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蔡育天主編

# 上海道契

卷六

(二八四七——一九二二)



上海古籍出版社

英册道契第171號至第2063號



# SHANGHAI TITLE DEED

(1847 — 1911)

Volume 6

EDITOR-IN-CHIEF

Cai Yutian

Shanghai Chinese Classics Publishing House

Title Deed registers in British Consulate

No. 1741 — 2063

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大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准 大英總領事官許照會內開今據本國 人 威全生 稟請在上海按和約所定界內租界戶山兩香

地一段永遠租 畝分厘 專北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價共計價銀五百兩正 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 業戶山兩香 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總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自辦融得之無准租地賃房與華民轉賃買賣若華民欲在界內租地賃房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准蓋印憑據將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 據每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年三月初九日給

租地 地契 一千七百四十一號

查該地坐落上海英租界內... 該商應照文定妥當官地應地明印備考光緒十四年十月二十八日

光緒十四年三月初九日給

一千九百零九年三月九日布勒克將本契地轉與其愛去布克克租用此批

一千九百零九年一月五日其愛去布克克將本契地轉與愛德公司租用此批

查此契坐落五保三圖... 至英界一千九百零九年八月十二號地北至南京路...

英一千七百四十一號

英册道契 第1741號

此契於 1909年 1月 1日由業主 張汝坤 聲請為第一次所有 權登記收件黃執字第 8 號 查閱完竣 中華民國 1909年 7月 1日 上海市 地政 局 啟

英册道契 第1741號 (一)

This is the duplicate copy deposited in Taotai's office

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that M. S. Wilkinson has applied to Rent in perpetuity from the proprietors Shan Yin Hsiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ...

That the said M. S. Wilkinson to pay to the Proprietors Shan Yin Hsiang a sum of ... being at the rate of ... the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said M. S. Wilkinson 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-General, 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 M. S. Wilkinson 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 M. S. Wilkinson 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 Land of the Soil.

A necessary Deed for the Renting of Land Kwang Hsin, 1909 year, L. S. 3rd moon 9th day.

No. of Lot, 1888 No. of Title Deed, 1741

Registration completed at H.B.M. CONSUL GENERAL, SHANGHAI, this day of 1888

Signature of H.B.M. Consul General

英册道契 第1741號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

為

給出租地契事照得按准  
大英總領事官許照會內開今據本國商人有恒行金士美稟請在上海按和約所定界內租業戶俞鳳池俞桂堂  
地一段永遠租 畝分 厘 毫 北 東 西 南  
每畝給價共價洋叁百元正  
東其年租每畝一千五百文每年預付銀號等因前來本道已由  
業戶俞鳳池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  
已便亦不得轉與外國人未准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住  
又查向議章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官並違批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據  
並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年三月二十四日給

租地 地契 一千七百四十二號

查該地坐落上海英租界四馬路... 俞姓世將繪圖到道該商應照文見畝分四至管業相應地明印備考此批

光緒五年九月... 祝文是地四分三厘六毫轉與馬立師遵例租用此批

光緒十五年二月... 江南教會... 此批

廿七年三月... 此批

光緒三十三年六月... 野村信託... 此批



英一千七百四十二號

英册道契 第1742號 (一)

This is the duplicate copy deposited in Sutor's Office

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating that J. W. Kingsmill has applied to Rent in perpetuity from the proprietors... on the North by... on the South by... on the East by... on the West by

That the said J. W. Kingsmill to pay to the Proprietors... a sum of Dollars Three Hundred (\$300) being at the rate of... per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said J. W. Kingsmill 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-General, 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. W. Kingsmill 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 J. W. Kingsmill 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. Kwang... L. S. 3rd moon 24th day. No. of Lot, 1888. No. of Title Deed, 1742.

Registration completed at H. B. M. CONSUL GENERAL, SHANGHAI, this day of 1888

Signature of the Consul General

英册道契 第1742號 (二)



敬稟者竊奉

憲台札開准

英總領事許 函送克禮復一千七百四十三號新契請勘印等由札飭會同查明原契田單履勘丈量繪圖貼說並查保土名具復等因奉此卑職等遵與宋縣丞治芳會同

英總領事所派之員吊查原契田單據原業戶顧桂林將自置上邑二十七保九箇克字圩號內田二畝九分八厘六毫立契出租與克禮夫即克禮復為業附交該管圩第三百七十七號顧東昇戶名田單一紙計則田九分六厘四毫又顧桂林所立代單據一紙稱因同號顧坤觀戶名田單遺失計則田畝九分九厘日後檢出作為廢紙今立代單據為憑等語當檢查該管糧冊克字圩第三百七十七號業戶顧坤觀名下祇有則田九分六厘四毫並無顧坤觀一畝九分九厘之單冊是可見田單遺失之說全屬虛語而民間隨意寫立代單之據萬不可憑於此益信田單為民間執業要據有此田單方能有此田地鄉民雖極至愚斷不肯輕於一擲即偶有遺失亦當隨時赴縣呈明原委請給印諭乃近年出租與洋商之地動稱田單遺失隨意出立代單究其定類皆將田單抵押在外或將別地之單盜賣官地官攤以及無主之地甚至一地數賣捏寫代單以致因地爭訟之案層見疊出皆由聽信奸民混用代單之故前經卑職等稟請照會各國領事諭飭該洋商等不准租用代單之地有案現查其著者其新契每有仍用代單合無仰懇

英册道契 第 1743 號 [原契證已佚] (一)  
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

憲台俯賜再行照會

英總領事查照嗣後如遇洋商租用華民代單之地不立契送印以杜濫混而省案牘所有前號新契內有代單自未便准予勘丈除將吊查之原契田單代單發還英署外理合稟銷並呈繳奉發新契仰祈

大人察核批示祇遵肅稟恭請

鈞安伏乞

垂鑒卑職大 謹稟

計呈繳 新契附圖一件

一稟 閱憲龔

稟復英册于七百四十三號新契代單租地未便勘丈呈報稟銷並請照會由

光緒

十四年五月

廿

上海縣知縣 龔

候補分府王

上海縣正堂裴

行

英册道契 第 1743 號 (二)  
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准

大英總領事官許照會內開今據本國商人壹叻沙遜稟請在上海按和約所定界內租業戶

地一段承遠租氣畝分壹厘樹毫

每畝給價

業戶

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

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

又查向議章程離外國人有通融得租之處但無准租地實房與華民轉賃實若華民欲在界內租地實房須由

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

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

前每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年四月十八日給

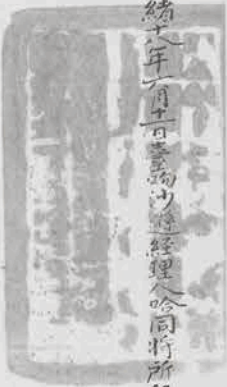
租地

地契

一千七百四十四號

此項地契係由英領事官許照會內開今據本國商人壹叻沙遜稟請在上海按和約所定界內租業戶地一段承遠租氣畝分壹厘樹毫每畝給價業戶將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實房無足妨礙方准租住又查向議章程離外國人有通融得租之處但無准租地實房與華民轉賃實若華民欲在界內租地實房須由總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登請將其地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據前每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年四月十八日給租地地契一千七百四十四號



英一千七百四十四號

英册道契 第1744號 (一)

The within lot is composed of a portion of Lot No. 221, Reg. No. 2111.

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[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that

Mr. E. Sasson, 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

to 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.

upon the following conditions:—

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

A necessary Deed for the Renting of Land

Witness my hand and seal, this 28th day of May, 1883.

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1883.

No. of Lot 28

No. of Title Deed, 1744

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1883.

Witness my hand and seal, this 28th day of May, 1883.

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1883.

Witness my hand and seal, this 28th day of May, 1883.

英册道契 第1744號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

為

給出租地契事照得接准 大英領事官許照會內開今據本國商人壹吻沙遜 稟請在上海按和約所定界內租業戶

地一段永遠租 敲遠分利厘毫 北

文其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給價

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地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轉賃若華民欲在界內租地賃房須由 總領事官與中國官憲酌給印信據給可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官官憲批給印信據給分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不交租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年四月十八日給

租地 地契 一千七百四十五號

此項租地係由英領事官許照會內開今據本國商人壹吻沙遜稟請在上海按和約所定界內租業戶地一段永遠租敲遠分利厘毫北

光緒十四年四月十八日給租地契一千七百四十五號



光緒三十三年九月十日業廣公司將本契全地轉與 工部局 覆用此批

廿七年六月廿六日本局覆用

光緒三十三年七月二十日准日本領事署 字第六九九一號 轉立日期第八五一八號工部局 覆用此批



英一千七百四十五號

英册道契 第1744號 第1745號

英册道契 第1745號 (一)

This within Lot is composed of a portion of Lot No. 221. Reg. No. 2114.

[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in Consulate General.

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

I have received a communication from the British Consul-General stating that D. S. Sasson 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 to pay to the Proprietors a sum of being at the rate of per mos; and also the Annual Low Rent of Fifteen Hundred Cash per mos Yearly in advance to the Government Banker, This coming before me, the Intendant, I do hereby arrange and agree that the said 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion; The conditions of this Deed, therefore, are: That if the said D. S. Sasson 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-General, 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 D. S. Sasson 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 D. S. Sasson 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 Land of the Soil. A necessary Deed for the Renting of Land

Kung Sasson 11th year, L. S. 4th moon 18th day. May 28th 1888. No. of Lot 1745. No. of Title Deed, 1745.

Registration completed at H. B. M. CONSULATE GENERAL, SHANGHAI, this day of 1888. Vice-Consul.

英册道契 第1745號 (二)







大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國人伯加 稟請在上海按和約所定界內租業戶潘源昌

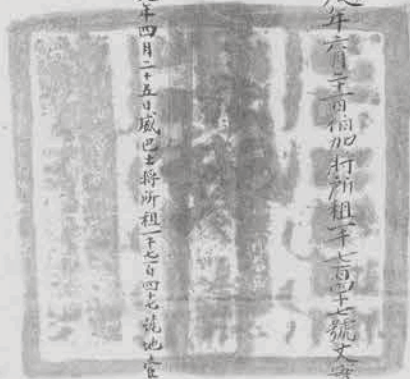
地一段永遠租 畝分厘毫北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶潘源昌 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實屬無妨碍方准租住 又查同議章程雖外國人有通融得租之處但無准租地實屬與華民轉賃若華民欲在界內租地實須由 總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官 擅自轉賃或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝銀兩數目開列報官查驗違犯斯章者則此契作廢紙地即歸官領至租地契者

光緒十四年五月二十七日 日給 租地 地契 一千七百四十七號

查該地坐落上海法界租界內... 此項租地契係由上海法界租界總領事官... 光緒十五年五月初四日

光緒十六年五月八日張子標將奉榮全地轉共古沐公館租用此批

光緒十九年四月二十五日張巴士將所租下七百四十七號地... 光緒十五年五月初四日



光緒十九年五月八日張子標將奉榮全地轉共古沐公館租用此批

光緒二十六年十月初八日陶德爾亨生將奉榮全地轉共張子標租用此批

一千九百零五年五月八日張子標將奉榮全地轉共古沐公館租用此批

查此契係英國駐上海總領事官... 執管此批中華民國五年八月十六日上海法界租界總領事官

英一千七百四十七號

英册道契 第1746號 第1747號

英册道契 第1747號 (一)

This is the duplicate copy, admitted in Siao's name

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that J. M. P. Parker applied to Rent in perpetuity from the proprietors Pan Yuan Chang a Lot of Land, situated within the 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 J. M. P. Parker to pay to the Proprietors Pan Yuan Chang a sum 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 Pan Yuan Chang shall Rent the said quantity of Land to J. M. P. Parker upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said J. M. P. Parker or 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-General, 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 Registers; or if the said J. M. P. Parker or 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 aforesaid Act of Authorization, first had and obtained; or if the said J. M. P. Parker 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 Land of the Soil.

A necessary Deed for the Renting of Land. Kwang Shin 14th year, L. S. 5th moon 21st day. July 6th 1888. No. of Lot 1747. No. of Title Deed.

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1888. J. M. P. Parker Vice-Consul.

英册道契 第1747號 (二)



上海道契 卷六

大清欽命監督江南海關分巡蘇松太兵備道龍六

為

大英總領事官許照會內開今據本國 人減金生 稟請在上海按和約所定界內租業戶 山兩香

新出租地契事照得接准 地一段承遠租 畝 分 厘 毫 北 南 東 西 每畝給價共計銀二百兩 業戶 山 兩 香 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通融得之益但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准蓋印憑據其地轉與他人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年五月二十八日給

租地 地契 一千七百四十八號

此項租地係上海縣屬今在界內上界官署對面動後文見地分二厘五毫四絲四忽地由英商公平地南至周地北至南京路贈園到道該商應照文是故分四 管業相應地明蓋印備考 光緒十四年十月二十日地



光緒十五年正月... 民國十年十月十日...

英一千七百四十八號

英册道契 第1748號 (一)

English title deed form with fields for names, dates, and signatures. Includes the text 'TITLE DEED' and 'Superintendent of Maritime Customs for the Province of Kwan-nan'.

英册道契 第1748號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

為

大英總領事官許照會內開今據本國商人高易行陶德而稟請在上海按和約所定界內租業戶石增益

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

光緒十四年六月十二日給

租地 地契 一千七百四十九號

查該地坐落上海英租界內由原業主元種黃成炳華此批 此項租地仍係上海縣縣令八中暨王委員實等會同勘復坐落五保四香土名八仙橋之諸家宅文見實地九分六厘七毫四分至英界地

光緒十四年六月十二日給

光緒十四年二月初三日呵爾斯所租十七四九號契地九分六毫轉與業廣公司遵照例租用此批

查此契係在英租界內由前租主受爾德將全地轉與德和洋行租用等因准此相應加批以資執管此批 中華民國三年四月二十九日上海英租界工部局批印

此契於三十一年二月八日准日本國駐上海領事官第一六五五號函 轉立日期第一二一〇一號租戶野村修也等會同勘復坐落五保四香土名八仙橋之諸家宅文見實地九分六厘七毫四分至英界地

英一千七百四十九號

英册道契 第1748號 第1749號

英册道契 第1749號 (一)

This is the duplicate copy deposited in Saxton's office

[TRANSLATION.]

TITLE DEED.

Kwang-yee - Superintendent of Maritime Customs for the Province of Kwan-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-General stating, that C. Dowdall has applied to Rent in perpetuity from the Proprietor Shih Chen Yeh a Lot of Land, situated within the 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 C. Dowdall to pay to the Proprietor Shih Chen Yeh a sum of Dollars Three Hundred (300) being at the rate of the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor Shih Chen Yeh shall Rent the said quantity of Land to C. Dowdall upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said C. Dowdall 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-General, 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. Dowdall 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 C. Dowdall 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 Land of the Soil.

A necessary Deed for the Renting of Land Kwang-yee, 14th year, L. S. 6th moon 12th day.

July 20th 1888 No. of Title Deed, 1749

Registration completed at H. B. M. CONSULATE GENERAL, SHANGHAI, this day of 1888

Signature of Vice-Consul

英册道契 第1749號 (二)



此契符卷

大清欽命監督江蘇海關分巡蘇松太兵備道龍其

為

給出地契事照得接准 大英總領事官許照會內開今據本國人哈華托 稟請在上海按和約所定界內租業戶沈少蘭

地一段永遠租 畝分厘毫北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價銀五百兩正 將該地租給商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 業戶沈少蘭 將該地租給商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與外國人未准在中國之國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准蓋印憑據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 據每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年六月二十二日給

租地 一千七百五十號

本契地編冊特刊第七 號

查該地坐落上海英租界內... 光緒十四年六月二十二日給

光緒十五年七月初九日...

光緒十五年六月七日... 光緒十五年九月九日

查此契准英領事... 租用等自准此相應加批...

英一千七百五十號

英册道契 第1750號 (一)

This is the duplicate copy deposited in Loo-tai's office

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating that R. E. Wainwright

has applied to Rent in perpetuity from the proprietor Shen Shao San a Lot of Land, situated within the 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 R. E. Wainwright to pay to the Proprietor Shen Shao San a sum of Five Hundred Taels (\$500) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor Shen Shao San shall Rent the said quantity of Land to R. E. Wainwright upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said R. E. Wainwright 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-General, 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. E. Wainwright 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. E. Wainwright 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 Land of the Soil.

A necessary Deed for the Renting of Land

Witness my hand and seal, this 22nd day of July 1888. No. of Title Deed, 1750.

Registration completed at H.B.M. CONSUL-GENERAL, SHANGHAI, this day of 1888.

光緒十五年七月... 光緒十五年九月九日

英册道契 第1750號 (二)











大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准 大英領事官許照會內開今據本國商人 怡和行 稟請在上海後和約所定界內租業戶

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由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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權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 總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登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擅 並每年不將每年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年八月初八日給 租地 地契 一千七百五十三號

查此項租地係在界內... 怡和行 泰利 怡和行 怡和行

光緒二十三年... 怡和行 泰利 怡和行 怡和行

查此項原有地畝... 怡和行 泰利 怡和行 怡和行

一九三〇 十 廿 泰利

怡和行

廿一 五

三十一 十二 三九

一七六九 株式會社恒產公司

三〇六

三十二 一 五 二七四

英一千七百五十三號

英册道契 第 1752 號 第 1753 號

英册道契 第 1753 號 (一)

Shanghai set as compass of lots No 345, 450 and 151 Sub. Reg. No 102

[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in the office of the

Superintendent of Maritime Customs for the Province of Kwan-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 Consal-General stating, that Messrs. Jardine, Matheson & Co. have applied to Rent in perpetuity from the proprietors a Lot of Land, situated within the boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

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

The conditions of this Deed, therefore, are: That if the said Messrs. Jardine, Matheson & Co. 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 Consal-General, and through him to the Intendant for the time being, for their joint consent and concurrence, and for the due registration of the transaction in their respective records; or if the said Messrs. Jardine, Matheson & Co. 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. Jardine, Matheson & Co. 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 Land of the Soil.

A necessary Deed for the Renting of Land

King of the said year, L. S. 0th month 0th day

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1880

英册道契 第 1753 號 (二)



上海道契 卷六

此項存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准

大英總領事官許照會內開今據本國商人第依沙遜

地一段承遠租拾叁畝伍分肆厘肆毫

每畝給價不載

業戶德高挑夫而

已便亦不得轉與別國未曾准在中國之人

又查向該章程外國人有通融利益之處但無准租地

總領事官與中國官憲酌給印憑據始可准行

前每年不將每年租銀一千五百元預付銀號

並每年不將每年租銀一千五百元預付銀號

光緒十四年八月二十二日給

租地 一千七百五十四號

地契

此項租地係在蘇州府嘉定縣界內現經將其界址繪圖呈請本道核辦此項租地係在蘇州府嘉定縣界內現經將其界址繪圖呈請本道核辦

英册道契 第1754號 (一)

This title deed was formerly registered in the Registrar General's Office as No. 1754.

This is the duplicate copy deposited in His Honor's Office.

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating that

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 Consuls at this Port of Shanghai, measuring in area

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

This coming before me, the Intendant, I do hereby arrange and agree that the said 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 to transfer except to a foreigner having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or 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 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-General, 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 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 Land of the Soil.

A necessary Deed for the Renting of Land.

Kwang Hsin, 11th year, L.S. 8th moon 22nd day.

September 24th 1888.

No. of Lot, No. of Title Deed.

Registration completed at H. B. M. CONSUL GENERAL, SHANGHAI, this day of 1888.

Signature of Vice Consul.

英册道契 第1754號 (二)

光緒十四年八月初三日... 一九三九年十月一日高湯... 白送來... 力芬... 民國五年三月廿八日本局轉記



此契存卷

大清欽命監督江南蘇州府分巡蘇松太兵備道葉

給出租地契事照得接准 大英總領事官許照會內開本國商人有恒德發世美 稟請在上海按和約所定界內租業戶 稅款禮

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

每畝給價共銀洋一千九百文 業戶 稅款禮 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

又查向議章程雖外國人有通商得益之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由

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

國總領事官並道憲批准登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銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年九月 日給 租地 地契 一千七百五十五號

查該地係在蘇州府城內西門外... 此項租地係在蘇州府城內西門外... 小街北至王曹姓地... 光緒十五年二月二十七日

光緒十五年正月十日... 光緒十五年正月十日... 光緒十五年正月十日... 光緒十五年正月十日

光緒十五年正月十日... 光緒十五年正月十日... 光緒十五年正月十日... 光緒十五年正月十日

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英册道契 第1755號 (一)

This is the duplicate copy deposited in Sacha's Office.

[TRANSLATION.]

**TITLE DEED.**

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

I have received a communication from the *British* Consul-General stating that *S. W. Kingsmill* has applied to Rent in perpetuity from the proprietor *Shih Sun Si* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *four* *mu*, *ten* *hou*, bounded on the North by *the* on the South by *the* on the East by *the* on the West by *the*

That the said *S. W. Kingsmill* to pay to the Proprietor *Shih Sun Si* a sum of *Three thousand five hundred (\$3,500)* being at the rate of *per mu*; and also the Annual Low Rent of *Fifteen Hundred Cash per mu* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor *Shih Sun Si* shall Rent the said quantity of Land *to* *S. W. Kingsmill* upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless such Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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. W. Kingsmill* 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-General, and through him to the Intendant for the time being, for their joint assent and encouragement, and for the due registration of the transaction in their respective Records; or if the said *S. W. Kingsmill* 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. W. Kingsmill* 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 Land of the Soil.

A necessary Deed for the Renting of Land

*S. W. Kingsmill* L. S. *October 11<sup>th</sup> 1888.*  
No. of Lot, *1755*  
No. of Title Deed, *1755*

Registration completed at  
H. B. M. CONSUL-GENERAL, SHANGHAI,  
this *11<sup>th</sup>* day of *October* 188*8*.  
Vice-Consul.

一千九百零九年十月廿五日

三十二 二 十二  
三二四 二 十二  
三二二 二 十二

中法租界總督署

格力芬 拾股  
振成 拾股  
衣振 拾股  
好卜羅 拾股  
章林司 拾股

民國九年二月廿五日

英册道契 第1755號 (二)



The within Lot is composed of Lot No. 151 F.F. Sub. Reg. No. 188.

[TRANSLATION.]

TITLE DEED.

Superintendent of Maritime Customs for the Province of Kwan-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-General stating, that Mr. M. Snee 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...

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

Witness my hand and seal, this 14th day of October, 1883. No. of Lot, 151. No. of Title Deed, 188. Registration completed at H. B. M. CONSUL GENERAL, SHANGHAI, this 14th day of 1883.

英册道契 第1756号 (二)

查該地係由英領事官... 光緒十四年九月初七日給租地契一千七百五十六號

光緒十四年九月初七日給租地契一千七百五十六號

大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准大英領事官許照會內開今據本國商人魯斯...

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地賃房無足妨碍方准租住...

英册道契 第1756号 (一)

大清欽命監督江南海關分巡蘇松太兵備道龔

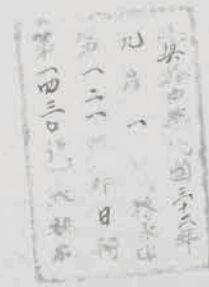
給出租地契事照得接准大英領事官許照會內開今據本國商人潘源昌...

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地賃房無足妨碍方准租住...

光緒十四年九月二十日給租地契一千七百五十七號

光緒十四年九月二十日給租地契一千七百五十七號

光緒二十二年十二月十五日馬克成克將本第契地轉與張子標租用此批... 光緒二十三年正月十八日張子標將本第契地轉與張子標租用此批... 光緒二十五年五月八日張子標將本第契地轉與張子標租用此批...



英一千七百五十七號

英册道契 第1757号 (一)



[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in Secretary's Office.

Her Majesty's Superintendent of Maritime Customs for the Province of Kwan-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-General stating, that J. M. P. Parker has applied to Rent in perpetuity from the proprietors Pan Yuan Chang a Lot of Land, situated within the 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 J. M. P. Parker to pay to the Proprietors Pan Yuan Chang a sum of One Hundred fifty Taels (Sh. 150) 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 J. M. P. Parker upon the following conditions:-

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

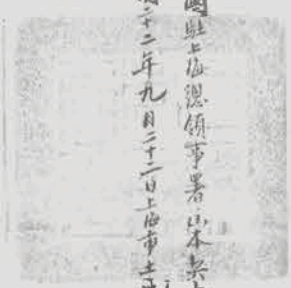
Shanghai this 24th day of October 1888.

No. of Lot, 145 No. of Title Deed, 1757

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this 24th day of October 1888.

英册道契 第 1757 號 (二)

查此契係英國駐上海領事署署員小本契中前租主備遺將全地轉與愛司及求道租用等因准此相意加批以慎執費此批中奉英領事署于九月二十一日上市土地局批印



光緒十四年九月二十八日給地租契一千七百五十八號

查該地向列英領事署一千七百五十八號分給據換新契已領此批查此契係由英領事署一千七百五十八號分給與吳之地接上是說新契係由英領事署一千七百五十八號分給與吳之地接上...

大清欽命監督江南海關分巡蘇松太兵備道龔為給出租地契事照得接准大英領事官許照會內開今據本國商人儲遠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地一段承遠租畝分厘毫北東西河南

英册道契 第 1758 號 (一)



Shanghai Lot is composed of lot 1517 Sub. Reg. 1145

[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in Secretariat

Amoy Superintendent of Maritime Customs for the Province of Kean-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-General stating, that

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 to pay to the Proprietors a sum of being at the rate of the Annual Law 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the above-said limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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-General, 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 Land of the Soil.

A necessary Deed for the Renting of Land

Kwang-Main 14th year, L. S. 9th moon 25th day.

November 3rd 1883. No. of Lot, No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1883.

上海道契 卷六

英册道契 第1758號 (二)

Shanghai Lot is composed of lot 1517 Sub. Reg. 1145

[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in Secretariat

Amoy Superintendent of Maritime Customs for the Province of Kean-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-General stating, that

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 to pay to the Proprietors a sum of being at the rate of the Annual Law 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the above-said limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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-General, 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, House, and Tenements, shall revert to the Land of the Soil.

A necessary Deed for the Renting of Land

Kwang-Main 14th year, L. S. 9th moon 30th day.

November 3rd 1883. No. of Lot, No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1883.

中

大清欽命監督江南海關分巡蘇松太兵備道龔 給出租地契事照得接准 大英總領事官許照會內開今據本國商人雷四燒 票請在上海按和約所定界內租業戶 地一段承遠租 畝分厘毫北 東 西 南 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 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故却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通商得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准蓋印憑據將其地整段分段或已或人另設房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將年租銀兩預付銀號違犯此章者則此契作為廢紙地即歸官領至租地契者

光緒十四年九月三十日給地租地契一千七百五十九號

查該地前列英領事官字號... 查其項租銀兩... 光緒十四年九月三十日

一八

英册道契 第1759號 (一)

英册道契 第1759號 (二)



敬稟者 卑職 等先後奉

憲台札開接

英總領事許 來函以英冊一百四十五號契地前分七十二號副契內有第二十七號之副契遺失請補正契又二十八暨一百二十七一百四十八一百五十三一百八十七等號副契請併入正契及換立各號新契共七起并將所分之七十二號副契戶名畝分開單送覽等由抄錄單契札飭會同查勘分別繪圖貼說彙案具復各等因奉此 卑職 等遵與宋縣丞治芳齋英總領事所派之員查明遺失之第二十七號副契原案及所請換併新契正契之八號副契內有將副契併入另號正契者有將副契換立新契者并有將被號副契之地先已併入此號副契併換新契者亦有將副契同別號正契之地一併換立新契者分劃轉併頭緒紛紜自應分別勘辦查該地坐落二十五保二三番當督飭亭耆地保業戶等前往各號地詳細履勘丈見地畝核與副契所載畝分均有短少緣一百四十五號本契暨分立各號副契以及所併之三號正契當時均未派員勘丈年久戶更無原契方單可攷自應以現丈之實數為準至單開副契共七十二號內除現奉勘丈換併正契新契之九號副契外其已經併入他號正契及未經請換道契之副契各地該業戶等一時未能齊集應俟前地轉契或換立新契隨時勘丈惟查一百四十五號本契前於葛令繩孝暨 卑 前縣等奉勘是號分併之地因本契所載分劃轉併各地之數批註不清無從查攷請將所分副契一律換立道契將原列之一百四十五號本契註銷等情稟請照會各在案茲奉前因 卑 職 等伏查單開各號副契既未一律檢齊則一百四十五號本契即未能遽予註銷應請查照

英冊道契 第1759號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

單開已併正契之五十五號副契原載共地一百十五畝三分五厘二毫又現在併換正契新契之九號副契原載共地十五畝五厘三毫兩共計地一百三十畝四分五毫先於一百四十五號本契批銷并將其餘未換道契之八號副契照單開應存十畝二分二厘七毫一併於契內批明以清眉目仍俟換齊道契再將原列之一百四十五號本契註銷所有奉勘緣由理合將現丈換併各契另步畝分繕具清摺分別繪圖貼說據實稟覆并將已換未換各契併分繕清摺呈乞

大 察核 俯賜 批示 祇遵 定為 公便 恭請

鈞 安 仰 祈

垂 鑒 卑 職 大 謹 稟

計呈 繪圖八幅清摺兩扣

一 稟 道憲 鑒 稟覆奉勘原列英冊一百四十五號契內已未併換之各副契地分別繪圖繕摺由

英冊道契 第1759號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



謹將會勘由英正冊一百四十五號契分列副契七十二號內現併正契三號及以副契六號換  
立新契五號各地文見弓步畝分四址分別繕具清摺呈請

憲核

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二畝一分九厘一毫現由計勒司畢馬禮牙  
甘尼地瑞木孫四

戶轉與義源行併入英正冊七十七號契該正契原載地五畝八分四厘九毫

合之前號副契地畝應共八畝四厘從前未經勘丈今文見共積一千六百七

十五步六分八厘合計實地六畝九分八厘二毫核與兩契原載畝分少地畝

五厘八毫四址東至湖南路西至陳與昌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厘由伯勞合轉與規禮師  
辛威併入英正冊七十四號契查

該正契原載地六畝三分八厘七毫合之前號副契地畝應共八畝六分六厘七

毫從前均未丈過今文見共積一千六百四十六步八分合計實地六畝八分六

厘一毫核與兩契原載畝分少地一畝八分六毫四址東至湖南路西至英冊

百十分地南至福州路北至洋源里即英冊一百五十一分地

英冊道契 第 1759 號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 c

一副冊一百八十七號契地併入英正冊一千四十九號道契

前號副契載地二畝五分八厘八毫由金世美併入有恒行之英冊一千四十九號

正契查該號契原載地二畝八分六厘三毫合之前號副契地畝應共四畝四

分五厘一毫從前均未丈過今文見共積七百十步八分五厘六毫合計實地

二畝九分六厘一毫九絲核與兩契原載畝分少地一畝四分八厘九毫一絲四

址東至廣西路西至貴州路南至牛庄路北至芝罘路

現換新契五號係以六號副契併換

一副冊一百八十八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厘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文見共積三百五十七步九分四厘三毫八

絲合實地一畝四分九厘一毫四絲三忽核與副契原載之數少地八分四厘

七毫五絲七忽四址東至錦名地西至廣西路南至牛庄路北至芝罘路該

地三百臨路

一副冊一百四十八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厘六毫從前未經丈過現由甘阿南租與儲德接

立英正冊一千七百五十八號新契今文見共積四百六十三步三分一厘合實地畝

九分三厘核與副契原載之數少地八分一厘六毫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三百五十分地

英冊道契 第 1759 號 (六)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 d



<p>一副册一百十六號地先 併入一百五十三號契現併換立英正册一千七百五十九號新契</p> <p>前兩號副契共載地一畝五分六厘四毫從前未經文過現由雷四德將兩號副契之地併換英正册一千七百五十九號新契文見共積一百三十一步四分七厘二毫合寔地五分四厘七毫八忽本首因該副契原載之數少地一畝一厘六毫二絲四址東至英副册一百五十一分兆豐地西至廣西路南至英副册一百五十一分公平地北至英副册一百五十一分兆豐地</p> <p>一副册一百十七號契地換立英正册一千六百七十八號新契</p> <p>前號副契載地一畝三分三厘三毫從前未經文過現由查理士復轉與賴特換立英正册一千六百七十八號新契文見共積二百八十八步一分九厘二毫合寔地一畝二分八絲核與副契原載之數少地一分三厘三毫二絲四址東至湖北路西至英册二百六十三號又美册二百八號地南至英副册一百十八號地北至美册七百五十二號地再前項地內據以六分四絲讓與工部局築路以六分四絲自用但未據另立分出之契該商仍應照一畝二分八絲之數繳完年租</p> <p>一副册一百二十七號契地同英正册三百三十八號地併換立一千七百五十三號新契</p> <p>前號副契載地一畝一厘二毫其三百三十八號正契載地一畝八分五厘四百四十三</p> <p>三號正契載地一畝四分七厘三共四畝三分三厘二毫從前均未文過現將前</p> <p>三號之地併換立英正册一千七百五十三號新契文見共積七百三十一步六厘八毫合計寔地三畝四厘六毫一絲核與三契原載之數少地一畝二分八厘</p>
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英册道契 第 1759 號 (七)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 e

<p>五毫九絲四址東至英册七百九十八分地西至南雲南路南至英册七百九十八分地北至百海路</p> <p>以上除所併正契及一同換立新契之正契各地應於各號正契內分別批註批銷外所有前項英副册九號契地原載共地十五畝五厘三毫係從英正册一百四十五號契內分出應請於一百四十五號本契按照分別前項九號副契原載之十五畝五厘三毫之數批銷各清界限理合聲明</p> <p>一具清摺</p>
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英册道契 第 1759 號 (八)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 f



憲核

謹將英正冊一百四十五號契地分列副契七十二號內已經併列正契五十五號及未經併換正契八號各契數地畝分別繕摺呈請

副二十九號	地一畝一分	併入正契二百二十六號
副三十號	地四畝七分五厘八毫	分列正契一千三百八十二三等分
副一百零五號	地二畝四分二厘二毫	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
副一百零九號	地一畝七分八厘一毫	併入正契二百十六號
副一百一十號	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	分列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
副一百一十三號	地一畝三分四厘七毫	併入正契全上
副一百一十四號	地九分三厘三毫	併入正契全上
副一百一十五號	地四分八厘四毫	併入正契七百五十八九分
副一百一十六號	地二畝八分三厘七毫	併入正契七百九十五六分

英册道契 第1759號 (九)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 g

副一百一十八號	地四分六厘	併入正契一千一百七十六分
副一百一十九號	地一畝四厘二毫	併入正契一百十四號
副一百二十號	地三畝二分六毫	分列正契五百八十三四分
副一百二十一號	地一畝二分	分列正契一千三百八十二三等分
副一百二十五號	地二畝	併入正契二百四十六號
副一百二十六號	地一畝一分四厘四毫	併入正契一百八十號
副一百二十八號	地三畝六厘九毫	併入正契四百六十四分
副一百二十九號	地八畝	併入正契五百零五分
副一百三十號	地七分九厘	併入正契三百九十二分
副一百三十一號	地一畝二分八厘	併入正契三百十四號
副一百三十二號	地一畝一厘三毫	併入正契全上
副一百三十三號	地一畝九厘九毫	分列正契一千三百九分副契九十二號
副一百三十四號	地四畝八分七厘三毫	併入正契三百八十六分
副一百三十五號	地一分五厘一毫	併入正契六百九十四號
副一百三十六號	地七分六毫	併入正契五百八十六號
副一百三十七號	地三分五厘四毫	併入正契全上
副一百三十八號	地九分二厘七毫	併入正契全上
副一百三十九號	地六分二厘二毫	併入正契全上

英册道契 第1759號 (一〇)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 h



副一百四號	地一畝三分六毫	分列正契一千六百三十二號
副一百五號	地一畝一分七厘三毫	併入正契五百七十八號
副一百四號	地八分七厘八毫	併入正契一千二百五十號
副一百五號	地三畝一分二毫	併入正契一千四十八號
副一百五號	地一畝九分三厘九毫	併入正契一千四十八號
副一百五號	地三畝八分七厘八毫	併入正契一千四十八號
副一百五號	地一畝二分八厘八毫	併入正契七百九十一號
副一百五號	地一畝七分四毫	立正契九百九十七號
副一百五號	地一畝二分八厘六毫	併入正契三百三十二號
副一百五號	地二畝六分五厘七毫	立正契一千三百九十號
副一百五號	地一畝四分三厘六毫	併入正契一百四十二號
副一百五號	地一畝四分五厘四毫	併入正契六百九十四號
副一百五號	地三畝三分一厘二毫	併入正契三百八十一號
副一百五號	地一畝七分三厘	併入正契一千三百八十六號
副一百五號	地三畝九分七厘七毫	併入正契一千二百六十六號
副一百五號	地七畝九分三厘六毫	併入正契一千二百八十六號
副一百五號	地三畝四分七厘三毫	併入正契三百七十九號

英册道契 第 1759 號 (一一)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖

副一百五號	地六分二厘四毫	併入正契五百號
副一百五號	地二畝三分七厘六毫	併入正契二百九十九號
副一百五號	地一畝九分四厘	併入正契全上
副一百五號	地三畝四分三厘六毫	併入正契全上
副一百五號	地一畝二分	併入正契六百六十五號
副一百五號	地一畝	立正契一千四百零四號

以上分列副契已經併列正契五十五號照冊列未丈之數共計地一百五畝三分五厘二毫應請先於原列之一百四十五號英正契批銷至定地若干俟各契送勘文寔隨時於所併之正契批註理合聲明

未經併換正契之副契八號

計開		
副一百零六號	地三分三毫	戶名符必恩
副一百零九號	地八分二厘四毫	戶名霍格
副一百一號	地八分七厘二毫	回回教坟地
副一百一號	地二分五厘八毫	戶名惠得而
副一百一號	地一畝八分四厘三毫	歸入馬路
副一百一號	地一畝一分六毫	戶名達勃由霍格
副一百一號	地七分八厘二毫	戶名伊才霍格

英册道契 第 1759 號 (一二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖



副百六號 地二畝七分三厘九毫 銷否未定

以上未經併換正契之副契八號照冊列未丈之數共應存地十畝二分二厘七毫請先

於原列英冊之一百四十五號正契批明應俟各契送勘丈見寔地若干

隨時於所請併換之正契批註仍俟前項八號副契換齊道契再將

原列之一百四十五號本契批銷合併聲明

一具清摺

光緒十五年三月

九

日兵書張炳奎呈

候補分府王

行

上海縣正堂裴

行

英册道契 第1759號 (一三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖

中

大清欽命監督江南海關分巡蘇松太兵備道龔

為

大英總領事官許照會內開今據本國商人麥登稟請在上海按和約所定界內租業戶潘源昌

給出租地契事照得接准

地一段承遠租 畝 分 厘 毫 北

每畝給價共計價銀二百五十四元

業戶潘源昌 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地故却不能由

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

又查向議章程雖外國人有通融得之之虞但無准租地質別與華民轉賃若華民欲在界內租地質別須由

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

國總領事官並准其轉賃其地質別或已或人另造房屋轉租華民居住若未領兩國官憲允准則不

並每年不將每畝年租銀一千五百元預付領號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年十月初六日給租地契一千七百六十號

查該地坐落英界五條頭南面...

此項租地契係由上海縣知事...

光緒十五年三月九日...

一千九百十八年二月十七日...

一千九百十六年四月十六日...

一千九百十八年四月二十一日...

查此契准英國駐上海領事官...



契一千七百六十號...

英一千七百六十號

英册道契 第1760號 (一)



This is the public copy deposited in the British Consulate

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that C. Martin, Proprietor of the said Land, has applied to Rent in perpetuity from the proprietors...

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 C. Martin to pay to the Proprietors a sum of... being at the rate of... 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.

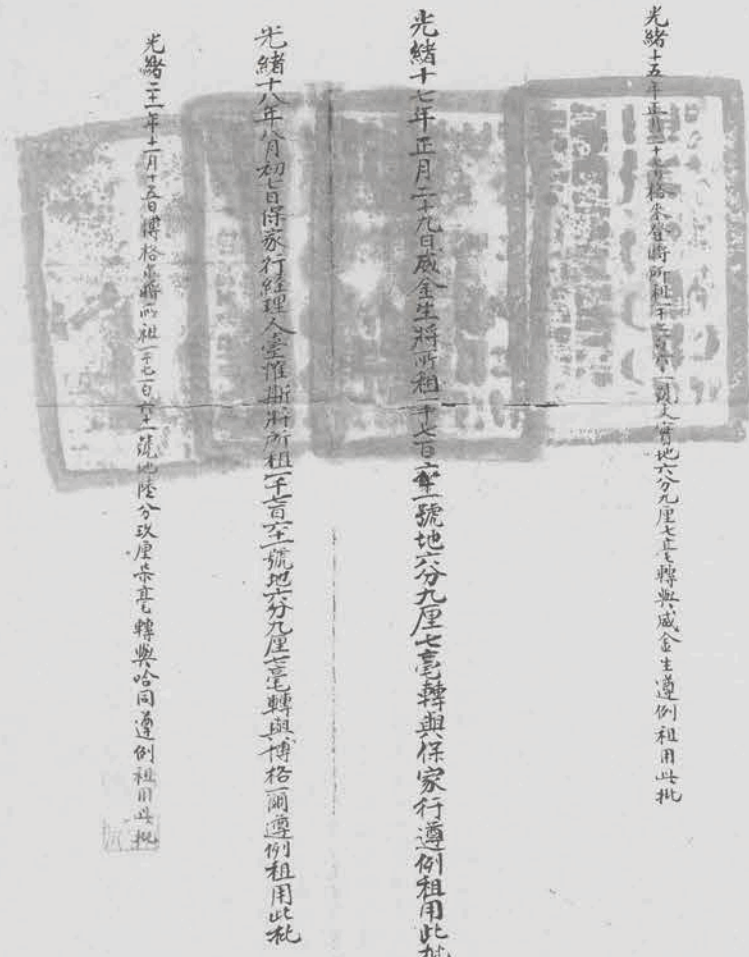
upon the following conditions:— Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having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

The conditions of this Deed, therefore, are: That if the said... 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-General, 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 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 Law of the Soil.

A necessary Deed for the Renting of Land. K. ... L. S. ... moon ... day. November 1888. No. of Lot, ... No. of Title Deed, ...

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1888. Vice-Consul.

英册道契 第1760號 (二)



光緒十五年正月十五日... 光緒十六年正月十五日... 光緒十七年正月十五日... 光緒十五年正月十五日...

光緒十六年正月十五日... 光緒十七年正月十五日... 光緒十五年正月十五日...

光緒十七年正月十五日... 光緒十五年正月十五日... 光緒十六年正月十五日...

光緒十五年正月十五日... 光緒十六年正月十五日... 光緒十七年正月十五日...

此契存卷

大清欽命 監督江南海關分巡蘇松太兵備道 爲

給出... 大英總領事官... 文其年租每畝一千五百文...

光緒十四年十月二十三日 給 租地 地契 一千七百六十一號

查該地係由... 此項地契... 光緒十五年正月十五日...

英册道契 第1761號 (一)



The within Set is composed of a part of Lot No 1735.

This is the duplicate copy deposited in Fawcett's Office.

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that F. W. Gration 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 ...

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

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1888.

上海道契 卷六

此契於三十三年二月八日... 泰包德... 租期此說... 民國二年二月日本局補註

此契於... 權宜完竣... 上海...

英册道契 第1761號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

大英領事官許照會再開今據本國商人格來登稟請在上海按和約所定界內租業戶

光緒十四年十一月二十三日給地契一千七百六十二號

光緒十五年正月... 光緒十七年正月... 光緒十八年八月... 光緒二十二年正月...

一二六

英册道契 第1762號 (一)



The within set is composed of a portion of Set No. 1763.

This is the duplicate copy deposited in Santos Johnston

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that F. M. Gration.

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

to pay to the Proprietors a sum of being at the rate of the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

The conditions of this Deed, therefore, are: That if the said F. M. Gration

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-General, 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 F. M. Gration

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 F. M. Gration

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 Land of the Soil.

A necessary Deed for the Renting of Land

Kwang Hsin, 14th year, L. S. 10th moon 23rd day. November 26th 1888. No. of Lot, 1762. No. of Title Deed,

Registration completed at H. B. M. CONSULATE GENERAL, SHANGHAI, this day of 1888

Vice-Consul.

一千九百零四年... 此契於三十三年二月八日... 中華民國三十三年二月八日... 第一五五號... 第一五三八號

此契於... 權登記收... 中華民國三十三年二月八日... 上海市政府地政局批

英册道契 第1762號 第1763號

英册道契 第1762號 (二)

大清欽命監督江南海關分巡蘇松太兵備道... 大英總領事官許照會內開今據本國商人... 業戶山雨香... 光緒十四年十月二十三日給地契一千七百六十三號

一七

英册道契 第1763號 (一)











This is the duplicate copy deposited in Tartar's Office

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that ... 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 ... to 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.

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

The conditions of this Deed, therefore, are: That if the said ... 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-General, 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 Land of the Soil.

A necessary Deed for the Renting of Land. Kwang Hsin 14<sup>th</sup> year, L. S. 10<sup>th</sup> moon 23<sup>rd</sup> day, November 26<sup>th</sup> 1888. No. of Lot, 465. No. of Title Deed, 1765.

Registration completed at H. B. M. CONSUL GENERAL, SHANGHAI, this day of 1888. Vice-Consul.

英册道契 第1765號 (二)

光緒三十三年三月初三日保安公司將本港其地轉與梯四得而租用此批  
宣統元年三月一日梯四得而將本其地轉與走邊行租用此批  
此其地已由該商轉與英商梯四得而租用俾立英冊七十四號新契給執本其地印在証銷蓋印備考 三四九

The within Deed is composed of a portion of Lot 213 Reg. 206.

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that ... 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 ... to 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.

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

The conditions of this Deed, therefore, are: That if the said ... 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-General, 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 Land of the Soil.

A necessary Deed for the Renting of Land. Kwang Hsin 14<sup>th</sup> year, L. S. 10<sup>th</sup> moon 25<sup>th</sup> day, November 28<sup>th</sup> 1888. No. of Lot, 466. No. of Title Deed, 1766.

Registration completed at H. B. M. CONSUL GENERAL, SHANGHAI, this day of 1888. Vice-Consul.

英册道契 第1766號 (二)

光緒十四年十一月二十五日給地租契一千七百六十六號  
查該地係由英商百利公司與內到此批  
前項租地係由英商百利公司與內到此批  
南至英冊至二百六十八號地東至英冊至二百六十九號地西至英冊至二百七十號地北至英冊至二百六十六號地

大清欽命監督江南海關分巡蘇松太兵備道龔  
給出租地契事照得接准  
大英總領事官許照會內開今據本國商人自來水公司 稟請在上海按和約所定界內租業戶  
地一畝承遠租 畝分厘毫北  
每畝給價不敷  
業戶  
已便亦不得轉與別國未准准住中國之人必須中國官憲與 總領事官商議其租地價房無足妨礙方准租住  
又查向該章程雖外國人百通商之通商之處但無准租地價房與華民轉售若華民欲在界內租地價房須由  
總領事  
國總領  
並每年  
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價房無足妨礙方准租住  
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遵行查核外國人按和約在界內租地價房無足妨礙方准租住  
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

光緒十四年十一月二十五日給地租契一千七百六十六號  
查該地係由英商百利公司與內到此批  
前項租地係由英商百利公司與內到此批  
南至英冊至二百六十八號地東至英冊至二百六十九號地西至英冊至二百七十號地北至英冊至二百六十六號地

英册道契 第1766號 (一)



王丞賓等

札



十月十四日

英領事館  
上海領事館  
為

為

札委事本年十一月初二日接

英總領事許 出送英商自來水公司一千七百六十六號新

契一套並二百六十六號畫契上下二紙請派員勘明地此

印存移等因查前項畫契地畝分四地是否相符自

應照業委員查視以昭核實除函復外合抄新舊各契

札飭札到該丞等即便遵照赴會同上海縣暨

英總領事以此之員查明原契上前往該地按地逐細

履勘丈量繪圖貼說具復至該地劃存餘地畝分若

干併即查復毋違此札

英册道契 第1766號 (三)

上海道札飭會丈局 1a

計抄發英商二號下契二紙並一千七百六十六號新中契一紙

光緒



十四年十一月

日

英册道契 第1766號 (四)

上海道札飭會丈局 1b





具稟二十五保三苗地保苗日雲成

稟為奉飭聲覆求 恩察核事切身奉 諭飭查英冊第二百六號租地  
 四址及原業戶等查明稟覆等因 身道查該地于咸豐七年間由姚寶珠  
 王阿金 炳銓 等出租與英商胡巴原立道契計地四畝六分六厘北至吳淞江南  
 文行東至姚地浜西至寶順行嗣由該號契內除南首分劃與英商 瑪理遜及工部局開  
 築馬路外該契現存地一畝五分二厘現在四北東至英冊二百三十三分南至香港路西至  
 淞南路北至蘇州路伏查該地請立道契時未經丈量 身詳查戶冊僅有第七十六號姚寶珠  
 戶名計地一畝五分七厘二毫東至軍二廠南至寶文西至寶順北至廠其吳任氏 寺冊內並  
 無其名蓋緣戶冊內所載係田單戶名其立出租契時或文致而子列名或另用名號不著  
 年代久遠定難查核且姚寶珠 寺俱已病故再四思惟惟有應請照現在文准該數四  
 址為準緣奉飭查理合聲覆伏乞

大老爺 察核施行治仁上稟

計呈圖一

光緒十五年五月

英冊道契 第1766號 (五)

上海縣二十五保三圖地保稟帖

敬稟者竊奉

憲台札開接

英總領事許 函送英商自來水公司一千七百六十六號新契並二百六十六號舊契請  
 派員勘明地址批印等由抄契札飭會同查明原契前往該地履勘丈量繪圖  
 貼說并查餘地畝若干其復等因奉此 等遵先與吳縣丞文祐會同  
 英總領事所派之員查勘原契早已無存當赴履勘該地坐落二十五保三苗在自  
 來水橋吳淞江河南岸此項二百六十六號契地即前奉清查自大橋日起至鐵馬路  
 橋止沿河兩岸馬路以裡各地有無侵佔官地之一查契載其地四畝八分六厘咸豐  
 七年立契由原業戶姚寶珠等出租從前未經派員勘丈究竟有無侵佔之漲灘  
 官地自以根查當日之原業戶田單冊底應有若干之完糧實地為據飭該面  
 冊書地保檢呈版輿糧冊暨地冊形戶冊祇有必字圩第十七十六號姚寶珠戶名  
 則田一畝五分七厘二毫此外吳任氏王阿金吳炳銓三戶遍查該高田單戶冊暨  
 必盡課冊底並無該三戶執業之地應係漲灘官地查抄契批載咸豐九年由英民  
 胡巴將契內地分出二畝七分五厘轉與馬禮斯租用按照姚寶珠承糧地畝分出之  
 地已有官地在內又光緒七年分五十二百三十八號契地以及現在所請分立新契暨本  
 契餘地當均是漲灘以上情由經黃巡檢備告知  
 賈副領事亦以前號契內開有官地前於咸豐七年往來函請有案英署之卷前  
 因被火無存并稱當日雖有官地在內但歷經該洋商繳完年租不能再作官地等

英冊道契 第1766號 (六)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a



語<sup>畢職</sup>等伏查年租一項係按年付納完稅之用該洋商既承用是地有年自應完納不得因繳過年租便可將官地作為已有洋商租地向章本廳將所租華民是地之執業田單印契協同該地保赴該管領事衙門當面驗明立契簽字再由領事填給道契送印完稅前稅契地是否出租華民並賣官難抑係承租洋商於請立道契時浮開地畝既無原契田單可致而英署此案又因被火無存<sup>畢職</sup>等無業可稽得難懸擬理合將查勘緣由據稟覆伏乞

大衙核奪批示祗遵恭請

鈞安仰祈

垂鑒 卑職 謹稟

一票 道憲 龔

光緒十五年五月

東履會勘英冊二百六號本契內有官地所請分立新契得難懸辦由

日洋務書隨啟昌呈

候補分府王

上海縣正堂裴

英册道契 第 1766 號 (七)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

會丈局

札

札 札

英總領事許 復出以三百六號契此丈見僅此四畝五厘九毫

三畝較契我缺地八分有零吳謂佔用官地至查詢原業

戶一節除該批明契內請檢新為二契刻日印給等因查前

項理地官主契送印之時未經委勘契因此我缺之本未確

案經從前未勘之此業戶出租原契及洋商所填板契所

載畝數往上海稅完報官地在業戶布圖多得借銀造

至年分積欠以所佔官地歷完年租為詳不知此項其地該

光緒十五年五月二十日接

為

十二月

到

英册道契 第 1766 號 (八)

上海道札飭會丈局 2a



商照四畝八分六厘之數完繳年租誤在之與之時浮關地  
 祇在商商時未必預存侵佔之心而在書戶實有以少  
 報多之事但年租係抵糧賦之用該商既用此有年自應  
 照納官錢以繳過年租即可將官地撥局已有刻下該地  
 滋遊是否原草華民盜賣抑係商商侵佔尚未查明  
 二則次出商撥先將契印給仍存於商內以明候將  
 來查有實佔官地若干再行會商辦理字樣係於通  
 融之中隱寓核實之意乃未注  
 英總領事先行本應俟縣委查核校辦惟商待其甚急  
 既經  
 英總領事再四催查侵佔官地無多始再破格通融  
 將契印還仍由道飭縣確查復到另行辦理除將干七

英册道契 第 1766 號 (九)  
 上海道札飭會丈局 2b

百字六牌上下新契同二万六牌上下存契一併印還  
 英總領事查收存給並行上海縣外合行札  
 札到該  
 承等即便知照毋違此札

光緒



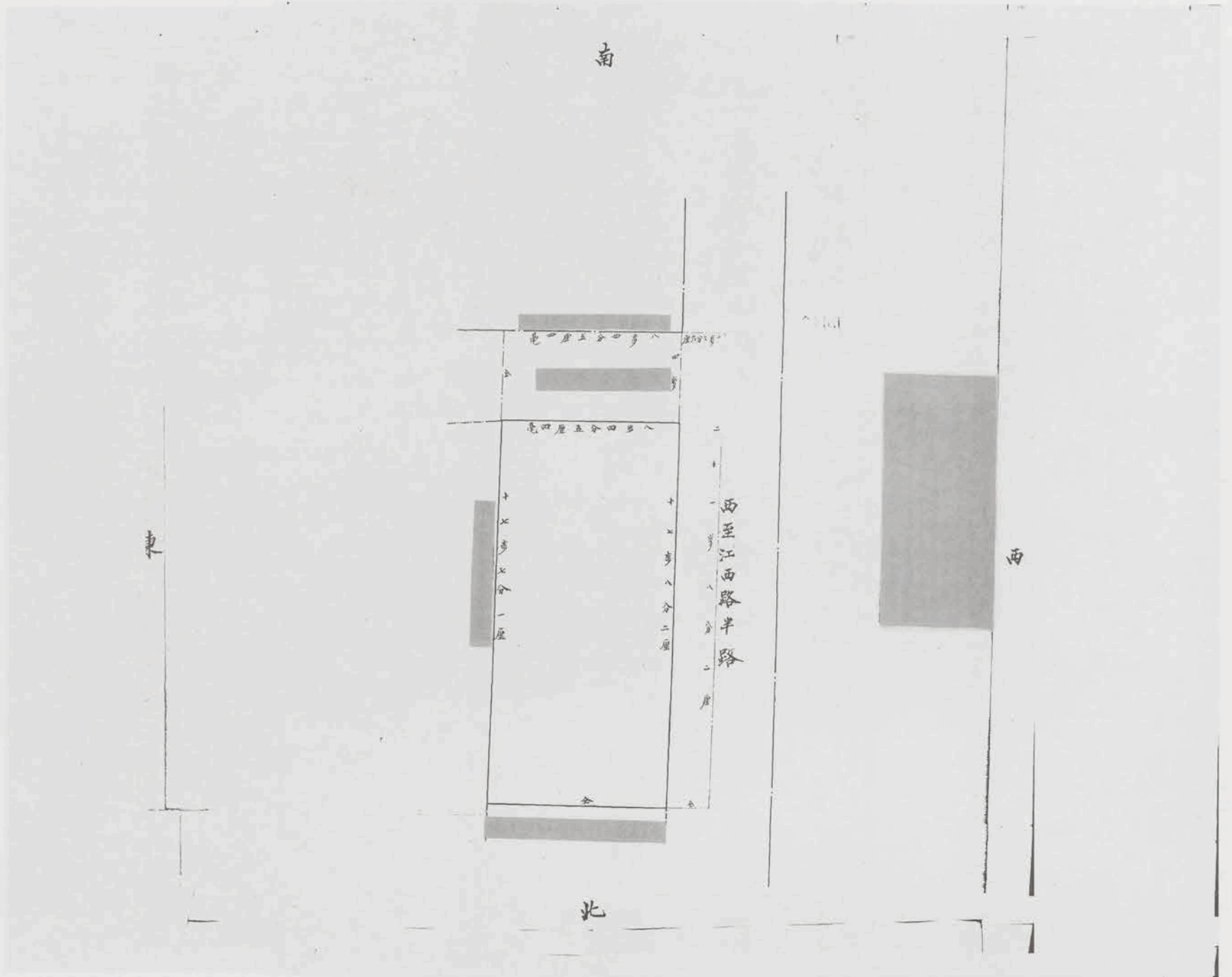
月 光

日

預用空白

英册道契 第 1766 號 (一〇)  
 上海道札飭會丈局 2c





英册道契 第1766號 (一一)  
會丈局繪製二十五保三圖地塊圖

中

大清欽命監督江南海關分巡蘇松太兵備道龍

爲

給出租地契事照得接准  
大英總領事官許照會內開今據本國商人 道達 稟請在上海按和約所定界內租業戶吳永生等  
地一段承遠租 畝 分 厘 毫 北 南 東 西

每畝給價洋三百六十九元五角  
業戶吳永生等 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在中國之人必須中國官憲與 總領事官查視其租地貨房無足妨碍方准租住  
又查向議章程雖外國人有通融得益之處但無准租地貨房與華民轉賃若華民欲在界內租地貨房須由  
總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官擅自轉賃或將該地分租或已租人另賃房屋轉租華民居住若未領兩國官憲允准憑據  
並每年不將租金預付一千五百元交預付號違犯斯章者則此契作爲廢紙地即歸官領至租地契者

光緒十四年十一月初二日給租地契一千七百六十七號

查該地坐落色亞羅頭高知字號高知字號業戶元耀高胡徐錢此批  
此項租地 飭據上海縣令堂上具實案 會同勘後坐落二十五保一面上名打鎗路又見定地五畝八分九厘九毫三絲三忽四微米至小路西至吳  
姓地南至腰路北至寶色界繪圖到道該商應照大英欽命分地官業相應批明蓋印備考光緒十五年五月初二日批



This is the duplicate copy deposited in Tartar's Office

[TRANSLATION.]

TITLE DEED.

Superintendent of Maritime Customs for the Province of Kean-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-General stating, that

Mr. W. Dowdall, has applied to Rent in perpetuity from the Proprietors

Mr. Wang Sheng & 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

on the North by on the South by on the East by on the West by

That the said Mr. W. Dowdall to pay to the Proprietors Mr. Wang Sheng & others a sum of being at the rate of 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.

Mr. W. W. Dowdall upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said Mr. W. W. Dowdall

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-General, 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. W. W. Dowdall 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

Mr. W. W. Dowdall 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

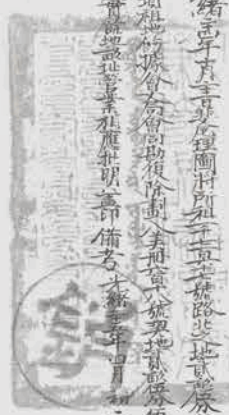
Wang Sheng 14th year, L. S. 11th moon 2nd day.

December 11th 1888 No. of Lot, No. of Title Deed.

Registration completed at H.B.M. CONSUL-General, SHANGHAI, this day of 1888

英册道契 第1767號 (二)

光緒十五年五月十四日... 前項租地係上海縣... 一、九路路地... 二、九路路地... 三、九路路地... 光緒十六年七月十日



民國十八年八月十四日全地轉立日本冊七百三十八號新契本契

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

大英領事官許照會內開今據本國商人有恒行金世美稟請在上海按和約所定界內租業戶仁記地一段承遠租... 每畝給價共價銀貳拾兩正... 文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶仁記將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由已便亦不得轉與外國人未准在中國之國官憲與總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轉賃若華民欲在界內租地賃房須由總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准准其轉賃地段或已或人另設房屋轉賃華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀二千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年十一月十九日給地租地一千七百六十八號

查該地坐落上海縣... 此項租地係上海縣... 洋行地南至田海岸北至川虹洪洪岸繪圖到道該商應照文價自便分四區管業相應批明蓋印備查光緒十五年六月初六日批



本契於二十五年四月二十七日發前工部局收用格地四厘五毫此註... 此契於二十四年六月二十日日本領事官許照會內開今據本國商人有恒行金世美稟請在上海按和約所定界內租業戶仁記地一段承遠租... 中華民國三十四年七月十八日上海行開地文局批 特字第一〇五七

英一千七百六十八號

英册道契 第1768號 (一)



[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in Tartar's Office.

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

I have received a communication from the British Consul-General stating, that ... 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 ... to 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.

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

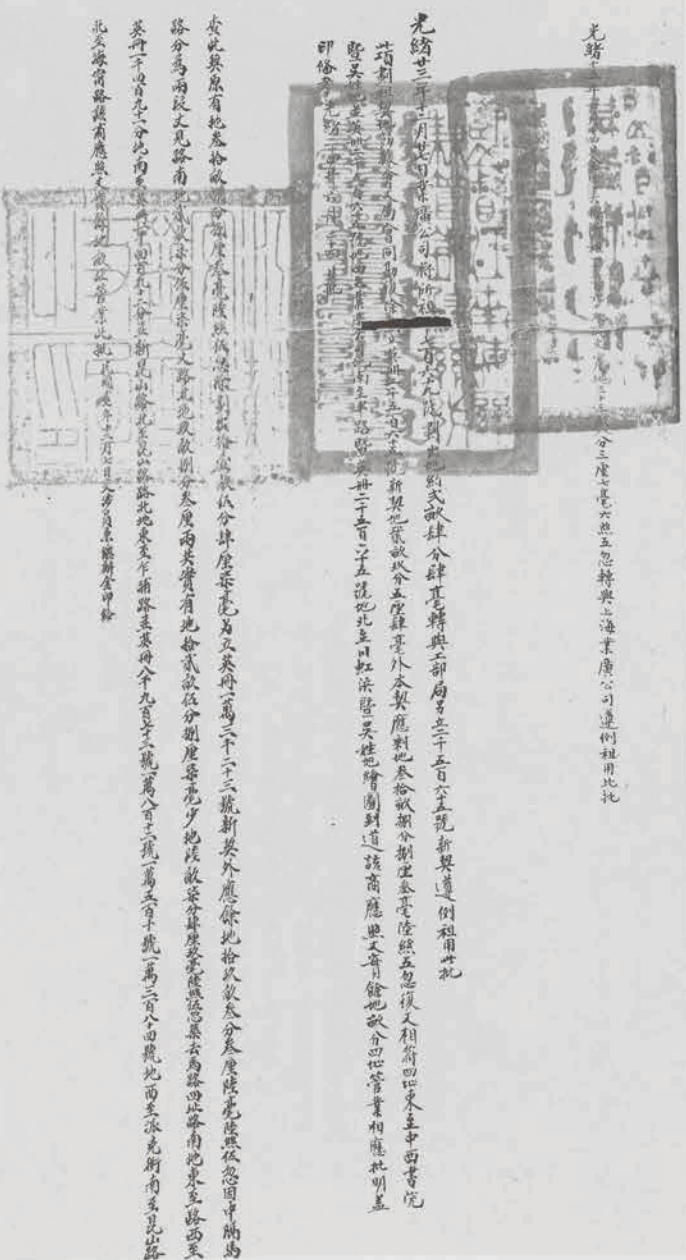
The conditions of this Deed, therefore, are: That if the said ... his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul-General, and through him to the Intendant for the time being, for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

A necessary Deed for the Renting of Land

Witness my hand and seal, this 21st day of December 1888. No of Lot, 1768. No of Title Deed, 1768.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1888.

英册道契 第1768號 (二)



此契存卷 本局存查 大清欽命監督江南海關分巡蘇松太兵備道龔 給出租地契事照得接准 大英總領事官許照會內開今據本國商人有恆行全世美 稟請在上海按和約所定界內租業戶 寶源祥公司 地一段承遠租 畝分 厘 毫 北 東 西 南 每畝給價共價銀二千三百兩正 交其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶寶源祥公司 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准世中國之入必須中國官憲與 總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之之權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 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並中國官憲擅自轉賃或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據 並每年不將租銀預納銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

英册道契 第1769號 (一)



[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in Tao-tai's Office.

Superintendent of Maritime Customs for the Province of Kwan-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-General stating, that J. W. Kingsmill, 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 J. W. Kingsmill, to pay to the Proprietors... 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 J. W. Kingsmill upon the following conditions:-

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

A necessary Deed for the Renting of Land.

Kingsmill, 11th year, L. S. 11th moon, 25th day. December 27th 1888. No. of Lot, 1769. No. of Title Deed, 1769.

Registration completed at H. B. M. CONSUL GENERAL, SHANGHAI, this day of 1888.

[Signature]

英册道契 第1769號 (二)

查此契原有地拾伍分捌厘茶毫除禁去馬路壹分伍厘茶毫及劃出壹畝肆分壹厘茶毫另立自冊三二七號新契外本契應剩實地拾壹畝零叁厘壹毫俟將來復丈為準合行批明以資管業此批 中華民國三年六月十日上海特別市地政局批印

仁業廣公司 花東末 此契於三十四年六月廿九日准日本領事上海總領事官庄字第九八號出特立日冊第一〇一五三號...

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道 爲

大英總領事官許照會內開今據本國商人有恆行金世美稟請在上海按和約所定界內租業戶寶源祥公司

給出租地契事照得接准 地一段承遠租 畝分厘毫北 南 東 西

每畝給價共銀一千六百五十兩正 業戶寶源祥公司將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由

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

國總領事官並道憲批准登冊將其地整段分段或已或人另設別屋轉租華民居住若未領兩國官憲允准憑據

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

光緒十四年十一月二十五日 日給 租地 地契 一千七百七十號

查該地坐落北地二十五條頭番知字河由原業主完備番胡徐錢此批 此項租地係屬上海縣收管今據該商稟請准其租住...



光緒十七年九月九日金世美將租一千七百七十號主實地二十七畝六分六厘九毫四絲轉與上海業廣公司遵照例租用此批 本契於一八八九年十月八日經前工部局收用路地三畝二分七厘九毫七絲五忽又元二五年四月二十六日收用路地一畝三分三厘四毫又元二六年七月二十九日收用

仁業廣公司 馬東丁 此契於三十四年六月三十日准日本領事上海總領事官庄字第九八號出特立日冊第一〇一五三號...

英千七百七十號

英册道契 第1770號 (一)



[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in Tartar's Yamen

Mayor Superintendent of Maritime Customs for the Province of Kwan-nan Intendant of the So-sung-tse Circuit, &c., &c. hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consal-General stating, that J. W. Kingsmill.

has applied to Rent in perpetuity from the proprietors Lee Ywan Shiang King Shih a Lot of Land, situated within the 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, ten fan, two le, three hao, bounded on the North by \_\_\_\_\_ on the South by \_\_\_\_\_ on the East by \_\_\_\_\_ on the West by \_\_\_\_\_

That the said J. W. Kingsmill to pay to the Proprietors Lee Ywan Shiang King Shih a sum of \_\_\_\_\_ being at the rate of \_\_\_\_\_ per mu; and also the Annual Low Rent of Fifteen Hundred Cash per mu Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Lee Ywan Shiang King Shih shall Rent the said quantity of Land.

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

A necessary Deed for the Renting of Land

King of Spain 14<sup>th</sup> year, L. S. 11<sup>th</sup> moon 25<sup>th</sup> day.

December 27<sup>th</sup> 1880.  
No. of Lot, 1110  
No. of Title Deed, 1110

Registration completed at \_\_\_\_\_  
H. B. M. CONSAL-GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 1880

H. R. Jones  
Vice-Consul.

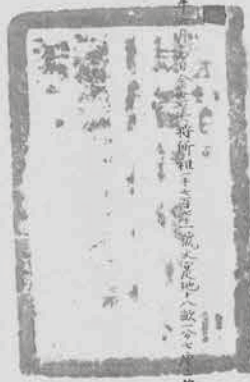
大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准 大英總領事官許照會內開今據本國商人有恒行金世美稟請在上海按和約所定界內租業戶寶源祥公司 地一段承遠租 畝 分 厘 毫 北 南 東 西

每畝給價共價銀一千二百四十兩正 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶寶源祥公司將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總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轉賃若華民欲在界內租地賃房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官擅自轉租或將地賃與他人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年十一月二十五日 給租地契 一千七百七十一號

查該地坐落上海英租界內由原業主寶源祥公司承種胡徐錢此 此項租地係上海縣令王委王委員寶源祥會同勘復坐落三區係香土名川如浜土見實地十八畝分三區三畝六分四厘四毫三絲六忽四微至陳姓地界英冊一千七 百零七號地西至陸姓地及以南至浜岸及英冊一千七百七十一號地北至浜路繪圖到道該商應照上章畝分四區管業相應批明蓋印備考 光緒十五年官印管批



查此契原有人八畝分三厘二毫六忽除劃出三厘二毫併其英冊六百八號新契本契及餘地八畝二分三厘二毫二忽六絲六忽四微此契為身月七月有通商印契七寸方為確註 本契於一九二五年五月十七日經前工部局收用路地一畝八分四厘二毫六忽六月二十九日收用路地一分三厘二毫此註

一九四〇年一月廿日業廣公司將本契全地轉讓 業廣公司 謹用此批 民國廿九年七月廿七日

此契於三十四年六月三十日准日本領事官上海總領事官查視字第九七號函 轉立日曆第一〇一五二號准戶林泰自林恒慶公司按整理舊契時換給新契 中華民國三十四年七月十八日上海租界地政局此 轉字第九七



This is the duplicate copy deposited in Santos's Office.

