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蔡育天 主編

上海道契

（一八四七——一九一二）

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中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道兼

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金士美稟請在上海按和約所定界內租業戶地一段永遠租獻分應每畝北至 南至 東至 西至 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貨殷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殷與華民覬轉貨賣若華民欲在界內租地貨殷須由總領事官與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暨道憲地准給憑其地轉移分段或已成人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文照付銀號還犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十年七月 初六 日給 租地 地契 二千零六十四號

查該地係由英商一千九百七十七號出界南首五本号新契此批

此項租地契據已於一千八百九十四年八月六日給發在案茲因該地內有公用會同勘後之馬會地陸分叁厘柒毫西至公路曲至我地南至官路北至英冊一千九百三七號地繪圖到道該商要照大清欽命四品銜江南海關兼理蘇松太分巡兵備道加一級紀錄十次劉 印給

光緒二十年七月初六日給此契計開租二千六四號 英商 高易 租用此批

一千九百十六年一月十日 英領判司 生 將本契全批轉與 高易 租用此批

民國十年二月十日本局繕註

此契於三十二年一月三十日准日本國駐紮上海總領事官照會內開本國商人中支那振興株式會社 字第一一六六號函轉立日期 二六一三 陸續中支那振興株式會社 字第一一九 號中華民國三十二年二月十一日上海特別市地政局批

英册道契 第2064號

英册道契 第2064號（一）

The within Lot is formed of a portion on the S.E. corner of Lot 20. 1927

[TRANSLATION.]

TITLE DEED.

Kotai's Copy.

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 Sir. Hamar, H.B.M. Consul-General, stating that Thomas William Kingsmill ha 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 ..... *mow*, ... *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 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. 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 *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year, L. S. 7th moon 6th day.

August 6th 1894.

No. of Lot, —

No. of Title Deed, 2064.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189....

Vice-Consul.

英册道契 第2064號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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 格來登稟請在上海按和約所定界內租業戶宝源祥

地一段東遠租　畝　分　釐　毫　北　南　東　西

每畝給價共叁百兩正　文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶宝源祥將該地租給該商照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覈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益之處但無准租地賃房與華民輾轉貨賣若華民欲在界內租地賃房須由

總領事官與中國官憲[illegible]准行上列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[illegible]分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每[illegible]銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十年七月初八日給

租地 地契 二千零六十五號

查[illegible]係二十二[illegible]圖巳字圩[illegible]楊[illegible]如此批

此項租地前經會丈局會同勘復坐落二十二保十二圖巳字圩王名下海浦之曹家渡丈見實地肆畝伍分捌厘貳毫四絲東至路路外顧壽泰地西至公路南至[illegible]浦[illegible]北至張姓地繪圖詳道[illegible]商應照丈實畝分四址管業相應批明蓋印備考 光緒二十一年五月初二日署縣督劉 印給

光緒二十二年十一月初八日瑪禮遜 格來登將所租二千零六十五號之地肆畝伍分捌厘貳毫轉與阿尔福德遵例租用此批

光緒二十二年十二月[illegible]阿尔福德將所租二千零六十五號地肆畝伍分捌厘貳毫轉與白流雲遵例租用此批

光緒二十五年十二月二十六日白雲流將本號契載地畝轉與閩德尔亨生麦根尼遵例租此批

查此契地已轉與高易行併立英冊三千三百九十二號新契此契合再批銷蓋印備考 光緒二十六年六月二十日道署批

英冊道契　第2065號（一）

[TRANSLATION.]

TITLE DEED.

Taotai'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 Gabriel James Morrison Frederick Montague Gratton — have 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 .... *mow*, ... *fun*, — .... *le*, ... *haou*, bounded

on the North by ....

on the South by ....

on the East by ....

on the West by ....

That the said G. James Morrison Fredk. M. Gratton are to pay to the said Proprietors a sum of taels three hundred (Tls. 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 Pao Yuan Hsiang 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.

The conditions of this Deed, therefore, are: That if the said G. James Morrison 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 Morrison 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 Morrison Fredk. 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.

Kuang Hsü 20th year, [L. S.] 7th moon 8th day.

August 8th 1894.

No. of Lot, — } 2065
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this .... day of .... 189....

James Scott
Vice-Consul.

英冊道契　第2065號（二）

會丈局

札

英總領事所派之員查明原契田單之附住該地段址逕細履勘

丈量分別繪圖貼說並查畝保土名一併具復毋庸此札

計札發　新中契二紙仍繳

為

札飭事本年七月初八日接

英總領事韓　函送二千六十五六號新契二套請派員會

勘批明存移等因除函復並分行外合檢新中契札發札到該

員等即便查照赴會同上海縣

英總領事所派之員查明原契田單之附住該地段址逕細履勘

丈量分別繪圖貼說並查畝保土名一併具復毋庸此札

計札發　新中契二紙仍繳

光緒二十年八月　日

具稟寶源祥

稟為奉　諭呈明糧串緣由求照大給事緞寶源祥買受商記名下上邑二十三保十二圖臣字圩計七百三十號田三畝七百三十一號田一畝七百五十二號田一畝二分七厘六毫七百五十三號田二畝二分七厘一毫共田七畝五分四厘七毫茲將七百三十一號田四畝仍自管業外其七百五十二三號田三畝五分四厘七毫今將出租與瑪禮孫洋商為業惟內有七百五十二號楊聖庄戶名田單一紙田一畝二分七厘六毫此單據商記稱前經遺失完糧已歷多年詢問畜保無云確經遺失復向冊書查明串冊相合無訛茲將商記交來歷年完糧之串附繳再馬路向係溝浜早經填築成地此項餘地情願照章繳價升科一併出租理合稟明伏求

恩准施行上稟

光緒二十年九月　日　稟

具稟二十三保十二圖地保楊聘儒徐桂芳

稟為稟明鑒核事竊切奉飭查身圖內英册第貳千六拾五號契地左右近時無歇寔價銀洋若干據寶源祥買覆等因身遵即確查英册貳千六拾五號契地坐落楊樹浦馬路北首河塘以裡附近地價無故時值洋壹百五拾元之數緣奉諭查理合據實陳明伏乞

大老爺　電鑒核奪實為公便上稟

光緒二十年十月　日　稟

敬稟者竊奉
前憲臺札開接
英總領事轉
函送二千六十五六號新契二套請派員會勘等由檢契札飭會查勘丈分繪圖
說並查畵保土名一併具復等因奉經卑職等與黃巡檢輔會同
英總領事所派之員查明二千六十五號新契係據業戶實源祥將自置二十三保十二畵臣字圩之百
五十三號戶名張克昌則田一畝五分一厘四毫又左榮顯則田三分之厘八毫又左上達則田三分之厘九毫
田
單各一紙又之百五十二號楊聖三戶名則田一畝二分之厘六毫田單遺失附有原買商說戶名完粮印串
一紙據稟聲明當吊查縣署粮冊相符以上共計完粮地三畝五分四厘之毫租與洋商瑪禮孫為
業即傳同業戶督飭算手者地保前往履勘按址丈量又見積一千九十九步六分八厘合地四畝五分八厘
三毫核與出租單串共田三畝五分四厘之毫之數多地一畝三厘五毫四址東至路外顧壽泰地西至
公路南至楊樹浦馬路北至張姓地尚無違碍土名下海浦之曹家渡所多之地據該業戶聲請照
章升科一併轉租洋商查前號以出租單串共田三畝五分四厘之毫契載價銀三百兩扯每畝地價銀
六十餘兩以銀合洋祇一百元之數至該處地段時值飭據該畵地保楊聘儒等稟稱該地坐落楊
樹浦馬路北首河塘以裡附近地價每畝時值洋一百五十元之數等情具稟前來卑職等伏查該處
地屬鄉僻塋毘連馬路若照前兩項地價升科似屬過少查該地與上年奉勘契冊四百五號添租
官灘每畝繳價二百元之地相近擬即援照辦理前地丈多一畝三厘五毫合繳升科價洋二百六元應俟
奉准飭繳除將田單批明同原契發還英署並將二千六十五號契地另行勘復外理合將二十六十五號
新契暨地會勘緣由繪圖貼說一併具稟呈繳是否有當伏乞
大人察核俯賜批示祇遵恭請
鈞安仰祈
垂鑒卑職
謹稟
計呈　繪圖一幅並繳新中契一紙
光緒二十年十二月
一稟　道憲劉
稟覆會勘英冊二十五號新契租地多塊援案請示升科並圖契由

候補縣正堂蕭
上海縣正堂黃
候補縣正堂夏
候補縣正堂朱

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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 施托克司 稟請在上海按和約所定界內租業戶徐兆榮 綴山 漢章 地一段永遠租 畝 分 厘 毫 北 南 東 西 至其年租每畝一千五百文每年預付銀號等因前來本道已飭令業戶徐兆榮 綴山 漢章 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 總領事官查明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益之處但無准租地實房與華民輾轉貨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已遵行[illegible]號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二千[illegible]年[illegible]月[illegible]日給　租地契　二千零六十七號

查該[illegible]

杉此批

此項租地倘有[illegible]此令政堂交正售回如東至石姓地暨周姓地並英冊二百五十號地之半七百尺現他由在半衖弄潘姓當至青紗衖暨潘姓地及英冊二百五十號地及宗祠暨路灣圍劍道該商應照之實地爲准堂業相應批明並印備考光緒三十五年五月初四日批

二千〇六十七号

一千九百十年一月廿三日通和行 薛尔培 通和有限公司 租用此批 民國廿年四月廿六日 局租註

此契於三十二年四月八日准日本國駐上海總領事署 字第五〇八二號繳立日冊第六五〇四號程戶中支那振興株式會社 僱整理局契時換給新契

中華民國三十二年四月十四日上海特別市地政局找 租字第五〇一〇號

英册道契　第2067號（一）

[TRANSLATION.]

TITLE DEED.

Taotai'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. Hanmen, H.B.M. Consul-General, stating that Alfred Parker Stokes has applied to Rent in perpetuity from the Proprietors Hsü Zih-shan, Shaoyung & Hanchang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Rentals at this Port of Shanghai, measuring in area ..... *mow*, ... *futs*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Alfred Parker Stokes is to pay to the said Proprietors a sum of Dollars One Thousand Five hundred being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Hsü Zih-shan, Shaoyung & Hanchang shall Rent the said quantity of Land to Alfred Parker Stokes upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Alfred Parker Stokes his or their Heirs or Assigns, shall 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 Alfred Parker Stokes his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Alfred Parker Stokes neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year, L. S. 7th moon 16th day.

August 16th 1894.

No. of Lot, —

No. of Title Deed, 2067.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.....

James Scott
Vice-Consul.

六

英册道契　第2067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黃　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 格來登 稟請在上海按和約所定界內租業戶 馬文祥 馬掌福 沈順福

地一段丈還租　畝　分　釐　毫　北　南　東　西

每畝給價共叁百伍十元正 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶 馬文祥 馬掌福 沈順福 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碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾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[illegible]分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年[illegible]銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十年八月初一日給

租地 地契 二千零六十八號

查[illegible]英徐錢此批

光緒二十三年[illegible]轉與道勝銀行遵例租用此批

光緒廿四年五月初七日道勝銀行將所租二千零六十八號地柒畝壹分柒毫轉與羅舍兩遵例租用此批

光緒二十八年四月初六日羅舍兩將本號契地轉與可畏氏遵租此批

查此契准英國駐上海總領事署函本契由前租主可畏氏將全地轉與高易租用等由准此相應加批以資執管此批

中華民國二十一年一月十三日上海市土地局批印

一九三九年十二月一日 高易 將本契全地轉與 韋林司 [illegible]租用此批

二千六大七

英册道契　第2068號（一）

[TRANSLATION.]

TITLE DEED.

Taotai'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 *Gabriel James Morrison & Frederick Montague Gratton* have applied to Rent in perpetuity from the Proprietors *Ma Wun hiang, Ma Tsang-fuh & Shen-shun-fuh* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by ....

on the South by ....

on the East by ....

on the West by ....

That the said *G. James Morrison & Fredk M. Gratton are* to pay to the said Proprietors a sum of *Dollars seven hundred & fifty ($750)* 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 *Ma Wun hiang & others* shall Rent the said quantity of Land to *G. James Morrison & F. 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.

The conditions of this Deed, therefore, are: That if the said *G. James Morrison & F. M. Gratton* 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 *G. James Morrison & F. 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. J. Morrison & F. 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.

Kuang Hsü 20th year, L. S. *8th* moon *1st* day.

August 31st 1894.

No. of Lot, ~
No. of Title Deed, } *2068.*

Registration completed at
H.B.M. Consulate-General, Shanghai,
this .... day of .... 189....

J. W. Scott
Vice-Consul.

英册道契　第2068號（二）

敬稟者竊奉
憲臺札開接
英總領事韓　函送二千六十八號新契一套請派員會勘等由檢契札飭會查勘丈繪圖貼說
並查畾保土名一併具復等因奉經皂職等與黃迴檢攜會同
英總領事所派之員查明原契田單據華民馬文祥將祖遺坐落二十五保頭畾知字圩一百七十一號
戶名馬和尚覩田單上半紙計原則田五畝九分六厘七毫內劃出地約四畝祖與瑪禮孫洋行為業
又據馬掌福沈順福將同畾圩一百七十二號戶名馬秀南田單一紙淮田一畝二分一厘八毫又沈成寶田
單一紙淮田一畝二分一厘九毫租與該洋行併立二千六十八號新契此項淮田係低薄科則照冊每田一畝
應有實地一畝五分兩戶淮田共計二畝四分三厘七毫應有實地三畝六分五厘五絲當傳同業戶
督飭亭耆地保前往履勘分別按址丈量丈見馬文祥出租地積九百五步四厘合地三畝七分七厘
一毫核與契載約四畝之數少地二分三厘九毫以田單所載五畝九分六厘七毫計之應餘單二畝一分九
厘六毫又丈見馬掌福等出租地積八百步六分四厘合地三畝三分三厘六毫折合淮田二畝二分二厘四
毫核之附丈田單兩紙共計淮田二畝四分三厘七毫之數應餘淮田二分一厘三毫以上兩共丈見實地七畝
一分七毫四址東至田岸暨馬姓坟地西至張姓地南至公路北至馬姓坟地暨田岸尚無違碍土名張家
石橋其東北角留出馬姓坟地一方亦應丈實以清界限丈見南北長十八步東西濶土步一分合地八分三
厘三毫應請批明契內不得侵佔除飭吊分別發之馬和尚覩田單兩角核對相符與馬秀南餘地
田單截角分別批明發還原業戶執業永根餘單札飭同原契發還英署外理合將會勘緣由
繪圖貼說聯銜查明具復并將奉發新中契呈繳卸祈

英册道契　第2068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為荅請
約安伏乞
垂鑒、皁職純○○謹稟
計呈　繪圖一幅並繳新中契一紙
一稟　道憲劉○　稟覆會勘英冊二千六十八號新契租地並呈圖契由
光緒　二十　年　十　月　廿八　日

候補縣正堂葛
上海縣正堂黃
候補縣正堂黃
候補縣正堂葉

英册道契　第2068號（四）
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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婦人 泰倫氏 稟請在上海按和約所定界內租業戶北果飛之婦地一段永遠租 獻 分 厘 毫 北 南 東 西 文其年租每畝一千五百文每年預付銀號等因前來本道已飭每畝給價業戶北果飛之婦將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實屬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輾轉貨賣若華民欲在界內租地實房須由總領事官與中國官憲酌益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 國官憲允准憑據並每年 銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十年八月 十一 日給 租地 地契 二千零六十九號

查該人仍由領事官照會前來 契德契註銷此批

此項租地坐落三十三保二圖下海廟地方飭廠會文局會同勘復大員原租地叁畝伍分捌厘伍毫又添租南首路地伍厘兩共實地叁畝陸分叁厘伍毫四址東至周姓地暨宋姓坟地並英冊三十今三號地西至小岸南至英冊三百九之號地暨宋姓坟地北至洋涇圖到道該商應照大實畝分四址管業相應批明蓋印備考光緒三年四月初六日書吏劉 印給

光緒二年八月二十六日 實地叁畝陸分叁厘伍毫轉與亨柯客遵例租用此批

光緒五年十月二十六日亨柯客將本號契地仍轉與泰倫氏遵租此批

此契全地已由該商併入英冊五千七百四十六號新契內合用本契合行批銷蓋印備考光緒三年十二月初五日道署批

英二千六十九號

英册道契 第2069號

The within Lot was formerly a German Lot No 24.

[TRANSLATION.]

Taotai's Copy.

TITLE DEED.

Kuang- *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 Mrs Salome Elizabeth Middleton has applied to Rent in perpetuity from the Proprietors Mrs Beckhoff a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *mow*, *fun*, *le*, *haou*, bounded

on the North by

on the South by

on the East by

on the West by

That the said Salome Elizabeth Middleton is

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 Mrs Beckhoff shall Rent the said quantity of Land to Salome Elizabeth Middleton upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Salome Elizabeth Middleton his or their Heirs or Assigns, shall 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 Salome Elizabeth Middleton his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Salome Elizabeth Middleton neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of those several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 20th year, L. S. 8th moon 11th day.

September 10th 1894.

No. of Lot, —

No. of Title Deed, 2069.

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

James Scott

Vice-Consul.

九

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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陶德爾　稟請在上海按和約所定界內租業戶陳錦華地一段永遠租　南　至　北　東　西　分　厘　毫　每畝給價英一千五百元正　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陳錦華將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實係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輾轉貨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並中國官憲允准憑據擅將地基皮分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不繳租錢即將此契註銷收回地基等因到本道准此合行給發租地契者

光緒二十年八月十六日給　租地契　二千零七十號

查該地基坐落二十三保頭圖土名楊樹浦之左今見有英商陶德爾　號承租英冊　畫面　音三大　號看西契地拾畝陸厘又見三百六十　畫三　號看西契地貳拾壹畝叁分又見畫四五租界計灘地拾玖畝陸分壹毫以上二段統計實地五拾畝玖分壹毫四忽東至英冊五百十二號地西至德冊五十號地南至黃浦江北至楊樹浦馬路界圖到道該商應照文實添租畝址管業此批

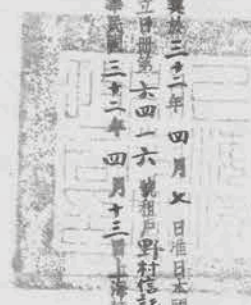
光緒二十年十月十六日　總辦江海關稅務司　[illegible]　租二十七號文實有地伍拾畝玖分陸厘壹毫壹毫今添

查此契原有地伍拾畝玖分陸厘壹毫今添租交錦華升科單地又見拾貳畝叁分陸厘共合計實地陸拾叁畝叁分貳厘壹毫四址東至英冊五十四百四十二號二十三百三十號地西至近勝路半路南至黃浦濱浦界綫北至楊樹浦路該商應照文實添租畝址管業此批　民國六年正月三十日　總辦本道尹　會辦本道尹　批印

查此契前剩餘地陸拾叁畝叁分貳厘壹毫今劃出拾玖畝貳分肆厘肆毫另立英冊九十一百又十六號新契外餘地肆拾肆畝柒厘柒毫四址東至英冊五十四百四十二號西至近勝路半路南至英冊九十一百又十六號北至楊樹浦路該商應照文實餘地畝址管業相應批明蓋印備攷　民國六年五月四日　總辦本道尹　會辦本道尹　批印

查此契原有地伍拾畝玖分陸厘壹毫今添租交錦華升科單地又見拾貳畝叁分陸厘共合計實地陸拾叁畝叁分貳厘壹毫四址東至英冊五十四百四十二號二十三百三十號地西至近勝路半路南至黃浦濱浦界綫北至楊樹浦路該商應照文實添租畝址管業此批　民國六年正月三十日　總辦本道尹　會辦本道尹　批印

光緒二十年十月十六日　總辦江海關稅務司　[illegible]　租二十七號文實有地伍拾畝玖分陸厘壹毫壹毫今添



此契於三十二年　四月　又　日准日本國駐上海總領事署　字第四九四號函
繕立甲冊第六四一六號租戶野村信託株式會社依章理合契時換給新契
中華民國三十二年四月十三日上海特別市地政局註　租字第四九二二號

This lot is formed of Lots Nos 368, 428, 481 and 645 with the foreshore added.

[TRANSLATION.]

TITLE DEED.　Taotai's Copy

Liu　*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 N. J. Hannen, H.B.M. Consul-General, stating that Charles Dowdall and John Currie Hanson ha[ve] applied to Rent in perpetuity from the Proprietors Chen Ken wah a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Charles Dowdall & John Currie Hanson to pay to the said Proprietors a sum of $1500 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 Ken wah shall Rent the said quantity of Land to C. Dowdall & J. C. Hanson upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 John Currie Hanson his or their Heirs or Assigns, shall 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 & John Currie Hanson his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 John Currie Hanson neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of those several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 20th year, L. S. 8th moon 16th day.

15 Sept. 1894.

No. of Lot, ... } 2070
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.

Vice-Consul.

