百七十七

同治四年六月十日畢汝祖二百六分內前所劃出地三畝計 二畝九分四厘 二百七十七

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

大英國領事官朱照會內開今據本國商人 畢 稟請在上海按和約所定界內租業戶 陳天祥等 地一段永遠租賃計六畝五分〇厘〇毫北馬路地界地 南馬路 東 朱地 西 馬路 給價每畝 文共銀一千三百六十五千 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 業戶陳天祥等 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 領事官查視其租地賃房無足妨礙方准租住又 查向議章程離外國人有通融得之益但無准租地賃房與華民展轉賃賣若華民欲在界內租地賃房須由領 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

咸豐十年六月初一日給

租地三百零六分

地契二百九十九號

英册道契 第299號 第306分地 (一)

Title Deed.

400 Superintendent of Maritime Customs for the Province of Keang-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 the British Consul stating, that The British Merchant Pickwood has applied to Rent in perpetuity from the Proprietors Chen tien gian 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 six mow, five fun, no le, no haou, bounded on the North by the Race Course on the South by the Race Course on the East by the Race Course on the West by the Race Course That the said Mr Pickwood is to pay to the Proprietors Chen tien gian a Sum of one thousand five hundred & sixty five dollars Cash, being at the Rate of two hundred & ten dollars Cash 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 Chen tien gian Mr. Pickwood 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 of 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 British Merchant Mr Pickwood 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 Mr Pickwood 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 British Merchant Mr Pickwood or Subsequent holder of the Land 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.

L. S. of Shanghai 6th moon, 11th day. Intendant of Circuit.

8th July 1861.

No. of Lot, 306 No. of Title Deed, 299.

True Translation,

Chulann Alubusler Interpreter.

英册道契 第299號 第306分地 (二)

大清欽命監督江南海關分巡蘇松太兵備道吳

給出租地契事照得接准

本國領事官來照會內開今據本國商人 軒仲 稟請在上海按和約所定界內租業戶 陸西容等

地一段永遠租賃計三畝二分。厘。毫。北。半。法。南。出。油。東。羅。錫。祥。界。西。英。商。自。界。給。價。每。畝。洋。拾。銀。千。文。共。銀。千。七。百。七。十。一。千。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。陸。西。容。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。地。畝。却。不。能。由。已。便。亦。不。得。轉。與。別。國。人。會。莊。莊。中。之。人。必。須。中。國。官。憲。與。領。事。官。查。視。其。租。地。實。界。無。足。妨。碍。方。租。租。任。不。查。向。議。章。程。離。外。國。人。有。通。融。得。益。之。處。但。無。准。租。地。實。界。與。華。民。展。轉。貨。賣。若。華。民。欲。在。界。內。租。地。實。界。須。由。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。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。廢。紙。地。即。歸。官。須。至。租。地。契。者。

咸豐十一年六月初一日給租地三百零七分地契三百號

同治九年二月... 同治九年三月... 同治九年四月... 同治九年五月... 同治九年六月... 同治九年七月... 同治九年八月... 同治九年九月... 同治九年十月... 同治九年十一月... 同治九年十二月... 光緒元年... 光緒二年... 光緒三年... 光緒四年... 光緒五年... 光緒六年... 光緒七年... 光緒八年... 光緒九年... 光緒十年... 光緒十一年... 光緒十二年... 光緒十三年... 光緒十四年... 光緒十五年... 光緒十六年... 光緒十七年... 光緒十八年... 光緒十九年... 光緒二十年... 光緒二十一年... 光緒二十二年... 光緒二十三年... 光緒二十四年... 光緒二十五年... 光緒二十六年... 光緒二十七年... 光緒二十八年... 光緒二十九年... 光緒三十年... 光緒三十一年... 光緒三十二年... 光緒三十三年... 光緒三十四年... 光緒三十五年... 光緒三十六年... 光緒三十七年... 光緒三十八年... 光緒三十九年... 光緒四十年... 光緒四十一年... 光緒四十二年... 光緒四十三年... 光緒四十四年... 光緒四十五年... 光緒四十六年... 光緒四十七年... 光緒四十八年... 光緒四十九年... 光緒五十年... 光緒五十一年... 光緒五十二年... 光緒五十三年... 光緒五十四年... 光緒五十五年... 光緒五十六年... 光緒五十七年... 光緒五十八年... 光緒五十九年... 光緒六十年... 光緒六十一年... 光緒六十二年... 光緒六十三年... 光緒六十四年... 光緒六十五年... 光緒六十六年... 光緒六十七年... 光緒六十八年... 光緒六十九年... 光緒七十年... 光緒七十一年... 光緒七十二年... 光緒七十三年... 光緒七十四年... 光緒七十五年... 光緒七十六年... 光緒七十七年... 光緒七十八年... 光緒七十九年... 光緒八十年... 光緒八十一年... 光緒八十二年... 光緒八十三年... 光緒八十四年... 光緒八十五年... 光緒八十六年... 光緒八十七年... 光緒八十八年... 光緒八十九年... 光緒九十年... 光緒九十一年... 光緒九十二年... 光緒九十三年... 光緒九十四年... 光緒九十五年... 光緒九十六年... 光緒九十七年... 光緒九十八年... 光緒九十九年... 光緒一百年...

英三百號

英册道契 第300號 第307分地 (一)

查本契餘地上冊五分現經招商局唐董轉與英人雷四德租買五夫冊四百三十六號新契執業相應批明備考
光緒九年七月十五日批

英三百號

銷
英三百號

英册道契 第300號 第307分地 (二)

英册道契 第300號 第307分地

三四七