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consal-General stating, that S. W. Kingsmill, 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 S. W. Kingsmill, to pay to the Proprietors... a sum of... being at the rate of... per mos; and also the Annual Low Rent of Fifteen Hundred Cash per mos Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion; The conditions of this Deed, therefore, are: That if the said S. W. Kingsmill, 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-General, 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. W. Kingsmill, 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. W. Kingsmill, 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 Land of the Soil. A necessary Deed for the Renting of Land

Kingsmill, 11<sup>th</sup> year, L. S. 11<sup>th</sup> moon 25<sup>th</sup> day. December 2<sup>nd</sup> 1888. No. of Lot, 1771. No. of Title Deed, 1771. Registration completed at H. B. M. CONSULATE GENERAL, SHANGHAI, this day of 1888. Vice-Consul.

英册道契 第1771號 (二)

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國商人有恆行金世美稟請在上海按和約所定界內租業戶寶源祥公司

給出租地契事照得接准 地一段承遠租 畝分 厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

已便亦不得轉與別國未准往中國之人必須中國官憲與 總領事官查視其租地實屬無妨碍方准租住

又查向議章程雖外國人有通融得租之處但無准租地實屬與華民轉售若華民欲在界內租地實須由

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

國總領事官擅自轉租或將地盤變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銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年十一月二十五日 給 租地 契 一千七百七十二號

查該地坐落吉邑五保頭前知字向由原業主王元九種胡徐錢此 此項租地係屬上海縣全屬工字員會同勘復坐落五保五名川虹浜文見實地六畝四分七厘三毫六絲九忽四心東至葉姓陳姓地由

英冊一千七百七十二號地南至小路口北至川虹浜洪岸繪圖到道該商應照大英分四心管業相應批明蓋印倫考光緒十五年六月初六日批

光緒十四年十一月二十五日 給 租地 契 一千七百七十二號

本契於一九二五年四月二十七日經前工部局收用為地八分七厘三毫此註

一九四〇年一月十一日業廣公司 福司德

此契於二十四年六月二十三日日本領事官上海總領事官度字第一二一號由

特立一册第一〇一六六號林氏會社恆產公司供管理有無時請洽新英

中華民國二十四年七月十八日上海地政局地政司 特字第一二一號

英一千七百七十二號

英一千七百七十二號

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英一千七百七十二號

英册道契 第1772號 (一)



This is the duplicate copy deposited in Eastern legation.

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that J. W. Kingsmill

has applied to Rent in perpetuity from the proprietors Pao Yuan Shiang Ming Shih a Lot of Land, situated within the 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 J. W. Kingsmill to pay to the Proprietors Pao Yuan Shiang Ming Shih 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 J. W. Kingsmill upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the limits set apart therein, or exercise any right to transfer except to a foreigner, having a recognised proprietary right the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty, nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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. W. Kingsmill 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-General, 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. W. Kingsmill his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be let or to Chinese without the before-mentioned Act of Authorization, first had and obtained; or if the said J. W. Kingsmill 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 Land of the Soil.

A necessary Deed for the Renting of Land

Kwang Hai 14<sup>th</sup> year, L. S. 11<sup>th</sup> moon 25<sup>th</sup> day. December 24<sup>th</sup> 1888. No. of Lot, 1112. No. of Title Deed, 1112.

Registration completed at H. B. M. CONSUL GENERAL, SHANGHAI, this 18<sup>th</sup> day of 1888. Vice-Consul.

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准 大英總領事官許照會內開今據本國商人有恆行全世美稟請在上海按和約所定界內租業戶寶源祥公司

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

每畝給價共價銀一百七十四兩 寶源祥公司 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地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權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

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

國總領事官並中國官憲准其地賃房分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒十四年十一月二十五日給 租地 一千七百七十三號 地契

查該地坐落上海英界五馬路原由原業主完糧而置此批 此項租地係海關監督王委員等會同勘復坐落五馬路三南土名川虹路見寶源地畝七分九厘五毫九忽四微米至英册三百三十三號地

西到四百零八號地南至英册三百二十七號地北至費姓地繪圖到道該商應照文官圖分四區管業其相照批明印信存 光緒十五年六月初六日批

光緒十五年六月廿六日批 上海英界五馬路原由原業主完糧而置此批 光緒十五年六月廿六日批

一九四〇年一月廿六日批 勸業公司 租地契 勸業公司 勸業公司 勸業公司

此契於二十四年六月廿九日准由上海總領事官署簽發第七六號函 轉立日册第一〇一三號在蘇松太兵備道公司備案理應隨時換印新契

中華民國二十四年六月二十八日上海英界五馬路地改函批 轉字第七六號

勸業公司 租地契 勸業公司 勸業公司 勸業公司

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[TRANSLATION.]

TITLE DEED.

Kwang Superintendent of Maritime Customs for the Province of Kean-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-General stating, that J. W. Kingsmill has applied to Rent in perpetuity from the proprietors ... a Lot of Land, situated within the Boundaries of Ground ...

That the said J. W. Kingsmill to pay to the Proprietors ... being at the rate of ... and also the Annual Low Rent of Fifteen Hundred Cash per ...

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors ... shall Rent the said quantity of Land.

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

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-General, 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 ... then, and in each of 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

Kwang ... L. S. ... moon 25th day. December 24th 1883. No. of Lot, No. of Title Deed, Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1883

英册道契 第1773号 (二)

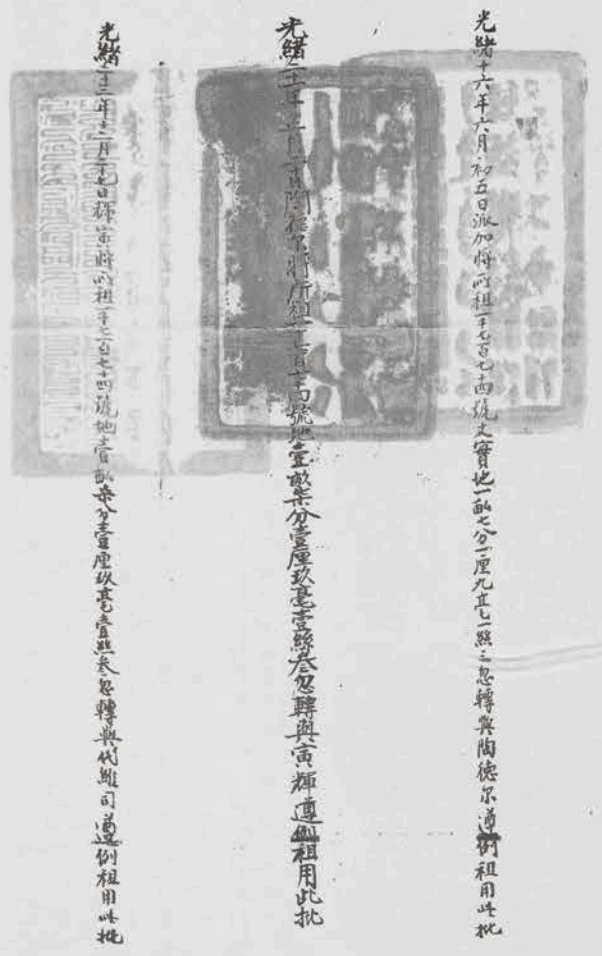
大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國民人 派加 稟請在上海按和約所定界內租業戶 潘源昌 爲

給出租地契事照得接准 地一段承遠租 畝 分 厘 毫 北 東 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價共價洋三百元正 業戶 潘源昌 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地質房無足妨礙方准租住 又查向議章程雖外國人有通融得租之處但無准租地質房與華民轉賃若華民欲在界內租地質房須由 總領事官與中國官憲商酌將該地質房分段或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據 國總領事官與中國官憲商酌將該地質房分段或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒十四年十一月二十五日給 租地 地契 一千七百七十四號

查該地坐落色邑五條頭馬路由原業主潘源昌胡徐錢此批 此項租地係將上海縣界內色邑五條頭馬路由原業主潘源昌胡徐錢此批 姓餘地繪圖到道該商應照文定畝分四官管業倘應地明蓋印備考光緒十五年五月初二日



光緒十六年六月初五日派加將所租色邑五條頭馬路地段一分一厘九毫一絲二忽轉與陶德爾潘源昌租用此批

光緒十五年五月十四日將所租色邑五條頭馬路地段一分一厘九毫一絲二忽轉與陶德爾潘源昌租用此批

光緒十五年五月十四日將所租色邑五條頭馬路地段一分一厘九毫一絲二忽轉與陶德爾潘源昌租用此批

英册道契 第1774号 (一)







The within Deed is composed of a portion of Lot No. 203.

This is the duplicate copy deposited in the office of the

[TRANSLATION.]

TITLE DEED.

Having Superintendent of Maritime Customs for the Province of Kean-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-General stating, that Mr. D. Eschkeil

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

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

The conditions of this Deed, therefore, are: That if the said Mr. D. Eschkeil 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-General, 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. D. Eschkeil 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 Mr. D. Eschkeil 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

Witness my Hand and Seal, this 12th day of January 1889.

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1889.

Vice-Consul.

上海道契 卷六

英册道契 第1775號 (二)

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國 人席立司 稟請在上海按和約所定界內租業戶

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畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地賃房無妨礙方准租住

又查向議章程離外國人有通融得之慮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

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

國總領事官擅自轉賃或將地畝分段或已或人另置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是犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年十二月初四日 租地 一千七百七十六號

查該地原列德冊二十五號茲據本英總領事官呈稱此批

此項租地坐落三七保十壹地名瑞前街上海縣裝令曹王官官會同勘復文見實地三畝九分七厘七毫四絲四忽而均至寶源祥地南

海豐路地北至永路路圍到道該商應照文實部分四以管業相應批明並印備考 光緒十五年十二月二十二日

光緒十五年五月十八日日本國駐上海領事署 字第六〇九二號

轉立日冊第七五二七號 支那振興株式會社 經理曹長時檢給新契

中華民國三十三年五月二十二日上海特別市地政局批 租字第六〇二一號

英一千七百七十六號

四四

英册道契 第1776號 (一)







This is the duplicate copy deposited in Swatow's Office

[TRANSLATION.]

TITLE DEED.

Henry Superintendent of Maritime Customs for the Province of Kean-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-General stating, that W. C. Ward has applied to Rent in perpetuity from the proprietors Chiu Shao Pei a Lot of Land, situated within the 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 W. C. Ward to pay to the Proprietors Chiu Shao Pei a sum of Dollars Ten Hundred (\$1000) being at the rate of ... per mos; and also the Annual Low Rent of Fifteen Hundred Cash per mos Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenement, or 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

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-General, 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 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 Land of the Soil. A necessary Deed for the Renting of Land

Wang Shih 11th year, L. S. 12th moon 9th day. No. of Lot, No. of Title Deed.

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 188

英册道契 第1777號 (二)

大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國商人瑪禮遜稟請在上海按和約所定界內租業戶

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畝却不能由

已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實屬無妨礙方准租住

又查向議章程雖外國人有通融得之之權但無准租地實屬與華民轉售若華民欲在界內租地實屬須由

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

國總領事官並通商章程其地租銀兩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

並每年不納每年租銀一千五百元付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十四年十二月初十日給租地契一千七百七十八號

查該地係由英册子二百六十六號吳均書出此批

此項租地係由英册子二百六十六號吳均書出此批

光緒十五年七月初十日馬九道將租子二百六十六號土地八厘五毫九忽轉與陶德爾道例租用此批

光緒十五年一月一號德爾道將租子二百六十六號土地八厘五毫九忽轉與陶德爾道例租用此批

光緒十五年一月一號德爾道將租子二百六十六號土地八厘五毫九忽轉與陶德爾道例租用此批

光緒十五年一月一號德爾道將租子二百六十六號土地八厘五毫九忽轉與陶德爾道例租用此批

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光緒十五年一月一號德爾道將租子二百六十六號土地八厘五毫九忽轉與陶德爾道例租用此批

英册道契 第1778號 (一)



The within Lot is composed of a portion of Lot No 1326.

This is the duplicate copy deposited in the Consulate General

[TRANSLATION]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that he is desirous 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... to pay to the Proprietors a sum of... being at the rate of... per acre, and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker,

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

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

The conditions of this Deed, therefore, are: That if the said Proprietors or their Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul-General, 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 Proprietors or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization, first had and obtained; or if the said Proprietors 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. Kwang Hsin 18th year, L. S. 13th moon 10th day. January 11th 1880. No. of Lot, No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI. This day of 188

英册道契 第1778號 (二)

大清欽命監督江南海關分巡蘇松太兵備道龔 給出租地契事照得接准 大英領事官許照會內開今據本國商人阿爾巴特諾 願請在上海按和約所定界內租業戶寶源祥 地一段永遠租 畝分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價共價洋二百零九元正 業戶寶源祥 將該地租給該商收用務照後備各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實屬無妨得方准租在 又在向議章程雖外國人有通融得租之處但無准租地實屬與華民轉賃若華民欲在界內租地實須由 總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並 代管業之人將來以其地轉賃與別國 國總領事官查視無礙准其租與該商或已或人另造房屋轉賃華民居住若未領印憑據者不准其轉賃 並每年不將印憑據交還領事官或已或人另造房屋轉賃華民居住若未領印憑據者不准其轉賃 光緒十四年十二月十八日給 租地 地契 一千七百七十九號 查該地坐落上海五馬路... 光緒十七年四月二十日阿爾巴特諾... 光緒十七年七月... 光緒十七年七月... 此項租地契係... 北至打... 光緒十七年七月...

英册道契 第1779號 (一)



[TRANSLATION.]

This is the duplicate copy deposited in Sastai's office.

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that E. W. Arbuthnot has applied to Rent in perpetuity from the proprietors Rao Yuen Hsing...

That the said E. W. Arbuthnot to pay to the Proprietors Rao Yuen Hsing a sum of Dollars One Hundred and Fifty (\$150) being at the rate of...

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land.

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

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

A necessary Deed for the Renting of Land

Kwang Maui, 14th year, L. S. 12th moon 18th day. January 14th 1880. No. of Lot, No. of Title Deed.

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1880. Vice-Consul.

上海道契 卷六

英册道契 第1779號 (二)

英一千七百八十一號



此契於三十二年四月八日准日... 轉立日... 中華民國三十三年四月十四日...

一千九百零三年三月四日 強馬立師

馬立師 立 韋奈金 生

民國二十四年三月廿六日

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國商人德和行雷四德 稟請在上海按和約所定界內租業戶徐諸氏...

地一段承遠租 畝 分 厘 毫 北

業戶 徐諸氏

已便亦不得轉與別國未曾准在中國之人必須中國官憲與...

又查向職章程雖外國人有通融得之處但無准領地質房與華民轉賃若華民欲在界內租地質房須由...

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

國總領事官並道憲批准蓋印憑據分畝或已或人另設房屋轉租華民居住若未領兩國官憲允准憑據...

並每年不將每畝年租銀一千五百元預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者...

光緒十五年正月十三日 日給 租地 地契 一千七百八十一號

查該地坐落上海法界... 此項租地係上海法界... 徐姓地籍圖到道該商應照大英官憲分四地管業相應批明蓋印備案光緒十五年四月二十六日批

四八

英册道契 第1781號 (一)







上海道契 卷六

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道葉

大英領事官許照會內開今據本國商人司本立司  
給出租地契事照得接准  
地一段承遠租 畝 分 厘 毫 北  
每畝給價共計價銀二百七十兩正  
業戶陳潤德 堂將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由  
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住  
又查向議章程離外國人有通商利益之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事  
並每年不  
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  
稟請在上海按和約所定界內租業戶陳潤德 堂  
東 西

光緒十五年二月 日給  
地契 一千七百八十三號

查該地坐落色色五保頭當知字行向由原業主完納稅項此  
此項地契  
西英實地畝六厘六毫四厘四毫均至公司地由南至北沿路路邊圍圍道該商應照文定畝分四厘營業相應此明蓋印備考 光緒十五年七月初一日

光緒十五年二月 日給  
地契 一千七百八十三號

一五〇一 土業廣公司  
勅業廣公司  
施業廣公司  
光緒十五年七月十一日

此契於二十四年六月三十日  
中華民國三十四年七月十七日

英一千七百八十三號

英册道契 第1783號 (一)

[TRANSLATION.]  
TITLE DEED.  
Superintendent of Maritime Customs for the Province of Kean-nan  
I have received a communication from the British Consul-General stating, that  
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  
to pay to the Proprietors  
a sum of  
being at the rate of  
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  
shall Rent the said quantity of Land.  
upon the following conditions:-  
Inasmuch, as the tenures of Ground held by Foreigners under Treaty within the limits set apart  
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within  
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection  
on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between  
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the  
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local  
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in  
them with the Chinese; And inasmuch, as no Chinese Subject can legally enter into possession of any  
Land, Tenements, or Houses, within the afore-said limits, unless both Chinese and Consular Authorities  
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which  
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-General, 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 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 Land of the Soil.  
A necessary Deed for the Renting of Land  
Kwang Hsin 15<sup>th</sup> year, L. S. 2<sup>nd</sup> moon 14<sup>th</sup> day.  
March 5<sup>th</sup> 1889.  
No. of Lot, 1783  
No. of Title Deed,  
Registration completed at  
H. B. M. CONSULATE-GENERAL, SHANGHAI,  
this day of 1889  
Vice-Consul.

英册道契 第1783號 (二)







上海道契 卷六

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國人民 地士參厘 稟請在上海按和約所定界內租業戶 王鶴林

給出租地契事照得接准 地一段承遠租 畝分厘毫北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

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

又查向議章程雖外國人有通融得之慮但無准租地實屬與華民轉賃若華民欲在界內租地實須由

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

國總領事官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

光緒十五年十月初四日給

租地 地契 一千七百八十五號

查該地坐落上海法界... 王鶴林井料該地東南水溝填成之地... 大英總領事官許照會內開今據本國人民 地士參厘 稟請在上海按和約所定界內租業戶 王鶴林

英册道契 第1785號 (一)

This is the duplicate copy deposited in Tso-tai's office.

TITLE DEED.

[TRANSLATION.]

Kwang Superintendent of Maritime Customs for the Province of Keat-nan 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 stating, that E. W. Sisdall

has applied to Rent in perpetuity from the proprietors Wang Ho Sui a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

on the North by on the South by on the East by on the West by That the said E. W. Sisdall to pay to the Proprietors Wang Ho Sui a sum of

the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker, This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Wang Ho Sui 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 to transfer except to a foreigner, having a recognized right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said E. W. Sisdall

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-General, 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 E. W. Sisdall 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 E. W. Sisdall 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 Land of the Soil. A necessary Deed for the Renting of Land

Kwang Sui 5th year, L. S. 2nd moon 11th day.

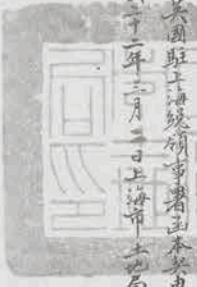
March 5th 1880. No. of Lot, 1785. No. of Title Deed,

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1880. Vice-Comm.

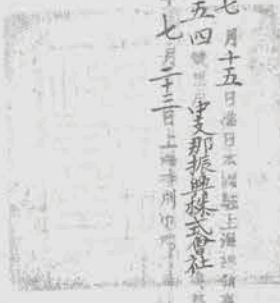
英册道契 第1785號 (二)

一千九百零八年二月十日地契...

查此契准英國駐上海領事官... 中華民國十二年三月二日上海法界土地局批印



此契於三十一年七月十五日... 中華民國三十一年七月十五日





敬察者竊卑職等奉  
 憲臺札委會勘英册一千七百八十二、三、四、五等號契地一案當與黃巡檢備會同  
 英總領事所派之員將一千七百八十二號契地查明勘丈先行稟覆并聲明餘  
 地尚須詳查在案茲查得英册一千七百八十三號新契租地據華民陳潤德  
 堂將前買陸華氏等坐落二十五保一畝知字圩二百九十一號戶名陸才金則田三  
 畝三分六厘九毫內除劃出一半歸寶源祥執業外餘地一畝六分八厘四毫五絲出租  
 與英商司泰立司管業契內附交前號田單半紙並上首陸姓出賣與陳姓之紅契  
 一紙現丈見該地共積四百十六步六分六厘一毫合實地一畝七分三厘六毫核與田單  
 所載一畝六分八厘四毫五絲之數多地五厘一毫五絲另無執業田單自是官地飭  
 據原業戶陳潤德堂稟稱所有丈見多出五厘一毫五絲之地情愿照出租與洋  
 商契價銀二百七十兩合算應合庫平銀十三兩九錢五厘加一申規平銀十五兩二  
 錢九分六厘由陳潤德堂稟繳前來卑職覆核無異四址東北三面均至三泰公司地  
 南至路尚無違碍又查得一千七百八十四號新契租地據華民周蓮記將前買瞿  
 榮官坐落二十五保一畝知字圩一百九十號戶名瞿家枝則田四畝七分八厘四毫內  
 除劃歸鐵路地三分應存餘地四畝四分八厘四毫又前買陸家枝等知字圩一百  
 九十一號戶名陸金榜則田二畝七分五厘一毫兩共七畝二分三厘五毫出租與新  
 康行依刺管業契內附交田單二紙又上首契兩紙現丈見該地共積一千六百二十  
 一步二分三厘合地六畝七分五厘五毫內應除去東北角小坡地一塊丈見二厘四

英册道契 第1785號 (三)  
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

毫於上首契內批明不動外定計地六畝七分三厘一毫核與田單所載七畝二分三厘  
 五毫之數少地五分四毫詢據原業主暨該地保稟稱所少之地係因除去東北  
 角坡地及北首公路之故以丈見定數為準四址東至陸姓故暨三泰公司地西至鐵路  
 并陸姓地南至陸姓地北至公路並無違碍除將原契田單紅契上首契  
 分別批明發還英署其一千七百八十五號契地另行查明稟覆外理合將會勘英册  
 一千七百八十三、四兩號契地緣由繪圖貼說聯銜稟覆并將陳潤德堂稟繳升科  
 價現平銀十五兩二錢九分六厘同奉發新下契附圖一併呈繳是否有當仰祈  
 大人俯賜察核光收批示祇遵恭請  
 鈞安伏祈  
 垂鑒卑職等謹稟  
 計呈繪圖新下契兩紙附高陳潤德堂稟繳升科價銀票紙計現平銀十五兩二錢九分六厘  
 一稟 直憲 稟 稟 會 勘 英 册 千 七 百 八 十 三 號 契 地 並 繳 升 科 價 銀 及 首 契 由  
 光緒 二十五年 正月 十日 日 洋 務 書 寫 員 謹 啟  
 候補分府 王  
 上海絲正堂 裴  
 十五日 啟

英册道契 第1785號 (四)  
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



上海道契 卷六

大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國商人藍恩

將該地租給該商收用務照後條各條進行查核外國人按和約在界內租定地畝却不能由

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

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

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

國總領事官並請准將該地地租或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒十五年二月十八日給

租地契 一千七百八十六號

查該地係由英商一千四百三十五號契內蓋出此地  
此項租契係由上海英商一千四百三十五號契內蓋出此地  
西至英界一千三百九十九號地南至英界一千四百三十五號地東至英界一千四百三十五號地西至英界一千三百九十九號地

英册道契 第1786號 (一)

The within Lot is composed of a portion of Lot No. 1435, Reg. No. 1786.

This is the duplicate copy deposited in the Consulate of Shanghai.

[TRANSLATION.]

TITLE DEED.

Kangy Superintendent of Maritime Customs for the Province of Kean-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-General stating, that

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

on the North by  
on the South by  
on the East by  
on the West by

That the said to 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.

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

A necessary Deed for the Renting of Land

March 10th 1889. No. of Lot, 1786. No. of Title Deed, 1786.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1889. Vice-Consul.

民國十年八月十日全地付與英商一千四百三十五號新契本契註銷

英册道契 第1786號 (二)



敬稟者、當奉

憲台札開接

英總領事許 函送英商林昔千七百八十七號新契請勘印等由、檢契札發、飭即會  
查勘丈繪圖貼說具復等因、奉此、身職、等遵與黃巡檢補會同

英總領事所派之員查明原契、由華民陳洪九出租、正在往勘間、據婦人葉  
張氏以該地係渠向來所有之產、已在縣控告、現並赴英署具稟等語、伏查  
前項地基、上年由金世美請立美冊五百三十八號契、當時據葉章氏與實源祥  
公司一同具稟、各以該地係屬己產、曾於黎前縣注內、控告集訊在案、等情、當以  
該地既有膠轄、未便勘丈、將前立之美契稟銷、此次轉立前號英契、該婦葉  
張氏復行攔丈、自是膠轄未清、仍未便准與勘丈、理合稟銷、并繳呈奉發新契、仰祈  
大人俯賜核轉、批示祇遵、恭請

鈞安伏乞

無鑒卑職大

謹稟

計呈繳 新契附圖各一紙

一稟 道憲鑒

稟覆會勘英冊千七百八十七號新契租地膠轄未清、呈契請銷由



英册道契 第1787號 [原契證已佚] (一)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒

十五年

四月

日洋務書院

候補分府王

上海縣正堂裴

行

四月九日


英册道契 第1787號 (二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



敬啟者竊奉  
憲臺札開接  
英總領事許 函送英商霍格一千七百八十八號新契請勒印等由札飭會查勘文繪圖貼說并  
查勘保生名具履等因奉此卑職等遵即與宋縣丞治芳會同  
英總領事所派之員查明原契田單據華民王徐炳將祖遺坐落二十五保二番過字圩三  
百六十八號王徐乾戶名則田二分四厘出租與英商霍格為業當赴該地履勘正在勘丈  
間據毘連是地之何姓以王徐炳前次分賣與何之地與現在出租地基尚有糾葛未  
清請為緩勘等語伏查洋商租地必須原業主出租之地毫無糾葛方能租賃此業  
王徐炳出租地內既因何姓毘連之屋糾葛未清自應俟該業主將糾葛理清再行勘辦  
理合將新契票銷伏祈  
大憲賜核轉批示祇遵恭請  
鈞安仰乞  
垂鑒 卑職 謹稟

計呈繳 新契附圖各一紙  
上海道署



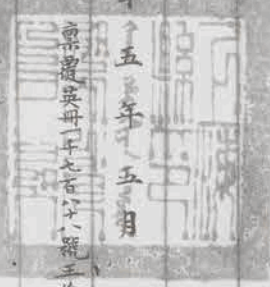

英册道契 第1788號 [原契證已佚] (一)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒十五年五月  
日洋務書齋龔豫昌呈

候補分府王  
上海縣正堂裴

稟 謹  
稟 謹

五月廿三日

英册道契 第1788號 (二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本署商人有恒行全世美稟請在上海按和約所定界內租業戶王許八王金華

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

光緒十五年三月初六日給

租地契 一千七百八十九號

光緒十五年正月九日蘇省生之經理人甘博爾將所租三百九十九號地三整分一厘三毫四絲九忽轉與阿加利銀行遵例租用此批

光緒十五年正月九日蘇省生之經理人甘博爾將所租三百九十九號地三整分一厘三毫四絲九忽轉與阿加利銀行遵例租用此批

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光緒十五年正月九日蘇省生之經理人甘博爾將所租三百九十九號地三整分一厘三毫四絲九忽轉與阿加利銀行遵例租用此批

英一十七百八十九號

英册道契 第1788號 第1789號

英册道契 第1789號 (一)

This is the duplicate copy, deposited in Sooban's Office

TITLE DEED.

[TRANSLATION.]

Superintendent of Maritime Customs for the Province of Kiangnan... I have received a communication from the British Consul-General stating that...

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1889

民國四年十二月十六日刺出地一畝七分三厘六毫併入英册三〇七號契內外本契為餘地四分七厘七毫四絲九忽今文見實地四分

一九四〇年五月十日通和有限公司將本契全地轉與

馬派司 馬立司 唐德司 奈納

光緒三十二年七月十五日日本領事上海領事署 字第六九四號

英册道契 第1789號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

為

大英總領事官許照會內開今據 國人業廣公司 稟請在上海按和約所定界內租業戶陸岸臺陸街市

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

業戶陸岸臺等 將該地租給商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

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

又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由

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

國總領事官並准批據將地實房分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒十五年 四 月 初 四 日 給 租 地 契 一 千 七 百 九 十 號

查該地坐落上海下五保頭黃浦河由原業戶陸岸臺等承領其地契係由前領事官龔為

此項租地契係由前領事官龔為所給其地契係由前領事官龔為所給其地契係由前領事官龔為所給

查此契原有地六分厘毫忽忽除出四分七厘九毫併立英冊八四八號新契本契及餘地一分九厘毫六忽忽此批

本契於光緒二十二年十月八日經前工部局收用路地一分四厘五毫又七分之二此註

一 查 業 廣 公 司 將 本 契 地 契 一 份 交 與 馬 廣 公 司 丁 克 馬 廣 公 司 丁 克

此契於二十四年六月二十四日准領事官龔為上海總領事官龔為字第一〇九號函  
特立字冊第一〇六四號以存案查核業廣公司候領事官龔為時換領新契  
中華民國二十四年七月十八日上海領事官龔為地政局此 特字第一〇九號

英一千七百九十號

英册道契 第1790號 (一)

[TRANSLATION.] This is the duplicate copy deposited in Sartain's Office

**TITLE DEED.**

Wang Superintendent of Maritime Customs for the Province of Kwan-nan  
Intendant of the So-sung-tue Circuit, &c., &c., hereby gives this Deed for the Renting  
of Land.

I have received a communication from the British Consul-General stating, that  
The Shanghai Land Investment Company Limited  
has applied to Rent in perpetuity from the proprietors Sark Shih Sai & Sark Shun Fan  
a Lot of Land, situated within the 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 The Shanghai Land Investment Co. Limited  
pay to the Proprietors Sark Shih Sai & Sark Shun Fan  
a sum of Dollars One Thousand Five Hundred (\$1500)  
being at the rate of \_\_\_\_\_ per acre; and also  
the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors  
Sark Shih Sai & Sark Shun Fan shall Rent the said quantity of Land,  
to The Shanghai Land Investment Co. Limited 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 to transfer except to a foreigner, having a recognised right of residence within  
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection  
on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between  
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the  
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local  
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in  
them with the Chinese; And inasmuch, as no Chinese Subject can legally enter into possession of any  
Land, Tenement, or Houses, within the afore-said limits, unless both Chinese and Consular Authorities  
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which  
said Act may be granted or refused in the exercise of their discretion;

The conditions of this Deed, therefore, are: That if the said The Shanghai Land Investment Co. Limited  
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-General, and through him to the Intendant for the time being, or their joint assent  
and concurrence, and for the due registration of the transaction in their respective Records; or if the said  
The Shanghai Land Investment Co. Limited 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  
The Shanghai Land Investment Co. Limited  
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

Wang 15<sup>th</sup> day, L. S. \_\_\_\_\_ moon \_\_\_\_\_ day.

Mary 3<sup>rd</sup> 1880.  
No. of Lot, \_\_\_\_\_  
No. of Title Deed, \_\_\_\_\_

Registration completed at  
H. B. M. CONSULATE GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 1880.

Vice-Consul.

英册道契 第1790號 (二)



The within set is composed of portions of Lots 462 and 480.

[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in Taotai's Office

Murray Superintendent of Maritime Customs for the Province of Kean-nan

I have received a communication from the British Consul-General stating, that

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 to pay to the Proprietors a sum of ... being at the rate of ... per Annum

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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities

The conditions of this Deed, therefore, are: That if the said 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-General, 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 neglected 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 Land of the Soil.

A necessary Deed for the Renting of Land

Murray 15th day of ... L. S. ... day. No. of Lot 1889. No. of Title Deed 1401. Registration completed at H.B.M. CONSUL GENERAL, SHANGHAI, this ... day of 1889.

英册道契 第1790號 第1791號 第1792號

大清欽命監督江南海關分巡蘇松太兵備道龔

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

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畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住又查向議章程雖外國人有通融得之益但無准租地實房與華民輾轉買賣若華民欲在界內租地實房須由總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官 或已或人另設別屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝租銀一千五百文預付銀號等因前來本道已飭

光緒十五年四月初四日 給租地契 一千七百九十一號

查該地係由英領事官許照會內開今據本國商人瑪禮遜稟請在上海按和約所定界內租業戶徐雨之

英册道契 第1791號 (二)

英册道契 第1791號 (一)

此契

大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准 大英總領事官許照會內開今據本國商人 有恆行金世美稟請在上海按和約所定界內租業戶徐雨之

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住又查向議章程雖外國人有通融得之益但無准租地實房與華民輾轉買賣若華民欲在界內租地實房須由總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官 或已或人另設別屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝租銀一千五百文預付銀號等因前來本道已飭

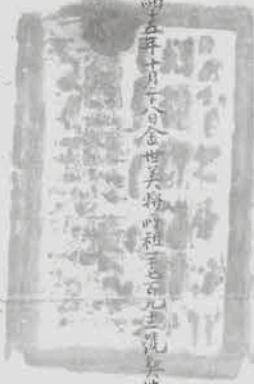
光緒十五年四月初十日 給租地契 一千七百九十二號

查該地係由英領事官許照會內開今據本國商人瑪禮遜稟請在上海按和約所定界內租業戶徐雨之

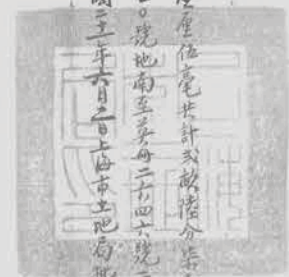
英一千七百九十二號

此契於二十四年六月三十日由本國領事官許照會內開今據本國商人瑪禮遜稟請在上海按和約所定界內租業戶徐雨之

查此契係有地契故查分位應查在英領事官許照會內開今據本國商人瑪禮遜稟請在上海按和約所定界內租業戶徐雨之



光緒十五年四月初十日 給租地契 一千七百九十二號



英册道契 第1792號 (一)



*This is the duplicate copy deposited in Saotai's Office*

[TRANSLATION.]

### TITLE DEED.

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

I have received a communication from the *British* Consal-General stating, that *J. W. Kingsmill* has applied to Rent in perpetuity from the proprietors *Messrs. M. & S.* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *mos, fan, le, ass*, bounded on the North by \_\_\_\_\_ on the South by \_\_\_\_\_ on the East by \_\_\_\_\_ on the West by \_\_\_\_\_

That the said *J. W. Kingsmill* to pay to the Proprietors *Messrs. M. & S.* a sum of \_\_\_\_\_ being at the rate of \_\_\_\_\_ per *mos*; and also the Annual Low Rent of Fifteen Hundred Cash per *mos* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Messrs. M. & S.* shall Rent the said quantity of Land.

*J. W. Kingsmill* upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said *J. W. Kingsmill* 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-General, 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. W. Kingsmill* 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 *J. W. Kingsmill* 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 Land of the Soil.

A necessary Deed for the Renting of Land

*Murray* 15<sup>th</sup> year, L. S. 4<sup>th</sup> moon 10<sup>th</sup> day.

No. of Lot, \_\_\_\_\_  
No. of Title Deed, \_\_\_\_\_

Registration completed at \_\_\_\_\_  
H. B. M. CONSUL-GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 188 \_\_\_\_\_

Fico-Consul.

英册道契 第1792號 (一)

此契存卷

### 大清欽命監督江南海關分巡蘇松太兵備道龍其

大英總領事官許照會內開今據本國商人有恆行金世美 稟請在上海按和約所定界內租業戶寶源祥公司 給出租地契事照得接准

地一段永遠租 畝分 厘 毫 北

每畝給價共計價銀叁拾兩正

業戶寶源祥公司 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通融得益之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官擅自准此准登印憑據其地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存銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年四月初十日給 租地 地契 一千七百九十三號

此項租地 係在英界內 由英界內 寶源祥公司 租與 許照會 內開 今據 本國 商人有 恆行 金世美 稟請 在上海 按和約 所定 界內 租業 戶寶源 祥公司 給出租 地契事 照得接 准

大英 總領事 官許照 會內開 今據 本國商 人有恆 行金世 美 稟請 在上海 按和約 所定界 內租業 戶寶源 祥公司 給出租 地契事 照得接 准

地一段 永遠租 畝分 厘 毫 北

每畝給 價共計 價銀叁 拾兩正

業戶寶 源祥公 司 將該 地租給 該商收 用務照 後開各 條遵行 查核外 國人按 和約在 界內租 定地畝 却不能 由 已便亦 不得轉 與別國 未曾准 在中國 之人必 須中國 官憲與 總領事 官查視 其租地 實房無 足妨礙 方准租 住 又查向 議章程 雖外國 人有通 融得益 之處但 無准租 地實房 與華民 轉賃若 華民欲 在界內 租地實 房須由 總領事 官與中 國官憲 酌給印 憑據始 可准行 上列各 條倘該 商並後 代管業 之人將 來以其 地轉與 不稟明 本國 總領事 官擅自 准此准 登印憑 據其地 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 預存銀 號違犯 斯章者 則此契 作為廢 紙地即 歸官須 至租地 契者

光緒 十五年 四月初 十日給 租地 地契 一千七 百九十 三號

此項租 地 係在英 界內 由英界 內 寶源 祥公司 租與 許照會 內開 今據 本國商 人有恆 行金世 美 稟請 在上海 按和約 所定界 內租業 戶寶源 祥公司 給出租 地契事 照得接 准

大英 總領事 官許照 會內開 今據 本國商 人有恆 行金世 美 稟請 在上海 按和約 所定界 內租業 戶寶源 祥公司 給出租 地契事 照得接 准

地一段 永遠租 畝分 厘 毫 北

每畝給 價共計 價銀叁 拾兩正

業戶寶 源祥公 司 將該 地租給 該商收 用務照 後開各 條遵行 查核外 國人按 和約在 界內租 定地畝 却不能 由 已便亦 不得轉 與別國 未曾准 在中國 之人必 須中國 官憲與 總領事 官查視 其租地 實房無 足妨礙 方准租 住 又查向 議章程 雖外國 人有通 融得益 之處但 無准租 地實房 與華民 轉賃若 華民欲 在界內 租地實 房須由 總領事 官與中 國官憲 酌給印 憑據始 可准行 上列各 條倘該 商並後 代管業 之人將 來以其 地轉與 不稟明 本國 總領事 官擅自 准此准 登印憑 據其地 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 預存銀 號違犯 斯章者 則此契 作為廢 紙地即 歸官須 至租地 契者

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此項租 地 係在英 界內 由英界 內 寶源 祥公司 租與 許照會 內開 今據 本國商 人有恆 行金世 美 稟請 在上海 按和約 所定界 內租業 戶寶源 祥公司 給出租 地契事 照得接 准

大英 總領事 官許照 會內開 今據 本國商 人有恆 行金世 美 稟請 在上海 按和約 所定界 內租業 戶寶源 祥公司 給出租 地契事 照得接 准

地一段 永遠租 畝分 厘 毫 北

每畝給 價共計 價銀叁 拾兩正

業戶寶 源祥公 司 將該 地租給 該商收 用務照 後開各 條遵行 查核外 國人按 和約在 界內租 定地畝 却不能 由 已便亦 不得轉 與別國 未曾准 在中國 之人必 須中國 官憲與 總領事 官查視 其租地 實房無 足妨礙 方准租 住 又查向 議章程 雖外國 人有通 融得益 之處但 無准租 地實房 與華民 轉賃若 華民欲 在界內 租地實 房須由 總領事 官與中 國官憲 酌給印 憑據始 可准行 上列 各條倘 該商並 後代管 業之人 將來以 其地轉 與不稟 明本國 總領事 官擅自 准此准 登印憑 據其地 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 預存銀 號違犯 斯章者 則此契 作為廢 紙地即 歸官須 至租地 契者

光緒 十五年 四月初 十日給 租地 地契 一千七 百九十 三號



光緒十五年四月初十日給 租地 地契 一千七百九十三號

此項租地 係在英界內 由英界內 寶源祥公司 租與 許照會 內開 今據 本國商 人有恆 行金世 美 稟請 在上海 按和約 所定界 內租業 戶寶源 祥公司 給出租 地契事 照得接 准

大英 總領事 官許照 會內開 今據 本國商 人有恆 行金世 美 稟請 在上海 按和約 所定界 內租業 戶寶源 祥公司 給出租 地契事 照得接 准

地一段 永遠租 畝分 厘 毫 北

每畝給 價共計 價銀叁 拾兩正

業戶寶 源祥公 司 將該 地租給 該商收 用務照 後開各 條遵行 查核外 國人按 和約在 界內租 定地畝 却不能 由 已便亦 不得轉 與別國 未曾准 在中國 之人必 須中國 官憲與 總領事 官查視 其租地 實房無 足妨礙 方准租 住 又查向 議章程 雖外國 人有通 融得益 之處但 無准租 地實房 與華民 轉賃若 華民欲 在界內 租地實 房須由 總領事 官與中 國官憲 酌給印 憑據始 可准行 上列 各條倘 該商並 後代管 業之人 將來以 其地轉 與不稟 明本國 總領事 官擅自 准此准 登印憑 據其地 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 預存銀 號違犯 斯章者 則此契 作為廢 紙地即 歸官須 至租地 契者

光緒 十五年 四月初 十日給 租地 地契 一千七 百九十 三號

此契於二十四年六月三十日由日本領事官駐上海總領事署簽字第一二九號由 特立日册第一〇一八四號由山戶務分司位恆產公司侯整以舊契時換給新契 中華民國三十四年七月十七日 司地政局 特字第一二九號



英一千七百九十三號

英册道契 第1793號 (一)







This is the duplicate copy deposited in Bartholomew

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that S. W. Kingsmill has applied to Rent in perpetuity from the proprietors Man Yee See a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area sq. fms. sq. fms. sq. fms. bounded on the North by sq. fms. on the South by sq. fms. on the East by sq. fms. on the West by sq. fms.

That the said S. W. Kingsmill to pay to the Proprietors Man Yee See a sum 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 Man Yee See shall Rent the said quantity of Land.

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

A necessary Deed for the Renting of Land  
Wang Man Yee See 15<sup>th</sup> year, L. S. 4<sup>th</sup> moon 10<sup>th</sup> day.  
No. of Lot, 1889.  
No. of Title Deed, 1794.

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this 188 day of 188

V. R. Leds  
Vice-Consul.

英册道契 第1794號 (二)

英册道契 第1794號 (三)

換立之日册第9號新契證抄件

光緒八年 八月 初五日 邵道

抄錄日本第9號新契

亨特生租地八畝八分五厘六毫北一千一百三十號 洋人地南五百六十五號  
伯來福租地八畝八分五厘六毫北一千一百三十號 洋人地南五百六十五號  
六百九十七號 洋人地東連卡浦路西未經租定之地茲因地形歪斜  
致碍畫地建造現與北隣第一千一百三十號地業主徐雨之商將彼  
此所有偏斜之地爰照後開繪圖所載均平劃開兩願互換各  
自收管而整地形方正俾便應用業戶徐雨之均准互換查前項  
租地向列日本第六號地契現與招商局徐董互劃換立是號新  
契執業飭據謝委員國恩暨上海縣范令會同勘復坐落廿五保  
三箇丈見實地八畝六分四厘四至與契載相符繪圖到道該商委員  
文實畝分管業相應批明

憲台札開接

敬稟者竊奉

英總領事許 函送英商有恒行金世美一千七百九十二三四號新契三套請派員會  
勘等因札飭會查勘丈分繪圖說具復並查各保土名併復等因奉此卑職等遵  
與黃巡檢會同

英總領事所派之員查明前三號契地內有兩地係以舊立兩號道契之地分劃出  
租換立新契其一係新租契地自應分別勘丈當督飭亭者地保前往各該地逐一履  
勘按址丈量查一千七百九十二號新契係以舊立道契之地分劃出租該地原列英册  
一千一百三十七號銷契共地三畝二分二厘三毫今據業戶徐雨之將自置前號契地內劃  
出地二畝三分五厘一毫出租與有恒洋行為業請換立新契丈見積五百六十四步二  
分八毫合寔地二畝三分五厘一毫核與原契劃租之數相符四址東至英册一千七百九十  
三號地南至本源里餘地西北兩面均至業廣公司地又查一千七百九十三號新契係出  
租新地據業戶寶源祥公司將自置坐落二十五保三箇必字圩一百六十一號內田四分  
六厘出租與有恒洋行為業附交是號石廷玉戶名田單上半紙計原則田六分一厘  
一毫批明除劃與碩姓一分一厘一毫又劃與本願寺四厘截去田單下半紙餘地四分六  
厘並附交石廷玉潘源昌上首原契二紙丈見該地積一百十步四分五厘合寔地四分六  
厘核與田單餘地相符四址東至業廣公司地面至英册一千七百九十二號地南至本  
源里餘地北至英册一千七百九十四號地又查一千七百九十四號新契亦係以舊立道

英册道契 第1794號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a



契之地分劃出租該地原立美册三百三十二號銷契共地八畝三分六厘九毫今據業戶寶源祥公司即徐雨之將自置前號契地內劃出地二畝七分五厘五毫出租與有恒洋行為業請換立新契文見該地積六百六十一步二分合定地二畝七分五厘五毫核與原契劃租之數相符四址東至卞浦路西至費姓地南北兩面均至業廣公司地以上三地均無違碍坐落二十五保三番土名卞浦路西之費家宅至前兩號舊契道契劃剩餘地飭據該原業戶寶源祥公司稟稱英册一千一百三十七號舊契原共地三畝二分二厘三毫今除劃與有恒洋行二畝三分五厘一毫餘地八分七厘二毫已於光緒八年八月間換與日本寺大谷列日本第九號道契其美册三百三十二號舊契原共地八畝三分六厘九毫今除劃與有恒洋行二畝七分五厘五毫餘地五畝六分一厘四毫今亦租與有恒另立一千八百零九號新契將前兩號舊契呈請繳銷等情並抄呈日本册第九號契內批語具稟聲明前來卑職等復查無異除將原契田單批明發還英署外理合將會勘緣由分繪圖說聯銜稟覆並將奉發新下契附圖暨寶源祥繳來一千一百三十七號舊上契附准據一併呈繳仰祈  
 大入察核俯賜分別批印註銷其美册三百三十二號舊契應俟一千八百零九號新契查勘丈量再行繳銷合併聲明恭請  
 鈞安伏乞  
 查鑒卑職謹稟  
 計呈 繪圖三幅並繳新下契附圖各三紙舊上契准據各一紙

英册道契 第 1794 號 (五)  
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

一稟 道憲鑒。稟覆會勘英册一千七百九十三號新契租地並呈圖契由  
 光緒 十五年 九 月 十三  
 候補分府王  
 上海縣正堂裴  
 候補縣正堂葛  
 九月十八日

英册道契 第 1794 號 (六)  
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 c



具稟婦吳張氏 年五十四歲 住八舖

稟為 廢契佔地 叩恩求賜免文事切 故夫吳文華 於同治元年自置金五保頭圖

知字圩叁百十三號 蘆課田十八畝 嗣將田泥掘售 挑填廣東街並水水田之用 因此

積水成潭 直至光緒七年內 分六畝四分三厘 杜絕賣與謝姓 由謝姓轉手 承租與

利記洋商為業 利記東首貳畝五分八年份 經夫押與劉 其西首七畝二分

押與劉布公司 然劉布自押之後 為王廣興 租契盜賣 與徐祥泰 早經控究 訊明

在案 為訟多年 並無公平有地於今年四月間 設立地公平界石 兩塊 當時拔去

第三次夜深 私自界石 當場通知 年租地保 由年租寫信 閱照公平 海字羅司 混稱公

平東家 將公平界石 早為拔去 免得日後多事 所有布姓 串通金世美 海字羅司 三人

將朱子芳 註銷已久 道契硬佔 之地 契內畝首四址 不符 並無圖保 係別處之廢契 可

稱張冠李戴 洋商租地 俱有和約 照例洋商租朱子芳之地 先要掛號 有永年出租 憑

據叫地保 蓋戳在可 轉換道契 如其道契 租道契 必須朱子芳親筆 自立退單 到公

館過戶 重立界石 今將無根 註銷道契 將別處年租 收者 移花接木 必須工部局有指

票 票內四址 註明 請洋人 檢出 捐票 象日照 彰便知 水落石出 照此 糊塗 道契 決不可大

氏 之地 為比 迫叩

大老爺 鑒恩 賜免 文實 為德 便沾 仁工 呈

光緒十五年六月

日五

英册道契 第1795號 [原契證已佚] (一)  
上海縣二十五保頭圖知字圩原華人業主稟帖

敬稟者 竊奉

憲台 札開 接

英總領事 許函 送英商 漢璧禮一千七百九十五號 新契一套 附圖一紙 請派員會勘 等因 札飭 會同 查明 原契 田單 前往 履勘 丈量 繪圖 貼說 具復 等因 奉此 卑職 等遵 與 黃巡檢 補會同

英總領事 所派之員 查明 該契 原列 英冊 七百二十五號 係於 同治二年 間 英商 軋雷 租 華民 陳玉良 等地 五畝 嗣於 七年 經已 故軋雷 之經理人 將地 轉與 華民 朱子方 批歸 中 國入 冊業 將本 契註銷 此次 所立 二十七百九十五號 新契 載朱子方 出租 吊查 朱子方 所 立原 契係於 同治九年 賣與 未士福 而祇 本業戶 一人 立據 並無 中人 地保 列名 本與 定章 不符 且朱子 方業已 物故 正在 查辦 間 據吳 張氏 稟稱 伊故 夫吳文 華在日 自置 念五 保頭 畝知 字圩號 內蘆 課田 十八 畝 因將 田泥 挑填 水水 田之用 故此 積水 成潭 嗣將 六 畝四分 零賣 與謝 姓轉 租與 利記 洋商 又將 東首 二畝 五分 西首 之七 畝二分 先後 押與 劉 布公司 旋被 王廣 興控 契盜 賣與 徐祥 泰涉 訟多年 今於 氏地 內忽 立公 平界石 當即 披 去現 將朱子 芳註 銷之 道契 硬佔 氏地 顯見 張冠 李戴 稟求 免文 等情 前來 卑職 等伏 查此 案朱子 方所 立賣 契並無 中人 地保 且原 業已 故無 可查 訊吳 張氏 所稟 各節 係一 面之 詞亦 難憑 信但 既與 王廣 興結 訟有 案 轉轉 甚多 自未 便准 予勘 文除 將吊 查原 契銷 契發 還英 署外 理合 將奉 發新 契附 圖繳 銷仰 祈 察核 俯賜 批示 祇遵 肅稟 恭請

英册道契 第1795號 (二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a







[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in Tartar's Office

His Excellency Superintendent of Maritime Customs for the Province of Kwan-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-General stating, that J. M. Groaton has applied to Rent in perpetuity from the proprietors...

That the said J. M. Groaton to pay to the Proprietors, a sum of Dollars three hundred (\$300) being at the rate of the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker,

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

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-General, and through him to the Intendant for the time being...

A necessary Deed for the Renting of Land

Kwang Shin, 15th year, L. S. 24th moon 24th day. No. of Lot, 1496. No. of Title Deed, 1496.

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1888.

英册道契 第1796號 (二)

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國商人馬福臣稟請在上海按和約所定界內租業戶

給出租地契事照得接准 地一段承遠租 畝分厘毫北 業戶 每畝給價不載

將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由

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

又查向議章程雖外國人有通融得之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由

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

國總領事官准蓋此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銀一千五百文預備繳號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年四月十八日給 地租地 一千七百九十七號

查該地開列英册冊五百六十七號五百六十八號五百六十九號...

此項租地係由五百六十九號...

川江漢路中開隔有公路一條北面原有田海見路南地六畝五厘八忽九微...

六畝四分東至吳淞路南至英冊一千六百六號及四百九十九分地西至小路及英冊一千六百六號...

全土荒墾其地均開到道相應批明蓋印倫光緒十五年八月十五日批

英册道契 第1797號 (一)







[TRANSLATION.]

TITLE DEED.

This is the duplicate copy, deposited in Tartar's Office

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

I have received a communication from the British Consul-General stating, that

M. Batten has applied to Rent in perpetuity from the proprietors a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai.

That the said M. Batten to pay to the Proprietors a sum of being at the rate of the Annual Low Rent of Fifteen Hundred Cash per 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.

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

The conditions of this Deed, therefore, are: That if the said 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-General, 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 month, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Land of the Soil.

A necessary Deed for the Renting of Land

Shanghai 15th year, L. S. 3th moon 1st day.

No. of Lot No. of Title Deed.

Registration completed at H. B. M. CONSUL-GENERAL, SHANGHAI, this day of 188.

英册道契 第1798號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准 大英總領事官許照會內開今據本國商人斐必思稟請在上海按和約所定界內租業戶夏金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定地畝却不能由地一段永遠租 畝一分三厘 毫 北 改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夏金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定地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地賃房無足妨礙方准租住又查向議章程雖外國人租地賃房之處但無准租地賃房與華民輒轉賃賣若華民欲在界內租地賃房須由總領事官與中國官憲商酌得准始行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官而轉與他人租賃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年年租銀號繳還犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年五月初七日 日給 租地 一千七百九十九號

查該地坐落蘇州府城隍廟前街... 此項租地係由蘇州府城隍廟前街... 所有漲米卷沈錫春未阿虎等此卷不在出租之內其載戶名應即銷除相慶此明是印備考 光緒十五年十二月十三日

英册道契 第1799號 (一)











大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國 人龍聖馬醫士霍爾稟請在上海按和約所定界內租業戶 周長春

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

每畝給價共價洋壹元正 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

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

又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由

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

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

並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年六月初七日給 租地 一千八百零一號 地契

查該地坐落上海英租界內由原業主元種張運生此地 此項租地係上海英租界內由原業主元種張運生此地

光緒十五年正月廿日 英領事官許照會內開今據本國 人龍聖馬醫士霍爾稟請在上海按和約所定界內租業戶 周長春

此項租地係上海英租界內由原業主元種張運生此地 此項租地係上海英租界內由原業主元種張運生此地

光緒十五年正月廿日 英領事官許照會內開今據本國 人龍聖馬醫士霍爾稟請在上海按和約所定界內租業戶 周長春

此項租地係上海英租界內由原業主元種張運生此地 此項租地係上海英租界內由原業主元種張運生此地

光緒十五年正月廿日 英領事官許照會內開今據本國 人龍聖馬醫士霍爾稟請在上海按和約所定界內租業戶 周長春

此項租地係上海英租界內由原業主元種張運生此地 此項租地係上海英租界內由原業主元種張運生此地

光緒十五年正月廿日 英領事官許照會內開今據本國 人龍聖馬醫士霍爾稟請在上海按和約所定界內租業戶 周長春

此項租地係上海英租界內由原業主元種張運生此地 此項租地係上海英租界內由原業主元種張運生此地

光緒十五年正月廿日 英領事官許照會內開今據本國 人龍聖馬醫士霍爾稟請在上海按和約所定界內租業戶 周長春

此項租地係上海英租界內由原業主元種張運生此地 此項租地係上海英租界內由原業主元種張運生此地

光緒十五年正月廿日 英領事官許照會內開今據本國 人龍聖馬醫士霍爾稟請在上海按和約所定界內租業戶 周長春

此項租地係上海英租界內由原業主元種張運生此地 此項租地係上海英租界內由原業主元種張運生此地

光緒十五年正月廿日 英領事官許照會內開今據本國 人龍聖馬醫士霍爾稟請在上海按和約所定界內租業戶 周長春

此項租地係上海英租界內由原業主元種張運生此地 此項租地係上海英租界內由原業主元種張運生此地

光緒十五年正月廿日 英領事官許照會內開今據本國 人龍聖馬醫士霍爾稟請在上海按和約所定界內租業戶 周長春

英册道契 第1801號 (一)

This is the duplicate copy deposited in Tartar's name

TITLE DEED

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

I have received a communication from the British Consul-General stating, that M. E. Stull

has applied to Rent in perpetuity from the proprietors Chou Ching Ch'ian a Lot of Land, situated within the 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 M. E. Stull to pay to the Proprietors Chou Ching Ch'ian a sum of Dollars Three Hundred (\$300.) being at the rate of ... per acre; and also the Annual Law 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 Chou Ching Ch'ian shall Rent the said quantity of Land to M. E. Stull

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

The conditions of this Deed, therefore, are: That if the said M. E. Stull 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-General, 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 M. E. Stull 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 M. E. Stull neglect to pay Yearly in advance the said Law 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 Land of the Soil.

A necessary Deed for the Renting of Land

Shanghai 15th year, L. S. 6th moon 4th day.

July 11th 1889. No. of Title Deed, 1801

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1889

H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1889

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1889

H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1889

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1889

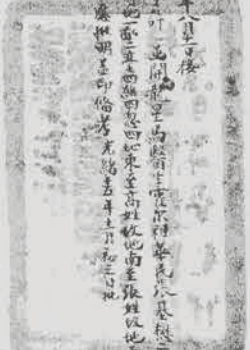
H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1889

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1889

H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1889

英册道契 第1801號 (二)

光緒十五年正月廿日 英領事官許照會內開今據本國 人龍聖馬醫士霍爾稟請在上海按和約所定界內租業戶 周長春 此項租地係上海英租界內由原業主元種張運生此地 此項租地係上海英租界內由原業主元種張運生此地



英一千八百零一號

英册道契 第1800號 第1801號



敬稟者，竊奉

憲台札開，接

英總領事許 函送一千八百零三號新契二套，請派員會勘等因。札飭會查勘丈繪圖具復等因。奉經將一千八百零二號契地查明原契田單不符緣由，繳契稟銷在案。茲查一千八百三號新契，據華民費銀福將祖遺坐落二十五保頭畝，知字圩，第三百三十二號內，糧田五分八厘三毫，出租與洋商瑪禮遜為業。附交前號費掌南戶名田單下半紙，原則田一畝二分四厘四毫，批明劃與瑪禮遜田單下半紙，則田五分八厘三毫。上半紙田單存田六分六厘一毫，歸費銀福執業。並附呈同治四年費春官費銀福將該田賣與吳姓之原契，註有五年期滿回贖等字。吊驗上半紙田單，查對無

異。詢據該業戶僉稱相同。當飭領赴該地履勘，督飭亭者地保，按址丈見積一百四步六分五厘，合寔地四分七厘七毫七絲一忽。核與田單所載五分八厘三毫之數，少地一分五毫二絲九忽四址。東至兆豐行，即英冊七百八十分地，南至費姓地，西至唐家街，北至公路。尚無違碍。土名老開北之唐家街，除將田單分別批明，發還英署，並原業戶執業餘地外，理合將會勘緣由繪圖貼說，聯銜稟覆。並將奉發新中契附圖呈繳。仰祈大人察核，俯賜批示，祇遵。恭請

鈞安，伏乞

垂鑒，卑職謹稟

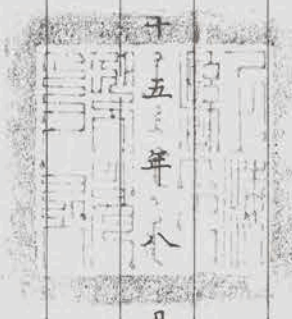
計呈 繪圖一幅，并繳新中契附圖各二紙



英册道契 第1802號 [原契證已佚] (一)  
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

一稟 道憲龔 稟覆會勘英冊一千八百三號新契祖地並呈圖契由

光緒十五年八月 日



候補分府王

上海縣正堂裴

候補縣正堂葛

一八〇二號

英册道契 第1802號 (二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事照得接准 大英總領事官許照會內開今據本國 人担文印但來文稟請在上海按和約所定界內租業戶

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

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

又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准憑據將其地轉賃或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據 並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年七月初十日給

租地 一千八百零四號 地契

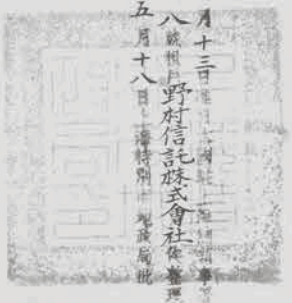
查該地向到日本冊第七號界內茲候英冊新契此批

此項租地仍據上海縣非令暨王香員官等會同勘復坐落三三條三官堂該地中間築有馬路條即西華路丈見五分五厘六毫又

光緒十五年十月十日文將租地六百零四號地六畝三分六厘二毫轉與祥茂行均基承道例租用此批



光緒十六年正月十日祥茂行均基承道例租地六畝三分六厘二毫轉與江南中書院道例租用此批



光緒三十三年五月十三日 中華民國三十三年五月十八日

英册道契 第1802號 第1804號

英册道契 第1804號 (一)

The within Sato were formerly registered in the Japanese Consul General as Sato No 115 Reg. No. 1. and No 115 Reg. No. 8.

[TRANSLATION.]

TITLE DEED.

This is the duplicate copy, deposited in Sato's Office.

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

I have received a communication from the British Consul-General stating, that W. W. Drummond 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 to pay to the Proprietors a sum of ... being at the rate of ... per acre, and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said ... 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-General, 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 ... 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 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.

Kwang Hsin 15th year, L. S. 14th moon 10th day. August 6th 1889. No. of Title Deed, 1804.

Registration completed at H. B. M. CONSULATE GENERAL, SHANGHAI, this day of 1889. W. W. Drummond Vice-Consul.

英册道契 第1804號 (二)



上海道契 卷六

大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准

大英總領事官許照會內開今據本國商人錫名行古柏稟請在上海按和約所定界內租業戶

地一段承遠租 敵分厘毫北 文其年租每畝一千五百文每年預付銀號等因前來本道已備

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畝却不能由

已便亦不得轉與別國未准往中國之人必須中國官憲與 總領事官查視其租地實屬無妨碍方准租住

又查向議章程離外國人有通融得租之處但無准租地實屬與華民轉賃若華民欲在界內租地實須由

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

國總領事官 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 或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

光緒十五年七月初十日給

租地 一千八百零五號

查該地列德得子號界內茲據新契此批

此項租地係上海縣界內... 光緒十五年九月初十日

光緒十五年七月十五日... 查此項租地由古柏稟本...

查此項租地由古柏稟本... 光緒十五年十月十二日

英一千八百零五號

英册道契 第1805號 (一)

The within Act was formerly registered in the German Consulate General as 1032

This is the duplicate copy deposited in Saxton's Apartment

[TRANSLATION.]

TITLE DEED

Kunsoo Superintendent of Maritime Customs for the Province of Keangnan... hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul-General stating, that J. Cooper 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... to pay to the Proprietors... a sum of... being at the rate of... per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker,

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

J. Cooper 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-General, 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. Cooper 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 J. Cooper 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

Kuanghsin 15th year, L. S. 7th moon 10th day.

No of Lot 6-1889, No of Title Deed, 1805

Registration completed at H. B. M. CONSUL GENERAL, SHANGHAI, this day of 1868

W. S. Saxton for Vice-Consul

英册道契 第1805號 (二)



大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准 大英總領事官許照會內開今據本國商人有恒行公廿六稟請在上海按和約所定界內租業戶寶源祥

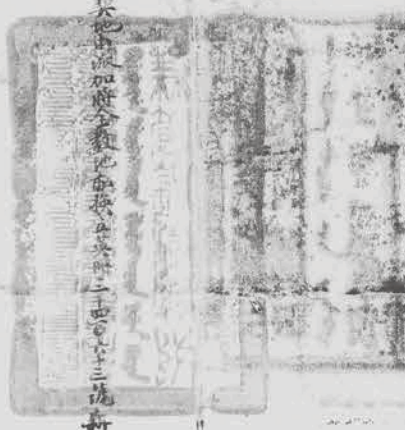
地段承遠租 畝分厘毫北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶寶源祥 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得租之處但無准租地實界與華民租地實界若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准登藉將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年七月初十日給 租地 地契 一千八百零六號

查該地坐落上海縣全署王委員官署會同勘復坐落三條頭香名果家灣文見實地五分厘毫二忽四微四公派西至界姓地 南北兩面均至海岸繪圖到道該商應照大英和約分四管業相應批明蓋印備考 光緒十五年七月初十日

光緒十年正月有恒行全地美商租于合豐號文實地五分厘毫二忽四微四公派西至界姓地

光緒三年正月有恒行全地美商租于合豐號文實地五分厘毫二忽四微四公派西至界姓地



查此項地契係加稅全數已繳與王委員官署會同勘復坐落三條頭香名果家灣文見實地五分厘毫二忽四微四公派西至界姓地

英一千八百零六號

英册道契 第1805號 第1806號

英册道契 第1806號 (一)

TRANSLATION. TITLE DEED. This is the duplicate copy deposited in Secretary's Office

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

I have received a communication from the British Consul-General stating, that J. W. Minopsonnell has applied to Rent in perpetuity from the proprietors Pao Anan Masaray a Lot of Land, situated within the 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 J. W. Minopsonnell to pay to the Proprietors Pao Anan Masaray a sum of Sixty Fifty (60.50) 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 J. W. Minopsonnell upon the following conditions:—

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

Mung Masaray 15th year, L. S. August 6th 1889. No of Exp. 1806. No of Title Deed.

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1889. Vice-Consul.

英册道契 第1806號 (二)







The within set was formerly registered in the German Consulate General as set 39

[TRANSLATION.]

TITLE DEED. This is the duplicate copy deposited in Tarkenton's hands

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

I have received a communication from the British Consul-General stating, that J. Casper

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

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land.

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

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-General, 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 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. Kwan-yong 15th year, L. S. M. 18th day. August 6th 1880. No. of Lot 1808. No. of Title Deed.

Registration completed at H.B.M. CONSULATE GENERAL, SHANGHAI, this day of 1880. W.S. Lytton Vice-Consul.

英册道契 第1807號 第1808號

英册道契 第1808號 (二)

英册道契 第1808號 (一)

大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准 大英總領事官許照會內開今據本國商人籍名行古柏稟請在上海按和約所定界內租業戶

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

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住又查向議章程雖外國人有通融得租之處但無准租地實界與華民轉賃實若華民欲在界內租地實界須由總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官道憲批准登籍將其地整段分段或已或人另換房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年 七月初十日 給 租地 地契 一千八百零八號

查該地列德三號英商茲復英商新英此批 此項租地係屬上海蘇州府嘉定縣界內官地係屬小開港文官實地一畝四東南均至官路西至小路北至蘇州地繪圖到道款而應是官地之四管界相應地明並印備考 光緒十五年十二月二十五日

李 李

立出租田文契金長生為因正用今將自己祖遺田坐落念榮保檢畝念字圩壹佰畝貳號內田壹畝正先召親族人等無人承受母子高議情願央中出租到于李來泰洋行為業三面言定時值價洋四拾元正當日立契一併收足其田是出租之後任從管業耕種收冊過戶完報以及起造華洋房屋開浜掘井種竹穿楊即便出召交卸與失主不涉倘有未歷不明失主全中保理直此係兩相允洽決無異言反悔恐後無憑立此出租田文契存照

光緒八年七月 日立出租田文契金長生

計開四址

東至 官路 南至 官路 西至 北至 菜地

中金勝華

張秀坤

陳惠庭

陶桂林

苗徐念祖

代筆陶如繪

此單專過道契作為廢紙

英册道契 第1808號 (三) 來泰洋行與華人業主簽訂的永租草契



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道葉

給出租地契事照得接准

大英總領事官許照會內開今據本國商人有恒行全世美稟請在上海按和約所定界內租業戶徐而之

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

每畝給價銀壹百兩止 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

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

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

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

國總領事官並道憲批准登籍將其地租分畝或已或人另設別屋轉租華民居住若未領兩國官憲允准憑據

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

光緒十五年八月二十四日給

租地 地契 一千八百零九號

查該地坐落上海法界... 光緒十五年八月二十四日給

一千九百零九年二月廿四日

此契於三十一年二月廿六日... 中華民國三十一年二月廿七日



英册道契 第1809號 (一)

光緒十五年九月初五日... 光緒十五年九月初五日... 光緒十五年九月初五日...

[TRANSLATION] TITLE DEED. This is the duplicate copy deposited in Sack's Office. I have received a communication from the British Consul-General stating that...

英册道契 第1809號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

為

大英領事官許照會內開今據本國商人高易行陶德爾稟請在上海按和約所定界內租業戶黃沈氏黃金等

地一段承遠租 畝分厘毫北 其年租每畝一千五百文每年預付銀號等因前來本道已飭

光緒十五年九月十四日給租地契一千八百十號

光緒十六年四月十五日閱德爾將租地七畝九分四厘三忽轉與業廣公司遵照租用此批

光緒十五年九月十四日給租地契一千八百十號

一九二三年七月十日正金銀行

此契於二十四年六月十九日由上海總領事署產字第七九號

英一千八百十號

英册道契 第1809號 第1810號

英册道契 第1810號 (一)

[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in the office of the

Kwang Superintendent of Maritime Customs for the Province of Kwangnan

I have received a communication from the British Consul-General stating, that

C. Dowdall has applied to Rent in perpetuity from the proprietors Kwang Shen Shih & 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

That the said C. Dowdall to pay to the Proprietors Kwang Shen Shih & others a sum of Dollars One Thousand six hundred (\$1600) being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Kwang Shen Shih & others shall Rent the said quantity of Land.

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the limits set apart thereon, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection upon the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities 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. Dowdall 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-General, 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. Dowdall 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 C. Dowdall 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

Kwang Shih 15th Mar. L. S. 9th moon 11th day. October 8th 1880. No. of Lot, 1810. No. of Title Deed, 1810.