二十七保十圖冊書　吳世斯　具稟

局憲大老爺台下奉諭飭查申戶徐積善堂內有第三百五十六號則田一畝四分六厘又三百五十六號內有三分除于洋商七分除于徐寶輸因何過入洋商着即查明據實稟覆等因遵即協同地保查得此號單地實係徐積善堂之業未曾入于洋商諒係以前悞報致有錯悞現於冊內更正理合簽冊據實聲呈伏乞

大老爺電鑒施行上稟

光緒二十年十二月　日

敬稟者竊奉

憲臺札開接

英總領事韓　函送二千七十號新契一套三百六十、四百二十、四百七十四、六百三十八等號轉銷契上下八紙請

派員會勘等由檢契札飭會查勘丈繪圖具復等因奉經卑職等與黃巡檢瀚會同

英總領事所派之員查明原契據華民陳瑞邦即錦華將自置坐落二十三保頭圖內英冊三百六十號契載地十畝又四百二十號契地十畝三分又四百七十四號契地之畝四分又六百三十八號契地三畝四分共計道契地三十二畝一分又卅科灘地十九畝六分一毫統共合計地五十畝之分一毫一併出租與高易洋商為業附交前項舊銷道契四紙卅科縣照一紙當傳同業戶瞿飭亭者地保前往履勘逐段按址丈量又見英冊四百七十四、六百三十八號舊契地積二千四百十四步四分合地十畝六厘核之該兩號舊契所載地十畝六分之數少地七分四厘又丈見三百六十、四百五號舊契地積五十畝二步合地二十畝三分又丈見卅科地積四千之百四步二分四厘合地十九畝六分一毫該兩段地核之舊契暨縣照所載之數均屬相符以上三段統計實地五十畝九分六厘一毫四址東至英冊五百十三號地西至德冊五十六號地南至黃浦江北至楊樹浦馬路尚無違碍土名楊樹浦之左家宅除將縣照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新舊契呈繳仰祈

大人察核俯賜批示祇遵恭請

鈞安伏乞

卑職　謹稟

計呈　繪圖一幅並繳新中契一紙舊銷契四紙

一稟　道憲劉

稟覆會勘英冊二千七十號併根契地畝呈圖祈由

光緒二十年十月十五日

侯補縣正堂蕭

上海縣正堂黃

侯補縣正堂夏

侯補縣正堂朱

譯文

逕啓者接准本月二十日

大函敬悉一是接一千九百十二年滬浦局暫行章程續訂卅科難地之條件其第十二條之第五款內載卅科費銀由地主逕交後浦局當給以正式收據俟收據呈到後華官即應發給地契等語查英冊一四九九號契地其卅科費銀可以無庸繳卅並局仍須給以收據業已致函　英領事轉飭該地主備函來局請給卅科正式收據以便持往

貴局照章給契可也相應奉復即希

查照為荷為此順頌

台安　代理總工程師　莊生啓　十一月廿七日

譯文

逕啓者接准十月三十日

大函為英冊二千零七十號契地一事查該地卅科畝數照本局量見計十二畝三分六厘惟內除公分七毫係築成生路之用免繳卅科費銀外尚有十一畝四分五厘三毫自應照章納費今據

來示該地業已繳過卅科費銀計十二畝三分二厘八毫是以該地照浚浦局卅科圖樣所載之畝數可無庸再向本局繳費矣此復順頌

日祉

總工程師海德生　啓　十二月十八日

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　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汸而門　稟請在上海按和約所定界內租業戶周逢記地一段承遠租　畝　分　厘　北　至　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令該業戶周逢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係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係與華民覬轉貨賣若華民欲在界內租地實係須由總領事官與中國官憲商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允准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

光緒二十年八月　日給　租地契　二千零七十一號

查該地業已繳過卅科費銀計十二畝三分二厘八毫是以該地照浚浦局卅科圖樣所載之畝數可無庸再向本局繳費矣此復順頌

此項契地業已繳過卅科費銀計十二畝三分二厘八毫是以該地照浚浦局卅科圖樣所載之畝數可無庸再向本局繳費矣此復順頌

光緒二十年十二月十八日給司照將此契地一千零七十一號內計地十二畝三分二厘八毫轉與乾容生遵例租用此批

光緒二十年十二月十八日給司照將此契地一千零七十一號內計地十二畝三分二厘八毫轉與乾容生遵例租用此批

光緒二十年十二月十八日給司照將此契地一千零七十一號內計地十二畝三分二厘八毫轉與乾容生遵例租用此批

一九二四年九月廿日　永年公司　將本契全地轉與　滋來斯敦　韋　恩　遵用此批

民國廿一年四月廿五日本局轉給

此契於三十二年四月二十日遵照日本國駐上海總領事署字第五四四三號函轉立日轉第六八六五號報告信交地產媒介會社依照辦理等因特換給新契

中華民國三十二年四月二十五日上海特別市地政局批　註字第五三六一號

[TRANSLATION.]

TITLE DEED.

Sassoon'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 N. J. Hannay H.B.M. Consul-General, stating that Sassoon Jacob Solomon has applied to Rent in perpetuity from the Proprietors Chow Lien 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, containing in area mow, fun, le, hoo, bounded

on the North by

on the South by

on the East by

on the West by

That the said Sassoon Jacob Solomon is to pay to the said Proprietors a sum of Taels Four hundred (Tls. 400) being at the rate of mow; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Chow Lien Kee shall Rent the said quantity of Land to Sassoon Jacob Solomon upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 Jacob Solomon his or their Heirs or Assigns, shall 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 Sassoon Jacob Solomon his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Sassoon Jacob Solomon neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year, L. S. 8th moon 27th day.

September 26th 1894.

No. of Lot, —

No. of Title Deed, 2071.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

Vice-Consul.

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

給出租地契事照得接准大英總領事官轄照會內開今據本國商人錦名行稟請在上海按和約所定界內租業戶徐李勝王西弍二地一段系遠租　獻　分　厘　毫　北　南　東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叁伯兩正業戶徐李勝王弍二將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實係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輾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允准憑據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將應交年進銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十有九年八月　初四　日給　租地契　二千零七十二號

查此項租地係據會文局會同勘復坐落二十七保十壹念字圩土名王家庫丈見實地壹畝捌厘肆毫四忽東南兩面均至徐姓地西至介德路北至英冊一千二十六號地總圖到道該商應照丈實畝分四址管業相應把明盖印給考光緒三年四月初四日批

一千九百廿七年十二月　雷西德　譯生

馬立師　租用此據

三十三　三　二十二　四二六號畫

五六三八　株式會社恒產公司

三十二年四月一　四一四五號

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Lieu — *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 N. J. Hannen, H.B.M. Consul-General, stating that John Cooper has applied to Rent in perpetuity from the Proprietors Hsü Li-sheng & Hsiang Hsi-kuei a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

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 said Proprietors a sum of Sixty Kuei hundred (Rs. 200) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and direct that the said Proprietors Hsü Li-sheng & Hsiang Hsi-kuei 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.

Kuang Hsü 20th year, L. S. 9th moon 4th day.

October 2nd 1894.

No. of Lot, —

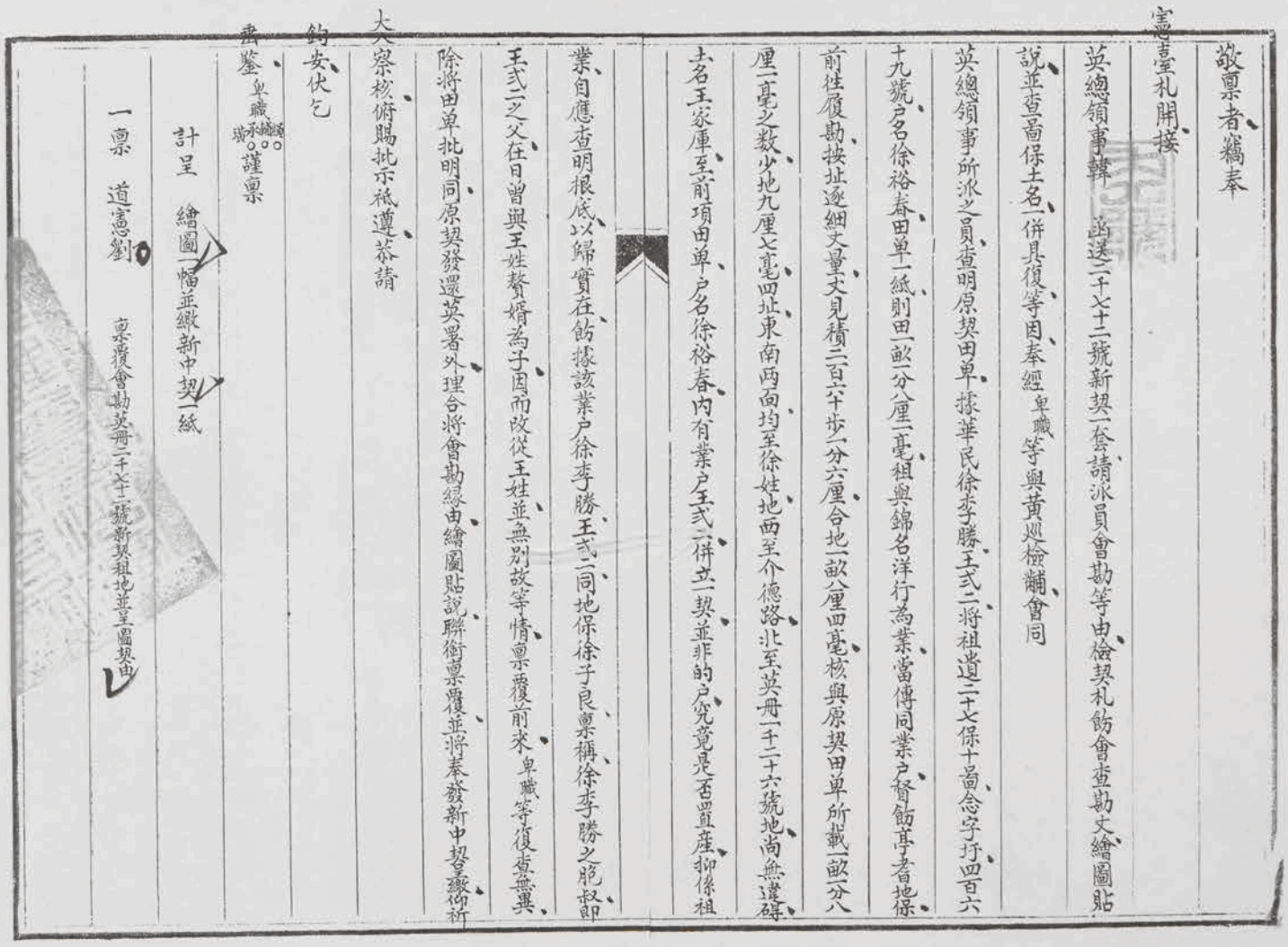
No. of Title Deed, 2072.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189....

Saundercock

Vice-Consul.

英册道契　第2072號（二）



故稟者竊奉

憲臺札開接

英總領事韓　函送二十七十二號新契一套請派員會勘等由檢契札飭會查勘丈繪圖貼說並查畫保土名一併具復等因奉經卑職等與黃巡檢瀚會同

英總領事所派之員查明原契田單係華民徐李勝王式二將祖遺二十七保十圖念字圩四百六十九號戶名徐裕春田單一紙則田一畝一分八厘二毫租與錦名洋行為業當傳同業戶賢飭耆者地保前往履勘按址逐細丈量丈見積二百六十步一分六厘合地一畝一分八厘二毫之數少地九厘七毫四址東南兩面均至徐姓地西至介德路北至英冊一千二十六號地尚無違碍土名王家厘至前項田單戶名徐裕春內有業戶王式二併立一契並非的戶究竟是否買產抑係祖業自應查明根底以歸實在飭據該業戶徐李勝王式二同地保徐子良稟稱徐李勝之胞叔即王式二之父在日曾與王姓贅婚為子因而改從王姓並無別故等情稟覆前來卑職等復查無異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新中契繳仰祈

大人察核俯賜批示祇遵恭請

鈞安伏乞

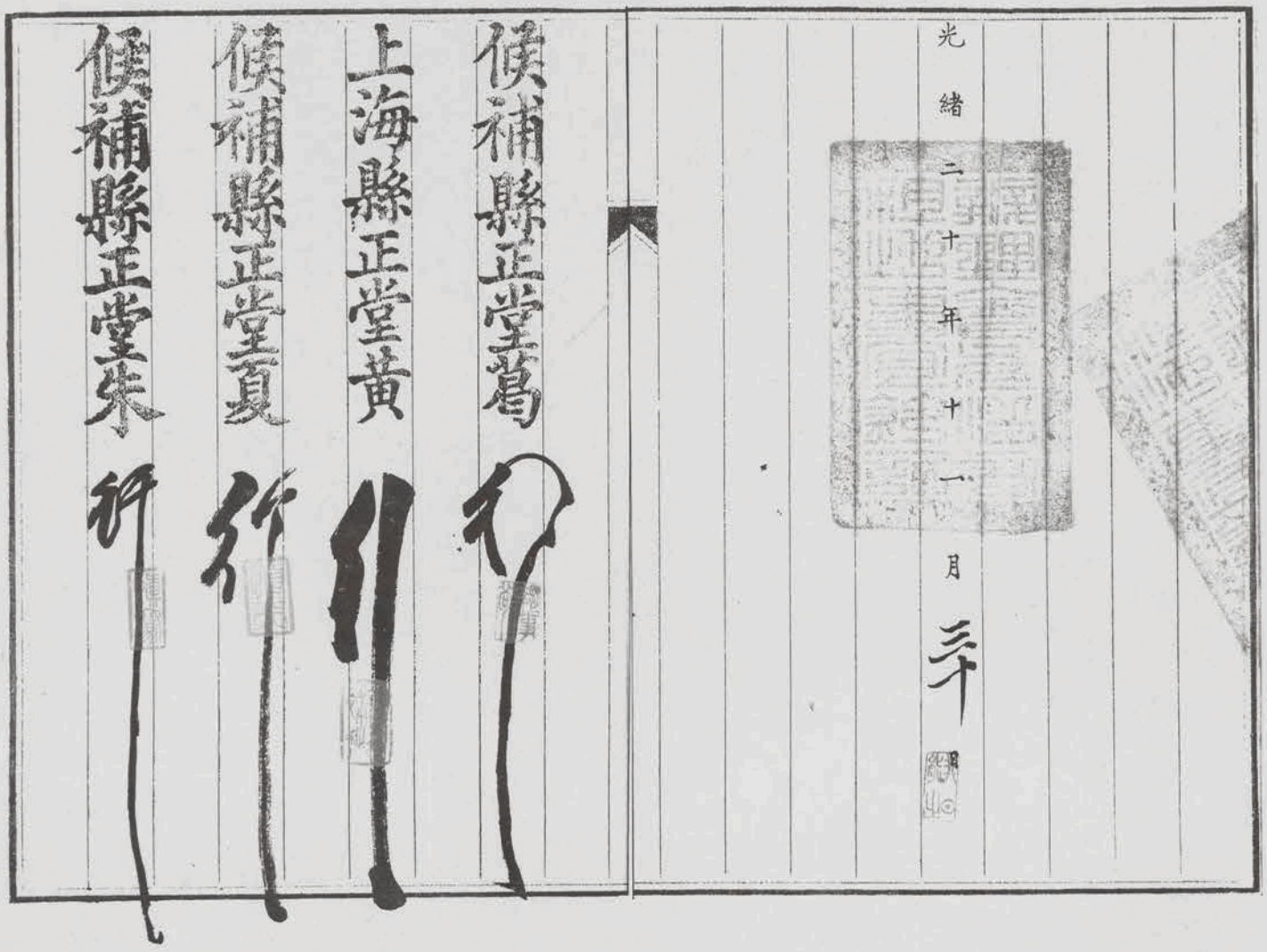
計呈　繪圖一幅並繳新中契一紙

一稟　道憲劉

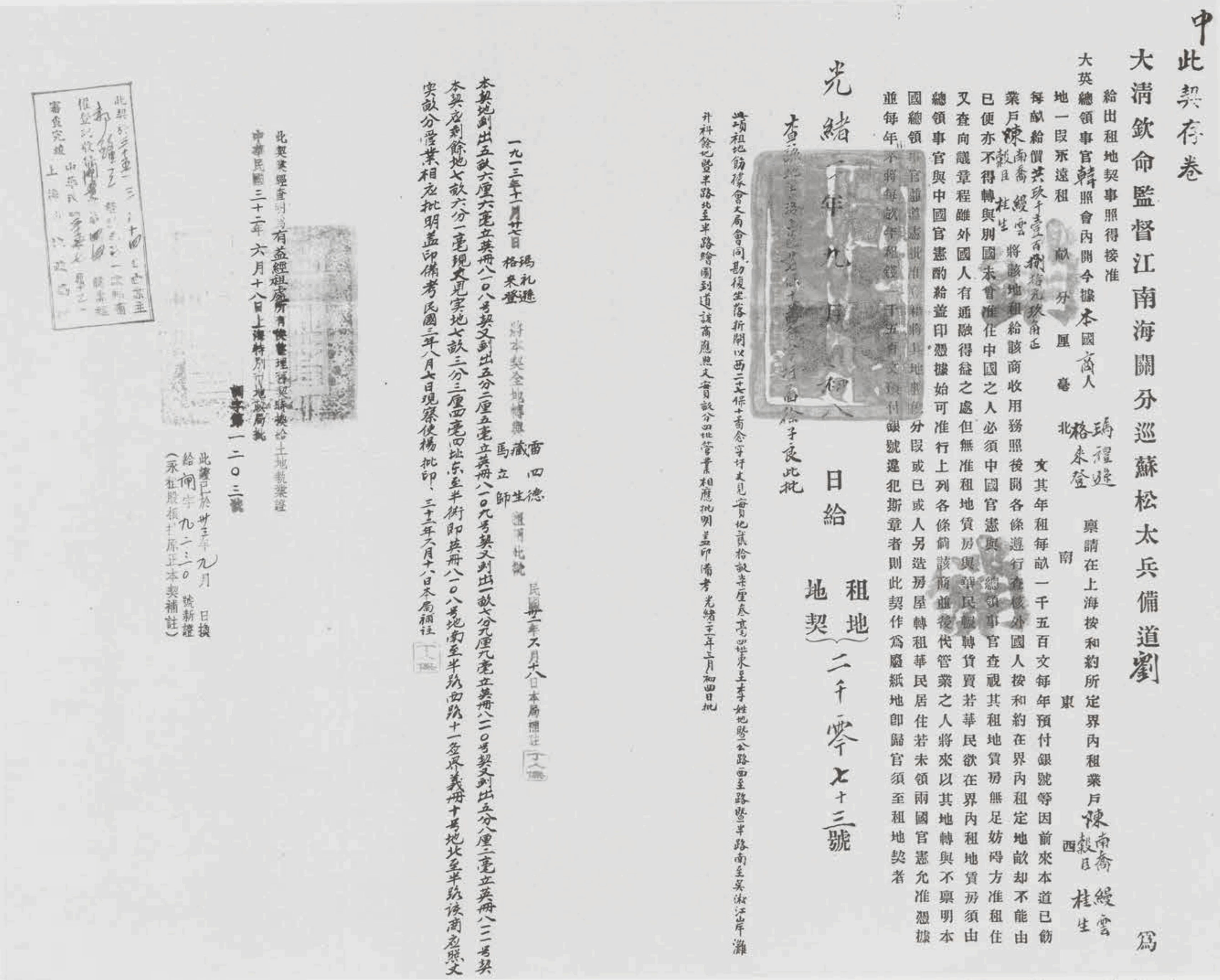
卑職會勘英冊二十七十二號新契租地並呈圖契由

英册道契　第2072號（三）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a



具稟業戶徐李勝王貳二全地保徐子良
稟為陳明下情事務窃身等因有祖遺糧田壹畝壹分捌厘壹毫坐落在
二十七保十圖念字圩肆百陸拾玖號草戶係是徐裕春其田向歸二業戶各
半執業今遇中租與錦名洋行轉立英冊貳仟零柒拾貳號道契既奉勘
丈在案覆查徐李勝之胞叔即王貳二之父在日曾與王家贅婿為子因而改
從王姓茲無別故緣奉飭查理合據實稟覆
局憲大老爺案下恩賜電鑒
光緒貳拾年拾壹月　日具



中
此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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格來登稟請在上海按和約所定界內租業戶陳南喬綬雲穀臣桂生

地一段永遠租　畝　分　厘　毫　北　東　南　西

每畝給價共洋玖千壹百捌拾元玖角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

業戶陳南喬穀臣綬雲桂生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卻不能由

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碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉貨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飭該商並後代管業之人將來以其地轉與不稟明本

國總領事官暨道憲批准或將其地業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仍歸官須至租地契者

光緒二十年九月初八日給

租地
地契　二千零七十三號

一九一三年十一月廿七日　瑪礼遜　格來登　將本契全地轉與　雷四德　藏生　馬立師

民國卅二年六月十八日本局補註

本契地劃出五畝六厘六毫立英冊八一〇八号契又劃出五分二厘五毫立英冊八一〇九号契又劃出一畝七分九厘九毫立英冊八一二〇号契又劃出五分八厘二毫立英冊八一二一号契

本契應剩餘地七畝六分一毫現丈見實地七畝三分三厘四毫四址東至半街即英冊八一〇八号地南至半路西路十一名界義冊十号地北至半路該商應照丈

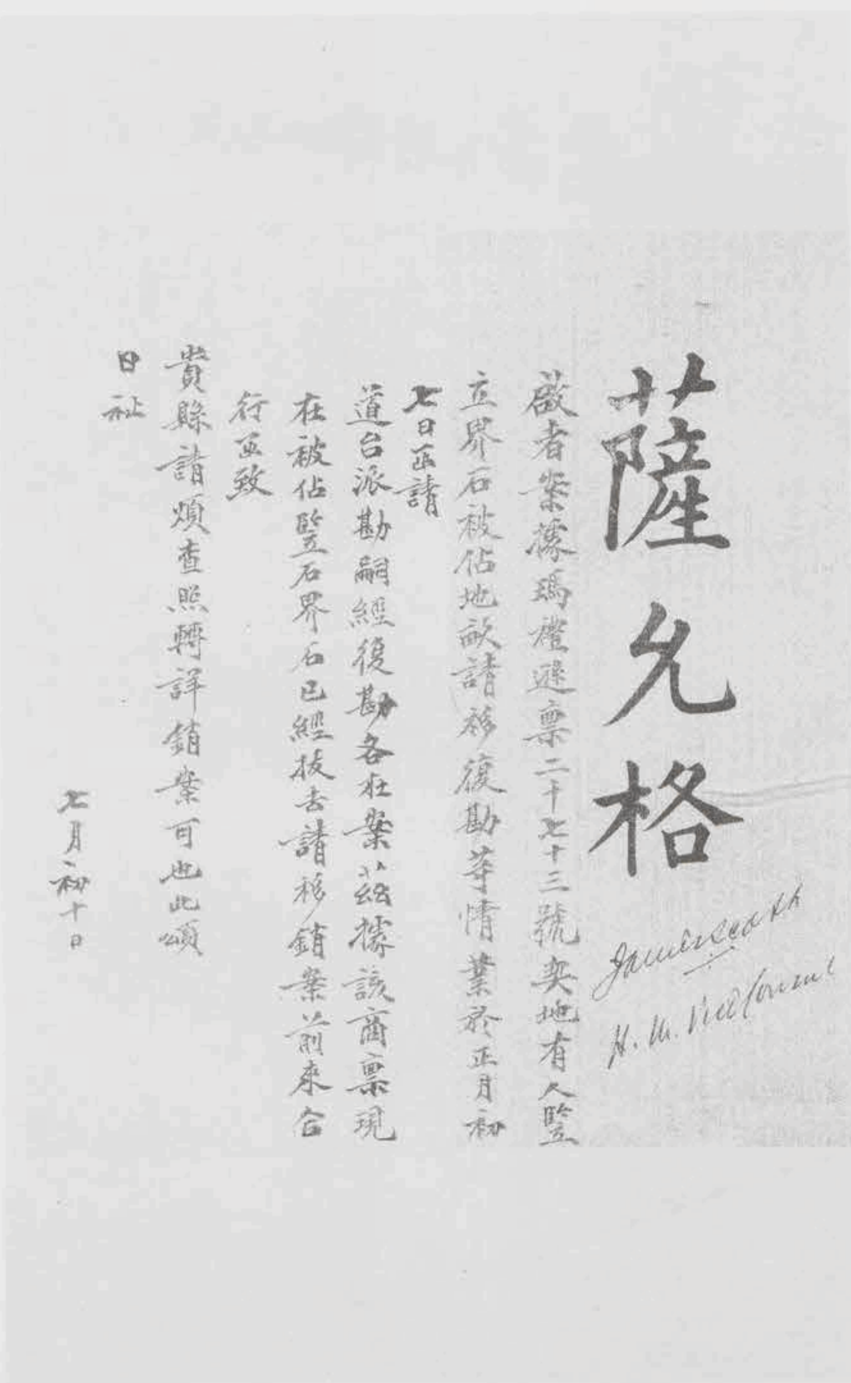
实畝分管業相应批明盖印備考民國三年八月七日觀察使楊批印、三十二年六月十八日本局補註