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1880.

Signature of Vice-Consul

英册道契 第1810號 (二)

七九







敬稟者，竊奉

憲台札開，接

英總領事許 函送瑪禮遜一千八百一十一號畫租新契，並七百五十五及七百七十八號畫租契，又一千八百一十三號新契，請派員會勘等因。檢契札飭會查勘丈分繪圖說具復，並將劃存餘地畝分四址併復等因奉此。卑職等遵與黃巡檢會同

英總領事所派之員查明各契分別履勘，勘得一千八百一十一號新契租地，係由七百五十五號舊契劃出，丈見積九百八十九步四分四厘八毫，合地四畝一分二厘二毫七絲四址，東至英冊七百五十五號地，西至浜岸，南至半路，即英冊一千八百二十五號地，北至半路，即英冊一千七百九十一號地，尚無違碍，其七百五十五及七百七十八兩號轉契，係如何畫併，詢據

賈副領事面稱，綠七百五十五號契地，前曾劃出一角併入七百七十八號契內，當時漏未批明，近甫查出，文明一分六厘二絲，請為補註等語。卑職等伏查此項一分六厘二絲之地，即在上年奉勘英冊一千七百九十一號新契內，有七百七十八號契劃出四畝九分六厘八毫八忽之中，地已文明併入一千七百九十一號新契，無須增減，祇請於七百五十五暨七百七十八兩號契內，所批光緒十五年四月初四日分劃以前，分別補批，餘批悉請仍舊。此該兩號轉契畫併之原委也。至七百五十五號舊契劃存餘地，上年丈見四十七畝二分七厘三毫四絲六忽，嗣分劃一千八百十六暨一千八百二十一、二、三、四並現立一千八百一十一號新契各地，計本契應剩餘地三十一畝一分一厘八毫九絲六忽四址，載明繪圖，惟是號舊契餘地，仍另有劃立一千八百二十五等號各契，應俟另案勘明，將歷次分劃各契地畝分

英册道契 第1811號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

大人察核，俯賜批示，祇遵恭請

鈞安伏乞

查鑒卑職謹稟

別繕摺同奉發之七百五十五號中契，呈請批註，除同日奉勘之一千八百一十三號新契租地另行查勘稟覆外，理合將會勘一千八百一十一暨七百五十五及七百七十八等號劃租劃併契地緣由，分繪圖說先行稟覆，並繳奉發新舊契各一紙，仰祈

計呈 繪圖二幅並繳奉發一千八百一十一號新中契暨七百七十八號舊中契各一紙  
一稟 道憲龔 稟覆會勘英冊一千八百一十一暨七百五十五號劃租劃併各契地並呈圖契由

光緒 二十六年 二月 初三 日

候補分府王

上海縣正堂裴

候補縣正堂葛

王 裴 葛

二月廿三日

英册道契 第1811號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



為移請事。竊查英冊一千八百二十三號新契租地業將單地不符緣由會同  
 貴縣稟銷在案。惟查民間買賣田產必須由各該苗地保加蓋戳記者。蓋以其人為  
 土著之人。經收錢糧某地係何人之產。執業係何號田單。深知其細。經地保蓋戳買主  
 方敢得業。原恐或有盜賣重賣等弊。上海自通商以來。華民將田地出租與洋商。每  
 有將他~~天~~廢單。張冠李戴。甚至盜賣官地官灘。以及地數賣之弊。從前洋商請立道  
 契。並不委員查勘。該洋商等每藉口于執有道契往。商民爭訟地方官審斷為難。推  
 其原皆緣該地保等扶同朦騙。祇苗得費任意加戳之故。乃二十七保九苗地保顧掌生  
 即顧岐山身為地保。既先已地田單抵押與公託行。復以他號廢單將地租與英商碼禮  
 遜請分立一千八百二十三號道契。設一被其朦過。敝局經文之員與  
 貴縣會同勘復。均不免有失察之咎。且該苗在新開相近。近來出租與洋商之地。日見  
 其多。似此該保肆意朦蔽。委員縱加意防閑。實亦有無從覺察之處。應請將該二十七  
 保九苗地保顧掌生。即顧岐山。立行提案。訊究斥革。究辦以儆其餘。一面另行招募。接充  
 實為公便。相應移請。為此合移  
 貴縣請煩查照施行。望切須移。


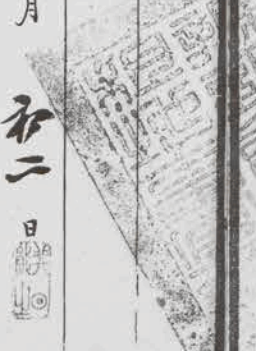
一移 上海縣。

英册道契 第 1812 號、第 1813 號 [原契證已佚] (一)

會丈局總辦呈上海道臺稟帖 a

光緒  
 十  
 年  
 十  
 月  
 初  
 二  
 日

候補府左堂王

英册道契 第 1812 號、第 1813 號 (二)

會丈局總辦呈上海道臺稟帖 b



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

為

給出租地契事照得接准 大英領事官許照會內開今據本國商人 高易行 稟請在上海按和約所定界內租業戶 寶源祥 地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價銀二百兩正 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 業戶寶源祥 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地質房無足妨碍方准租住 又查向議章程雖外國人有通融得租之處但無准租地質房與華民轉賃若華民欲在界內租地質房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並 代管業之人將來以其地轉與不稟明本 國總領事官並請准批蓋印憑據將其地數段分段或已或人另建房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年九月二十九日給 租地 地契 一千八百十四號

查該地係在邑東三官必字圩舊原界內九種官書格此批 此項租地係在邑東三官必字圩舊原界內九種官書格此批 復生等三主保三官必字圩舊原界內九種官書格此批 本領事官到該地查勘應照文憑交與地方官管業相應批明印信等因光緒十六年九月三日監督龔批

光緒十七年八月十三日領事官到該地查勘應照文憑交與地方官管業相應批明印信等因光緒十六年九月三日監督龔批

在此契原有地劃分線原屬瓜分界內瓜分界外應餘地各分查原契又 馬路地陸原係是連路兩共合計地各分查原契又馬路地陸原係是連路兩共合計地各分查原契又 冊下九百六十號地南至英界五十五分地北至武馬路該商應照文憑交與地方官管業此批 民國十二年八月三日領事官到該地查勘應照文憑交與地方官管業相應批明印信等因光緒十六年九月三日監督龔批

一九四二號 好卜羅 麥格力芬 斐而門羅 租用此批

英一千八百十四號

英册道契 第1812號 第1813號 第1814號

英册道契 第1814號 (一)

[TRANSLATION.]

This is the duplicate copy.

TITLE DEED. deposited in Tartar's Office

Superintendent of Maritime Customs for the Province of Keam-nan 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 stating, that Mrs. Curie has applied to Rent in perpetuity from the proprietors Pao Yuan Association a Lot of Land, situated within the 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 Mrs. Curie to pay to the Proprietors Pao Yuan Association 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 Pao Yuan Association shall Rent the said quantity of Land to Mrs. Curie upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said Mrs. Curie 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-General, 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 Mrs. Curie 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 Mrs. Curie 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 Land of the Soil. A necessary Deed for the Renting of Land

Shanghai 15th year, L. S. 29th day, October 23rd 1889.

No. of Lot, No. of Title Deed.

Registration completed at H. B. M. CONSUL GENERAL, SHANGHAI, this day of 1889.

英册道契 第1814號 (二)



敬稟者竊奉  
 前憲臺札委會勘英冊一千八百二十四號新契租地一案遵經卑職等與黃巡檢聯會同  
 英總領事所派之員將一千八百十四號契地查明勘丈先行稟覆在案茲查一千八百十二號  
 契地係據業戶顧岐山將二十七保九箇克字圩三百八十四號戶名顧裕龍則田二畝四分二厘  
 七毫出租與洋商瑪禮遜附交前項田單一紙當查該地與冊不符正在查究間據公  
 記行夥朱升以上年十一月間有充當當保之顧掌生將田土畝七分零計田單一紙連住  
 屋抵與伊行價洋六百元限期回贖過期後屢催不睬今聞將該產借名洋商請立道契  
 等情具稟前來卑職等伏查該業戶顧岐山即顧掌生係現年地保既先將已地田單  
 抵押與人復以他號田單租與洋商請立道契實屬任意朦混惟該地保尚有英冊一千  
 八百十五號新契之地事同一律自應併究除專稟覆一面由縣併案提究外理合將查  
 明緣由聯銜稟覆並將奉發契圖呈繳仰祈  
 大人鑒賜核銷示遵恭請  
 鈞安伏乞  
 垂鑒卑職等謹稟

計呈繳 新下契附圖各一紙

一稟 道憲 稟覆奉勘英冊一千八百十二號新契租地查明朦混情形繳契請銷由

英册道契 第1814號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒十六年十月 光日

候補府左堂王

上海縣正堂陸

候補縣正堂葛

英册道契 第1814號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國商人高易行 稟請在上海按和約所定界內租業戶費 阿忠

地一段承遠租 畝分 厘 毫 北 東 西 南  
每畝給價共價洋六百元正  
業戶費 阿忠 將該地租給該商取用務照後開各條進行查核外國人按和約在界內租定地畝却不能由  
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住  
又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由  
總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官並道憲批准登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  
前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年十月十六日給地契一千八百十五號

查該地坐落上海五馬路對面原業主完稅地畝地段此  
此項地畝係上海縣本令堂王委員官字會同勘復坐落五馬路之北名貴家宅大見原租地分三厘六毫八人見添租原業主完稅  
外料多由官把三厘四毫三忽而共實地一分坐落五馬路之北名貴家宅大見原租地分三厘六毫八人見添租原業主完稅  
蓋印備考光緒十六年四月初二日

一九四〇年二月廿日 好卜羅 拉愛脫 將本契全地轉與 好麥芬 好卜羅 斐而門 羅尼教 租用此批  
廿年八月廿日 本局補註

光緒二十二年 八月十三日 日本國駐上海領事館 字第七三四八號  
轉立日 九三三七號 支那領事館 字第七三四八號  
中華民國二十二年 八月二十日 上海地政局 字第七八三〇號

英册道契 第1815號

英册道契 第1815號 (一)

This is the duplicate copy deposited in Tabata's office.

[TRANSLATION.]

TITLE DEED.

Huang 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 stating, that Mrs. E. Lewis applied to Rent in perpetuity from the proprietor Tye ab-sheng a Lot of Land, situated within the 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 Mrs. E. Lewis to pay to the Proprietor Tye ab-sheng a sum of ... being at the rate of ... per month; and also the Annual Low Rent of Fifteen Hundred Cash per month Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor Tye ab-sheng 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid Limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said Mrs. E. Lewis or their Heirs or Assigns, shall hereafter make over or their interest in the Ground now rented to another party, without reporting the same to her Consul-General, 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 Mrs. E. Lewis 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 Mrs. E. Lewis neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per month, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Land of the Soil. A necessary Deed for the Renting of Land

Shanghai 18th year, L. S. 18th moon 16th day. No. of Lot, 1815. No. of Title Deed,

Registration completed at H.B.M. Consulate General, Shanghai this day of 1889

英册道契 第1815號 (二)

八五



大清欽命監督江南海關分巡蘇松太兵備道龔

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

地一段承遠租 畝 分 厘 毫 北

文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶

將該地租給該商取用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住 又查向議章程雖外國人有通融得益之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給印契據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違批准登藉將其地體段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年十月二十九日給

租地 地契 一千八百十六號

查該地係由英冊第七百三十三號契內開出此批

前領租契地係由英冊第七百三十三號契內開出此批 查該地係由英冊第七百三十三號契內開出此批 光緒十五年十月二十九日給

光緒十二年五月二十二日博克能將所租一千八百十六號文實地五畝九分六厘八毫二絲轉與仁濟善堂遵例租用應歸 中國衙門入冊

英冊註銷此批

查該地現經仁濟善堂轉與錦名行古柏另立二十四百七十三號新契本契前已註銷合再加批備查

英千八百十六號

英冊道契 第1816號 (一)

*This lot is found of a portion of Lot 72.*

[TRANSLATION.]

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-General stating, that James Buchanan 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 to pay to the Proprietors ... 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said

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-General, 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 Land of the Soil. A necessary Deed for the Renting of Land

Kuang Si 15<sup>th</sup> year, L. S. 10<sup>th</sup> moon 29<sup>th</sup> day.

November 21 1889. No. of Lot, 1816. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18

*[Signature]*  
Vice Consul.

英冊道契 第1816號 (二)



此券存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

為

大英總領事官許照會內開今據本國商人業廣公司 稟請在上海按和約所定界內租業戶陸岸記陸術記

地一段承遠租 畝 分 厘 毫 北 東 西 南

每畝給價共計洋貳千元正 改其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶陸岸記等 將該地租給商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

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

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

國總領事官並違憲批准將地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒十五年十月三十日給租地契一千八百十七號

查該地坐落上邑下五仔馬知字坊向由原業主陸和全此批

此項租地係由上海英租界總領事官許照會內開今據本國商人業廣公司 稟請在上海按和約所定界內租業戶陸岸記陸術記

到道該商稟請大英總領事官許照會內開今據本國商人業廣公司 稟請在上海按和約所定界內租業戶陸岸記陸術記

一九四二一月廿五業廣公司 花 業 廣 公 司 租 用 此 批

此契於二十四年六月二十日准日本國駐上海總領事署字第一二六號函  
持立日期第一〇八一號地產稅契公司備案理應隨時換給新契  
中華民國二十四年七月十七日 地政司 持字第一二六號

英二千八百十七號

英册道契 第1816號 第1817號

英册道契 第1817號 (一)

This Copy of the Deed is to be retained in the Public Office

[TRANSLATION.]

TITLE DEED.

Kuang 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 stating, that  
The Shanghai Land Investment Co. Ltd.  
has applied to Rent in perpetuity from the proprietors Lin Hsi chi and Liu Hing chi  
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the  
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area  
mow, sun, ic haou, bounded

on the North by  
on the South by  
on the East by  
on the West by

That the said Shanghai Land Investment Co. Ltd.  
to pay to the Proprietors Lin Hsi chi and Liu Hing chi  
a sum of Two thousand dollars  
being at the rate of per mow; and also  
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker,

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

The conditions of this Deed, therefore, are: That if the said land  
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-General, 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 Land of the Soil.  
A necessary Deed for the Renting of Land

Kuang Hsi 15<sup>00</sup> year, L. S. 10<sup>00</sup> moon 30<sup>00</sup> day.

Number 22 1889.  
No. of Lot, 1817  
No. of Title Deed,

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this day of 18

Vice-Consul

英册道契 第1817號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准

大英總領事官許照會內開今據本國商人業廣公司

地一段承遠租 畝 分 厘 毫 北

每畝給價共價洋壹千九百

業戶孫朱氏等 將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

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

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

國總領事官並道憲批准登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

光緒十五年十月三十日給

租地 地契 一千八百十八號

查該地坐落上海縣五保頭番冊書印少峰謹稟  
此項租地係由上海縣五保頭番冊書印少峰謹稟  
公路繪圖到道該高應文是畝分給官業初應地明並申備考光緒六年二月初三日

一九四〇年一月十一日業廣公司將本契全地轉讓業廣公司  
台惟公司 馬業廣公司 租用此契  
光緒十五年七月十日

此契於二十四年六月三十日准日本領事官領事署字第九十九號函  
特立此契第一〇一五四號地契由本領事官領事署字第九十九號函  
中華民國二十四年七月十八日 領事官領事署字第九十九號

英一千八百十八號

英册道契 第1818號 (一)

This Copy of the Deed is retained in the Treaty's Office

[TRANSLATION.]

TITLE DEED.

Kung 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 stating, that  
the Shanghai Land Investment Co. Ltd.  
has applied to Rent in perpetuity from the proprietors Sun Jui Shih and Sun Hsi 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  
on the North by  
on the South by  
on the East by  
on the West by

That the said  
to pay to the Proprietors  
a sum of one thousand dollars  
being at the rate of  
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors  
Sun Jui Shih and Sun Hsi ching shall Rent the said quantity of Land  
upon the following conditions—

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

The conditions of this Deed, therefore, are: That if the said  
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-General, 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 Land of the Soil.

A necessary Deed for the Renting of Land

Kuang Hsi 15<sup>th</sup> year, L. S. 10<sup>th</sup> moon 30<sup>th</sup> day.

November 22 1889  
No. of Lot, 1818  
No. of Title Deed,

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this day of 18

Vice-Consul.

英册道契 第1818號 (二)

英册道契 第1818號 (三)

上海縣二十五保頭圖冊書稟帖

具稟二十五保頭番冊書印少峰謹稟  
黃大老爺 案下切奉諭查本番一百九十九號孫龍壽 是何等科則田地  
書道諭檢查印冊查得此號是低薄科則每一畝步口應有一畝五分  
乃戶孫龍壽 田七分四厘四毫應有步口畝一分六厘一毫 併科  
則實情切實稟復伏乞  
黃大老爺 電核施行 上稟

光緒十五年 十一月











此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

為

大英總領事官許照會內開今據本國商人 馬士司 稟請在上海按和約所定界內租業戶

將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

光緒十五年十一月初五日給地租地一千八百二十一號

查該地係由英冊七百六十二號... 前項租地係由英冊七百六十二號... 至英冊一千八百六十六號地西至英冊一千七百七十七號地北至英冊一千八百二十二號地繪圖到道該商應照大寶號分四址營業相應批明

光緒二十九年九月二十二日馬士司將所租一千八百二十一號又實地查核分界厘肆其界絲轉與米杜登道例租用此批

一九零二年九月九日通和有限公司將本契空地轉與蘇松太兵備道租用此批

此契於三十三年四月七日准日本國駐上海領事署 字第五〇三號函... 轉立日冊第六四四三號地戶株式會社恒產公司在整理新契時換給新契

英一千八百二十一號

英册道契 第1820號 第1821號

英册道契 第1821號 (一)

This Lot is formed of a portion of Lot 762.

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that Samuel John Morris has applied to rent in perpetuity from the proprietor James Buchanan a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

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

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

Kuang Hui 15th year, L. S. 11th moon 5th day.

November 27 1889.

No. of Lot, 1821.

No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18.

Nice-Consul.

英册道契 第1821號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

為

給出租地契事照得接准

大英總領事官許照會內開今據本國商人馬立司稟請在上海按和約所定界內租業戶

地一段承遠租

畝分厘毫北

南

東

西

每畝給價不載

業戶

將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無妨礙方准租住又查向職章程雖外國人有通融得之之無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登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銀一千五百文預付領號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年十一月初五日給

租地契一千八百二十二號

查該地係由英商...

前項租契地籍據上海縣令暨王委員實等會同勘復坐落十五保四番土名西門外之周涇洪文見實地一畝八分厘毫四址東至英冊一千八百十六號地西至英冊一千八百二十二號地北至英冊一千八百二十三號地南到道該商應照文實畝分四址管業相應批明蓋印備考光緒十六年閏二月初九日批

光緒十五年九月三日馬立司稟請租界...

光緒十四年六月二十九日米杜登將...

光緒二十二年二月...

民國五年五月...

此契於三十三年二月十八日...

英一千八百二十二號

英册道契 第 1822 號 (一)

This lot is freed of a portion of...

[TRANSLATION.]

TITLE DEED.

Kung Superintendent of Maritime Customs for the Province of Keang-nan...

I have received a communication from the British Consul-General stating, that Samuel John Morris has applied to rent in perpetuity from the proprietor James Buchanan a Lot of Land, situated within the Boundaries of Ground set apart...

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

Kung Hsu 15th year, L. S. 17th moon day. No. of Lot, No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18...

英册道契 第 1822 號 (二)



大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國商人馬立司稟請在上海按和約所定界內租業戶

地一段承遠租

每畝給價不載

將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住又直向議章程離外國人有通融得之益但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並違批推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銀二千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年十一月初五日給

租地契 一千八百二十三號

查該地係由英册五百六十二分契內查出此批

前項租契地係據上海蘇松太兵備道委員等會同勘復坐落二十五保四苗土名西門外之周涇浜又見實地畝三分一厘九毫二絲四址東至英册一千八百十六號地西至英册一千八百二十四號地南至英册一千八百二十二號地北至半路即英册七百五十五號地繪圖到道該苗應照大寶畝分四址管業相應批明蓋印備考 光緒十六年閏二月初九日批

光緒十五年九月十五日馬立司將所租一千八百二十三號又實地壹畝五分壹厘玖毫貳絲轉與宋杜登遵例租用此批

一九七年五月九日白及司 將本場全地轉與通和有限公司租用此批 民國五年五月本局備註

此契於三十一年五月十一日准日本國駐上海領事署 字第五九八號轉立日册第七四〇五號租契中支那振興株式會社 經理務與時換給新契 中華民國三十一年五月十五日上海特別市地政局批 租字第五九〇八號

英千八百二十三號

英册道契 第 1822 號 第 1823 號

英册道契 第 1823 號 (一)

This Lot is framed of a portion of the...

[TRANSLATION.]

TITLE DEED.

Kuang 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 stating, that Samuel John Morris has applied to rent in perpetuity from the proprietor James Buchanan a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Barters 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 Samuel John Morris is to pay to the Proprietor James Buchanan a sum of ... being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

Kuang Hui 15<sup>th</sup> year, L. S. 11<sup>th</sup> moon 5<sup>th</sup> day. Number 27 1889. No. of Lot, 1823. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18

Signature of Consul

英册道契 第 1823 號 (二)







此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國商人 博克龍 稟請在上海按和約所定界內租業戶

將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

光緒五年十一月初五日

地租地契 一千八百二十五號

查該地係由兵冊七百六十一分內查出此... 前項租契地契係上海縣案全登王...

光緒六年九月十六日博克龍將所租于八百二十五號大英界地五畝五分六釐九忽轉與古柏遵例租此

光緒六年三月三日古柏將所租于八百二十五號地五畝五分九釐九忽轉與陶德爾遵例租此

光緒二十九年七月九日陶德爾將本契全地轉與李生 麥根尼租用此

查此契原有地契收據及稅收憑證... 查此契原係分給李生麥根尼...

英千八百二十五號

英册道契 第1824號 第1825號

英册道契 第1825號 (一)

This Lot is formed of a portion of Lot 762.

[TRANSLATION.]

TITLE DEED.

Kung Superintendent of Maritime Customs for the Province of Keang-nan 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-General stating, that Janice Buchanan 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...

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

Kuang Hsie 15th year, L. S. 11th moon 5th day.

Antiquities 27 1879. No. of Lot, No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18

Signature of Vice-Consul

此契於二十二年一月二十日准日本國駐上海總領事署... 中華民國二十二年一月二十八日上海特別市地政局批



英册道契 第1825號 (二)



大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准

大英總領事官許照會內開今據本國商人 博元能 稟請在上海按和約所定界內租業戶

地一段永遠租 畝分厘毫北 南 東 西 每畝給價 將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由業戶 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准將地整段分段或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據 並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十五年十一月初五日給 租地 地契 一千八百二十六號

查該地係由英冊七百六十二分 七百五十五號 契內畫出此批

前項租契係由英冊七百六十二分 七百五十五號 契內畫出此批 首項租契係由英冊七百六十二分 七百五十五號 契內畫出此批 十五號地南至英冊七百五十五號地北至英冊七百六十二分地西至英冊七百五十五號地東至英冊七百六十二分地



此契於三十三年二月八日由日本領事署 字第一五九九號 轉立日冊第二九七六號 中華民國三十三年二月二十日 上海領事署 租字第一四八二號

英册道契 第1826號 (一)

This lot is formed of a portion of Lot 762.

[TRANSLATION.]

TITLE DEED.

Kuang 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 stating, that James Buchanan

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 ... mow, ... fun, ... to ... Aow, bounded on the North by ... on the South by ... on the East by ... on the West by ...

That the said to 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.

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

The conditions of this Deed, therefore, are: That if the said James Buchanan 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-General, 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 Buchanan 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 James Buchanan 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 Land of the Soil. A necessary Deed for the Renting of Land

Kuang Hsi 15<sup>th</sup> year, L. S. 11<sup>th</sup> moon 5<sup>th</sup> day.

November 27 1887. No. of Lot, 1826. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18

Vice-Consul.

英册道契 第1826號 (二)



大清欽命監督江南海關分巡蘇松太兵備道莫

大英總領事官許照會內開本國商人博允能稟請在上海按和約所定界內租業戶

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

光緒十五年十一月初五日給

租地契 一千八百二十七號

查該地係由英册七百六十二分內畫出此批

前項租契地係上海蘇松太兵備道莫... 光緒十五年十一月初七日

光緒九年十月五日博允能將所租一千八百二十七號文書地式改劃分致致樹忽轉典瑪禮遜

光緒十五年正月月初日瑪禮遜將所租一千八百二十七號地式改劃分致致樹忽轉典瑪禮遜

光緒二十三年三月十五日查文書地式改劃分致致樹忽轉典瑪禮遜

一千九百二十七年六月廿四日德 將水契全地轉典 馬三師 生租用此批

英千八百二十七號

此契係三十二三月十日... 中華民國三十三年三月十八日

英册道契 第 1826 號 第 1827 號

英册道契 第 1827 號 (一)

This Lot is formed of a portion of...

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that James Buchanan has applied to Rent in perpetuity from the proprietor a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

That the said Proprietor has agreed to pay to the Proprietors a sum of being at the rate of per acre and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

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

That if the said Proprietors, 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-General, and through him to the Intendant for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said James Buchanan, 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 James Buchanan, his or their Heirs or Assigns, shall 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

Kuang Hou year, L. S. moon day.

No. of Lot, No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18

英册道契 第 1827 號 (二)



上海道契 卷六

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

為

給出租地契事照得接准

大英總領事官許照會內開今據本國商人 博克能

地一段承遠租 畝 分 厘 毫 北

文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶

將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與

又查向議章程雖外國人有通融得租之處但無准租地費與華民轉賣若華民欲在界內租地須由

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

國總領事官並道憲批准登報其地地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

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

光緒十五年十一月初五日

日給

租地 一千八百二十八號

查該地係由英冊七百六十二分畝內畫出此地

前項租地係由英冊七百六十二分畝內畫出此地... 八百七十七號地北至平路即英冊一千八百七十七號地南對道該商應與文實收分四社管業相應批明蓋印備考 光緒十六年二月初七日批

光緒十六年十月三日博克能將所租一千八百二十八號地文實收分九厘八毫轉與大東惠通公司遵例租用此批

光緒十六年六月廿八日大東惠通公司經理人馬若司將所租一千八百二十八號地文實收分九厘八毫轉與博克能遵例租用此批

光緒十五年五月廿九日博克能將所租一千八百二十八號地文實收分九厘八毫轉與博克能遵例租用此批

光緒十五年正月月初博克能將所租一千八百二十八號地文實收分九厘八毫轉與博克能遵例租用此批

0003

英一千八百二十八號

英册道契 第1828號 (一)

This lot is found of a portion of Lot 762

[TRANSLATION]

TITLE DEED.

Kiang 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 stating, that James Buchanan 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 ... to pay to the Proprietors a sum of ... being at the rate of ... per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land upon the following conditions:— Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominion of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been 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 James Buchanan 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-General, 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 Buchanan 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 James Buchanan 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 Land of the Soil. A necessary Deed for the Renting of Land

Kuang Hsiu 15th year, L. S. 11th moon 5th day.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18th

九八

英册道契 第1828號 (二)

光緒十五年十二月三日博克能將所租一千八百二十八號地文實收分九厘八毫轉與博克能遵例租用此批

一千九百零六年六月五日雷四德... 馬立生 租用此批

此契於三十三年三月二十六日准日本國駐上海領事署... 中華民國三十三年四月二日上海特別市地政局批

此契於三十三年四月廿九日由業主... 地政局批



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

為

大英領事官許照會內開今據本國商人博克能稟請在上海按和約所定界內租業戶

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地畝却不能由

口便亦不得轉與別國未准准中國之人必須中國官憲與總領事官查視其租地實屬無妨碍方准租住

又查和約章程雖外國人有通商之權但租地實屬與華民轉賃實屬華民欲在界內租地實須由

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

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賃華民居住若未領領事官憲允准憑據

並領印憑據者一經查出即行查究違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒十五年十一月初五日給地契一千八百二十九號

前項租契地由英領事官會同勘核坐落五馬路門牌外之四號五號六號七號八號九號十號十一號十二號十三號十四號十五號十六號十七號十八號十九號二十號二十一號二十二號二十三號二十四號二十五號二十六號二十七號二十八號二十九號三十號三十一號三十二號三十三號三十四號三十五號三十六號三十七號三十八號三十九號四十號四十一號四十二號四十三號四十四號四十五號四十六號四十七號四十八號四十九號五十號五十一號五十二號五十三號五十四號五十五號五十六號五十七號五十八號五十九號六十號六十一號六十二號六十三號六十四號六十五號六十六號六十七號六十八號六十九號七十號七十一號七十二號七十三號七十四號七十五號七十六號七十七號七十八號七十九號八十號八十一號八十二號八十三號八十四號八十五號八十六號八十七號八十八號八十九號九十號九十一號九十二號九十三號九十四號九十五號九十六號九十七號九十八號九十九號一百號

光緒十五年三月六日博克能將所租一千八百二十九號地契與博克能轉與陶德不遵例租用此批

一千九百零二年二月初十日陶德將本契全地轉與高易租用此批

查此契原有地畝劃分詳原契內詳錄茲因今將劃分後原契轉與陶德於一千九百零二年二月六日去號新契外本契應餘地畝查原契內詳錄

查此契原有地畝劃分詳原契內詳錄茲因今將劃分後原契轉與陶德於一千九百零二年二月六日去號新契外本契應餘地畝查原契內詳錄

一千九百零二年五月二日高易將此契轉與愛德有限公司用此批

英一千八百二十九號

英册道契 第1828號 第1829號

英册道契 第1829號 (一)

This lot is proved to a certain extent

[TRANSLATION.]

TITLE DEED.

Kuang Superintendent of Maritime Customs for the Province of Kean-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-General stating, that James Buchanan 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 Proprietors shall pay to the Proprietors a sum of ... being at the rate of ... per mow; and also the Annual Law 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalising such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are: That if the said James Buchanan 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-General, 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 Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 Buchanan 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 Land of the Soil.

A necessary Deed for the Renting of Land

Kuang Hsu 15<sup>th</sup> year, L. S. 11<sup>th</sup> moon 5<sup>th</sup> day. Number 27 1889. No of Lot, 1829. No of Title Deed, 1829.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1889.

英册道契 第1829號 (二)



大清欽命監督江南海關分巡蘇松太兵備道龍其

大英領事官許照會內開今據本國商人博克龍稟請在上海按和約所定界內租業戶

將該地租給商收用務照後條各條進行查核外國人按和約在界內租定地畝却不能由

光緒十五年十一月初五日給地契一千八百三十號

光緒十五年十一月初五日給地契一千八百三十號

光緒十五年十一月十五日... 光緒十五年十一月十五日...

光緒十五年十月十四日... 光緒十五年十月十四日...

英一千八百三十號

英册道契 第1830號 (一)

This lot is formed of a portion of Lot 162.

[TRANSLATION:]

TITLE DEED.

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

I have received a communication from the Consul-General stating that...

has applied to Rent in perpetuity from the proprietors a Lot of Land, situated within the boundaries of ground set apart...

That the said to pay to the Proprietors a sum of being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre...

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...

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...

Kuang Hsi 18th year L. S. 27th day

Registration completed at H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 188

英册道契 第1830號 (二)

光緒十五年三月... 光緒十五年四月... 光緒十五年五月... 光緒十五年六月... 光緒十五年七月... 光緒十五年八月... 光緒十五年九月... 光緒十五年十月... 光緒十五年十一月... 光緒十五年十二月...











大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國商人格來登 稟請在上海按和約所定界內租業戶麥格利俄 給出租地契事照得核准

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

光緒十五年十一月二十七日 日給 租地 一千八百三十三號

光緒十五年十一月二十七日 日給 租地 一千八百三十三號

光緒十五年十一月二十七日 日給 租地 一千八百三十三號

光緒十五年十一月二十七日 日給 租地 一千八百三十三號

光緒十五年十一月二十七日 日給 租地 一千八百三十三號

英千八百三十三年

英册道契 第1832號 第1833號

民國十三年十二月十五日全地劃至英租界第九百九十五號新契本契註銷

英册道契 第1833號 (一)

This lot is formed of portions of Lots 1432 and 1433

[TRANSLATION.]

TITLE DEED.

Kuang Superintendent of Maritime Customs for the Province of Keang-nan

I have received a communication from the British Consul-General stating, that Frederick Montague Sattou has applied to rent in perpetuity from the proprietor Alexander McLeod a lot of land, situated within the boundaries of ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall rent the said quantity of Land

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

Kuang Hsu 15th year, L. S. 11th moon 27th day.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18

英册道契 第1833號 (二)



上海道契 卷六

大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准

大英總領事官許照會內開今據木國商人 密 而 登 稟請在上海按和約所定界內租業戶周夫周華華

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

每畝給價銀四百兩止 業戶周夫周華華將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地地畝却不能由

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

又查向議章程雖外國人有通融得地之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由

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

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

並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年正月 初五 日給

租地 地契 一千八百三十四號

查該地坐落上海英界... 文師地西至沈姓地南至西華路北至公路...

英册道契 第1834號 (一)

光緒十六年正月... 光緒十七年七月... 光緒十七年八月... 光緒十七年二月...

[TRANSLATION] TITLE DEED. I, the Superintendent of Maritime Customs for the Province of Keang-nan... Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI...

英册道契 第1834號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國商人麥格而稟請在上海按和約所定界內租業戶廿日初

將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實界無妨碍方准租住又查向職章程雖外國人有通融得益之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登藉將其地盤分租或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年正月九日給租地契一千八百三十五號

查該地坐落上海英租界內由原主戶元種黃張潤祥此此項租地係上海英租界會同勸業局五保二番三名商會於光緒十五年正月廿六日號地西至英前干六十五號地南至香粉街北至英租界干六百四十四號地圍到該商應將大英官憲印信蓋明蓋印備考光緒十六年九月初九日

一千九百十七年十月廿九日信託人將本會全地轉租有限公司租用此批

此契於二十二年二月八日准日本國駐上海領事官字第一五九一號函轉立日期第三〇三八號租戶五保地地林式智杜從整理所契時備案中華民國二十二年二月二十二日上海租界市政局批 租字第一五四四號



英千八百三十五號

英册道契 第1834號 第1835號

英册道契 第1835號 (一)

[TRANSLATION.]

*This is the duplicate copy deposited in Eastern Chamber.*

**TITLE DEED.**

*Messrs. Superintendent of Maritime Customs for the Province of Keang-nan*  
*dependent of the Su-sung-tse Circuit, &c., &c., hereby gives this Deed for the Renting*  
*of Land.*

I have received a communication from the *British* Consul-General stating, that *Mr. A. M. Seed* is desirous of renting, from the proprietor, *Mr. H. S. Chan* a *Lot of Land* situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *one* *mu*, *one* *sun*, *one* *haon*, bounded on the North by *the* *road*, on the South by *the* *road*, on the East by *the* *road*, on the West by *the* *road*.

That the said *Mr. A. M. Seed* is desirous to pay to the Proprietor *Mr. H. S. Chan* a sum of *Three Hundred and Fifty (350) Dollars* per *annum*; and also the Annual Low Rent of Fifteen Hundred Cash per *annum* Yearly in advance to the Government Banker.

That coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor *Mr. H. S. Chan* shall Rent the said quantity of Land *to* *Mr. A. M. Seed* upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said *Mr. A. M. Seed* 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-General, 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. A. M. Seed* 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 *Mr. A. M. Seed* 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 Land of the Soil.

A necessary Deed for the Renting of Land

*Kwang Hain* 16<sup>th</sup> year, L. S. 1<sup>st</sup> moon 9<sup>th</sup> day.

*Mr. A. M. Seed*  
 No. of Lot, *1835*  
 No. of Title Deed, *1835*

Registration completed at  
 H.B.M. CONSULATE-GENERAL, SHANGHAI,  
 this *18* day of *18*

光緒十五年十一月廿九日英商而特利租界內五保二番三名商會與大東惠通公司通例租用此批

光緒十六年五月初五日大東惠通公司經理人馬祥司將所租界內五保二番三名商會與大東惠通公司通例租用此批

光緒十五年七月廿六日博克能將所租界內五保二番三名商會與大東惠通公司通例租用此批

英册道契 第1835號 (二)



上海道契 卷六

大清欽命監督江南海關分巡蘇松太兵備道龍

大英總領事官許照會內開今據本國商人有恒行金世美稟請在上海按和約所定界內租業戶

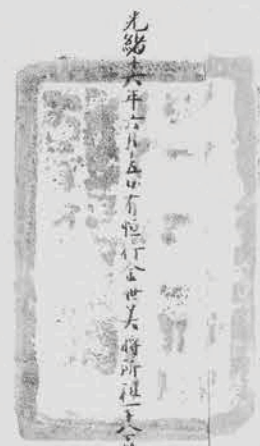
業戶小寶源祥將該地租給該商取用務照後開各條進行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地貨房無足妨礙方准租住又查向議章程雖外國人有通融得地之處但無准租地貨房與華民轉貨賣若華民欲在界內租地貨房須由總領事官與中國官憲商酌給照始准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官擅自批租登報將其地整段分租或已租人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年將租銀壹千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年正月十一日給

租地 一千八百三十六號

查該地係上海邑七保頭高和亭南界東界... 此項租地係據上海縣陸令陸三委同勘復生... 南界冊一千五百五十五號地北至英冊五百六十號陸陸地...

英册道契 第1836號 (一)



光緒十六年正月十一日給租地一千八百三十六號地三畝一分八厘九毫四絲七忽九微...

[TRANSLATION.]

TITLE DEED. This is the duplicate copy, deposited in Sastai's Yamen.

Superintendent of Maritime Customs for the Province of Keang-nan... I have received a communication from the British Consul-General stating that... applied to me in perpetuity from the proprietors... on the North by... on the South by... on the East by... on the West by... That the said... to pay to the Proprietors... being at the rate of... the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker... This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors... shall Rent the said quantity of Land... upon the following conditions:—

Registration completed at H.B.M. CONSULATE GENERAL, SHANGHAI, this day of 18... day. L. S. January 31st 1886. No. of Lot, 1836. No. of Title Deed.

英册道契 第1836號 (二)







大清欽命監督江南海關分巡蘇松太兵備道龍其

大英總領事官許照會內開今據本國商人業廣公司稟請在上海按和約所定界內租業戶三泰公司

地一段承讓租 畝分厘毫 北 南 東 西 文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶三泰公司將該地租給該商取用務照後開各條進行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住又查向議章程離外國人通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍其地數段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年二月初二日給租地契一千八百三十八號

查該地坐落上海五保頭音知字行向由原業主免稅音陸全記此項地契係海關稅務司許照會內開今據本國商人業廣公司稟請在上海按和約所定界內租業戶三泰公司稟請在上海按和約所定界內租業戶三泰公司

光緒七年七月初日業廣公司經理人吉尼許將所租一千八百二十八號大實地六畝二分一厘五毫一絲七忽轉與中華火燭保險公司遵照租用此批

光緒六年三月二十日大東東通公司經理人許照會內開今據本國商人業廣公司稟請在上海按和約所定界內租業戶三泰公司稟請在上海按和約所定界內租業戶三泰公司

光緒十九年三月二十日中華火燭保險公司將所租一千八百三十八號地陸全記八分壹厘伍毫肆絲七忽轉與中華火燭保險公司遵照租用此批

民國十三年十月十日查地契案將一千九百零五號新契本契註銷

英一千八百三十八號

英册道契 第1838號 (一)

[TRANSLATION] *This is the duplicate copy deposited in Sato's Yamen*

**TITLE DEED.**

*Munro* 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 stating, that *Shanghai Land Investment Company Limited* has applied to Rent in perpetuity from the proprietors *Sau Tai Hing Shih* a Lot of Land, situated within the 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 sun, five li, haon*, bounded on the North by \_\_\_\_\_ on the South by \_\_\_\_\_ on the East by \_\_\_\_\_ on the West by \_\_\_\_\_

That the said *Shanghai Land Investment Company Limited* to pay to the Proprietors *Sau Tai Hing Shih* a sum of *two hundred and fifty dollars (\$250.00)* being at the rate of \_\_\_\_\_ per mu; and also the Annual Low Rent of Fifteen Hundred Cash per mu Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Sau Tai Hing Shih* shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said *Shanghai Land Investment Co. Limited* 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-General, 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 *Shanghai Land Investment Co. Limited* 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 *Shanghai Land Investment Co. Limited* 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 Land of the Soil.

A necessary Deed for the Renting of Land.

*Munro* 16<sup>th</sup> year, L. S. 2<sup>nd</sup> moon 2<sup>nd</sup> day, February 26<sup>th</sup> 1861.  
No. of Lot, 1838  
No. of Title Deed, )

Registration completed at \_\_\_\_\_  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 18\_\_\_\_  
Hons. Consul.

英册道契 第1838號 (二)











The within Set was formally registered in the U.S. Consulate General as Title Deed No 555

[TRANSLATION.]

TITLE DEED. This is the duplicate copy deposited in Sack's office.

Kuang 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 stating, that Mr. E. Sasson... 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...

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

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18... day.

英册道契 第1840號 第1841號 第1842號

英册道契 第1841號 (二)

大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國商人馬耶沙遜稟請在上海按和約所定界內租業戶...

光緒十六年六月十一日給地租地契一千八百四十一號

查該地向列英副冊一百一十九號按本只與吳純鎮此批... 此項租地係由英正冊四百四十五號契內分列百九號契按五號新契...

英册道契 第1841號 (一)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

大英總領事官許照會內開今據本國人韓得善稟請在上海按和約所定界內租業戶...

光緒十六年二月十一日給地租地契一千八百四十二號

查該地向列英副冊一百一十九號按本只與吳純鎮此批... 查此項租地係由英正冊四百四十五號契內分列百九號契按五號新契...

英一千八百四十二號

一九四三三號... 松... 李... 信... 七二〇...

英册道契 第1842號 (一)



[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in the British Consulate General.

Muang Superintendent of Maritime Customs for the Province of Keang-nan Intendant of the Soo-aung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul-General stating, that

W. M. Henderson 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

to pay to the Proprietors a sum of

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

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

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

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-General, 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 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

Muang 16th year, L. S. 2nd moon 11th day.

March 1st 1896 No. of Lot, 1312 No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1896 Consul.

英册道契 第1842號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准

大英總領事官許照會內開今據本國商人業廣公司

地一段承遠租 畝分 厘 毫 北

每畝給價共計價銀壹百兩正

業戶陸樹春等將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

又查向議章程雖外國人有通融得之之權但無准租地實房與華民轉賃實若華民欲在界內租地實房須由

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

國總領事官並道憲批准將地地地或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十六年二月十七日給租地契一千八百四十三號

查該地坐落上海五保頭高知字行向原業主陸樹春等承領此

此項租地係上海五保頭高知字行向原業主陸樹春等承領此

一千八百元陸樹春等承領此項租地係上海五保頭高知字行向原業主陸樹春等承領此

本契於一九零三年八月四日陸前工部局收用路地一分七毫此註

一九零一年一月廿五日業廣公司經理人 福司德 花業廣公司 謹用此契

興於二十四年六月三十日准日本上海領事署准第一〇號函 列立一册第一〇一六五號山崎株式會社經理人山崎新英 中華民國二十四年七月十八日上海領事署准第一〇號

英一千八百四十三號

英册道契 第1843號 (一)



[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in Tait's Office

Kwang Hai 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 stating, that The Shanghai Land Investment Company Limited have applied to Rent in perpetuity from the proprietors...

That the said Shanghai Land Investment Co. Limited to pay to the Proprietors Siru Shun Chi-mun & others a sum of Taels One Hundred (100,000) being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Siru Shun Chi-mun & others shall Rent the said quantity of Land.

to the Shanghai Land Investment Co. Limited upon the following conditions:— Forasmuch as the tenure of Ground held by Foreigners 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 Shanghai Land Investment Co. Limited 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-General...

Kwang Hai 16th year, L. S. 2nd moon 14th day. March 14th 1896. No. of Lot, 1843. No. of Title Deed, 1843.

Registration completed at H.B.M. CONSUL GENERAL, SHANGHAI, this day of 18

Handwritten signature and official stamp.

英册道契 第 1843 號 (二)

此契存卷

此契中契 遺署存案

中華民國上海觀察使兼外交部特派江蘇交涉員楊

給出租地契事照得接准

大英總領事官 照會內開今據本國商人業廣公司 稟請在上海通商口岸承租賃業戶陸姓

地一段計 畝叁分陸厘柒毫 北至劉姓地南至陸姓地東至英界一千七百八十四號地

給價共銀元貳百兩 正每畝計價 正其年租每畝一千五百文每年預付銀號等

因前來本使已飭業戶陸姓 朱富富 將該地租給該商收用倘該商並後代營業之人將來

以其地轉租不願明許國籍領事官 移使登籍及每年不將每畝年租銀一千五百文預付

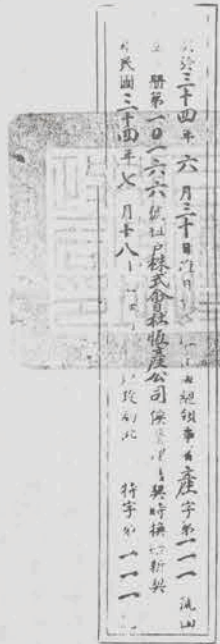
銀號違犯斯章並難馴服仍抗不遵則此契作為廢紙地即歸官領至契者

中華民國 四年 六月 二日 給地契第一千八百四十四號

此地坐落二十五保頭圍知字行土名老川虹浜該地中間有文監路不入其內其路南地肆厘貳毫陸路北地叁分貳厘伍毫兩共 叁分陸厘柒毫此契民國四年十月十七日給

同於是年十月刻出路南地肆厘貳毫陸路北地叁分貳厘伍毫兩共 肆分陸厘柒毫此契民國四年十月十七日給

一九〇〇年一月十一日業廣公司將本契全地轉讓 福司德 馬業廣公司 丁 謹用此說 民國四年七月十日



於二十四年六月二十日... 第一〇六六號... 民國二十四年七月十八日

英册道契 第 1844 號 (一)



LOT No. 1844.

SHANGHAI  
[TRANSLATION.] *Commissioner's Copy*  
TITLE DEED.

*Yang* Civil Administrator for the Shanghai Circuit and Special Envoy for Foreign Affairs in Kiangsu, Republic of China &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from His BRITANNIC MAJESTY'S Consul-General, stating, that *Shanghai Land Investment Company Limited* [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietors *John Sebastian, Changfa, Chudin, & Meinley* a Lot of Land, situated at the Port of Shanghai, measuring in area

North by \_\_\_\_\_  
South by \_\_\_\_\_  
East by \_\_\_\_\_  
West by \_\_\_\_\_

That the said Renters have paid to the said Proprietors a sum of *Five hundred (500.0000)*

being at the rate of \_\_\_\_\_ per mow; and also that he will pay the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

That if the said Renters, his or their Successors or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul for his assent and concurrence, and through him to the Civil Administrator for the time being, and for the due registration of the Transaction in their respective Records; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, after being ordered to do so, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Chinese Republic *4<sup>th</sup>* year, L. S. *6<sup>th</sup>* moon *2<sup>nd</sup>* day.

*2<sup>nd</sup> June* 19 *16*.

LOT No. 1844

REGISTRATION COMPLETED AT  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

800/10/16.

英册道契 第1844號 (二)

敬稟者，案奉  
前憲臺札委會勘英冊一千八百四十三、四、五號新契租地一案，遵經卑職等將一千八百四十三、五兩號契地分別查明勘丈先後稟覆在案。茲查一千八百四十四號新契租地，詢據該地保稟稱：此項地內因有坟墓，現在縣署涉訟等語。卑職等伏查洋商租賃華民田地必須原業主毫無贅轉，甫准出租。前項契地既在縣署涉訟有案，豈章未便勘丈理合將查明緣由據實稟覆並將奉發契圖呈繳仰祈  
大人察核俯賜批示祇遵，恭請  
鈞安，伏乞  
垂鑒。卑職等謹稟

計呈繳 新下契附圖各一紙




一 稟 道憲 謹 稟覆查明英冊一千八百四十四號新契租地因有坟墓在縣署涉訟稟請銷由

光緒十六年七月 初三日

英册道契 第1844號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a



候補府左堂王	上海縣正堂陸	候補縣正堂葛
		

英册道契 第1844號 (四)  
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

四品銜江蘇州府知府兼管糧道江蘇上海縣知縣陸樹勛  
總理會丈局委員候補同知王寶  
會辦會丈局委員運同銜候補知縣劉維孝

稟奉覆查明英册一千八百四號新契租地核與蘇案不符未便勒文呈繳其理由

批

已按字呈致

英制然署總領事查照並將未印  
新契暨合同契據等件一併附還  
分別存銷查還矣仰即知照此撤銷

會丈局

六 去

英册道契 第1844號 (五)  
上海道批文



中

大清欽命監督江南海關分巡蘇松太兵備道龍其

給出租地契事照得本國 人 咸金生 稟請在上海按和約所定界內租業戶石永貴等

地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價共計價洋壹千五百元正

業戶石永貴等將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

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

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

國總領事官並道憲批准登籍其地界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

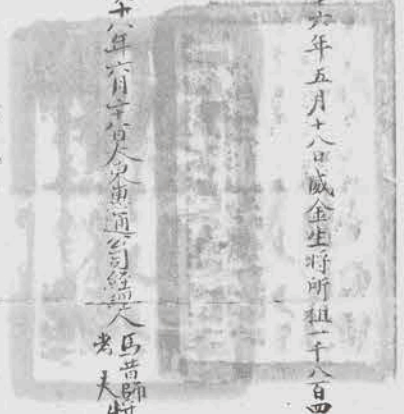
並每年不將每畝年租銀一千五百元預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年二月十七日給 租地 地契 一千八百四十五號

查該地坐落上海縣陸家嘴三區... 此項租地係上海縣陸家嘴三區... 路此至俄界三三號地繪圖到道商應照文實畝四分...

光緒十六年五月十八日咸金生將所租一千八百四十五號地畝三分九釐七毫四絲轉與大東惠通公司遵照租用此批

光緒十六年六月廿八日大東惠通公司經理人馬晉卿將所租一千八百四十五號地畝三分九釐七毫四絲轉與首善堂遵照租用此批



英一千八百四十五號

英册道契 第1845號 (一)

[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in the Consular Office.

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 stating that Adam Shaw Wilkinson has applied to Rent in perpetuity from the proprietors Shih Yung 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...

That the said Adam S. Wilkinson to pay to the Proprietors Shih Yung Kwei & others a sum of Dollars One Thousand (\$1000) being at the rate of 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 Adam S. Wilkinson upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said Adam S. Wilkinson 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-General, 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 Adam S. Wilkinson 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 Adam S. Wilkinson 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 Land of the Soil.

A necessary Deed for the Renting of Land. Kwang Hsin 16th year, L. S. 2nd moon 14th day.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this 18th day of March 1890. No. of Lot, 1845. No. of Title Deed, 1845.

英册道契 第1845號 (二)



大清欽命監督江南海關分巡蘇松太兵備道龔

給出租地契事照得接准

大英總領事官許照會內開今據本國商人 有恆行 稟請在上海按和約所定界內租業戶寶源祥

地一段永遠租 畝分厘毫北

每畝給價共計價銀壹拾兩正

業戶寶源祥 將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

又查向議章程雖外國人有通融得地之處但無准租地實與華民轉賃若華民欲在界內租地實須由

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

國總領事官並官憲批印憑據將地租與他人或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據

並每年不將地租銀一千五百文預付領號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年二月二十七日給

租地契一千八百四十六號

廣設光緒十六年二月二十七日給

此項租地係在蘇州府海鹽縣三王廟鎮會同勸業局生熟二王保頭高士名德家宅之傍坊地地方大見實地畝六分一厘五毫四忽東至王姓地西至英丹九百六十六號地南至蓬路北至中西書院地繪圖到道該商應照文實畝四分四毫業相照批明蓋印備查光緒十六年五月廿五日

光緒十六年七月初三日有恆行所租一千八百四十六號文實地畝六分一厘五毫轉與安下路司遵例租用此批

光緒十六年三月初七日安下路司將所租一千八百四十六號文實地畝六分一厘五毫轉與工部局遵例租用此批

此契租地已由該商全數併入英丹二十七號契內合用本契合行批銷並印備查光緒十六年四月十五日道署批

英一千八百四十六號

英册道契 第1845號 第1846號

英册道契 第1846號 (一)

[TRANSLATION.]

TITLE DEED. This is the duplicate copy, deposited in Canton's Yamen.

Massay 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 stating, that J. W. Kingsmill

has applied to Rent in perpetuity from the proprietors Bao Yuan Asiaang a Lot of Land, situated within the 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 J. W. Kingsmill to pay to the Proprietors Bao Yuan Asiaang a sum of Dollars One Hundred and Seventy (170) 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 Bao Yuan Asiaang shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said J. W. Kingsmill 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-General, 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. W. Kingsmill 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 J. W. Kingsmill 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 Land of the Soil.

A necessary Deed for the Renting of Land. Keang Asin 16th year, L. S. 2nd moon 27th day. March 17th 1890. No. of Lot, 1846. No. of Title Deed, 1846.

Registration completed at H.B.M. CONSUL GENERAL, SHANGHAI, this day of 1890.

英册道契 第1846號 (二)







此契存卷

大清欽命監督江南海關分巡蘇松太兵備道員

大英總領事官許照會內開今據本國民人韓得善 稟請在上海按和約所定界內租業戶徐懷德堂

地一段承遠租 畝分 厘 毫 北 南 東 西  
每畝給價共計價銀壹千員正  
業戶徐懷德堂 將該地租給該商取用務照後開各條遵行查核外國人按和約在界內租地畝却不能由  
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住  
又查向議章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由  
總領事官與中國官憲酌給印憑據據請遵行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官並請准給印憑據其地租或已或人另造別屋轉租華民居住若未領兩國官憲允准憑據  
並每年不將辦辦年租銀一千五百員預付領號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年閏二月二十八日給 租地 一千八百四十八號 地契

此項地係上海法界... 光緒十六年閏二月二十八日給 租地 一千八百四十八號 地契

光緒十七年七月初八日英商... 光緒十七年七月初八日英商...

光緒二十一年... 光緒二十一年...

一千九百十四年五月三日... 一千九百十四年五月三日...

一千九百十五年一月十一日... 一千九百十五年一月十一日...

一千九百十五年十月九日... 一千九百十五年十月九日...

查此契係英國... 查此契係英國...

英一千八百四十八號

英册道契 第1847號 第1848號

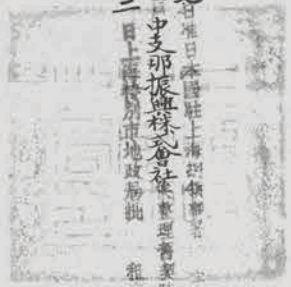
英册道契 第1848號 (一)

[TRANSLATION]

TITLE DEED. deposited in Tsao's Office

Superintendent of Maritime Customs for the Province of Keang-nan... I have received a communication from the British Consul-General stating that... This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land...

此契於三十三年四月二十七... 轉立日期第七一〇八號... 中華民國三十三年五月三日...



Registration completed at H.B.M. CONSUL GENERAL, SHANGHAI, this day of 18... George Brown Vice-Consul

英册道契 第1848號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道

為

給出租地契事照得接准

大英總領事官許照會內開今據商國人 麥爾福來美查稟請在上海按和約所定界內租業戶何 永壽堂

地一段承遠租 畝分 厘 毫 北

其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶何 永壽堂將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地地畝無妨礙方准租住

又查向議章程外國人有通商利益之處但無准租地實與華民轉賃若華民欲在界內租地實須由

總領事官與中國官憲酌給印信憑據給與准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登報將地租與分畝或已成人另造房屋轉賃華民居住若未領兩國官憲允准憑據

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

光緒二十六年三月

日給

租地 一十八百四十九號

查該地係在英租界內...

此項租地係在英租界內...

光緒二十六年八月初二日美查代理人斐特雷將另租美册四百二十八號契地三畝四分併入本號契道例租用美册註銷此批

前項租地其地係在英租界內...

光緒二十六年四月初三日斐特雷將另租美册四百二十八號契地三畝四分併入本號契道例租用美册註銷此批

一千九百零六年五月五日斐特雷將另租美册四百二十八號契地三畝四分併入本號契道例租用美册註銷此批

一千九百零六年一月三日雷四德將本契地轉與梅和租用此批

查此契原有地肆畝...

一千九百零四年三月四日 藏 生 馬 五 司 將 此 契 地 轉 與 勞 勃 安 租 用 此 批

英一千八百四十九號

英册道契 第1849號 (一)

[TRANSLATION.] TITLE DEED. This is the duplicate copy deposited in Secretary's Office. Superintendent of Maritime Customs for the Province of Keang-nan... Alfred Major and Frederick Major... Alfred Major and Frederick Major... George Brown Vice-Consul.

此契係一千九百零三年三月二十六日准日本國駐上海領事官... 中華民國三十三年四月二日上海特別市政府地政局批

英册道契 第1849號 (二)



大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據本國商人達成稟請在上海按和約所定界內租業戶沈炳順

地一段承遠租 畝分厘毫 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶沈炳順將該地租給該商取用務照開各條進行在核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住又查向職章程雖外國人有通融得之益但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並請官憲批給印憑據者則此契作廢紙地即歸官須至租地契者

光緒十六年三月十九日給地契一千八百五十號

查該地坐落上海法租界... 此項租地動離上海縣陸令陸王委員實等會同勘復坐落法租界... 商應只大實分台世管業相應批明並印信光緒十六年八月廿七日

光緒十五年八月十五日達成將所租一千八百五十號地契五分... 例租用此批

光緒十五年有包月林昔村本報地契租用此批

又於本月三日奉行本報地契南東前到約... 此項劃地地契係會同勘復... 地契分租... 光緒十五年二月廿九日道署批

一千九百零五年三月四日... 馬立生... 民國四年四月二日... 署金生... 司理用此批

此報於三十二年... 五八六三號... 中華民國三十二年四月二日... 第四三七〇號

英一千八百五十號

英册道契 第1849號 第1850號

英册道契 第1850號 (一)

[TRANSLATION.]

TITLE DEED.

Superintendent of Maritime Customs for the Province of Keang-nan... I have received a communication from the British Consul-General stating that C. J. Dardgen has applied to rent in perpetuity from the proprietor Sheen Ping Shum a Lot of Land, situated within the 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 C. J. Dardgen to pay to the Proprietor Sheen Ping Shum a sum of Dollars Ten Hundred (\$1000) being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker... This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor Sheen Ping Shum shall rent the said quantity of Land to C. J. Dardgen upon the following conditions-- Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said C. J. Dardgen 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-General, 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. Dardgen 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 C. J. Dardgen 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 Land of the Soil. A necessary Deed for the Renting of Land

Kwang Tsai 16th year, L. S. 3rd moon 19th day. May 17th 1890. No. of Lot, 1850. No. of Title Deed, Registration completed at H.B.M. CONSUL-GENERAL, SHANGHAI, this day of 1890. George... Vice-Consul.

英册道契 第1850號 (二)



大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據本國商人同和行可列稟請在上海按和約所定界內租業戶

將該地租給該商取用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

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

又查向議章程離外國人有通商得地之處但無准租地實界與華民報轉買賣若華民欲在界內租地實界須由

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

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

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

光緒十六年三月二十二日給租地一千八百五十一號

查該地係由英領事官許照會內開今據本國商人同和行可列稟請在上海按和約所定界內租業戶

光緒十六年三月二十二日給租地一千八百五十一號

光緒十六年三月二十二日給租地一千八百五十一號

光緒十六年三月二十二日給租地一千八百五十一號

光緒十六年三月二十二日給租地一千八百五十一號

光緒十六年三月二十二日給租地一千八百五十一號

光緒十六年三月二十二日給租地一千八百五十一號

光緒十六年三月二十二日給租地一千八百五十一號

光緒十六年三月二十二日給租地一千八百五十一號

光緒十六年三月二十二日給租地一千八百五十一號

英册道契 第1851號 (一)

The within lot is composed of a portion of lot No. 300, Reg. No. 293.

TITLE DEED. This is the duplicate copy deposited in Taitai's Office.

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 Consal-General stating, that J. M. Long has applied to Rent in perpetuity from the proprietors for 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 Shanghai, measuring in area ...

That the said J. M. Long to 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 upon the following conditions:—

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

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18. George Brown Vice-Consul.

英册道契 第1851號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據本國商人仁記行馬吉羅稟請在上海按和約所定界內租業戶賣富全

地一段承遠租 畝分厘毫北東西全  
每畝給價共價銀五百元正  
業戶賣富全將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由  
已便亦不得轉與別國未准准在中國之人必須中國官憲與總領事官查視其租地實租無足妨礙方准租住  
又查向職章程雖外國人有通融得地之處但無准租地實租與華民轉賃若華民欲在界內租地實租須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官並首憲此准准將地地租或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據  
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年三月二十六日

日給租地契一千八百五十二號

查該地係在蘇州府屬崑山縣界內... 此項租地係由蘇州府屬崑山縣界內... 再查該地係在蘇州府屬崑山縣界內... 光緒十六年三月二十六日

光緒十六年三月二十六日

一九四〇年一月... 業廣公司... 啟克木脫

此契於三十四年六月十九日... 中華民國三十四年六月二十四日

英千八百五十二號

英册道契 第1851號 第1852號

英册道契 第1852號 (一)

[TRANSLATION.] TITLE DEED. This is the duplicate copy deposited in Saxton's Office. Superintendent of Maritime Customs for the Province of Keang-nan... I have received a communication from the British Consul-General... a Lot of Land, situated within the Boundaries of Ground set apart... on the North by... on the South by... on the East by... on the West by... That the said... to pay to the Proprietors... being at the rate of... This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors... upon the following conditions:- Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said... 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-General, 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 Land of the Soil. A necessary Deed for the Renting of Land. Kwang Chai 16th year, L. S. 3rd moon 26th day. May 14th 1890. No. of Lot 1852. No. of Title Deed. Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18. George Brown Vice-Consul.

英册道契 第1852號 (二)

11111



大清欽命監督江南海關分巡蘇松太兵備道為

給出租地契事照得接准

大英總領事官許照會內開今據本國商人 瑪禮遜

地一段承租 畝分 厘 毫 北

每畝給價共計銀五百元正

業戶周海觀 將該地租給該商取用務照後開各條進行

已便亦不得轉與別國未曾准在中國之人必須中國官憲與

又查向職章程雖外國人有通融得之之虞但無准租地實與

總領事官與中國官憲酌給印製據始可准行上列各條倘該商

國總領事官並道憲批准登籍將其地盤分段或已成人另造

並每年不將每畝年租銀一千五百文預付領號違犯斯章者

光緒十六年 四月初一日給

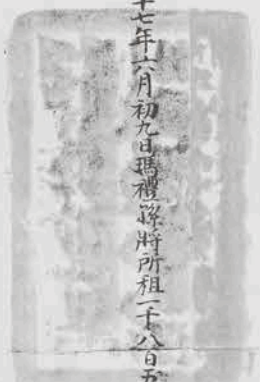
租地 地契 一千八百五十三號

此項地契係由上海英租界內... 光緒十六年九月初四日

英册道契 第1853號 (一)

英一千八百五十三號

光緒十七年六月初九日瑪禮遜將所租一千八百五十三號文實地五分三毫六忽轉與華廣公司遵照租用此批



[TRANSLATION] TITLE DEED. This is the duplicate copy. Superintendent of Maritime Customs for the Province of Keang-nan... I have received a communication from the British Consul-General stating that Gabriel James Morrison has applied to Rent in perpetuity from the proprietors...

英册道契 第1853號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道

大英總領事官許照會內開今據本國商人台叻沙遜稟請在上海按和約所定界內租業戶

將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實屬無足妨礙方准租住

光緒十六年四月初八日給地契一千八百五十四號

查該地前由日商已尼亞斯二號號轉讓與本國商人台叻沙遜此契... 光緒十六年八月初五日台叻沙遜由代理人哈爾所租一千八百五十四號地畝...

光緒十六年八月十四日台叻沙遜將所租一千八百五十四號地內餘地轉與大東通公司遵照例租此批

一九四〇年九月在永安公司... 光緒十六年七月一日本局租契...

英一千八百五十四號

英册道契 第1853號 第1854號

英册道契 第1854號 (一)

This within Lot formerly was registered in the Spanish Consulate as Coto No. 123 and H.

TITLE DEED

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

I have received a communication from the British Consul-General stating that D. E. Sassoon has applied to rent in perpetuity from the proprietors a Lot of Land...

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.

Forasmuch as the tenure of Ground held by Foreigners 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 D. E. Sassoon... his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party...

A necessary Deed for the Renting of Land... 1854... day...

Registration completed at H.B.M. CONSUL GENERAL, SHANGHAI, this day of 1854

英册道契 第1854號 (二)



敬稟者竊卑職元。查接管卷內暨卑職寶等奉

憲臺札開接

英總領事許 來函以英商台吻沙遜租日斯巴尼亞冊一、二、三、四等號契地。按立英冊一千八百五十四號新契一套。附圖一紙。送請委勘等由。札發契圖飭即會查勘文繪圖具復等因。正在訂期會勘間。續奉

憲札接

日斯巴尼亞署滙譯來函。以曾租陸木金高地。即漲地二分。送呈租契。可否將沙遜所請道契合填一號。以免另請道契等由。札發原契飭即查吊田單。彙案勘辦等因。奉經卑職等與黃巡檢。會同

英總領事所派之員。查明前項新契。係由日斯巴尼亞冊一、二、三、四等號舊契併換。該

舊契均經謝牧國恩會勘。其第一號契地。見四分五厘六毫。第二號契地。二分三厘一毫。第三號契地。一畝一分九厘三毫。第四號契地。八分五厘七毫。四共實地。二畝七分三厘七毫。當傳同業戶地保。前赴履勘。該地均屬連連。即飭亭者按址丈量。文見積六百五十六步八分七厘九毫。合地二畝七分三厘七毫。核之四號舊契。前文之數相符。其另租陸木金之地。查奉發原契。係據該華民將二十五保頭。知字圩號內。高地二分。出租與喇喇。喇為業。契內載有木水龍。能出水。不能沒廢。字樣。飭據該地保。吳長春等。稟稱該地前係水潭。下有木水龍一座。嗣因日久淤塞。四面均屬洋商租地。並無農田。水利攸關。以是該洋商填平成地。等情。稟覆前來。卑職查勘屬實。當按址丈見積七十九步五分五厘四毫。合地三分三厘一毫四絲七忽。核之原契所載。二分之數。多地一分三厘

英册道契 第1854號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

一毫四絲七忽。惟無執業田單。照章應作為官地。令其繳價承租。而滙譯。即喇喇。喇以該地係於光緒五年。由華民陸木金立契出租。過地價。有該地保。陳心廣。如

蓋職記為証。實因從前洋商租地。並不知向原業戶索取田單。現已特閱十餘年。該原

業不知何往。無從追取等語。卑職等伏查前項出租原契。載地二分。契價洋二十一元。合每

分價洋十元五角。當日價值。尚屬便宜。今予通融辦理。照原契每分地價洋十元五角。

合於前付契價外。每一分地。再補繳庫平銀十四元五錢。前地丈見三分三厘一毫四絲七忽。應

合繳庫平銀三十四兩八錢四厘三毫五絲。照章一申規平銀三十八兩二錢八分五厘。在滙

編譯補繳價銀無多。照時值尚不吃虧。而於無田單。應作官地繳價承租之定章。亦

不相背。據理情商。滙譯亦以為是情。願補繳。茲據如數。送價銀前來。查該地在

日契租地中間。合之前文四號地。共計三畝六厘八毫四絲七忽。今併換立英冊一千八百五

四號新契。四址東至英冊五百三十分地。西至英冊一千四百六十八。一千八百五十五號。暨孫姓

地南至英冊一千五百一十一分地。北至日署地。尚無障礙。理合將會勘緣由。繪圖貼說。聯銜稟

覆。並將奉發契圖。同繳到價銀。併呈繳。是否有當。伏祈

大人察核。允收。俯賜批示。祇遵。恭請

鈞安。伏乞

垂鑒。卑職元。謹稟

計呈 繪圖一幅。規銀三十八兩二錢八分五厘。並繳新下契附圖各紙。舊中契四紙。原契紙

一稟 道憲正。稟後會勘英冊一千八百五十四號換契租地。並呈補繳價銀及契圖

英册道契 第1854號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b





光緒十六年六月廿二日

上海縣正堂陸

候補府左堂王

候補縣正堂葛

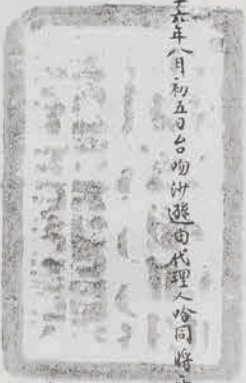



英册道契 第1854號(五)  
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖

英千八百五十五號

民國八年八月 日全地保五英册九千六百十號新契本契註銷

光緒十六年八月初五日台吻沙選由代理人哈同將租三台五十五號契地轉與乾怡沙選遵例租用此批



查該地係屬英一千八百五十五年所定界內租業戶係全福業戶係全福將該地租給該商取用務照後開各條進行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與外國人未曾准住中國之人必須中國官憲與總領事官查視其租地實房無足妨礙方准租住又查向議章程離外國人有通融得益之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登報將其地轉段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年四月初八日給租地地契一千八百五十五號

大清欽命監督江南海關分巡蘇松太兵備道聶

為

給出租地契事照得接准大英總領事官許照會內開今據本國商人台吻沙選稟請在上海按和約所定界內租業戶係全福地一段承遠租畝分厘東南西北其年租每畝一千五百文每年預付銀號等因前來本道已飭每畝給價共計價銀五百兩正

其年租每畝一千五百文每年預付銀號等因前來本道已飭每畝給價共計價銀五百兩正業戶係全福將該地租給該商取用務照後開各條進行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與外國人未曾准住中國之人必須中國官憲與總領事官查視其租地實房無足妨礙方准租住又查向議章程離外國人有通融得益之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登報將其地轉段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者







The within Lot was formerly registered in the German Consulate General as Lot No. 26

[TRANSLATION.]

TITLE DEED.

This is the duplicate copy, deposited in the German Consulate General.

*Wah* 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 stating, that

*J. W. Kingsmill* his Assigns 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  
to pay to the Proprietors

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.

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

*J. W. Kingsmill* 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 and concurrence, and for the due registration of the transaction in their respective Records; or if the said

*J. W. Kingsmill* 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

*J. W. Kingsmill* 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 Land of the Soil.

A necessary Deed for the Renting of Land

*Wah* 16<sup>th</sup> year, L. S. 4<sup>th</sup> moon 25<sup>th</sup> day.

June 12<sup>th</sup> 1890.  
No. of Lot, 1856  
No. of Title Deed,

Registration completed at  
H.B.M. CONSULATE GENERAL, SHANGHAI,  
this day of 18

*George Brown*  
Vice-Consul.

英册道契 第 1856 號 (二)

憲署有案可稽前項讓築馬路之地事同律自應比照辦理所有前號換立新契該商祇能照現丈三畝九厘八毫三忽之地管業而每年所完年租仍應按照銷契原文三畝二分七厘六毫之數完納以符定章其四址東至寶源祥暨朱姓地西至陳姓地暨半路並派西花園南至公路北至新開馬路尚無違碍理合將會勘緣由繪圖貼說聯銜稟覆并將奉發契圖呈繳是否有當仰祈

完納各等語

法英前大臣包著會定章程第五條內載凡留地充作道路馬頭公用者其錢糧歸伊美

忽查該地北首昆連馬路現在文見由南至北所有弓步比之謝牧原圖所載弓步短少是所少之地自係讓築馬路惟查咸豐四年經

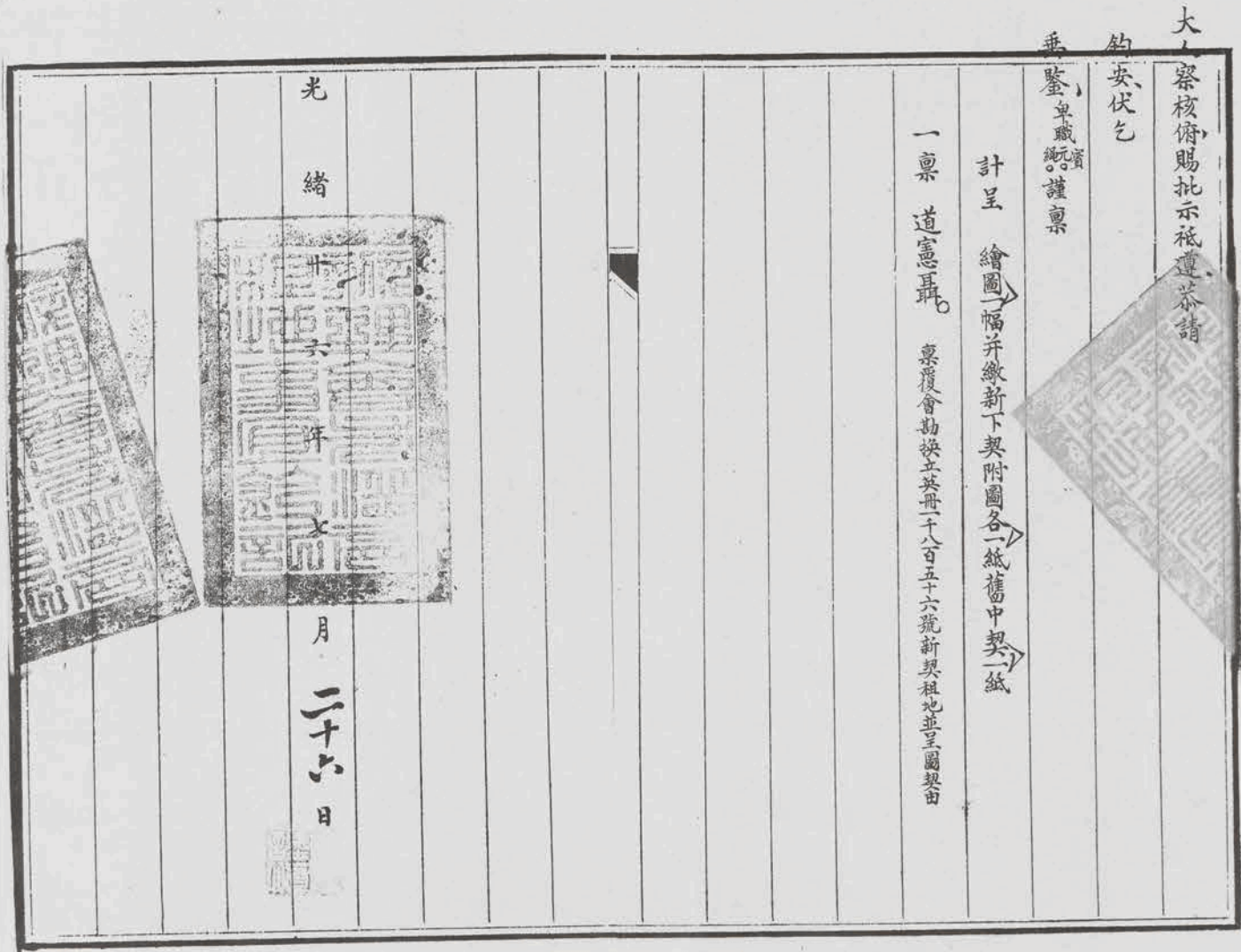
英總領事許 函送英商金世美一千八百五十六號新契一套附圖一紙並德冊二十六號銷契二紙請派員會勘等由札發契圖飭即會同查明勘丈繪圖具復等因奉

經卑職等與黃巡檢會同

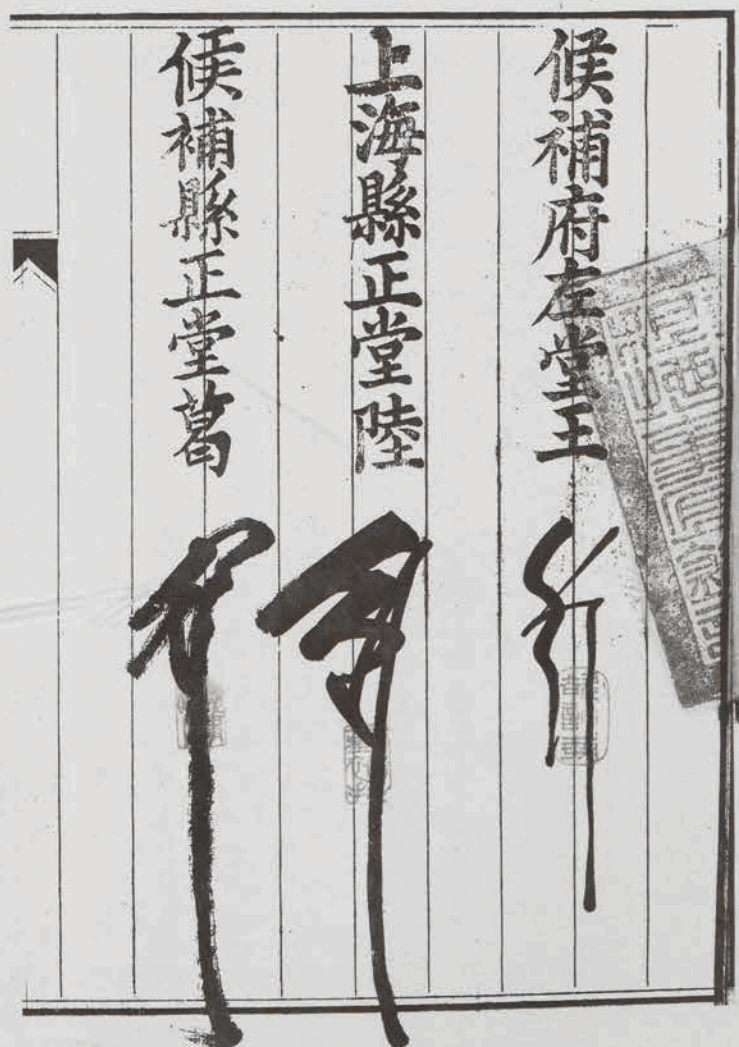
英總領事所派之員查明前號銷契該契地前經謝牧國恩勘覆有案即請檢發前呈繪圖傳同業戶地保前往履勘該地西首有田溝一條其四面址形與原圖相符自契內之地當飭亭者按址丈量文見積七百四十三步七分二厘九毫二絲合地三畝九厘八毫八絲三忽核與銷契所載前大實地三畝二分七厘六毫之數少地一分七厘七毫一絲七忽

憲臺札開接





英册道契 第 1856 號 (四)  
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



英册道契 第 1856 號 (五)  
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 c







上海道契 卷六

此契存卷

光緒二十九年二月廿六日

大清欽命監督江南海關分巡蘇松太兵備道

大英總領事官許照會內開今據本國商人陶德爾

業戶 將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無妨碍方准租住  
又查向議章程離外國人有通融得之益但無准租地實界與華民轉賃若華民欲在界內租地實界須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官並道憲批准登藉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領號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年 四月 二十六 日給 租地 一千八百五十八號

查該地係由英商...

此項租地係在蘇州府城內...

光緒十九年二月二十四日...

光緒二十九年三月十九日...

光緒十九年正月十七日...

光緒二十九年四月...

光緒二十九年九月...

光緒二十九年...

光緒二十九年...

中華民國...

英册道契 第1858號 (一)

The within Lot is composed of a portion of Lot No. 68, Reg. No. 86

[TRANSLATION]

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 Consol-General stating, that Charles Oswald

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

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

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-General, 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 Oswald 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 Oswald 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 Land of the Soil. A necessary Deed for the Renting of Land

Kwangsin 16th year, L. S. 26th day

No. of Lot, 1858 No. of Title Deed,

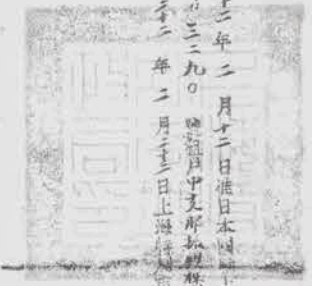
Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18

P. S. Mansfield Not Vice-Consul.

英册道契 第1858號 (二)

英千八百五十八號

此契於三十三年二月十二日...



光緒二十九年...



此契存卷

大清欽命監督江南兩關分巡蘇松太兵備道員

大英總領事官許照會內開今據本國商人陶德甫稟請在上海按和約所定界內租業戶

將該地租給該商取用務照後開各條進行查核外國人按和約在界內租定地畝却不能由業戶

已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實房無足妨礙方准租住又查向議章程雖外國人有通商得益之處但無准租地實房與華民轉賃實若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登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再畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年四月

查該地係由英冊第 1858 號契割出此批

日給租地契一千八百五十九號

此項租地係屬上海縣令暨李委員會商酌復坐落五馬路石路文見實地八分三厘毫西地東至英冊第 1858 號地西至福建路牛路南至英冊第 1858 號地北至英冊第 1858 號地繪圖到道該商應照文見該分而地管業相租批明蓋印備考 光緒十七年三月六日批

光緒九年二月二十四日開德爾將租五馬路文見實地八分三厘毫西地東至英冊第 1858 號地西至福建路牛路南至英冊第 1858 號地北至英冊第 1858 號地

光緒九年九月九日租文將所租一千八百五十九號地分給李慶堂其與麥格里俄遵照例租用此批

一千九百零二年二月三日哈華托

海陸新理 司德衣 騰生

民國四年四月二日本局補註

此契係一千九百零二年三月十一日准日本國駐上海領事署署 字第 四四三號 轉之日冊第 五八五二號 係由中法振興棧委託 華理署理 光緒十七年 四月三日 上海領事署地政廳批 登 四三五九 中華民國三年 四月三日 上海領事署地政廳批

英册道契 第 1858 號 第 1859 號

英册道契 第 1859 號 (一)

The within Lot is composed of a portion of Lot No 68, Reg. No 86.

[TRANSLATION.]

TITLE DEED, deposited in Saxton's Office.

Superintendent of Maritime Customs for the Province of Keang-nan

I have received communication from the British Consul-General stating, that

Charles Wendall 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 rent is to be paid to the Proprietors a sum of being at the rate of the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker,

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

The conditions of this Deed, therefore, are: That if the said Charles Wendall

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-General, 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 Wendall 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 Wendall

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 Land of the Soil.

A necessary Deed for the Renting of Land

Wang Hsin 16<sup>th</sup> year, L. S. June 13<sup>th</sup> 1890. No. of Lot, 1859. No. of Title Deed,

Registration completed at H.B.M. CONSUL GENERAL, SHANGHAI, this day of 18

R. S. Macypitts Vice-Consul.

英册道契 第 1859 號 (二)















大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准

大英總領事官許照會內開今據本國商人受文司

地一段承遠租 畝分 厘 毫 北

文其年租每畝一千五百文

東

西

南

北

業戶未開格等將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地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轉賃若華民欲在界內租地賃房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並置憲批准登報將其地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年五月二十三日給租地契一千八百六十二號

查該地坐落上海英界二馬路... 此項租地係據上海英界二馬路... 西而南而東至英商渣打銀行地... 光緒十六年四月二十五日批

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that M. M. Evans 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.

Forasmuch, as the tenure of Ground held by Foreigners 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 M. M. Evans or his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party...

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1890

George Brown Vice-Consul.

英册道契 第1862號 第1863號

英册道契 第1862號 (二)

英册道契 第1862號 (一)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准

大英總領事官許照會內開今據本國商人有恒行金世美

地一段承遠租 畝分 厘 毫 北

文其年租每畝一千五百文

東

西

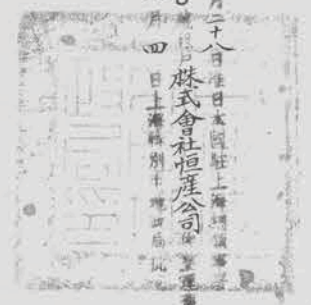
業戶未開格等將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地賃房無足妨礙方准租住又查向議章程雖外國人有通融得益之處但無准租地賃房與華民轉賃若華民欲在界內租地賃房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並置憲批准登報將其地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年五月二十八日給租地契一千八百六十三號

查該地坐落上海英界二馬路... 此項租地係據上海英界二馬路... 西而南而東至英商渣打銀行地... 光緒十六年七月二十日批



業廣公司 福司德 此批



光緒十六年五月二十日... 此契存卷... 光緒十六年六月二十二日

英册道契 第1863號 (一)

一三七



[TRANSLATION.]

TITLE DEED. *This is the duplicate copy deposited in Tientsin*

*Shieh* 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 stating, that *J. W. Kingsmill*

has applied to Rent in perpetuity from the proprietors *Pao Anan* a Lot of Land, situated within the 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 *J. W. Kingsmill* to pay to the Proprietors *Pao Anan* a sum of *Three Hundred (300)* 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.

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

The conditions of this Deed, therefore, are: That if the said *J. W. Kingsmill* 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-General, 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. W. Kingsmill* 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 *J. W. Kingsmill* 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 Land of the Soil.

A necessary Deed for the Renting of Land  
*Kwang Anan* 16<sup>th</sup> year, L. S. 5<sup>th</sup> moon 28<sup>th</sup> day.  
July 11<sup>th</sup> 1890.  
No. of Lot 1863  
No. of Title Deed,

Registration completed at H.B.M. CONSUL GENERAL, SHANGHAI, this day of 18  
*George Brown* Vice-Consul.

英册道契 第1863號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事照得接准 大英總領事官許照會內開今據本國商人福利行克拉克天 稟請在上海按和約所定界內租業戶朱錫卿 地一段承遠租 畝分厘毫北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶朱錫卿 將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實無妨礙方准租住 又查向議章程雖外國人有通融得益之處但無准租地實與華民轉賃若華民欲在界內租地實須由 總領事官 總領事官 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 或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年六月初六日給租地契一千八百六十四號

查該地坐落上海英租界內... 此項租地... 光緒十六年十月三日

光緒十九年有初官福利行克拉克天所租一千八百六十四號大實地壹畝伍仟陸陸柒伍肆轉與愛物公團例租用此批

光緒二十年四月初五愛物公團經理人長芳等所租一千八百六十四號地壹畝伍仟陸陸柒伍肆轉與愛物公團例租用此批

英一千八百六十四號

英册道契 第1864號 (一)



[TRANSLATION.]

TITLE DEED.

This is the duplicate copy deposited in Sartoris's Office.

Kieh, 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 stating, that William Weston Clifford has applied to Rent in perpetuity from the proprietors Chan Siah Ching a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mow, fan, le, haon, bounded on the North by on the South by on the East by on the West by

That the said William Weston Clifford a sum of Dollars Four hundred and fifty (\$450) 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 Chan Siah Ching shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said William Weston Clifford 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-General, 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 Weston Clifford 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 William Weston Clifford 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 Land of the Soil. A necessary Deed for the Renting of Land

Kwang Hsin, 16<sup>th</sup> year, L. S. 6<sup>th</sup> moon 6<sup>th</sup> day. July 22<sup>nd</sup> 1890. No. of Title Deed, 1864.

Registration completed at H.B.M. CONSULATE GENERAL, SHANGHAI, this day of 18. George Brown Vice-Consul.

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據本國商人太東志通公司稟請在上海按和約所定界內租業戶臺准沙遜

給出租地契事照得接准 地一段承遠租 畝分厘毫北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

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

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

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

國總領事官准租憑據將該地實界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年將該地年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年六月初十日 日給 租地 一千八百六十五號

光緒十六年六月十日大東惠通公司經理人馬路司威特所租一千八百六十五號大東地四畝五厘八毫包轉與耶穌會傳租用此批



一九四九年九月永安公司將本契全地轉與永安公司經理人馬路司威特所租一千八百六十五號大東地四畝五厘八毫包轉與耶穌會傳租用此批

此契於三十三年六月二十日日本國駐上海領事署署 字第六六一四號由 轉立日 八〇四六號 株式會社和銀公司經理人馬路司威特所租一千八百六十五號大東地四畝五厘八毫包轉與耶穌會傳租用此批 中華民國三年七月二日上海特別市地產局批 租字第六五四二號



The within Lot is composed of a portion of Lot No. 30  
Reg. No. 523

[TRANSLATION.]

TITLE DEED.

Faotai's copy.

Nieh 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 stating, that  
The Trust and Loan Company of China, Japan & the Straits Limited  
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  
Four (4) mow, One (1) fun, Nine (9) Ho (Six) shaw, bounded  
on the North by Lot 530.  
on the South by Lot 530.  
on the East by North Szechuen Road.  
on the West by Old Serik.  
That the said Trust and Loan Company of China, Japan & the Straits Limited,  
to pay to the Proprietors a sum of \_\_\_\_\_ per mow; and also  
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 to transfer except to a foreigner, having a recognized right of residence within  
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection  
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between  
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the  
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local  
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in  
them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any  
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities  
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which  
said Act may be granted or refused in the exercise of their discretion:  
The conditions of this Deed, therefore, are: That if the said Trust and Loan Company  
of China, Japan and the Straits Limited 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-General, 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  
Trust and Loan Company of China, Japan & the Straits Limited 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  
Trust and Loan Company of China, Japan & the Straits Limited  
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 Land of the Soil.  
A necessary Deed for the Renting of Land

Kiang Hui 16th year, L. S. 6th moon 10th day.  
July 26th 1890.  
No. of Lot, 1865.  
No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18  
George Brown Vice-Consul.

上海道契 卷六

英册道契 第1865號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道耳聃

大英總領事官 瑪禮遜 稟請在上海按和約所定界內租業戶 查屋惟沙路

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由  
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地賃房無足妨礙租住  
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轉賃若華民欲在界內租地賃房須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官擅自轉賃其地整段分段或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據  
前每年不將銀錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年六月初十日給地租地契一千八百六十六號

查該地係由英冊五百三十一號契內畫出換立本契此批

此項地契係由英冊五百三十一號契內畫出換立本契此批  
實地畝一分三厘零毫四忽東至四馬路西至英冊一千八百五十四號地南至英冊一千八百六十五號地繪圖到道該商應照大英冊分四松管業相應聲明  
蓋印備考 光緒十六年十月十六日

一四〇

英册道契 第1866號 (一)



The within Lot is composed of a portion of Lot 1830 Reg. 1823.

[TRANSLATION.]

TITLE DEED.

Factain's copy.

Nick Superintendent of Maritime Customs for the Province of Kwan-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-General stating, that Gabriel James Morrison 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 (1) Acre, 10 (10) Roods, bounded on the North by Lot 1865, on the South by Young King Road, on the East by North Sichuan Road, on the West by Boundary line of old creek. That the said Gabriel James Morrison to pay to the Proprietors a sum of being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker, This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land.

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

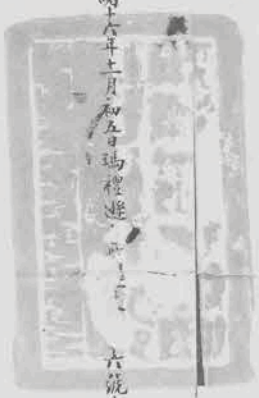
Kuang Hoi 16th year, L. S. 6th moon 10th day. July 26th 1890. No. of Lot, 1866. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 188. George Brown Vice-Consul.

英一千八百六十六號

英册道契 第1866號 第1867號

民國八年四月四日全地解案案第九十七百十號新製並文見實地核計沙地二分八厘一毫案去馬路本契註銷



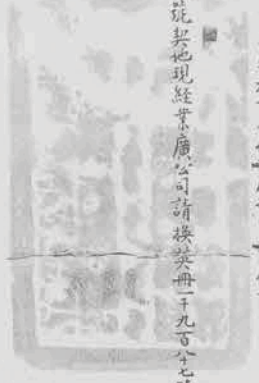
光緒十八年七月九日瑞禮進 六號大寶與地一畝一分三厘七毫轉與怡怡沙選選租用此批

英册道契 第1866號 (二)

英一千八百六十七號

一四一

查本契地現經業廣公司請換契冊一千九百零七號新契給執租用本契相應加批蓋印存銷 光緒十九年正月二十日道署批



此項租地係英一千九百零七號新契內查出換立本契此批 四川路至英一千九百零五號地北而均至業廣公司地其留出法地又見西首五厘毫(銀)息又東北角至三毫餘圖到道署商應與大埠司政分四(毫)業所有 留出改地不得稍有侵佔相應批明印信方 光緒十九年十月二十日批

光緒十六年六月十二日給地契一千八百六十七號

大清欽命監督江南海關分巡蘇松太兵備道員 業戶 將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地質房無足妨碍方准租住 又查向議章程外國人有通融得之益之處但無准租地質房與華民轉賃若華民欲在界內租地質房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官擅自轉賃或將地質房分段或已成人另造房屋轉賃華民居住若未領兩國官憲允准憑據 並每年不將每年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

大英總領事官許照會內開本據本國商人 業廣公司 稟請在上海按和約所定界內租業戶壹堂惟沙邊 地一段承遠租 畝分厘毫北 東 西 南 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價 業戶 將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地質房無足妨碍方准租住 又查向議章程外國人有通融得之益之處但無准租地質房與華民轉賃若華民欲在界內租地質房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官擅自轉賃或將地質房分段或已成人另造房屋轉賃華民居住若未領兩國官憲允准憑據 並每年不將每年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

英册道契 第1867號 (一)



The within Lot is composed of a portion of Lot No. 530 }  
Reg. No. 522 }

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

*Arch* — 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 stating, that  
*The Shanghai Land Investment Company Limited*  
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 (1) mow, One (1) foon, Six (6) le* — *haou*, bounded  
on the North by *Property of Land Investment Company.*  
on the South by *Lot 1865*  
on the East by *North Szechuen Road.*  
on the West by *North China of Old Creek.*  
That the said *Shanghai Land Investment Company Limited*  
to pay to the Proprietors  
a sum of \_\_\_\_\_ per mow; and also  
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 arraign 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 to transfer except to a foreigner, having a recognised right of residence within  
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection  
on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between  
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the  
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local  
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in  
them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any  
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities  
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which  
said Act may be granted or refused in the exercise of their discretion:  
The conditions of this Deed, therefore, are: That if the said *Shanghai Land  
Investment Company Limited* 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-General, 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  
*Shanghai Land Investment Company Limited* 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  
*Shanghai Land Investment Company Limited*  
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 Land of the Soil.  
A necessary Deed for the Renting of Land

*Kuang Hsin* 16<sup>th</sup> day, L. S. 6<sup>th</sup> moon 12<sup>th</sup> day.  
July 28<sup>th</sup> 1890.  
No. of Lot, — 1867.  
No. of Title Deed, }

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 18 \_\_\_\_\_

*George Brown*  
Vice-Consul.

英册道契 第1867號 (二)

上海道契 卷六

英一千八百六十八號

中華民國二十年六月廿六日全地轉立法冊三九六二號新契本契註銷

此項地契係由英領事官... 光緒二十六年... 地契一千八百六十八號

光緒二十六年... 地契一千八百六十八號

大清欽命監督江南海關分巡蘇松太兵備道... 將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地... 業戶 已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地... 總領事官與中國官憲酌給蓋印憑據始可准行... 國總領事官並道憲批給蓋印憑據始可准行... 並每年不將租銀年租錢一千五百文預付銀號... 光緒二十六年... 地契一千八百六十八號

大清欽命監督江南海關分巡蘇松太兵備道... 大英總領事官許照會內開本據本國商人 格來登 稟請在上海按和約所定界內租業戶 瑪禮達... 地一段承遠租 畝 分 厘 毫 北 南 東 西... 每畝給價... 業戶... 已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地... 總領事官與中國官憲酌給蓋印憑據始可准行... 國總領事官並道憲批給蓋印憑據始可准行... 並每年不將租銀年租錢一千五百文預付銀號... 光緒二十六年... 地契一千八百六十八號

中

一四二一

英册道契 第1868號 (一)



The within Lot is composed of a portion of Lot No. 7857 Reg. No. 7778

[TRANSLATION.]

TITLE DEED.

Tsotai's Copy.

Nieh - 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 stating, that Frederick Montagne Gratton.

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 Two (2) mow, Four (4) fun, le haow, bounded on the North by on the South by on the East by on the West by

That the said Frederick Montagne Gratton to 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.

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

The conditions of this Deed, therefore, are: That if the said Frederick Montagne Gratton 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-General, 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 Frederick Montagne Gratton 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 Frederick Montagne Gratton 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 Land of the Soil.

A necessary Deed for the Renting of Land

Kuang Hsi 16<sup>th</sup> year, L. S. 6<sup>th</sup> moon 20<sup>th</sup> day. August 5<sup>th</sup> 1868. No. of Lot, 1868. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18 George Brown Vice-Consul.

[TRANSLATION.]

TITLE DEED.

Tsotai's Copy.

Nieh - 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 stating, that Edward Elias Sassoon.

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 mow, fun, le haow, bounded on the North by on the South by on the East by on the West by

That the said Edward Elias Sassoon to pay to the Proprietors a sum of Eight hundred Taels (\$800) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said Edward Elias Sassoon 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-General, 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 Edward Elias Sassoon 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 Edward Elias Sassoon 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 Land of the Soil.

A necessary Deed for the Renting of Land

Kuang Hsi 16<sup>th</sup> year, L. S. 7<sup>th</sup> moon 7<sup>th</sup> day. August 22<sup>nd</sup> 1869. No. of Lot, 1869. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 18 George Brown Vice-Consul.

光緒十六年七月初七日給地租契

一千八百六十九號

大清欽命監督江南海關分巡蘇松太兵備道聶 給出租地契事照得接准 大英總領事官許照會內開今據本國商人愛杜杜沙遜 稟請在上海按和約所定界內租業戶 地一段承遠租 畝分厘毫北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶酌量等 將該地租給該商取用務照後開各條遵行在核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨礙方准租住 又查向議章程外國人有通融得之益但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准登報將其地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不得得銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者







大清欽命監督江南海關分巡蘇松太兵備道員

給出地契事照得接准

大英總領事官內閣全權本國商人 金世美 稟請在上海按和約所定界內租業戶 陳金狗

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

每畝給價 共計銀壹百伍拾兩正 交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 陳金狗 將該地租給商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由

已便亦不得轉與外國人未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住

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

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

國總領事官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

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

光緒十六年 八月 初七日 給 租地 地契 一千八百七十一號

查該地坐落上海縣陸家嘴三弄五號原業主陳金狗現由陳金狗之子陳金狗承頂其地契此

此項租地係屬上海縣陸家嘴三弄五號原業主陳金狗現由陳金狗之子陳金狗承頂其地契此

光緒十六年十二月十五日全世美將所租一千八百七十一號地契五分四厘一毫轉與業廣公司遵例租此批

光緒十九年十月二十日業廣公司經理人吉尼將所租一千八百七十一號地契五分四厘一毫轉與瑞禮禮遵例租此批

光緒二十年六月二十日瑞禮禮將所租一千八百七十一號地契五分四厘一毫轉與業廣公司遵例租此批

光緒二十年正月有業廣公司將所租一千八百七十一號地契五分四厘一毫轉與工部局遵例租此批

英一千八百七十一號

英册道契 第1870號 第1871號

英册道契 第1871號 (一)

此契租地已由工部局全數保入英冊四三二五號租契內合用本契理合批銷並印備考 光緒三十年正月二十日道署批



[TRANSLATION.]

TITLE DEED.

Tastai's Copy.

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

I have received a communication from the British Consul-General stating, that Thomas William Kingsmill has applied to Rent in perpetuity from the proprietors Chen King Kow a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Routers 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 Thomas William Kingsmill a sum of Taels One hundred and Fifty (Tls 150) 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 Chen King Kow shall Rent the said quantity of Land to Thomas William Kingsmill upon the following conditions:— Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart therefor, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Lor and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 William Kingsmill 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-General, 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 William Kingsmill 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 whatsoever kind thereupon for the occupation of Chinese, or let or permit 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 William Kingsmill 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 Land of the Soil. A necessary Deed for the Renting of Land.

Kuang Hui 16th year, L. S. 7th month 7th day.

August 22nd 1890. No. of Lot, 1871. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1890. George Brown Vice-Consul.

英册道契 第1871號 (二)



上海道契 卷六

大清欽命監督江南海關分巡蘇松太兵備道聶

為

大英總領事官許照會內開今據本國商人金世美 稟請在上海按和約所定界內租業戶洽記

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶洽記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無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實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官擅自轉賃或將地盤分段或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年七月初七日 日給 租地 地契 一千八百七十二號

查該地坐落邑二十五保頭着知字行向由原業戶完糧高陸和全此批 此項租地係屬上海縣委令暨王委員等會同勘復坐落二十五保頭着知字行向由原業戶完糧高陸和全此批 姓地南至河地地到道該商應照文員收管其租契日期應即備查光緒十七年六月初六日批

光緒十七年七月初日英商金世美將所租一千八百七十二號地三畝四分一厘四毫九絲三忽轉與華廣公司遵例租用此批

光緒十九年十月三日華廣公司經理人吉尼河將所租一千八百七十二號地底畝分壹厘肆毫玖絲叁忽轉與馮禮禮遵例租用此批

光緒二十年二月二十九日馮禮禮將所租一千八百七十二號地底畝分壹厘肆毫玖絲叁忽轉與馮禮禮遵例租用此批

此契租地已由工部局全數併入英冊英冊四百二十二號與內合用本契理合批銷蓋印備查光緒二十年正月廿日道署批

英一千八百七十二號

英册道契 第 1872 號 (一)

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

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

I have received a communication from the British Consul-General stating, that Thomas William Kingsmill, Proprietors Hea Kee Land, situated within the Boundaries of Ground set apart, in accordance with the location of Foreign Renters at this Port of Shanghai, measuring in area ... bounded ... by ... by ... by ... by ... the said Thomas William Kingsmill Proprietors Hea Kee sum of One Hundred and Fifty (Sh150) per mou; and also being at the rate of 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 Hea Kee shall Rent the said quantity of Land. Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are; That if the said Thomas William Kingsmill 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-General, 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 William Kingsmill 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 William Kingsmill 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, House, and Tenements, shall revert to the Land of the Soil. A necessary Deed for the Renting of Land.

Huang Hei No. 7th moon 7th day. L. S.

August 22nd 1890 No. of Lot, 1872. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1890

George Brown Vice-Consul.

英册道契 第 1872 號 (二)



大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據本國商人金世美 稟請在上海按和約所定界內租業戶 胡朱氏

地一段承遠租 畝分 厘毫 北 東 西 南 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶胡朱氏 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通融得之之權但無准租地實房與華民轉賣若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違批據將地租與他人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十六年七月初十日給 租地 地契 一千八百七十三號

此項地契係由上海英租界工部局經理人打地契官胡朱氏與本道商議定此項地契係由上海英租界工部局經理人打地契官胡朱氏與本道商議定此項地契係由上海英租界工部局經理人打地契官胡朱氏與本道商議定

光緒十五年正月...

光緒十五年正月...

此契租地已由工部局全數併入英冊四百二十七號契內合用本契理合批銷蓋印備考光緒十五年正月...

英一千八百七十三號

英册道契 第1872號 第1873號

英册道契 第1873號 (一)

[TRANSLATION.] TITLE DEED. Taotai's copy. Superintendent of Maritime Customs for the Province of Kean-nan... William Kingsmill... Hu Chou She... Thomas Williams Kingsmill... August 25th 1873... George Brown Vice-Consul.

英册道契 第1873號 (二)







大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據本國商人瑪禮遜稟請在上海按和約所定界內租業戶寶源祥孫伍記

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

光緒十六年七月十七日給地契一十八百七十五號

查該地坐落邑下五保頭高知府城內由原業主戶兒種高陸和全此批

光緒十六年七月十七日給地契一十八百七十五號

光緒九年十月三日業廣公司所租于台十五號地契分號其卷錄與轉與瑞禮進道例租用此批

光緒十五年正月五日業廣公司所租于小台十五號地契分號其卷錄與轉與業廣公司道例租用此批

光緒十五年正月五日業廣公司所租于小台十五號地契分號其卷錄與轉與業廣公司道例租用此批

英一千八百七十五號

此契租地全數已由工部局全數併入英一千八百七十五號契內合用本契理合批銷並印備考光緒十五年正月廿日道署批

英册道契 第1874號 第1875號

英册道契 第1875號 (一)

[TRANSLATION.]

TITLE DEED.

Sootai's Copy.

Maeh — Superintendent of Maritime Customs for the Province of Kean-nan

I have received a communication from the British Consul-General stating that Gabriel James Morrison has applied to rent in perpetuity from the proprietors...

That the said Gabriel James Morrison to pay to the Proprietors Pao Yuen Hsiang & Sun 16 Shie a sum of Dollars Two Hundred and Sixty...

Forasmuch, as the tenure of Ground held by Foreigners 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 Gabriel James Morrison his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party...

Huang Hsi 16th year, L. S. 7th month 17th day, September 15th 1890. No. of Lot, 1875. No. of Title Deed, 1875.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1890. George Brown Vice-Consul.

英册道契 第1875號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道

大英總領事官許照會內開今據本國商人阿加利銀行

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

光緒十六年七月十九日給地契一千八百七十六號

光緒十六年七月十九日給地契一千八百七十六號

光緒十五年七月初旬...

光緒十五年十月...

光緒十五年...

光緒十五年...

光緒十五年...

光緒十五年...

英册道契 第1876號 (一)

The within Lot is formed of Lot 1018, Reg. No. 1111; Lot 1017, Reg. No. 1010; and Plot F. & C. of Lot 301 sub. Reg. 257.

TITLE DEED. Taotai's Copy.

Nieh - Superintendent of Maritime Customs for the Province of Kean-nan... I have received a communication from the British Consul-General stating that...

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI. this day of 1890.

英册道契 第1876號 (二)

光緒二十九年三月初五日...

本年五月二十九日...

光緒三十三年五月十九日...

光緒三十三年三月十四日...

宣統二年六月三日...

一千九百零六年八月...

一千九百零七年五月...

查此契係在英國領事官署...



光緒三十三年三月...



此契

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據本國商人何利銀行稟請在上海按和約所定界內租業戶

業戶 將該地租給該商收用後開各條進行查核外國人按和約在界內租地畝却不能由

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

光緒十六年七月十九日給地契一千八百七十七號

查該地係由英商... 此項租地係由英商... 坐落上海英租界... 光緒十六年七月十九日給地契一千八百七十七號

一千九百二十年十月十日新瑞和... 易租用此批

英一千八百七十七號

英册道契 第1876號 第1877號

此契於... 中華民國三十三年... 中華民國三十三年五月二十日上海特別市地政處

英册道契 第1877號 (一)

The within lot is formed of Lot 1019, Res. 1012 and Lot H. of Lot 381 Sub-Res. 207. TITLE DEED. Tactai's copy.

Nieh Superintendent of Maritime Customs for the Province of Kean-nan... I have received a communication from the British Consul-General stating that...

to be paid in perpetuity from the proprietors situated within the boundaries of ground set apart, in accordance with the location of Foreign Renters at this Port of Shanghai, measuring in area...

to the Agra Bank upon the following conditions: Forasmuch as the tenure of ground held by foreigners under Treaty within the limits set apart for their location, is such that no proprietor can claim an unlimited or unconditional proprietary right therein...

Kuang Hui 16th year, L. S. 7th month 19th day. September 24th 1900. No. of Lot, 1877. No. of Title Deed, 1877.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189. George Brown Vice-Consul.

英册道契 第1877號 (二)



此存卷

大清欽命監督江南海關分巡蘇松太兵備道員

大英總領事官照會內開今據本國商人阿利銀行稟請在上海按和約所定界內租業戶

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業戶

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

光緒六年七月二十一日給地契一千八百七十八號

查該地係由英領事官... 光緒六年七月二十一日給地契一千八百七十八號

光緒九年... 光緒九年...

光緒二十... 光緒二十...



英册道契 第1878號 (一)

The within Lot is formed of Plot M. of Lot 381<sup>st</sup> Sub-Plot 1.

TITLE DEED. Taitai's copy.

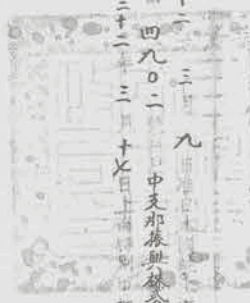
Superintendent of Maritime Customs for the Province of Kean-nan... I have received a communication from the British Consul-General stating, that The Agra Bank... upon the following conditions:—

Shuang Hui No. 11 year, L. S. 7th moon 20th day. September 14th 1890. No. of Lot, 1878. No. of Title Deed, 1878. Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1890. George Brown Vice-Consul.

英册道契 第1878號 (二)

英一千八百七十八號

查此契係有地三畝六分六厘... 光緒九年...



此契係有地三畝六分六厘... 光緒九年...



中此契存卷

此契原由地稅處分租屋肆壹拾壹號...

大清欽命監督江南海關分巡蘇松太兵備道再稱

大英總領事官許照會內開今據本國商人...

將該地租給商收用務照後開各條進行...

光緒十六年七月二十一日給租地一千八百七十九號

查該地係由英副冊甲字已號二百五十七號...

此項租地前由英副冊甲字已號二百五十七號...

光緒十九年七月二十日阿利銀行經理人甘博爾...

光緒十九年七月二十日他得行經理人甘博爾...

光緒十九年七月二十日他得行經理人甘博爾...

光緒十九年七月二十日他得行經理人甘博爾...

光緒十九年七月二十日他得行經理人甘博爾...

英一千八百七十九號

英册道契 第1878號 第1879號

英册道契 第1879號 (一)

On the 31st August 1893 the within named the Agra Bank Limited...

(Signed) James Scott, The Agra Bank Limited Vice Consul.

光緒十九年六月十七日准日本國駐上海總領事署...

The within lot is formed of Lot A of Lot 381 Sub-Reg 257

TITLE DEED. Jaotai's Copy

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

I have received a communication from the British Consul-General stating that...

The Agra Bank Limited has applied to me in conformity with the provisions of the Treaty...

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

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

Kuang Hsin 16th year, L. S. 7th moon 20th day

September 1893. No. of Lot, 1879. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this 24 day of March 1892.

英册道契 第1879號 (二)







大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據本國商人乾怡沙遜 稟請在上海按和約所定界內租業戶

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地畝却不能由... 光緒十六年七月二十八日給

光緒十六年七月二十八日給 租地 一千八百八十一號

查該地係由英國... 前項併立契地係據上海縣陸令... 光緒十六年七月二十八日

一西五月五日新沙遜 中國營業信託有限公司

此契於二十六年十一月二十六日... 中華民國二十二年十一月二十一日

英册道契

英册道契 第1880號 第1881號

英册道契 第1881號 (一)

The within Lot is formed of Lots 407 and 408.

TITLE DEED. Tustai's copy.

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

I have received a communication from the British Consul-General stating, that Jacob Elias Sassoon 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...

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land.

to Jacob Elias Sassoon 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said Jacob Elias Sassoon, 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-General, 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 Jacob Elias Sassoon, 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 Jacob Elias Sassoon, 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 Land of the Soil. A necessary Deed for the Renting of Land.

Shuang Hui 16th year, L. S. 7th moon 28th day.

September 12th 1880. No. of Lot, 1881. No. of Title Deed, 1881.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189...

George Brown Vice-Consul.

英册道契 第1881號 (二)

一五五



大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據本國商人乾怡沙遜 稟請在上海按和約所定界內租業戶

光緒十六年七月二十九日給地契一千八百八十二號

查該地係由英領事官... 光緒十六年四月初九日批

The within Lot is composed of Sub. Reg. Lot 80 E.

[TRANSLATION.]

TITLE DEED.

Fa-tai's Copy

Nieh Superintendent of Maritime Customs for the Province of Kean-nan

I have received a communication from the British Consul-General stating, that

Jacob Elias Sassoon... on the North by... on the South by... on the East by... on the West by

That the said... to pay to the Proprietors... being at the rate of... per mow; and also

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors

to Jacob Elias Sassoon upon the following conditions:- Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart

Jacob Elias Sassoon 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

Jacob Elias Sassoon his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above

Jacob Elias Sassoon neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each

A necessary Deed for the Renting of Land.

Huang Hsiu 16th year, L. S. 7th month 29th day.

September 13th 1880 No. of Lot, 1882. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

George Brown Vice-Consul.

英册道契 第1882號 (二)

英册道契 第1882號 (一)

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據本國商人担文 稟請在上海按和約所定界內租業戶

光緒十六年八月初三日給地契一千八百八十三號

查該地係由英領事官... 光緒十六年十月初九日批

Multiple official seals and stamps, including a large square seal with Chinese characters and a circular seal.

查此契在上海英總領事署... 中華民國二十一年一月二十二日上海英土地局批印

英一千八百八十三年

英册道契 第1883號 (一)



The within Lot is composed of a portion of Lot 301, Dec. 1842

[TRANSLATION.]

TITLE DEED.

Tsotai's Copy.

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

I have received a communication from the British Consul-General stating, that  
William Henry Drummond

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  
mow, sun, li, mou, bounded  
on the North by  
on the South by  
on the East by  
on the West by

That the said  
to 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.

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

The conditions of this Deed, therefore, are: That if the said William Henry  
Drummond 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-General, 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 Henry Drummond 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  
William Henry Drummond  
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 Land of the Soil.  
A necessary Deed for the Renting of Land.

Kuang Hsi 16<sup>th</sup> year, L. S. 8<sup>th</sup> month 21<sup>st</sup> day

September 16<sup>th</sup> 1883  
No. of Lot, 1883  
No. of Title Deed,

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI  
this day of 189

George Brown  
Vice-Consul.

英册道契 第1883號 (二)

英册道契 第1882號 第1883號 第1884號

英一千八百八十四號

民國八年八月四日全地併立英丹九千七百十號新契本契註銷

查該地係與英丹九千七百十號契內畫出界內本契此  
此項租地坐落千五百五號地處在英丹九千七百十號契內畫出界內本契此  
號一千八百五十五號地處在英丹九千七百十號契內畫出界內本契此  
民國八年八月四日全地併立英丹九千七百十號新契本契註銷

光緒十六年八月初六日給租地契一千八百八十四號

大清欽命監督江南海關分巡蘇松太兵備道鼎  
大英總領事官許照會內開今據本國商人 乾治沙達 稟請在上海按和約所定界內租業戶  
給出租地契事照得接准  
地一畝永遠租 畝分厘毫北  
每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭  
業戶 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由  
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住  
又查向該地租給外國人打通商口岸之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由  
總領事官 官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官 官憲批准將其地轉賃分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據  
並每年不將每畝年租銀 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

為

英册道契 第1884號 (一)

一五七



The within Lot is composed of a portion of Lot 1884.

[TRANSLATION]

TITLE DEED.

Taotai's copy.

民國八年八月廿四日全地併五英冊九十七百十號新契本契謹錄

Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting... of the British Consul-General stating, that... bounded on the South by... on the East by... on the West by... That the said... to pay to the Proprietors... 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said

Jacob Elias Sassoan 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-General, 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 Jacob Elias Sassoan 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 Jacob Elias Sassoan 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 Land of the Soil. A necessary Deed for the Renting of Land.

Kuang Hsin 16th year, L. S. 5th moon 6th day. September 19th 1890. No. of Lot, 1884. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1890. George Brown Vice-Consul.

英册道契 第1884號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准

大英總領事官許照會內開今據本國商人 馮禮達 稟請在上海按和約所定界內租業戶 陳國瑞 福全 地一段承遠租 畝 分 厘 毫 北 東 西 南

每畝給價共計價銀肆百元正

業戶 陳國瑞 福全 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

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

又在向議章程雖外國人有通融得之之虞但無准租地實屬與華民轉賃若華民欲在界內租地實須由

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

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

並每年不將前數年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

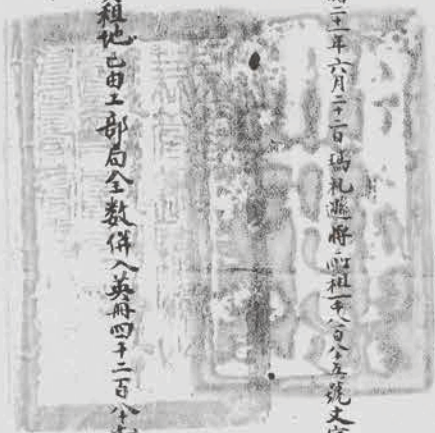
光緒十六年八月二十日給租地契一十八百八十五號

查該地坐落上海三馬路字號內由原業主陳禮達等商得此批

此項租地係上海縣陸令王委員會同物復生等王保二商王名楊等商等之北見實地四畝四分三厘正西四畝四分三厘正南至小馬路東南角至大馬路

光緒二十六年六月二十日由札遞將租契一併交官文實地計畝分官官定此批照官憲轉與工部局遵照租地契

此契租地已由工部局全數併入英冊四十二百七號契內合用本契理合批銷蓋印備案光緒二十六年正月廿日道署方批



英册道契 第1885號 (一)



[TRANSLATION.]

TITLE DEED.

Taotai's Copy

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

I have received a communication from the British Consul-General stating, that Gabriel James Morrison has applied to Rent in perpetuity from the proprietors Chen Koh Shuy & Foh Chuen a Lot of Land, situated within the 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 ... to the Proprietors Chen Koh Shuy & Foh Chuen a sum of Dollars Four Hundred (\$400) being at the rate of ... per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Chen Koh Shuy & Foh Chuen shall Rent the said quantity of Land to Gabriel James Morrison upon the following conditions:-

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

Kuang Hui He the year, L. S. 8th month 20th day.

October 3rd 1885  
No. of Lot, 1885  
No. of Title Deed,

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this day of 189

H.S. Dyrton,  
Acting Vice-Consul.

英册道契 第1885號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道員

給出租地契事照得接准

大英總領事官許照會內開今據本國商人 公裕行 稟請在上海按和約所定界內租業戶張雲生 地一段承遠租 畝 分 厘 毫 北 東 南 西 其年租每畝一千五百文每年預付領號等因前來本道已飭 業戶張雲生 將該地租給該商收用務照後開各條遵行查該外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之之說但無准租地實界與華民轉賃實若華民欲在界內租地實須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官准道憲批准登報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 前每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十六年八月二十三日給

租地 一千八百八十六號

全項地契係由上海英租界內原業主先種會改定此批  
此項租地係據上海英租界內原業主先種會改定此批  
英册八百五十分地兩面均至英册一千七百九十九號地北至陸地南到道憲商應照文書改分四段管業相租明蓋印倫者此續十七年正月十八日

光緒二十二年三月初三日公浴行世西租界八百八十六號地東至原陸地西至德耳白格爾租界此批

光緒二十二年三月三日公浴行世西租界八百八十六號地東至原陸地西至德耳白格爾租界此批

光緒二十五年十月初五日德耳白格爾租界地改轉與李格德五德爾租界此批

光緒二十九年正月十五日查本號租界之地係轉與德耳白格爾租界地此批

查此契原有地茶分租界外未該地文見原陸地無恐恐兩共合計實地茶分租界係屬四批  
東至英册八百八十分地西至英册一千六百七十九號地南至英册一千七百九十九號地北至英册四百一十二號地此該商應照文  
書添租改批業此批 民國十七年三月五日會辦本道尹五批中

民國十七年八月十五日全地契五英册一千七百九十九號新契本契改批







[TRANSLATION.]

TITLE DEED.

Sootai's Copy

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

I have received a communication from the British Consul-General stating, that John D. Cameron has applied to Rent in perpetuity from the proprietor Chen Nioh Khe a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mor. fuv. le. haud, bounded on the North by on the South by on the East by on the West by That the said John D. Cameron a sum of Three Hundred (£ 300) being at the rate of per mor; and also the Annual Low Rent of Fifteen Hundred Cash per mor 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 John D. Cameron upon the following conditions:-

As much, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominion of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 D. Cameron 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-General, and through him to the Intendant for the time being, for their joint assent and concurrence, for the due registration of the transaction in their respective Records; or if the said John D. Cameron 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 D. Cameron neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mor, then, and in each of 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.

Kuang Hui 16th year, L. S. 9th month 8th October 21st 1880 No. of Lot, 1887 No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

W. S. Dighton V. Co. Secy.

英册道契 第1887號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據本國民人派嘉 稟請在上海按和約所定界內租業戶陶耀生陶紹卿

給出租地契事照得接准 地一段永遠租 畝 分 厘 毫 北 派 嘉 稟請在上海按和約所定界內租業戶陶耀生陶紹卿 每畝給價 共計價洋三百元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶陶耀生陶紹卿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地畝却不能由 已便亦不得轉與外國人會准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程離外國人有通融得登之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准登將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

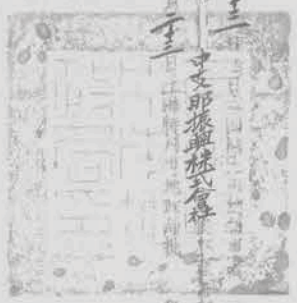
光緒十六年 九 月 二十四 日 給 租地 契 一千八百八十八號

查該地係由陶耀生陶紹卿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地畝却不能由 業戶陶耀生陶紹卿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地畝却不能由 已便亦不得轉與外國人會准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程離外國人有通融得登之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准登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

英一千八百八十八號

宣統二年十二月二十三日奉 嘉將本契全地轉與張克祖用此批

查此契係英國駐上海總領事官許照會內開今據本國民人派嘉 稟請在上海按和約所定界內租業戶陶耀生陶紹卿 給出租地契事照得接准 地一段永遠租 畝 分 厘 毫 北 派 嘉 稟請在上海按和約所定界內租業戶陶耀生陶紹卿 每畝給價 共計價洋三百元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶陶耀生陶紹卿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地畝却不能由 已便亦不得轉與外國人會准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程離外國人有通融得登之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准登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



此契於三十三年三月三日 轉立日期五十一日 中華民國三十三年三月三日 字第三七五號 大時與新契 號字第三六八號



The within Lot was formerly registered in the Austro-Hungarian Consulate - General as Lot 22.

[TRANSLATION.] TITLE DEED. Taotai's Copy.

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

I have received a communication from the British Consul-General stating, that J. H. P. Parker 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 ... to pay to the Proprietors a sum of ... being at the rate of ... per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

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

Kuang-tsun 16th, L. S. 9th moon 24th day. November 6th 1890. No. of Lot, 1888. No. of Title Deed, 1888.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1890. Act. W.S. Clayton Vice-Consul.

上海道契 卷六

英册道契 第1888號 (二)

此契存卷

此契於三十三年二月二十六日... 中華民國三十三年三月五日...

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據本國民人 埃倫 稟請在上海按和約所定界內租業戶陳張氏同子春華...

光緒十六年九月二十四日給地契一千八百八十九號

光緒十五年九月九日... 光緒十五年四月... 光緒十五年五月...

光緒十五年九月九日... 光緒十五年四月... 光緒十五年五月... 光緒十五年... 光緒十五年... 光緒十五年...

一六二一

英册道契 第1889號 (一)



查此契原有地段係在英界... 一千九百零九年七月廿日...

一千九百零九年七月廿日... 一千九百零九年七月廿日...

此契租地係由英界... 一千九百零九年七月廿日...

此契於... 一千九百零九年七月廿日...

[TRANSLATION.]

TITLE DEED.

Taiotai's Copy.

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

I have received a communication from the British Consul-General stating that Kale Amieck Allen 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 Kale Amieck Allen upon the following conditions...

Huang Kwei 16th Nov. L. S. 9th 200th day. November 6th 1890. No. of Lot 1889. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1890.

W.S. Repton Vice-Consul.

此契於... 一千九百零九年七月廿日...

一千九百零九年七月廿日... 馬立生...

查此契原有地段係在英界... 一千九百零九年七月廿日...

光緒十六年十月初三日給租地契一千八百九十號

大清欽命監督江南海關分巡蘇松太兵備道... 大英總領事官許照會內開今據本國商人...

此契存卷... 為







The within Lot is composed of a portion of Lot 1159.

[TRANSLATION.]

TITLE DEED.

Taotai's Copy

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

I have received a communication from the British Consul-General stating, that Thomas Lowndes Bullock

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 Thomas Lowndes Bullock to 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.

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

The conditions of this Deed, therefore, are: That if the said Thomas Lowndes Bullock 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-General, 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 Lowndes Bullock 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 Lowndes Bullock 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 Land of the Soil.

A necessary Deed for the Renting of Land.

Huang Hei 16th year, L. S. 10th moon 3rd day.

November 14th 1890 No. of Int. 1891 No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

R. B. Mansfield Vice-Consul.

英册道契 第1891號 (二)

英一千八百九十二號

民國十三年十月二十四日全地劃五英册九千一百二十二號並分五萬一千六百七十九號新契本契註銷

光緒十六年十月初三日給租地

一千八百九十二號

此項租地係上海縣陸全豐王委員督管會同勸復坐落三保九百七十九名泥城外跑馬園之西至寶實地四分九厘三毫九絲九忽四微坐地由英大英領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登藉將其地整段分段或已成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年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據本國商人馬力司稟請在上海按和約所定界內租業戶俞連堂俞少亭

給出租地契事照得接准地一段承遠租畝分厘北

每畝給價共計洋壹百伍拾元正

業戶俞連堂俞少亭將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由

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

國總領事官並道憲批准登藉將其地整段分段或已成人另造房屋轉租華人居住若未領兩國官憲允准憑據

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

此項租地係上海縣陸全豐王委員督管會同勸復坐落三保九百七十九名泥城外跑馬園之西至寶實地四分九厘三毫九絲九忽四微坐地由英大英領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登藉將其地整段分段或已成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年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

中

英册道契 第1892號 (一)







英册道契 第1893號 第1894號

一千九百十八年二月一日得而將本契全地轉售與墨而租用此批

[TRANSLATION.] TITLE DEED. Taotai's copy

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

I have received a communication from the British Consul-General stating, that Ernest Walter Tisdall has applied to Rent in perpetuity from the proprietors Wang Teh Sen & King Pao a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ...

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

Kuang Hsi 16<sup>th</sup> year, L. S. 10<sup>th</sup> month 3<sup>rd</sup> day, November 14<sup>th</sup> 1890. No. of Lot, 1893. No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189. P. B. Mansfield Acting Vice-Consul.

英册道契 第1893號 (二)

The within Lot was formerly registered in the German Consulate as Lot 30.

[TRANSLATION.] TITLE DEED. Taotai's copy

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

I have received a communication from the British Consul-General stating, that J. P. Bisset & Co. 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 ...

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

Kuang Hsi 16<sup>th</sup> year, L. S. 10<sup>th</sup> month 4<sup>th</sup> day, November 14<sup>th</sup> 1890. No. of Lot, 1894. No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189. P. B. Mansfield Acting Vice-Consul.

英册道契 第1894號 (二)

一六七

大清欽命監督江南海關分巡蘇松太兵備道聶 爲 給出租地契事照得接准 大英總領事官許照會內開今據英國商人長利行 稟請在上海按和約所定界內租業戶 地一段永遠租 畝分厘毫北 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畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地質房無妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地質房與華民轉賃若華民欲在界內租地質房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准登報將其地盤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 前每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者 光緒十六年十月初四日給 地租地 契一十八百九十四號 查該地係由德用三十號換立本契德契註銷此批 查此項換立契地坐落三北保九番石小開港南首路上海縣陸令營王委員官會同勘復見契地七分二厘六毫四絲西至陸姓地南至 出路北至海岸跨到道該商應遵大官憲分四心管業相應稅明並印給契光緒十六年四月初九日此

英册道契 第1894號 (一)



大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事照得按准

大英總領事官許照會內開今據本國商人長利行

業戶

業戶

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實界無妨礙方准租住又查向議章程雖外國人有通融得之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登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

光緒十六年十月

日給

租地 地契 一千八百九十五號

查該地係由德新三十六號按立新界上落王守士高王廟餉上海縣東合暨萬委員總考等會同勘復又見實地畝五畝四厘毫四釐至潘姓地盤大路西至潘姓地盤小路南至潘姓地盤全段公所地址至潘姓地盤確係潘姓所地繪圖到道該商應照文審驗妥當應批明蓋印備案光緒十六年六月二十八日批



光緒十六年十月十四日

英册道契 第1895號 (一)

The within Lot was formerly registered in the German Consulate as Lot 36.

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating that J. P. Bisset & Co.

has applied to Rent in perpetuity from the proprietors of a Lot of Ground situated within the Boundaries of Ground set apart in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

square fathoms, bounded

on the North by

on the South by

on the East by

on the West by

That the said J. P. Bisset & Co.

proprietors of the said Lot of Ground

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

thereupon inform 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in connection with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, it is the conditions of this Deed, therefore, are: That if the said J. P. Bisset & 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-General, 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. P. Bisset & 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 J. P. Bisset & Co.

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 Land of the Soil.

A necessary Deed for the Renting of Land.

Kuang-Hsi 16th year, L. S. 10th month 14th day.

November 15th 1890

No. of Lot, 1895

No. of Title Deed, 1895

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

Acting Vice-Consul

英册道契 第1895號 (二)







上海道契 卷六

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開今據英國商人長利行 稟請在上海按和約所定界內租業戶

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地畝却不能由

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

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

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

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

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

光緒十六年十月初四日給地租地 一千八百九十七號



查此項地係由德商四十三號換之本契德契註銷此批  
查此項地係由德商四十三號換之本契德契註銷此批  
光緒十六年十月二十四日上海市上地契印

英一千八百九十七號

英册道契 第1897號 (一)

The within Lot was formerly registered in the German Consulate as Lot 43.

TITLE DEED. Taotai's copy

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

I have received a communication from the British Consul-General stating, that he is 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 to pay to the Proprietors a sum of being at the rate of 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 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are: That if the said 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-General, 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 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 Land of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai 16th year, L. S. November 15th 1890. No. of Lot, 1897. No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

英册道契 第1897號 (二)

光緒十六年正月九日雷四德將未流之寶地... 宣統三年八月二十八日雷四德將本契金地轉與雷四德租用此批  
一千九百十七年五月二十五日雷四德將本契金地轉與雷四德租用此批

光緒二十三年五月九日雷四德將未流之寶地... 光緒二十三年五月九日雷四德將未流之寶地... 光緒二十三年五月九日雷四德將未流之寶地...





**執業田單**

江蘇松江府上海縣為給發田單收糧執業事照得民間田額久未清釐現經善後案內詳奉憲行均歸的戶承辦遵照按圖查丈所有該戶執業細號田畝除註冊外合給此單收執辦糧須至單者計開

保壹區 拾 畝 壹 畝 伍 拾 號

咸豐五年 月 日 給

縣此單已專過道契作為廢紙

如有買賣以此單為準同契稅填註現業過戶辦糧倘存乾隆四十八年田單概不為憑

**執業田單**

江蘇松江府上海縣為給發田單收糧執業事照得民間田額久未清釐現經善後案內詳奉憲行均歸的戶承辦遵照按圖查丈所有該戶執業細號田畝除註冊外合給此單收執辦糧須至單者計開

保壹區 玖 畝 壹 畝 伍 拾 號

業戶張小狗 則里茶分學厚肆壹同

咸豐五年 月 日 給

縣此單已專過道契作為廢紙

如有買賣以此單為準同契稅填註現業過戶辦糧倘存乾隆四十八年田單概不為憑

英册道契 第 1897 號 (四)  
上海縣二十七保九圖原華人業主之執業田單 2

英册道契 第 1897 號 (三)  
上海縣二十七保九圖原華人業主之執業田單 1

光緒八年七月 日 立賣加添嘆杜絕契徐松泉應

立賣加添嘆杜絕田文契徐松泉為因五用今將自己祖遺田坐落念七保拾畝念字圩叁佰伍拾號內田捌分陸厘四毫三合門高議先召親族人等無人爭受後情願央中杜絕到

李來泰李霞永遠世業三面言定時值絕價洋叁佰叁拾五元正當日立契一併交收其田是杜絕之後任從管業耕種收冊過戶完糧以及起造華洋房屋開浜掘井種竹穿楊即便出租交卸與失主不涉倘有來歷不明失主全中保理直此係兩相允洽決無異言反悔恐後無憑立此賣加添嘆杜絕田文契為照

計開四址

東至 慈路	西至 清源昌
南至 清源昌	北至 水溝

田單移失 不立失單契

代笔 徐念祖 陶如倫

陳惠庭 朱西京 蔡子修

此契專過道契作為廢紙

英册道契 第 1897 號 (五)  
上海縣二十七保十圖原華人業主立賣嘆絕契 1



立賣加添嘆杜絕田文契張朱氏全子桂榮 金華為因正用急迫今將自己祖遺田坐落念添保改番克字并其舊舊田捌分是正母子商議先召親族人等無人承受後情願與中杜絕到于

李慶為世業三面言定絕價洋叁佰員正當日立契一併收足其田是杜絕之後任從管業耕種收冊過戶完糧起造華洋房屋開浜掘井種竹穿楊即便出租交卸與失主不涉倘有來歷不明失主同中保理直此係兩相允洽決無異言反悔恐後無憑立此賣加嘆杜絕契為照

光緒八年四月日

立賣加添嘆杜絕田文契張朱氏全子桂榮 金華

見絕契子

朱氏全子

計開四址田單業分別厘肆

中 朱開林 十

東至 陸地 西至 徐地 業戶張小拘

陳惠廷 張秀榮 十

南至 路 北至 浜

陶鳳山 十

杜絕契是實

王慶

陶如綸 登

此契專過道契作為廢紙

英册道契 第1897號(六)

上海縣二十七保十圖原華人業主間立賣嘆絕契2

立賣加添嘆杜絕田文契張朱氏為因正用今將自己祖遺田坐落念七保拾番念字圩叁佰五拾號內田柒分柒厘玖毫合門商議先召親族人等無人承受後情願與中杜絕到

李來泰李廣永遠世業三面言定時值絕價洋貳佰陸拾元正當日立契一併收足其田是杜絕之後任從管業耕種收冊過戶完糧以及起造華洋房屋開浜掘井種竹穿楊即便出租交卸與失主不涉倘有來歷不明失主全中保理直此係兩相允洽決無異言反悔恐後無憑立此賣加添嘆杜絕契為照

光緒八年七月日

立賣加添嘆杜絕契張氏全子桂榮 金華

見絕契子

計開四址

中 葉占祥 十

東至 南溝深馬 西至 小路

陳惠庭 十

南至 小路 北至 湯主

蔡子修 十

朱西京 十

徐念祖 登

此契專過道契作為廢紙

英册道契 第1897號(七)

上海縣二十七保十圖原華人業主間立賣嘆絕契3



敬稟者竊卑職樹。查接管卷內暨卑職管等奉  
 憲臺札飭會勘英商長利行將德冊三十一、三十八、等號舊契換立一千八百九十四、五、六、七號新  
 契租地一案業將一千八百九十四、五、六、七號契地查明勘丈先行繪圖稟覆在案其一千八百九十五號  
 契地經卑職等與黃巡檢輔會同  
 英總領事所派之員查前項契地原立三十六號德契曾經謝牧國恩文實一畝五分四厘一毫  
 今換立英冊一千八百九十五號新契當傳同業戶督飭亭者地保前往履勘地內有坟墓暨浮  
 厝共六處據原業戶瞿阿炳暨二十七保十畝地保陳惠廷稟稱該地前租與德商字來泰  
 當時議明契價洋三百十元先收洋一百七十元其餘一百四十元因地不應用且有瞿姓坟墓在  
 地言明俟應用之日找清原價遷移坟墓今字來泰將地轉租與英商長利行屢向催討  
 找價延約不付故找未遷移稟求追償等情具稟前來卑職等當向英署吊查瞿張氏  
 等當日出租原契載有搬費一應在內字樣是地內坟墓本議遷移計自光緒八年出租迄今  
 十年找未遷動該業戶瞿阿炳所稱價未收清或非無因既據稟稱前情自應除按文量丈  
 見積三百十六步五分六厘合地一畝三分一厘九毫四址東至潘姓地暨大路西至潘姓地暨小路南  
 至潘姓地暨金陵公所地北至潘姓地暨樓流所地其找地亦應文實批明文見文分八厘六毫  
 又浮厝二處計地三厘六毫兩共二分二厘二毫合之前項契地除按文見畝三分二厘九毫計之與  
 謝牧原文之數尚屬相符合將會勘緣由繪圖貼說聯銜稟覆並將奉發新舊契呈繳仰乞  
 大察核俯賜批示祇遵恭請  
 約安伏乞

英册道契 第1897號 (八)  
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

再鑒卑職樹。謹稟  
 計呈 繪圖一幅並繳英新中契德舊上契各一紙  
 一稟 道憲具詳。 稟覆會勘德冊三十六號舊契換立英冊一千八百九十五號新契租地案呈圖契由  
 光緒十七年十月十日  
 候補府左堂主  
 上海縣正堂袁  
 候補縣正堂葛

英册道契 第1897號 (九)  
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b







此契存卷

大清欽命監督江南海關分巡蘇松太兵備道員

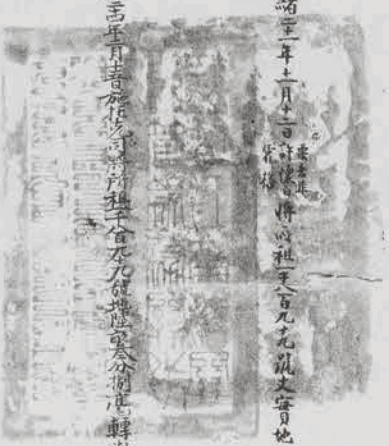
大英總領事官許照會內開今據本國商人葉恭許漢白 霍格 稟請在上海按和約所定界內租業戶

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地畝却不能由

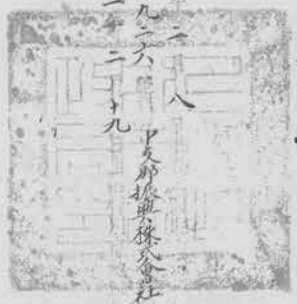
業戶 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查核其租地實界無足妨礙方准租住

光緒十六年九月二十九日 租地 地契 一千八百九十九號

查該地係由英商一千八百九十九年所租出之地段...



一千九百零三年七月...



光緒二十二年...

英册道契 第1898號 第1899號

此契於光緒十六年九月二十九日由業主...

英册道契 第1899號 (一)

The within Lot is composed of a portion of Lot 1333.

TITLE DEED. Taotai's copy

Nieh, Superintendent of Maritime Customs for the Province of Kean-nan...

received a communication from the British Consul-General stating that...

That the said H. C. Litchfield, R. S. Schwabe & W. Walker...

shall Rent the said quantity of Land.

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

Huang-Hui 16th year, L. S. 10th moon 7th day.

November 18th 1899. No. of Land 1899. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1899.

英册道契 第1899號 (二)







The within Lot is composed of Lot 1161 & U.S. Lots 327 & 328

[TRANSLATION.]

TITLE DEED.

Facsimile Copy.

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

I have received a communication from the British Consul-General stating, that Edward Elias Sassoon has applied to Rent in perpetuity from the proprietors a Lot of Land, situated within the Boundary of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Part of Shanghai, measuring in area...

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

Kuang-Hsi 16th Decr. 11th 5th day. December 16th 1901. No. of Lot, 1901. No. of Title Deed. Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189.

英册道契 第1901號 (二)

英册道契 第1900號 第1901號

一七七

大清欽命監督江南海關分巡蘇松太兵備道員

給出租地契事照得接准 大英總領事官許照會內開今據本國商人愛杜托沙遜 稟請在上海按和約所定界內租業戶...