此契業經查明爲有益經租處所有業管理委員會換給土地執業證

中華民國三十二年六月十八日上海特別市地政局執

前字第一二〇三號

此證已於卅三年九月　日換給淵字九二三〇號新證
（永在股根上原正本契補註）



薩允格

啟者案據瑪禮遜稟二十七十三號契地有人監

立界石被佔地畝請移復勘等情業於正月初

七日函請

道台派勘嗣經復勘各在案茲據該商稟現

在被佔豎石界石已經拔去請移銷案前來合

行函致

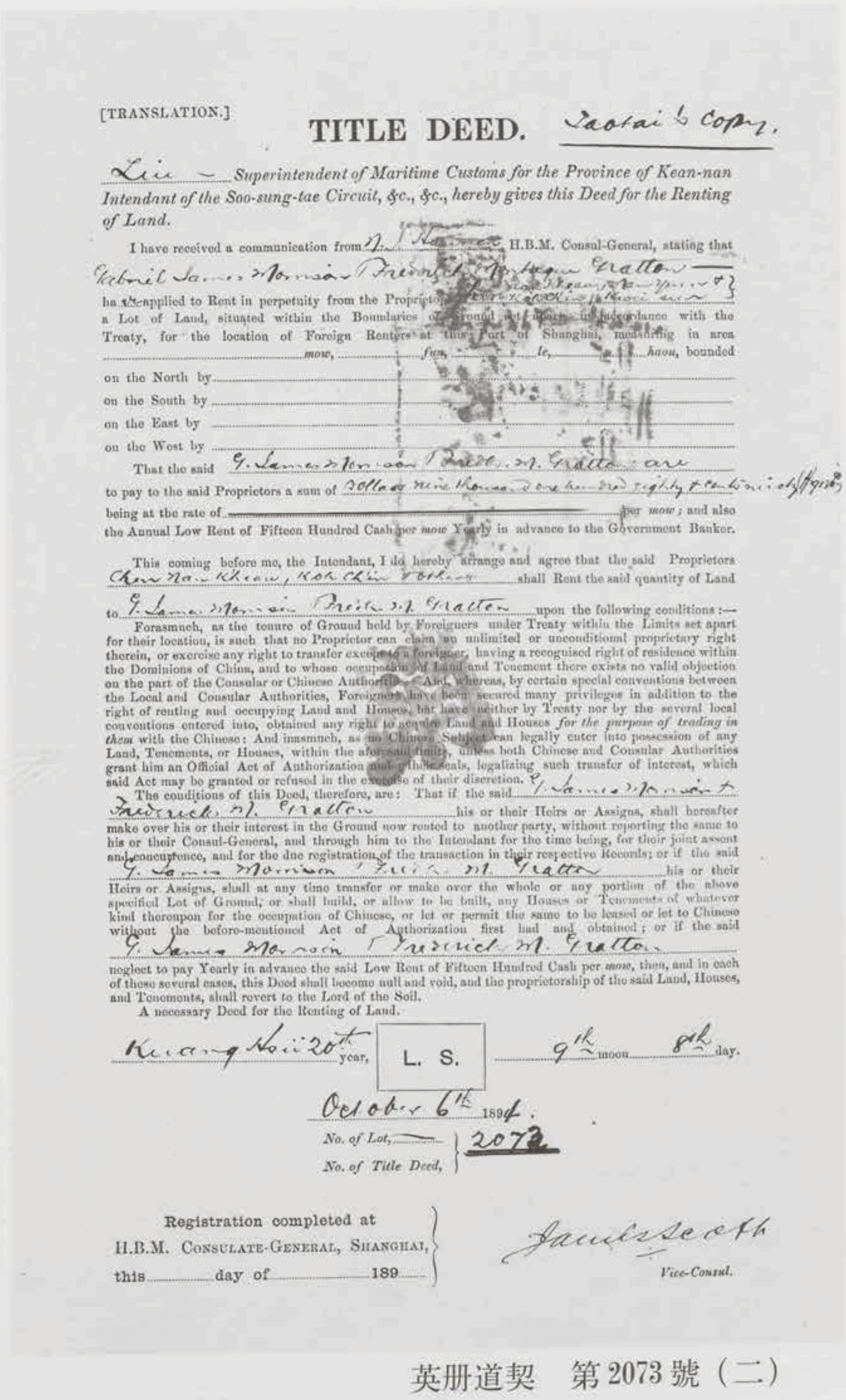
貴縣請煩查照轉詳銷案可也此頌

日祉

七月初十日

James Scott
H.M. Vice Consul

英册道契　第2073號（三）
英國駐滬總領事致上海道臺函



[TRANSLATION.]

TITLE DEED. Taotai's Copy.

Liu — *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 N. J. Hannen H.B.M. Consul-General, stating that Gabriel James Morrison Frederick Montague Gratton has applied to Rent in perpetuity from the Proprietors [illegible] a Lot of Land, situated within the Boundaries of Ground set apart in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ...... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by ......

on the South by ......

on the East by ......

on the West by ......

That the said G. James Morrison & Fredk. M. Gratton are to pay to the said Proprietors a sum of Dollars nine thousand one hundred eighty & cents ninety 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 Nan-Khiaow, Koh Chin & others 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.

The conditions of this Deed, therefore, are: That if the said G. James Morrison & 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 Morrison & 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 Morrison & 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.

Kuang Hsü 20th year, L. S. 9th moon 8th day.

October 6th 1894.

No. of Lot, —
No. of Title Deed, } 2073

Registration completed at
H.B.M. Consulate-General, Shanghai,
this ...... day of ...... 189 ......

James Scott
Vice-Consul.

英册道契　第2073號（二）

為

札飭事本年九月初八日接

英總領事韓　函送二千七十三號新契一套請派員會勘批印存移

等因除函復並分行外合給新中契仍發札到該員等即便查照剋日會同

上海縣暨

英總領事所派之員查明原契田畝前往該地指明逐一細履勘丈畫

繪圖貼說並查畜保土名一併具復毋違此札

計札發　新中契一紙仍繳

光緒二十年九月

九月廿八日

會丈局

札

為

札飭事案查本年正月初旬接

英總領事韓　來函內據瑪禮遜洋行二十三號契地十年業經會

丈批印給領現忽有人沿吳淞江堅立界石佔去契地四尺余等請派員

復勘等因查此項契地前經

劉前署道飭據該局勘復坐落新閘迤西三保高地方惟是處

河道形勢彎狹將來開濬時或須剷除將沿吳淞江灘地岸留出五

尺外又貳實地貳拾畝七厘五毫等情繪圖稟復當將該契批印送給

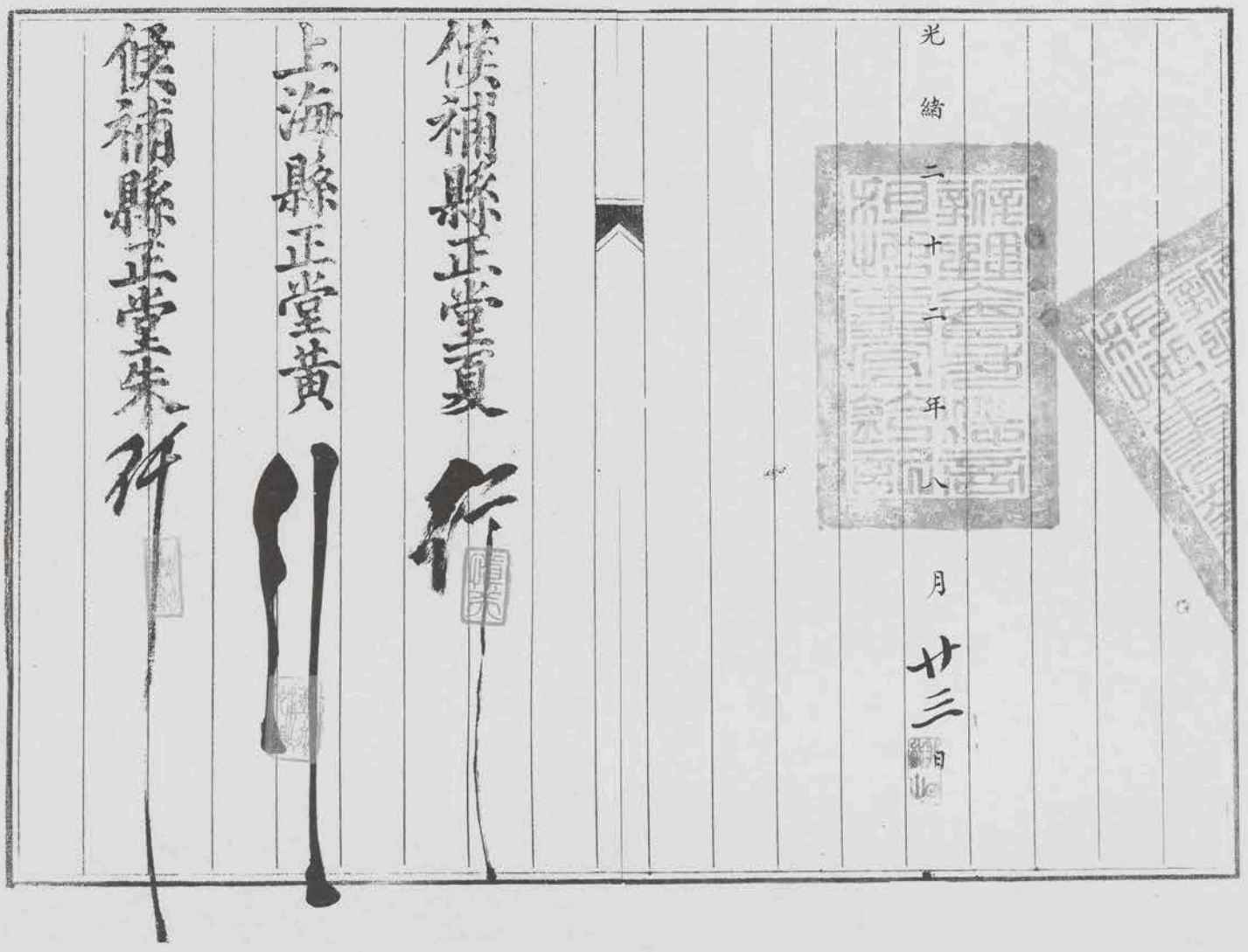
在案該接前因除函復外合就札飭
前往該地復勘稟辦毋違
到該局即便遵照會同

光緒　年　月　日

敬稟者竊奉
憲臺札開接
英總領事韓　來函以據瑪禮遜稟二千七十三號契地上年業經會丈批印給領現忽有人
沿吳淞江豎立界石佔去契地四尺半請派員復勘等由札飭遵照會同復勘稟辦等由奉
此卑職等伏查二千七十三號契地前奉委勘經卑職等查勘是處河道形勢較狹將來開濬
時或須剷除將沿江灘岸留出五尺所餘升科縣照批還英署繪圖稟覆在案茲奉前因遵
與黃巡檢鼐會同英員傅同租戶地保前往復勘該灘地內確有豎立官地界石詢之該畝地
保稱係升科局所豎正在稟覆間接
英國薩副領事來函以據該商稟現在被佔豎立界石已經拔去請移銷案前來函請查
照轉詳等因到卑局准此理合據情聯銜稟覆仰乞
大人察核俯賜批示銷案深為公便恭請
鈞安伏祈
卑鑒卑職轉氷。謹稟

一稟　道憲黃

稟覆奉勘英冊二七三號契地內豎立界石現已拔去請賜銷案由



中

大清欽命監督江南海關分巡蘇松太兵備道劉

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韓德善禀請在上海按和約所定界內租業戶曾徐氏阿聖地一段永遠租　獻分厘毫北　南　東　西　每畝給價式百五十兩正　徐氏阿聖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曾　徐氏阿聖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禀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納租錢一千五百文與　徐氏阿聖號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年八月廿三日給　租地契

二千零六十四號

查紅地一百七畝

此項租地據會丈局會同

北至英界二十三號

光緒二十二年八月廿三日給

銷

光緒二十二年八月廿三日給

銷

光緒二十二年八月廿三日給

銷

光緒二十八年四月廿三日傳蘭雅將本契全地轉與業廣公司租用此

銷

中華民國二十年九月一日全契地價立英冊三九八三號新契內本契註銷

札

為

札飭事案查九月十九日接

英總領事韓　函送二十七西號新契一套請派員會勘批准

存移等因除函復並分行外合檢新申契札發札到該員等

即便查收勘明會同上海縣暨

英總領事署派之員查明原契田單前往該地按地逐細履勘

丈量繪圖貼說並查看保正名一併具復等因奉經飭會同

圖保正名一併具復等因奉經飭會同

英總領事所派之員查明原契田單據業戶曹徐氏曹阿聖將祖遺坐落二十七保九圖克字圩四百

三十一號戶名曹廷玉田單一條半則田一畝三分一厘五毫租與洋商韓得善為業當傳同業戶督飭親

耆地保前往履勘按址逐細丈量丈見積二百二十四步六分六厘合地九分三厘四毫核與原契所載一畝三

分一厘五毫之數少地三分八厘一毫四址東至曹姓地西至洋商李邊地南至曹姓出路地北至英冊一千

三百八十五號地尚無違碍土名桂花園至前項田單查計原則田三畝九分三厘一毫分裂為四除上半

單丈實地一畝六分七厘一毫六絲九忽添入英冊一千八百三十一號契內又立一千六百六十三號新契地一畝今又立

前項新契一條半丈實地九分三厘四毫外尚剩半條應餘地三分二厘五毫三絲忽除飭吊餘單驗批

並將出租之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同奉發新中

契呈繳仰祈

大人察核俯賜批示祇遵恭請

鈞安伏乞

謹稟

計呈　繪圖一幅並繳新中契一紙

一稟　道憲劉

光緒二十年九月　日

十月初一日到

敬稟者竊奉

憲臺札開接

英總領事韓　函送二十七十四號新契一套請派員會勘等由檢契札飭會查勘丈繪圖貼說並查

圖保正名一併具復等因奉經飭會同

英總領事所派之員查明原契田單據業戶曹徐氏曹阿聖將祖遺坐落二十七保九圖克字圩四百

三十一號戶名曹廷玉田單一條半則田一畝三分一厘五毫租與洋商韓得善為業當傳同業戶督飭親

耆地保前往履勘按址逐細丈量丈見積二百二十四步六分六厘合地九分三厘四毫核與原契所載一畝三

分一厘五毫之數少地三分八厘一毫四址東至曹姓地西至洋商李邊地南至曹姓出路地北至英冊一千

三百八十五號地尚無違碍土名桂花園至前項田單查計原則田三畝九分三厘一毫分裂為四除上半

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前項新契一條半丈實地九分三厘四毫外尚剩半條應餘地三分二厘五毫三絲忽除飭吊餘單驗批

並將出租之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同奉發新中

契呈繳仰祈

大人察核俯賜批示祇遵恭請

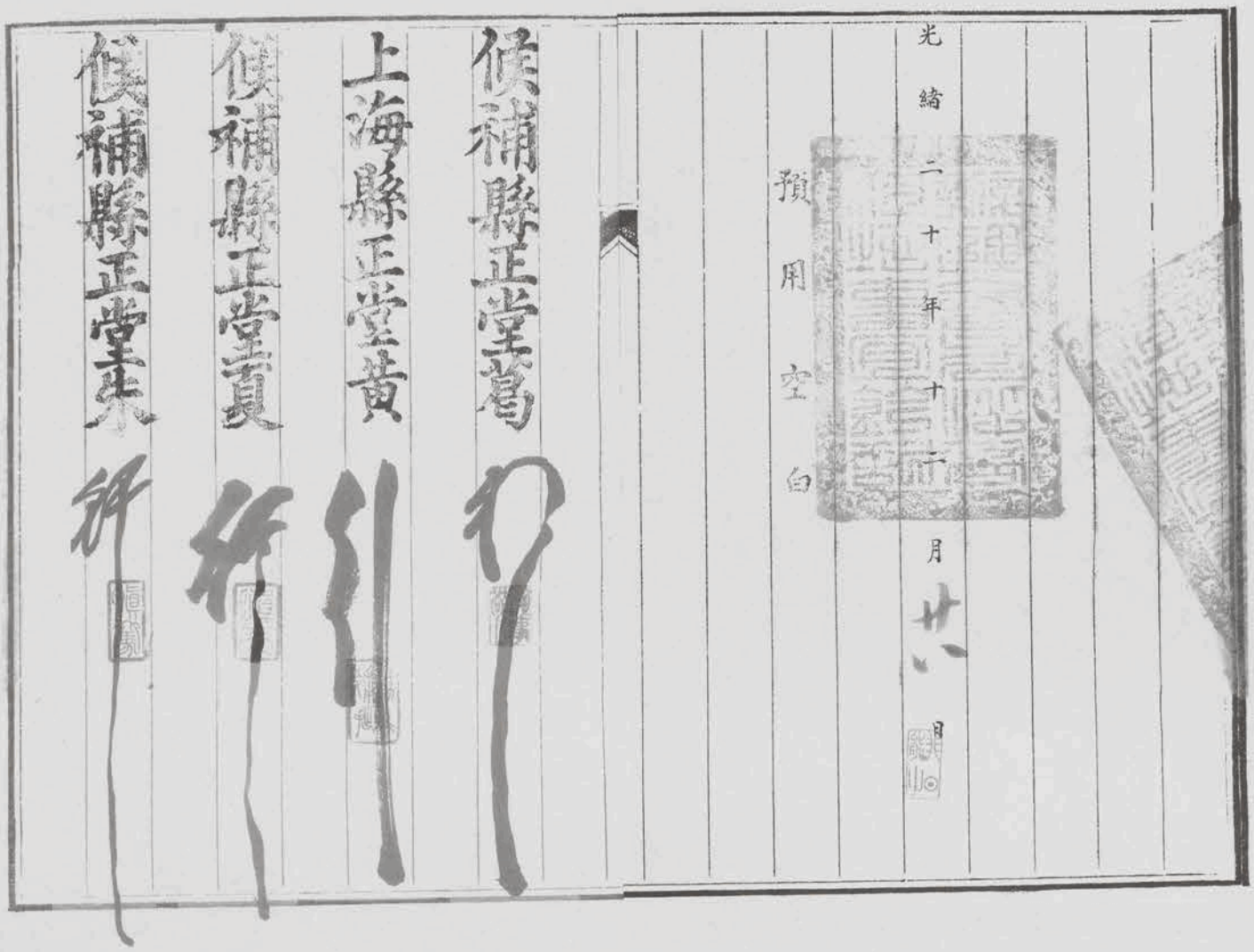
鈞安伏乞

謹稟

計呈　繪圖一幅並繳新中契一紙

一稟　道憲劉

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖1a



英册道契　第2074號（四）
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

會丈局

札

札飭事本年二月二十五日接

英署總領事哲　函送二十七西號添租契上下二紙請照章核辦等因除函復並分行外合檢下契札發札到該員等即便查收克日會同上海縣暨

英署總領事所派之員查明原契由單與原租契地基之四至連前往該地按此添租履勘丈量繪圖貼說具復毋遲此札

計札發下契二紙仍繳

光緒二十一年三月　日

三月十七日立

二一一

英册道契　第2074號（五）
上海道札飭會丈局2

會丈局

札

為

札飭事案接

英總領事韓　來函以二千七十四號契地由韓得善轉與溫宅業經函致並於上年十二月初四日由溫宅轉與傅蘭雅該商又添租壹畝地四分二厘併入該契租用已將添租之原契方單送會丈局核辦並請查照等因查該號契內前因韓得善添租地畝計三次共劃出地三畝六分五毫六絲九忽所餘該單兩角僅剩地三分二厘五毫三絲一忽與原租契地係屬毘連當傳同業戶督飭亨者地保前往履勘按址丈量丈見積二百一步五分六厘合地又分二厘九毫核與該兩角單地三分二厘五毫三絲一忽之數多地三分九厘三毫六絲九忽所多之地該洋商情願照章繳價請一併批入契內應用等語飭據該畝地保王元亨查明該處附近地段每畝時值價洋一千元之數等情　皁職培　等復查無異前地照單丈見多出地三分九厘三毫六絲九忽按照時值每畝一千元核算應繳價洋三百九十三元六角九分即知照飭繳去後茲據英署理繙譯來函以是地該洋商填泥所費不少現照每畝庫平銀六百兩繳價共繳庫平銀二百三十六兩二錢一分四厘照章二申規平銀二百五十九兩八錢三分五厘四

光緒二十二年四月　日

四月廿八日到

英册道契　第2074號（六）

敬稟者竊　皁職培　查接管卷內暨　皁職承　等奉

前憲臺札開接

英署總領事韓　函送二千七十四號添租契上下二紙請照章核辦等由檢契札飭會同查明原契田單與原租契地是否毘連前往勘丈繪圖具復等因正在核辦間准

英國薩副領事來函以前契又添租地四分二厘將原契田單送請併辦等由前來　皁職　等與黃巡檢補會同

英總領事所派之員查明原契田單係據業戶曾徐氏曹阿生暨曹金和將坐落二十七保九圖克字圩四百三十號戶名曹連玉則田又分四毫先後租與洋商韓得善添入前號契內附丈田單二角查該單全地共則田三畝九分三厘二毫除前劃入英冊二千八百三十號契內又實地一畝六分又厘二毫六絲九忽又立二千六百六十三號新契一畝又立二千七十四號新契九分三厘四毫計三次共劃出地三畝六分五毫六絲九忽所餘該單兩角僅剩地三分二厘五毫三絲一忽與原租契地係屬毘連當傳同業戶督飭亨者地保前往履勘按址丈量丈見積二百一步五分六厘合地又分二厘九毫核與該兩角單地三分二厘五毫三絲一忽之數多地三分九厘三毫六絲九忽所多之地該洋商情願照章繳價請一併批入契內應用等語飭據該畝地保王元亨查明該處附近地段每畝時值價洋一千元之數等情　皁職培　等復查無異前地照單丈見多出地三分九厘三毫六絲九忽按照時值每畝一千元核算應繳價洋三百九十三元六角九分即知照飭繳去後茲據英署理繙譯來函以是地該洋商填泥所費不少現照每畝庫平銀六百兩繳價共繳庫平銀二百三十六兩二錢一分四厘照章二申規平銀二百五十九兩八錢三分五厘四

英册道契　第2074號（七）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

毫、謹副領事之意、以銀合洋若干之時值上下無多、請導送請通融詳辦等因前來、卑職等未敢擅便理合稟乞

憲裁再查本契原租地九分三厘四毫、今又添租實地七分一厘九毫、計本契兩共有地一畝六分五厘三毫四丝、東至英冊一千八百三十號地、西至英冊一千六百六十三號地、北至英冊一千三百八十五號地、尚無違碍、除俟奉准後將田畝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、並將奉發下契同繳到價銀一併呈繳、仰乞

大人察核兌收、俯賜批示祇遵、恭請

鈞安、伏祈

垂鑒、卑職某某某謹稟

計呈　繪圖一幅、升科價庫平銀二百三十六兩一錢一分四厘、照章一申規平銀二百五十九兩八錢三分五厘四毫、並繳奉發下契一紙、新申契一紙

一稟　道憲蔡

稟覆會勘英冊二千七百四號添租契地並呈圖契價銀由

光緒二十三年十一月廿四日

英册道契　第2074號（八）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

請補常州府督糧廳楊

上海縣正堂黃

候補縣正堂葉

英册道契　第2074號（九）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2c

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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高易行　禀請在上海按和約所定界內租業戶康煥章全第等地一段永遠租　畝　分　厘　毫　北　東　南　西　獻　每畝給價英八百九十文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶康煥章全第等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地貨易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易與華民轉轉貨賣若華民欲在界內租地貨易須由總領事官與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禀明本國總領事官憲允准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銀號遲犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十五年十月　日給　租地契　二千零七十五號

查前冊第四號英畝文彩此批再該地乃俄冊契地南首一段又此項租地錫條會文局會同勘復坐落二十五保二高土名虹廟街文見二畝地五分玖厘共計四至東至直隸路西至福建路南至英冊二千一百五分壹二千八百五十三號地北至平路繪圖到道該商應照定章貳分四扯苔章相應批明蓋印備考光緒二十年二月十八日批

光緒二十二年十月初旨高易行稟新租二十五保文貫地伍分玖厘案查奉轉與麥邊遵例租用此批

光緒二十五年十月十五日　英署第二十五號專函以英商麥邊將北二十五號契地轉與雷四德租用力應注冊備考

一九百三十九年十月一日亨生麥根尼　白送來好下羅敷

北冀於三十二年四月一日　字第四八四三號
驗立日冊第六二六五號　中支那振興株式會社
中華民國三十二年四月九日　經手第四七七一號

英二千七十五號

The within Lot is formed of the S. portion of the cancelled Russian Lot No. 4

[TRANSLATION.]