光緒二十六年... 查該地係在英界內... 租地契 一千九百一號

Vertical Chinese text on the right side of the deed, likely a translation or commentary.

英册道契 第1901號 (一)

二源公租大人閣下敬覆者昨奉

惠函以老開橋北從前旗昌縹絲廠門前之漲灘奉

道憲札飭商挖現業沙灘所轉新契何日發給先行知照以便向商等因查該地共有四契前田

新沙灘但以三契併換新契不得不將所遺之美冊二百六號契地商定留出嗣於 滿副領事動

身以前經 敝局將是號契地各項真實憑據帶赴英署 晚亦偕往眼同新沙灘之經理人瑪禮

遜三面証明已無異說現因瑪禮遜向旗昌索契旗昌意圖加價而瑪禮遜以地係全賣理應

將契全交以此爭執是此項道契之未能遽發係因該洋商自行耽擱之故所須挖去漲灘似不

妨乘此時先與商量免致築成馬路後多所窒碍未識

尊意以為然不肅覆專此敬請

勳安惟

照不一

治晚 名正肅

再正在函函問聞新沙灘與旗昌索契日內即可完結矣又及

Handwritten signature or date.

英册道契 第1901號 (三)

上海縣二十五保頭圍原華人業主稟帖



啟者據英商沙遜稟稱英冊一千九百一號契地係由美商旗昌於己倒吞商  
契方可定價成文移移迅賜核批前奉該契故令與美商旗昌行各別無件為後有信用官  
商商業已填用則項用老字應概若于之數水係子母相生是荒地似無升科之理再月前  
會文局已將該契錄由稟後合至正致  
貴道請將該契有任准者將應徵數目見示水無別項情事刻日將契移還信故以便商情  
延閱為荷此項云

### 會文局

英總領事所派之員查明原契前往該地按心逐細履勘丈量

繪圖貼說具復毋違快札

計札發 新中契一紙銷下契三紙仍繳

光緒



十六年十二月  
契

英冊道契 第1901號 (四)

上海道札飭會文局1

敬啟者上月抄奉

閱道憲札開上年冬間據該伴稟英沙遜行所買旗昌  
縹絲廠沿蘇州河之基地從前道契分入英美冊今新沙遜  
合并新契一紙係第千九百一號如蒙印發此契乞先諭  
知卑解以便運與新沙遜訂明由官控去灘泥若干以利  
河道等據此查前項一千九百一號契地業係札飭會文  
局查勘應令該伴將應挖河灘以通水利之處會商公  
理以期周妥除行會文局外札飭遵照等因奉此想  
尊憲必亦奉到

憲行此事

貴局定于何日查勘可否先期

示知為荷手泐順請

升安惟

照不一

名正具 二月初五日

英冊道契 第1901號 (五)

英國駐滬領事致會文局總辦函



敬稟者竊<sup>卑職</sup>等奉

前憲壹札飭會勘英冊一千五百四號、美冊三百三十一、四九號銷契併立英冊一千九百號新契租地一案當查此項銷契係旗昌絲廠之地前經清界局冊報內有美冊一千九百號載地七分係回契租地若以三契併立一契則美冊一千九百號契地無著節經往復辨論并據英商瑪禮遜稟知美署以旗昌經理人云該契尚有美冊一千九百號契地在內此時不及過戶稍遲再行轉租請行知等語究竟如何先行辦理必煩商允妥洽乃該英商又以美冊一千九百號契無四址未有確據為辭<sup>卑職</sup>率同黃巡檢補督清界原勘之夏州同家鼎傳同冊書地保檢齊各號契紙並該苗址形各冊帶赴英署曉以該地如除去美冊一千九百號契則前三號契址不相聯絡眼同洋商按苗指示三面証明始無異議本年四月奉

前憲黃 札准 美總領事函以美冊一千九百號地契據租戶稟執業之下契遺失請補給

等由究竟遺失下契之租戶係何人飭即查復等因<sup>卑職</sup>等依查該號契原租業戶係美商旗昌該旗昌行早經閉歇詢據美署以該地係美商所得代完年租是否伊手遺失不知其細即催其轉飭該商將前地趕緊併轉租過戶以清案牘八月十七日接奉札知准

美總領事佑 來函以美商一千九百號契地已由租戶轉與英商併入英冊一千九百零一號契內等由飭即遵照迭次札飭刻日勘復各等因奉此該地種種糾葛窒礙之情形也所有前四號銷契併立一契地畝<sup>卑職</sup>等前經文見合實地六畝二分五厘三毫七忽三秒核與清界局原文相符照銷契內載從前文過三契未文一契共合地五畝五分一毫以契載地畝與現文實有之地核計多地七分五厘二毫七忽三秒除契外實多之地飭令繳價升科自無異說惟

查清界局冊報原案當特清丈係按照縣署各業戶田單底冊所有完糧地畝核辦計冊載該處糧地畝二畝七分九厘三毫以丈見實地六畝二分五厘三毫七忽三秒計之應升科三畝四分六厘七忽三秒內除契外實多之地七分五厘三毫七忽三秒另須於契內補升二畝七分八毫<sup>卑職</sup>等前於歷奉辦理此等舊契租地各案各洋商等皆以執有道署印契為憑若於契載地畝以內令其補升則道契不足為據等語此案事同一律究竟是否當日出租之原業華民盜租官地抑係各國領事署所填道契畝分不實事隔三十餘年既無出租之原契可查而當日原業華民又流亡無可追究<sup>卑職</sup>等再四思維既於當日立契未經考察於前此時殊難補救與其徒事饒古辨結無期似不若先就現在丈見契外實多之地七分五厘三毫七忽三秒令該洋商繳價升科以清積

屢將來如能查訪得實當日出租是地之原業華民另行追究是否有當伏候

憲裁至該處附近時值地價<sup>卑職</sup>等飭據該苗地保查明稟稱該處地價照目今時值每畝約值銀二千兩左右惟查沿吳淞江一帶前經清界局委員翁丞稟奉

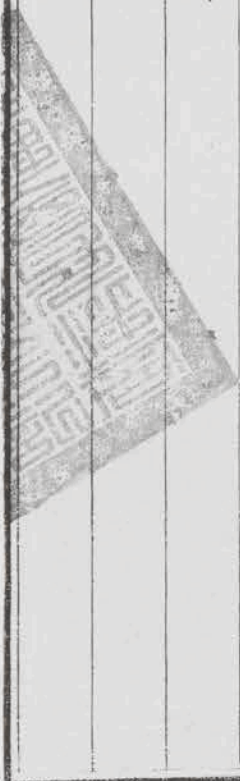
前陛憲稟 批准每畝飭繳庫平銀四百五十兩有案應否仍援案辦理之處<sup>卑職</sup>等未敢擅專理合將查勘緣由繪圖貼說縷晰稟覆四址載明繪圖并將奉發新舊契呈繳仰乞

大俯賜核奪并請

訓示祇遵肅稟恭請

鈞安伏祈

垂鑒<sup>卑職</sup>謹稟





計呈 繪圖一幅并繳新中契一紙銷下契三紙  
 一稟 道憲 鑒  
 竊復查勘英冊一千九百號併契租地并呈圖契請示由

光緒二十二年十月廿六日

候補縣正堂黃 行

候補縣正堂朱 行

英册道契 第1901號(八)  
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖c

又委員王承賓等

札

十二月

呈報查勘英冊一千九百號併契租地并呈圖契請示由

為

札飭事案接

英總領事許 來函以英商愛杜挖沙遜有由英冊一千

五百四號美冊三百三十九號契地併立一千九百號新契一套並銷契

送請委勘印並將舊契塗銷等因除函復並分行外合檢新

各契札發 札到該丞等即便查收刻日會同上海縣暨

英總領事所派之員查明原契前往該地按址逐細履勘丈量

繪圖貼說具復毋違此札

計札發 新中契一紙銷下契三紙仍繳

英册道契 第1901號(九)  
上海道札飭會丈局2







此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

為

大英總領事官許照會內開今據本國商人哪亥而稟請在上海按和約所定界內租業戶

其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶周維新將該地租給商收用務照後開各條遵行查該外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實無妨礙方准租住又查向議章程雖外國人有通融得之之虞但無准租地實與華民轉賃若華民欲在界內租地實須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登藉其地畝或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯罪者則此契作為廢紙地即歸官須至租地契者

光緒十六年十一月初五日給租地契一千九百三號

查該地坐落上海三保一二高單字坊向由原業戶先種苗錢孟揚此契... 光緒十七年四月十五日... 光緒十七年三月初百愛文司行所租... 光緒十七年八月廿五日... 光緒十七年首百習署... 一千九百零九年... 馬斯德... 薩... 民國四年...

英册道契 第1903號 (一)

[TRANSLATION.]

TITLE DEED.

Faotai's copy.

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

I have received a communication from the British Consul-General stating, that George W. Noel has applied to Rent in perpetuity from the proprietors Ahow He Sing a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mor, fan, le, haou, bounded on the North by on the South by on the East by on the West by

That the said George W. Noel to pay to the Proprietor Ahow He Sing a sum of Tails Eight Hundred (\$800) being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Ahow He Sing shall Rent the said quantity of Land to George W. Noel upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said George W. Noel 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-General, 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 George W. Noel 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 George W. Noel 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.

Kuang Hui 16th year, L. S. 11th month, 5th day.

December 16th 1890.

No. of Lot, 1903.

No. of Title Deed, 1903.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1890.

P. W. Straupfeld A. Vice-Consul.

英册道契 第1903號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官許照會內開本國商人志通公司稟請在上海按和約所定界內租業戶怡和

將該地租給該商取用務照後開各條進行查核外國人按和約在界內租地地畝却不能由業戶怡和

光緒十六年十一月十八日給租地契一千九百肆號

查該地係屬英界租界內有八處在英界內公地正界內界內界外界內界外界內界外

光緒十六年三月十四日大東亞通商公司經理人馬普司將所租一千九百肆號地契三畝三厘毫轉與陶德爾遵照例租用此批

光緒十九年三月十四日陶德爾將所租一千九百肆號地契分租屋基另立一千九百九十九號新契此批

光緒十九年四月十四日陶德爾將所租一千九百肆號地契分租屋基另立一千九百九十九號新契此批

光緒十九年四月十四日陶德爾將所租一千九百肆號地契分租屋基另立一千九百九十九號新契此批

此契於三十一年一月十五日... 主地老自於... 有... 山...

一千九百零三年三月四日德租行

此契於三十一年一月十五日... 主地老自於... 有... 山...

英一千九百四號

英册道契 第1903號 第1904號

英册道契 第1904號 (一)

The within Lot is composed of Sub lot No 487 to Sub. No. 494.

[TRANSLATION]

TITLE DEED.

Tao'ai's copy.

Nieh Superintendent of Maritime Customs for the Province of Keang-nan

I have received a commission from the British Consul-General stating that

The Trust and Loan Company of China Japan & the Straits

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 Trust and Loan Company of China Japan & the Straits

to pay to the Proprietors a sum of being at the rate of per acre; and also

the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said 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 to transfer except to a foreigner, having a recognised right of residence within

the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection

on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between

the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the

right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local

conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in

then with the Chinese: And inasmuch, as no Chinese subject can legally enter into possession of any

Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities

grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which

said Act may be granted or refused in the exercise of their discretion.

The conditions of this Deed, therefore, are: That if the said Trust and Loan Company

of China Japan & the Straits 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-General, 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

Trust and Loan Company of China Japan & the Straits or their

Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above

specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever

kind thereon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese

without the before-mentioned Act of Authorization, first had and obtained; or if the said

Trust and Loan Company of China Japan & the Straits

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.

Registration completed at

H.B.M. CONSULATE-GENERAL, SHANGHAI,

this day of 18

Registration completed at

H.B.M. CONSULATE-GENERAL, SHANGHAI,

this day of 18

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H.B.M. CONSULATE-GENERAL, SHANGHAI,



大清欽命監督江南海關分巡蘇松太兵備道鼎

給租地契事照得接准

大英總領事官許照會內開今據本國商人美查洋行稟請在上海後和約所定界內租業戶

地一段承遠租 畝 分 厘 毫 北 東 西 南

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由

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

又在向議章程雖外國人有通融得之之虞但無准租地質房與華民轉賃若華民欲在界內租地質房須由

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

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

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

光緒十六年十二月二十一日給

租地 地契 一千九百零五號

查該地係由英一千九百零五號併換本契舊契洋銷此批

此項併換地契係于保十土高地英英港港北新開四百餘畝上海陸陸合縣三委負責會同勘復丈見實地三分四厘四毫四絲東至蘇州鎮西至西地地

英册道契 第1905號 (一)

The within lot is formed of lots 1262 and 1274.

TITLE DEED. iastai's copy

Mik - Superintendent of Maritime Customs for the Province of Kean-nan 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-General stating, that Messrs. Masoj Brothers Limited have applied to rent in perpetuity from the proprietors a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

on the North by on the South by on the East by on the West by

That the said Messrs. Masoj Brothers Limited have agreed to pay to the Proprietors a sum of being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said 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 to transfer except to a foreigner, having a recognised right of residence within the Dominion of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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. Masoj Brothers Limited, 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-General, 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. Masoj Brothers Limited, 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. Masoj Brothers Limited, his or their 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 Land of the Soil.

A necessary Deed for the Renting of Land.

Kuang-Hsin 16th year, L. S. 12th month 21st day, January 30th 1905, No. of Lot, 1905, No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189- Vice-Consul.

光緒三十三年五月二十五日... 此項併換地契係由英一千九百零五號併換本契舊契洋銷此批... 地契分租地契係由英一千九百零五號併換本契舊契洋銷此批... 光緒三十三年五月初十日批

英册道契 第1905號 (二)



大清欽命監督江南海關分巡蘇松太兵備道 為

大英總領事官許照會內開今據本國商人 大東通商公司 稟請在上海按和約所定界內租業戶 坊 地一段承遠租 畝 分 厘 毫 北 南 東 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價共計價銀伍佰肆拾兩正 業戶 坊 地 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通商得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不察明本 國總領事官並道憲批准登報將其地實房分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 而每年不將銀兩繳納租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十七年 正月 初十日 給 地 租 地 契 一 千 九 百 六 號

本該地係屬上海英租界內... 此項租地係據上海英租界... 光緒十七年九月十五日

光緒十七年六月廿八日大東通商公司經理人馬普師將所租千九百六號大實地三分陸四毫轉與耶穌會遵照租用此批

一九〇〇年九月九日永安公司將該地... 光緒十七年七月二日本局批註

英千九百六號

英册道契 第 1905 號 第 1906 號

光緒十七年六月廿八日... 光緒十七年七月二日

英册道契 第 1906 號 (一)

[TRANSLATION.]

TITLE DEED.

Taotai's Copy

Superintendent of Maritime Customs for the Province of Kean-nan... British Consul-General... Trust & Loan Company of China Japan & the Straits Ltd... Yang Sze Seh... 1540... 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. Forasmuch, as the tenure of Ground held by foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said Trust & Loan Company of China Japan & the Straits Ltd. 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-General, 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 Trust & Loan Company of China Japan & the Straits Ltd. 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 Trust & Loan Company of China Japan & the Straits Ltd. 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.

Kuang Kwei 17th year, L. S. 1st month 10th day, February 15th 1891, No. of Lot, 1906, No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1891, R. W. Mansfield, Consul-General.

英册道契 第 1906 號 (二)

一八五



大清欽命監督江南海關分巡蘇松太兵備道

大英總領事官許照會內開今據本國商人 威爾遜 稟請在上海按和約所定界內租業戶

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由

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 總領事官查視其租地實屬無足妨礙方准租住

光緒二十七年正月十一日給地契一千九百零七號

查該地係由英副領事二百八十五號發給契此

此項租地係由英領事二百八十五號發給契此... 洪繪圖到道該商應照文書起...



光緒二十九年三月初五日韓得善將本號契地轉與雷德租用此批

本年五月二十九日雷德將本契地轉與包帖租用此批

光緒三十三年三月西日北山東教會將本契地轉與梯四得而租用此批

宣統二年六月二十三日梯四得而將本契地轉與福勒司脫租用此批

一千九百零六年八月二日福勒司脫將本契地轉與雷德租用此批

英千九百零七號

英册道契 第1907號 (一)

The within Lot was formerly a Sub Lot No. 3817A Sub. Res. No. 285.

[TRANSLATION.]

TITLE DEED.

Taotai's Copy

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

I have received a communication from the British Consul-General stating, that John Wilson 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...

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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities...

The conditions of this Deed, therefore, are: That if the said John Wilson 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-General, 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 Wilson 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 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 Land of the Soil.

A necessary Deed for the Renting of Land. Kuang-shui 14th year, L. S. 1st month 11th day.

February 14th 1907. No. of Lot, 1907. No. of Title Deed, 1907.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

P. B. Mansfield Acting Vice-Consul.

查此契准英國駐上海總領事署由本契由前租主鴻標將全地轉與高易租用等因准此相批加批以資執管此批 中華民國二年二月二十一日上海商土地局批印



英册道契 第1907號 (二)



大清欽命 監督江南海關分巡蘇松太兵備道 為

大英總領事官許照會內開今據 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地畝却不能由

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

又查向議章程雖外國人有通融得之之處但無准租地實房與華民輾轉買賣若華民欲在界內租地實房須由

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

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

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

光緒十七年正月十一日 給 租地 地契 一千九百八 號

此項租地係由英正冊三百二十四號起算至三百六十四號止是說新築的上海縣全縣土地委員會同勘復坐落之七保十名地畝之西

英千九百八號

英册道契 第1907號 第1908號

英册道契 第1908號 (一)

The within Lot was formerly a Sub Lot No. 381<sup>st</sup> Sub Res. No. 284.

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from the British Consul-General stating, that The Council for the Foreign Community of Shanghai has applied to Rent in perpetuity from the Proprietors of a Lot of Land, situated within the 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 Council for the Foreign Community of Shanghai of the U.K.P. to pay to the Proprietors a sum of being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker. This coming before me, the Intendant, I do hereby arrange and agree that the said 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said Council for the Foreign Community of Shanghai of the U.K.P. 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-General, 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 Council for the Foreign Community of Shanghai of the U.K.P. 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 Council for the Foreign Community of Shanghai of the U.K.P. 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 Land of the Soil. A necessary Deed for the Renting of Land.

Kuang Hsi 14<sup>th</sup> year, L. S. 1<sup>st</sup> January 11<sup>th</sup> day, February 19<sup>th</sup> 1908. No. of Lot, 1908. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189 } R.B. Mansfield Vice-Consul.

英册道契 第1908號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准

大英總領事官許照會內開今據本國商人 金士美

地一段承租租 畝 分 厘 毫 北

每畝給價

業戶

已便亦不得轉與別國未准住中國之人必須中國官憲與

又查向議章程離外國人有通融得之慮但無准租地質房與華民轉賃若華民欲在界內租地質房須由

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

國總領事官並道憲准其地體體分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒十七年正月十三日

日給

租地 地契 一千九百九號

查該地係由英冊八百六十三號契內畫地一段約六分零換五本契此

此項租地係在英冊八百六十三號契內畫地一段約六分零換五本契此

陸軍部光緒十七年正月十三日

陸軍部光緒十七年正月十三日

一九四四號金士美將本契全地轉讓英法地產局謹此

民國四年四月廿五日本局補註

此契係三十二年四月二十日日本領事官與英法地產局

信交地產局會存

五三七三號

英册道契 第1909號 (一)

The within Lot is formed of a portion of Lot No 840 Res. No 863

[TRANSLATION.]

TITLE DEED.

Saolai's Copy.

Nieh - Superintendent of Maritime Customs for the Province of Kean-nan

I have received a communication from the British Consul-General stating that Thomas William Kingmill has applied to me for a new deed for a Lot of Land situated within the boundaries of Ground set apart in accordance with the Treaty for the location of Foreign Residences 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 Thomas William Kingmill to pay to the Proprietors a sum of being at the rate of the Annual Law Rent of Fifteen Hundred Cash per 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:- First-That, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognized right of residence within the Dominions of China, and to whose Authorities of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 William Kingmill 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-General, 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 William Kingmill 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 William Kingmill neglect to pay Yearly in advance the said Law 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.

Shanghai 17th day of February 1909. No. of Lot, 1909. No. of Title Deed, 1909.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

英册道契 第1909號 (二)















敬稟者。竊卑職等。查接管卷內暨卑職等奉

憲臺札開接

英總領事許 函送一千九百十號新契附圖。請派員會勘等由。札發契圖。飭即會查勘。丈繪圖具復等因奉此。卑職等與黃巡檢。正在訂期會勘。據業戶嚴鈞翰等稟稱。伊等有二十三保頭苗。平字圩地。二十四畝。於去年六月間。憑中租與英商毛思皮。每畝價洋一百元。立有定票為憑。又囑伊轉租曹潤甫出路地一段。代付價銀三百兩。合洋四百廿九。共計價洋二千八百十四元。除收到一千三百六十元外。尚少價洋一千四百五十四元。言定須付清地價。方能請撥道契。詎毛思皮已將房屋造竣。開設牛奶棚。屢索我價。游約不付。詢之經中洋人強克。亦一味支吾。顯見串吞地價。環求止文等情。具稟前來。卑職等伏查洋商租賃華民田地。必須與原業戶兩相允洽。方能轉立道契。此項租地。既據原業戶嚴鈞翰等。以該洋商未清地價。稟請止文。自未便履勘。理合將奉發契圖。聯銜稟繳。仰祈

大人察核。俯賜批示。祇遵。恭請

鈞安。伏乞

垂鑒。卑職等。謹稟

計呈繳 新下契附圖各一紙

一稟 道憲耳。稟覆奉勘英冊一千九百十號新契租地契價未清未便勘文呈繳契圖由

英冊道契 第1911號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

光緒二十七年五月廿六日



候補府左堂主

上海絲正堂袁

候補縣正堂葛

Official seals and signatures of the officials

英冊道契 第1911號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b



敬稟者竊奉

憲臺札開

英署總領事 來函以一千九百一十五號新契地價未清一案茲據該商馬士皮及原業戶在本署繕立收票已將地價收清鈔錄收單並將新契一套附圖一紙送請派員會勘等由札發契圖飭即會查勘文繪圖具復並查高保土名附復正在勘辦間續奉

札飭以英商古柏將所租一千二百二十五號契地畫出約三分四厘轉與馬士皮併在一千九百一十五號契內租用飭即彙案勘辦並將劃存餘地併勘明繪圖具復各等因奉此遵經卑職等與黃興檢

英總領事所派之員查明前項新契係據法商馬士皮將所租華民嚴鈞翰二十三保二畝半字

地二畝二分六厘五厘四毫又租左洽協等同好地除按二畝二分四厘八毫又嚴華華同好地除按

二畝二分九厘九毫共計二畝地二畝五分一毫又租華民左桂全十二畝臣字好地八分五厘四毫又左炳榮等同好地一畝三分四厘四毫共計十二畝地二畝一分九厘八毫又轉租洋商古柏英冊一千二百

二十五號契內劃出地三分四厘以上統共合租地二十三畝三厘九毫併立一千九百一十五號新契當傳同業戶督飭事青地保前往履勘查該地係分三段自應分別丈量又見北段二畝地內有坎地兩方

除坎文實地二十八畝一分五厘四毫又中段十二畝單地又見二畝一分九厘八毫又南段係英冊一千二百二十五號契內劃出地三分七厘五毫以上三共合計文實地二十三畝七分二厘七毫所除坎地兩方亦應

丈量以清界限又見南首坎地計一分四厘四毫又北首坎地計六厘四毫至一千二百二十五號舊契劃存餘地查該契計實地四畝二分六厘四毫除劃併一千九百一十五號契內文見實地三分七厘五毫外

英册道契 第1911號 (六)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

本契應餘地三畝八分八厘九毫今又見三畝七分八厘八毫計小地一分五毫所少之地詢係讓入東首路內飭據該地保楊周陸查明屬實具稟前來除將原契田單批明分別發還英署暨原業戶執業餘地外理合將會勘緣由分繪圖說並將田單號數戶名暨丈見弓步畝分四址開摺聯銜稟覆同奉發契圖呈繳仰祈

大憲核俯賜批示祇遵恭請

鈞安伏乞

垂鑒 卑職 謹稟

計呈 繪圖二幅清摺一扣並繳新下契附圖各一紙舊下契一紙

一稟 道憲再請 稟覆會勘英冊一千九百一十五號新契租地各業戶出租田單號數戶名暨英冊一千二百二十五號舊契餘地丈見弓步畝分四址開具清摺呈候

謹將會勘英冊一千九百一十五號新契租地各業戶出租田單號數戶名暨英冊一千二百二十五號舊契餘地丈見弓步畝分四址開具清摺呈候

憲鑒

計開

各業戶出租田單項下

嚴鈞翰出租

二十三保二畝半字好一百二十號戶名嚴錫榮則田三畝八分五厘四毫

又 戶名嚴釗明則田三畝八分五厘四毫

又 戶名嚴秀祥則田七畝七分九毫

英册道契 第1911號 (七)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b



又	一百一十號戶名嚴秉禮則田四畝二分二厘一毫
又	戶名嚴秉義則田四畝二分二厘九毫
左給協左堂塘左永桃出租	
二十三保一畝平字圩一百三十九號戶名左榮惠則田二畝七分九厘二毫	內除地六厘四毫裁還田單一角
嚴華華出租	
二十三保一畝平字圩一百四十號戶名嚴茂坤則田一畝三分三厘二毫	內除地六厘四毫裁還田單一角
又	戶名嚴肇周則田一畝三分三厘一毫田單遺失附交代單根串
各紙鈔據該冊書張希孟查明與冊相符簽冊票覆備案	
以上二畝單地除地外共計則田二十八畝五分一毫文見實地二十八畝五分五厘四毫計多田	
單三分四厘七毫將一百一十號戶名嚴秉禮田單截分一角批還該業戶執業餘地理合聲明	
又左桂全出租	
二十三保十二畝臣字圩六百四十六號戶名徐小狗則田四分三厘一毫	
又	七百二十九號戶名左榮顯則田四分二厘三毫
左炳榮左坤成出租	
二十三保十二畝臣字圩七百二十九號戶名左遠則田四分二厘四毫	
又	七百四十一號戶名楊聖三則田九分二厘
以上十二畝單地共計則田二畝一分九厘八毫文見實地單數相符	
又由英冊一千二百二十五號契內劃出地地載二分四厘文見實地三分七厘五毫理合聲明	

英冊道契 第1911號 (八)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2c

大見新契畝分四址項下	
英冊一千九百一十一號新契	
前地坐落二十三保一畝暨十二畝其各曹家渡連劃租地共三分三段北段係一畝地內有地	
兩方除地文見積六十七百五十六步九分六厘合地二十八畝一分五厘四毫核與出租單地除地外	
共計二十八畝五分一毫之數計多田單三分四厘七毫四址東至路並魯姓地西至小岸南至溝	
口路脚並魯木二姓地暨濱路北至小岸並洪口又中段係十二畝單地文見積五百二十七步	
五分二厘合地二畝一分九厘八毫核與出租單地之數相符四址東至英冊一千九百一十二號地	
並張姓地西至左姓地南至浜口北至浜路又南段地係由英冊一千二百二十五號舊契內劃	
併亦坐落十二畝文見積九十步合地三分七厘五毫核與舊契內批載劃租三分四厘之數多	
地三厘五毫四址東至英冊一千二百二十五號地西至寶源祥地南至跨入楊樹浦馬路東首	
一畝四分西首一畝北至浜口以上三共併計實地三十分七分二厘七毫其北首一畝地內地	
兩方分別文實計南首地積三十四步五分六厘合地一分四厘四毫又北首地積十五步三	
分六厘合地六厘四毫此二地地不入契內理合聲明	
舊契劃剩餘地項下	
英冊一千二百二十五號舊契	
前地曾經謝牧國恩文實四畝二分六厘四毫除劃併一千九百一十號新契內文見實地三	
七厘五毫外本契應餘地三畝八分八厘九毫今文見積九百九十九步二分二厘合地三畝七分八厘六	
毫核與應劃剩三畝八分八厘九毫之數小地一分一厘所少之地詢係讓入東首路內然不能	

英冊道契 第1911號 (九)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2d



指實讓至何處似祇能以現文實地為准四址東至斜角半路暨路邊西至英册一千九百  
 土號地南至楊樹浦馬路北至漢口  
 一具清摺

光緒十八年三月 初六日

候補府左堂主 另

上海縣正堂袁

候補縣正堂葛

英册道契 第1911號 (一〇)

上海知縣暨會文局總辦聯銜呈上海道臺稟帖 2c

大清欽命監督江南海關分巡蘇松太兵備道聶

為

給出租地契事照得接准  
 大英總領事官許照會內開今據本國商人斐禮思 稟請在上海按和約所定界內租業戶陶梅氏全子子寅  
 地一段亦遠租 畝 分 厘 毫 北 東 西 南  
 其年租每畝一千五百文每年預付銀號等因前來本道已飭  
 每畝給價共計價洋肆百元正  
 業戶陶梅氏全子子寅將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由  
 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住  
 又查向議章程雖外國人有通融得之益但無准租地實房與華民轉賃若華民欲在界內租地實房須由  
 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
 國總領事官並違批准登報將其地轉讓分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據  
 前每年不將價銀年租銀二千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

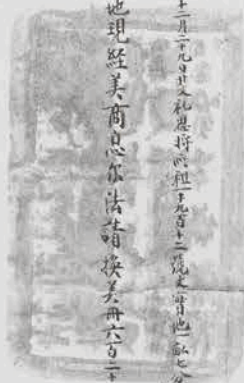
光緒十七年正月二十五日給 租地 地契 一千九百十二號

查該地坐落上海邑二十五保二面過字行向由原業戶完糧呈高陸順山此批

此項租地係屬上海縣東全縣王委官署管業用物稅生等三保三番土名拉坡橋北至老橋基該地南首至漢口為其合實地畝分八厘一毫四忽東至英册王  
 自西至漢口南至王姓地南至漢岸北至王姓地暨該地地畝圖到道該商應照文實畝分四厘管業租應照稅明蓋印備考 光緒十七年六月初六日批

光緒十七年正月二十五日給租地契事照得接准 大英總領事官許照會內開今據本國商人斐禮思 稟請在上海按和約所定界內租業戶陶梅氏全子子寅  
 地一段亦遠租 畝 分 厘 毫 北 東 西 南  
 其年租每畝一千五百文每年預付銀號等因前來本道已飭  
 每畝給價共計價洋肆百元正  
 業戶陶梅氏全子子寅將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由  
 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住  
 又查向議章程雖外國人有通融得之益但無准租地實房與華民轉賃若華民欲在界內租地實房須由  
 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
 國總領事官並違批准登報將其地轉讓分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據  
 前每年不將價銀年租銀二千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

查該地現經美商恩德法商瑞美冊六百三十二號新於給租租日本與相應註銷 光緒十八年五月二十日道署批



英一千九百十二號

英册道契 第1912號 (一)



[TRANSLATION.]

TITLE DEED.

Tsotai's Copy.

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

I have received a communication from the British Consul-General stating, that F. F. Ferris

has applied to Rent in perpetuity from the proprietors Tau mei she & Tze 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

on the North by on the South by on the East by on the West by

That the said F. F. Ferris to pay to the Proprietors Tau mei she and Tze Yung a sum of Dollars Four Hundred (H. 400) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Tau mei she and Tze Yung shall Rent the said quantity of Land to F. F. Ferris upon the following conditions:-

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

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-General, 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 F. F. Ferris

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 F. F. Ferris

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 Land of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsi 14th year, L. S. 1st moon 20th day March 5th 1891 No. of Lot, 1912 No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1891 P. B. Mansfield Vice-Consul.

英册道契 第1912號 (二)

此契存卷

光緒三十三年三月十六日... 第三三三三號

大清欽命監督江南海關分巡蘇松太兵備道員

給出租地契事照得接准 大英總領事官許照會內開今據本國商人 費德格 稟請在上海檢和約所定界內租業戶 韓樹德 地一段承遠租 畝分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價共計價銀壹百兩正 業戶 韓樹德 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向該商聲明外國人有通商權利之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准蓋印憑據將其地轉賃或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十七年二月初二日給租地契 一千九百十三號

查該地坐落... 光緒十七年二月初二日給租地契 一千九百十三號

光緒十八年八月初七日帶德格所租一千九百十三號文書地三畝五分七厘公同轉與與勃德生遵例租用此批

光緒十九年七月二十七日與勃德生將所租一千九百十三號契地三畝五分七厘公同轉與與勃德生遵例租用此批

光緒二十六年四月三日格爾騰將所租一千九百十三號契地三畝五分七厘公同轉與與勃德生遵例租用此批

查該地坐落... 光緒二十六年四月三日格爾騰將所租一千九百十三號契地三畝五分七厘公同轉與與勃德生遵例租用此批

英千九百十三號 一千九百十一年五月... 勃德生 格爾騰 勃德生 勃德生

英册道契 第1913號 (一)



[TRANSLATION.]

TITLE DEED.

Subst. Copy

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

I have received a communication from the *British* Consul-General stating, that *Rawlings & Co. Fittock* has applied to Rent in perpetuity from the proprietors *Han Shu Teh & 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

on the North by  
on the South by  
on the East by  
on the West by

That the said *Rawlings & Co. Fittock* pay to the Proprietors *Han Shu Teh & others* a sum of *Tsals seven hundred (\$700)* being at the rate of \_\_\_\_\_ per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Han Shu Teh & others* shall Rent the said quantity of Land.

to *Rawlings & Co. Fittock* upon the following conditions:— Forasmuch, as the Treaty of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said *Rawlings & Co. Fittock* 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-General, and through him to the Intendant for the time being, for their joint assent and concurrence, and for the registration of the transaction in their respective Records; or if the said *Rawlings & Co. Fittock* 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 *Rawlings & Co. Fittock* 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.

Shuang Hai 17<sup>th</sup> year, L. S. 2<sup>nd</sup> day, 3<sup>rd</sup> day.

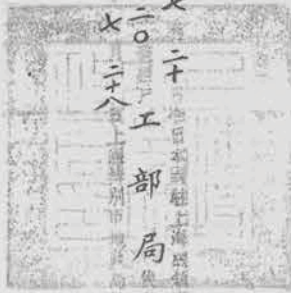
March 12<sup>th</sup> 1891  
No. of Lot, 1913.  
No. of Title Deed,

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_

*P. B. Mansfield*  
Acting Vice-Consul.

英册道契 第1913號 (二)

英一千九百十四號



此項地契係由上海租界工部局  
工部局 字第六九九一號  
工部局 字第七〇一五號

此項地契係由上海租界工部局  
工部局 字第六九九一號  
工部局 字第七〇一五號

光緒十七年二月初八日

日給

地租 一千九百十四號

大清欽命監督江南海關分巡蘇松太兵備道聶  
大英總領事官許照會內開今據本國工部局 稟請在上海按和約所定界內租界戶 陳趙氏  
給出租地契事照得接准  
地一段永遠租 畝 分 厘 毫 北 南 東 西  
每畝給價 共計價銀壹千柒百拾玖兩正 其年租每畝一千五百文每年預付銀號等因前來本道已飭  
業戶 陳趙氏 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地畝却不能由  
已便亦不得轉與別國未准在中國之人必須中國官憲與 總領事官查視其租地實房無妨礙方准租住  
又在向議章程雖外國人有通融得之之權但無准租地實房與華民轉賃買賣若華民欲在界內租地實房須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不察明本  
國總領事官准許批租者其地應分段或已或人另選別屋轉租華民居住若未領兩國官憲允准憑據  
應每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

此契存卷

英册道契 第1914號 (一)







The within lot was formerly a portion of sublot no. 281 sub-Reg. no. 256

[TRANSLATION.]

TITLE DEED.

Notar's Copy

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

I have received a communication from the *British* Consul-General stating, that *John, Andreas, Jostfried Holby* has applied to Rent in perpetuity from the proprietors for a new Title Deed for a Lot of Land, situated within the 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 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 upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said *John, Andreas, Jostfried Holby* his or their Heirs or Assigns, shall hereafter take over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul-General, 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, Andreas, Jostfried Holby* 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, Andreas, Jostfried Holby* 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.

Kwang Hui 19<sup>th</sup> year, L. S.

June 13<sup>th</sup> 1892

No. of Lot, \_\_\_\_\_ } 1915  
 No. of Title Deed, \_\_\_\_\_ }

Registration completed at \_\_\_\_\_  
 H.B.M. CONSULATE-GENERAL, SHANGHAI  
 this \_\_\_\_\_ day of \_\_\_\_\_ 189\_\_\_\_\_

*James Scott*  
 Vice-Consul



英册道契 第1915號 (二)

敬啟者、竊奉  
 富臺函諭、以勘覆英册一千九百十五及一千八百七十九兩號契地、其中均有坟地、深恐日後難免租  
 戶侵損、擬於契內分別批明、第該地洋商管業已久、並非新租之地、可比、倘照此函告  
 英總領事、不無周折、不若先向該洋商妥為勸導、果能遵辦、稟請於契內聲明、坟地勿  
 稍侵損、據情轉致領事、當無異言、飭即商辦、見復等因、奉經與原勘之黃巡檢、向該洋  
 商婉為勸導、乃該商等始終固執、以為素來無碍、請仍照舊為辭、卑職等伏查、前西號  
 契地、雖為該洋商管業已久、當時立契、並未請派員會丈釘界、現在既奉會勘、遇有坟  
 墓、經丈之員、自不得不除坟分丈、惟業主既不肯於契內批明、坟地勿稍侵損、字樣、兩有  
 窒難、擬請將一千九百十五號契、批明除坟丈實地四畝二厘七毫、一千八百七十九號契、批明除坟  
 丈實地五畝二分八厘九毫、坟地若干、均不批註、是否有當、理合將遵飭商辦緣由、據實稟覆  
 仰祈  
 大憲核示、遵、恭、叩  
 鈞安、伏乞  
 垂鑒、卑職、謹稟  
 一夾單、稟、道憲、再、稟



光緒十年正月廿七日

候補府左堂王

英册道契 第1915號(四)  
會丈局總辦呈上海道臺稟帖b

內函即送  
此件即送  
查者即查閱思籍  
十月初三

道署緘  
初三日  
即日奉

雁臣仁兄大人閣下敬啓者查前據

尊委勘覆英冊一千九百十五及一千七百七十九兩號契地

其中均有故地深恐日後難免租戶侵損擬於契

內分別批明第該地洋商管業已久並非新租之

地可以俾無任租法遠由故委函告英使領事不

無周折於一千八百七十九號租地者車可豈不美先

由

閣下向該洋商妥為勸導果能遵道兩字由故委於

契內聲明故地勿稍侵損特請領事考與

果言臨將該兩號上下契暫存外用特奉請即祈

執事商辦免後為荷此請

分安  
王弟再緝稟頓首

英册道契 第1915號(六)  
上海道臺致會丈局總辦的私函

英册道契 第1915號(五)  
光緒年間上海道臺衙門函套



大清欽命監督江南海關分巡蘇松太兵備道

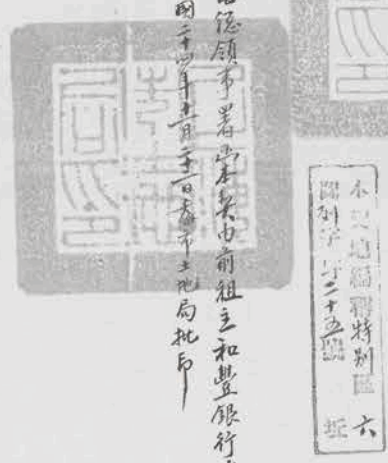
大英總領事官照會內開今據本國商人惠爾生稟請在上海按和約所定界內租業戶徐銀和等...

光緒十七年三月二十日給地契一千九百十六號

查此契准英國駐上海總領事署前本由前租主為西商將全地轉與和豐銀行租用等因准此相應加批以資執管此批

查此契准英國駐上海總領事署前本由前租主為西商將全地轉與和豐銀行租用等因准此相應加批以資執管此批

查此契准英國駐上海總領事署前本由前租主為西商將全地轉與和豐銀行租用等因准此相應加批以資執管此批



英一千九百十六號

英册道契 第1915號 第1916號

英册道契 第1916號 (一)

[TRANSLATION.] TITLE DEED. Taotai's Copy. Nieh - Superintendent of Maritime Customs for the Province of Kean-nan... Alfred Wilson... Kuang-Hsi 14th year L. S. 3rd moon 20th day April 28th 1891

英册道契 第1916號 (二)



大清欽命監督江南海關分巡蘇松太兵備道

大英總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

為

給出租地契事照得接准... 地一段承遠租 畝 分 厘 毫 北 東 南 西... 業戶 孫 桂 椿 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實房無足妨礙方准租住又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並違批准登藉將其地租與他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將租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十七年三月二十四日給

租地 一千九百十七號

此項地契係由上海英租界工部局會同勘復坐落王五律首名自來水橋北之孫家宅內實地三畝四厘東至江西路西南兩面均至英册一千九百九號地北至周布路南到道商應照文實政分區管界相應批明蓋印備考 光緒十七年六月初九日批

民國十年八月十一日全地併在英册一萬四百號新契本契註銷

英一千九百十七號

英册道契 第1917號 (一)

[TRANSLATION.]

TITLE DEED.

Taotai's Copy

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

I have received a communication from the British Consul-General stating, that William M. Dowdall has applied to Rent in perpetuity from the proprietors Sun Kwae Chum & Yuen San a Lot of Land, situated within the 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 William M. Dowdall to pay to the Proprietors Sun Kwae Chum & Yuen San a sum of Dollars One hundred (\$100) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Sun Kwae Chum & Yuen San shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said Dowdall 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-General, 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 M. Dowdall 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 William M. Dowdall 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 Land of the Soil.

A necessary Deed for the Renting of Land.

Kwang-Hai 17th year, L. S. 3rd moon 24th day.

May 2nd 1891 No. of Lot, 1917 No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1891

R. B. Mansfield Acting Consul.

英册道契 第1917號 (二)



光緒十七年

五月日

局憲大老爺

電鑒施恩沾德上呈

商之地該單並無錯誤據實稟明伏乞

為稟復事切奉勒文英册一千九百十七號即是孫桂  
 出租德和洋行奉博飭查得三百十四號孫達海戶名  
 地三分四厘八毫該單即是孫桂春分出租與德和洋

二十五保頭番地保陸和全

英册道契 第1917號 (三)  
 上海縣二十五保頭圖地保稟帖

This is composed of a portion of Sub. Lot 56 of S. Report 147

[TRANSLATION.]

TITLE DEED.

Notar's copy

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

I have received a communication from the British Consul-General stating, that  
 William Augustus White  
 has applied to Rent in perpetuity from the Proprietor Thomas Stanbury  
 a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the  
 Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area  
 mos, sun, le, haou, bounded  
 on the North by  
 on the South by  
 on the East by  
 on the West by  
 That the said William Augustus White is  
 to pay to the Proprietor Thomas Stanbury  
 a sum of  
 being at the rate of  
 per mos; and also  
 the Annual Low Rent of Fifteen Hundred Cash per mos Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor  
 Thomas Stanbury shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said William Augustus  
 White 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-General, 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 Augustus White 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  
 William Augustus White  
 neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mos, 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 Land of the Soil.  
 A necessary Deed for the Renting of Land.

Kuang-kai 17<sup>th</sup> year, L. S. 8<sup>th</sup> moon 27<sup>th</sup> day.

September 25<sup>th</sup> 1891

No. of Lot, 1918

No. of Title Deed, 1918

Registration completed at  
 H.B.M. CONSULATE-GENERAL, SHANGHAI,  
 this day of 189

R. B. Mansfield  
 Acting Consul.

光緒十七年八月二十七日

日給

租地 壹千九百拾捌號

查該地係由册乙字... 此項租地係由英正册五百零六號... 光緒十七年八月二十七日

大清欽命監督江南海關分巡蘇松太兵備道聶  
 給出租地契事照得接准  
 大英總領事官照會內開今據本國商人 露宜帖 稟請在上海按和約所定界內租業戶  
 地一段承遠租 故 分 厘 毫 北 東 西

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准准中國之人必須中國官憲與 總領事官查視其租地實屬無妨碍方准租住  
 又查向議章程雖外國人有通融得之之權但無准租地實屬與華民輾轉買賣若華民欲在界內租地實屬須由  
 總領事官與中國官憲酌辦蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
 國總領事官與中國官憲酌辦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  
 並每年不將租銀交與領事官收存則此契作廢紙地即歸官領至租地契者

為



大清欽命監督江南海關分巡蘇松太兵備道聶

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

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無妨礙方准租住又查向議章程雖外國人有通融得之之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲擅自轉賃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交納...

光緒二十八年八月二十七日

日給 租地 壹千九百拾九號

查該地係由英止冊查本館製內到出圖六分厘餘內畫出計約地三分六厘一毫到冊係正冊五百六十號畫出此批

此項租地係由英止冊查本館製內到出圖六分厘餘內畫出計約地三分六厘一毫到冊係正冊五百六十號畫出此批... 會同勘復至一千五百餘畝查該地係由英止冊查本館製內到出圖六分厘餘內畫出計約地三分六厘一毫到冊係正冊五百六十號畫出此批... 至該地北至英冊一千九百八號地輪圍到道憲高應其人簽發分四管實地應批明蓋印備考 光緒二十八年二月二十日批

一千九百三十三年四月九日

此契於三十三年三月二日... 中華民國三十三年三月十日

英一千九百十九號

英册道契 第1919號 (一)

This plot is formed of a portion of Lot No. 564 of Sub. Rep. No. 104.

[TRANSLATION.]

TITLE DEED.

Latou's Copy

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

I have received a communication from the British Consul-General stating, that Nils Peter Andersen has applied to Rent in perpetuity from the proprietor, Thomas Hanbury a Lot of Land, situated within the 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 Nils Peter Andersen is to pay to the Proprietors Thomas Hanbury a sum of... being at the rate of... per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said Nils Peter Andersen or 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-General, 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 Nils Peter Andersen or 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 Nils Peter Andersen 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.

Kuang-shan 17th year, L. S. 5th month 24th day.

September 29th 1919. No. of Lot, 1919. No. of Title Deed.

Registr. completed at H.B.M. CONSULATE-GENERAL, SHANGHAI. this day of 1919. N.P. Mansfield Acting Vice Consul.

英册道契 第1919號 (二)



大清欽命監督江南海關分巡蘇松太兵備道聶

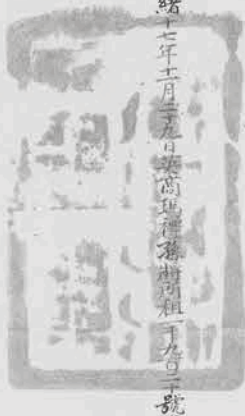
大英總領事官照會內開今據本國商人 瑪禮孫 稟請在上海按和約所定界內租業戶 寶源祥 給出租地契事照得接准

地一段承遠租 畝 分 厘 毫 北 南 東 西 寶源祥 每畝給價共計價銀肆百兩正 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶寶源祥將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之益但無准租地實界與華民觀轉實界若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登藉將其地盤段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 前每年不將租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十七年三月二十八日給 租地 地契 一千九百二十號

光緒十七年三月二十八日給 租地 地契 一千九百二十號

光緒十七年三月二十八日給 租地 地契 一千九百二十號



一九四〇年二月十九日 好卜羅 好麥林 斐而門 廿八廿

光緒十七年三月二十八日給 租地 地契 一千九百二十號

英千九百二十號

英册道契 第1919號 第1920號

英册道契 第1920號 (一)

[TRANSLATION.] TITLE DEED. Taotai's Copy

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

I have received a communication from the British Consul-General stating, that Gabriel James Morrison has applied to Rent in perpetuity from the Proprietors Pao Yuan Hsiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... on the North by ... on the South by ... on the East by ... on the West by ... That the said Gabriel James Morrison to pay to the Proprietors Pao Yuan Hsiang a sum of Taels Four hundred (No. 400) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Pao Yuan Hsiang shall Rent the said quantity of Land to Gabriel James Morrison upon the following conditions:-

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

Kuang Hui 14th L. S. 3rd 28th May 6th 1891 No. of Lot 1920. No. of Title Deed Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI this day of 1891 P. B. Swainfield Acting Consul.

英册道契 第1920號 (二)







此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

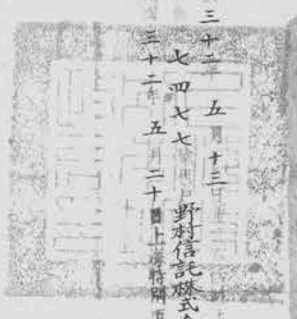
為

大英總領事官照會內開今據本國商人毛思皮稟請在上海按和約所定界內租業戶急

光緒十七年四月二十六日給地契一千九百二十二號

此項地契係由上海英領事官...

光緒十九年二月十九日毛思皮稟請租一千九百二十二號文實地...



光緒十九年五月十三日...

英一千九百二十二號

英册道契 第1921號 第1922號

英册道契 第1922號 (一)

[TRANSLATION.]

TITLE DEED.

Sootai's Copy

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

I have received a communication from the British Consul-General stating that...

George Hobbsy has applied to Rent in perpetuity from the Proprietor...

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

That the said George Hobbsy is to pay to the Proprietor...

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

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

The conditions of this Deed, therefore, are: That if the said George Hobbsy...

make over his or their interest in the Ground now rented to another party...

neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow...

A necessary Deed for the Renting of Land.

Huang Hsin 17th Nov. L. S. 14th Nov. 26th Nov.

June 2nd 1891 No. of Lot 1922 No. of Title Deed

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1891

E. J. Bennett for His Consul.

英册道契 第1922號 (二)



大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事照得接准

大英領事官韓照會內開今據本國商人 大西士 稟請在上海按和約所定界內租業戶

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

業戶 將該地租給該商收用務照後開各條遵行在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在中國之人必須中國官憲與 總領事官查視其租地實界無妨礙方准租住

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

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

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

並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十九年四月二十九日給 租地 一千九百二十三號

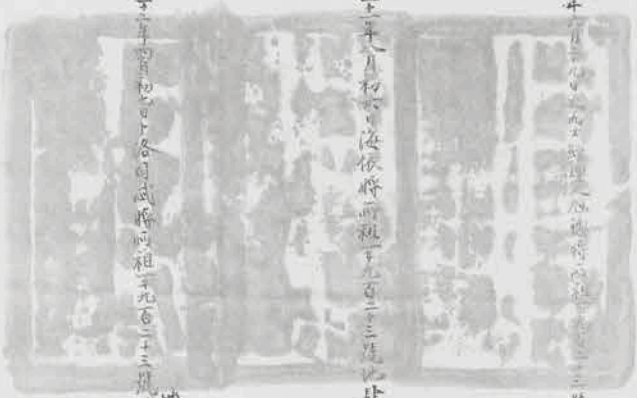
查該地係由英商一千九百二十三號分租一千九百二十三號副英之西一段地基換之本契此

此項租地前經蘇松太道憲批發給與英商一千九百二十三號分租一千九百二十三號副英之西一段地基換之本契此

光緒十九年五月廿七日

光緒十九年五月廿七日

光緒十九年五月廿七日



英册道契 第1923號 (一)

This lot is formed of the Western Portion of sub lot 381<sup>st</sup> sub-kg. 22226

[TRANSLATION.]

TITLE DEED.

Jaakow's copy

Nick Superintendent of Maritime Customs for the Province of Kean-nan

I have received a communication from the British Consul-General stating, that

John Andreas Joffred Holtz

has applied to him as proprietor of a new title deed for

a lot of land situated within the boundaries of the Port of Shanghai, according to the

Treaty, for the location of Foreign Consulates at the 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

to pay to the Proprietor

a sum of

being at the rate of

per mow; and also

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

This coming before me, the Intendant, I do hereby arrange and agree that the said 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 to transfer except to a foreigner, having a recognised right of residence within

the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection

on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between

the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the

right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local

conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in

them with the Chinese; And inasmuch, as no Chinese Subject can legally enter into possession of any

Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities

grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which

said Act may be granted or refused in the exercise of their discretion;

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

John Andreas Joffred Holtz

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-General, 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 Andreas Joffred Holtz

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 Andreas Joffred Holtz

neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each

of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses,

and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsing<sup>th</sup> year, L. S. 4<sup>th</sup> moon 29<sup>th</sup> day.

June 13<sup>th</sup> 1893.

No. of Lot 1923.

No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1893.

James Scott Vice-Consul.

英册道契 第1923號 (二)



大清欽命監督江南海關分巡蘇松太兵備道聶

大英領事官照得准 陶德爾 稟請在上海按和約所定界內租業戶

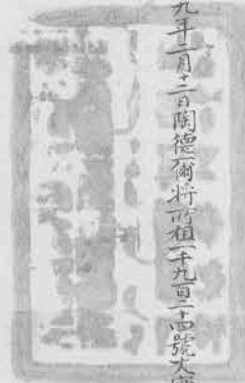
業戶 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

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

光緒十七年六月初一日給 租地 地契 一千九百二十四號

查該地係由英冊五百六十五分一千七百三十四百十四號契地畫併換立本契此批

光緒十九年三月二十日陶德爾將租一千九百二十四號地畝九分厘毫轉讓 陶德爾 遵例租用此批



0003

英一千九百二十四號

英册道契 第1923號 第1924號

英册道契 第1924號 (一)

The within Lot is formed of the whole of lot 1734 and portions of lots 565 and 1814.

0001

[TRANSLATION.] TITLE DEED. Taotai's Copy

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

I have received a communication from the British Consul-General stating, that Charles Dowdall

has applied to Rent in perpetuity from the proprietors for a new Deed a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Rentiers at this Port of Shanghai, measuring in area

on the North by on the South by on the East by on the West by

That the said to pay to the Proprietors a sum of being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker,

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

Dowdall 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-General, 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 Dowdall 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 Dowdall 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.

Kuang-hsi 17th year, L. S. 6th month 1st day.

July 6th 1891 No. of Lot, 1924. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1891

R. B. Mansfield Cons. Offr

英册道契 第1924號 (二)

一一〇九







[TRANSLATION.]

TITLE DEED.

Tsotai's Copy.

*Nieh* - Superintendent of Maritime Customs for the Province of Kean-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-General stating, that *Gabriel James Morrison* has applied to Rent in perpetuity from the proprietors *King Chang die, Chang Chun & Hoang 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

on the North by \_\_\_\_\_  
on the South by \_\_\_\_\_  
on the East by \_\_\_\_\_  
on the West by \_\_\_\_\_

That the said *Gabriel James Morrison* is to pay to the Proprietors *King Chang die, Chang Chun & Hoang she* a sum of *Dollars Two hundred (\$200)* being at the rate of \_\_\_\_\_ per *square*; and also the Annual Low Rent of Fifteen Hundred Cash per *square* Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *King Chang die, Chang Chun & Hoang she* shall Rent the said quantity of Land.

To *Gabriel James Morrison* upon the following conditions—  
Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have not by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are: That if the said *Gabriel James Morrison* 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-General, 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 *Gabriel James Morrison* his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said *Gabriel James Morrison* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *square*, then, and in each of 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.

*Kuang kai* 17<sup>th</sup> year, L. S. 6<sup>th</sup> month 17<sup>th</sup> day  
July 22nd 1891  
No. of Lot, 1926  
No. of Title Deed, \_\_\_\_\_

Registration completed at \_\_\_\_\_  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_

*P. B. Mansfield*  
Consul (offs)

英册道契 第1926號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道彝

大英總領事官照會內開今據本國商人 馮禮孫 稟請在上海按和約所定界內租業戶 寶源祥 給出租地契事照得接准 地一段永遠租 畝 分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 寶源祥 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查核其租地契無足妨礙方准租住 又查向議章程雖外國人有通融得之權但無准租地契與華民轉賃若華民欲在界內租地契須由 總領事官與中國官憲備案印摺據給可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官擅自轉賃或將地契分租或已租人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十七年六月十七日給 租地 地契 一千九百二十七號

此項租地係蘇州府海鹽縣令營王委員等會同勘復呈請王保士高士名南京會館南首又見寶源祥分三畝西地東至公路西至我城地界並英册 一千九百二十七號地南至我城地界北至新開馬路繪圖到道該商應照大英官憲分四地管業相應批明蓋印備考光緒十八年三月廿日批

光緒十七年三月初七日 以遞將所租一千九百二十七號大宜地陸畝某分在在轉與金士美道例租用此批

光緒十七年三月初七日 以遞將所租一千九百二十七號大宜地陸畝某分在在轉與金士美道例租用此批

此項租地係蘇州府海鹽縣令營王委員等會同勘復呈請王保士高士名南京會館南首又見寶源祥分三畝西地東至公路西至我城地界並英册 一千九百二十七號地南至我城地界北至新開馬路繪圖到道該商應照大英官憲分四地管業相應批明蓋印備考光緒十八年三月廿日批

光緒十七年七月初七日全英册所租一千九百二十七號大宜地陸畝某分在在轉與金士美道例租用此批

一千九百零一年一月廿五日 英册司 生 將本契全稿轉與高 易 租用此批 民國元年二月十日本局補註

英册道契 第1927號 (一)



英一千九百二十七年

[TRANSLATION.]

TITLE DEED.

Faotai's Copy

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

That I received a communication from the British Consul-General stating, that  
Gabriel James Morrison  
has applied to Rent in perpetuity from the Proprietor, Pao Yuan Hsiang  
the Lot of Land, situated within the Boundary of Ground set apart, in accordance with the  
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area  
mow, fow, le, haw, bounded

on the North by  
on the South by  
on the East by  
on the West by

That the said Gabriel James Morrison is  
of pay to the Proprietor, Pao Yuan Hsiang  
a sum of Dollars the hundred (\$600)  
being at the rate of per mow; and also  
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

That coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor  
Pao Yuan Hsiang shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said Gabriel James  
Morrison 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-General, 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,  
Gabriel James Morrison 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  
Gabriel James Morrison  
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 Land of the Soil.

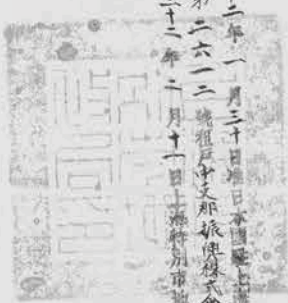
A necessary Deed for the Renting of Land.

Kuang sui 17<sup>th</sup> year, L. S. 6<sup>th</sup> month 17<sup>th</sup> day

July 22nd 1927  
No. of Lot, 1927  
No. of Title Deed,

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this day of 189

R. B. Mansfield  
Consul (Offs)



此是英一千九百二十七年一月三十日日本國駐上海總領事署  
傳立日冊第二六一二號租戶中文原派便樣式會發整理管理新契  
中華民國二十二年二月十一日上海特別市政府地政局批  
字第一一六三號  
卷第一一八號

上海道契 卷六

英册道契 第1927號 (二)

敬稟者竊奉  
憲臺札開  
英署總領事照 函送一千九百二十六年新契兩套附圖二紙請派員會勘等由檢契札飭  
會查勘文繪圖具復並查番保土名附復等因奉經卑職等與黃巡檢會同  
英署總領事所派之員查明一千九百二十七號新契租地係據業戶寶源祥將自置坐落二十七保  
十箇念字圩二百九十號名徐子楨則田九分三厘三毫又二百九十九號陸關龍則田七分六厘五毫由  
單兩紙共計則田一畝六分九厘八毫又布字四千四百九十六號稅契一套田單遺失粘連縣印代單係  
同高圩三百八十六號戶名徐子楨則田二畝二分九厘二毫二百八十九號原則田三畝六分四厘八毫兩  
租二畝二分七厘二毫又布字四千四百九十八號稅契一套田單遺失粘連縣印代單係二百九十號  
戶名孫茂如則田八分八厘以上稅契計地五畝四分六厘四毫粘呈徐源記戶名糧串二紙合之田單兩項  
統共地七畝一分六厘二毫飭吊縣署糧冊查核相符當傳同業戶督飭草者地保前往履勘按  
址丈量丈見積一千六百八十七分二厘合地六畝七分三毫核與田單稅契兩共七畝一分六厘二毫之數  
小地四分五厘九毫四址東至公路西至義塚地暨姚姓地並英冊一千八百五十六號地南至義塚地  
暨半路北至新開馬路尚無違碍土名南京會館南首除將一千九百二十六號契地勘明另覆外  
理合將一千九百二十七號契地會勘緣由繪圖貼說先行聯銜稟覆並將奉發契圖呈繳糧串二  
紙附卷存查仰祈  
大察核備賜批示祇遵恭請  
鈞安伏乞

英册道契 第1927號 (三)

上海知縣暨會丈局總辦銜呈上海道臺稟帖 a

一一一一一







The within lot was formerly a portion of lot 774 Reg. No. 264

[TRANSLATION.]

TITLE DEED.

Tuotai's Copy

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

I have received a communication from the British Consul-General stating, that Gabriel James Morrison has applied to Rent in perpetuity from the proprietors Huang Yi San a Lot of Land, situated within the 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 Gabriel James Morrison is to pay to the Proprietors Huang Yi San a sum of ... being at the rate of ... the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

Kuang Hsin 17th year, L. S. 6th month 17th day

July 22nd 1891 No. of Lot 1928 No. of Title Deed

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1891

P. B. Beaupre Consul

英册道契 第1928號 (二)

上海道契 卷六

大清欽命監督江南海關分巡蘇松太兵備道員

大英總領事官照會內開今據本國商人 瑪禮遜 稟請在上海按和約所定界內租業戶 黃益三 爲

給出租地契事照得接准 地一段承遠租 畝分厘毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價 業戶黃益三 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃實若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准蓋印憑據將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒十七年六月十七日給

租地 契 第 1929 號

查該地係由英商瑪禮遜與中國官憲訂立地契一段其地坐落新吳此地 此項租地係由英商瑪禮遜與中國官憲訂立地契一段其地坐落新吳此地 英册于九月十八號地契至英册于九月十九號地契繪圖到道該商應照文官管業相照應照明蓋印備考光緒十八年六月十七日



光緒十七年六月十九日瑪禮遜經理人與英商瑪禮遜訂立地契一段其地坐落新吳此地 此項租地係由英商瑪禮遜與中國官憲訂立地契一段其地坐落新吳此地 英册于九月十八號地契至英册于九月十九號地契繪圖到道該商應照文官管業相照應照明蓋印備考光緒十八年六月十七日

民國十五年三月二十六日全地轉立法冊一千七百二十二號新契本契註銷

英一千九百二十九年

一一一四

英册道契 第1929號 (一)



The within Lot was formerly a portion of Lot 774 Reg. No. 764.

[TRANSLATION]

TITLE DEED. Taotai's Copy

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

communication from the British Consul-General stating that

James Morrison Huang Yida in perpetuity from the proprietors of the said Lot within the Boundaries of Ground set apart, in accordance with the Convention of Foreign Renters at this Port of Shanghai, measuring in area

on the day of the month of the year

That the said Gabriel James Morrison is to pay to the Proprietors Huang Yida a sum of

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

Morrison 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-General, 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

Gabriel James Morrison 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

Gabriel James Morrison neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per year, then, and in each of 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.

Huang Hwei 17<sup>th</sup> year, L. S. 6<sup>th</sup> moon 17<sup>th</sup> day, July 22<sup>nd</sup> 1891

No. of Lot - 1929 No. of Title Deed

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

R. B. Strangfield, Consul, off

大清欽命監督江南海關分巡蘇松太兵備道員

大英總領事官照會內開今據本國商人 瑪禮遜 稟請在上海按和約所定界內租業戶 黃益三 給出租地契事照得接准

地一段承遠租 畝 分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 黃益三 將該地租給該商收租務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官前道憲批准蓋印憑據將其地分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 而每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十七年六月十八日給 租地 一千九百三十號

查該地係由英界七百六十四號地段內之五號新界地 此項租地係由英界七百六十四號地段內之五號新界地 租契 一千九百三十號 租契 一千九百三十號

查本號地南地現因英界千九百二十九號地內西半邊劃出另立二十九號新界地應改作南界英界千九百二十九號地相應聲明 蓋印備考 光緒十九年正月十九日 註冊

一千九百二十六日上海地契公司 易 租月此說

此契係一千九百二十六日上海地契公司 易 租月此說 中華民國三十三年三月十日 註冊





The within lot was formerly a portion of lot 774 Reg. No. 764.

TRANSLATION.]

TITLE DEED.

Tastai's Copy

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

communication from the British Consul-General stating, that

Gabriel James Morrison

in perpetuity from the proprietor, Huang Yidan

located within the 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 Gabriel James Morrison is  
to pay to the Proprietor Huang Yidan  
a sum of  
being at the rate of  
the Annual Low Rent of Fifteen Hundred Cash per Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor  
Huang Yidan shall Rent the said quantity of Land.

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

Morrison 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-General, 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

Gabriel James Morrison 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

Gabriel James Morrison  
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.

Huang Kwei 17<sup>th</sup> year, L. S. 6<sup>th</sup> moon 18<sup>th</sup> day.

July 23<sup>rd</sup> 1891  
No. of Lot, 1930.  
No. of Title Deed,

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this day of 189

P. B. Mansfield  
Consul.

英册道契 第1930號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道員

大英總領事官照會內開今據本國商人 瑪禮遜 願請在上海按和約所定界內租業戶  
地一段永遠租 畝 分 厘 毫 北 東 西 南  
每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭  
業戶黃 差 三 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由  
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地員房無妨礙方准租自  
又查前經照會外國人行通商口岸之處但無准租地員房與華民轉賃若華民欲在界內租地員房須由  
總領事官與該商議定其租價並須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  
道總領事官轉與他人租住者則此契作爲廢紙地即歸官須至租地契者  
並每年 租地 一千九百三十一號

光緒十七年

八月

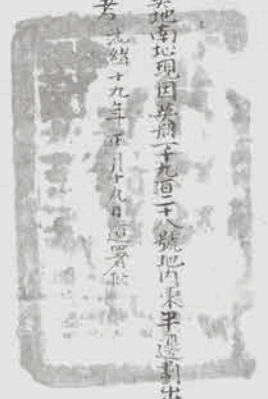
日給

租地

地契

一千九百三十一號

此項租地係上海縣委委員知事等會同勘復坐落門外十五保四角上名方決北岸寬闊地畝全在界內東至界路即英界一千九百三十一號地西至  
周洋港岸南至英界一千九百三十一號地北至英界一千九百三十一號地繪圖到道商應遵大英和約第四條營業相應批明在案此佈  
光緒十七年八月二十九日道署批



民國十三年十月七日全地轉立法冊一千七百三十三號新契本契註銷

英一千九百三十一號

英册道契 第1931號 (一)











The within lot is composed of an old lot No 1118 and No 1119

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

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

I have received a communication from the British - Consul-General stating, that Gabriel James Morrison

applied to Rent in perpetuity from the proprietors 'Sao Yuan Kwang' a Lot of Land, situated within the 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 Gabriel James Morrison is to pay to the Proprietors 'Sao Yuan Kwang' a sum of ... per annum; 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.

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

The conditions of this Deed, therefore, are: That if the said Gabriel James Morrison 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-General, 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 Gabriel James Morrison 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 Gabriel James Morrison 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.

Kwang Hui 1/2 year. L. S. 1/2 year 200 day.

August 6 1891

No. of Lot, 1933. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

R.B. Mansfield Consul (1891)

英册道契 第1933號 (二)

中 此 契 存 卷

大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准

大英總領事官歐照會內開今據本國商人 瑪禮孫 稟請在上海按和約所定界內租業戶 寶源祥

地一段承運租 畝分厘毫 北 東 西

每畝給價 英洋六百九十元

業戶 寶源祥 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地試却不能由

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

又查向議章程雖外國人有通融得租之處但無准租地實屬與華民輾轉買賣若華民欲在界內租地實須由

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

國總領事官並准蓋印憑據將地租與他人或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將租銀一千五百元預付銀號等因前來本道已飭

光緒十七年七月初二日給

租地 地契 一千九百三十四號

查該地坐落上邑三十七號字行由原業主完程高徐子良此批

此項租地業經飭上海縣令暨委員總辦等會同勘復坐落三十七號字行字號家園文見實地計畝五畝四分東至曹姓地西至英册一千八百

七十四號地面至小路官路繪圖到道該商應照大英和約內定章程相租應即明蓋印備考光緒十七年七月二日批

光緒十七年七月二日給 租地 地契 一千九百三十四號

光緒十七年十月廿四日 陶德爾所租地...

光緒十七年七月廿三日 三德堂將所租地...

一萬五千八百...



[TRANSLATION] TITLE DEED. *Taitai's Copy*

*Arch* Superintendent of Maritime Customs for the Province of Kean-nan  
 Intendant of the Son-sung-tai Circuit, &c., &c., hereby gives this Deed for the Renting  
 of Land.

I have received a communication from the *British* Consul General stating, that  
*Gabriel James Morrison*  
 has applied to Rent in perpetuity from the proprietors *Mo Jwa Hwang*  
 a Lot of Land, situated within the boundaries of Ground and House, in accordance with the  
 Treaty, for the location of Foreign Offices 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 *Gabriel James Morrison* is  
 to pay to the Proprietors *Mo Jwa Hwang*  
 a sum of *Dollars Two hundred & seventy (270)*  
 being at the rate of \_\_\_\_\_ per acre; and also  
 the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker,  
 This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors  
 shall Rent the \_\_\_\_\_ quantity of Land  
 to *G. J. Morrison*  
 upon the following conditions:—  
 Forasmuch, as the tenure of Land held by Foreigners under Treaty within the Limits set apart  
 for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right  
 therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within  
 the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection  
 on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between  
 the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the  
 right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local  
 conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in  
 them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any  
 Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities  
 grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which  
 said Act may be granted or refused in the exercise of their discretion: *Gabriel James Morrison*  
 The conditions of this Deed, therefore, are: That if the said  
*Morrison* 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-General, 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,  
*Gabriel James Morrison* 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  
*Gabriel James Morrison*  
 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.

*Kiang-hou* 17<sup>th</sup> day of \_\_\_\_\_ L. S. \_\_\_\_\_ 20<sup>th</sup> day of \_\_\_\_\_  
 August 6<sup>th</sup> 1891  
 No. of Lot, \_\_\_\_\_ 1934  
 No. of Title Deed, \_\_\_\_\_

Registration completed at  
 H.B.M. CONSULATE-GENERAL, SHANGHAI,  
 this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_

*R. S. Mansfield*  
 Consul (off)

二十七保十畝地保徐子良今稟到  
 大老爺 案下切有寶源祥名下之地出租與洋商瑪禮遜轉入英冊第一千  
 九百三十三號道契惟是該地坐落新開鎮之西隅市面尚未熱鬧身查明附近  
 地價核計該地每畝約值規銀貳佰兩之數為此具情稟呈  
 大老爺 電鑒查核施行

光緒十八年五月 初九 日

英册道契 第1934號 (三)  
 上海縣二十七保十圖地保稟帖

英册道契 第1934號 (二)

敬稟者竊卑職等。查接管卷內暨卑職等。奉  
 憲臺批。前縣奉令等稟覆會勘英冊一千九百三十三號新契租地餘地酌擬升科。請亦由奉批  
 稟悉。查一千九百三十三號新契租地坐落新開鎮西隅現照單契丈見多地三分二毫據該業戶  
 聲請照章繳價轉租洋商該員等擬照該處時值每畝銀二百兩之數核計餉銀尚屬可行  
 仰即轉飭遵照仍俟繳到送道核辦等因奉此遵經卑職等飭繳去後茲據該業戶寶源祥  
 將丈見照單多出地三分二毫按照時值價銀每畝二百兩核算合繳庫平銀六十四兩四錢一  
 申規平銀六十六兩四錢四分照數呈繳前來除製給收條外理合聯銜稟繳仰祈  
 察核俯賜允收印契給執再此項升科地畝前次稟內應繳庫平銀六十四兩四分二申規銀六十六  
 兩四分四厘係屬錯誤合併聲明恭請  
 鈞安伏乞  
 垂鑒卑職等謹稟

計呈繳 庫平銀六十四兩四錢二申規平銀六十六兩四錢四分  
 一稟 道憲謹 稟繳英冊一千九百三十三號新契租地案內升科價銀由

光緒十八年七月 初一日

英册道契 第1934號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a







英一千九百三十五號

光緒三十三年五月廿五日...

[TRANSLATION.]

TITLE DEED. Taotai's Copy

Superintendent of Maritime Customs for the Province of Kwan and... hereby gives this Deed for the Renting of Land.

Kianghai 1/2 year, L. S. 65 30th August 1907

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI this day of 189

英册道契 第1935號 (二)

上海道契 卷六

中

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官照會內開今據本國人 鉛門 稟請在上海按和約所定界內租業戶 陳妙性

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地...

光緒十七年 六月 三十 日給 租地 契 一千九百三十六號

查該地坐落上邑二十五條頭...

此項契地...

光緒十八年...

光緒二十三年...

光緒二十三年...

光緒二十五年...

英册道契 第1936號 (一)

一一一一一



英千九百三十六號

英册道契

第 1936 號

第 1937 號

此項剩餘地係由會同商酌將原出於香港陸路兵勇三十五號新界外應剩餘地底陸路兵勇三十五號地  
西至小南生打靶路共至青山縣界路繪圖到道該商應照文實餘地底陸路兵勇相應批明正印備考  
光緒三十四年四月初六日批



[TRANSLATION.]

TITLE DEED.

Faotai's Copy

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

I have received a communication from the British Consul-General stating that John B. Cameron has applied to rent in perpetuity from the proprietor, Cheu Meao-sin, a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

That the said John B. Cameron is to pay to the Proprietor a sum of Dollars One Hundred (\$100) per year; and also the Annual Low Rent of Fifteen Hundred Cash per year in advance to the Government Banker.

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

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-General, 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 B. Cameron, 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 B. Cameron neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per year, then, and in each of 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.

Kuang Hui 17<sup>th</sup> year, L. S. 6<sup>th</sup> moon 30<sup>th</sup> day. August 4<sup>th</sup> 1890. No. of Lot, 1936. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1890.

J. B. Stanfield, Consul-General

英册道契 第 1936 號 (二)

[TRANSLATION.]

TITLE DEED.

Faotai's Copy

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

I have received a communication from the British Consul-General stating that John B. Cameron has applied to rent in perpetuity from the proprietor, Cheu Meao-sin, a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

That the said John B. Cameron is to pay to the Proprietor a sum of Dollars One Hundred (\$100) per year; and also the Annual Low Rent of Fifteen Hundred Cash per year in advance to the Government Banker.

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

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-General, 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 B. Cameron, 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 B. Cameron neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per year, then, and in each of 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.

Kuang Hui 17<sup>th</sup> year, L. S. 6<sup>th</sup> moon 30<sup>th</sup> day. August 4<sup>th</sup> 1890. No. of Lot, 1937. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1890.

J. B. Stanfield, Consul-General

英册道契 第 1937 號 (二)

一一一一一

中

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官照會內開今據本國人銘門

給出租地契事照得接准

地一段承運租 畝分厘毫

每畝給價 英洋壹百元

業戶 陳妙性 將該地租給該商收用務照後開各條進行查核外國人按約在界內租地地畝却不能由

已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查驗其租地賃房無妨碍方准租住

又查向議章程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

總領事官與中國官憲酌量蓋印蓋據始可准行上列各條倘該商准後代管界內人將來以其地轉與不稟明本

國總領事官與中國官憲酌量蓋印蓋據始可准行上列各條倘該商准後代管界內人將來以其地轉與不稟明本

並每年將銀錢年租銀一千五百文預付銀號遵照犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十七年 六 三十 日 給 租地 契 一千九百三十七號

查該地坐落上邑二十五條頭首知字行首陳美錢此

此項租地係上海與英會同商酌將原出於香港陸路兵勇三十五號新界外應剩餘地底陸路兵勇三十五號地

西至小南生打靶路共至青山縣界路繪圖到道該商應照文實餘地底陸路兵勇相應批明正印備考

光緒三十四年四月初六日批

光緒十七年 六 三十 日 給 租地 契 一千九百三十七號

光緒十七年 六 三十 日 給 租地 契 一千九百三十七號

光緒十七年 六 三十 日 給 租地 契 一千九百三十七號

光緒十七年 六 三十 日 給 租地 契 一千九百三十七號

英册道契 第 1937 號 (一)



其稟原業戶 費寶和 董三弟 周春林 陳求賢 沈志卿 年不等歲 住二十五保頭苗

稟為據實聲明呈求 察核事 切 身等祖遺坐落二十五保頭苗知字圩第

一百二十七號至三十一號等田照單管業歷有年所嗣于前年由身等出賣與

陳 妙性 為業現由陳 出租與英商 錫門 轉立英冊第一千九百三十五六號等道契業奉

勘丈緣于同治初年經工部局 將身等田之中間直築馬路一條即俗名把子路計

闊三四尺以致身等之田南北有截為兩段者嗣又被工部局 硬將路邊兩傍餘地陸續

斬削堆築土墩蟬聯數十個每墩佔地計闊八尺 身等理且不依莫可奈何均未將

該地出賣詎今工部局 乃將墩基鏟平擅將餘地加闊馬路南北兩傍各佔地八尺定係民

地從未出賣並無向工部局 收過地價銀兩可請飭查虛實自明理合稟請覆伏乞

大老爺 察核施行沾 仁上稟

計黏抄單一紙

英冊道契 第 1937 號 (三)

上海縣二十五保頭圖原華人業主稟帖 1

其稟開北鄉民 陳長春 陳學山 周春林 董世增 年不等歲 住二十五保頭苗 沈在忠 陸全增 唐秀南 奚毛毛 奚世增 奚毛毛 年不等歲 住二十五保頭苗 奚狗狗

呈為陳明侵佔民田環求會勘又還事 切 身等世居開北耕種傳家自同治初年

洋商租地堆築演槍靶路原址闊拾陸尺連兩旁水溝各四尺共不過貳丈四尺

迨後兩旁又五拾步外添築一墩當時身等本欲向理緣因所佔各墩民地為數

較微况於耕種無碍故未率濱詎知於前年竟將擅築路填闊至四拾尺非惟

佔地有貳拾餘戶且耕種田溝水道亦被閉塞身等查向工部局理說託稱

會勘一味拖延時日無奈屢次具稟繪圖環求

會審仁憲並具稟

臣等仁憲陳請會勘又還均屬未蒙批示伏念身等被佔迄今田既不能耕種

價亦各無着落而應完糧銀仍照舊額情何以堪為此伏乞

道憲大人會商批示飭遵眾情實為德便沾 仁上呈

光緒拾柒年

十二月

具呈

英冊道契 第 1937 號 (四)

上海縣二十五保頭圖原華人業主稟帖 2



具稟二十五保頭首地保錢張發

稟為聲明眾情叩賜勘丈諭讓事切身畝內眾民戶均稱祖居該畝耕種為生曾由工部議章在畝內購買民田開築打鎗彈子路向濶二丈四尺近被工部局將彈子兩傍佔濶八尺一面南北共佔一丈六尺有碍民田身往工部據情聲明詎洋人聲稱素有餘田並不佔碍等語伏查該處眾民均稱洋人餘田在英冊七百六十號沈陸氏之戶田六畝九厘該路南北被佔之地實係眾民之田未經洋人價買為此據情稟請陳伏乞

憲大老爺恩賜諭讓以安農事沾仁上稟

光緒十八年十月

日呈

英冊道契 第1937號 (五)  
上海縣二十五保頭圖地保稟帖

敬稟者竊卑職承。查接管卷內野卑職。先後奉

憲臺札開接

英總領事韓。來函以鉛門一千九百三十五六號兩契批條將打靶路開載於內打靶路係工部局經營另執有契鉛門契批明係有悞應請更正旋以打靶路三契係分五號應改五百四十七百五十九六百零六號將鉛門上下契四紙送請更正移給等因查前兩契所批既有不符自應飭查更正其五百四十七等號三契所載均係大英漢武處轉與工部局租用之地所築打靶路究有實地若干是否僅此三契之地札飭併確查勘丈繪圖具覆各等因奉此卑職等伏查鉛門一千九百三十五六號兩契租地前奉會勘該鉛門並未聲明打鎗路另有道契其出租原契內亦未批明該兩地係在路之南北與路毗連是以連路併丈茲奉前因遵復與原勘之黃巡檢舖飭據該高地保查明打靶路委係另有五百四十七百五十九六百零六等三號道契自應除路更正查一千九百三十五號契地連路共計六畝三分七厘五毫今除中間路一條五分五厘計路南地四畝一厘八毫路北地一畝八分七毫本契兩共實計地五畝八分二厘五毫飭吊前次批還之餘地七分六厘六毫方名陳載揚田單一角將扣除之路地五分五厘批歸此單連前共應餘地八分二厘一毫仍發還該業戶執業餘地又查一千九百三十六號契地連半路共計三畝九分一厘一毫今除南首半路四分二厘六毫本契實計地三畝四分八厘五毫惟前次勘丈照田單應餘六厘六毫因原業四週並無餘地是以將田單批銷今扣除路地四分二厘六毫自應批還田單當向英署檢出前次批銷之戶名倪懷實田單一截分一角批還原戶執業永報至打靶路五百四十七百五十九六百零六號三契地因有謬意除另行查明勘復外理合先將一千九百三十五六號兩契查明更正緣由另繪圖說

英冊道契 第1937號 (六)  
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a



聯銜稟覆並繳奉發中契仰乞  
 大憲核俯賜飭承於契內一律更正深為公便恭請  
 鈞安伏祈  
 垂鑒 卑職補。謹稟

計呈 繪圖二幅並繳中契二紙

一稟 道憲具。稟覆查明英冊一千九百三十五號契內除路更正並送圖契由

光緒二十八年閏六月廿六日

候補縣正堂黃 行

上海縣正堂黃 引

候補縣正堂葛 行

英册道契 第1937號 (七)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

中

大清欽命監督江南海關分巡蘇松太兵備道聶

為

給出租地契事照得接准

大英總領事官歐照會內開今據本國商人 祥生行

稟請在上海按和約所定界內租業戶

地一段承遠租

畝分厘毫

北

南

東

西

每畝給價

業戶

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

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

又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由

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

國總領事官准道憲批推將其地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每年 五百文預付銀號違犯斯章者則此契作為廢紙地印歸官須至租地契者

光緒十七年

銷

初一日給

租地

地契 一千九百三十八號

查該地係由英冊三百七號換立本號新契此批

此項租地係會同勘復並落浦東志係五畝大英原租地暨添租浦東會地檢啟華書西英冊一千三百三十八號地由英冊一千三百三十八號地北至黃浦江繪圖到道該商應照文實畝分四地管業相應批明蓋印備考 光緒十九年七月廿七批

民國十六年二月三日全地併入英冊一千三百四十五分契內本契註銷

英一千九百三十八號

英册道契 第1938號 (一)



The within Lot was formerly a U.S. lot No. 304.

[TRANSLATION.]

TITLE DEED.

Tsatai's Copy.

Nick Superintendent of Maritime Customs for the Province of Kean-wen 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 stating, that Boyd and Company Limited has applied to Rent in perpetuity from the Proprietors for a new Deed a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

on the North by on the South by on the East by on the West by

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

The conditions of this Deed, therefore, are: That if the said Boyd and Company Limited 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-General, 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 Boyd and Company Limited 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 Boyd and Company Limited neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per year, then, and in each of 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.

Kuang Hui 14th Year, L. S. 4th 10th

August 5th 1891 No. of Lot 1438 No. of Title Deed

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI this day of 189

P. B. Mansfield Cons. Off.

英册道契 第1938號 (二)

英册道契 第1938號

敬稟者竊奉

憲臺札開接

英署總領事轉 函送英商祥生行一千九百三十八號新契一套又應銷美册三百七號舊契二紙請派員會勘等由檢契札飭會查勘文繪圖具復等因奉經卑職等與黃巡檢會同

英署總領事所派之員查明前項新契地原由美册四十三號契內劃出載地九畝另立二百十四號

美契嗣又轉立三百七號美契今接立前號英新契當傳同洋商地保前往履勘其地

二十四保于西面土名網尖係屬沿浦地畝其老地之外有接深灘地一段自應將老地新灘分別丈

量即飭亭者按照該洋商所指界址丈量丈見老地積千五百四十五步二分二厘合地六畝四分

三厘八毫核與原契所載九畝之數少地二畝五分六厘二毫惟查該地四週弓步核之契上原繪

圖形尺寸尚屬相符其為當日填契不實可知且其地先後分割轉契均未派員丈過自應以丈

見實數為準其接深之灘地自南首老地起至黃浦江口止丈見東首長七十五步九分西首長十

五步九分東西闊二十七步二分合積二千五百六十六步五分六厘計地八畝五分六厘九毫四址載明繪圖此項

灘地該洋商已經填用應請

憲臺函致

英總領事轉飭該洋商繳價承租至該灘地坐落地段查與英册五百十七號契外繳價之地相近

應否查照前案飭令繳價之處伏候

鈞裁理合將會勘緣由繪圖貼說聯銜稟覆並將奉發中契呈繳仰祈

大人察核俯賜批示祇遵再該洋商於灘地之外建有木碼頭一座查與水利舟行尚無妨碍合併聲明

英册道契 第1938號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

一三二七







[TRANSLATION.]

TITLE DEED.

Taotai's Copy

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

I have received a communication from the British Consul-General stating, that Gabriel James Morrison has applied to Rent in perpetuity from the proprietors...

on the North by on the South by on the East by on the West by That the said Gabriel James Morrison is to pay to 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 Gabriel James Morrison upon the following conditions: Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an admitted or unconditional proprietary right therein...

Kuang-Hsi 17th year L. S. August 11th 1939 No. of Lot. 1939 No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI this day of 189

英册道契 第1939號 (二)

英册道契 第1939號 第1940號

此契係三十一年二月二十日准日本國駐上海領事官... 中華民國三十一年二月二十日上海領事官地局批

查此契係英國駐上海領事官... 中華民國三十一年二月二十日上海領事官地局批

一千九百二十五年五月二十五日雷四德將本契全地轉與馮德租用此批

一千九百二十三年十月三十日義品放款銀行將本契全地轉與雷四德租用此批

一千九百二十年七月二十三日義品放款銀行將本契全地轉與義品放款銀行租用此批

一千九百十四年正月十五日馮禮孫將本契全地轉與義品放款銀行租用此批

此存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官照會內開今據本國商人 瑪禮孫

瑪禮孫

其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給價 英洋叁百元

實源祥

實源祥

實源祥

實源祥

實源祥

光緒十七年七月初七日給

租地 一千九百四十號

查該地坐落上邑二十七保十苗念字行向由原業主完糧馮子良此批

此項租地業經飭據上海縣令督王喜員領等會同勘復生落二十七保十苗念字行向由原業主完糧馮子良此批

光緒十九年九月十五日馮禮孫將本契全地轉與馮德租用此批... 光緒十九年九月十五日馮禮孫將本契全地轉與馮德租用此批

光緒十九年九月十五日馮禮孫將本契全地轉與馮德租用此批... 光緒十九年九月十五日馮禮孫將本契全地轉與馮德租用此批

光緒十九年九月十五日馮禮孫將本契全地轉與馮德租用此批... 光緒十九年九月十五日馮禮孫將本契全地轉與馮德租用此批

光緒十九年九月十五日馮禮孫將本契全地轉與馮德租用此批... 光緒十九年九月十五日馮禮孫將本契全地轉與馮德租用此批

光緒十九年九月十五日馮禮孫將本契全地轉與馮德租用此批... 光緒十九年九月十五日馮禮孫將本契全地轉與馮德租用此批

一二一九

英册道契 第1940號 (一)







英一千九百四十二號

英册道契 第1941號 第1942號

此契於三十一年三月十八日由日本國駐上海領事署... 中華民國三十三年二月二十七日上海特別市地政局批

一千九百三十九年五月... 泰唐納... 民國三十三年三月廿五日青木局批

查此契係英國駐上海總領事署... 一千九百二十八年六月二十日... 一千九百十九年五月...

TRANSLATION TITLE DEED. Taotai's Copy. I have received a communication from the British Consular-General stating that Gabriel James Morrison... Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI.

英册道契 第1941號 (二)

英一千九百四十二號

光緒三十四年六月初五日... 光緒三十五年正月... 光緒三十四年六月初五日...

光緒三十四年正月... 光緒三十四年正月...

光緒三十四年正月... 光緒三十四年正月... 光緒三十四年正月...

光緒三十四年正月... 光緒三十四年正月...

光緒三十四年正月... 光緒三十四年正月... 光緒三十四年正月...

光緒十七年七月初七日... 租地契 一千九百四十二號

大清欽命監督江南海關分巡蘇松太兵備道聶... 大英總領事官... 瑪禮孫... 寶源祥...

此契存卷

英册道契 第1942號 (一)



TRANSLATION TITLE DEED. *Katai's Copy*

*Kich* Superintendent of Maritime Customs for the Province of Kean-nan and the Soong-tsu Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

in full communication from the *British* Consul-General stating that he is content in perpetuity from the Proprietor *Pao Yuan Tsung* to grant a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Repters at this Port of Shanghai, measuring in area *one* *square* *foot* *one* *inch* *one* *line* *one* *point* bounded

on the North by \_\_\_\_\_  
 on the South by \_\_\_\_\_  
 on the East by \_\_\_\_\_  
 on the West by \_\_\_\_\_

That the said *Gabriel James Morrison* is to pay to the Proprietor *Pao Yuan Tsung* a sum of *Dollars Two hundred & sixty* being at the rate of \_\_\_\_\_ per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor *Pao Yuan Tsung* shall Rent the said quantity of Land to *Gabriel James Morrison* upon the following conditions:—

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

A necessary Deed for the Renting of Land.

*Kuang-shan* 17<sup>th</sup> L. S. *17<sup>th</sup> 17<sup>th</sup>*

August 10<sup>th</sup> 1942  
 No. of Lot, 1942.  
 No. of Title Deed, \_\_\_\_\_

Registration completed at  
 H.B.M. CONSULATE-GENERAL, SHANGHAI.  
 this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_

*C. J. Smart*

英册道契 第1942號 (二)

本年八月二十四日梯四得而將本號契地轉與昔司租用此批

宣統三年七月廿九日加昔司將本契全地轉與 *裴素德* 租用此批

一千九百十三年三月十二日 *裴素德* 將本契全地轉與 *謝克生* 租用此批

一千九百十六年六月二十日 *謝克生* 將本契全地轉與 *雷四德* 租用此批

一千九百十九年五月六日 *雷四德* 將本契全地轉與 *裴素德* 租用此批

一千九百二十八年六月二十日 *裴素德* 將本契全地轉與 *昔司* 租用此批

查此契准英國駐上海總領事署於本年八月廿九日由前租主通知和有限公司將全地轉與 *高易* 租用等因准此相應加批以資執管此批中華民國二十八年三月九日上海市政地局批印

一九百三十九年三月八日 *馬高路生司* 全與 *馬斯德* 將本契全地轉與 *謝克生* 租用此批

民國二十八年三月九日日本局批印

此契於三十三年三月四日准日本國駐上海總領事署於三十三年三月四日由前租主通知和有限公司將全地轉與 *高易* 租用等因准此相應加批以資執管此批中華民國三十三年三月十三日上海市政地局批印

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官 馮照會內開今據本國商人 *古柏* 稟請在上海接和約所定界內租業戶 *徐懷德* 地一段承遠租 畝分厘毫

其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 *徐懷德* 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已使亦不得轉與別國商會准在中國之人必須中國官憲與 總領事官查照其租地契方准租在又查向議章程外國人有通商得往之處但無准租地契與華民轉賃若華民欲在界內租地契須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商通後代管業之人將來以其地轉與不稟明本道總領事官准此准其租契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而行亦不得准其年租每畝一千五百文預付銀號違犯借章者則此契作為廢紙地即歸官憲充准憑據

光緒十七年八月初六日給 租地 一千九百四十三號

查該地坐落上邑二十七條八番賢字行向由原業戶完糧屆泰載序此批

此項租地坐落上海縣全島五里委員官等會同勘復坐落上邑二十七條八番賢字行向由原業戶完糧屆泰載序此批

四布合地一段四里委員官等會同勘復坐落上邑二十七條八番賢字行向由原業戶完糧屆泰載序此批

高商照大英領事官相照應批明是印他考光緒十八年三月十五日批



光緒二十六年十月十五日加昔司將本契全地轉與 *安下洛司* 租用此批

光緒二十六年十月廿七日安下洛司將本契全地轉與 *吳江生* 租用此批

查此契租地係由會同勘復查本契原由安下洛司將本契全地轉與 *吳江生* 租用此批

今查此契租地係由會同勘復查本契原由安下洛司將本契全地轉與 *吳江生* 租用此批

刻到該地契據查明是印他考光緒二十六年十月十五日批

英册道契 第1943號 (一)











This lot is composed of portions of lots 1452, 1454 & 1456.

TRANSLATION

TITLE DEED.

Latou's Copy

Nick - Superintendent of Maritime Customs for the Province of Kiang-su  
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-General stating that  
Edward Elias Lassoon has applied to me to give him a new Deed for  
a Lot of Land, situated within the 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  
to pay to the Proprietors  
a sum of  
being at the rate of  
the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This renting 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:-  
Whereas, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart  
for their location, is such that no Proprietor can claim an admitted or unadmitted proprietary right,  
or exercise any right to transfer except to a foreigner, having a recognised right of residence within  
the Dominions of China, and to those occupation of Land and Tenement there exists no valid objection  
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between  
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the  
rights of renting and occupying Land and Houses, but have not by Treaty nor by the several local  
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading or  
other business with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any  
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities  
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which  
said Act may be granted or refused to the exercise of their discretion: That if the said

Edward Elias Lassoon  
his or their Heirs or Assigns, shall hereafter  
make over to or their interest in the Ground now rented to another party, without reporting the same to  
his or their Consul-General, and through him to the Intendant for the time being, for their joint consent  
and concurrence, and for the due registration of the transaction in their respective Records: or if the said

Edward Elias Lassoon  
he 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 what ever  
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

Edward Elias Lassoon  
refuse 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 Land of the Soil.

A necessary Deed for the Renting of Land.

Guang Hui 19th L. S. 9th 24th  
October 26th 1915  
No. of Title Deed. 1945

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI.  
this day of 189

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官韋廉士內閣今據本國商人惠廉霍格稟請在上海按和約所定界內租業戶

給出租地契事照得接准 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

地一段承運租 畝分厘毫 北 南 東 西

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誠却不能由

租地 第壹千九百四十六號

光緒十七年九月二十四日給

查該地係八十號餘地換立本契原立八十六號上契遺失下契送銷此批

光緒九年十月二十日惠廉霍格經理人依乾霍格將所租九百零六號人實地壹畝叁分五厘轉與此洛司得遵例租用此批

一九一七年四月十日之告白格將本契全地轉與此批 依租用此批

此契於三十三年二月二十日准由外國駐上海領事官簽發之契字號係九四四號

轉立日冊係四〇三二號契日中支那領事官簽發之契字號係九四四號

民國四年三月廿九日日本領事官

一九一七年三月二十七日上海特別市地政局批 准字號係二五三八號

民國四年三月廿九日日本領事官

民國四年三月廿九日日本領事官

民國四年三月廿九日日本領事官

民國四年三月廿九日日本領事官

民國四年三月廿九日日本領事官



This lot is formed of the remaining portion of lot 68.

[TRANSLATION.]

TITLE DEED.

Yantai's copy

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

I have received a communication from the British Consul-General stating, that William Hogg has applied to Rent in perpetuity from the Proprietors for a new Deed for a Lot of Land, situated within the 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 Proprietors in 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.

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

The conditions of this Deed, therefore, are: That if the said William Hogg, 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-General, 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 Hogg, 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 William 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.

Kuang Hsi 17th year. L. S. 9th month 26th day. October 26th 1891. No. of Lot, 1946. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI. this day of 1891. R.W. Campbell Esq. Vice Consul.

英册道契 第1946号 (二)

上海道契 卷六

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准 大英總領事官韓照會內開今據本國商人 担支 稟請在上海按和約所定界內租業戶 曹德春 朱阿全 曹德春 朱阿全 地一段承還租 畝 分 厘 毫 北 南 東 西

每畝給價四共計價洋六百三十一元五角五分其年租每畝一千五百文每年預付銀號等因前來本道已將業戶曹德春朱阿全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准其已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實無妨礙方准其又查向章章程雖外國人有通融得租之處但無准租地實與華民轉賃若華民欲在界內租地實須由總領事官與中國官憲酌量印發准租執照方可准行上列各條倘該商違後代管業之人將來以其地轉與不準明本國領事官不準其租地其地契印發准租執照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準其租地契印發准租執照違犯者則此契作廢紙地印發官須至租地契者

光緒十七年 日給 租地 地契 一千九百四十七號

查該地合計四段均在本號新契其地均在上邑二十七保九畝充字圩向由原業主充租前由學生顧鳴山顧鳳岐承頂租地餉會文向會同勘復坐落二十七保九畝充字圩上子張家宅文見每日地價每伍分位原長直四畝東至大馬路西至曹未張三姓地南至水溝北至曹姓地繪圖到道該商應照文官印發准租執照印發准租執照光緒十九年三月三日

一千九百四十七年三月五日馬 海 白 德 勞 而 司 恩 九 生 通用此批 民國三年三月七日日本屬補正



此契於三十一年二月十六日准日本國駐上海領事署 字第二六一二號函 轉立日冊第四〇五九號租戶中支辦張學毅會同領事官曹德春朱阿全 中華民國三十一年三月七日上海特別市地政局現 租字第二五六九號

英一千九百四十七號

英册道契 第1947号 (一)

一二二六







[TRANSLATION.]

TITLE DEED.

Notar's copy

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

I have received a communication from the British Consul-General stating, that James Evelyn has applied to Rent in perpetuity from the proprietor, Hu Yung-kia a Lot of Land, situated within the 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 James Evelyn is to pay to the Proprietor Hu Yung-kia a sum of Dollars Three Hundred (\$300) being at the rate of... the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

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

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

Kuang-kui of the year L. S. 11th moon 14th day

December 4th 1898 No. of Lot 1948 No. of Title Deed

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

英册道契 第1948号 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官韓照會內開今據法國人天主堂稟請在上海按和約所定界內租業戶倪江氏

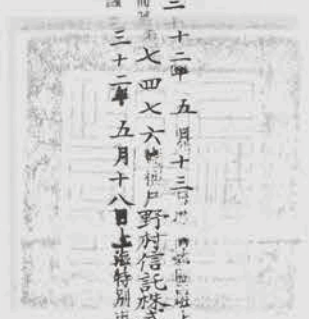
給出租地契事照得接准地一段承還租畝分厘毫北南東西每畝給價銀五百兩上業戶倪江氏將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實房無足妨礙方准租住又查向議章程雖外國人有通商得之益但無准租地實房與華民輾轉買賣若華民欲在界內租地實房須由總領事官具稟請准給發執照始可准行上列各條倘該商並後代管業之人將來以其地轉與不察明本國總領事官准許者則此契作廢該商並後代管業之人若未領兩國官憲允准應廢並每年不領銀兩者則此契作廢該商並後代管業之人若未領兩國官憲允准應廢

光緒十七年十一月二十二日給租地契 第一千九百四十九號

查該地坐落上邑千三保三箇章字圩首錢沈揚向由原業戶完糧此批

此項租地係屬上海英界法界界內之界內租地也凡租地者必須向該地之總領事官稟請准許方准租住其地之稅銀亦須向該地之總領事官繳納其地之稅銀亦須向該地之總領事官繳納

此契於三十二年五月十三日... 轉立日期... 中華民國三十三年五月十八日上海特別市政府局批



英一千九百四十九號

英册道契 第1949号 (一)



The within lot was formerly lot 1111, Regt. N<sup>o</sup> 11311.

[TRANSLATION.]

TITLE DEED.

Kaotai's Copy.

Nieh - Superintendent of Maritime Customs for the Province of Kwan-nan  
Intendant of the So-sung-tse Circuit, &c., &c., hereby gives this Deed for the Renting  
of Land.

I have received a communication from the British - Consul-General stating, that  
Ecoles Normales des Missions du Kiangnan  
has applied to Rent in perpetuity from the proprietors Ye Mun Kiang 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  
mow, fua, le, hona, bounded  
on the North by  
on the South by  
on the East by  
on the West by

That the said Ecoles Normales des Missions du Kiangnan are  
to pay to the Proprietors Ye Mun Kiang She  
a sum of Dollars One Thousand per annum (\$1000)  
being at the rate of \_\_\_\_\_ per mow; and also  
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors  
Ye Mun Kiang She shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said Ecoles Normales des  
Missions du Kiangnan 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-General, and through him to the Intendant for the time being, for their joint consent  
and concurrence, and for the due registration of the transaction in their respective Records; or if the said  
Ecoles Normales des Missions du Kiangnan 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  
Ecoles Normales des Missions du Kiangnan  
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 Land of the Soil.  
A necessary Deed for the Renting of Land.

Kiangshai 17<sup>th</sup> Dec. 11<sup>th</sup> 22<sup>nd</sup> 1901  
L. S.  
December 22<sup>nd</sup> 1901  
No. of Lot, 1949  
No. of Title Deed, 1949

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI.  
this \_\_\_\_\_ day of \_\_\_\_\_ 1901

英册道契 第1949號 (二)

英册道契 第1949號 第1950號

具稟寶源祥公司

稟為呈請詳銷核准事竊寶源祥即徐雨記於光緒八年分沙洲業內繳銀報計

治下廿七保十箇念字圩漲灘奉 縣給第廿八號井料執照地二畝八分九厘九毫十絲井料

執照地二畝六分二厘五毫又潘源昌亦歸寶源祥經理繳銀報計給第廿三號井料執

照地七畝四分五厘二毫嗣於九年三月初九日奉 縣前縣諭飭所有前項報井灘地

恐於水利有碍靜候劃除不得私行填築棄賣等因 寶源祥恪遵 憲諭該井料各

地歷經寶源祥完糧官業有歷年糧串為憑所有井料各單因徐浩源係代寶源祥

經手買地由伊代為報井故在浩源處即經催交據稱一時急需暫抵押英商美查

銀叁百兩自當措銀贖還久未贖到寶源祥不得已願代備銀取贖適美查返國途

宕至今而浩源已於去年病故茲知美查遷將該地請立道契不勝駭異伏查洋商

租用華民田地自應原業華人收清價銀立永遠租契為憑方得請立道契今寶

源祥徐雨記潘源昌 並未收過該商價銀亦未立過永遠租契而該洋商不查該單

未歷貿然請文殊出情理之外叩請詳准 道憲將該契註銷至此項徐雨記潘

源昌報井田畝完糧官業至今已逾十年現奉蘇省水利局開潘吳淞港於該處

水利無碍並未劃除則該地自應歸寶源祥之徐雨記潘源昌執業求一併詳請

道憲核准為此並呈驗歷年完糧串求 驗明發還伏乞

憲大老爺鑒核施行實為 德便謹稟

光緒十八年二月二日 稟

英册道契 第1950號 [原契證已佚] (一)

華商寶源祥關於二十七保十圖某地塊糾葛之稟帖

一三三九



敬稟者竊奉

憲臺札開接

英總領事韓 並送天堂一千九百四十九號新契一套銷契紙原契二紙其粘連契尾糧串二紙又美查一千九百五十五號新契一套請派員會勘等由檢契札飭會同查明勘丈繪圖具復並查各保土名併復等因奉此卑職等遵與黃巡檢驗會司

英總領事所派之員查明前兩號新契除一千九百四十九號契地另行勘覆外所有一千九百五十五號新契租地係據華民徐沁泉盛阿柄馬榮現沈王氏將坐落二十七保十苗念字圩號內地出租與洋商美查附交該苗圩三百五十七號戶名王煥生則田二畝六分三毫內劃租一畝三分二厘一毫田單半紙又二百五十八號戶名徐克成田單一紙計則田七分五厘五毫又該苗第七號戶名趙遠記蘆灘七分一厘九毫又八號戶名徐雨記蘆灘一畝八分九厘九毫蘆灘二紙正在會勘間據寶源祥公司稟稱

空切寶源祥即徐雨記於光緒八年分沙洲案內繳銀報升念七保十苗念字圩漲灘奉給第八號執照地二畝八分九厘九毫六號執照地二畝六分二厘五毫又潘源昌亦歸寶源祥經理繳銀報升給第三號執照地七畝四分五厘二毫嗣於九年三月奉批前縣諭飭所有前項報升灘地恐於水利有碍靜候剷除不得私行填築每賣等因寶源祥恪遵諭旨歷經完糧管業所有升科各單因徐浩源係代寶源祥經手買地由伊代為報升故在浩源處節經催交據稱急需暫抵押英商美查銀三百兩自當贖還久未贖到寶源祥不得已願代備銀取贖適美查返國延宕至今而浩源已於去年病故茲知美查還將該地請立道契不勝駭異此項報升田畝完糧管業至今已逾十年現奉蘇省水利局開濬吳淞港於該處水利無碍並未剷除自應歸寶源祥之徐雨

英册道契 第1950號 (二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

記潘源昌執業等情是實前來卑職等代查前號新契所租徐沁泉等地內附交第八號升科蘆照即寶源祥公司稟稱係徐雨記之地既據該公司稟有糾葛自未便遽與立契惟所租第三號升科蘆照已於上年奉批與冊四號新契租地案內由華民徐餘慶徐星樵等出租與洋商美查管業此項報升蘆灘既屬寶源祥之產即係徐浩源經手代升計自光緒八年沙洲案內升科迄逾十年之久何以執業蘆照仍在徐浩源之手且明知抵押與英商美查稱願備銀取贖又何以不早為辦理縱使美查回國各洋商均有代為經理之人儘可向理或先事來局稟請備案前項第三號蘆照並未據該公司將報轉抵押緣由先期稟報無從得悉委員勘大洋商租地祇能憑華民出租原契暨執業單照為據以及該苗地保查明稟覆並吊驗完糧印單相符是以照章勒文稟奉給契在案總之田單蘆照為產主執業據該公司不將蘆照早日收回且於上年美查請立契之先又不預為陳報直待徐浩源病故於卑局此次奉勒英冊一千九百五十五號新契租地該公司始附稟聲明貽誤踐踏實屬咎由自取現在與冊道契已立得難辦理如果該公司所稟屬實亦祇能向徐浩源家屬清理除已立道契之第三號蘆照諭令寶源祥公司向徐浩源家屬自理外所有英冊一千九百五十五號新契租地案內之第八號升科蘆照既據寶源祥來稟局稟明自應將是號新契繳銷理合稟陳伏乞

大人 察核俯賜

批示祇遵恭請

鈞安伏乞

垂鑒 卑職 謹稟



英册道契 第1950號 (三)


上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



計呈繳 新中契一紙  
 一稟 道憲 署  
 稟復英租界五百五十一號新契租地查有糾葛錄契請銷由

光緒十八年三月廿六日

候補府左堂王  
 上海縣正堂袁  
 候補縣正堂葛



英册道契 第1950號 (四)  
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖

光緒二十三年五月二十七日  
 此契租地係由英册一千四百七十六號劃出另立本契此批  
 光緒二十三年二月十日道署批



大清欽命監督江南海關分巡蘇松太兵備道員  
 給出租地契事照得按准  
 大英領事官 照會內開今據本國商人 考耳得白克 稟稱在上海按和約所定界內租業戶  
 地一段承運租 畝 分 厘 毫 北  
 每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭  
 業戶 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嘗准住中國之人必須中國官憲與 總領事官查視其租地實屬無足妨礙方准租住  
 又查向議章程雖外國人有准租得租之虛但無准租地實屬與華民租地實屬若華民欲在界內租地實屬須由  
 總領事官與中國官憲商酌給印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不察明本  
 國總領事官前道批批准將地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准照據  
 前每年不將每年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒十八年正月二十日 日給 租地 地契 一千九百五十一號

此項租地係由英册一千四百七十六號劃出另立本契此批  
 光緒二十三年五月二十七日  
 光緒二十三年二月十日道署批







The within lot is composed of U. S. Deed No. 216.

[TRANSLATION.]

TITLE DEED. *Notai's Copy.*

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

I have received a communication from the *British* Consul-General stating, that *Boyd and Company Limited*

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 *mor. fin. le. haou*, bounded on the North by \_\_\_\_\_ on the South by \_\_\_\_\_ on the East by \_\_\_\_\_ on the West by \_\_\_\_\_

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

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-General, 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 *Boyd and Company Limited* 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 *Boyd and Company Limited*

neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mor*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the *Lot* of the Soil. A necessary Deed for the Renting of Land.

Kuang Hui 18<sup>th</sup> year, L. S. 4<sup>th</sup> moon 16<sup>th</sup> day  
May 12<sup>th</sup> 1892  
No. of Lot, 1902  
No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_

George Brown  
Consul.

英册道契 第1952號 (二)

敬啟者竊卑職領。查接管卷內暨卑職領。前奉  
札以美册二百十五號契地漲灘該商既未繳價先行由官釘界等因正在勘釘間奉  
憲臺札開接  
英總領事韓 函送祥生行由美册二百十五號換立一千九百五十二號新契一套附圖一紙並美籍契  
紙請派員會勘等由札發契圖節即會查勘丈繪圖具復並查明契外官灘有無續漲佔用該  
商如不願租由縣釘界收管等因奉此遵與黃興檢補會同  
英總領事所派之員查明前項新契地原由美册四十三號契內劃出原載地九畝嗣又換立四百  
九十九號新契旋復將該新契註銷仍歸二百十五號原契批註執業今將該原契換立英册一千  
九百五十二號新契當傳同英商地保前往履勘分別老地漲灘按圖逐細丈量丈見老地積二  
千一百六十步五厘七毫合地九畝核與契載暨前丈之數相符四址東至英册一千九百三十八號地西  
至溪南至英册一千五百五十二號地北至漲灘官地查該灘地前於光緒十三年奉勘美册四百  
九十九號契地案內將兩次丈見畝分繪圖稟覆在案此次復勘仍自老地起至北首黃浦江口  
止丈見該灘東首長五十三步五分西首長六十七步三分東西濶二十七步二分七厘共積千六百四十  
七步一分八毫合地六畝八分六厘三毫核之前兩次丈見之數續有新漲當告以契外漲灘該商如  
願承租須照章繳價據稱須請由  
憲臺函致 總領事等語惟查該灘地內有前洋商所立洋文界石兩塊經稟蒙  
前憲臺函請美署轉飭迄未將界石拔去合無仰乞  
憲臺仍先行函致

英册道契 第1952號 (三)

上海知縣呈上海道臺稟帖 a



美總領事轉飭原租洋商將北首佔用官地內前立之洋文界石兩塊拔去以免轉租英商誤會為契內應有之地并請照會

英總領事諭令該祥生行主如願將前項官灘承租須照章繳價否則照原案由縣釘界收管理合將會勘緣由繪圖貼說聯街景覆並將奉發契圖呈錄仰祈

大察核示遵恭請


均安伏乞

鑒察 卑職 謹稟

計呈 繪圖一幅並繳新中契附圖各一紙美中契一紙

一 稟 道憲 稟 稟覆會勘百五號美契換立英冊九百五十二號新契會勘並繪圖契會領事由


光緒 二十八年 六月 廿六 日



英册道契 第1952號(四)  
上海知縣呈上海道臺稟帖 b

上海縣正堂實

候補縣正堂葛



英册道契 第1952號(五)  
上海知縣呈上海道臺稟帖 c



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官轉照會內開今據本國商人愛物立 稟請在上海按和約所定界內租業戶徐張氏全子徐炳松

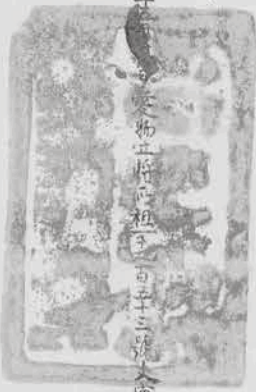
給出租地契事照得接准 地一段承遠租 畝分厘毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶徐張氏全子將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實屬無足妨礙方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實屬與華民轉賃若華民欲在界內租地實須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准蓋印憑據將地租與他人或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將行款年租銀二千五百文預付銀號違犯者則此契作為廢紙地即歸官領至租地契者

光緒十八年三月初二

日給 租地 契 第一千九百五十三號

查該地坐落上海三保十三番率字行向由原業戶完糧番沈雲亭此批

此項租地飭據會同勘復登簿于三保十三番率字行上名下海關前文見實地九分三厘四毫東西兩面均至徐張氏地畝圖到道議 商慶恩人實收分四毫管業理應批明並印信沈雲亭光緒十八年三月初二日批



光緒十八年三月二日 愛物立將地租予一千九百五十三號人管地收銀其轉與惠子生道例租用此批

一九二三年十月廿九日 將本契全地轉與 工部局

廿七廿二

光緒三十三年七月十三日准日本領事署 字第六八六五號 轉三日准三三五四號工部局 局後整理舊契時換給新契 三十二號七月二十二日上海縣別地地稅局 租字第六八四六號

英册道契 第 1953 號

英册道契 第 1953 號 (一)

光緒十八年七月 日具切結 沈雲亭

大老爺 臺下有業戶吳法現將祖遺田壹分捌厘道契壹千九百六拾四號其田坐落廿三保十三番率字行對面 肆拾伍號單戶朱正現是道光九年典與朱正現因成豐五年分清丈改換新單故立朱正現戶 名在七年間回贖原契遺難遺失此係確實細查戶冊並無李代若有差錯地保承值具切結是實

英册道契 第 1953 號 (三) 上海縣二十三保十三圖地保具結

一四五

[TRANSLATION.]

TITLE DEED.

Facsimile Copy

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

I have received a communication from the British Consul-General stating, that James Everleigh has applied to Rent in perpetuity from the proprietors Hui Chang-sha & 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 ... on the North by ... on the South by ... on the East by ... on the West by ... That the said James Everleigh is to pay to the Proprietors Hui Chang-sha & King-sung a sum of Dollars One hundred (\$100) being at the rate of ... 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 Hui Chang-sha & King-sung shall Rent the said quantity of Land to James Everleigh upon the following conditions: Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said James Everleigh 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-General, 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 Everleigh 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 James Everleigh neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Kuang-shai 18th day, L. S. 3rd month 2nd day. March 19th 1903. No. of Lot, 1953. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189... George Brown Vice-Consul.

英册道契 第 1953 號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

為

大英總領事官韓照會內開今據本國商人愛物立稟請在上海按和約所定界內租業戶吳法法同子吳金榮

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

每畝給價共計壹百四十九元正 業戶吳法法同子金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款却不能由

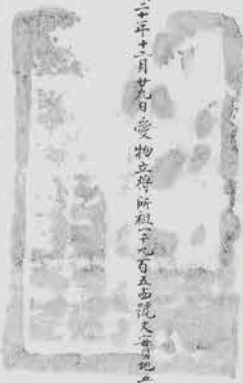
光緒十八年三月初二日給

租地契 第一千九百五十四號

查核地坐落上邑十三條十三號字號向由原業主完糧番沈歸茂此批

此項租地飭據會同商酌酌量給予三條五高字號字號下海廟文齊地五分厘三毫西東北兩面均至羅姓地西至范姓地南至公路繪圖到道

光緒二十二年十月九日受物立得所租一千五百文每年預付銀號等因前來本道已飭



一九四二年三月廿六日 本仁氏

世七夫

光緒二十二年七月十三日准日本國駐上海領事署 字第六八六四號



英一千九百五十四號

英册道契 第1954號 (一)

[TRANSLATION]

TITLE DEED.

Scout's copy



Wick - Superintendent of Maritime Customs for the Province of Kean-nan

Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting

Land.

I have received a communication from the British Consul-General stating, that

Wu Sak Fah

has applied to Rent in perpetuity from the proprietors Wu Sak Fah

a quantity of Land, situated within the boundaries of Ground set apart, in accordance with the

Act, for the location of Foreign Renters at this Port of Shanghai, measuring in area

one fathoms, four feet, and one inch, bounded

on the North by

on the South by

on the East by

on the West by

That the said James Swire is

to pay to the Proprietors Wu Sak Fah

a sum of Dollars One hundred and forty (\$140)

being at the rate of per fathom; and also

the Annual Low Rent of, Fifteen Hundred Cash per fathom Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors

Wu Sak Fah shall Rent the said quantity of Land.

to James Swire upon the following conditions:-

First, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart

therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within

the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection

on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between

the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the

right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local

conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in

them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any

Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities

grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which

said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are: That if the said James Swire

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-General, 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 Swire 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

James Swire neglect in pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per fathom, then, and in each

of 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.

Wu Sak Fah L. S. 3rd day 2nd day

March 29th 1892

No. of Lot 1954

No. of Title Deed

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI this day of 189

George Brown Secy. Consul.

英册道契 第1954號 (二)







敬稟者，竊奉

憲臺札開接

英總領事韓 來函據耶松行稟請將七百三十八及一千五百七十五號舊契換立一千九百五十五號新契一套附圖一紙舊契四紙送請派員會勘等由檢契札飭會查勘文繪圖具復等因奉此 卑職等伏查七百三十八號舊契原載地二畝三分七厘八毫經謝牧國恩文見實地一畝八分一厘三毫除劃與華民葉成忠九分六厘六毫外餘地八分四厘七毫其一千五百七十五號舊契計實地九分六厘六毫即前項七百三十八號契內劃與葉成忠之地先立一千三百一號契嗣轉租與耶松行更立一千五百七十五號契今同七百三十八號契內劃剩餘地兩共一畝八分一厘三毫併換一千九百五十五號新契當與黃巡檢備會同

英總領事所派之員傳同租戶督飭亭者地保前往履勘按照該商所指界址分別丈量文見七百三十八號契餘地積二百三十二分厘合地八分四厘七毫又一千五百七十五號契地積二百三十三分八分四厘合地九分六厘六毫兩共文見實地一畝八分一厘三毫核與前兩契所載之數均屬相符四址東至英冊七百三十七號地西至英冊七百四十號地南至英冊七百三十九號地北至百老匯路理合將會勘緣由繪圖貼說聯銜稟覆並將奉發契圖呈繳仰祈

大人察核俯賜批示祇遵恭請

鈞安伏乞

垂鑒 卑職 謹稟

計呈

繪圖一幅並錄新中契附圖各紙舊契三紙

英冊道契 第 1955 號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

一 稟 道 憲 聶

稟覆會勘英冊一千九百五十五號併換新契租地並呈圖契苗

光 緒 十 八 年 五 月 二 十 日



上海縣正堂袁

候補縣正堂葛

行

行

英冊道契 第 1955 號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

為

大英總領事官韓照會內開今據本國商人格來登稟請在上海按和約所定界內租業戶凌少雲感鳴岐

給出租地契事照得接准 地一段承還租 畝分厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶凌少雲感鳴岐將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實辦無足妨礙方准租住 又查向議章程雖外國人有通融得之之權但無准租地實辦與華民轉賃若華民欲在界內租地實辦須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲即准將地轉與他人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 並每年不將每畝租銀二十五文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十八年三月十六日給

租地 地契 一千九百五十六號

查該地坐落上海英界...

此項租地係由上海英界...

光緒十八年十一月二十三格來登稟由一千零六十一號契劃地約三畝四厘三毫併入本契計共地四畝零零九毫此批

此項併租之地係由...

光緒二十三年三月初四格來登稟將租一千零五十六號文實地參酌茶分壹厘與龍飛行遵例租用此批

查此契係由...

光緒二十三年一月十七日准日本國駐上海領事官...

英一千九百五十六號

英册道契 第1956號

英册道契 第1956號 (一)

[TRANSLATION.]

TITLE DEED.

Taotai's Copy

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

I have received a communication from the British Consul-General stating, that Frederick Montague Gratton has applied to Rent in perpetuity from the proprietors Ding Sao Yuen and Shen Min Khe a Lot of Land, situated within the 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 Frederick Montague Gratton is to pay to the Proprietors Ding Sao Yuen and Shen Min Khe a sum of Dollars One hundred and eighty (\$180) being at the rate of ... per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Ding Sao Yuen and Shen Min Khe shall Rent the said quantity of Land.

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

Kua-ghui 18th year, L. S.

April 15th 1892 No. of Lot, 1956. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

George Brown Vice Consul.

英册道契 第1956號 (二)

一四九



敬稟者編奉

憲臺札開接

英總領事韓 來函哈同一千九百五十八號新契一套附圖一紙請派員會勘等由札發契圖飭即  
會同查明勘丈繪圖具復並查黃保士名附復等因奉經 卑職 等與黃巡檢會同

英總領事所派之員查明原契田單據華民陸家松陸家棟將坐落二十五保頭黃知  
字圩三百三號戶名陸聚功上折田二畝二分二厘四毫又同號戶名陸金榜上折田七分七厘五毫兩共

計地二畝九分九厘九毫出單上洋商哈同為業附交前項田單一紙當傳同業戶督飭亭者  
地保前往逐細履勘按丈量丈見積二十八步五分六厘合地二畝九分九厘四毫核與附交田單

兩共二畝九分九厘九毫之數少地五毫四厘東至英冊一千九百五十八號地西至陸姓地暨英冊一千九  
百五十九號地南至陸姓地北至公路尚無違碍土名南川虹浜除將田單批明同原契發還英

署外理合將會勘緣由繪圖貼說聯銜稟覆並將奉發契圖呈繳仰祈  
本 察核俯賜批示祇遵恭請

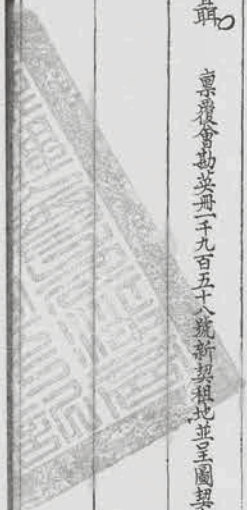
鈞安伏乞

再鑒 卑職 謹稟

計呈 繪圖一幅並繳新中契附圖各一紙

一稟 道憲 謹稟

稟後會勘英冊一千九百五十八號新契地並呈圖契由



英册道契 第 1958 號 [原契證已佚] (一)

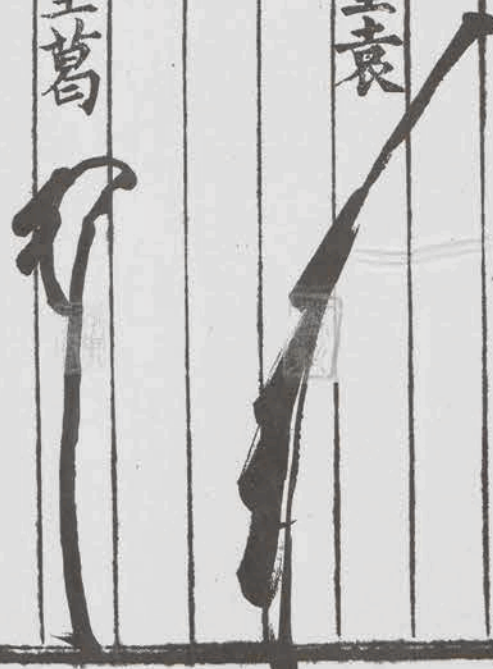
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a



光緒十八年五月二十四日

上海縣正堂袁

候補縣正堂葛



英册道契 第 1958 號 (二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准 大英總領事官辨照會內開今據本國商人 陶禮爾 稟請在上海按和約所定界內租業戶 寶源祥 地一段承租 畝 分 厘 毫 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶寶源祥 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨礙方准租住 又查向議章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官 稟請官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官 稟請官憲准租業戶居住若未領兩國官憲允准憑據 並每年不將年租銀二千五百文預付銀號違犯罰章者則此契作為廢紙地即歸官須至租地契者

光緒十八年四月初一日給 租地 一千九百五十九號 地契 在田此批

查該地坐落上海五保頭道知字行向由原業戶克程苗陳在田此批

此項租地契係由前領事官陶禮爾稟請官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官 稟請官憲准租業戶居住若未領兩國官憲允准憑據 並每年不將年租銀二千五百文預付銀號違犯罰章者則此契作為廢紙地即歸官須至租地契者

光緒十七年五月十三日 內德爾 將本號契地式啟登分肆屋捌壹柒柒特與和文連租此批

查此契准英國駐上海總領事署西本契由前租主和文將全地轉與和文連租用等因准此 相應加批以資執管此批 中華民國民國十七年八月二十日 上海地局林印



The within lot was formerly a Russian lot No. 18 Reg. 4219

[TRANSLATION.]

TITLE DEED.

Verbal Copy

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

I have received a communication from the British Consul-General stating, that Charles Dowdall and Francis Ellis have applied to Rent in perpetuity from the proprietor Tso Yuen Hsing a lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area on the North by on the South by on the East by on the West by

That the said Charles Dowdall and Francis Ellis are to pay to the Proprietor Tso Yuen Hsing a sum of Tails Four hundred (400) being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Tso Yuen Hsing shall Rent the said quantity of Land.

To Charles Dowdall & Francis Ellis upon the following conditions:— Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominion of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 Dowdall and Francis Ellis 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-General, 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 Dowdall and Francis Ellis 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 Dowdall and Francis Ellis neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 18th Year, L. S. 4th day 1st day.

April 27th 1892. No. of Lot, 1959. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

George Brown Esq. Consul



大清欽命監督江南海關分巡蘇松太兵備道聶

為

大英總領事官轉照會內開今據本國商人 麥格里 稟請在上海按和約所定界內租業戶 張芹香等

給出租地契事照得接准 地一段承遠租 畝分厘毫 北 南 東 西 每畝給價六十元共計六百三十八元五角二分正查其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶張芹香等 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 已備亦不得轉與別國未准准任中國之人必須中國官憲與 總領事官查視其租地質房無足妨礙方准租住 又查向議章程雖外國人有通融得租之處但無准租地質房與華民轉賃若華民欲在界內租地質房須由 總領事官與中國官憲酌量給印憑據始准行上列各條倘該商准後代管業之人將來以其地轉與不察明本 國總領事官准許者准其租地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 並每年不將租銀交納者則此契作為廢紙地即歸官領至租地契者

光緒十八年

二十五日給

租地 地契 一千九百六十號

查該地坐落上海縣黃浦區...

此項租地係上海縣黃浦區... 田岸南至羅地北至路路...

查此契原文地檢收後分宜此令會同復勘收分仍與前文無異...

一千九百零六年六月二十日...

查此契原有地檢收後分宜此令會同復勘收分仍與前文無異...

民國十三年六月十七日全地併立日本册五百六十九號新契本契

英千九百六十號

英册道契 第1960號 (一)

[TRANSLATION.]

TITLE DEED.

Acta's Copy

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

I have received a communication from the British Consul-General stating that Alex. McLeod and Carl Herman...

That the said Alex. McLeod and Carl Herman...

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land.

to Alex. McLeod & C. H. Herman upon the following conditions:-- Forasmuch, as the tenure of Ground held by Foreigners 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 Alex. McLeod and Carl Herman, 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-General, and through him to the Intendant for the time being, for their joint assent and concurrence...

A necessary Deed for the Renting of Land.

Kiangshoo 15th year, L. S. April 21st 1902 No. of Lot 1960 No. of Title Deed

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189 } George Brown Vice-Consul.

英册道契 第1960號 (二)



大清欽命監督江南海關分巡蘇松太兵備道

給出地契事照得核准  
大英總領事官羅照會內開今據本國商人史乃司等稟稱  
地一段承遠租 畝 分 厘 毫 請在上海後和約所定界內租業戶張坤寶等  
每畝給價共訂一千一百七十九元正  
其年租每畝一千五百文每年預付銀號等因前來本道已飭  
業戶張坤寶等將該地租商收用務照開各條進行查核外國人按和約在界內租地畝却不能由  
已便亦不得轉與外國人未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨礙方准租住  
又查向章章程雖外國人有通融得租之處但無准租地實界與華民輾轉買賣若華民欲在界內租地實界須由  
總領事官與中國官憲酌給蓋印憑據方可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官並道憲批准蓋印憑據者即屬違犯新章者則此契作為廢紙地即歸官須至租地契者  
並每年不將租銀年租一千一百七十九元正  
光緒二十八年三月二十五日給 租地 一千九百六十一號

查該地坐落上海英租界內由原業主克羅爾周志琴此批  
此項租地係上海英租界內由原業主克羅爾周志琴此批  
契內應除去文費實地六分厘毫而地至張姓地盤塘溝五畝地西至小浜陸陳蕭二姓地南至陸姓地盤塘溝五畝地東至陸姓地盤塘溝五畝地北至陸姓地盤塘溝五畝地  
應照文費畝分四厘管業相照批明蓋印備考 光緒二十八年八月拾六日批

英例

光緒二十八年四月初八日奉格星坡  
將所租一千九百零五元實地拾捌畝六分厘毫其轉與增裕輪船公司遵照租用此批

查此契地准  
英領事官張坤寶稟稱該地係由原業主克羅爾周志琴此批  
至陸姓地盤塘溝五畝地東至陸姓地盤塘溝五畝地西至小浜陸陳蕭二姓地南至陸姓地盤塘溝五畝地北至陸姓地盤塘溝五畝地  
光緒二十八年四月初八日奉格星坡

查此契地准  
英領事官張坤寶稟稱該地係由原業主克羅爾周志琴此批  
至陸姓地盤塘溝五畝地東至陸姓地盤塘溝五畝地西至小浜陸陳蕭二姓地南至陸姓地盤塘溝五畝地北至陸姓地盤塘溝五畝地  
光緒二十八年四月初八日奉格星坡

英册道契 第1960號 第1961號

英册道契 第1961號 (一)

[TRANSLATION.] TITLE DEED. *Notai's Copy.*

*Nieh* - Superintendent of Maritime Customs for the Province of Keang-yan 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 stating, that *Alexander McLeod and Carl Hermann Futhlage* have applied to Rent in perpetuity from the proprietors *Chang Sun Pao 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 on the North by \_\_\_\_\_, on the South by \_\_\_\_\_, on the East by \_\_\_\_\_, on the West by \_\_\_\_\_.

That the said *Alexander McLeod and Carl Hermann Futhlage* are to pay to the Proprietors *Chang Sun Pao and others* a sum of *Dollars One thousand and six hundred & seventy two* being at the rate of *Dollars sixty* 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 *Chang Sun Pao and others* shall Rent the said quantity of Land to *A. McLeod and C. H. Futhlage* upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said *Alexander McLeod and Carl Hermann Futhlage*, 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-General, 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 *Alexander McLeod and Carl Hermann Futhlage*, 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 *Alexander McLeod and Carl Hermann Futhlage* 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 *Land* the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 18th year, L. S. 9th month 26th day  
April 28th 1892  
No. of Lot, 1961  
No. of Title Deed, 1961

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1892  
George Brown Vice-Consul



民國十九年五月拾捌日全契地併立日本冊二百四十二號新契本契註銷

一五三

英册道契 第1961號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道身

大英總領事官... 將該地租給該商收用... 業戶... 已便亦不得轉與別國...

光緒二十八年五月初一日... 地契... 租地... 一千九百六十三號

光緒二十八年五月初一日... 地契... 租地... 一千九百六十三號

查該地係由英租界內劃出... 查該地係由英租界內劃出...

此項地係由英租界內劃出... 查該地係由英租界內劃出...

The within Lot is composed of a portion of Lot 1006 Reg. 1899

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

James Henry Partridge Parker... Superintendent of Maritime Customs... received a communication from the British Consul-General...

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land... Forasmuch as the tenure of Ground held by Foreigners under Treaty...

Kuangchi 18th Year, L. S. 5th month 28th day.

June 22nd 1902. No. of Lot, 1962. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

George Brown, Vice-Consul.

英册道契 第1962號 (二)

英册道契 第1962號 (一)

大清欽命監督江南海關分巡蘇松太兵備道身

大英總領事官... 將該地租給該商收用... 業戶... 已便亦不得轉與別國...

光緒二十八年五月初一日... 地契... 租地... 一千九百六十三號

光緒二十八年五月初一日... 地契... 租地... 一千九百六十三號

查該契係由英租界內劃出... 查該契係由英租界內劃出...

此項地係由英租界內劃出... 查該契係由英租界內劃出...

光緒二十八年五月初一日... 地契... 租地... 一千九百六十三號

光緒二十八年五月初一日... 地契... 租地... 一千九百六十三號

查此契原係由英租界內劃出... 查此契原係由英租界內劃出...

查此契原係由英租界內劃出... 查此契原係由英租界內劃出...

查此契原為怡和有限公司所承... 時換給土地執業證... 中華民國三十三年六月十八日上海特別市地政局批

調字第一〇四九號

英册道契 第1963號 (一)







[TRANSLATION.]

TITLE DEED. *Taitai's Copy.*



*Nich* Superintendent of Maritime Customs for the Province of Kean-nan  
 of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting  
 of  
 received a communication from the *British* - Consul-General stating, that  
*James Everleigh*  
 to Rent in perpetuity from the proprietors *Mu Fak Fah & King Yung*  
 and, situated within the Boundaries of Ground set apart, in accordance with the  
 the location of Foreign Renters at this Part of Shanghai, measuring in area  
 north by  
 on the South by  
 on the East by  
 on the West by  
 That the said *James Everleigh* is  
 to pay to the Proprietors *Mu Fak Fah and King Yung*  
 a sum of  
 being at the rate of \_\_\_\_\_ per acre; and also  
 the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors  
*Mu Fak Fah and King Yung* shall Rent the said quantity of Land,  
 to *James Everleigh* upon the following conditions:-  
 Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart  
 for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right  
 therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within  
 the Dominion of China, and to whose occupation of Land and Tenement there exists no valid objection  
 on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between  
 the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the  
 right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local  
 conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in  
 them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any  
 Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities  
 grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which  
 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 Everleigh*  
*Everleigh* 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-General, 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 Everleigh* 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  
*James Everleigh*  
 neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each  
 of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses,  
 and Tenements, shall revert to the Lord of the Soil.  
 A necessary Deed for the Renting of Land.

*Kuang Hui* 18<sup>th</sup> L. S. *sk* *grd*  
 May 28<sup>th</sup> 1902  
 No. of Lot 1964  
 No. of Title Deed  
 Registration completed at  
 H.B.M. CONSULATE-GENERAL, SHANGHAI  
 this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_  
*George Brown*  
 Vice Consul.

英册道契 第1964号 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官韓照會內開今據本國商人 古柏 稟請在上海按和約所定界內租業戶 顧容齋

給出租地契事照得接准 地一段承遠租 畝分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給價共計規銀二百二十五兩正 業戶 顧容齋 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山

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

又查向議章程雖外國人有通融得之之虞但無准租地實房與華民轉賃若華民欲在界內租地實房須山

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

國總領事官與中國官憲商酌給證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

並每 查該地契係在光緒十八年五月二十一日日給 租地 一千九百六十五號

光緒十八年五月二十一日日給 租地 一千九百六十五號

查該地契係在光緒十八年五月二十一日日給 租地 一千九百六十五號

光緒十八年五月二十一日日給 租地 一千九百六十五號

光緒十八年五月二十一日日給 租地 一千九百六十五號

光緒十八年五月二十一日日給 租地 一千九百六十五號

光緒十八年五月二十一日日給 租地 一千九百六十五號

光緒十八年五月二十一日日給 租地 一千九百六十五號

光緒十八年五月二十一日日給 租地 一千九百六十五號

光緒十八年五月二十一日日給 租地 一千九百六十五號

光緒十八年五月二十一日日給 租地 一千九百六十五號

英册道契 第1965号 (一)



















The within lot is formed of a portion of lot 1969 & Chen Miao-sin's land

TRANSLATION TITLE DEED. Notar's Copy

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

I have received a communication from the British Consul-General stating that Ah-hoo Banker has applied to Rent in perpetuity from the proprietors...

That the said Ah-hoo Banker is to pay to the Proprietors A.B. Cameron & Chen Miao-sin a sum of \$450 and \$100 respectively...

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

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

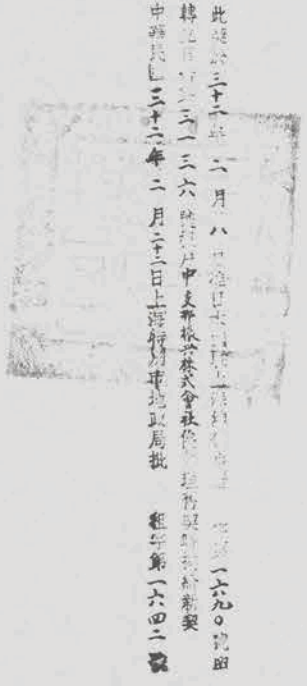
His or their Heirs or Assigns shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul-General...

He 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...

He or their Heirs or Assigns shall pay Yearly in advance the said Law Rent of Fifty Hundred Cash per acre, the said Law Rent of these several acres, this Deed shall become null and void...

Kuang Hsi 18th L. S. 8th 28th October 18th 1919 No. of Title Deed 1969

Registration completed at H.B.M. CONSULATE GENERAL, SHANGHAI this day of 1919



此契於三十一年二月八日... 轉讓... 中華民國三十一年二月二十一日上海特種地政處局批... 第一六四二號

The within lot is composed of a portion of lot No. 1928.

TRANSLATION TITLE DEED. Notar's Copy

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

I have received a communication from the British Consul-General stating that Frederick Montagne Gratton has applied to Rent in perpetuity from the proprietors...

That the said Frederick Montagne Gratton is to pay to the Proprietors Sabriel James Morrison a sum of \$1000 and \$100 respectively...

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

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

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-General...

He 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...

He or their Heirs or Assigns shall pay Yearly in advance the said Law Rent of Fifty Hundred Cash per acre, the said Law Rent of these several acres, this Deed shall become null and void...

Kuang Hsi 18th L. S. 6th (Anticatory) 21st August 13th 1919 No. of Title Deed 1970

Registration completed at H.B.M. CONSULATE GENERAL, SHANGHAI this day of 1919 George Brown

大清欽命監督江南海關分巡蘇松太兵備道聶... 光緒十八年閏六月二十一日給租地契一千九百七十號... 此項租地係由英商... 手號地南界至... 光緒十九年三月廿四日批



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准

大英總領事官轉照會內開今據本國商人

格來登

稟請在上海按和約所定界內租業戶

瑪禮遜

為

地一段承租

畝分厘毫

北

東

南

西

將該地租給該商收用務照後開各條進行查核外國人按約在界內租定地畝却不准由已使亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實屬無妨方准租有又查向議章程雖外國人有通融得之之權但無准租地實屬與華民轉賣若華民欲在界內租地實屬須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准蓋印憑據其地實屬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遞犯違章者則此契作為廢紙地即歸官須至租地時者

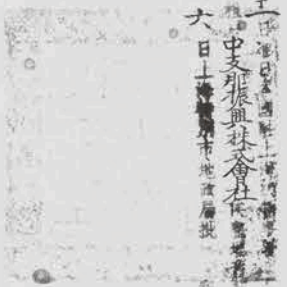
光緒十八年閏六月二十一日給

租地 地契 一千九百七十一號

查該地係由英冊一千九百七十一號畫出地段另立本號新契此批

此項租地係由一千九百七十九號圖面畫出其落西門外王孫宮在方北岸飯館會文局會同勘復其地實屬地段分屬西門外王孫宮至英冊一千九百七十九號地西至英冊一千九百七十九號地南至英冊一千九百七十九號地北至英冊一千九百七十九號地東至英冊一千九百七十九號地

此契存卷三十二 三月三十一日 中華民元三月二十二日 四 六 日 上海



英一千九百七十一號

英册道契 第1971號 (一)

The within lot is composed of a portion of Lot No. 1929. TITLE DEED. Sabat's copy. I, Frederick Montague Scatton, Superintendent of Maritime Customs for the Province of Kiangsu, hereby give this Deed for the Renting and... Sabat James Morrison... Frederick Montague Scatton... August 18th 1911... Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI this day of 1911

英册道契 第1971號 (二)







此契存卷

大清欽命監督江南海關分巡蘇松太兵備道再

給出租地契事照得接准 大英領事官轉照會內開今據本國商人 道達 呈請在上海接和約所定界內租業戶 張 華 英 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定地畝却不能...