TITLE DEED. Kiotai's Copy.

Liu — *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 Geo Jamieson, H.B.M. Consul-General, stating that Charles Dowdall & John Currie Hanson ha applied to Rent in perpetuity from the Proprietors Kang Kuan Tsang & Bro a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow* ..... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Charles Dowdall & John Currie Hanson are to pay to the said Proprietors a sum of Dollars Eight hundred ($800) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Kang Kuan Tsang & Brother shall Rent the said quantity of Land to Charles Dowdall & John Currie Hanson upon the following conditions:—

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

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 Charles Dowdall & John Currie Hanson ..... his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 & John Currie Hanson ..... neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year, L. S. 10th moon 26th day.

November 23rd 1894.

No. of Lot, ...
No. of Title Deed, 2075.

Registration completed at H.B.M. Consulate-General, Shanghai this ..... day of ..... 189..

Jas Scott
Vice-Consul.

一二四

中

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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美查有限公司稟請在上海按和約所定界內租業戶瞿玉和　談坤發　周桂芳　李談氏

地一段承遞租　獻　分　厘　毫　北　南　東　西

每畝給價英洋叁佰○五兩七錢正

業戶瞿玉和　談坤發　周桂芳　李談氏　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　總領事官查覈其租地貨房無足妨碍方准租住又查向例章程雖外國人有通融得益之處但無准租地貨房與華民轉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酌給蓋印憑據始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稟明本國總領事官憲批准轉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

光緒十九年九月廿五日給　租地契　二千零七十六號

查此地先經會同勘丈坐落二十七保土字廿五名西嚇基文見字地東至大路壹張沈二姓地南面以至英冊二百五十四號地北至小路繪圖到道該商應照大寶秤每四十四兩重英洋一元完納此批

周文邦　腹瑞卿

此項租地筋條會同勘丈坐落二十七保土字廿五名西嚇基文見字地東至大路壹張沈二姓地南面以至英冊二百五十四號地北至小路繪圖到道該商應照大寶秤每四十四兩重英洋一元完納此批

[TRANSLATION.]

TITLE DEED.

Tsotai's Copy.

Liu ~ *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 A. J. Hannay, H.B.M. Consul-General, stating that Major Brothers Limited ~ have applied to Rent in perpetuity from the Proprietors Zau Kun-fah, Li Zan-ke, Chow Kwei-fang, Gin Hoi Soo-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*, *fun*, *le*, *haou*, bounded

on the North by

on the South by

on the East by

on the West by

and also to pay to the said Proprietors a sum of Cash Eight hundred & four 70 804.80 70 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 Zau Kun-fah Li Zan-ke Sothers shall Rent the said quantity of Land to Major Brothers 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.

The conditions of this Deed, therefore, are: That if the said Major Bros. 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 Major Bros. 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 Major Bros. 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.

Kuang Hsü 20th year, L. S. 9th moon 25th day.

October 23rd 1894.

No. of Lot, ~ } 2076.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

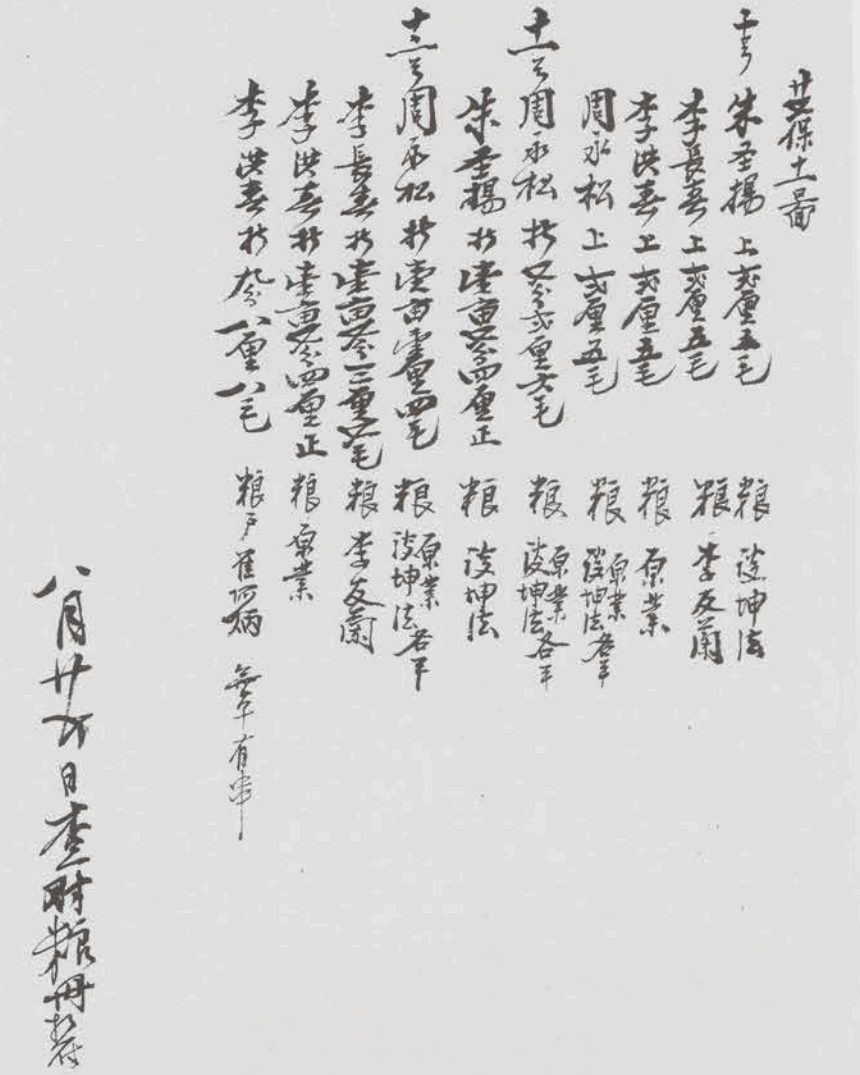
Vice-Consul.

英册道契　第2076號（一）

英册道契　第2076號（二）

英册道契　第2076號（三）

光緒十九年、光緒二十年上忙條銀版串



大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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 客倫敦 禀請在上海按和約所定界內租業戶 傅沈凌 趙徐張衆 姓 西 地一段承遠租 獻 分 厘 毫 北 南 東 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傅沈凌趙徐張衆姓將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由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益之處但無准租地貨房與華民輾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禀明本國總領事官並中國官憲允准憑據私相授受或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爲廢紙地即歸官須至租地契者

光緒二十年九月　日給　租地契　二千零七十七號

查此契生元年十月廿四日收陳瑞芝此批

此項租地名源可塘又自實地查勘畝分陸厘肆毫西北東至路外共計壹百二十九號地面至公路暨宅河並種等地繪圖到道該局應照大會章程分別辦理相應批明蓋印備考光緒二十年十月二十六日批

查此契光緒二十年十月廿六日收請給前來地照上契逐節批明移送等因除遵照申契業已相應批明蓋印備考光緒二十年十月廿七日道憲批

英牌

光緒二十七年十二月廿六日密倫敦將本號契叁拾畝陸分陸厘肆毫轉與開平礦務局租用此批

英册道契　第2077號　第2078號

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

Lieu ~ 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. J. Hanmer, H.B.M. Consul-General, stating that Osborne Middleton has applied to Rent in perpetuity from the Proprietors Foo Tsaoshe Hsü Liu Chang families a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *mow*, *fun*, *le*, *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Osborne Middleton is to pay to the said Proprietors a sum of Dollars Three thousand one hundred and twenty only ($3120) 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 Foo, Tsao, Shih, Hsü, Liu, Chang families shall Rent the said quantity of Land to Osborne Middleton upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Osborne Middleton his or their Heirs or Assigns, shall 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 Osborne Middleton his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Osborne Middleton neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year, L. S. 9th moon 28th day.

October 26th 1894.

No. of Lot, ——

No. of Title Deed, 2077

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189...

James Scott
Vice-Consul.

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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本仁 禀請在上海按和約所定界內租業戶范錦章 沈金華 等地一段承遠租 南 分 厘 毫 北 東 西 文其年租每畝一千五百文每年預付銀號等因前來本道已飭每畝給價英壹千元正 業戶范錦章 沈金華 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租地實房與華民覈轉貨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禀明本國總領事官與中國官憲分毀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年 銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十年十月 十六 日給 租地 地契 二千零十八號

查 畝 分 厘 毫 東至 西至 南至 北至

計開

一項租地兩塊合同計段連接坐落下海廟大見面地基敘計分叁厘壹毫四忽東至英冊子九百五十四號吳韓姓地西至馬路暨唐姓地南至英冊子九百五十三號周姓地北至大路為界四至俱有清楚界址為憑

光緒二十年閏五月初一日本仁將所租契地劃出壹畝轉與瑞典商世和行歸入瑞冊餘地仍存英冊該商本仁租用此批

此項劃租契地的係界石為憑劃租後現時界石統歸劃外其劃餘地或賣或租與外人均須照章辦理倘有違章私賣等情查出即將劃租地畝收回入官並將該商本仁驅逐出境

英冊子九百五十四號內劃出壹畝轉與瑞典商世和行地畝南至大路至英冊子九百五十三號周姓地西至馬路東至英冊子九百五十五號周姓地北至唐姓地基相應聲明註明備考

光緒二十年十一月十六日 本仁氏 公契合地轉租 工部局 租用此據

一九〇四年二月十六日 工部局 復整理劃界時換給新契

此契計三十二年 七月十三日准日本四比十兩國領事官 字第六八六四號 由轉立日冊過 八三二號納戶工 部局 復整理劃界時換給新契

中華民國三十二年 七月十九日上海特別市地政局 註字第六八一四號

[TRANSLATION.]

TITLE DEED. Taotai's Copy.

Liu — *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 N. J. Hanna, H.B.M. Consul-General, stating that Willoughby Poignand has applied to Rent in perpetuity from the Proprietors Tan Ching Chang & Shên Ching Hwa of the a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ——— *mow*, ——— *fun*, ——— *le*, ——— *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Willoughby Poignand is to pay to the said Proprietors a sum of Dollars One thousand ($1000) being at the rate of ——— per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Tan Ching Chang, Shên Ching Hwa & others shall Rent the said quantity of Land to Willoughby Poignand upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Willoughby Poignand his or their Heirs or Assigns, shall 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 Willoughby Poignand his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Willoughby Poignand neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year, L. S. 10th moon 16th day.

November 13th 1894.

No. of Lot, —— } 2078.
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2078號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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福羅特稟請在上海按和約所定界內租業戶陳馨山周郁氏地一段承蓋租　分　厘　毫　北　南　東　西　文其年租每畝一千五百文每年預付銀號等因前來本道已飭每畝給價英洋六十一百二十元正業戶陳馨山周郁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貨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　分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年　銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒十年十月廿二日給　租地契　二千零六十九號

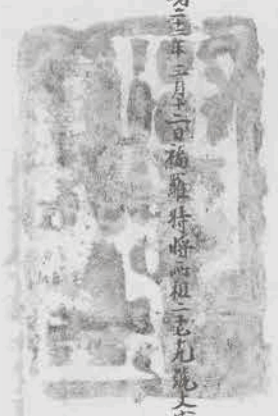
查二十九保剪字号內第　畫奧徐錢此批

此項租地前後會大局會同勘復堂落二五保順字号內土名周家宅橋又見業戶陳馨山等出租地基亦陸分伍厘柒毫又周郁氏等出租地基內分肆厘捌毫共計地伍畝伍分肆厘捌毫內除前後馬路及小河浜等處地基外實計地伍畝伍分四厘伍毫相應批明備考　光緒十年十月二十四日批

光緒三年十月十日福羅特將所租二號九號又實地伍畝柒分柒厘肆毫轉與此連連例租用此批

光緒三年十月十日福羅特將所租地基內劃出現有洋房一所計地基貳畝捌分陸厘貳毫又空地一段計地基壹畝貳分陸厘貳毫共計地基叁畝伍分四厘四毫等情繪圖到道應需照丈實數分別批明備考相應批明蓋印備考　光緒三年九月初旬批

光緒三年三月十二日福羅特將所租二號九號又實地伍畝柒分柒厘肆毫轉與此連連例租用此批



二一八

英册道契　第2079號（一）

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

Lieu ~ 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 Geo. Jamieson, H.B.M. Consul-General, stating that John Flood has applied to Rent in perpetuity from the Proprietors Chow Ying-she & Chen Sing-shan a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ——*mow*, ——*fun*, ——*le*, ——*haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said John Flood is to pay to the said Proprietors a sum of Dollars One Hundred & Sixty ($160) 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 Chow Ying-she & Chen Sing-shan shall Rent the said quantity of Land to John Flood upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 Flood his or their Heirs or Assigns, shall 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 Flood his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 Flood neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Heu 20th year, L. S. 10th moon 22nd day.

November 19th 1894.

No. of Lot, —

No. of Title Deed, 2079.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道劉

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麥邊行禀請在上海按和約所定界內租業戶周毛和空梁祥姚松華張順昌等地一段永遠租 畝 分 厘 毫 北 南 東 西 為

文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶周毛和等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由每畝給價英一千一零五十兩正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係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係與華民覬轉貨賣若華民欲在界內租地實係須由總領事官與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禀明本國總領事官並道憲批准發給其地畝或分毀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年未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

光緒二十年十一月二十日給 租地 地契 二千零八十號

查該地坐落二十五保九圖元字号 圖鄭顧長地

此項租地係在會文局命高勘得坐落三保元圖元字号鄭姓宅丈見實地荅畝貳分四地東至英冊二十六頁六十二號壹二十二百分五號壹二十七百號又曹姓地西至公路南至靜安寺路英冊二十六頁六十二號地北至洋涇浜計二十三號地為英商麥邊行禀請租用此地光緒二十年二月初一日今據行前所租之二十三號契內租用此地英商麥邊行禀請將此契內租地內東至英冊二十六頁六十二號地西至公路南至洋涇浜北至洋涇浜計二十三號地為英商麥邊行禀請租用此地

此契租地四至數由該莊商麥邊行禀英冊五本三百三號新契給執本契相應批銷蓋印備考 光緒二十年十一月十五日道書批

[TRANSLATION.]

Taotai's Copy.

TITLE DEED.

Liu — *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 Geo. Jamieson, H.B.M. Consul-General, stating that George McBain has applied to Rent in perpetuity from the Proprietors Pao Yun-kwang, Zaotu Chuan, Chow Maolong, Chang Shunda, Yau Tunghsi & Chen Hsuh a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... *mow*, ... *fun*, ... *le*, ... *hao*, bounded

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

That the said George McBain is to pay to the said Proprietors a sum of Dollars 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 Pao Yun-kwang, Zaotu Chuan & others shall Rent the said quantity of Land to George McBain upon the following conditions:—

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

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 George McBain ..... his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 McBain ..... neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year. L. S. 12th moon 20th day.

January 15th 1894.

No. of Lot, 2080
No. of Title Deed,

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

Jamieson
Vice-Consul.

英册道契　第2080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劉　爲

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陶得尔　稟請在上海按和約所定界內租業戶孫永昌地一段永遠租　畝　分　厘　毫　北至　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一百二十九兩業戶孫永昌將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨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於續將其地畝段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十年十一月十六日給　租地契　二千零八十一號

查該地坐落二十五保二圖過字圩號陳文榮地

此項租地飭據會丈局會同勘復坐落二十五保二圖過字圩字名字七作淳文貝地壹畝壹分陸厘肆毫又西首朱浜保屬界內之地大貝合地陸厘貳毫兩共實地壹畝貳分貳厘陸毫四忽東至朱姓地西至朱浜南至吳姓地北至川虹浜繪圖到道該商應照大實畝分四址管業相應批明蓋印備考

光緒二十年十月三日監督蓋印給

一千九百十二年二月二日通知

薛爱尔
皮山
通和有限公司

温格培
布

廿一五月八日

先經於三十二年五月四日領日本國駐上海領事署憑單第五八六九號函轉送日商上海信交地產股份有限公司收執在案時據該公司呈稱原契第五六九七號中華民國三十二年五月八日

光緒二十一年閏五月　日具切結鄭顧良　顧桂林

大老爺案下切身面內業戶張順昌將坵字圩四百三十號業戶沈錫棠則田一畝一分四毫田單出租與英商麦边爲業轉立英册第二千零九十號道契業奉勘丈四址相符因單事名姓不符奉飭查明聲復具結等因遵查原業戶沈錫棠于咸豐年間將該田單出賣與陳和尚爲業經陳過戶完粮嗣于同治年間由陳出賣與張順昌附戈沈錫棠田單因張未經過戶故完粮印串仍係陳和尚之名因此不符並無別故此乃鄉俗相沿該田實係張順昌之產並無埋冒倘有盜賣情事身應甘重咎中無押錄合具切結是實

光緒二十一年閏五月　日具切結鄭顧良　顧桂林

英册道契　第2080號（三）

上海縣二十七保九圖地保稟帖

英册道契　第2081號（一）

英册道契　第2081號　第2082號

[TRANSLATION.]

TITLE DEED.

Sartai's Copy.

Lieu ~ *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 Geo. Jamieson, H.B.M. Consul-General, stating that Charles Dowdall & J. Currie Hanson has applied to Rent in perpetuity from the Proprietors Kwuen Yung Chang & Co. a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Chas. Dowdall & J. Currie Hanson are to pay to the said Proprietors a sum of Dollars One hundred & Twenty, ($120) 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 Kwuen Yung Chang & Co. shall Rent the said quantity of Land to Chas. Dowdall & J. Currie Hanson upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion. The conditions of this Deed, therefore, are: That if the said Chas. Dowdall & J. Currie Hanson his or their Heirs or Assigns, shall 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 Chas. Dowdall & J. Currie Hanson his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Chas. Dowdall & J. Currie Hanson neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year, L. S. 11th moon 16th day.

December 12th 1894.

No. of Lot, ~ } 2081.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189...

Vice-Consul.

英册道契　第2081號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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道達　禀請在上海按和約所定界內租業戶徐　上　卿地一段永遠租　南　東　西　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八百四十六元五業戶徐　上　卿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輾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酌給蓋印憑據始可准行上列各條飭該商並後代管業之人將來以其地轉與不禀明本國總領事官並經憲批准給執將其地畝按分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十年十一月十六日給　租地契　二千零八十二號

查該地方東至英法義塚地之水溝西南北三面均至小路繪圖貼後

此項租地憑據會文局會同勘復坐落三十五保四畫改字坊老陸家宅大見實地捨貳畝伍厘捌毫四忽東至英法義塚地之水溝西南北三面均至小路繪圖貼後

10

本契地劃出西南角一段計壹畝肆分玖厘玖毫立英冊又千七百二十二號契又劃出西北角一段計壹畝捌厘肆毫立英冊又千七百二十三號契除劃外實剩餘地連築入馬路計玖畝肆分柒厘伍毫四忽東至水溝已築馬路南至蒿山路並英冊又千七百二十二號地西至英冊又千七百二十一號又麥賽而蒂路又法冊八十二號英冊又千六百四十號業主陸等姓又寶昌路又英冊又千七百二十三號地北至英冊又千七百二十三號又蒿山路本契涉使除批明民國二年五月五日批

劃出地四畝二厘一毫併立英冊八千八百三號新契外餘地伍畝肆分伍厘肆毫至馬路本契註銷

民國四年九月四日劃出地四畝二厘一毫併立英冊八千八百三號新契外餘地伍畝肆分伍厘肆毫至馬路本契註銷

中

二一一

英册道契　第2082號（一）

[TRANSLATION.]　　　　　Taotai's Copy.

TITLE DEED.

Liu — 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 Geo Jamieson, H.B.M. Consul-General, stating that William Macdonnell Dowdall has applied to Rent in perpetuity from the Proprietors Hsü Hang 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, ... fun, ... le, ... haou, 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 Eight hundred & forty six ($846) 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 Hsü Hang Ching 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 *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year, [L. S.] 11th moon 16th day.

December 12th 1894.

No. of Lot, —
No. of Title Deed, } 2082.

Registration completed at
H.B.M. Consulate-General, Shanghai,
this .... day of .... 189 ....

James Scott
Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道劉　為

給出租地契事照得接准

大英總領事官璧照會内開今據本國婦人容倫氏稟請在上海按和約所定界内租業戶朱坤元 和卿

地一段乑遠租　畝　分　釐　毫　北　南　東　西

每畝給價共二百〇四元正　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

業戶朱坤元 和卿 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内租定地畝却不能由

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貨物無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地貨物與華民輾轉貨賣若華民欲在界内租地貨物須由

總領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後代管業之人將來以其地轉與不稟明本

國總領[illegible]批准[illegible]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

遞年不繳[illegible]年租錢[illegible]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

光緒二十年十一月十六日給

租地契二千零八十三號

查該地照上海[illegible]二十三保二圖五甲宇圩畐陸瑞山地批

此項租地[illegible]會同勘[illegible]坐落二十三保二圖章字圩上名東王家宅[illegible]

[illegible]

光緒二十年六月十二日英婦容倫氏將所租二千零八十三號實地壹畝捌厘陸毫轉與英商柯客遵例租用此批

光緒二十五年七月二十六日英商柯客將本號契地仍轉與容倫氏遵租此批

此契全地已由該商併入英冊五千七百四十八號新契內合用本契合行批銷蓋印備考　光緒三十二年十二月初四日道署批

英二千八十三號

三一一

英册道契　第2083號　第2084號

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Liu ~ *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 Geo. Jamieson, H.B.M. Consul-General, stating that Salome Elizabeth Middleton has applied to Rent in perpetuity from the Proprietors Chii Kwen Kuan & Koo 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*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said ~~Salome Elizabeth Middleton~~ is to pay to the said Proprietors a sum of Dollars Two hundred & Forty ($240) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Chii Kwen Kuan & Koo Ching shall Rent the said quantity of Land to Salome Elizabeth Middleton upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Salome Elizabeth Middleton his or their Heirs or Assigns, shall 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 Salome Elizabeth Middleton his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Salome Elizabeth Middleton neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year, L. S. 11th moon 16th day.