光緒十八年閏六月二十四日給 租地 一千九百七十三號 地契 此契 此項租地係據會同勘復坐落五保二首過字行上名葉家宅文見實地畝二分四厘...

光緒十八年閏六月二十四日給

租地 一千九百七十三號

此項租地係據會同勘復坐落五保二首過字行上名葉家宅文見實地畝二分四厘坐落姓地西至英冊千九百號地南至公路北至小路...

光緒三十四年正月九日道達將租地字三號地契官印卷一分掛牌樹誌轉與員博登遵照租用此契



一九三九年十月廿九日 怡和行 將本契全地權轉與怡和有限公司經理用此契 李諾克司

此契於三十四年六月三十日准日本駐上海總領事署產字第一九九號函... 中華民國三十四年七月十一日上海特別市地政處此 特字第一一九

英册道契 第1973號 (一)

[TRANSLATION]

TITLE DEED.

Victor's Copy.

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

I have received a communication from the British Consul-General stating that William Macdonnell Mitchell Bowdall has applied to Rent in perpetuity from the proprietors Chang Yung & Hwa Yin a Lot of Land, situated within the Boundaries of Ground set apart...

on the North by on the South by on the East by on the West by

That the said William Macdonnell Mitchell Bowdall is to pay to the Proprietors... being at the rate of the Annual Rent of Fifteen Hundred Cash per acre...

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall have the said quantity of Land to William Macdonnell Mitchell Bowdall upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor may claim an unconditional proprietary right therein, nor exercise any right to transfer except to a Foreigner, having a recognized right of residence within the Dominion of China, and to whom recognition of Land and Tenement then exists...

The conditions of this Deed, therefore, are: That if the said William Macdonnell Mitchell Bowdall... shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatsoever kind thereupon...

William Macdonnell Mitchell Bowdall

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI this day of 1939

Signature: Huang Hai...

Signature: August 16th 1939

Signature: George Blowy

英册道契 第1973號 (二)











此契存卷

大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事照得接准

英領事官轉照會內開今據本國。久律師威巴士稟請在上海接和約所定界內租業戶王槐菴堂

地一段承租

南

東

西

北

每畝給價計銀五百元

改其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶王槐菴堂將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地賃房無是妨礙力准租在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轉賃若華民欲在界內租地賃房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官准道准其地賃房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預付銀號等項違犯斯章者則此契作為廢紙地歸官須至租地契者

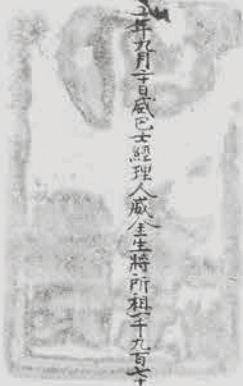
光緒十八年七月初二日給

租地 一千九百七十六號

查該地坐落上海五保二通過字號向由原業主完糧畧後此批

此項租地係由會同勘定坐落五保二通過字號向由原業主完糧畧後此批北至米姓地地到道該商應照文官分四區管業相應批明並印備案光緒十八年十月十五日批

光緒十八年九月廿五日總理人威巴士稟請將所租一千九百七十六號地分租與王槐菴堂承領此批



一千九百十七年三月廿日意白格將本契全份轉與王槐菴堂公司租用此批

民國五年二月廿日公局補註

英千九百七十六號

英册道契 第 1975 號 第 1976 號

英册道契 第 1976 號 (一)

[TRANSLATION]

TITLE DEED.

Wang Hwa-ching

Superintendent of Maritime Customs for the Province of Kiangsu and of the Soowang-tai Circuit, &c., &c., hereby gives this Deed for the Renting

received a communication from the British Consul-General stating, that the Proprietor of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Factories 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 she will pay to the Proprietor a sum of Five Hundred and Fifty (550) Dollars being at the rate of the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to Wang Hwa-ching

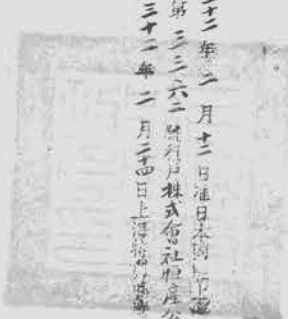
Forasmuch, as the terms of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognized right of residence within the Division of Custom, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And whereas, by certain special conventions between the Land and Tenement Authorities, Foreigners may have secured some privileges in addition to the right of residing and occupying Land and Houses for the purpose of residing in them with the Chinese: And whereas, as no Chinese Subject may lawfully acquire property of Land, Tenements, or Houses, within the above-mentioned Limits, unless both Chinese and Foreigners are granted the same right of acquisition under their laws, legalizing such transfer of property, which said Act may be granted or refused in the exercise of their discretion: That if the said Wang Hwa-ching shall or their heirs or assigns shall hereafter make over in or to any other party, who is not a British Subject, any part of the above-mentioned Land, or shall build or allow to be built, or cause to be built, any structure, or shall in any way use the same for the purpose of residing in it, or for the occupation of Chinese, or for any other purpose, which is not permitted by the laws of the said Province, or of the said Circuit, or of the said Port, or of the said Consulate, or of the said Intendant, then and in such cases, this Deed shall become null and void, and the property therein shall revert to the said Land, Houses, and Tenements, and shall be subject to the laws of the said Province, and of the said Circuit, and of the said Port, and of the said Consulate, and of the said Intendant.

Wang Hwa-ching 18th L.S. 7th 2nd

August 23rd 1906

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI this day of 1906

George Brown



此契於三十三年二月廿日准日本領事官領事署 字第一九一八號 轉立日册第三三六二號行月社武布社代公司代領事署 中華民國三十三年二月廿四日上海領事官領事署 字第一八六八號

英册道契 第 1976 號 (二)

一二六七







The within lot is composed of 101 50 66 Sub Reg. No 282, which was for portion of lot 80 Reg. No 62.

(TRANSLATION)

TITLE DEED.

Taotai's Copy

Nieh - Superintendent of Maritime Customs for the Province of Kwantung and the Sou-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul-General stating, that William Venner Drummond, Esq. has applied to Rent in perpetuity from the Proprietors, the Trustees of the late S. J. W. Corrie's Estate a Lot of Land, situated within the 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 William Venner Drummond, Esq. is to pay to the Proprietors, the Trustees of the late S. J. W. Corrie's Estate a sum of ... being at the rate of ... per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors the Trustees of the late S. J. W. Corrie's Estate shall Rent the said quantity of Land to William Venner Drummond, Esq. upon the following conditions:-

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

William Venner Drummond, Esq. or 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 Venner Drummond, Esq. neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 18th L. S. 7th 16th

September 6th 1911

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI this day of 1911

英册道契 第1977號 (二)

民國十七年四月二十日全地研五英冊一萬二千五百三號新吳本英註銷

光緒三十二年二月十四日... 此項地契現准... 英國領事館... 因到道台就檢同中契核對林明蓋印備卷... 光緒三十二年七月製日道署批

光緒三十二年正月十四日... 中國招商局... 光緒三十二年正月十六日

光緒三十八年... 該地坐落... 王李三姓地契... 光緒三十八年正月十六日

大清欽命監督江南海關分巡蘇松太兵備道聶... 大英總領事官... 徐雨記... 光緒三十八年... 日給... 地契... 一千九百七十八號

英册道契 第1978號 (一)







此契於三十一年三月十六日准日本國駐上海總領事署  
轉立日期第五四〇五號租戶中支路張興林式會社代表張運齊張時德張新契  
中華民國三十一年三月二十五日上海特種地政局批 租字第三九二號

(TRANSLATION)

TITLE DEED.

Notar's Copy.

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

I have received a communication from the British Consul-General stating, that  
Ho a-tilla King ill  
has applied to Rent in perpetuity from the proprietor  
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the  
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area  
mow. fan. buw, bounded

on the North by  
on the South by  
on the East by  
on the West by

That the said Ho a-tilla King ill  
to pay to the Proprietor, Loos Saach  
a sum of 1000  
being at the rate of  
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor  
Loos Saach  
shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said Ho a-tilla King ill  
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-General, 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 Registers: If the said  
Ho a-tilla King ill 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  
Ho a-tilla King ill  
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 property of the said Land, Houses,  
and Tenements, shall revert to the Land of the Soil.  
A necessary Deed for the Renting of Land.

Kwang-hai 18th L. S. 9th 22nd

October 12th 1912

No. of Lot 1979  
No. of Title Deed

Registration completed at  
H.B.M. CONSULATE-GENERAL SHANGHAI  
this day of 1912

James Day

(TRANSLATION)

TITLE DEED.

Notar's Copy.

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

I have received a communication from the British Consul-General stating, that  
Rodie A. Clark  
has applied to Rent in perpetuity from the proprietor  
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the  
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area  
mow. fan. buw, bounded

on the North by  
on the South by  
on the East by  
on the West by

That the said Rodie A. Clark is  
to pay to the Proprietor, Loos Saach  
a sum of 200  
being at the rate of  
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor  
Loos Saach  
shall Rent the said quantity of Land.

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

The conditions of this Deed, therefore, are: That if the said Rodie A. Clark  
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-General, 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 Registers: If the said  
Rodie A. Clark 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  
Rodie A. Clark  
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 property of the said Land, Houses,  
and Tenements, shall revert to the Land of the Soil.  
A necessary Deed for the Renting of Land.

Kwaq-hai 18th L. S. 9th 7th

October 27th 1912

No. of Lot 1980  
No. of Title Deed

Registration completed at  
H.B.M. CONSULATE-GENERAL SHANGHAI  
this day of 1912

大清欽命監督江南海關分巡蘇松太兵備道王紳  
大英總領事官韓照會內開今據本國商人 克拉克 稟請在上海按和約所定界內租業戶 王紳  
給出租地契事照得接准  
地一畝承租租銀 二分 厘 毫  
每畝給價共計價銀 二百兩  
業戶 王紳 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由  
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查核其租地實址無妨礙地方准租  
又查向議章程雖外國人有通融得租之處但無准租地實址與華民轉賃若華民欲在界內租地實址須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商准後代管業之人將來以其地轉與不稟明  
國總領事官准租應准其地租銀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  
並每年不將租銀交清者則此契作廢該地即歸官領至租地契者  
光緒十八年九月初七日給 租地 契 一千九百八十號  
查該地坐落上海英租界九百零五號原業主克拉克稟請  
內地水利機關永遠不准填信阻塞等情請到該商應准其稟請業戶王紳永遠不准填信阻塞租地契印備考 光緒十九年二月五日



中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事照得接准

大英總領事官韓照會內開今據本國商人格來登

地一段承遠租

每畝給價

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光緒十六年九月二十五日給租地契一千九百八十號

此項租地係在九百五十五號新契地... 馬路北至公路南到道該商應照文官部分四四管業相應批明並印備考光緒十九年五月十六日批

查此項准英商駐上海總領事由本委由前租主鴻懋將全地轉與德和租用等因准此相應批明執管此批  
中華民國二十五年六月四日上海市土地局批印

此契於二十二年三月六日... 轉立日冊第 四六五二號... 中華民國二十二年三月十五日上海特別市地政局批 租字第一二五八號

英千九百八十號

英册道契 第1981號 (一)

The within lot is formed of a portion of lot No. 1934

TITLE DEED. Saotai's Copy.

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

I have received a communication from the British Consul-General stating that Frederick Montague Stratton has applied to Rent in perpetuity from the proprietors Gabriel James Morrison a Lot of Land, situated within the 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 ... to 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 Frederick Montague Stratton upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: Frederick Montague Stratton, his or their Heirs or Assigns, shall hereafter make over his of their interest in the Ground now rented to another party, without reporting the same to his or their Consul-General, 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 Frederick Montague Stratton, 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 Frederick Montague Stratton neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Kuang Hui 18th year, L. S. 9th month 25th day

November 14th 1892. No. of Lot, 1981. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1892. J. Morrison, Vice-Consul.

英册道契 第1981號 (二)

二七二



大清欽命監督江南海關分巡蘇松太兵備道真

大英總領事官照會內開今據本國商人格本登稟請在上海按和約所定界內租業戶

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

已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實房無妨礙方准租住  
又查向職章程雖外國人有通融得之慮但無准租地實房與華民轉賃若華民欲在界內租地實房須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官並違地准租將其地轉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  
並每年不將地畝年租錢一千五百文預付銀號違犯罪章者則此契作為廢地即歸官須至租地契者

光緒十八年九月二十五日給

租地契 一千九百八十二號

查此契准英國駐上海總領事署本契由前租主高易將全地轉共業廣公司租用等因准此相應加批以資執管此批  
中華民國四年五月十六日上海土地局批印

宣統元年七月十七日檢表登將本契全地轉共業高租用此批

收契十一號

英千九百八十二號

英册道契 第1981號 第1982號

英册道契 第1982號 (一)

The written lot is formed of a portion of lot No 1926

[TRANSLATION.]

**TITLE DEED.** *Jaotai's Copy.*

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

I have received a communication from the *British* Consul-General stating, that  
*Fredrick Montague Glatton*  
has applied to Rent in perpetuity from the proprietors *Sabriel James Morrison*  
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the  
Treaty, for the location of Foreign Centers at this Port of Shanghai, measuring in area  
\_\_\_\_\_ square \_\_\_\_\_ feet, \_\_\_\_\_ inches, \_\_\_\_\_ lines, \_\_\_\_\_ hairs, bounded

on the North by \_\_\_\_\_  
on the South by \_\_\_\_\_  
on the East by \_\_\_\_\_  
on the West by \_\_\_\_\_

That the said \_\_\_\_\_  
to pay to the Proprietors \_\_\_\_\_  
a sum of \_\_\_\_\_  
being at the rate of \_\_\_\_\_ per acre; and also  
the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

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

*Kuang Hsi* 18th year. L. S. 9th moon 26th day.  
November 14th 1892.  
No. of Lot, 1982.  
No. of Title Deed, \_\_\_\_\_

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_

*Fredrick Montague Glatton*  
For Consul.

英册道契 第1982號 (二)

王承恩 啟

光緒十八年會勘據業戶寶源祥將此單地劃租與洋商瑪禮孫肆分貳厘  
伍毫併立英册一千九百三十四號新契此單應餘地伍分伍厘伍毫歸原業戶執業  
光緒十九年會勘英册一千九百三十四號新契此單應餘地伍分伍厘伍毫歸原業戶執業  
請將此單餘地地稅教批外應餘地地稅歸原業戶執業此單應餘地地稅歸原業戶執業  
戶辦糧倘匿存乾隆四十八年田單概不為憑

日給

英册道契 第1982號 (三)  
上海縣二十七保十圖念字圩原76號田單之割單



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道

大英總領事官

給出租地契事照得接准

地一段承遠租

每畝租銀計價洋銀五百零五元正

業戶

已便亦不得轉與別國未曾准在中國之人

又查向議章程雖外國人有通融得之

總領事官及中國官憲酌給蓋印憑據始可

國總領事官准准准准准准准准准准准准

並每年將每年每年每年每年每年每年每年

光緒十八年九月九日

光緒十八年九月九日

光緒十八年九月九日

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光緒十八年九月九日

光緒十八年九月九日

英册道契 第1983號 (一)

[TRANSLATION.]

**TITLE DEED.** *Taotai's copy.*

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

I have received a communication from the *British* Consul-General stating, that *William Macdonnell Dowdall* has applied to Rent in perpetuity from the proprietors *Han Su-pao, Han Siao-ti & 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 *more, less, full, or, less, bounded* on the North by \_\_\_\_\_ on the South by \_\_\_\_\_ on the East by \_\_\_\_\_ on the West by \_\_\_\_\_

That the said *William Macdonnell Dowdall* is to pay to the Proprietors *Han Su-pao, Han Siao-ti & others* a sum of *Dollars Three hundred & five (\$305)* 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 *Han Su-pao, Han Siao-ti & others* shall Rent the said quantity of Land to *William Macdonnell Dowdall* upon the following conditions:—

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

A necessary Deed for the Renting of Land.

*Kuang-kai* 18<sup>th</sup> year, L. S. *9<sup>th</sup> 6<sup>th</sup>* day.

October 26<sup>th</sup> 1892

No. of Lot \_\_\_\_\_

No. of Title Deed, **1983.**

Registration completed at \_\_\_\_\_

H.B.M. CONSULATE-GENERAL, SHANGHAI.

this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_

*John Doyne*

Vis-Consul.

英册道契 第1983號 (二)

其切結業戶韓六寶全韓根生今具到

局憲大老爺臺下切身前將祖遺坐落二十五保高道字行第四百五十六號內周道成戶名則田式畝四分二厘之田單西

帝出租與道達洋行列入英册壹千玖百八十三號道契准查此地前經故祖活費親戚周姓迨至咸豐五年清粮

時即由周道成出名報請領單執業嗣後同治年間由故祖父備價向周姓贖回所有贖回契據早經遺失無存

有故祖韓洪瑞戶名完報印串為憑並無捏據特聲明如有另生枝節惟身等自問合具切結是實

英册道契 第1983號 (三) 上海縣二十五保二圖原華人業主稟帖

光緒拾捌年捌月 十四 日具切結韓六寶全韓根生 十







大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准

大英總領事官韓照會內開今據本國商人依意沙遜

稟請在上海按和約所定界內租業戶

為

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

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

光緒十八年十月十一日 給租地契 一千九百八十五號

查該地係由一千四百四十七號契換立此契

此項地係由英冊一千四百四十七號契換立此契係由英冊一千四百四十七號契換立此契係由英冊一千四百四十七號契換立此契

The within lot is composed of lot 14504 Reg. No. 1444.

[TRANSLATION.]

TITLE DEED. Jaotai's Copy.

Nieh Superintendent of Maritime Customs for the Province of Kean-nan

I have received a communication from the British Consul-General stating, that Edward Elias Sassoon

has applied to Rent in perpetuity from the proprietor Alexander McLeod

a Lot of Land, situated within the 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 to pay to the Proprietors a sum of being at the rate of per mow; and also the Annual Low Rent of Fifty 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 Edward Elias Sassoon upon the following conditions:-

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

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-General, 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 Edward Elias Sassoon 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 Edward Elias Sassoon neglect to pay Yearly in advance the said Low Rent of Fifty Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Kuang-hsin 18th year, L. S. 10th month, 11th day. November 29th 1892. No. of Lot, 1985. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

英册道契 第 1985 號 (二)

大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准

大英總領事官韓照會內開今據本國商人 納益桓 稟請在上海按和約所定界內租業戶

為

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

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

光緒十八年十月十八日 給租地契 一千九百八十六號

查該地係由一千四百四十七號契換立此契

此項地係由英冊一千四百四十七號契換立此契係由英冊一千四百四十七號契換立此契係由英冊一千四百四十七號契換立此契

The within lot is composed of a portion of lot No. 1604.

[TRANSLATION.]

TITLE DEED. Jaotai's Copy.

Nieh Superintendent of Maritime Customs for the Province of Kean-nan

I have received a communication from the British Consul-General stating, that Arthur Edward Knight

has applied to Rent in perpetuity from the proprietor William Henry Harton

a Lot of Land, situated within the 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 Arthur Edward Knight is to pay to the Proprietors William Henry Harton a sum of being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land

to Arthur Edward Knight upon the following conditions:-

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

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-General, 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 Arthur Edward Knight 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 Arthur Edward Knight neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Kuang-hsin 18th year, L. S. 10th month, 18th day. December 6th 1892. No. of Lot, 1986. No. of Title Deed.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

英册道契 第 1986 號 (二)

英册道契 第 1986 號 (一)



大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准 大英總領事官韓照會開今據本國商人業廣公司稟請在上海按和約所定界內租業戶

業戶 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實屬無妨碍方准租住又查向議章程雖外國人有通融得租之處但無准租地實屬與華民輾轉買賣若華民欲在界內租地實屬須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地變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五百文預付銀號等因前來本道已飭

光緒十八年

銷 二八 日給

租地 地契 一千九百八十七號

查該地係由一千八百八十七號換立此批

此項租地前經飭使上海縣陸令等三委員會同勘復管轄二十五保三臺名義為園地今見實地畝分六厘九毫四忽四微東至四川路南至英界六百零五號地西與南面均至業廣公司地輪圍到道該商應照文實畝分四毫管業相應批明並印備考 光緒十九年正月二日批

中華民國十九年二月二十二日全地特立英界一三五〇九號新契存案註銷

英冊道契

英一千九百八十七號

英冊道契 第1985號 第1986號 第1987號

英冊道契 第1987號 (一)

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

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

I have received a communication from the British Consul-General stating that The Shanghai Land Investment Company Limited has applied to Rent in respect of the property for a new build for a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mor, fan, le, haou, bounded on the North by on the South by on the East by on the West by That the said to pay to the Proprietors a sum of being at the rate of per mor; and also the Annual Low Rent of Fifteen Hundred Cash per mor 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities; And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said Shanghai Land Investment Company Ltd. 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-General, and through him to the Intendant for the time being, for their joint assent and concurrence, and for the duo registration of the transaction in their respective Records; or if the said Shanghai Land Investment Company Limited 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 Shanghai Land Investment Company Limited neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mor, then, and in each of 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.

Kuangshai 18th 1902. L. S. 10th 28th

December 16th 1902 No. of Lot, No. of Title Deed, 1987.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

James H. ... Vice-Consul.

英冊道契 第1987號 (二)







The within lot is formed of a portion of Lot 1277 Reg. 11370

[TRANSLATION.] TITLE DEED. Saotai's Copy.

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

I have received a communication from the British Consul-General stating, that Edward Elias Sassoon has applied to Rent in perpetuity from the proprietors China Fire Insurance Co. Ltd. a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

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

The conditions of this Deed, therefore, are: That if the said Sassoon, 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-General, 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 Edward Elias Sassoon, 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 Edward Elias Sassoon neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Kwang-hoo 18th year, L. S. 12 moon 29 day. February 15th 1893. No. of Lot, 1991. No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189.

英册道契 第1991號 (二)

英册道契 第1989號 第1991號 第1993號

光緒十八年十二月二十九日給地契一千九百九十一號 查該契係由一千三百七十號契訂立此批 此項地契係由一千三百七十號契訂立此批 冊于九百五號地北至英丹九百四十四號地南到道該商應照文安官印四分公管業相應批明正印修考光緒二十一年四月初七日札

大清欽命監督江南海關分巡蘇松太兵備道耳聃 給出租地契事照得接准 大英總領事官韓照會內開今據本國商人依意沙遜 稟請在上海按和約所定界內租業戶 地一段承還租 畝 分 厘 毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 將該地租給商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨礙方准租住 又查向議章程雖外國人有通融得之益但無准租地實界與華民輾轉買賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登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

英册道契 第1991號 (一)

光緒十九年二月十三日給地契一千九百九十三號 查該地坐落邑二七保十番倉字圩向由原業主完糧番金梅亭此批 此項地契係由邑二七保十番倉字圩向由原業主完糧番金梅亭此批 冊于九百五號地北至英丹九百四十四號地南到道該商應照文安官印四分公管業相應批明正印修考光緒二十一年四月初七日札

大清欽命監督江南海關分巡蘇松太兵備道耳聃 給出租地契事照得接准 大英總領事官韓照會內開今據本國商人 吉柏 稟請在上海按和約所定界內租業戶 張全寶等 地一段承還租 畝 分 厘 毫 北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 張全寶等將該地租給商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨礙方准租住 又查向議章程雖外國人有通融得之益但無准租地實界與華民輾轉買賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登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

英册道契 第1993號 (一)

英一千九百九十三號

光緒二十三年四月二十三日古相將本院地陸分春亭任理轉與高易行租用此批 宣統二年六月十四日高易行將本契全地轉與福勒司脫租用此批 一千九百零六年八月二日福勒司脫將本契全地轉與雷四德租用此批 一千九百零七年十月十三日雷四德將本契全地轉與德和租用此批 查此契准英國駐上海總領事署函本契由前租主德和將全地轉與業廣公司租用等因准此相應加批以資執管此批 中華民國四年七月十日上海市地政局批印

本契地租特別區八 圖政字圩十二號 批

二七九



[TRANSLATION]

TITLE DEED. *Waltai's Copy.*

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

I have received a communication from the *British* Consul-General stating, that *John Cooper*

has applied to Rent in perpetuity from the proprietors *Chang Chuen pao & 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

on the North by \_\_\_\_\_  
on the South by \_\_\_\_\_  
on the East by \_\_\_\_\_  
on the West by \_\_\_\_\_

That the said *John Cooper* is to pay to the Proprietors *Chang Chuen pao & others* a sum of *Sixty five hundred (Sh. 600)* being at the rate of \_\_\_\_\_ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Chang Chuen pao & others* shall Rent the said quantity of Land

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

The conditions of this Deed, therefore, are: That if the said *John Cooper* 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-General, 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 Cooper* his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said

*John Cooper* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

*Kuan-ghai* 19<sup>th</sup> year, L. S. 27<sup>th</sup> moon 13<sup>th</sup> day.

March 30<sup>th</sup> 1893.  
No. of Lot, \_\_\_\_\_  
No. of Title Deed, 1993.

Registration completed at \_\_\_\_\_  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_  
*James Layton*  
Vice-Consul.

英册道契 第1993號 (二)

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道壽

給出租地契事照得接准

大英總領事官辦照會內開今據本國商人 租文

租文

稟請在上海按和約所定界內租業戶 陶錫卿

為

地一段承還租 畝 分 厘 毫 北

其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶 陶錫卿

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地畝却不能由

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

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

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

國總領事官並道憲批准登籍將其地數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

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

光緒十九年二月二十二日給

租地 一千九百九十四號

地契

查該地係在邑三區一區知字村南由原業戶免種商錢發給此

此項租地係據會文同勘復坐落於五區頭面知字村南由原業戶免種商錢發給此

四厘半地五厘地畝分租承還租契字號南至英界千八百號地西至南面均至平路繪圖到道該商應將大英官印蓋印備考

光緒十九年四月三日

光緒三十年三月三日授文將租契免稅免地官承領分前厘租契轉與哈同道例租地

光緒三十年九月六日施篤克

光緒三十年四月六日

此契於三十一年三月三十一日准日本國駐上海總領事署 字第四九九號

轉立日冊第六六一號在存及勿收發給各該商校核並照原契給新契

中華民國三十三年四月六日上海特別市地政局批 租字第四九二八號

光緒三十年四月六日

民國三十年四月六日

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英册道契 第1994號 (一)



[TRANSLATION.]

TITLE DEED.

Facsimile copy.

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

I have received a commission from the British Consul-General stating, that William Venn Drummond has applied to Rent in perpetuity from the proprietors, Yao Shiching a Lot of Land, situated within the 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 William Venn Drummond is to pay to the Proprietors Yao Shiching a sum of ... per acre; and also being at the rate of ... 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 William Venn Drummond upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said Drummond 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-General, 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 Drummond 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 Drummond 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.

Kiang-tsi: 19th year, L. S. 2nd moon 22nd day. April 8th 1893. No. of Lot, 1994. No. of Title Deed, 1994.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1893. Vice-Consul.

英册道契 第1994號 (二)

大清欽命監督江南海關分巡蘇松太兵備道聶 爲

大英總領事官韓照會內開今據本國商人愛物六 稟請在上海按和約所定界內租業戶寶源祥

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

光緒十九年三月初十日給 租地一千九百九十五號 地契

查該地坐落上海英租界內原係某戶完稅租地由現年地保顧福岐於原契蓋戳矣又批 此項租地係由該商向該地保完稅租地由現年地保顧福岐於原契蓋戳矣又批 光緒十九年三月初十日

光緒十九年三月初十日給 租地一千九百九十五號 地契

光緒十九年三月初十日給 租地一千九百九十五號 地契

此項租地係由該商向該地保完稅租地由現年地保顧福岐於原契蓋戳矣又批 光緒十九年三月初十日

英册道契 第1995號 (一)







*The within lot is formed of lot 649 Reg. 20. 644 and Forshaw.*

[TRANSLATION.]

TITLE DEED.

*Saotai's Copy.*

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

I have received a communication from the *British* Consul-General stating, that

*Peter Ventnor Grant* has applied to Rent in perpetuity from the proprietor *Chiu Shuy pang* a Lot of Land, situated within the 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 *Peter Ventnor Grant* is to pay to the Proprietors *Chiu Shuy pang* a sum of *Sails One thousand & fifty (1050)* 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 *Peter Ventnor Grant* upon the following conditions:—  
Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenements there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are: That if the said *Peter Ventnor Grant* 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-General, 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

*Peter Ventnor Grant* 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

*Peter Ventnor 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.

*Kuanghsin* 19<sup>th</sup> year, L. S. 8<sup>th</sup> moon 23<sup>rd</sup> day.

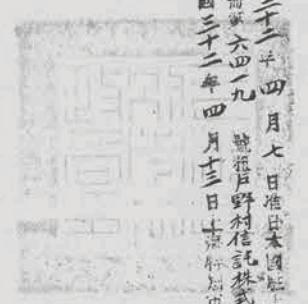
July 6<sup>th</sup> 1898.

No. of Lot, 1996.

No. of Title Deed, \_\_\_\_\_

Registration completed at \_\_\_\_\_  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_

*Jamiescott*  
Vice-Consul.



此契於三十一年四月七日准日本國駐上海領事官  
轉立日册第六四一九號租戶野村信託株式會社後以理  
中華民國三十一年四月十三日上海行局市地政局註  
字第四九七號  
在字第四九三五號

WHANGPOO CONSERVANCY BOARD  
ENGINEER IN CHIEF'S OFFICE

D4/141. SHANGHAI, 16th September, 1916.

Tsang Mien Tsi Esquire,  
In charge of the Joint Measurement Office,  
SHANGHAI.

Dear Sir,  
BRITISH CONSULAR LOT 1996.

In accordance with the Supplementary Article No. 12 to the Conservancy Agreement of 1912, I beg to forward herewith three plans of the above lot, showing the Board's shengko plan.

One plan is intended for the owner, one for the consulate concerned and one for your office.

Please inform me as soon as possible when the owner has accepted this plan, whereafter the Board will proceed to assess the shengko price due.

Yours faithfully,  
*Eric W. Jordan*  
For Engineer-in-Chief.

WHANGPOO CONSERVANCY BOARD.  
Engineer-in-Chief's Office  
SHANGHAI.

Tsang Mien Tsi Esq.,  
Joint Measurement Office,  
SHANGHAI.

With one roll.











此契存卷

大清欽命監督江南海關分巡蘇松太兵備道為

大英總領事官... 給出租地契事照得接准

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

光緒十九年二月二十日給

租地 一千九百九十九號

查該地係由英一千九百四號查立本號新契此地

光緒二十一年四月九日 陶德爾 將租地...

光緒二十一年十二月二十九日 瑪禮孫 將本契契也轉與格來森租用此批

一千九百十五年一月二十二日 格來森將本契契也轉與德和行租用此批

查此契原有地壹畝壹分壹厘玖毫除劃出叁分叁厘叁毫另立英冊一四三號新契外本契餘地文見伍分玖厘

一千九百四十年二月廿日 德和行

馬安 馬安 馬安 馬安

英册道契 第1999號 (一)

The within Lot is formed of a portion of Lot No 1904.

[TRANSLATION.]

TITLE DEED.

Suotai's Copy.

Suotai - Superintendent of Maritime Customs for the Province of Kwan-nan

Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from the British Consul-General stating that Charles Bowdall & Francis Ellis have applied to Rent in perpetuity from the proprietors for a new deed for a Lot of Land, situated within the 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 Proprietors 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

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

The conditions of this Deed, therefore, are: That if the said Charles Bowdall & Francis Ellis 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-General, 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 Bowdall & Francis Ellis 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 Bowdall & Francis Ellis 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.

Suotai, g. H. H. H. year, L. S. 30 moon 20 day. May 10 1898.

No. of Lot, 1999. No. of Title Deed, 1999. Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189.

英册道契 第1999號 (二)

英千九百九十九號

此契於三十三年三月六日准日本國駐上海總領事署 字第二四六號 轉立日第 四六七八號 准日本國駐上海總領事署 字第二四六號 中華民國三十三年三月十六日上海領事館地政司批 租字第二八四號







大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准

大英領事官韓照會內開今據本國商人威巴士

稟請在上海按和約所定界內租業戶徐泰隆

為

地一段承還租銀五百兩正其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶徐泰隆將該地租給商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與外國人未准往中國之人必須中國官憲與總領事官查視其租地實界無妨礙方准租住又查向議章程外國人有通融得之無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並准批據准其租地分段或已或人另遊別處轉賃華人居住若未領兩國官憲允准憑據並每年不將每畝租銀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

光緒十九年

初五日給

租地契 二千零零一號

此項租地係由英領事官韓照會內開今據本國商人威巴士稟請在上海按和約所定界內租業戶徐泰隆將該地租給商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與外國人未准往中國之人必須中國官憲與總領事官查視其租地實界無妨礙方准租住又查向議章程外國人有通融得之無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並准批據准其租地分段或已或人另遊別處轉賃華人居住若未領兩國官憲允准憑據並每年不將每畝租銀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

光緒二十三年八月十四日甘肅廣公司將所租二一號地讓與徐泰隆轉與白流雲遵例租用此批

光緒二十三年八月十四日甘肅廣公司將所租二一號地讓與徐泰隆轉與白流雲遵例租用此批

民國四年本租業戶彭水觀地大凡各處位毫美四百三號全地或散位小位屋舍之本契地共有齊地位位或屋位毫此批

民國十三年三月八日全地轉立日本再六百四十五號新契本契

三九〇〇一號

英册道契 第2001號 (一)

[TRANSLATION.]

TITLE DEED. *Sao'ai's Copy.*

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

I have received a communication from the *British* Consul-General stating, that

*William Parker Wilkinson* has applied to Rent in perpetuity from the proprietors *Oao sui-lung*

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

on the North by  
on the South by  
on the East by  
on the West by

That the said *William Parker Wilkinson* is to pay to the Proprietors *Oao sui-lung* a sum of *Five Hundred (No. 500)* being at the rate of *per mou*; and also the Annual Low Rent of Fifteen Hundred Cash per *mou* Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Oao sui-lung* shall Rent the said quantity of Land

to *William Parker Wilkinson* upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said *William Parker Wilkinson* 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-General, and through him to the Intendant for the time being, for their joint assent and concurrence, and for the duo registration of the transaction in their respective Records; or if the said *William Parker Wilkinson* 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 *William Parker Wilkinson* 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.

*William Parker Wilkinson* year, L. S. *11* moon *5* day.

*December 12* 189*2*.

No. of Lot, } *2001*.

No. of Title Deed, }

Registration completed at *H.B.M. CONSULATE-GENERAL, SHANGHAI,* this *day* of *189*.

*Jacobson* Vice-Consul.

英册道契 第2001號 (二)









立遺失上收具結契單黃駿卿為因 光緒拾伍年  
 被火災焚毀 梁上收契據式紙余售是  
 洪慶為業洪姓刻今轉賣於洋商掉換道契  
 恐防前途枝節轉轉等情向黃駿卿理直故  
 此特立遺失上收契據存照

光緒貳拾年貳月 日立遺失上收契據黃駿卿

保王克明  
 保周閔寶  
 筆楊福林

英册道契 第2002號(三)

上海縣二十五保頭圖華人立原田單遺失筆據

中

大清欽命監督江南海關分巡蘇松太兵備道聶

為

大英總領事官哲照會內開今據本國商人

吉爾摩

稟請在上海按和約所定界內租業戶 威金生

給出租地契事照得接准

地一段永遠租 畝 分 厘 毫 北

南

東

西

每畝給價

業戶 威金生

將該地租給該商收用務照後開各條遵行在核外國人按和約在界內租地畝却不能由

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

又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃買賣若華民欲在界內租地實房須由

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

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

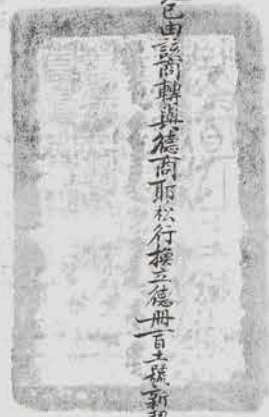
並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十九年 六月 二十二日 給

租地 契式千零零三號

查該地係由英冊一千六百零三號契內劃出東首地段另立本契此批

此項租地坐落二十五保十五號商舖會文局會同勘復文見實地係今劃出東首地段另立本契此批  
 白灘地北至塘脚即現築官路地繪圖到道該商應照文實畝分四地管業相應批明並印備考 光緒十九年三月十五日批



此契係由該商轉讓德商斯松行接立德冊百五號新契給執本契理合註銷蓋印備考 光緒十九年三月十五日道署批

英二千三號

二九〇

英册道契 第2003號(一)







The within lot is composed of a portion of lot no. 1925.

[TRANSLATION.]

TITLE DEED.

Sicotai's Copy.

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

I have received a communication from the British Consul-General stating, that John Black Cameron

has applied to Rent in perpetuity from the proprietors James Brown a Lot of Land, situated within the 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 John Black Cameron is to pay to the Proprietors James Brown 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 John Black Cameron upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said John Black Cameron 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-General, 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 Black Cameron 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 Black Cameron 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.

Kiangtai 19th year, L. S. 4th moon 10th day. August 12th 1893. No. of Lot, 2004. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189. James Scott Vice-Consul.

上海道契 卷六

英册道契 第2004號 (二)

大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准

大英總領事官李亦記照會內開今據本國商人怡和行麥機嘉稟請在上海按和約所定界內租業戶李亦記

地一段承還租 畝 分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給價共壹千元正 業戶李亦記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

又查向議章程雖外國人有通融得之之虞但無准租地實房與華民輕轉買賣若華民欲在界內租地實房須由

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

國總領事官並通准准准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

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

光緒十九年七月二十日給 租地 二千零零五號 地契

此項租地契據會同勘界生員王德全等由原業主王德全等呈請在東大廟前東首路後屬界內之地不見五分厘位

其地兩界實界或分界陸軍四地本至英册一千五百五號地兩面到原界山莊地北界路繪圖到道該商應將大實款款北界界相照明蓋印備考

光緒十九年二月十七日批



二九二一

英册道契 第2005號 (一)



[TRANSLATION.]

TITLE DEED.

*Santai's Copy.*

*Nieh* Superintendent of Maritime Customs for the Province of *Kiangnan* 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 stating that *John Macgregor*

has applied to Rent in perpetuity from the proprietors *Li Yih Kee* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, bounded

on the North by  
on the South by  
on the East by  
on the West by

That the said *John Macgregor* is to pay to the Proprietors *Li Yih Kee* a sum of *Dollars One Thousand (\$1000)* being at the rate of \_\_\_\_\_ per *moor*; and also the Annual Low Rent of Fifteen Hundred Cash per *moor* Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor *Li Yih Kee* shall Rent the said quantity of Land to *John Macgregor* upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said *John Macgregor* 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-General, 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 Macgregor* 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 Macgregor* 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.

*Kuang-tsin* 19<sup>th</sup> year, L. S. 7<sup>th</sup> moon 20<sup>th</sup> day.

August 31<sup>st</sup> 1893

No. of Lot, 2005  
No. of Title Deed, \_\_\_\_\_

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_

*J. Lewis Scott*  
Vice-Consul.

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事照得接准

大英總領事官照會內開本國領事官

地一段永遠租 畝 分 厘 毫 北 工部局 稟請在上海按和約所定界內租業戶

每畝給價 計共價銀 伍拾拾陸兩正

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

已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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權但無准租地賃房與華民轉賃買賣若華民欲在界內租地賃房須由

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

國總領事官並違憲此准登籍將其地數段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒十九年七月二十九日給 租地 契 二千零零六號

查該地坐落英界三保三保三保字號向由原業主元種番陸聚洲此批

此項租地由該會文局勘復後落三保番章字號其地東北角有出路一條連街共大見地壹分陸厘陸毫四絲東南兩面均至英界地

西至英界地界北至周姓地界出街繪圖到道該商應照大費酌分四管業租應照明蓋印備考 光緒十九年二月初五日批



光緒十九年七月二十九日給 租地 契 二千零零六號

此項租地由該會文局勘復後落三保番章字號其地東北角有出路一條連街共大見地壹分陸厘陸毫四絲東南兩面均至英界地

西至英界地界北至周姓地界出街繪圖到道該商應照大費酌分四管業租應照明蓋印備考 光緒十九年二月初五日批

光緒十九年七月二十九日給 租地 契 二千零零六號

此項租地由該會文局勘復後落三保番章字號其地東北角有出路一條連街共大見地壹分陸厘陸毫四絲東南兩面均至英界地

西至英界地界北至周姓地界出街繪圖到道該商應照大費酌分四管業租應照明蓋印備考 光緒十九年二月初五日批

光緒十九年七月二十九日給 租地 契 二千零零六號

此項租地由該會文局勘復後落三保番章字號其地東北角有出路一條連街共大見地壹分陸厘陸毫四絲東南兩面均至英界地

西至英界地界北至周姓地界出街繪圖到道該商應照大費酌分四管業租應照明蓋印備考 光緒十九年二月初五日批

光緒十九年七月二十九日給 租地 契 二千零零六號

此項租地由該會文局勘復後落三保番章字號其地東北角有出路一條連街共大見地壹分陸厘陸毫四絲東南兩面均至英界地







The within Lot is formed of portions of Lots 1247 & 1256.

[TRANSLATION.]

TITLE DEED.

Doctai's Copy.

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

I have received a communication from H.M. Consul-General, stating that the Municipal Council for the Foreign Settlements of Shanghai has applied to Rent in perpetuity from the Proprietors Shanghai Land Trust Co. Ltd. a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

on the North by
on the South by
on the East by
on the West by

That the said Municipal Council for the Foreign Settlements in Shanghai shall Rent the said quantity of Land to pay to the said Proprietors a sum of being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

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

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

The conditions of this Deed, therefore, are: That if the said Municipal Council for the Foreign Settlements or 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-General, 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 Municipal Council for the Foreign Settlements or his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Municipal Council for the Foreign Settlements 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.

Huang Hsin 20th year, L. S. 6th moon 17th day.

July 19th 1894. No. of Lot, 2007. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

Jambert Scott, Vice-Consul.

英二千八百

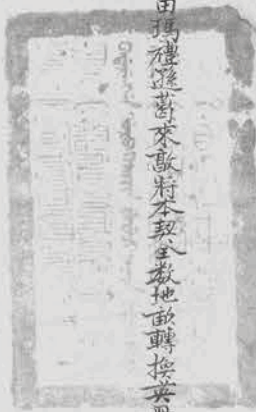
中

大清欽命監督江南海關分巡蘇松太兵備道

大英總領事官哲照會內開今據本國商人格禮遜稟請在上海按和約所定界內租業戶地段一段承還租銀五分厘

光緒十九年七月二十六日給租地契二千零零八號

查該地坐落上海三馬路... 光緒十九年七月二十六日給租地契二千零零八號



查此項契地由瑪禮遜前來啟者本道全數地畝轉授英冊三五百九十九號新契租用契相應批領蓋印備考光緒十九年七月二十六日



[TRANSLATION.]

TITLE DEED. *Taotai's Copy.*

*Nick* Superintendent of Maritime Customs for the Province of Kean-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-General stating, that *Gabriel James Morrison & Frederick Marquise Patton* has applied to Rent in perpetuity from the proprietor *Chang Siu Tai* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area on the North by ... on the South by ... on the East by ... on the West by *Gabriel James Morrison & Frederick Marquise Patton* That the said *Gabriel James Morrison & Frederick Marquise Patton* to pay to the Proprietor *Chang Siu Tai* a sum of *Two hundred & fifty (No. 250)* per *mos*; and also the Annual Low Rent of Fifteen Hundred Cash per *mos* Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor *Chang Siu Tai* shall Rent the said quantity of Land to *G. J. Morrison & F. M. Patton* upon the following conditions:-

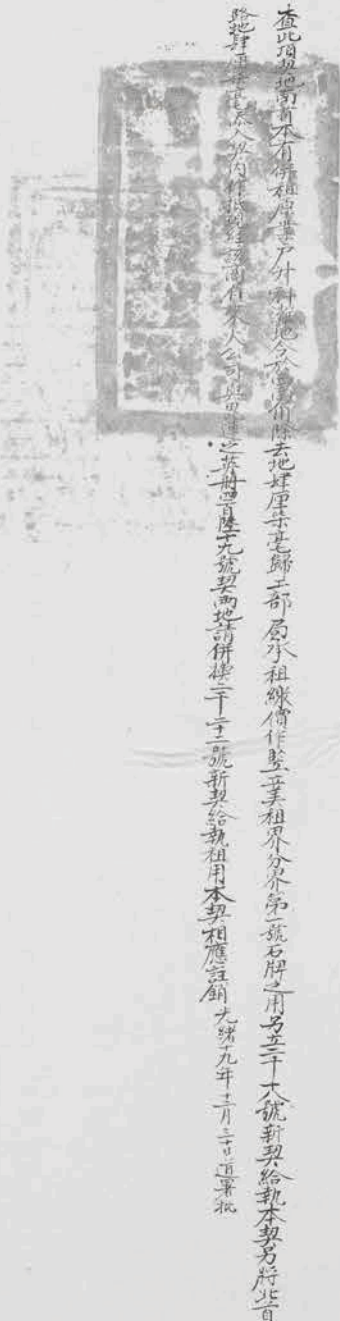
Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: *G. J. Morrison & F. M. Patton* The conditions of this Deed, therefore, are: That if the said *G. J. Morrison & F. M. Patton* 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-General, 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 *G. J. Morrison & F. M. Patton* 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 *G. J. Morrison & F. M. Patton* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mos*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

*Kuang Hui* 19<sup>th</sup> year, L. S. 7<sup>th</sup> moon 26<sup>th</sup> day. September 6<sup>th</sup> 1893. No. of Lot, 2008. No. of Title Deed, 2008.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189. *Jamies Scott* Vice-Consul.

英册道契 第2008號 (二)



大清欽命監督江南海關分巡蘇松太兵備道員科  
給出租地契事照得接准  
大英總領事官哲照會內開今據本國商人自來火公司稟請在上海按和約所定界內租業戶胡敦怡堂  
地一段承造租 畝 分 厘 毫 北  
每畝給價共計價銀四百兩  
業戶胡敦怡堂將該地租給商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由  
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住  
又查向議章程雖外國人有通融得之權但無准租地實房與華民轉賃買賣若華民欲在界內租地實房須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不稟明本  
國總領事官准造蓋印憑據將其地讓與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據  
並每年不將每畝年租銀一千五百文預付銀號違犯罰章者則此契作為廢紙地即歸官須至租地契者  
光緒十九年八月初十日給 租地 二千零零九號 地契  
查該地係屬會同勘復界內之五條界線字號名不備舉其界線字號係屬勘復界內之五條界線字號係屬勘復界內之五條界線字號  
此項租地係屬會同勘復界內之五條界線字號名不備舉其界線字號係屬勘復界內之五條界線字號係屬勘復界內之五條界線字號  
北至路繪圖到道該商應照大英官憲分四段實業相契此明蓋印備案光緒十九年十月二日

英册道契 第2009號 (一)







[TRANSLATION.]

TITLE DEED. *Taitai's Copy.*

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

I have received a communication from the *British* Consul-General stating, that  
*Frances Anne Rawson*

has applied to me in respect to the property for a new title deed for  
a Lot of Land, situated within the 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, *sun,* *le,* *haon,* bounded  
on the North by \_\_\_\_\_  
on the South by \_\_\_\_\_  
on the East by \_\_\_\_\_  
on the West by \_\_\_\_\_

That the said \_\_\_\_\_  
to pay to the Proprietors \_\_\_\_\_  
a sum of \_\_\_\_\_  
being at the rate of \_\_\_\_\_ per *mos*; and also  
the Annual Low Rent of Fifteen Hundred Cash per *mos* Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors  
shall Rent the said quantity of Land

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

The conditions of this Deed, therefore, are: That if the said *Frances Anne*  
*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-General, 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  
*Frances Anne 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 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  
*Frances Anne Rawson*  
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.

*Kua-gkio* 19<sup>th</sup> year, L. S. 8<sup>th</sup> moon 24<sup>th</sup> day.  
October 3<sup>rd</sup> 1893.

No. of Lot, 2011.  
No. of Title Deed, \_\_\_\_\_

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 189\_\_\_\_\_

*James Scott*  
Vice-Consul.

英册道契 第2011號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准

大英總領事官韓照會內開今據本國商人 道達 稟請在上海按和約所定界內租業戶

地一段承還租 畝 分 厘 毫 北

每畝給價

業戶

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由  
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准居住  
又查向議章程雖外國人有通融得之之權但無准租地實房與華民轉賃買賣若華民欲在界內租地實房須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官並違憲批准蓋印憑據其地實房分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據  
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十九年八月二十六日給 租地 二千零十二號

查該地係由英一千八百四十九年所定之土地劃立本統新其地

此項租地係由英一千八百四十九年所定之土地劃立本統新其地

二四里光緒地南至英界二十四分北至英界二十四分西至英界二十四分東至英界二十四分



光緒十九年八月二十六日道達將本統新其地陸真轉與工部局租用此批  
此契租 由該商轉與工部局併入英界四十二分五釐契內合同此契相應批銷至印條考 光緒十九年十月初日道達考批

英册道契 第2012號 (一)



The within lot is composed of a portion of lot no. 1894.

[TRANSLATION]

TITLE DEED. *Owner's copy.*

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

I have received a communication from the *British* - Consul-General stating, that

*William Macdonnell Dowdall* has applied to Rent in perpetuity from the proprietors *Fredk. M. Gration* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Rentors at this Port of Shanghai, measuring in area *more, less, &c.* *sq. ft.* *sq. rods*, bounded

on the North by \_\_\_\_\_  
 on the South by \_\_\_\_\_  
 on the East by \_\_\_\_\_  
 on the West by \_\_\_\_\_

That the said *William Macdonnell Dowdall* is to pay to the Proprietors *Fredk. M. Gration* a sum of \_\_\_\_\_ being at the rate of \_\_\_\_\_ per *more*; and also the Annual Low Rent of Fifteen Hundred Cash per *more* Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land

to *William Macdonnell Dowdall* upon the following conditions: - Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said *William Macdonnell Dowdall* 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-General, 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 Macdonnell Dowdall* 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 *William Macdonnell Dowdall* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *more*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.  
*Kuang Hui* 19<sup>th</sup> year, L. S. 8<sup>th</sup> moon 26<sup>th</sup> day.  
 October 5<sup>th</sup> 1893.  
 No. of Lot, \_\_\_\_\_ }  
 No. of Title Deed, } 2012.

Registration completed at \_\_\_\_\_  
 H.B.M. CONSULATE-GENERAL, SHANGHAI,  
 this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_  
 Vice-Consul.

英册道契 第2012號 (二)

敬稟者竊奉 憲臺札開接 英總領事韓 函送二十三號新契套請派員會勘等由檢契札飭會查勘大繪圖貼說並 查圖保主名一併具復等因奉此卑職等與黃巡檢齋正在會同查勘間據 英署所派之員函稱此項契地因地式不符該商不欲承租請將契送還等因卑職等伏查前地 該洋商既不願承租自應將契繳還理合將奉發新契呈繳仰祈 大俯賜核銷並乞 批示祇遵恭請 鈞安伏惟 垂鑒卑職謹稟

計呈繳 新中契一紙

一稟 道憲 稟奉勅英冊二十三號新契租地洋商不願承租繳契請銷由

光緒十九年十月十四日







The within lot is composed of a portion of lot 1068 Reg. no. 1060.

[TRANSLATION.]

TITLE DEED. *Watai's Copy.*

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

I have received a communication from the *British* Consul-General stating, that *Gabriel James Morrison & Frederick Montagu Patton* 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 *moor*, *fun*, *le*, *hou*, bounded on the North by \_\_\_\_\_ on the South by \_\_\_\_\_ on the East by \_\_\_\_\_ on the West by \_\_\_\_\_

That the said \_\_\_\_\_ to pay to the Proprietors \_\_\_\_\_ a sum of \_\_\_\_\_ being at the rate of \_\_\_\_\_ per *moor*; and also the Annual Low Rent of Fifteen Hundred Cash per *moor* Yearly in advance to the Government Banker,

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

The conditions of this Deed, therefore, are: That if the said *Gabriel James Morrison & F. M. Patton* 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-General, 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

*G. J. Morrison & F. M. Patton* 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

*G. J. Morrison & F. M. Patton* 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.

*Kuanghsieh* 19<sup>th</sup> year, L. S. 10<sup>th</sup> moon 28<sup>th</sup> day. December 6<sup>th</sup> 1890. No. of Lot, 2014. No. of Title Deed, \_\_\_\_\_

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this \_\_\_\_\_ day of \_\_\_\_\_ 189\_\_\_\_. *James Scott* Vice-Consul.

英册道契 第2014號 第2015號

英册道契 第2014號 (二)

英二千十五號

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准

大英總領事官韓照會內開今據本國商人

地一段承遠租 畝 分 厘 毫

每畝給價

業戶

已便亦不得轉與別國未准准住中國之人必須中國官憲與

又查向議章程雖外國人有通融得租之處但無准租地實與華民轉賃買賣若華民欲在界內租地實須由

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

國總領事官並准此准租地契分租或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不...

光緒十九年十二月初五日

查該地係...

此項租之地坐落...

即英一千九百零九年十二月...

光緒二十九年三月初四日

格來登...

光緒二十九年三月初四日

光緒二十九年三月初四日

光緒二十九年三月初四日

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光緒二十九年三月初四日

英册道契 第2015號 (一)

三〇一















[TRANSLATION.]

TITLE DEED. *Satai's Copy*

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

I have received a communication from the *British* Consul-General stating, that the *Municipal Council for the Foreign Settlements North* has applied to Rent in perpetuity from the proprietors for a *title deed* for a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Routers at this Port of Shanghai, measuring in area \_\_\_\_\_ *moor*, \_\_\_\_\_ *fun*, \_\_\_\_\_ *le*, \_\_\_\_\_ *haou*, bounded on the North by \_\_\_\_\_ on the South by \_\_\_\_\_ on the East by \_\_\_\_\_ on the West by \_\_\_\_\_

That the said \_\_\_\_\_ to pay to the Proprietors \_\_\_\_\_ a sum of \_\_\_\_\_ being at the rate of \_\_\_\_\_ per *moor*; and also the Annual Low Rent of Fifteen Hundred Cash per *moor* Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are: That if the said *Municipal Council for the Foreign Settlements North* 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-General, 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 *Municipal Council for the Foreign Settlements North* 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 *Municipal Council for the Foreign Settlements North* 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.

*Kianghai* 19<sup>th</sup> year, L. S. 12<sup>th</sup> moon 23<sup>rd</sup> day.

January 29<sup>th</sup> 1894.  
No. of Lot, \_\_\_\_\_ } 2018.  
No. of Title Deed, \_\_\_\_\_ }

Registration completed at \_\_\_\_\_ }  
H.B.M. CONSULATE-GENERAL, SHANGHAI, }  
this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_ }

*James Scott*  
Vice-Consul.

英册道契 第2018號 (二)

啟者案查自來火公司二千九號地契前經送道嗣因工部局請將該契內暨五美租界第一號石罈之地另立二千十八號新契送送  
貴局各在案茲據該公司稟稱所租四百六十九號契地與二千九號之地毗連請併立二千二十二號新契前來查前項二千十八號新契係送送  
貴局合將併立新契一套銷契二紙仍行一併送送  
貴局請煩查收刻日勘丈詳道庶免周折而期迅速是為至盼此頌  
十三 十八

陸允格

*James Scott*  
*W. Mitchell*

英册道契 第2018號 (三)

英國駐滬領事致會丈局函 1



日社 計送新契二套 十二月十三日

# 陸允格

啟者案查二千十八號新契業經送在案查該契地并科在後豎立界石在先自應照章由工部局升科計地四厘七毫按每畝四百五十兩合應繳規

元二十三兩二錢六分前項二千十八號係由二千九號劃立此次既經升科則應另換原號新契前原契註銷並據二千九號併立二千二十二號租主自來火公司稟二千九號內豎立界石之地現已換立新契其并科銀兩毋容給還請將該契北首之路添入二千二十二號契內較之二部局報升之地尚無出入即將前項并科銀兩作為添入路地繳價等情據此合將另換原號新契一套并科規元二十三兩二錢六分一併送

貴縣請煩查收核辦詳道以期迅速而免周折是為至盼此頌

日社

計送規元二十三兩二錢六分銀票一紙新契二套

十二月二十三日

十二 廿四

英册道契 第2018號 (四)  
英國駐滬領事致會丈局函2

英領事署

運啟者案奉

道憲札飭以二千九號新契地內豎立界石第一號石牌之地應另立新契併即合同勘

办因並准

貴副領事將工部局二千十八號新契一套進行送局當即合同勘明嗣接

來函以該契地并科在後豎立界石在先應由工部局繳價并科另換二千十八號原號新契

一套將前原契註銷因業經送局

道憲批示在案所有前送之二千十八號未印新契一套合助送還即希

貴副領事查收註銷為荷此頌

日社

計送還 未印新契一套

正月 初九 日 閱

英册道契 第2018號 (五)  
會丈局覆英國駐滬領事函



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事照得接准

大英總領事官照會內開今據本國商人

地一段承還租 畝 分 厘 毫

每畝給價

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

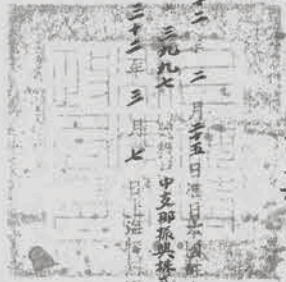
業戶 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住

光緒十九年十二月 初七日 給

租地 二千零九號

此項租地坐落上海英租界... 至英冊千九百四號即馬路北至公路繪圖對道商應照大英欽命分巡蘇松太兵備道...

一千九百十七年三月五日... 麥克兄弟... 經理人...



此契於三月... 三月五日... 經理人...

英二千零十九號

英冊道契 第2019號

英冊道契 第2019號 (一)

The within lot is composed of a portion of lot no. 1874.

[TRANSLATION.]

TITLE DEED. *Satai's Copy.*

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

I have received a communication from the *Dutch* Consul-General stating that *Gabriel James Morris* *Fredrick Montagu Gratton* has applied to Rent in perpetuity from the proprietor for a new title deed for a lot of land...

on the North by... on the South by... on the East by... on the West by...

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

The conditions of this Deed, therefore, are: That if the said *G. James Morris* *Fredk. M. Gratton* 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-General, 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 *G. James Morris* *Fredk. M. Gratton* 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 *G. James Morris* *Fredk. M. Gratton* 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. *Kuangshai* 19<sup>th</sup> year, L. S. 12<sup>th</sup> moon, 7<sup>th</sup> day. January 13<sup>th</sup> 1894.

No. of Lot, 2019. No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189.

英冊道契 第2019號 (二)

三〇七







大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事照得接准

大英總領事官韓照會內開今據本國商人 菲文禮司 稟請在上海按和約所定界內租業戶 尤均記

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

每畝給價共計洋伍拾元 業戶 尤均記 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地畝却不能由

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

又查向議章程雖外國人有通融得稅之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由

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

國總領事官並准准其地實房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

並每年預付年租銀一千五百文如有違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十一年正月十六日給 租地 二千零二十一號 地契

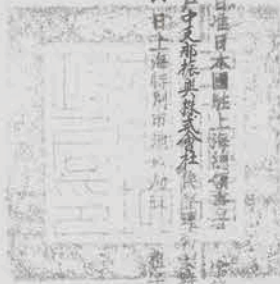
查該地坐落上海英租界二馬路...

此項租地係由會同勘界...



光緒二十一年正月...

光緒三十一年...



此契於二十一年三月五日...

此契於二十一年三月五日...

[TRANSLATION]

TITLE DEED. *Yusai's Copy.*

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

I have received a communication from the *British* Consul-General stating, that *Frank F. Ferris*

has applied to Rent in perpetuity from the proprietors *Yue Kuen Kee* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *one* *mu*, *two* *sun*, *three* *li*, *four* *hao*, bounded on the North by

on the South by on the East by on the West by That the said *Frank F. Ferris* to pay to the Proprietors *Yue Kuen Kee* a sum of *Dollars Fifty (\$50)* being at the rate of *per mu*; and also the Annual Low Rent of Fifteen Hundred Cash per *mu* Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Yue Kuen Kee* shall Rent the said quantity of Land to *Frank F. Ferris* upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said *Frank F. Ferris* 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-General, 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 *Frank F. Ferris* his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said *Frank F. Ferris* 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.

*Yue Kuen Kee* 20th year, L. S. 1st moon, 16th day.

February 21st 1894. No. of Lot, 2021. No. of Title Deed, 2021.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI this day of 1894. *Yusai* Vice-Consul.



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道員

為

給出租地契事照得接准

大英總領事官韓照會內開今據本國商人自來火公司稟請在上海按和約所定界內租業戶

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未准往中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住又查向職章程雖外國人有通融得之之理但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不稟明本國總領事官並道憲批准蓋印憑據將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒十九年十二月十三日給

租地 二千零二十二號

該地係由英界四百九十九號五本號新契此

此項地係由英界四百九十九號五本號新契此

光緒十九年十二月十三日

光緒十九年十二月十三日 英界第九十四號專司特管手主 號地轉與高易行租用和約註冊備考

光緒十九年十二月十三日 英界第九十四號專司特管手主 號地轉與高易行租用和約註冊備考

光緒十九年十二月十三日 英界第九十四號專司特管手主 號地轉與高易行租用和約註冊備考

光緒十九年十二月十三日 英界第九十四號專司特管手主 號地轉與高易行租用和約註冊備考

光緒十九年十二月十三日 英界第九十四號專司特管手主 號地轉與高易行租用和約註冊備考

光緒十九年十二月十三日 英界第九十四號專司特管手主 號地轉與高易行租用和約註冊備考

光緒十九年十二月十三日 英界第九十四號專司特管手主 號地轉與高易行租用和約註冊備考

The within lot is formed of lots No 476 and 2009.

[TRANSLATION.]

TITLE DEED.

Shanghai's Copy.

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

I have received a communication from the British Consul-General stating that the Shanghai Gas Company has applied to Rent in perpetuity from the proprietors for a new site and for a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in acres on the North by on the South by on the East by on the West by That the said to pay to the Proprietors a sum of being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker,

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

The conditions of this Deed, therefore, are: That if the said Shanghai Gas Company 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-General, 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 Shanghai Gas Company 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 Shanghai Gas Company neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Shanghai 19th year, L. S. 12th moon 13th day. January 19th 1894. No. of Lot, 2022. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189.



大清欽命監督江南海關分巡蘇松太兵備道再

給出租地契事照得接准 大英總領事官韓照會內開今據本國商人 瑪禮遜行稟請在上海按和約所定界內租業戶 公記公司 地一段承遠租 畝 分 厘 毫 北 東 西 南 每畝給價共計價洋肆佰元 又其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶公記公司將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向議章程雖外國人有通融得稅之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登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

光緒二十年正月二十四日給 租地 地契 二千零二十三號

查該地坐落邑廿五保三區過字行向由原業主元輝昌姚文彩地 此項租地係據會同會勘復查三保三區過字行地名塌基文見實地查數分畝東西兩面均至小路南至候姓地北至韓姓地 繪圖到道該商應照大憲故分茲官業相應批明蓋印備考 光緒二十年七月二十日監督黃印給



光緒二十年正月二十四日給 租地 地契 二千零二十三號

英二千二十三號

英册道契 第2023號 第2023號

英册道契 第2023號 (一)

[TRANSLATION.]

TITLE DEED.

Sachai's copy.

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

I have received a commission from the British Consul-General stating, that Gabriel James Morrison & Frederick Montague Gratton have applied to Rent in perpetuity from the proprietors Hung Kee King-oge a Lot of Land, situated within the 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 Gabriel James Morrison & Frederick Montague Gratton are to pay to the Proprietors Hung Kee King-oge a sum of Dollars Four hundred (\$400) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

Hung Kee King-oge 20th year, L. S. 1st moon 24th day.

March 1st 1894. No. of Lot, 2023. No. of Title Deed, 2023.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1894.

Jamieson Vice-Consul.

1111

英册道契 第2023號 (二)



大清欽命監督江南海關分巡蘇松太兵備道為

給出租地契事照得接准

大英總領事官韓照會內開今據本國商人瑪禮遜行稟請在上海按和約所定界內租業戶素禮房

地一段承還租畝分厘毫北其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶素禮房將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實房無足妨礙方准租住又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並違憲批准蓋印憑據分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將銀號年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十年二月初二日給

租地 地契 二千零二十四號

此項租地係由會同勘復蘇松太兵備道王德全字子行與素禮房徐子良此契由西至東由南至北至英冊一千九百零四年八月廿三日署監督劉印給

[TRANSLATION]

TITLE DEED. *Yantai's Copy.*

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

I have received a communication from the *British* Consul-General stating, that *Gabriel James Morrison & Friedrich Montague Craton* has applied to Rent in perpetuity from the proprietors *Yuan Li Tang*

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *mon, fan, le, hao*, bounded on the North by \_\_\_\_\_ on the South by \_\_\_\_\_ on the East by \_\_\_\_\_ on the West by \_\_\_\_\_

That the said *G. J. Morrison & F. M. Craton* are to pay to the Proprietors *Yuan Li Tang* a sum of *Dollars Eighty (80)* being at the rate of \_\_\_\_\_ per *mon*; and also the Annual Low Rent of Fifteen Hundred Cash per *mon* Yearly in advance to the Government Broker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Yuan Li Tang* shall Rent the said quantity of Land

to *G. J. Morrison & F. M. Craton* upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said *G. J. Morrison* 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-General, 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 *G. J. Morrison & F. M. Craton* his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be let or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said *G. J. Morrison & F. M. Craton* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mon*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

*Kuang Hsi* 30th year, L. S. 2nd moon, 2nd day.

*March 8th* 1894.

No. of Lot, *2024*  
No. of Title Deed, \_\_\_\_\_

Registration completed at \_\_\_\_\_  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_

Vic-Consul.

英册道契 第2024號 (二)

英册道契 第2024號 (一)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道為

給出租地契事照得接准

大英總領事官韓照會內開今據本國商人瑪禮遜行稟請在上海按和約所定界內租業戶吳樹良超地一段承還租畝分厘毫北其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶吳樹良超將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實房無足妨礙方准租住又查向議章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並違憲批准蓋印憑據分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將銀號年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十年二月十五日給

租地 地契 二千零二十五號

此項租地係由會同勘復蘇松太兵備道王德全字子行與吳樹良超此契由西至東由南至北至英冊一千九百零四年八月廿三日署監督劉印給

光緒三十年六月廿日

瑪禮遜 葛來教 將本契全地轉與工部局租用此批

廿七年五月廿九日

光緒三十三年七月廿六日日本國駐上海領事官 第七二九九號  
轉工部局九一八二號工部局 第七二九九號  
光緒三十三年七月三十日上海特別市地政局批 第七六六五號

英二千零二十五號

英册道契 第2025號 (一)







The within Lot is composed of a portion of lot 471 Reg. 20. 464.

[TRANSLATION.]

TITLE DEED.

Factai's copy

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

I have received a communication from Mr. Hansen, H.B.M. Consul-General, stating that Gabriel James Morrison, Frederick & Montague Gratton

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

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land

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

The conditions of this Deed, therefore, are: That if the said Gabriel James Morrison, Frederick & Montague Gratton 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-General, 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 Gabriel James Morrison, Frederick & Montague Gratton 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 Gabriel James Morrison, Frederick & Montague Gratton neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hai 20th year, L. S. 2nd moon 29th day. April 4th 1894. No. of Lot, 2026. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1894. J. M. G. Vice-Consul.

上海道契 卷六

英册道契 第2026號 (二)

大清欽命監督江南海關分巡蘇松太兵備道

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

地一段承遠租 畝 分 厘 毫 北平路一千七百五十四號 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

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

又查向議章程雖外國人有通商利益之處但無准租地實房與華民轉賃買賣若華民欲在界內租地實房須由

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

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

並每年不將銀錢年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十年二月二十九日給 租地 地契 二千零二十七號

查該地係由英領事官於一千八百九十四年創出今在本號新契此批

此項租地坐落北平路地方由該商會同勘復見實地則分畝厘毫至英領事官三六號地南至英領事官五號地北至英領事官四號地西至英領事官三號地

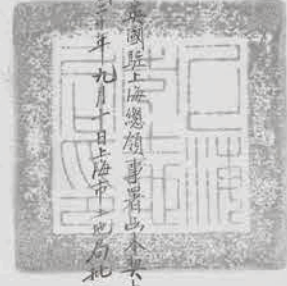
冊下七百五十四號地繪圖到道該商應照文契分畝厘毫相與相契印信光緒二十年二月二十九日蓋發黃 印給

一千九百零六年二月三十日 瑪禮遜 將本契全地轉與哈華托租用此批

格來登

查此契准與國駐上海總領事官由本契由前租主哈華托將全地轉與德和行租用等因准此相應加批以資觀管此批

中華民國元年九月十日上海道署印



三一四

英册道契 第2027號 (一)



The within lot is composed of a portion of Lot 471 Reg. no. 464

[TRANSLATION]

TITLE DEED.

Sicutai's copy.

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

I have received a communication from M. Hannes, H.B.M. Consul-General, stating that Gabriel James Monson, Frederick Montague Gratton has applied to Rent in perpetuity from the Proprietors a new site for a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Routers 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 Proprietors shall Rent the said quantity of Land to pay to the said Proprietors a sum of per mow; and also 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion. G. James Monson.

The conditions of this Deed, therefore, are: That if the said G. James Monson, Frederick M. Gratton 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-General, 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 G. James Monson, Frederick M. Gratton 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 G. James Monson, Frederick M. Gratton

neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai 20th year, L. S. 2nd moon 29th day.

April 4th 1894. No. of Lot, 2027. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

Jamiescott Vice-Consul.

The within lot is composed of a portion of Lot 471 Reg. no. 464

[TRANSLATION]

TITLE DEED.

Sicutai's copy.

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

I have received a communication from M. Hannes, H.B.M. Consul-General, stating that Gabriel James Monson, Frederick Montague Gratton has applied to Rent in perpetuity from the Proprietors a new site for a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Routers 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 Proprietors shall Rent the said quantity of Land to pay to the said Proprietors a sum of per mow; and also 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion. G. James Monson.

The conditions of this Deed, therefore, are: That if the said G. James Monson, Frederick M. Gratton 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-General, 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 G. James Monson, Frederick M. Gratton 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 G. James Monson, Frederick M. Gratton

neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai 20th year, L. S. 2nd moon 29th day.

April 4th 1894. No. of Lot, 2028. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

Jamiescott Vice-Consul.

大清欽命監督江南海關分巡蘇松太兵備道聃
大英總領事官軒照會內開今據本國商人
光緒二十年二月十九日給
地契 二千零二十八號
光緒二十年八月十八日瑪禮遜格未登將本執契地轉與荷商海明克租用應行荷商本契合銷







此契存卷

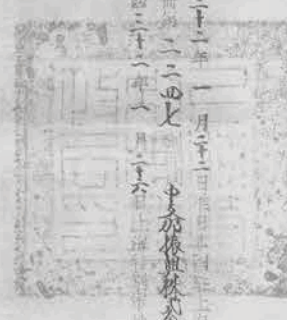
大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事照得接准 大英總領事官轉照會內開今據 本國商人 瑪禮遜 稟請在上海按和約所定界內租業戶 地一段承遠租 畝 分 厘 毫 北橋路即英界三號地 東二千零三十一號地 西 浜岸 業戶 每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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之虞但無准租地貨房與華民轉賃若華民欲在界內租地貨房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違章將地租與他人或人另造房屋轉租華民居住若未領兩國官憲允准憑據 應每年將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十年二月三十日給 租地 契 二千零三十號

查該地係由四百八十二號地分拆出之新契此契由首留地十尺作為公街又批 此項租地係在英界三號地內之新開地方係屬英界官局同勘復文見實地畝陸陸分位陸陸在四四東至英界三號地西至浜岸南至英界三號地北至英界三號地即英界三號地之南界地段到道該商應照文實畝分四份管業相與此明蓋印備考光緒二十年二月三十日監督黃 印給

一九四〇年二月廿日馬海 將本契全地轉與 勞參 去 思九平 生 租用此批 民國廿一年一月廿日本局准



此契於三十一年一月二十一日由上海租界工部局領事署 字第七八七號 轉之日冊第二二四七 中亦據林林泰社 經理黃其時換給黃其 中華民國二十一年一月二十六日 租字第七五二號

英册道契 第2029號 第2030號

英册道契 第2030號 (一)

英二千三十號

In within lot is composed of a portion of lot 471 Reg raised [TRANSLATION.] TITLE DEED. Saotai's copy.

Nich - Superintendent of Maritime Customs for the Province of Kean-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 M<sup>r</sup> M<sup>r</sup> H<sup>on</sup>or<sup>able</sup>, H.B.M., Consul-General, stating that Gabriel James Morrison Frederick Montague Mutton has applied to me in person for a new title deed for a Lot of Land, situated within the 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 to pay to the said Proprietors a sum of being at the rate of the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said 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 to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion. The conditions of this Deed, therefore, are: That if the said Gabriel James Morrison Frederick Mutton 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-General, 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 Gabriel James Morrison Frederick Mutton 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 Gabriel James Morrison Frederick Mutton neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Kuang-hai 20<sup>th</sup> year, L. S. 2<sup>nd</sup> moon 20<sup>th</sup> day, April 6<sup>th</sup> 1894.

No. of Lot, 2030 No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1894. James Scott Vice-Consul.

此契於三十一年一月二十一日由上海租界工部局領事署 字第七八七號 轉之日冊第二二四七 中亦據林林泰社 經理黃其時換給黃其 中華民國二十一年一月二十六日 租字第七五二號 上海市地政局



三二七

英册道契 第2030號 (二)



大清欽命監督江南海關分巡蘇松太兵備道

為

給出租地契事照得接准

大英總領事官照會內開今據本國商人

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總領事官查視其租地實界無足妨礙方准租住

光緒二十年二月三十日

日給

租地 二千零三十一號

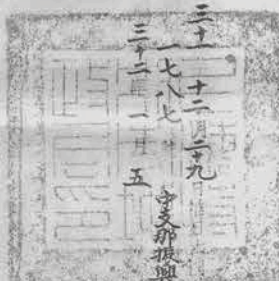
查該地係在英界內...

此項租地坐落二七路十有餘間地方...

一九二四年二月廿日德和

德和有限公司租界此批

廿一五



此契係於光緒二十年二月廿日...

此契係於光緒二十年二月廿日...

英册道契 第2031號 (一)

The within Lot is composed of a portion of Lot 471 Reg. No. 464

[TRANSLATION.]

TITLE DEED. *Santai's copy*

*Nieh* - Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from *M. James*, H.B.M. Consul-General, stating that *Gabriel James Morrison*...

That the said *Gabriel James Morrison* has applied to me for a new title deed for a Lot of Land...

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land...

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

*Kuang Hai* 20<sup>th</sup> year, L. S. 2<sup>nd</sup> moon, 30<sup>th</sup> day. April 5<sup>th</sup> 1894. No. of Lot, 2031. No. of Title Deed, 2031.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1894. *James Scott* Vice-Consul.

英册道契 第2031號 (二)



大清欽命監督江南海關分巡蘇松太兵備道真

給出租地契事照得接准

大英總領事官照會內開今據本國商人

地一段承遠租 畝 分 厘 毫

每畝給價

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實房無足妨礙方准租住又查向議章程雖外國人有通融得益之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官擅自轉賃或將地畝分租或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據並每年不得將地租銀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須至租地契者

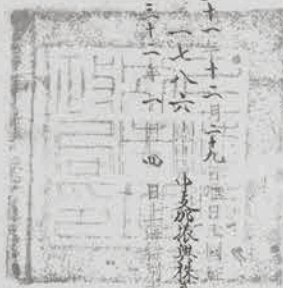
光緒二十年二月三十日給

租地 地契 二千零三十二號

查該地係由英商... 本號新契此批南首留地... 此項租地坐落... 英商... 租地契... 一千五百元預付銀號... 違犯斯章者則此契作為廢紙...

一九零二年二月廿日 德和 將本契全地轉與通和有限公司 租地契

此契於三十一年二月廿九日... 轉與日商... 中華民國二十一年二月廿四日... 租地契 第二九一號



此契於三十一年二月廿九日... 主 羅德增... 中華民國二十一年二月十九日... 上海市政當局批

英册道契 第 2031 號 第 2032 號

英册道契 第 2032 號 (一)

The within Lot is composed of a portion of Lot 471 Reg. No. 464

[TRANSLATION.]

TITLE DEED. Saotai's copy.

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

I have received a communication from Mr. Hamson, H.B.M. Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton 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 ... mow, ... sun, ... le, ... haou, bounded on the North by ... on the South by ... on the East by ... on the West by ...

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

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

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

Kuang Hai 20th year, L. S. 2nd moon 30th day.

April 5th 1894. No. of Lot, 2032. No. of Title Deed, 2032.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189. J. J. J. Vice-Consul.

英册道契 第 2032 號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔣

為

大英總領事官照得接准

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地無妨礙方准租住

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 總領事官查視其租地實界無足妨礙方准租住

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

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

國總領事官並經批准憑據將其地租與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十年三月初一日給

租地 二千零三十三號

地契

查此地係在英租界內...

此項租地坐落...

一九〇〇年三月六日 拉愛脫

股 韋 參 格 斐 華 林 根 力 而 持 司 尼 芬 門

此契於二十五年四月二十五日由業主...

光緒二十八年七月二十日...

英册道契 第2033號 (一)

The within Lot is composed of a portion of lot 471 Reg. No. 464

TITLE DEED. Sartai's copy.

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

I have received a communication from M. Hammer, H.B.M. Consul-General, stating that Gabriel James Morrison Frederick Montagu Gratton...

on the North by... on the South by... on the East by... on the West by...

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

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

The conditions of this Deed, therefore, are: That if the said Gabriel James Morrison Frederick Montagu Gratton 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-General, 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 Gabriel James Morrison Frederick Montagu Gratton 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 Gabriel James Morrison Frederick Montagu Gratton neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang-shi 20th year, L. S. 3rd moon 1st day. April 6th 1894.

No. of Lot, 2033. No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1894. James Scott Vice-Consul.

英册道契 第2033號 (二)



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔣

為

大英總領事官照會內開今據本國商人

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故却不能由

已便亦不得與別國未准往中國之人必須中國官憲與總領事官查視其租地實界無妨礙方准租住

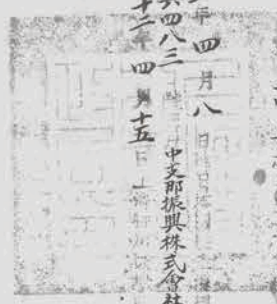
光緒二十年三月初一日

租地 二千零三十四號

此項租地係在蘇州府新開地方... 光緒二十年三月十五日

一九一九年三月十四日高委... 易租用此批

光緒二十二年四月八日... 四九八九號



光緒二十二年... 四月八日... 四九八九號

英册道契 第2033號 第2034號

英册道契 第2034號 (一)

The within lot is composed of a portion of lot 4271 Reg. no. 1000

[TRANSLATION.]

TITLE DEED. *Castai's copy.*

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

I have received a communication from Mr. Hanne, H.B.M. Consul-General, stating that Gabriel James Norman Frederic Montague Gratto has applied to Rent in perpetuity from the Proprietors for a new Bill Book for a Lot of Land, situated within the 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 ...

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

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land

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

Gratto, 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-General, 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 Gratto, 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 Gratto, 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.

Kuang Hai 20th year, L. S. 30 moon, 1st day.

April 6th 1894.

No. of Lot, 2034

No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

Jamieson Vice-Consul.

11111

英册道契 第2034號 (二)







大清欽命監督江南海關分巡蘇松太兵備道

為

給出租地契事照得接准

大英總領事官照會內開今據本國商人

瑪禮遜 稟請在上海按和約所定界內租業戶

地段一畝承遠租 畝分厘毫 北三十五號地 東半路即四百三十三號地

文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由  
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准居住  
又查向議章程雖外國人有通融得之益但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官擅自轉賃或將地實界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據  
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十年三月初一日

日給

租地 地契 二千零三十六號

光緒二十年



查該地係由英領事官照會內開今據本國商人瑪禮遜稟請在上海按和約所定界內租業戶地段一畝承遠租畝分厘毫北三十五號地東半路即四百三十三號地文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實界無妨碍方准居住又查向議章程雖外國人有通融得之益但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官擅自轉賃或將地實界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

此項租地係由英領事官照會內開今據本國商人瑪禮遜稟請在上海按和約所定界內租業戶地段一畝承遠租畝分厘毫北三十五號地東半路即四百三十三號地文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實界無妨碍方准居住又查向議章程雖外國人有通融得之益但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官擅自轉賃或將地實界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯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2036號 (一)

The within Lot is composed of a portion of lot 471 Reg. no. 464

[TRANSLATION.]

TITLE DEED. Facta's Copy.

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

I have received a communication from Mr. Hannen, H.B.M. Consul-General, stating that Gabriel James Morrison Frederick Montague Gratton has applied to Rent in perpetuity from the Government a new Title Deed for a Lot of Land, situated within the Boundaries of Ground set apart in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in acres more, less, or none, bounded

on the North by  
on the South by  
on the East by  
on the West by

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

The conditions of this Deed, therefore, are: That if the said Proprietors, 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-General, 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 Proprietors, 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 Proprietors, 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.

Kuang Hui 20th year, L. S. April 6th 1894. No. of Lot, 2036. No. of Title Deed, 2036.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1894. James Scott Vice-Consul.

英册道契 第2036號 (二)

大清欽命監督江南海關分巡蘇松太兵備道

為

給出租地契事照得接准

大英總領事官照會內開今據本國商人

瑪禮遜 稟請在上海按和約所定界內租業戶

地段一畝承遠租 畝分厘毫 北三十五號地 東半路即四百三十三號地

文其年租每畝一千五百文每年預付銀號等因前來本道已飭

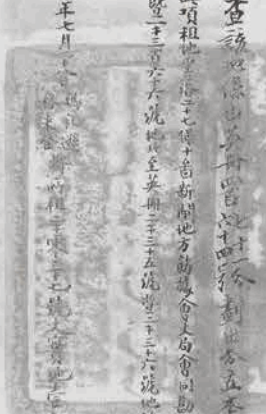
業戶 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由  
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准居住  
又查向議章程雖外國人有通融得之益但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官擅自轉賃或將地實界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據  
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十年三月初一日

日給

租地 地契 二千零三十七號

光緒二十年



查該地係由英領事官照會內開今據本國商人瑪禮遜稟請在上海按和約所定界內租業戶地段一畝承遠租畝分厘毫北三十五號地東半路即四百三十三號地文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實界無妨碍方准居住又查向議章程雖外國人有通融得之益但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官擅自轉賃或將地實界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

此項租地係由英領事官照會內開今據本國商人瑪禮遜稟請在上海按和約所定界內租業戶地段一畝承遠租畝分厘毫北三十五號地東半路即四百三十三號地文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實界無妨碍方准居住又查向議章程雖外國人有通融得之益但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官擅自轉賃或將地實界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯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2037號 (一)

英册道契 第2035號 第2036號 第2037號

11111111



The entire lot is composed of a portion of lot 471 Reg. No. 464

[TRANSLATION.]

TITLE DEED.

Facsimile Copy

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

I have received a communication from Mr. Hannen, H.B.M. Consul-General, stating that Gabriel James Morrison, Frederick Montague Gratton, has applied to Rent in perpetuity from the Proprietors for a new title deed for a Lot of Land, situated within the 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, less, or, less, more, bounded

on the North by
on the South by
on the East by
on the West by

That the said
to pay to the said 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

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

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-General, 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 Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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.

Kuang-hsi 20th year, L. S. 21st moon 1st day.
April 6th 1894.
No. of Lot, 2037.
No. of Title Deed, 2037.

Registration completed at
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this day of 1894.
Jauisseot
Vice-Consul.

上海道契 卷六

英册道契 第2037號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道再刊

給出租地契事照得接准 大英總領事官赫照會內開今據本國商人 瑪禮遜 稟請在上海按和約所定界內租業戶 地一段承還租 畝 分 厘 毫 格 來 登 稟 請 在 上 海 按 和 約 所 定 界 內 租 業 戶 每 畝 給 價 文 其 年 租 每 畝 一 千 五 百 文 每 年 預 付 銀 號 等 因 前 來 本 道 已 飭 業 戶 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 准 中 國 之 人 必 須 中 國 官 憲 與 總 領 事 官 查 視 其 租 地 貨 房 無 足 妨 碍 方 准 租 住 又 查 商 議 條 約 內 有 通 商 得 益 之 處 但 無 准 租 地 貨 房 與 華 民 轉 賃 若 華 民 欲 在 界 內 租 地 貨 房 須 由 總 領 事 官 與 中 國 官 憲 酌 量 蓋 印 憑 據 始 可 准 行 上 列 各 條 倘 該 商 並 後 代 管 業 之 人 將 來 以 其 地 轉 與 不 稟 明 本 國 總 領 事 官 並 道 憲 准 准 蓋 印 憑 據 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 納 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

光緒二十年三月初一日給
租地 地契 二千零三十八號

光緒二十年三月初一日給
租地 地契 二千零三十八號
光緒二十九年正月九日德臣 巴德將車路契地轉共雷德租用此批
光緒三十年十二月二十二日雷德將車路契地轉共永年租用此批
光緒三十三年正月二十八日永年將車路契地轉共担文吉相租用此批
宣統二年六月二十四日担文吉相將本契地轉共福勒司脫租用此批
一千九百零七年八月二日福勒司脫將本契地轉共雷德租用此批
一千九百零七年五月二十五日雷德將車路契地轉共鴻德租用此批
一千九百零八年一月十七日鴻德將本契地轉共馬立那租用此批

三二一四

英册道契 第2038號 (一)







The within Lot is composed of a portion of Lot 1484 Reg. no. 1477.

[TRANSLATION]

TITLE DEED. *Sootai's copy.*

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

I have received a communication from the *British* - Consul-General stating, that

*Gabriel James Morrison* has applied to Rent in perpetuity from the proprietors *Fredrick M. Gratton*

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

on the North by \_\_\_\_\_  
on the South by \_\_\_\_\_  
on the East by \_\_\_\_\_  
on the West by \_\_\_\_\_

That the said \_\_\_\_\_ to pay to the Proprietors a sum of \_\_\_\_\_ being at the rate of \_\_\_\_\_ per *mon*; and also the Annual Low Rent of Fifteen Hundred Cash per *mon* Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Fredrick M. Gratton* shall Rent the said quantity of Land

to *Gabriel James Morrison* upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said *Gabriel James Morrison* 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-General, 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 *Gabriel James Morrison* his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said *Gabriel James Morrison*

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.

*Kia-y Hui* 20<sup>th</sup> year, L. S. 2<sup>nd</sup> moon 18<sup>th</sup> day.

March 24<sup>th</sup> 1894.  
No. of Lot, \_\_\_\_\_ } 2039.  
No. of Title Deed, \_\_\_\_\_ }

Registration completed at \_\_\_\_\_  
H.B.M. CONSULATE-GENERAL, SHANGHAI, }  
this \_\_\_\_\_ day of \_\_\_\_\_ 189 \_\_\_\_\_ } *James Scott*  
Vice-Consul.

上海道契 卷六

英册道契 第2039號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道為

給出租地契事照得接准

大英總領事官韓照會內開今據本國商人

地一段承還租 畝 分 厘 毫

每畝給價共計洋銀百元正

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

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

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

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

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

並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十年二月廿二日給

租地 二千零四十號

此項租地係在會同勘復坐落王保二面章字坊向由原業主先種葛陸瑞山此此  
實地租地係在東李路西至花地南至美冊五至北至洋岸繪圖到道該商應照文官章分給管業租應批明蓋印備存  
光緒二十年二月廿二日給

光緒二十年九月初四日  
光緒二十年九月廿四日  
光緒二十年九月廿四日

光緒二十年九月廿四日  
光緒二十年九月廿四日

光緒二十年九月廿四日  
光緒二十年九月廿四日

光緒二十年九月廿四日  
光緒二十年九月廿四日

光緒二十年九月廿四日  
光緒二十年九月廿四日

此契於三十四年六月三十日准日本領事官署產字第一九七號函  
特立日册第一〇二五號 號註戶支那振興株式會社 俟整理時換給新契  
中華民國三十四年七月十一日 上海特別市地政局 特字第一九七號

英二千四號

三二一六

英册道契 第2040號 (一)



[TRANSLATION.]

TITLE DEED.

Saotai's copy.

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

I have received a communication from the British Consul-General stating, that Gabriel James Morrison, Frederick Montague Gratton have applied to Rent in perpetuity from the proprietors Bao Yuan Hsing a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... bounded on the North by ... on the South by ... on the East by ... on the West by ... That the said ... are to pay to the Proprietors ... a sum of Dollars four hundred (\$400) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Bankers.

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

Huang Kwei 20th year, L. S. 2nd moon 22nd day. March 29th 1894. No. of Lot, 2040. No. of Title Deed, }

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189. Vice-Consul.

[TRANSLATION.]

TITLE DEED. Saotai's Copy.

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

I have received a communication from the British Consul-General stating, that Jardine Matheson and company have applied to Rent in perpetuity from the proprietors Hui Kwoh Hsing & son a Lot of Land, situated within the 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 Jardine Matheson & Co are to pay to the Proprietors Hui Kwoh Hsing & son a sum of Dollars sixty (\$60) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker,

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

Huang Kwei 20th year, L. S. 2nd moon 21st day. March 27th 1894. No. of Lot, 2041. No. of Title Deed, }

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189. Vice-Consul.

光緒二十年二月廿一日

租地契 二千零四十一號

此項租地係由英領事官... 大英總領事官... 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徐國良借子...

大清欽命監督江南海關分巡蘇松太兵備道... 大英總領事官... 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徐國良借子... 業戶徐國良借子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須中國官憲與總領事官查視其租地實界無足妨礙方准租住又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官而擅自准租或已租人另造房屋轉租華民居住若未領兩國官憲允准憑據前每年不將每年租銀一千五百文預付銀號違犯斯章者則此契作廢廢地即歸官須至租地契者

大清欽命監督江南海關分巡蘇松太兵備道再



此契存卷

大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事照得接准

大英總領事官韓照會內開今據本國商人

李顯全字道生 稟請在上海按和約所定界內租業戶李顯全字道生

地一段承還租 畝 分 厘 毫 北 套 盆 南 東 西

交其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶李顯全字道生將該地租給商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

又查向議章程雖外國人有通融得之無准租地實屬與華民轉賃若華民欲在界內租地實須由

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

國總領事 隨時查察其地租或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

並每年不領租稅銀錢一十五兩又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

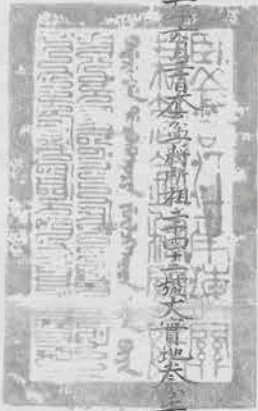
光緒二十一年二月二十七日給 租地 地契 二千零四十二號

光緒二十一年二月二十七日給

租地 地契 二千零四十二號

此項租地契係由本道向英領事官李顯全字道生領取

地籍圖到道認商應照大英欽命監督江南海關分巡蘇松太兵備道李顯全字道生領取



光緒二十一年二月二十七日給 租地 地契 二千零四十二號

宣統二年七月二日 阿收氏 謹本契全地轉與 博 易 謹用此批

民國二年二月六日本局補註

英册道契 第2042號 (一)

[TRANSLATION.]

TITLE DEED.

Saotai's Copy.

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

I have received a communication from the British Consul-General stating, that

John David Thorburn has applied to Rent in perpetuity from the proprietors Li Kaushe, Li Sausun & Shusun, a Lot of Land, situated within the 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 John David Thorburn is to pay to the Proprietors Li Kaushe, Li Sausun & Shusun a sum of Dollars Three hundred (\$300) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker,

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Li Kaushe, Li Sausun & Shusun shall Rent the said quantity of Land

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

The conditions of this Deed, therefore, are: That if the said John David Thorburn 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-General, 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 David Thorburn 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 David Thorburn neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Kwei 20th year, L. S. 2nd moon 27th day.

April 2nd 1894.

No. of Lot, 2042.

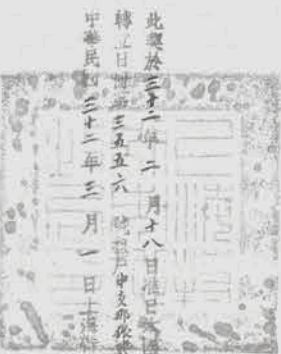
No. of Title Deed, 2042.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1894.

J. J. Smith Vice-Consul.

英册道契 第2042號 (二)

水水



此契於三十一年二月二十八日准口大英領事官李顯全字道生領取

此契於三十一年二月二十八日准口大英領事官李顯全字道生領取











此契存卷

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官韓照會內開今據本國商人

給出租地契事照得接准

地一段承遠租 畝 分 厘 毫 北 道 達

稟請在上海按和約所定界內租業

戶朱陸氏全手全華

為

每畝給價共計價銀一百五十五元正  
其年租每畝一千五百文每年預付銀號等因前來本道已飭  
業戶朱陸氏全手全華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地畝却不能由  
已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實屬無足妨礙方准租住  
又查向議章程雖外國人有通融得之之權但無准租地實屬與華民轉賃若華民欲在界內租地實屬須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官擅自准租或將地盤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  
並每年不將得銀年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十年三月十三日給

租地 二千零四十五號

查得地坐落上海法界...

此項租地係會同勘復落王保南王南東聖字坊右積家洪文見密地致分其西東西南均至朱陸地南至浜岸北至馬路繪圖  
到道該商應照大英欽命監督江南海關分巡蘇松太兵備道印備考光緒二十年三月十六日署監督劉印給

光緒二十年三月十三日給

此項租地係會同勘復落王保南王南東聖字坊右積家洪文見密地致分其西東西南均至朱陸地南至浜岸北至馬路繪圖  
到道該商應照大英欽命監督江南海關分巡蘇松太兵備道印備考光緒二十年三月十六日署監督劉印給

一千九百十五年六月八日畢士來 將本契全地轉讓 梅吉言 謹用此批

民國七年二月廿三日本局補給



此契於三十一年二月廿三日由日本領事官... 中華民國三十一年三月廿三日上海特別市政府地政局批 租字第一五四九號

英册道契 第2044號 第2045號

英册道契 第2045號 (一)

[TRANSLATION.]

TITLE DEED.

Factai's copy.

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

I have received a communication from Mr. Hanner, H.B.M. Consul-General, stating that  
William Macdonnell Bowdall  
has applied to Rent in perpetuity from the Proprietors Chiu Tuh she & King Hua  
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the  
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area  
mow, sun, le, haun, bounded  
on the North by  
on the South by  
on the East by  
on the West by  
That the said William Macdonnell Bowdall is  
to pay to the said Proprietors a sum of one hundred (100) taels  
being at the rate of one tael 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  
Chiu Tuh she & King Hua shall Rent the said quantity of Land  
to William Macdonnell Bowdall upon the following conditions:-  
Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart  
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right  
therein, or exercise any right to transfer except to a foreigner, having a recognized right of residence within  
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection  
on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between  
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the  
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local  
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in  
them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any  
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities  
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which  
said Act may be granted or refused in the exercise of their discretion.  
The conditions of this Deed, therefore, are: That if the said William  
Macdonnell Bowdall 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-General, 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 Macdonnell Bowdall 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  
William Macdonnell Bowdall  
neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each  
of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses,  
and Tenements, shall revert to the Lord of the Soil.  
A necessary Deed for the Renting of Land.

Kuang Hei 20th year, L. S. 30 moon 13th day  
April 18th 1894.  
No. of Lot, 2045.  
No. of Title Deed.

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this day of 1894  
Jawis Scott  
Vice-Consul.

英册道契 第2045號 (二)

111111



大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官韓照會內開今據英國商人克老克

給出租地契事照得接准... 業戶沈金勝將該地租給該商收用...

光緒二十一年三月二十二日

日給 租地 地契 二千四十六號

查該地坐落上邑式拾七保九龍老字行式拾九號向由原業戶完糧高願標收此批

此項租地係由會同勘驗... 單身地契與地契利便...

英

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

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

I have received a communication from Mr. Hannan, H.B.M. Consul-General, stating that Brodie Augustus Clarke...

has applied to Rent in perpetuity from the Proprietors Shen King Shing a Lot of Land, situated within the Boundaries of the Port set apart, in accordance with the Treaty, for the location of Foreign Renters at this part of Shanghai...

on the North by... on the South by... on the East by... on the West by...

That the said Brodie Augustus Clarke is to pay to the said 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...

Brodie Augustus Clarke upon the following conditions:— Forasmuch, as the tenure of Ground held by Foreigners 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 Brodie Augustus Clarke 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-General...

Brodie Augustus Clarke his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereon for the occupation of Chinese...

neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kwang Hui 20th year, L. S. 30 moon 20th day. April 27 1894. No. of Lot, 2046. No. of Title Deed, 2046.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1894. James Scott Vice-Consul.

英册道契 第2046號 (二)

大清欽命監督江南海關分巡蘇松太兵備道聶

大英總領事官韓照會內開今據英國商人道達

給出租地契事照得接准... 業戶沈金勝將該地租給該商收用...

光緒二十一年三月二十二日

日給 租地 地契 二千零四十七號

查該地坐落上邑式拾七保九龍老字行式拾九號向由原業戶完糧高願標收此批

此項租地係由會同勘驗... 冊身地契與地契利便...

英

光緒二十一年三月二十二日

光緒二十一年三月二十二日

光緒二十一年三月二十二日

光緒二十一年三月二十二日

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光緒二十一年三月二十二日

光緒二十一年三月二十二日

英册道契 第2047號 (一)



[TRANSLATION.]

TITLE DEED.

*Notai's Copy.*

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

I have received a communication from *W. Hannen*, H.B.M. Consul-General, stating that

*William Macdonnell Dowdall*

has applied to Rent in perpetuity from the Proprietors *Ye Su Dao, Fan Hin Su & Wang* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *more, less, &c.* *more, less, &c.* *more, less, &c.* bounded

on the North by \_\_\_\_\_  
 on the South by \_\_\_\_\_  
 on the East by \_\_\_\_\_  
 on the West by \_\_\_\_\_

That the said *William Macdonnell Dowdall* is to pay to the said Proprietors a sum of *Dollars four hundred & eighty (480)* being at the rate of \_\_\_\_\_ per *more*; and also the Annual Low Rent of Fifteen Hundred Cash per *more* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Ye Su Dao, Fan Hin Su & Wang* shall Rent the said quantity of Land to *William Macdonnell Dowdall* upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said *William Macdonnell Dowdall* 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-General, 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 Macdonnell Dowdall* 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 *William Macdonnell Dowdall* 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.

*Kuangteh* 20<sup>th</sup> year, L. S. 30<sup>th</sup> moon, 29<sup>th</sup> day.

May 4<sup>th</sup> 1894.

No. of Lot, 2047.

No. of Title Deed, 2047.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this \_\_\_\_\_ day of \_\_\_\_\_ 189\_\_\_\_\_

*James Scott*  
 Vice-Consul.

英册道契 第2047號 (二)

大清欽命監督江南海關分巡蘇松太兵備道員 爲

大英總領事官轉照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶吳毛 爲

地一段承遠租 畝 分 厘 毫 北 東 西 南

其租價計銀洋四百元正 其租期每歲一千五百文每年預付銀號等因前來本道已飭

業戶吳毛 吳周氏 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

已便亦不得轉與外國人未准在中國之人必須中國官憲與 總領事官查視其租地實界無妨礙方准租住

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

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

國總領事官並違此准准其轉賃或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據

通每年 將該地租銀一千元正交與 領事官收訖 領事官收訖後 領事官須至租地契者

光緒二十年四月初五日 給 租地 二千零四十八號 地契

此項租地 係在 蘇州府 崑山縣 原業戶 完糧 番 後 仰 批

地北至 膠州 地 南至 膠州 地 西至 膠州 地 東至 膠州 地 均至 大路 西至 田岸 岸 以外 林 置 二 姓

光緒二十七年七月五日 通和 將 本 港 實 地 租 與 吳 毛 吳 周 氏 轉 賃 吳 毛 吳 周 氏 遵 租 此 批

英 照 本 年 八 月 初 日 經 官 將 本 港 實 地 租 與 吳 毛 吳 周 氏 遵 租 此 批

光緒二十八年九月初三日 道署 批

此契租地 係在 蘇州府 崑山縣 原業戶 完糧 番 後 仰 批

光緒二十八年九月初三日 道署 批

英册道契 第2048號 (一)











具切結二十七保九苗地保姚徐祥全具到

局憲大老爺 案下實結得身苗內業戶張叔和將自置克字圩號內糧地三畝四分

二厘九毫出租與徐商愛爾德為業所交田單一紙查實單地相符並無盜賣

騰流移以受重租抵押各弊如有虛偽情事該地保是問所有田單粘於後合具切結是實

田單 三百二十六號願上達金單則田三畝二分六厘九毫內劃租地一畝正

三百二十七號願東昇則田四分八厘二毫內劃租三畝四厘四毫外尚有單一角

三百五十五號願夏學義全單則田二畝五分九厘九毫內劃租一畝零八厘二毫外尚有單一角

再該地現值每畝洋二千九之則合併聲明 地保顧學生

再奉吊三百五十五號願夏學義田單一角業戶夏老泉執守該單角查明抵押在外一時未能呈驗實係原單分裁並不據混情事如虛甘充合併聲明

英册道契 第 2049 號 (四)  
上海縣二十七保九圖地保稟帖

大清欽命監督江南海關分巡蘇松太兵備道聶

給出租地契事照得接准 大英總領事官韓照會內開今據本國商人 錦名行吉柏 稟請在上海按和約所定界內租業戶徐道議

地一段承遠租 畝 分 厘 毫 北 南 東 西  
其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶徐道議將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未准在中國之人必須中國官憲與 總領事官查視其租地質房無足妨碍方准租住又查向議章程離外國人有通融得之慮但無准租地質房與華民轉賃若華民欲在界內租地質房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官擅自轉賃或將地質房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契費銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十一年四月七日 租地 日給 地契 二千零五十號

此項租地係由原業戶完糧而得此契

此項租地係由原業戶完糧而得此契 光緒二十一年正月五日署監督劉印給

光緒二十一年正月五日署監督劉印給

光緒二十一年正月五日署監督劉印給

光緒二十一年正月五日署監督劉印給

光緒二十一年正月五日署監督劉印給

此契在已轉與高為研五畝每六十元 光緒二十一年正月五日署監督劉印給

英册道契 第 2050 號 (一)







[TRANSLATION.]

TITLE DEED.

Notar's Copy

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

I have received a communication from Mr. Hans... H.B.M. Consul-General, stating that John Cooper...

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 John Cooper... to pay to the said Proprietors a sum of... being at the rate of... per mow; and also the Annual Low Rent of Fifteen Hundred Cash, per mow Yearly in advance to the Government Banker.

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

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

The conditions of this Deed, therefore, are: That if the said John Cooper 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-General, 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 Cooper 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 Cooper neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huang Wei 20th year, L. S. 4th moon 21st day. May 25th 1894. No. of Lot, 2051. No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189.

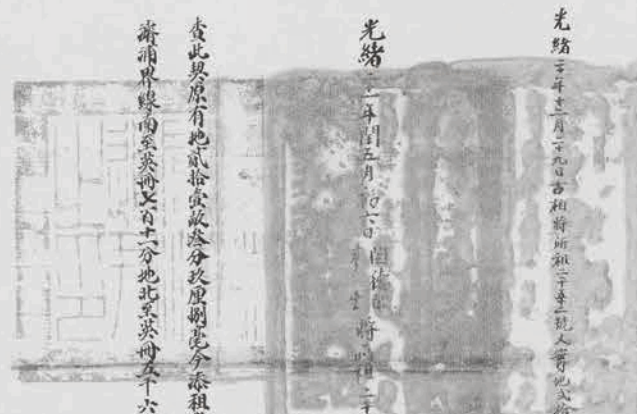
Signature of the Consul-General

英册道契 第2051號 (二)

大清欽命監督江南海關分巡蘇松太兵備道

給出租地契事照得接准 大英總領事官韓照會內開今據本國商人 錦名行吉柏 稟請在上海按和約所定界內租業戶徐道讓 地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶徐道讓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程離外國人有通融得之益但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並准此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 並每年不將年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十年四月廿一日給 租地 地契 二千零五十二號 查該地係在... 由原業主... 此項租地係會同會同物復生... 南至英界七百九號地北至... 光緒二十年三月十九日...



光緒二十年三月十九日... 光緒二十年三月十九日... 光緒二十年三月十九日...

英册道契 第2052號 (一)



芝蔴仁兄大人閣下頃奉  
手書以奉  
道憲札勸英册二千五十二號租地座落浦東二十四  
保二十四圖係由裴任升科給照因有稅數不相聯絡  
囑將升科原卷並圖送查等因茲特將原卷二宗魚鱗冊  
一本封固送呈即祈  
管收核辦閱後仍希  
賜還歸檔為荷泐復即請  
升安惟  
照不具  
愚弟名正具  
計送裴任升科二十四保二十四圖灘地卷二宗又護塘外  
魚鱗冊一本

英册道契 第2052號 (三)  
會丈局總辦致上海知縣函

[TRANSLATION.]

TITLE DEED.

Sao'ai's copy.

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

I have received a communication from Mr. Wanne, H.B.M. Consul-General, stating that  
Joan Cooper

has applied to Rent in perpetuity from the Proprietors Hei ren yi  
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the  
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area  
mow, fow, le, hoo, bounded  
on the North by  
on the South by  
on the East by  
on the West by

That the said Joan Cooper is  
to pay to the said Proprietors a sum of two thousand eight hundred (2800)  
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 Joan Cooper upon the following conditions -  
Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart  
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within  
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection  
on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between  
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the  
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local  
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in  
them with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any  
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities  
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which  
said Act may be granted or refused in the exercise of their discretion.

The conditions of this Deed, therefore, are: That if the said Joan Cooper  
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-General, 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  
Joan Cooper  
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  
Joan Cooper  
neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each  
of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses,  
and Tenements, shall revert to the Lord of the Soil.  
A necessary Deed for the Renting of Land.

Huang Hai 20th year, L. S. 4th moon 21st day.

May 25th 1894  
No. of Lot, 2052  
No. of Title Deed,

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this day of 189

Hannison  
Vice-Consul.

英册道契 第2052號 (二)

敬稟者竊卑職等案奉  
憲臺札飭會勘英册二千五十二號新契租地一案業將二十四號新契地查明勘丈先行  
繪圖稟覆在案茲查二千五十二號新契係據業戶徐遵讓將坐落二十四保二十四圖男字圩地二  
一畝三分九厘八毫出租與錦名洋行古柏為業附交田單二紙升科執照土紙又印照一紙當傳同業  
戶督飭亭耆地保前往履勘按址丈量文員積五千二百五十五分二厘合地二畝三分九厘八毫  
核與原契所載之數相符四址東至河塘公路西至黃浦江水駁南至英册七百十九號地北至趙宋  
姓地即新築大路尚無違碍土名爛泥渡除將單照批明同原契發還英署並將二千五十二  
五十二號三契地趕即查明勘覆外理合將二千五十二號新契租地會勘緣由繪圖貼說并開具附  
交單照號數分清單聯街稟覆同奉發新契呈繳仰祈  
大察核俯賜批示祇遵再該處八號暨十四號地前因報冊田單作廢嗣後續漲祇有升科印照由該  
署地保葛月樓具有稟結備案合併聲明恭請  
約安伏乞  
再鑒卑職謹稟  
計呈 繪圖一幅清單一扣並繳新中契一紙  
一稟 道憲黃 稟覆會勘英册二千五十二號新契租地並圖圖清單由  
謹將會勘英册二千五十二號新契租地案內附交田單執照號數戶名畝分開具清單呈候  
憲鑒須至摺者  
計開

英册道契 第2052號 (四)  
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a



附交田單項下	一百七號、戶名趙湘如、則田二畝二分五厘九毫	則田二畝四分	一百九號、又	以上田單二紙、共則田四畝六分五厘九毫	附交、前縣裴令任內井科執照	三號、戶名趙三房、灘地二分七厘四毫、原田一百八號	十號、戶名趙子卿、灘地二分七厘四毫、原田一百八號	十五號、戶名趙銜堂、灘地五分四厘二毫、原田一百八號	十六號、戶名趙桂堂、灘地五分四厘四毫、原田一百八號	十七號、戶名趙錫璉、灘地五分四厘二毫、原田一百八號	十八號、戶名趙子卿、灘地七分、原田一百九號	十九號、戶名趙子英、灘地七分、原田一百九號	二十號、戶名趙桂堂、灘地七分五厘六毫、原田一百九號	二十一號、戶名趙銜堂、灘地七分五厘六毫、原田一百九號	二十二號、戶名趙錫璉、灘地七分六厘六毫、原田一百九號	二十六號、戶名趙子英、灘地二分七厘四毫、原田一百八號	以上井科執照十一紙、共灘地六畝二分五厘八毫	附交印照項下
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英册道契 第 2052 號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

業戶徐遵議、報升續添灘地十畝六分五厘二毫	以上連田單執照三項、統共計地五畝三分九厘八毫、理合聲明、	一具清摺	光緒二十八年八月	候補縣正堂葛	上海縣正堂黃	候補縣正堂夏	候補縣正堂朱
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英册道契 第 2052 號 (六)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 c







大清欽命監督江南海關分巡蘇松太兵備道黃

給出租地契事照得接准

大英總領事官轉照會內開今據本國商人考拜得白克

地一段承遠租 畝 分 厘 毫 北

每畝給價洋銀三百元正

業戶

已便亦不得轉與別國未准在中國之人必須中國官憲與

又查向議章程雖外國人有通融得之處但無准租地實與華民轉賃若華民欲在界內租地實須由

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

國總領

並每年

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

東 西 南 北

稟請在上海按和約所定界內租業戶

租地

租地

租地

租地

租地

日給

租地 二千零五十四號

地契

光緒二十年五月...

光緒二十年五月...

此契租地已...



英册道契 第2054號 (一)

[TRANSLATION.]

TITLE DEED.

Sootai's Copy.

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

I have received a communication from Mr. Harner, H.B.M. Consul-General, stating that Eaton John Calbreck 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 Eaton John Calbreck upon the following conditions:-

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

A necessary Deed for the Renting of Land.

Huang Hai 20th year, L. S. 4th moon 27th day. May 31st 1894. No. of Lot, 2004. No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1894.

英册道契 第2054號 (二)



大清欽命監督江南海關分巡蘇松太兵備道黃

大英總領事官轉照會內開本國商人 業廣公司 稟請在上海按和約所定界內租業戶 陸全 陸氏 陸堂 爲

給出租地契事照得接准 業戶 陸全 陸氏 陸堂 稟請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 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領 並每年 銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒



日給 租地 地契 二千零五十五號

此項租地係據會文局會商勘復落干孫標頭高和字村主小陸家宅大瓦實地叁分柒厘捌毫其四址東南三面均至陸姓地北至英册干七百 本號地繪圖到道該商應照大英欽命分巡蘇松太兵備道黃印備考 光緒三十年四月初四日署署黃道印給

本契於一九二六年七月十九日經前工部局收用執地二分四厘三毫此註

1280 業廣公司 歐克水 花廣公司 未

此契於二十四年六月三十日准日本領事上海總領事署產字第一〇〇號函 特立日册第一〇一五五號租戶林式合股收復公司候整理舊契時換領新契 中華民國二十四年七月十八日上海法租界地政局此 特字第一〇〇號

英册道契 第 2054 號 第 2055 號

英册道契 第 2055 號 (一)

[TRANSLATION.]

TITLE DEED. Sartai's copy.

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

I have received a communication from Mr. Hannen, H.B.M. Consul-General, stating that The Shanghai Land Investment Company Limited has applied to Rent in perpetuity from the Proprietors Lok Cheu she & Lok Chi ring a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mow, sun, le, haou, bounded

on the North by on the South by on the East by on the West by

That the said Shanghai Land Investment Company Ltd. is to pay to the said Proprietors a sum of Two thousand (2000) 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 Lok Cheu she & Lok Chi ring shall Rent the said quantity of Land to Shanghai Land Investment Co. Ltd. upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said Shanghai Land Investment Co. Ltd. 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-General, 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 Shanghai Land Investment Co. Ltd. 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 Shanghai Land Investment Co. Ltd. neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hui 20th year, L. S. 4th moon, 29th day. June 2nd 1894. No. of Lot, 2055. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI this day of 1894. Jaulisseot Vice-Consul.

英册道契 第 2055 號 (二)

二四二







此與存卷

大清欽命監督江南海關分巡蘇松太兵備道黃

為

給出租地契事照得接准  
大英總領事官轉照會內開今據本國商人業廣公司 稟請在上海按和約所定界內租業戶陸黃氏  
地一段承遠租 畝 分 厘 毫 北 東 西 南  
每畝給價共銀壹百肆拾玖元  
業戶陸黃氏 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故却不能由  
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住  
又查向議章程雖外國人有通商得稅之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官與中國官憲酌給蓋印憑據者則此契作為廢紙地即歸官須至租地契者  
並每 年 租 銀 壹 百 肆 拾 玖 元 正 分 厘 毫 北 東 西 南 付 銀 號 違 犯 斯 章 者 則 此 契 作 為 廢 紙 地 即 歸 官 須 至 租 地 契 者

光緒二十九年五月十三日給

租地 二千零五十七號

此項租地係會同勘復至落手標頭雷和字行名陸察宅大官地畝分厘厘制蓋文南官公路一條係屬界內之地全屬官地分厘厘合地肆厘  
至東至南半路亦係界內地惟應讓陸姓公同出文自合投標計實地畝分厘厘制蓋文南官公路一條係屬界內之地全屬官地分厘厘合地肆厘  
應交實數四拾銀兩相應批明蓋印備查 光緒二十九年四月十四日署監督劉 印給

本契於一九零六年七月二十九日經前工部局收用路地二分五厘六毫此註

一九〇一 業廣公司

施業廣公司 花東

光緒二十九年五月十三日

此契於三十四年六月二十日准日本領事官駐上海總領事署產字第一二二號函  
轉立日期第一〇一七八號准日本領事官駐上海總領事署產字第一二二號函  
中華民國三十四年七月十七日 上海市地政局 特字第一二二一號

英册道契 第2057號 (一)

英册道契 第2056號 第2057號

[TRANSLATION.]

TITLE DEED.

Daotai's copy.

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

I have received a communication from Mr. Hamer, H.B.M. Consul-General, stating that  
The Shanghai Land Investment Company Limited  
has applied to Rent in perpetuity from the Proprietors Loh Huang 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  
mow, fan, le, haou, bounded  
on the North by  
on the South by  
on the East by  
on the West by  
That the said Shanghai Land Investment Co. Ltd. is  
to pay to the said Proprietors a sum of two hundred forty nine (2049)  
being at the rate of per mow; and also  
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly advance to the Government Banker.

This evening before me, the Intendant, I do hereby witness and agree that the said Proprietors  
Loh Huang she shall Rent the said quantity of Land  
to Shanghai Land Investment Co. Ltd. upon the following conditions:-

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

Huang Hai 20th year, L. S. 6th moon 23rd day.

June 26th 1894.  
No. of Lot, 2057.  
No. of Title Deed,

Registration completed at  
H.B.M. CONSULATE-GENERAL, SHANGHAI,  
this day of 189

Jacob Scott  
Vice-Consul.

英册道契 第2057號 (二)

三四五



大清欽命監督江南海關分巡蘇松太兵備道 著



為

楊全基

大英總領事官 照會內開今據本國。人。工。部。函。稟請在上海按和約...

給出租地契事照得接准

地一段承遠租 畝 分 厘 毫 北

每畝給價共銀伍百兩

業戶楊全基 將該地租給商收用務照後開各條進行查核外國人按和約在界內租地...

已便亦不得轉與別國未曾准租中國之人必須中國官憲與 總領事官查視其租地...

又查向議章程雖外國人有通融得租之處但無准租地貨房與華民轉賃若華民欲在界內租地...

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

國總 領每

光緒 初四 日給

租地 二千零五十八號

地契

此項租地係楊全基文房...

南至英冊五百六分地北至有恒路...

查此契原有地契分卷...

地係歐陸原屬...

民國十九年八月八日...

全地轉五美冊三千七百九十四號...

契註銷

英冊道契 第 2058 號 (一)

Taotai's Copy.

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from A. J. Hannen, H.B.M. Consul-General, stating that...

on the North by... on the South by... on the East by... on the West by...

That the said Municipal Council to pay to the said Proprietors a sum of five hundred taels...

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

to the Municipal Council upon the following conditions:— Forasmuch, as the tenures of Ground held by Foreigners under Treaty within the Limits set apart...

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

A necessary Deed for the Renting of Land.

Muang Hui 20 year, L. S. 6th moon 4th day. 6 July 1894.

No. of Lot, 2058 No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1894.

James Ross Vice-Consul.

英冊道契 第 2058 號 (二)



第百五號

啟者茲有九千九百二十六號新契一套  
合行檢同單契等函送

貴局長請煩查照訂期會勘畝址按章  
詳請印給為荷此頌

日社 名正具  
計送新契一套租契一紙田單一角

一千九百十九年九月十九號

上海英署用牋

有正

第百九號

啟者茲據工部局稟稱轉租到美册五百九十  
七號契地全段請連同所租之九千九百二十六  
號契地一并併入二千零五十八號契內租用  
其九千九百二十六號新契尚未印契給請即  
註銷等情前來據此合將英美印契函送  
貴局長請煩查照訂勘分別銷併詳請印  
給為荷此頌

日社 計送印契四紙 名正具

一千九百十九年十月三號

上海英署用牋

有正

英册道契 第 2058 號 (四)

英國駐滬領事致會丈局局長函 2

英册道契 第 2058 號 (三)

英國駐滬領事致會丈局局長函 1

第百上號

啟者前准一千九百二十年一月十四日

來函以二千零五十八號丈見多地五厘一毫按每畝

銀七千兩之則計應繳銀三百五十七兩請飭照繳

等因准經飭知在案茲據該租主將銀如數呈

繳並稱現因急欲辦理結束以故需契甚殷所

有該契內之半單應請趕速吊對尅日將契

辦給等情據此除將該銀暫存彙送外相

應函致

一千九百二十年 月 號

上海英署用牋

有正

第百九號

貴局長請煩查照辦理為荷此頌

日社

萬樂思

Wan Le Si

有正

一千九百二十年四月三號

上海英署用牋

英册道契 第 2058 號 (五)

英國駐滬領事致會丈局局長函 3



致英總領事康

英冊二千零五十八號

逕啓者前准函送

契業經會勘明晰送圖簽允將契批明蓋印

除中契存查外合將上下印契並批銷單

契等件函送

貴總領事查收轉致

貴副領事分別存給再本號繳價費銀存卷

貴署爲荷此頌

計送印契式紙銷契式紙租契式紙銷單專用空白契一套

十八年八月二十八日

英冊道契 第2058號 (六)  
會丈局覆英國駐滬領事函

此契存卷  
大清欽命監督江南海關分巡蘇松太兵備道黃

大英總領事官薛照會內開今據本國商人  
地一段承遠租 畝 分 厘 毫  
每畝給價 和行 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故却不能由  
業戶 怡和行 該地租每畝一千五百文每年預付銀號等因前來本道已飭  
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住  
又查向議章程雖外國人有通融得之益但無准租地實房與華民轉賃若華民欲在界內租地實房須由  
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本  
國總領事官重道憲批准將地實房分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據  
並每年不得每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十六年六月十八日 日給 租地 契 二千零五十九號

此項地契係會丈局會勘明晰送圖簽允將契批明蓋印除中契存查外合將上下印契並批銷單契等件函送貴總領事查收轉致貴副領事分別存給再本號繳價費銀存卷貴署爲荷此頌

一九零三年四月十二日 瑪札遜 將本契全地特共雷四德租用此批

查此契係准英國駐上海總領事官薛照會內開今據本國商人地一段承遠租 畝 分 厘 毫 每畝給價 和行 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故却不能由業戶 怡和行 該地租每畝一千五百文每年預付銀號等因前來本道已飭已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得之益但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官重道憲批准將地實房分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不得每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

查此契係准英國駐上海總領事官薛照會內開今據本國商人地一段承遠租 畝 分 厘 毫 每畝給價 和行 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故却不能由業戶 怡和行 該地租每畝一千五百文每年預付銀號等因前來本道已飭已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得之益但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官重道憲批准將地實房分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不得每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

此契於三十三年三月十四日准日本國駐上海總領事官薛照會內開今據本國商人地一段承遠租 畝 分 厘 毫 每畝給價 和行 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故却不能由業戶 怡和行 該地租每畝一千五百文每年預付銀號等因前來本道已飭已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得之益但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官重道憲批准將地實房分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不得每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

此契於三十三年三月十四日准日本國駐上海總領事官薛照會內開今據本國商人地一段承遠租 畝 分 厘 毫 每畝給價 和行 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故却不能由業戶 怡和行 該地租每畝一千五百文每年預付銀號等因前來本道已飭已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得之益但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官重道憲批准將地實房分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不得每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

英冊道契 第2059號 (一)



The within lot is formed of a portion of lot no. 260 Reg. no. 253.

[TRANSLATION.]

TITLE DEED.

Satow's copy

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

I have received a communication from Mr. Hanne, H.B.M. Consul-General, stating that Gabriel James Morrison, Frederick Montague Gralton has applied to Rent in perpetuity from the Proprietors...

on the North by
on the South by
on the East by
on the West by
That the said G. James Morrison, Frederick M. Gralton to pay to the said Proprietors a sum of per mow; and also 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 G. James Morrison, Frederick M. Gralton upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion. G. James Morrison, Frederick M. Gralton, therefore, are: That if the said G. James Morrison, Frederick M. Gralton 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-General, 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 G. James Morrison, Frederick M. Gralton 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 G. James Morrison, Frederick M. Gralton neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.
Kuang Hui 20th year, L. S. 6th moon, 18th day.
July 20th 1894.
No. of Lot, 2059.
No. of Title Deed,
Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1894.
J. Paul Scott, Vice-Consul.

英册道契 第2059號 第2060號

英册道契 第2059號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃

給出租地契事照得接准

大英總領事官韓照會內開今據本國商人

格禮遜

稟請在上海按和約所定界內租業戶

怡和行

為

業戶怡和行 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地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實界無妨礙方能租住又查向議章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官准意准其轉賃其地或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據並每年不將每年租銀一千五百文預付銀號等因前來本道已飭

光緒二十年六月十八日給

租地

地契 二千零六十號

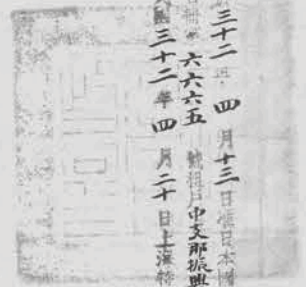
查該地係在蘇州府城內...

此項租地係在蘇州府城內...

馬立司 租用此批 民國四年四月十日

一九一九年十月十四日雷四德...

此契於三十二年四月十三日...



三四九

英册道契 第2060號 (一)



The within lot is formed of the remaining Eastern portion of lot 260 Reg 258

[TRANSLATION.]

TITLE DEED.

Facsimile Copy

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

I have received a communication from Mr. Hanna, H.B.M. Consul-General, stating that Gabriel James Morrison & Frederick Montague Gralton have applied to Rent in perpetuity from the Proprietors...

on the North by
on the South by
on the East by
on the West by

That the said G. James Morrison & Fred. M. Gralton to pay to the said Proprietors a sum of being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to G. James Morrison & Fred. M. Gralton upon the following conditions:-

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

The conditions of this Deed, therefore, are: That if the said G. James Morrison & Fred. M. Gralton 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-General, 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 G. James Morrison & Fred. M. Gralton 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 G. James Morrison & Fred. M. Gralton neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Sei 20th year, L. S. 6th moon 18th day.

July 20th 1894.

No. of Lot, 2060. No. of Title Deed,

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

J. J. Scoble Vice-Consul.

上海道契 卷六

英册道契 第2060號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道黃

給出租地契事照得接准

大英總領事官轉會內開今據本國商人 道達

稟請在上海按和約所定界內租業戶潤德堂練

地一段承租租 畝 分 厘 毫 北 南 東 西 文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶潤德堂練將該地租給該商應用務照後開各條遵行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住又查向議章程雖外國人有通融得之益之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官官憲擅自轉租或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年預付年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十年六月廿四日給

租地 二千零六十一號

查該地係由會同會同勘後坐落...

此項租地係由會同會同勘後坐落... 陳姓地南面湖地...

光緒二十年正月...

光緒二十年正月...

此項租地已...

三三〇

英册道契 第2061號 (一)











王承賓等

六月廿五日

札

英領事館

為

札委事本年六月十四日接

英總領事許 來函據英商啊加喇銀行稟有平治門  
抵到之一千二百四十四號契地原載二十五畝有零現計所用  
祇有十八畝光景恐被他人侵佔請移派員勘丈俾昭  
核實等情函請派員會勘等因除函復外合檢中  
契札發札到該丞即便查收尅日督同黃委員會同上海縣暨  
英總領事所派之員查明原契前往該地按址逐細履

英册道契 第2063號

英册道契 第2063號 (三)  
上海道札飭會丈局 1a

勘丈量繪圖貼說具復毋遲此札

計札發一千二百四十四號英中契一紙並原列德冊

第十三號銷中契一紙仍繳

光緒十五年六月



廿五日

日

三三三

英册道契 第2063號 (四)  
上海道札飭會丈局 1b



敬稟者，竊奉

憲台札准

英總領事許來函，據英商阿加喇銀行稟，有平治門抵到之一千二百四十四號契地，原載二十五畝有零，現計所用祇有十八畝光景，恐被他人侵佔，請派員會勘。札飭會查勘丈繪圖具復等因。奉經卑職等與黃巡檢聯同存計期會勘，聞據該地之人聲稱，南首契地前贈與洋商美查，現適該洋商他出，須四個月後方可回滬。俟其回時，再請眼同勘丈等語。卑職等伏查此項契地原載二十五畝九厘四毫，與南址毘連之洋商美查地既有糾葛，該洋商現不在滬，自未便勘丈。除將契暫存一俟回滬再行會勘稟覆外，合先稟明，仰祈

大人鑒核示遵，恭請

鈞安，伏乞

垂鑒，卑職謹稟

一夾單稟 道憲龔

光緒十五年十二月

廿六

日

候補分府王

行

英册道契 第2063號 (五)  
會丈局總辦呈上海道臺稟帖

會丈局王丞賓等

札

十二月廿六日

英總領事許來函，據英商阿加喇銀行稟，有平治門抵到之一千二百四十四號契地，原載二十五畝有零，現計所用祇有十八畝光景，恐被他人侵佔，請派員會勘。札飭會查勘丈繪圖具復等因。奉經卑職等與黃巡檢聯同存計期會勘，聞據該地之人聲稱，南首契地前贈與洋商美查，現適該洋商他出，須四個月後方可回滬。俟其回時，再請眼同勘丈等語。卑職等伏查此項契地原載二十五畝九厘四毫，與南址毘連之洋商美查地既有糾葛，該洋商現不在滬，自未便勘丈。除將契暫存一俟回滬再行會勘稟覆外，合先稟明，仰祈

札催事在年十二月初五日接

英總領事許來函，據英商阿加喇銀行稟，有平治門抵到之一千二百四十四號契地，原載二十五畝有零，現計所用祇有十八畝光景，恐被他人侵佔，請派員會勘等因。當

等因查該契

龔升道任內接

英總領事許來函，據英商阿加喇銀行稟，有平治門抵到之一千二百四十四號契地，原載二十五畝有零，現計所用祇有十八畝光景，恐被他人侵佔，請派員會勘等因。當經行據該丞稟稱，該地南址毘連洋商美查之地，該洋商

英册道契 第2063號 (六)  
上海道札飭會丈局 2a



現不在滬應俟回時再行會勘等情迄今未據勘明  
 復到是號轉契自應暫緩核辦除函復外合就札  
 到該丞等即便查案趕緊會勘具復毋違此札

光緒十六年十二月



先

日

英册道契 第2063號 (七)

上海道札飭會丈局 2b

敬稟者竊查奉勘英册千二百四號契地前據英商喇喇銀行以原載二十五畝有零現計  
 所用祇有八畝九毫恐被他人侵佔稟請派員勘丈當因南址毗連洋商美查之地經王承實稟  
 請俟美查回滬再行勘復在案茲查該洋商業已回滬正在勘辦間奉

憲臺札發二十六十三號新中契一紙飭即稟案勘辦續圖稟覆等因奉經 卑職 等與黃地檢辦會同

英總領事所派之員傳同租戶督飭原音地保前往履勘按址逐細丈量又見千二百三十三號劃契積

二百三十二步五分六厘合地九分六厘九毫馬路內有地闊二步七分七厘係屬契內之地計積二百四

厘合地四分三厘二毫兩共實地一畝三分九厘此項劃租之地前據上葉洪吉甫聲稱贈與洋商美查

當時契內未經批註亦未另立新契該地祇有三址西至英商美查地南至湧泉浜暨半浜北至靜

安寺馬路半路其千二百四號原契係由上號德銷契換立原載地二十五畝九厘四毫除劃立前項

新契畝三分九厘外應餘地二十三畝七分四毫今除按文見積四十六百八十八步八分合地十九畝二分四厘五毫

又契內之半馬路積五百四十七步九分二厘合地一畝二分八厘三毫兩共實地二十三畝五分二厘八毫核該

原契應餘地二十三畝七分四毫之數計少地一畝二分六厘六毫查該地前換立英契時未經派員丈過此

次經 卑職 派員查傳各地隣訊無侵佔實據祇能以現丈實數為準四址東至白衣觀音堂地暨小路

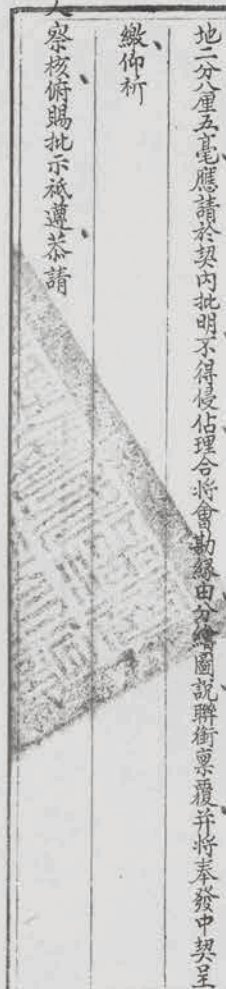
並李于姓地西至路暨白衣觀音堂地並吳姓地南至靜安寺馬路半路北至白衣觀音堂地暨吳李

二姓並寶源祥地又金家浜並半浜其東南角有姚姓地亦應丈實以清界限又見積六十八步四分合

地二分八厘五毫應請於契內批明不得侵佔理合將會勘緣由分繪圖說聯銜稟覆並將奉發中契呈

繳仰祈

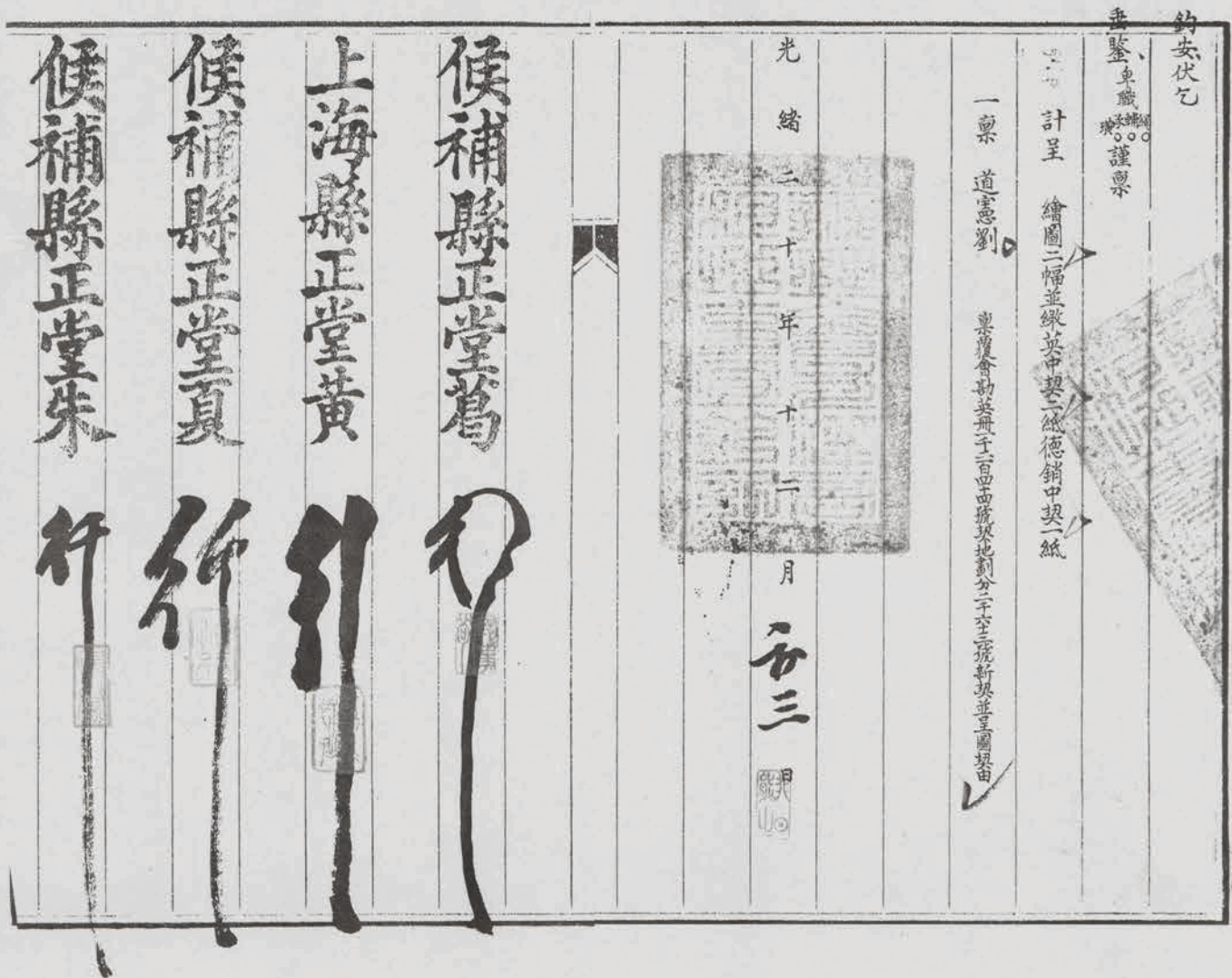
大憲核俯賜批示祇遵恭請



英册道契 第2063號 (八)

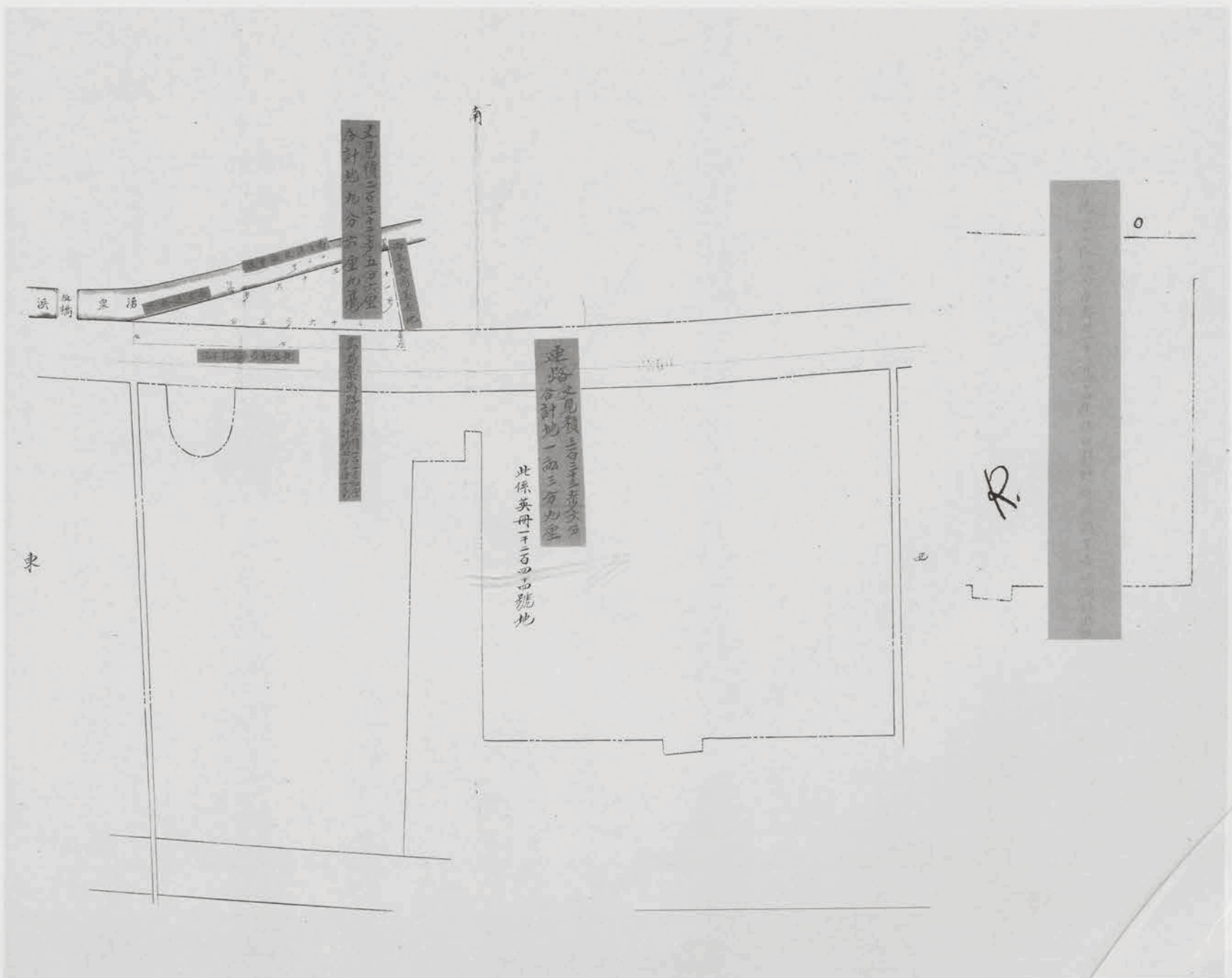
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a





英册道契 第2063號(九)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b



英册道契 第2063號(一〇)

會丈局繪製美查洋行租用地塊圖