December 12th 1894.

No. of Lot, —

No. of Title Deed, 2083.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189....

James Scott

Vice-Consul.

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Liu ~ *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 Geo. Jamieson, H.B.M. Consul-General, stating that Alexander McLeod has applied to Rent in perpetuity from the Proprietors Yang Sun Chai, Lan Cha, & Shen Cha a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Alexander McLeod is to pay to the said Proprietors a sum of Dollars One thousand ($1000) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Yang Sun Chai, Lan Cha, & Shen Cha shall Rent the said quantity of Land to Alexander McLeod upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 his or their Heirs or Assigns, shall 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 his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year, L. S. 12th moon 13th day.

January 8th 1895.

No. of Lot, —

No. of Title Deed, 2084.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189....

James Scott

Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道劉

給出租地契事照得接准

大英總領事官麥格里俄稟請在上海按和約所定界內租業戶段

地一段界遠租 分 厘 毫 北 雨 東 西 畝 給價 共 千一 百 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

業戶殷 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益之處但無准租地貨房與華民轉貨貿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違後代管業之人將來以其地轉與不稟明本

國總領事官暨道憲批准登籍將其地塊段分畀或已或人另造房屋轉租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契者則此契作爲廢紙地即歸官須至租地契者

光緒二十年十二月十三日給

租地契

計開

一 查該地坐落二十六保十圖金字号 面積 畝 分 厘 毫

此項租地係照會大清會同勘丈畫圖貼說

一 該地北至大路給圖到面該面應照丈冊畝分四址管業相應批明蓋印備考

光緒三十一年十月十八日監督黃 印給

一 暨寶源祥地北至大路給圖到面該面應照丈冊畝分四址管業相應批明蓋印備考光緒三十一年十月十八日監督黃 印給

一 查該地坐落二十六保十圖金字号 面積 畝 分 厘 毫 四至 東至寶源祥暨金姓地 南至平岸

光緒三十一年十月十日麥格里俄將本契地畝照丘履勘毫轉與道憲租用此批

此契全地已分立英册五十壹字六八號新契給執本契合行批銷蓋印備考光緒三十一年十月十日道署批

二一二一

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劄　爲

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 葉廣公司 稟請在上海按和約所定界內租業戶惇德發金海 地一段系遠租 畝分 厘 北 南 東 西 每畝給價英二百五十兩正

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惇德發金海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作中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租地實房與華民覅轉貨賣若華民欲在界內租地實房須由總領事官與中國官憲酌核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照准蓋辦一切地基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 [illegible] 租錢 [illegible] 日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

光緒二十年十二月 初十 日給 租地契 二千零八十五號

查此地基四至 [illegible] 路二十五保頭圖知字打 [illegible] 號 吳徐鍈批

坐落租地係據會文局會同勘後坐落二十五保頭圖知字打上名小陸家宅文兆寶地位今畫座號基四址東至陸姓地基三英尺二十五號地由至英尺二十五號地南至陸姓地基三英尺二十五號地北至英尺二十五號地基三毛百七十號地繪圖到道該圖應收文銀分四地基官契相應批明並印備考 光緒三十年三月廿五日批

本契於一九二六年七月二十九日經前工部局收用路地二分二厘此註

一九四〇年十一月 日 葉廣公司 施諾 葉廣公司 馬丁 註冊此批 民國廿六年十一月十日 [illegible]

此契於二十四年六月三十日滬日本國駐上海總領事署文庚字第一二二號函特立日冊第一〇一六號轉戶葉廣公司收據辦理過戶手續繳契註冊換領新契由華民國二十四年六月十七日上海特別市地政局此 特字第一二二一號

英册道契　第2085號（一）

[TRANSLATION.]

TITLE DEED.

Soochai'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 Geo. Jamieson, H.B.M. Consul-General, stating that The Shanghai Land Investment Company Limited has applied to Rent in perpetuity from the Proprietors Loh Deh fah & King kai a Lot of Land, situated within the 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*, *shaou*, bounded

on the North by

on the South by

on the East by

on the West by

That the said The Shanghai Land Invest. Coy. Ltd is to pay to the said Proprietors a sum of Sh. Taels two hundred & fifty (Sh. 250) 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 Loh Deh fah & King kai shall Rent the said quantity of Land to Shanghai Land Invest. 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 Invest. 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 Invest. 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 Invest. 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.

Kwang Seu 20th year, L. S. 12th moon 10th day.

January 6th 1896.

No. of Lot, 2085

No. of Title Deed, 2085

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

Vice-Consul.

二四

英册道契　第2085號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

給出租地契事照得接准

大英總領事官查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 吳漢朝

地一段永遠租 故 分 厘 毫 北 南 東 西

每畝給價 英銀壹百念兩正 嗣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 吳漢朝 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准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益之處但無准租地實房與華民覬轉貨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

國總領事官與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

並每畝分 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

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 年 月 日給 租地 二千零八十六號

查該地

此項租地 名備前文兒實地畝分陸厘捌毫四忽東至 北至 西至 南至 共計二千三十九號地面至英冊二千三十九號地面至英冊二千九百三十九

地畝吳姓地至馬路繪圖到道發商應照上實數分四張合併聲明 光緒二十三年七月十四日監督劉 印給

一九百四十 一月 日 換四得南

白朗文

休馬斯德

海理司

山勝

此契於三十二年一月二十八日准日本國 二一八號

轉立日期第二五六五號 中支那振興株式會社

中華民國三十二年二月四日上海 註冊第一〇六九號

英册道契 第2085號 第2086號

三一五

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

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

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels One hundred & twenty (Tls. 120) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 12th moon 17th day.

January 31st 1896.

No. of Lot, — } 2086.
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2086號（一）

英册道契 第2086號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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陶得爾　稟請在上海按和約所定界內租業戶卜路拉得地一段系遠租　南　東　北　西　畝　分　厘　毫　獻分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卜路拉得將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨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

光緒十年十二月　日給　租地契　二千零八十六號

查

此項租地飭據會大局會同勘復坐落三五保二圖大兒浜地基畝貳分柒厘壹毫四絲東至黃州路半路南至英冊二千九十六號地面北兩面均至英冊二千一百二十號地續圖到道該商應照文會同畝分四址管業相應批明蓋印備考光緒三年四月初七日批

光緒三年二月十二日　英署領事官三號專司稅務兼理商務陶德爾　手生　淨第二十六冊本契註銷此批

查此契面格列新契租用此契合再加批註銷蓋印備查光緒三年四月初五日署批

The within Lot is composed of E. portion of Lot No. 1227

[TRANSLATION.]

TITLE DEED.

Liu ..... *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. Jamieson*, H.B.M. Consul-General, stating that *Charles Dowdall and John Currie Hauson* have applied to Rent in perpetuity from the Proprietors *Paul Brunat* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said *Charles Dowdall & John Currie Hauson* 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 *Paul Brunat* shall Rent the said quantity of Land to *Chas. Dowdall & Currie Hauson* upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 & John Currie Hauson* his or their Heirs or Assigns, shall 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 John Currie Hauson* his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 John Currie Hauson* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year, L. S. *12th* moon *5th* day.

31st Dec. 1894.

No. of Lot, 2087

No. of Title Deed,

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.....

Jamieson
Vice-Consul.

二一六

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉

為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瑪禮遜稟請在上海按和約所定界內租業戶金世美地一段永遠租獻分厘毫北至東至南至西每畝給價業戶金世美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卻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益之處但無准租地實房與華民輾轉貨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經憲批准登籍即其地基致分段或已或人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應納年租錢一千五百文按照銀號還犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十年十一月十六日給

租地契

二千零八十八號

查此地係光緒二十八年十一月十六日給有路北首之地另立本契此地此項租地業已由業主轉賣與恒業地產公司查該地基屋四至東北兩面均至業主地西至英尺八百七呎南至有恒路轉彎圓割過該商應照大寶成分四忽半業經廢批明蓋印備考光緒二十年四月四七日批

二千八〇号

查此契准英國駐劄上海總領事署函開本契面前租主奉利將全地轉與恒業地產公司租用等因准此相應加批以資執管此批

中華民國二十年十月一日上海市地政局批印

一九四〇年三月八日 恒業地產公司 施密司 李特

此契於二十四年六月十九日准日本領事上海總領事署查 字第六七號過戶轉與恒業地產公司 俟整理後再行換約 特字第六七號

轉立日冊第一〇一二二號

中華民國二十四年六月二十八日上海市地政局批 特字第六七號

英册道契 第2087號 第2088號

Shewriki Lot is formed of a portion of Lot 1611, N. of Yichang Road

Taotai's Copy

[TRANSLATION.]

TITLE DEED.

Lieu — 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 Geo. Jamieson, H.B.M. Consul-General, stating that Gabriel James Morrison has applied to Rent in perpetuity from the Proprietors Thomas W. Kingsmill a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

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 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 Thomas W. Kingsmill 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 *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year. L. S. 12th moon 16th day.

January 11th 1895.

No. of Lot, ...

No. of Title Deed, 2088.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.

James Scott

Vice-Consul.

三七

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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蔚霞　禀請在上海按和約所定界內租業戶陳毛々掌根 榮滿郎

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價洋柒百元正　文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶陳毛々掌根榮滿郎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碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉貨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禀明本

國總領[illegible]分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年[illegible]銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿年十二月十六日給

租地契 二千零八十九號

查[illegible]保頭[illegible]知[illegible]西吳徐錢此批

此項租地[illegible]行土名東川虹浜北岸丈見實地叁畝叁分陸厘四址東至美冊六百二十號地西至德冊五十號地南

至[illegible]公路北至[illegible]冊[illegible]號地[illegible]繪圖到道該商應照丈實畝分四址管業相應批明並印備考光緒二十一年四月十五日批

光緒二十二年二月三十日蔚霞[illegible]租二[illegible]丈實地叁畝叁分陸厘轉與陶德[illegible]生遵例租用此批

一九四〇年二月十三日古沃公館將本契全地轉與

阿丁台南
休文
馬德
陸斯衣
掛來生

租用此批

[illegible]卅一 十二 廿六 日[illegible]局[illegible]

此契於三十一年十二月二十四日准日本國駐上海總領事[illegible]字第二七九

轉立日冊第一七四二[illegible]中支那振興株式會社[illegible]

中華民國三十一年十二月二十九日上海特別市地政局批　[illegible]字第二四七

英册道契　第2089號（一）

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

Liu 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 *Geo. Jamieson*, H.B.M. Consul-General, stating that *Thomas Weir* has applied to Rent in perpetuity from the Proprietors *Chen Mao mao - Changken tc.* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by ....

on the South by ....

on the East by ....

on the West by ....

to pay to the said Proprietors a sum of *Dollars seven hundred ($700)*

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

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors *Chen Mao mao - changken tc.* shall Rent the said quantity of Land to *Thomas Weir* upon the following conditions :—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 Weir* his or their Heirs or Assigns, shall 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 Weir* his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 Weir* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year, L. S. *12th* moon *16th* day.

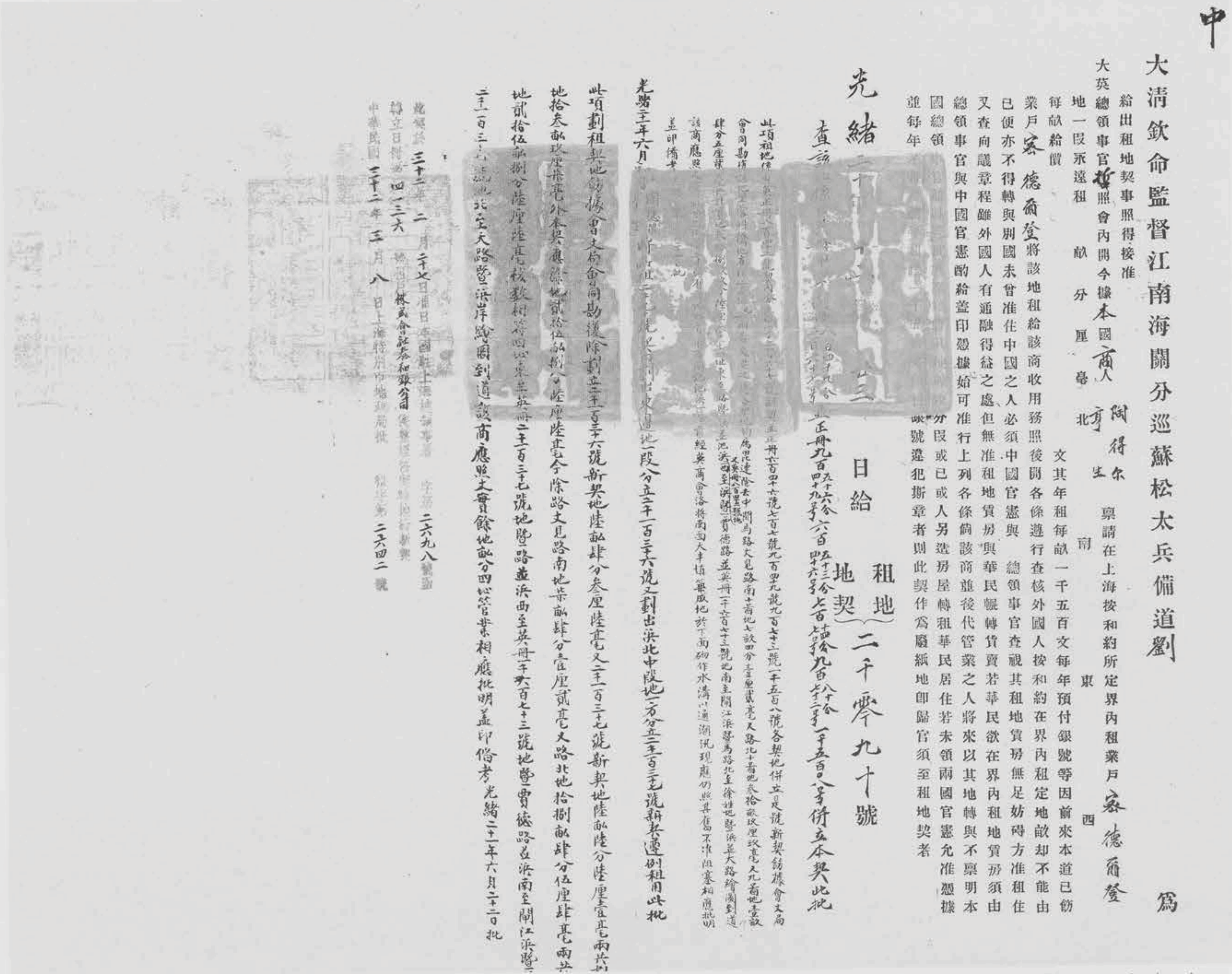
January 11th 1895.

No. of Lot, —
No. of Title Deed, } *2089.*

Registration completed at
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this .... day of 189

J. Twizell Wawn
Vice-Consul.

英册道契　第2089號（二）



中

大清欽命監督江南海關分巡蘇松太兵備道劉　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陶得生禀請在上海按和約所定界內租業戶寇德爾登

地一段計遠租　畝　分　釐　毫　北　南　東　西

每畝給價　文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶寇德爾登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碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾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禀明本

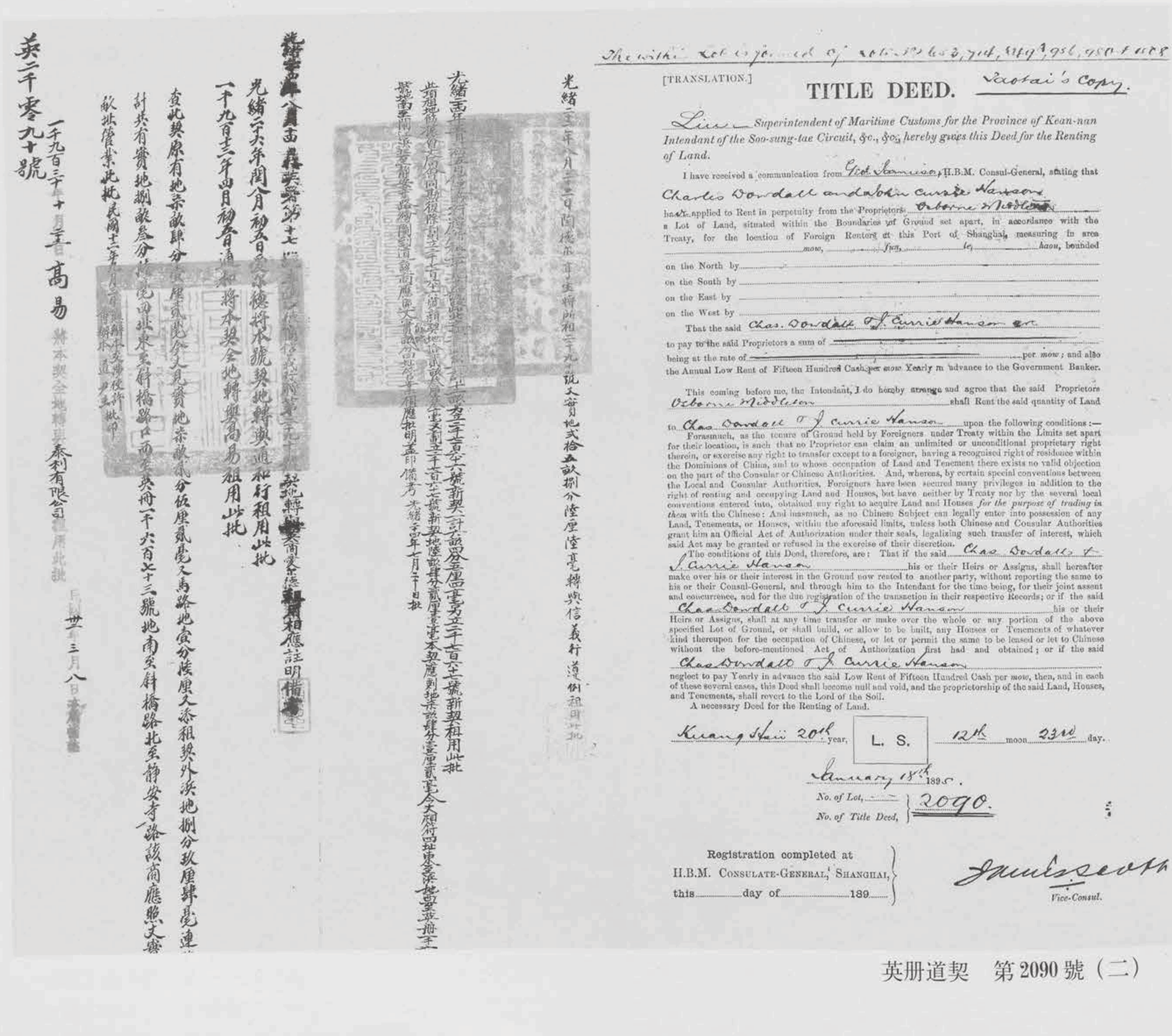
國總領　分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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　日給

租地契　二千零九十號

英册道契　第2090號（一）



The within Lot is formed of Lots Nos 653, 704, 849½, 956, 950 & 1058

[TRANSLATION.]

TITLE DEED. Taotai's Copy.

Liu 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 Geo. Jamieson, H.B.M. Consul-General, stating that Charles Dowdall and John Currie Hanson have applied to Rent in perpetuity from the Proprietors Osborne Middleton a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ...... mow, ... fun, ... le, ... haou, bounded

on the North by ......

on the South by ......

on the East by ......

on the West by ......

That the said Chas. Dowdall & J. Currie Hanson are 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 Osborne Middleton shall Rent the said quantity of Land to Chas Dowdall & J Currie Hanson upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Chas Dowdall & J. Currie Hanson his or their Heirs or Assigns, shall 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 Chas Dowdall & J. Currie Hanson his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Chas Dowdall & J. Currie Hanson neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 20th year, L. S. 12th moon 23rd day.

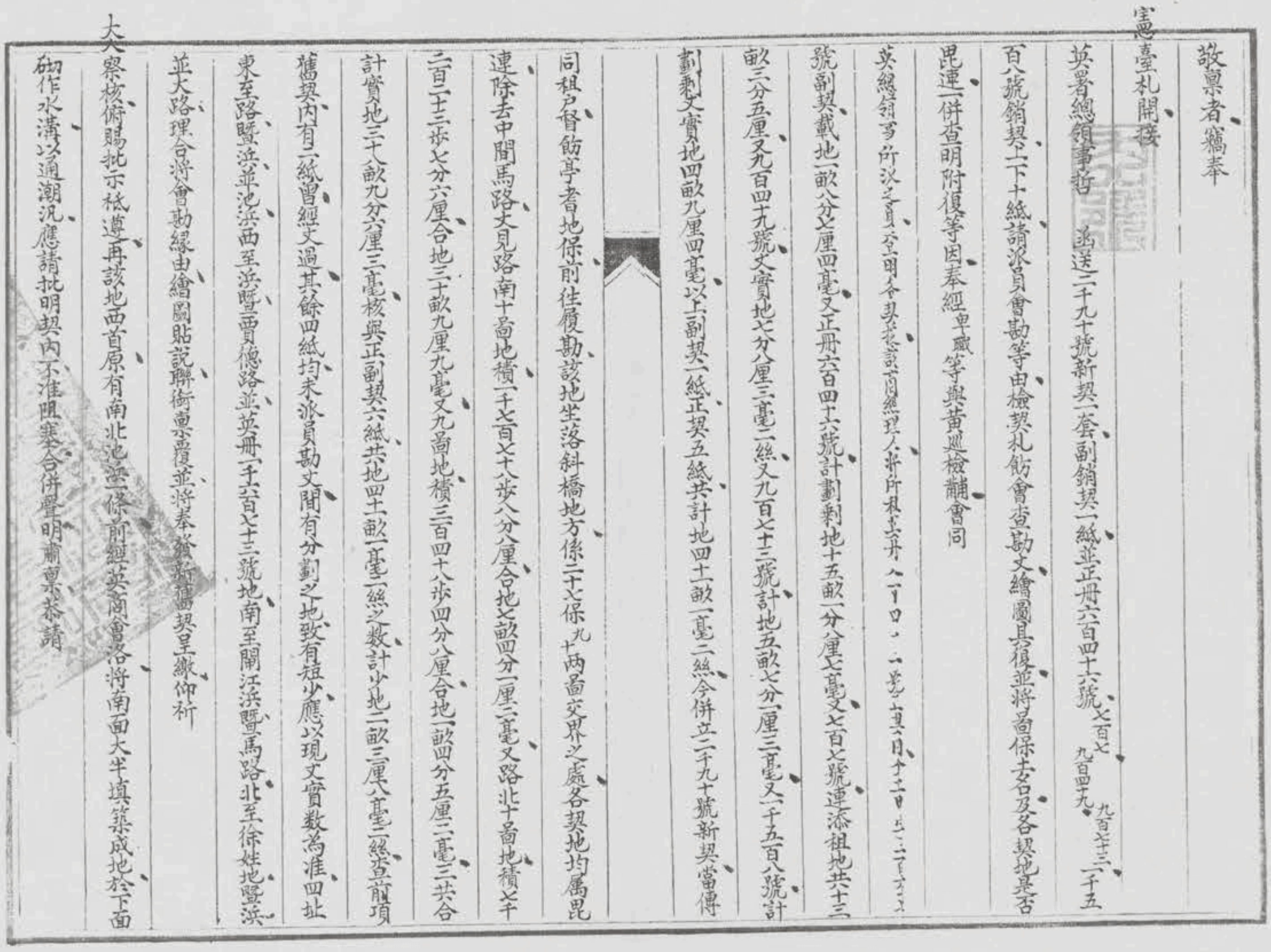
January 18th 1895.

No. of Lot, —
No. of Title Deed, } 2090.

Registration completed at
H.B.M. Consulate-General, Shanghai,
this ...... day of ...... 189 ......

James Scott
Vice-Consul.

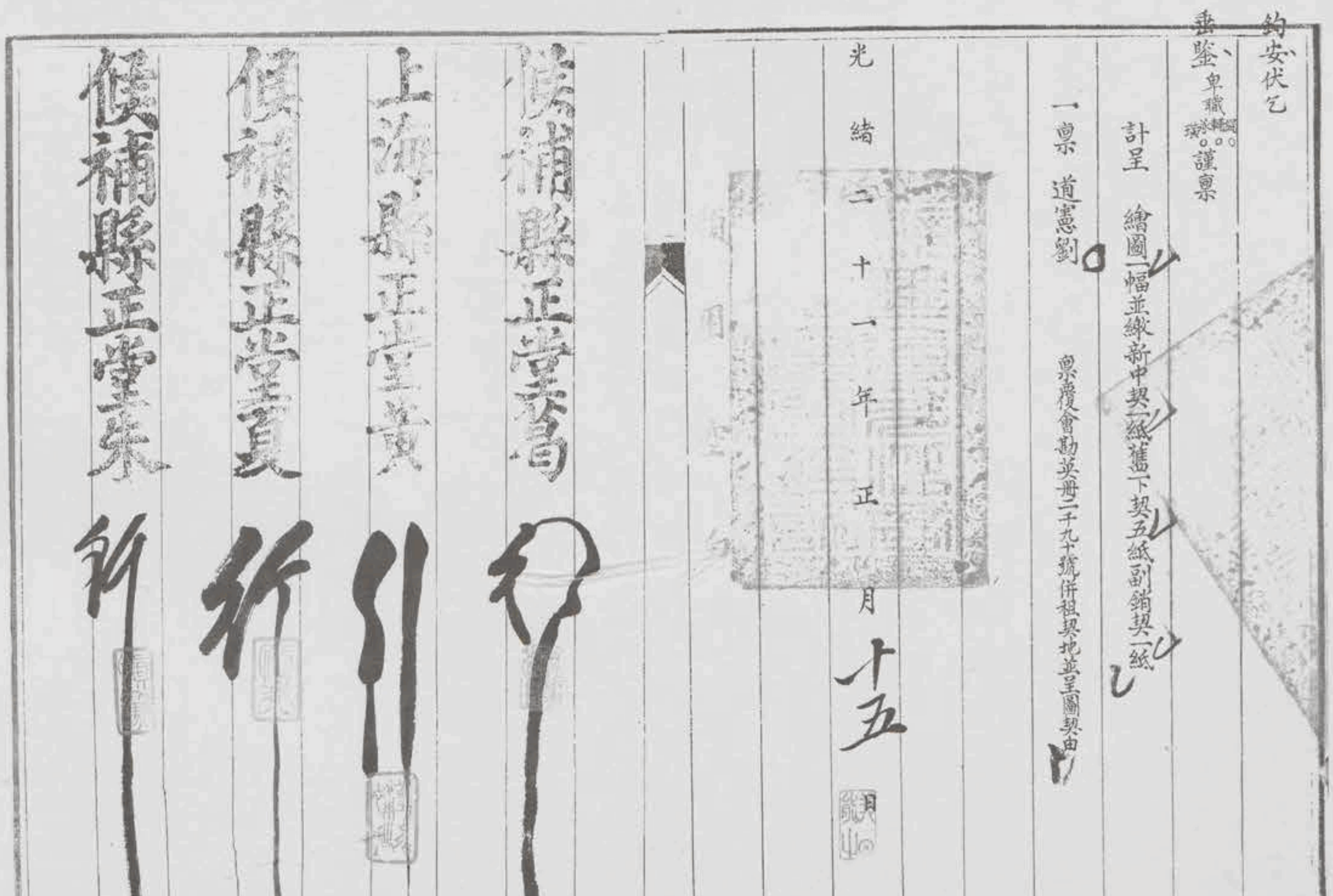
英册道契　第2090號（二）



敬稟者竊奉
憲臺札開接
英署總領事哲函送二千九十號新契一套副銷契一紙並正册六百四十六號七百七九百四十九九百七十三一千五
百八號銷契上下十紙請派員會勘等由檢契札飭會查勘丈繪圖具復並將啚保土名及各契地是否
毘連一併查明附復等因奉經卑職等與黄巡檢龢會同
英總領事所派之員[illegible]
號副契載地一畝八分七厘四毫又正册六百四十六號計劃剩地十五畝一分八厘七毫又七百七號連添祖地共十三
畝三分五厘又九百四十九號丈實地七分八厘三毫二絲又九百七十三號計地五畝七分一厘三毫又一千五百八號計
劃剩丈實地四畝九厘四毫以上副契一紙正契五紙共計地四十二畝一毫二絲今併立二千九十號新契當傳
同租戶督飭亭耆地保前往履勘該地坐落斜橋地方係二十七保九十两啚交界之處各契地均屬毘
連除去中間馬路丈見路南十啚地積一千七百七十八步八分八厘合地七畝四分一厘二毫又路北十啚地積七千
二百二十三步七分六厘合地三十畝九厘九毫又九啚地積三百四十八步四分八厘合地一畝四分五厘二毫三共合
計實地三十八畝九分六厘三毫核與正副契六紙共地四十二畝一毫二絲之數計少地二畝三厘八毫二絲查前項
舊契內有一紙曾經丈過其餘四紙均未派員勘丈間有分劃之地致有短少應以現丈實數為准四址
東至路暨浜並池浜西至浜暨賈德路並英册一千六百七十三號地南至閘江浜暨馬路北至徐姓地暨浜
並大路理合將會勘緣由繪圖貼說聯銜稟覆並將奉發新舊契呈繳仰祈
大人察核俯賜批示祇遵再該地西首原有南北池浜一條前經英商會洛將南面大半填築成地於下面
砌作水溝以通潮汛應請批明契內不准阻塞合併聲明肅稟恭請

英册道契　第2090號（三）

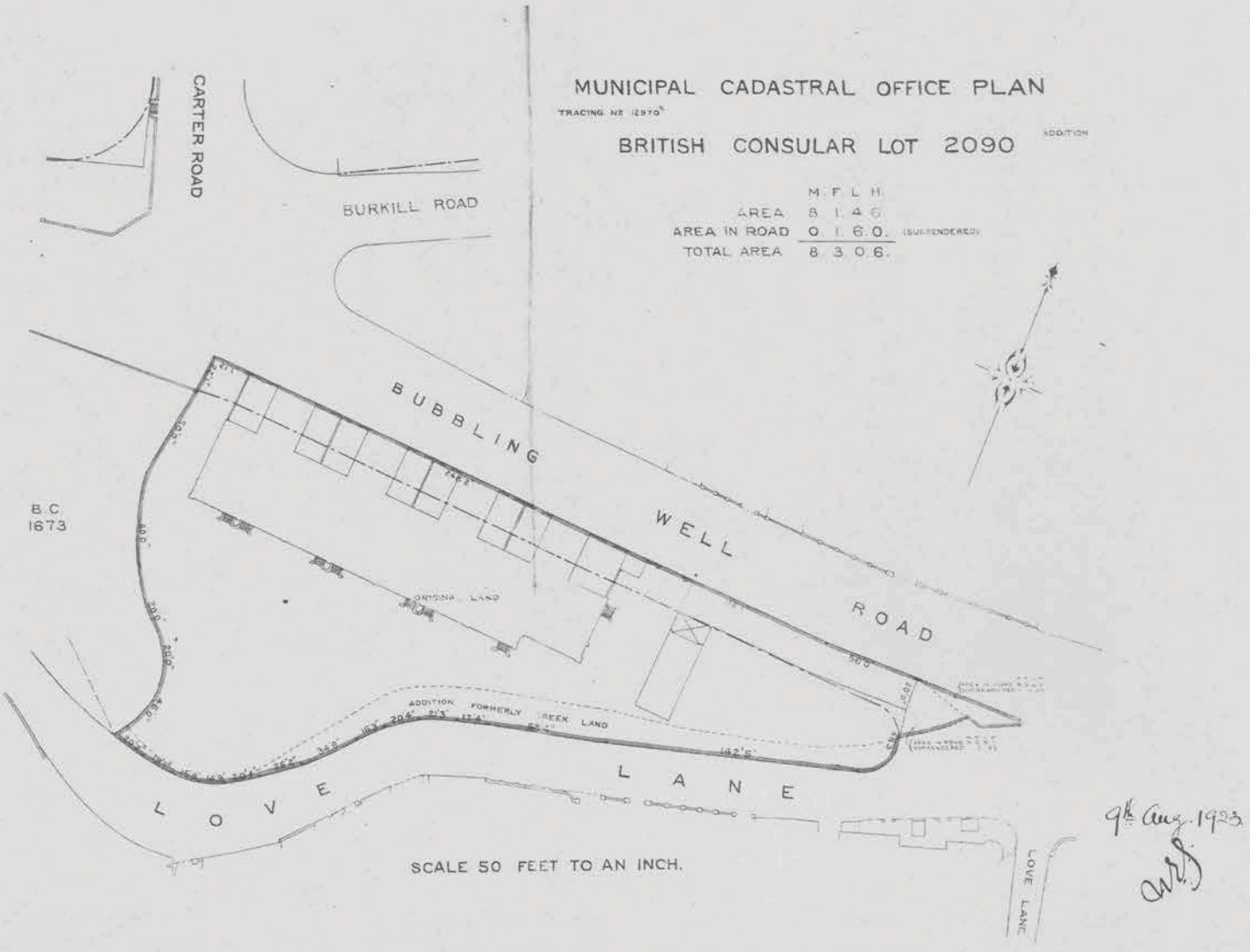
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a



鈞安伏乞
垂鑒 卑職謹稟
計呈 繪圖一幅並繳新中契一紙舊下契五紙副銷契一紙
一稟 道憲劉 稟覆會勘英册二千九十號併租契地並呈圖契由
光緒二十一年正月十五
候補縣正堂曹
上海縣正堂黄
候補縣正堂夏
候補縣正堂朱

英册道契　第2090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2090號（五）
上海公共租界工部局繪製地塊圖

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

給出租地契事照得按准

大英總領事官按照會內開今據本國商人會得尔稟請在上海按和約所定界內租業戶魯雲龍地一段永遠租　畝分厘毫北　南　東　西每畝給價英洋二百兩正業戶魯雲龍將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地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輾轉貨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此准登簿將其地按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[illegible]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[illegible]年[illegible]月　初五　日給　租地契　二千零九十一號

此項租地前據會丈局會同勘復坐落王家莊梅家巷大見實地肆畝玖分陸厘陸毫四抽東至英冊一千九百五十五號地西至英冊一千九百六十六號地南至馬路北至公路總圖到道該商應照文實收分毫地管業相應批明蓋印備考

光緒二十年四月二十八日批

中華民國三十三年三月二十八日[illegible]

傳抄數一九二九年九月三日爲脫而將未經公地轉與新瑞和租用此批　三月廿

一

[illegible]字第三十三[illegible]三月二十三日[illegible]

轉立日[illegible]九又九五[illegible]信交地產公式會社

[illegible]字第九又六八[illegible]

[illegible]字第八二六二[illegible]

[TRANSLATION.]

TITLE DEED. Taotai's Copy.

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

I have received a communication from Geo. Jamieson H.B.M. Consul-General, stating that John Whittle has applied to Rent in perpetuity from the Proprietor Loo Yuen-lung a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *te*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said John Whittle is to pay to the said Proprietor a sum of Taels one thousand two hundred (T. 1,200) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor Loo Yuen-lung shall Rent the said quantity of Land to John Whittle upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 Whittle his or their Heirs or Assigns, shall 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 Whittle his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 Whittle neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 1st moon 6th day.

January 30th 1896.

No. of Lot, —
No. of Title Deed, 2091.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.....

Jamieson
Vice-Consul.

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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人　工部局　禀請在上海按和約所定界內租業戶　哈　味　地一段永遠租　　南　　東　　北　　西　　每畝給價　　文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶　哈　味　將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地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輾轉貨賣若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不禀明本國總領事官商經憲批准登冊將其地畝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契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

光緒廿一年二月十八日給　租地契　二千零九十二號

光緒廿一年正月十八日出二千〇九十五號劃冊地給公共三處併入本契租用此批再本契全地專作新浜公用之批

此項租地坐落于三保十二圖本字十書高家宅鈞號會文前會同勘後之見出二千三百七號契內劃出地壹分壹厘壹毫又由二千九十五號契內劃出地壹畝叁分叁厘陸毫四忽東至英冊二千九十五號北至二千三百七號地南至英冊二千三百七號地西至英冊二千三百七號地南北兩面均至浜繪圖到道該前處照文會勘劃分四至毫釐相度批明並印備考

光緒二十一年正月廿八日　給

一千九百四十年一月二十日古沃公館將此契送交上海總領事署　字第六三四〇號查

此契於三十二年六月五日送交那振興林式會社收量理管契錢換給新契

轉立日期系七七六七號檔已中華民國三十二年六月十二日上海市財政局收訖字第六二六八號

蔣休文　來生
海陸
理司

英二千九十二號

On the 14th day of March 1895, a portion of Lot No. 2095 measuring 0.714 mow was transferred and included in the within Lot No. 2092. This portion together with the original of this Lot comprises the Sing Pang Creek & is held in trust as a public Creek.

(Signed) James Scott.
Vice Consul.

True Copy,
James Scott
Vice Consul.

This Lot comprises a portion cut out of Lot No 1324 together with a portion added from Lot No 2095 and forms the Sing Pang Creek
Taotai Copy.

[TRANSLATION.]

TITLE DEED.

Liu *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 G. Jamieson, H.B.M. Consul-General, stating that the Municipal Council for the Foreign Community north of the Jang King Pang Shanghai have applied to Rent in perpetuity from the Proprietors James Alexander Hawie a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Municipal Council is ..... 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 James Alexander Hawie ..... shall Rent the said quantity of Land to Municipal ..... upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Municipal Council his or their Heirs or Assigns, shall 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 his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Municipal Council neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsu 21 year, L. S. 2nd moon 18th day.

14 March 1895.

No. of Lot, 2092
No. of Title Deed,

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

James Scott
Vice-Consul.

折呈美森

啟者二千九十五號係博克能之地畫出一段轉與工部局併立二千九十二號新契該地乃作新浜之用

又見較方單多地二公零其毘連之一千三百十七號地當時升科每畝三百元但現又見所多之地並非實地乃係水浜且作公浜大衆公用似可較三百元之數從廉酌減按每畝一百元升科此乃通融辦理嗣後不得援以為例用特函請

貴縣查照是否可以通融即希見復為盼此頌

日祉

七月初三日

James Scott
H. M. Vice Consul

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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人工部局　禀請在上海按和約所定界內租業戶范慶祥地一段永遠租　畝分厘亳　南　東　北　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范慶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定地畝却不能出己便亦不得轉與別國未曾准住中國官憲與　總領事官查視其租地質券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質券與華民輾轉貨賣若華民欲在界內租地質券須由總領事官與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禀明本國總領事官並領憑批准登籍實其地價及分段或已或人另造券屋轉租華民居住若未領兩國官憲允准憑據並每年不依款年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十年三月十九日給　租地契　二千九十三號

查該地坐落廿三保二圖章字圩畝陳聚洲此批

此項租地飭據會丈局會同勘復坐落二十三保二圖章字圩名范家宅史兒實地貳分四毫東北兩面均至范姓地西至潘姓地南至大路繪圖到道該商應照文實繳分四毫管業相應批明蓋印備考

光緒二十一年十月初七日監督黃印給

兹經於三十二年七月十三日准日本國駐上海總領事署　字第六八六四號函
轉立日領業時換給新契
八二二三號根戶工部局　係置理普業時換給新契
中華民國三十二年七月十九日上海地別中地字第　號
租字第六八一五號

四四

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Liu - *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 G. Jamieson, H.B.M. Consul-General, stating that the Municipal Council for the Foreign Settlements North of the Yangtzepoo ha applied to Rent in perpetuity from the Proprietors Fang Chun Kseang a Lot of Land, situated within the 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, li, haou, bounded

on the North by

on the South by

on the East by

on the West by

That the said Municipal Council is to pay to the said Proprietors a sum of Taels Six hundred (Tls. 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 Fan chun Kseang shall Rent the said quantity of Land to Municipal Council upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Municipal Council his or their Heirs or Assigns, shall 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 his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Municipal Council neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 3d moon 7th day.

April 11th 1895.

No. of Lot, —

No. of Title Deed, 2093.

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

Vice-Consul.

英册道契　第2093號　第2094號　第2095號

中

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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 道達 稟請在上海按和約所定界內租業戶 陶佛隆 宋耀祥 西 地一段永遠租 畝分 厘 毫 北 南 東

每畝給價 共八百九十九 元 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶陶 佛隆 宋 耀祥 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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查覈其租地質務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質務與華民輾轉貨賣若華民欲在界內租地質務須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官由道憲批准登冊將其地畫段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每畝每年租錢一千五百文預付銀號遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年二月十八日給　租地契　二千零九十四號

到道該商應繳文憑費洋四元零五分即座劃收訖

[TRANSLATION.]

TITLE DEED.

Lee — *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 Gotamison, H.B.M. Consul-General, stating that William Macdonnell Dondall has applied to Rent in perpetuity from the Proprietors Tao Ta-lung & Sung Yao-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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said William Macdonnell Dondall is to pay to the said Proprietors a sum of Dollars eight hund. & ninety ($890) 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 Tao Ta-lung & Sung Yao-hsiang shall Rent the said quantity of Land to W. M. Dondall upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said W. M. Dondall his or their Heirs or Assigns, shall 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 W. M. Dondall his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said W. M. Dondall neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of those several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Seu 21st year, L. S. 1st moon 6th day.

January 30th 1895.

No. of Lot, —

No. of Title Deed, 2094

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189...

James Scott

Vice-Consul.

英册道契　第2094號（二）

英册道契　第2094號（一）

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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 博克能 稟請在上海按和約所定界內租業戶 羅許氏 西 地一段永遠租 畝分 厘 毫 北 南 東

每畝給價 兵銀二百兩正 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 羅許氏 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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查覈其租地質務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質務與華民輾轉貨賣若華民欲在界內租地質務須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官由道憲批准登冊將其地畫段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每畝每年租錢一千五百文預付銀號遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年二月十八日給　租地契　二千零九十五號

查該地坐落二三保十三圖草字好圖韓俊卿此批

光緒二十年二月十日博克能將所租之地內劃出一段約七分二厘四毫轉與工部局併入二十九十號新契作新浜公用又批

此項租地歸倫敦會同物權落于三保十三圖草字好圖韓俊卿名下之業戶名義轉賣與工部局作新浜公用又批

此契原係三十二年六月五日向上海領事署 字第六三七號註冊立日冊第 七六四 號現已中支那振興株式會社 轉遞註冊特此聲明

中華民國三十二年六月十二日上海特別市地政局 收訖第六二六五號

一千九百四年一月二十日古沃公館將本契上地段劃出 此批

白陸休 揚來生 朗衣文 租用此批 民國廿年六月十一日本局補註

四五

英册道契　第2095號（一）

英二十九十五號

On the 14th day of March 1895 the within named James Buchanan transferred a portion of the within Lot No 2095 purporting to measure 0.714 mow being the area covered by the Ting Ping creek to the Municipal council for public purposes to rent and to hold subject to the conditions of the Title Deed granted for the said Lot of land. The portion thus transferred is included in Lot No 2092.

James Scott
Vice Consul

Taotai's Chop

[TRANSLATION.]

TITLE DEED.

Lieu *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 G. Jamieson, H.B.M. Consul-General, stating that James Buchanan has applied to Rent in perpetuity from the Proprietors Loo Hsu Shi a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ——*mow*, ——*fun*, ——*le*, ——*haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said James Buchanan is to pay to the said Proprietors a sum of Taels two hundred (Tls 200) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21 year, L. S. 2nd moon 18th day.

14 March 1895.

No. of Lot, 2095
No. of Title Deed, 2095

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

James Scott
Vice-Consul.

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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 立倫敦 禀請在上海按和約所定界內租業戶 韓慶記 潘源昌 地一段永遠租 南 東 西 北 共四百兩正 每畝給價 二百九 文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 韓慶記 潘源昌 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨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貨房與華民輾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禀明本國總領事官並道憲批准登籍將其地整段分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年未將應納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

光緒十一年正月　二十　日給　租地（地契）　二千零九十六號

查該地址在元二保二圖章字好號陸瑞山此批

此項租地係根據光緒元年三保二圖章字好號陸瑞山原租業戶單地叁畝壹分壹厘叁毫又添租西南首小路地柒厘壹毫兩共貳地叁畝壹分壹厘肆毫四地東至英界十三號地豎陳嘉洪西至美界五十三號地豎周姓坟地南至陳嘉洪豎路北至美界五百空六號豎周姓坟地並出路會劃到道該商應出大錢貳畝分四批管業相應批明蓋印備考光緒三年十二月初旨監督 印給

光緒二十年十月十三日經倫敦應納租二千九十六號之每地叁畝壹分叁厘壹毫轉與字元容 遵例租用此批

光緒二十五年七月十六日英商字元容將本號契地轉與當倫敦遵租此批

此契全地已由該商併入英冊五十七百四十六號新契內合用本契合行批銷蓋印備考 光緒二十五年七月初四日道署劉批

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Liu — *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 *Geo. Jamieson* H.B.M. Consul-General, stating that *Osborne Middleton* has applied to Rent in perpetuity from the Proprietors *Pan Yuan Chang & Han Chin Kee* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... *mow,* .... *fun,* .... *le,* .... *haou,* bounded

on the North by ....

on the South by ....

on the East by ....

on the West by ....

That the said *Osborne Middleton is* to pay to the said Proprietors a sum of *Dollars two hundred & twelve four hundred (# 200 Tls.)* 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 *Pan Yuan Chang & Han Chin Kee* shall Rent the said quantity of Land to *Osborne Middleton* upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said *Osborne Middleton* his or their Heirs or Assigns, shall 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 *Osborne Middleton* his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said *Osborne Middleton* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. *1st* moon *20th* day.

February 14th 1896.

No. of Lot, —
No. of Title Deed, } *2096.*

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

James Scott
Vice-Consul.

英册道契　第2096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劉　爲

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古柏　稟請在上海按和約所定界內租業戶曾雙桂

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價共一百兩正　文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶曾雙桂將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

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

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暨轉賃貴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[illegible]分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

准[illegible]號違犯斯章者則此契作爲廢紙地卽歸官須至租地契者

光緒二十一年正月廿六日給

租地
地契　二千零九十七號

查[illegible]

此項租地節據會丈局會同勘復坐落二十七保十畜念字圩土名山家園丈見地肆分捌厘伍毫又南首有路一條係屬界內之地丈見貳厘壹毫七絲共實地伍分陸厘[illegible]東北兩面均至英冊二千九百五十六號地西至英冊二千二百[illegible]號地南至浜岸繪圖劃道該商應照丈實[illegible]光緒二十二年閏五月十六日批

光緒二十六年九月二十二日古柏將本號契地伍分陸毫轉與龍飛行遵租此批

查此契准英國駐上海總領事署[illegible]本契由前租主龍飛行將全地轉與通和有限公司租用等因准此相應加批以資執管此

中華民國二十年　月二十日上海市土地局批印

此契於三十三年七月七日准日本國駐上海總領事署　字第七六九五號函

歸立日冊第九七一九號租與株式會社恒產公司[illegible]

中華民國三十三年一月十八日上海[illegible]批　租字第八一八九號

英

英册道契　第2097號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Lee — *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 Goshmisa, H.B.M. Consul-General, stating that John Cooper has applied to Rent in perpetuity from the Proprietors Kao Shao-g kwei a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

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 said Proprietors a sum of Taels One hundred (Tls. 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 Kao Sh-ao-g kwei 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, 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 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 Authorisation 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.

Kwang Shü 21st year, L. S. 1st moon 26th day.

February 20th 1896.

No. of Lot, 2

No. of Title Deed, 2097.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189....

James Scott
Vice-Consul.

甲

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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婦人 麥吉里氏 稟請在上海按和約所定界內租業戶 顧春雪 鄉 泉生 掌 地一段永遠租 畝 分 厘 毫 北 東 南 西 每畝給價英 壹百 元正又四百元正 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顧春雪鄉泉生將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地質券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貨券與華民輾轉貨賣若華民欲在界內租地貨券須由總領事官與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畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年二月初九　日給　租地契　二千零九十八號

查該地坐落二十七保九畝九字圩十畝鄭顧良此批

此項租地係據會丈局會同勘復坐落二十七保九畝九字圩十名荏花園西南之閘港大貝實地伍畝柒分伍厘西址東至英冊二千七百八號地西至英冊二千九百五號暨趙朱姓地南至公路北至英冊二百八號暨二千九百九十五號並趙朱姓地暨潘源昌地繪圖到道該商應照入實畝分西址管業相應批明蓋印備考

光緒二十二年二月初九日批

東北角一段約有貳厘併入本契遵例租用此批

此項租地係據會丈局會同勘復坐落二十七保九畝九字圩十名荏花園西南之閘港大貝實地伍畝柒分伍厘西址東至英冊二千七百八號地西至英冊二千九百五號地南至公路北至英冊二百八號暨二千九百九十五號並趙朱姓地暨潘源昌地繪圖到道

本契共有實

光緒二十二年二月廿日批

英册道契　第2098號　第2099號

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Lieu ——, 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 Geo. Jamieson, H.B.M. Consul-General, stating that Nellie McGrath has applied to Rent in perpetuity from the Proprietors Ku Chün chuen, Tih Chung T'Tsangyuen a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ——*mow*, ——*fun*, ——*le*, ——*haou*, bounded

on the North by ——

on the South by ——

on the East by ——

on the West by ——

That the said Nellie McGrath is to pay to the said Proprietors 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 Ku Chün chuen, Tih Chung T'Tsangyuen shall Rent the said quantity of Land to Nellie McGrath upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Nellie McGrath his or their Heirs or Assigns, shall 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 Nellie McGrath his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Nellie McGrath neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 2nd moon 9th day.

March 5th 1895.

No. of Lot, ——

No. of Title Deed, 2098.

Registration completed at H.B.M. Consulate-General, Shanghai, this —— day of —— 189—

Jamieson

Vice-Consul.

英册道契　第2098號（二）

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Lieu ——, 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 Geo. Jamieson, H.B.M. Consul-General, stating that George McBain has applied to Rent in perpetuity from the Proprietors Pao Yuanhsiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ——*mow*, ——*fun*, ——*le*, ——*haou*, bounded

on the North by ——

on the South by ——

on the East by ——

on the West by ——

That the said George McBain is to pay to the said Proprietors a sum of Dollars one hundred & fifty ($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 Pao Yuanhsiang shall Rent the said quantity of Land to George McBain upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said George McBain his or their Heirs or Assigns, shall 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 McBain his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 McBain neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 2nd moon 10th day.

March 6th 1895.

No. of Lot, ——

No. of Title Deed, 2099.

Registration completed at H.B.M. Consulate-General, Shanghai, this —— day of —— 189—

Jamieson

Vice-Consul.

英册道契　第2099號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道劉

爲給出租地契事照得接准大英總領事官指照會內開今據本國商人麥邊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獻分匣卷北東南西每畝給價二百五十元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將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實易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易與華民輾轉貨賣若華民欲在界內租地實易須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本國總領事官批准註冊將其地經數分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年[illegible]銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年二月初十日給　租地契　二千零九十九號

此契租地已全數由該英商麥邊得執

小路繪圖到道該局應收文憑分四批繳半相應批明蓋印備考光緒三年十月三十日蓋印

名竹橋頭文昌宮地基歸分陸厘基四址東至朱姓地西至鄭姓地南至顧姓地北至

此項地畝據會文勘合同即領單落十保第[illegible]字[illegible]

查該地基二千九百九十四方丈零計畫鄭顧良此批

此契給執本契相應批銷蓋印備考光緒三年十月十五日道署批

英册道契　第2099號（一）

中

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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婦人昔滕氏稟請在上海按和約所定界內租業戶陳培齋地一段永遠租　分　厘　毫　北　南　東　西每畝給價　洋三百六十元正　業戶陳培齋　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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實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輾轉貨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違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違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允准憑據段分毀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據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

光緒二十一年十一月二十七日給　租地契　二十一百零壹號

查該地已于光緒二十年五月二十七日給過英商徐錢此批

此項租地係海關會同英商會同勘後坐落二十五保頭圖知字廿七号周家宅橋大路實地查明劃分四址東至英冊二十七九號地西至洋商有恒行地南至路北至打已路繪圖到道該商應照天字叁百叁拾四號冊內備考光緒二十年五月二十七日批

光緒二十年十月二十九日接英冊第四十號子圖民英商普藤氏將第二十叁號契地事據壁連　租用相應註明備考

[TRANSLATION.]

TITLE DEED.　Taotai's Copy.

Liu — 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 Geo. Jamieson, H.B.M. Consul-General, stating that Laidie Margaret Liddons has applied to Rent in perpetuity from the Proprietors Chen Pai Zsai a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *mow*, *fun*, *le*, *haou*, bounded

on the North by

on the South by

on the East by

on the West by

That the said Laidie Margaret Liddons is to pay to the said Proprietors a sum of Dollars three hundred & sixty ($360) 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 Pai Zsai shall Rent the said quantity of Land to Laidie Margaret Liddons upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion. Laidie Margaret Liddons his or their Heirs or Assigns, shall 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 Laidie Margaret Liddons his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Laidie Margaret Liddons neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 2nd moon 17th day.

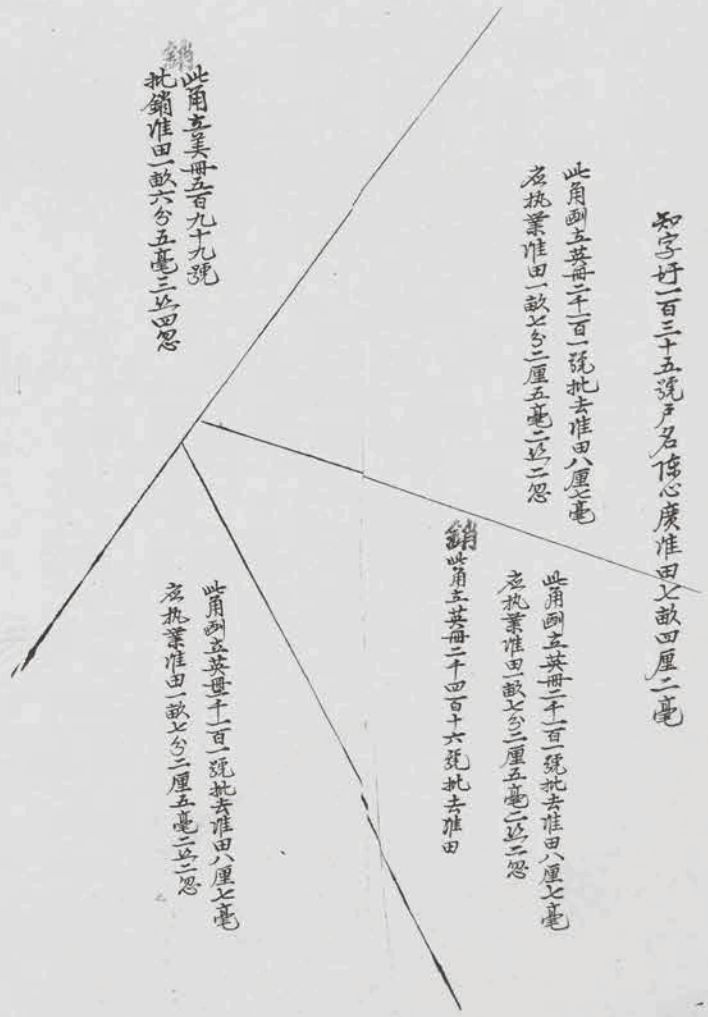
March 13th 1896.

No. of Lot, 2101

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2101號（一）

英册道契　第2101號（二）

英册道契　第2101號（三）

割單

中

大清欽命監督江南海關分巡蘇松太兵備道劉 爲

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 密倫敦 稟請在上海按和約所定界內租業戶 徐威記 地一段永遠租 畝 分 厘 毫 北 南 東 西 內 每畝給價 共洋四百五十九正 等因前來本道已飭業戶 徐威記 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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貿易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貿易與華民輾轉貨賣若華民欲在界內租地貿易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轉稟批准登籍將其地整段分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年未將年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年 二 月 十八 日給 租地 地契 二千一百零二號

查該地基二畝六分零[illegible]

此項租地係向大局會同勘復坐落[illegible]塘該地中間有土塘公路一條又見潤三步不在其內除去又見實地玖畝陸厘叁毫西北東南至路路外

至九百九號地面至公路南至英冊二十七號地北至黃浦江繪圖到道該商應照文貸款分西北管業相應批明蓋印備考 光緒二十年四月 日批

查此契[illegible]英國駐劄領事官[illegible]

光緒二十年十月二十日 英國駐劄副領事官[illegible]

光緒二十年十月二十日遵著批

光緒二十年十月二十日 英國駐劄副領事官[illegible]報三月作爲廢紙請給前來臨繳換連同土契送請批明銷毀等因除將原契批註外相應批明蓋印備考

光緒二十七年十月二十日遵著批

查該租地本年四月滿

英副領事函說租主現擬報升畝連之漲灘繳價添行入契等因飭據會丈局會同勘復去見接漲新灘拾叁畝柒厘壹毫又水尚淺灘地貳畝肆分玖厘叁毫核與灘滿分數無碍應准報租合亦契內有地玖畝陸厘叁毫共計實地貳拾肆畝陸分叁厘柒毫西北東南至路路外至黃浦江岸東北至九百九號地面至公路南至英冊二十七號地北至黃浦江岸東南至一千七百四十三號地面至公路北至浦灘所有中間原有三步潤至塘公路仍不在內等情繪圖到道該商應照現文說批管業相應批明蓋印備考 光緒二十年十月 日遵著批

查此契地現據該商繳價添租塘路仍據會丈局等會同勘復去見塘路地畝叁分陸厘五毫四絲東至路西至六千一百四十三號地南北均至本契地合亦本契原有地貳拾肆畝陸分玖厘柒毫兩共去見地貳拾五畝玖分玖厘柒毫繪圖到道[illegible]

光緒二十年 月 日

英册道契 第2101號 第2102號

五一

[TRANSLATION.]

TITLE DEED. Taotai's Copy.

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

I have received a communication from G. Jamieson, H.B.M. Consul-General, stating that Osborne Middleton has applied to Rent in perpetuity from the Proprietors Hsü Shen kee a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *mow*, *fun*, *le*, *haou*, bounded on the North by

on the South by

on the East by

on the West by

That the said Osborne Middleton &c. to pay to the said Proprietors a sum of Dollars four Hundred & 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 Hsü Shen kee shall Rent the said quantity of Land to Osborne Middleton upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Osborne Middleton his or their Heirs or Assigns, shall 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 Osborne Middleton his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Osborne Middleton neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 2nd moon 18th day.

March 14th 1896.

No. of Lot, —

No. of Title Deed, 2102.

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

Jamieson
Vice-Consul.

會丈局

札

[illegible] 為

札飭事本年四月十八日接

英副領事羅　來函據二千二百二號契地租主稟該契地毘連之滬灘現擬報請升科而照滬浦界線計之約有地十六畝五分九厘七毫應按該處時值每畝二百兩繳升呈契請移

照准前來將上下契送請派員會勘准予繳升入契印給等因除函復外合檢上契札飭札到該局即便遵照查明該契會同洋員前往該地按址勘丈繪圖貼說並查前項灘地是否毘連接滬新灘能否准予繳價併租有無違碍該處時值地價若干一併查議復奪毋遲此札

計札發上契一紙仍繳

光緒[illegible]十三年四月　日

0040

英冊平字二百二號轉契批註

光緒十七年十月二十六日密倫敦將本號契地九畝六厘三毫轉與開平礦務局租用此批

批前號上申下契內

查此契租地本年四月

英副領事函該租主現拟报讲电連之淤滩缴價添併入契等因飭據會丈局會同勘

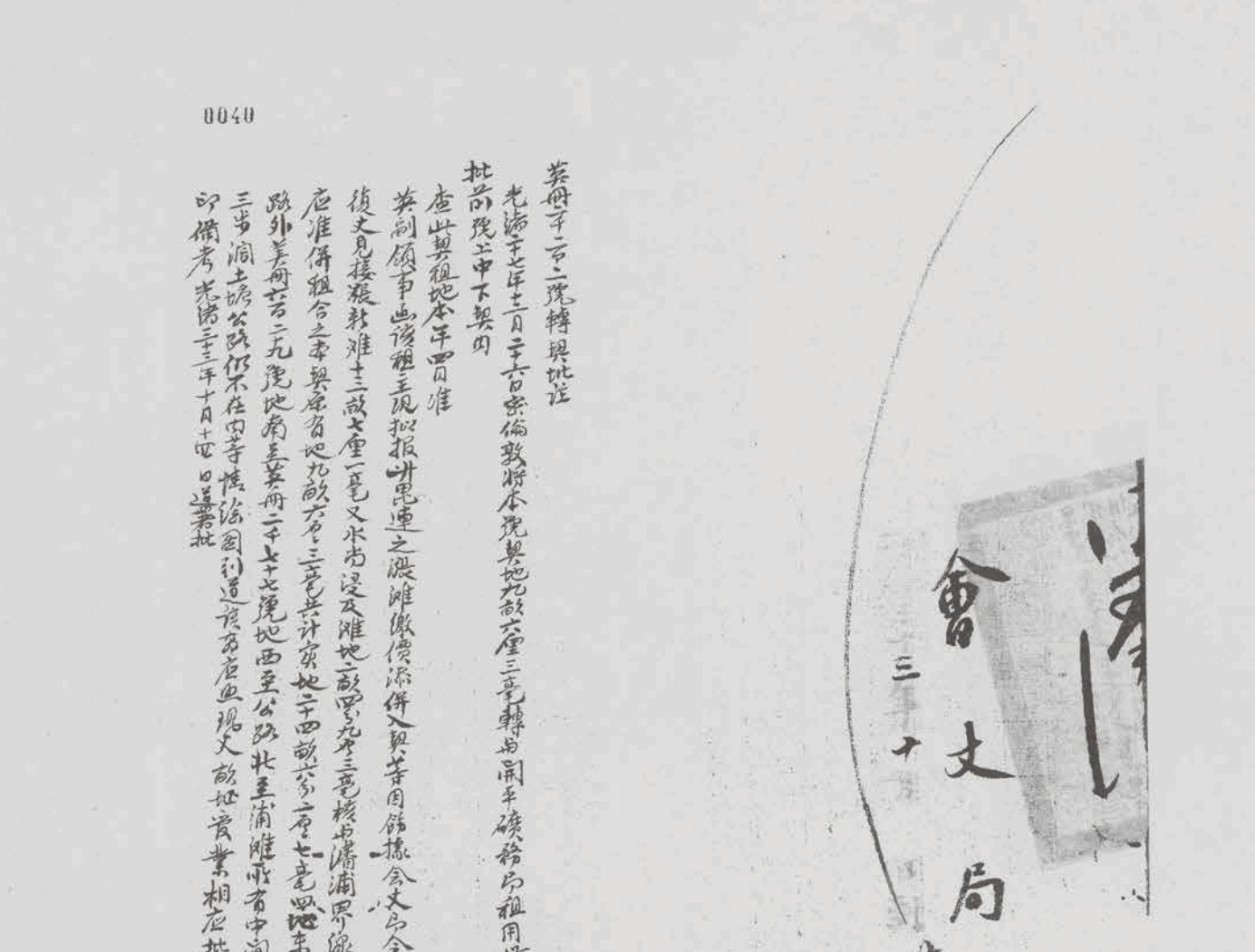
復丈見接淤新滩十三畝七厘一毫又水勢浸及滩地之畝實九十三毫核與潇浦界線無碍

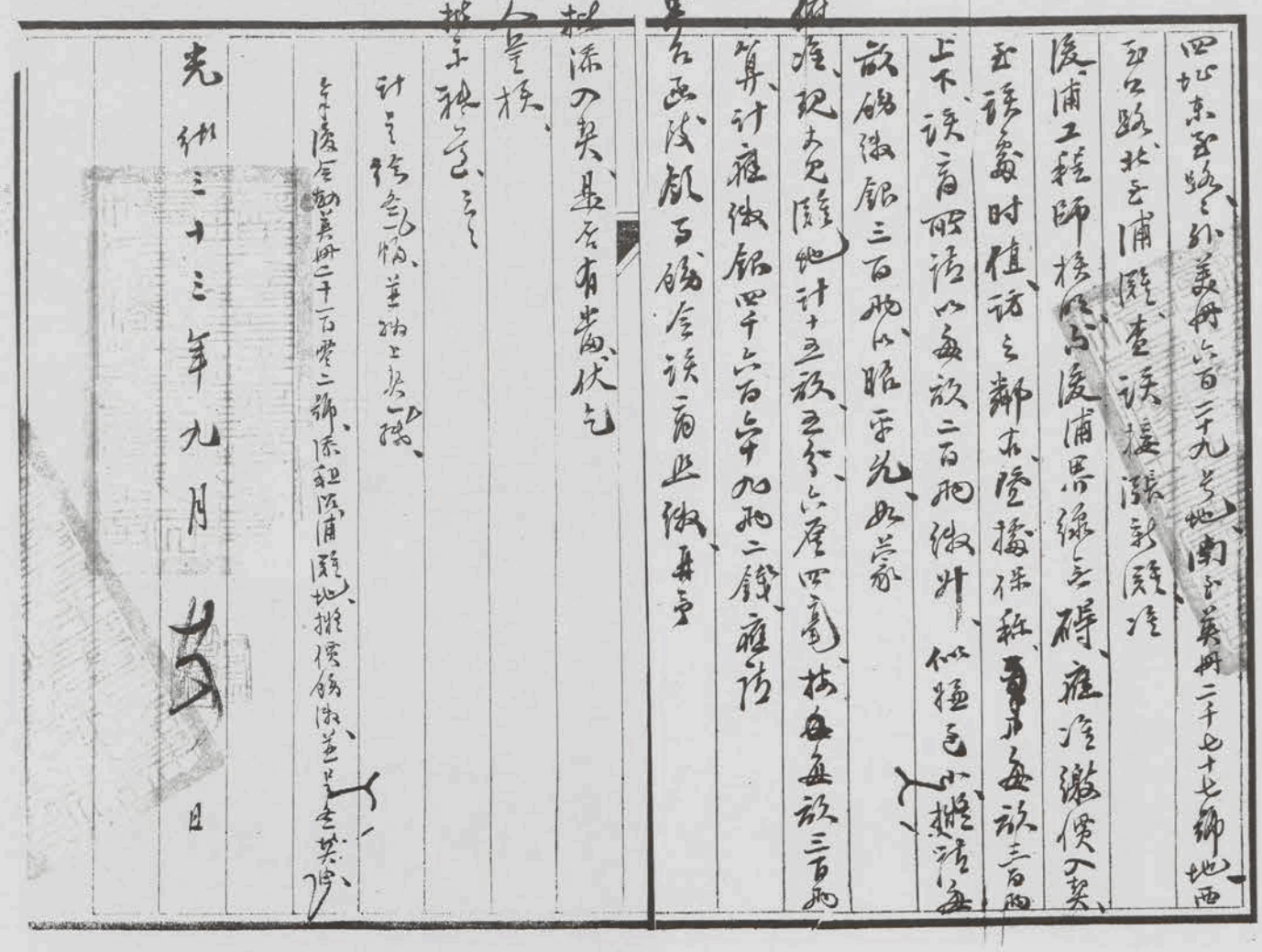
應准併租合之本契原有地九畝六厘三毫共计实地二十四畝六厘一毫照地東至路

路外美冊二百二號地界美冊二十七號地西至公路北至浦滩新者中间原有

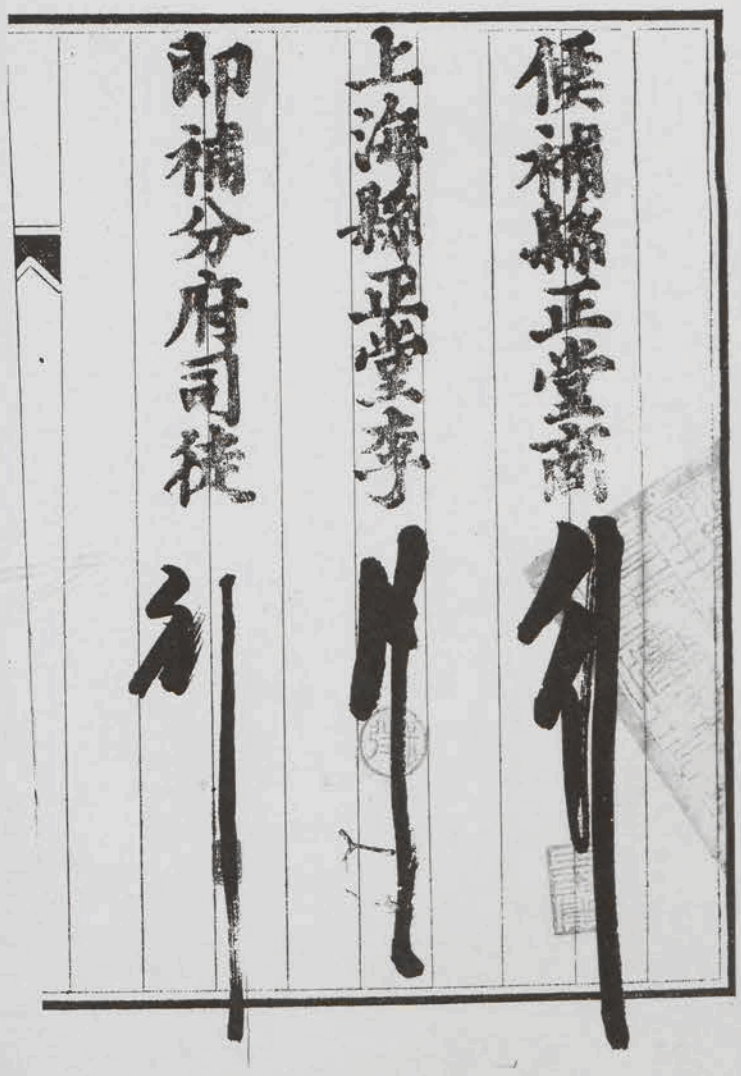
三步洞土塘公路仍不在内等情經飭到行道該局應照丈畝征實業相應批明

備考光緒二十二年十月十四日道書批

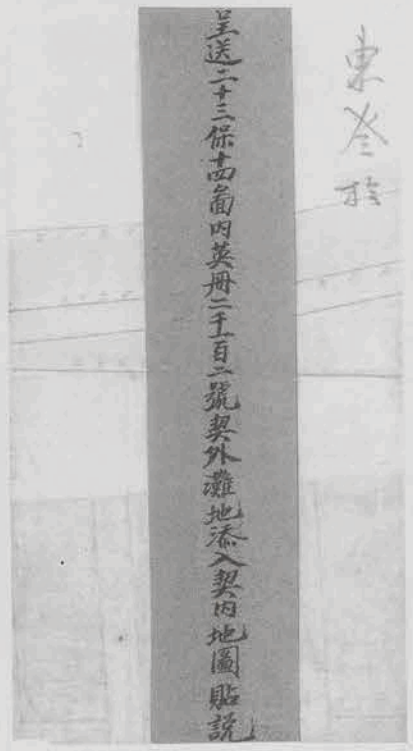




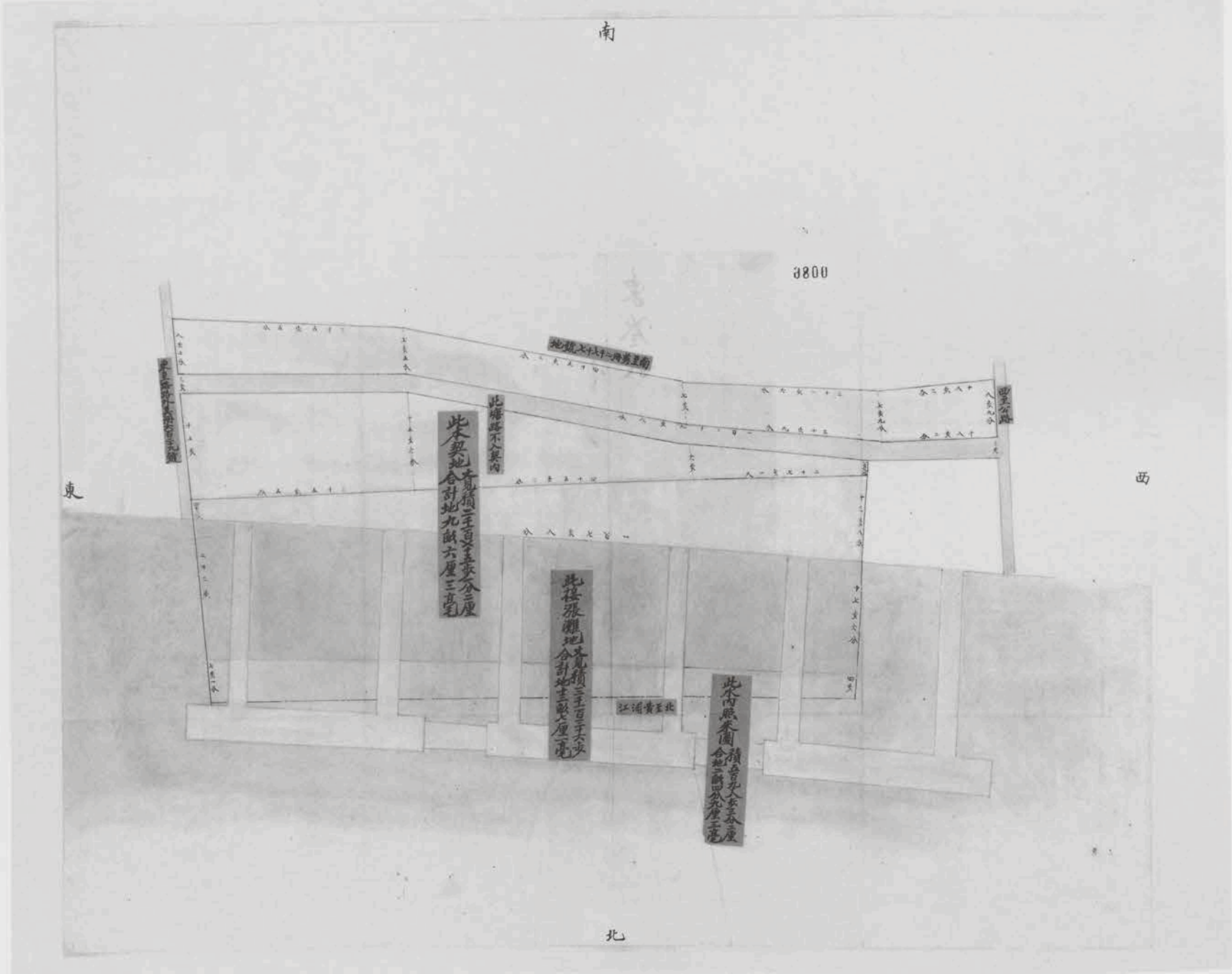
英册道契　第2102號（七）
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b



英册道契　第2102號（八）
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖c



英册道契　第2102號（九）
會丈局繪製二十三保十四圖地塊圖a



英册道契　第2102號（一〇）
會丈局繪製二十三保十四圖地塊圖b

移文

一統二年十月　日

上海浦東塘工善後局　為

移請事查二十三保十四圖閘平煤棧英冊二千一百二號六千八百四十三號兩契地圖佔塘基公地經　敝局查出稟呈

道憲照會

英副領事轉飭該商拆除兩頭柵門立界管理以重公地當奉

前道憲蔡　札以准

實副領事玉飭據該商稟稱所佔塘基情願繳價入契請准予繳

升等情轉行會同

貴局暨

英副領事所派之員前往該地查明畝分價值復奪等因即經會同

丈明佔用塘基一畝六分二厘二毫前年日商三井英商太古在洋涇港口佔用塘地每畝認繳價銀一千五百兩此項塘基時值不同較東首洋涇為優每畝值銀五千兩敝局因奉

道憲札飭議價僅請每畝繳價銀三千兩實係顧全邦交和平辦法乃延擱數月久不議妥塘工公地未便久任侵佔相應備文移請為此合移

貴局請煩查照希即照會

英副領事迅飭該棧訂期會同劃清界址豎立界石以便管理並希

見復望切施行須至移者

前道憲蔡　札以准

實副領事玉飭據該商稟稱所佔塘基情願繳價入契請准予繳

升等情轉行會同

貴局暨

英副領事所派之員前往該地查明畝分價值復奪等因即經會同

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道憲札飭議價僅請每畝繳價銀三千兩實係顧全邦交和平辦法乃延擱數月久不議妥塘工公地未便久任侵佔相應備文移請為此合移

貴局請煩查照希即照會

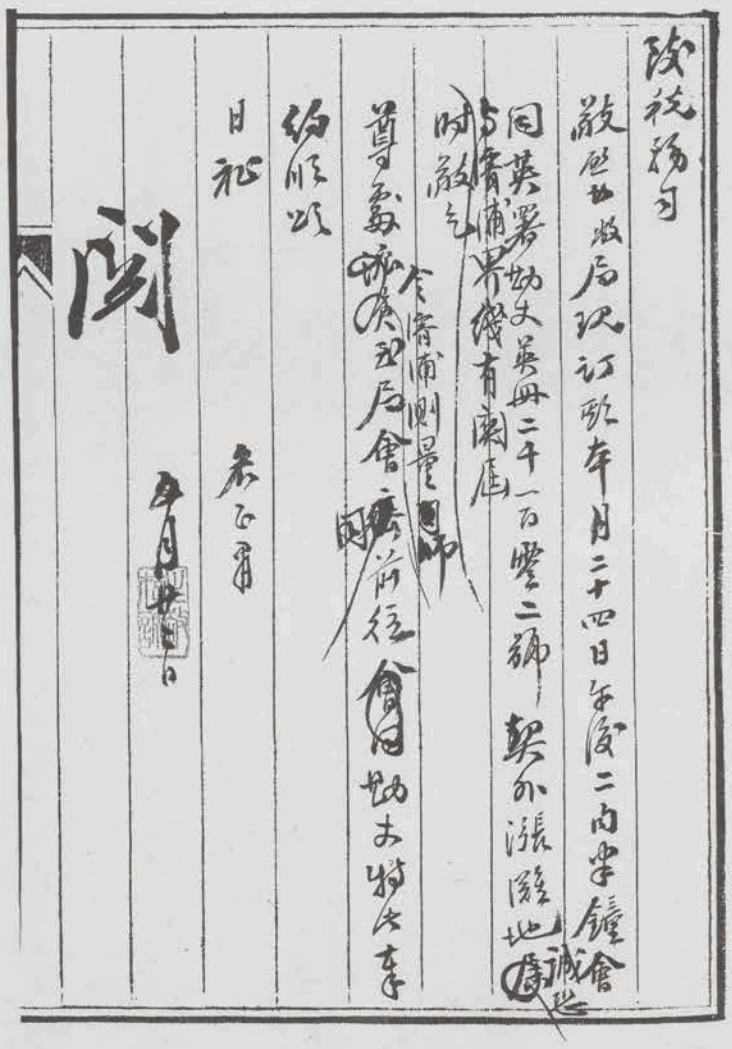
英副領事迅飭該棧訂期會同劃清界址豎立界石以便管理並希

見復望切施行須至移者

右　移

總辦會丈局

宣統　年　月　二十四　日移



會丈局

札

[illegible] 為

札知事。查英冊二千一百二號六百八十八號[illegible]兩契圖地

墳基一所，據墳主向[illegible]後開單煤[illegible]建房屋均已

佔及墳地，如果立界收買，該房已成之局，勢必為難。若不

日前三井洋商太古等佔用墳地，向其方時議償，由外

給發併租入契，現在該墳所佔墳地尚未計地一畝六分二厘

二毫，此係墳基公共之地，照照可比，按照時值每畝約銀

三千兩。姜等具呈郭道和平辦理，擬請飭該商

向議償併租等情，當經由道並請

英册道契　第2102號（一五）

上海道札飭會丈局2a

二毫，此係墳基公共之地，照照可比，按照時值每畝約銀

三千兩。姜等具呈郭道和平辦理，擬請飭該商

向議償併租等情，當經由道並請

英副領事備覽去後，茲准函復，以此項地係仍請飭

領會丈局查報示悉，飭該承辦繪圖擇定等因，除行墳主[illegible]

外，合就札飭。札到該局，即便查照，會同墳主[illegible]妥為

辦理，繪圖具復，以憑核辦，毋違。此札。

宣統二年五月　日

宣統二年六月[illegible]

第　[illegible]　縫

冊

英册道契　第2102號（一六）

上海道札飭會丈局2b

中

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

給出租地契事照得接准

大英總領事官援照會內開今據本國商人　建　大　稟請在上海按和約所定界內租業戶　德商瑞記行

地一段永遠租　畝分　厘　毫　北　南　東　西　每畝納銀

業戶德商瑞記行將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准任中國之人必須中國官憲與　總領事官查覈其租地貨務無足妨礙方准租作

又查倘隨帶程離外國人有通融得益之處但無准租地貨物與華民覆轉貨賣若華民欲在界內租地貨務須由

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

國總領

光緒　日給　租地

地契　二千一百零三號

此項租

查該地現經德商瑞記紡紗公司請換德冊第　號新契給執租用本契前已註銷合再批明並印備考光緒　年　月　日

查本契用國號商眾租南百滙地畝後又見該滙畝內已分出一段計　畝　分　厘　毫西北至　西南至　東北至　東南至　德冊　號地面星德冊　號地面星朔退自滙畫至本契地等情

繪圖貼冊外合將原契改繪分劃原圖粘貼該商應照前後文冊內該分出地畝等事和盤批明並印備考光緒　年　月　日

查該地原經德商瑞記紡紗公司租用應歸德冊本契註銷光緒　年　月　日

英二千一百三號

英册道契　第2103號

五九

英册道契　第2103號（一）

He within Lot was formerly Lima. Lot no. 56.

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

Liu — *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 Geo Jamieson, H.B.M. Consul-General, stating that Ratanji Dadabhoy Sata

has applied to Rent in perpetuity from the Proprietors Arnhold Karberg & Co.

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

on the North by

on the South by

on the East by

on the West by

That the said Ratanji Dadabhoy Sata is

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 Arnhold Karberg & Co. shall Rent the said quantity of Land to Ratanji Dadabhoy Sata upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Ratanji Dadabhoy Sata his or their Heirs or Assigns, shall 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 Ratanji Dadabhoy Sata his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Ratanji Dadabhoy Sata

neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 2nd moon 18th day,

March 14th 1896.

No. of Lot, —

No. of Title Deed, 2103.

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

Vice-Consul.

英册道契　第2103號（二）

甲

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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婦人　菩藤氏　稟請在上海按和約所定界內租業戶吳毛毛陳海宝等地一段永遠租　獻分厘毫北　南　東　西　錢桂松

每畝給價洋五百兩正　文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶吳毛毛陳海宝等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地質券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質券與華民輾轉貨賣若華民欲在界內租地質券須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不原明本國總領事官並道憲批准者將其地照沒官段或已或人另造房屋轉租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額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

光緒二年五月十四日給　租地　地契　二千一百零四號

此契租地壹段計地分叁千貳百零四六號新契給執本契相應批銷蓋印備考　光緒二年五月十四日道署批

[TRANSLATION.]

Taotai's Copy

TITLE DEED.

Lieu — *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 Chinnery, H.B.M. Consul-General, stating that Taidie Margaret Liddons has applied to Rent in perpetuity from the Proprietors Yi Maomao, Chen Hai Pao, Sei Kuei Sung 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 ——— *mow*, ——— *fun*, ——— *li* ——— *haou*, bounded

on the North by ———

on the South by ———

on the East by ———

on the West by ———

That the said Taidie Margaret Liddons is to pay to the said Proprietors a sum of Taels five hundred (Tls. 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 Proprietors Yi Maomao, Chen Hai pao, Sei Kuei sung Pao shall Rent the said quantity of Land to Taidie Margaret Liddons upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Taidie Margaret Liddons his or their Heirs or Assigns, shall 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 Taidie Margaret Liddons his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Taidie Margaret Liddons neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 2nd year, L. S. 5th moon 14th day.

June 6th 1876.

No. of Lot, 2104

No. of Title Deed, 2104

Registration completed at H.B.M. Consulate-General, Shanghai, this ——— day of ——— 189—

James Scott

Vice-Consul.

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉 爲

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 麥 計 稟請在上海按和約所定界內租業戶德商舒勒次地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶德商舒勒次將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨殷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貨殷與華民輾轉貨賣若華民欲在界內租地貨殷須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分畀或已或人另造殷屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年二月廿六日給 租地契 二千一百零五號

查該地係由德舒四十號換五本號新契德契註銷此地

此項租地坐落二十保十圖吉字閘港飭據會丈局會同勘復丈見實地貳畝貳分四北東至小路西至徐姓地南至浜岸北至龐姓地繪圖到道

該商應照大實畝分西地管業相應批明蓋印備考 光緒壬午年七月十八日監督黃 印給

光緒三十二年二月廿日 金士美 作水租全讓與 愛尔德 租用此地 卅年七月三日之前付

光緒於三十二年 六月二十日 准上海縣領事署 字第六六一九號 轉立日 八〇五一號 准戶部 野村信託株式會社 整理借契時換給憑契 中華民國 三十二年 七月 三日 上海縣將所有地畝歸 領訖 祖字第六五四七號

英册道契 第2104號 第2105號

The within Lot was formerly a German Lot no. 140.

[TRANSLATION.]

TITLE DEED. Scotai's copy.

Liu ~ 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 G. Jamieson, H.B.M. Consul-General, stating that Alexander Michie has applied to Rent in perpetuity from the Proprietors A.M. Schultz a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *mow*, *fun*, *le*, *haou*, bounded

on the North by

on the South by

on the East by

on the West by

That the said Alexander Michie is 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 A.M. Schultz shall Rent the said quantity of Land to Alexander Michie upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 Michie his or their Heirs or Assigns, shall 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 Michie his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 Michie neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 2nd moon 26th day.

March 22nd 1896.

No. of Lot, —

No. of Title Deed, 2105.

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

James Scott
Vice-Consul.

六一

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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　金世美　稟請在上海按和約所定界內租業戶山　南　東　香　地一段永遠租　獻　分　厘　毫　北　西　每畝給價一千二百元　業戶山　南　東　香　將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實房無足妨礙方准租住又查向例華程雖外國人有通融得益之處但無准租地實房與華民輾轉貨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違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繳租錢一千五百文預付銀號遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年三月　初三　日給　租地契　二千一百零六號

查該地坐落二十七保十圖公字　好　當陳恩厚此批

此租地係由保命文約同勘獲公地二十七保十圖公字　好　當陳恩厚此批

光緒二年六月　初二　日給　租地契　二千一百零六號

光緒二年正月　初三　日給　租地契　二千一百零六號

光緒二十二年十二月　吉日金世美將所租二百陸號文契送交發給分陸厘陸毫轉與業廣公司遵例租用此批

光緒二十二年十二月　初三　日給　租地契　二千一百零六號

查此項田平壹畝肆分陸厘壹毫又北壹分地捌厘壹毫南共壹地陸分陸厘貳毫計地東至英冊二十五畝五十九號地南至英冊二十五畝又一號地原租戶本契原租戶業已陸厘陸毫今又此次添租共壹地肆分貳厘捌毫統計到道該應照又章程添租畝分業相應批明蓋印備攷

光緒二十二年十二月　吉日

此契租地係由保命文約同勘獲公地二十七保十圖公字　好　當陳恩厚此批

此契於三十二年三月四日在日本國駐上海總領事署　三〇七一

轉立日冊第　四五〇八　號

中華民國三十二年三月轉立日上海道契第時號　三〇一四　號

光緒二十二年十二月初三日給租地契二千一百零六號

英册道契　第2106號（一）

[TRANSLATION.]

Taotai's Copy.

TITLE DEED.

Liu — *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 T. Jamieson, H.B.M. Consul-General, stating that Thomas William Kingsmill has applied to Rent in perpetuity from the Proprietors Khan Yi Thang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ——— *mow*, ——— *fun*, ——— *le*, ——— *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Thomas William Kingsmill is to pay to the said Proprietors a sum of Dollars One thousand two hundred ($1,200) being at the rate of ——— per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Khan Yi Thang shall Rent the said quantity of Land to Thomas William Kingsmill upon the following conditions:—

Forsmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 3rd moon 3rd day.

March 28th 1895.

No. of Lot, —— } 2106.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

Jamieson
Vice-Consul.

六一一

英册道契　第2106號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道劉

為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格蘭特稟請在上海按和約所定界內租業戶吳賛如地一段永遠租　分厘亳　南　東　北　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吳賛如將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地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輾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遵明本國總領事官並道憲批准登錄將其地整段分畀或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

光緒廿一年三月　日給　租地契　二千一百零七號

此道租地前據會大房會同勘得坐落十五保頭圖和字圩內打鎗路又見實地伍分貳厘四毫東至唐姓地暨並冊千九百三十一號地畫至美冊六百二十號地暨並冊千九百三十二號地畫至黃姓地北至並冊千九百三十二號地繪圖到道該商應照大清欽定地管章程應批明蓋印備考

光緒二十年十月　日給

[TRANSLATION.]

TITLE DEED.

Scotal's copy.

Lie — *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 G. Jamieson, H.B.M. Consul-General, stating that James campbell Grant

has applied to Rent in perpetuity from the Proprietors Wu Paozu a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *mow*, *fun*, *le*, *haou*, bounded

on the North by

on the South by

on the East by

on the West by

That the said James campbell Grant is to pay to the said Proprietors a sum of Dollars one hundred & fifty (#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 Wu Paozu shall Rent the said quantity of Land to James campbell 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 Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 campbell 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 James campbell 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 James campbell 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.

Kwang Hsü 21st year, L. S. 2nd moon 2nd day.

March 28th 1895.

No. of Lot, 2107.
No. of Title Deed,

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

James Scott
Vice-Consul.

計開貳拾伍保　壹區　壹　圖知字圩壹百肆拾伍　號

業戶吳聖奎上折田陸分玖亳　對同

光緒二十年會勘據業戶吳賛如將此單內餘地全數出租與洋商容　日給

光緒二十年會勘據業戶吳賛如將此單內餘地伍分貳厘出租與洋商泳知立英冊貳十貳號新契此單應餘地捌厘玖亳歸原業戶執業此地

司格蘭特為業立英冊二十二百之號新契此單作為廢紙此地二同契據填註現業還戶領價即在鄭陸四十八年　日概不為憑

中

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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奧言生稟請在上海按和約所定界內租業戶左硯秀鄉地一段永遠租　畝　分　厘　毫　北　南　東　西　每畝給價二百二十九千文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶左硯秀鄉將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地貨易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貨易與華民輾轉貨賣若華民欲在界內租地貨易須由總領事官與中國官憲酌給蓋印憑據始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稟明本國總領事官違道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年三月　初九　日給　租地契　二千一百零八號

查該地坐落二十三保頭圖平字圩高嚴忽拏此批

此項租地飭據會丈局會同勘明坐落二十三保頭圖平字圩高嚴忽拏此批

至魯姓地南至蘆塘溝北至浜岸繪圖到道該商應繳丈費銀分四次管業相應批明蓋印備考光緒二十一年六月二十三日批

英册道契　第2108號（一）

[TRANSLATION.]

TITLE DEED. Taotai's copy.

Liu — *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 G. Jamieson, H.B.M. Consul-General, stating that James Fredrick Oresen has applied to Rent in perpetuity from the Proprietors Zo Shee Sen & Zoong Shing a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *mow*, *fun*, *le*, *haou*, bounded

on the North by

on the South by

on the East by

on the West by

That the said James Fredrick Oresen is to pay to the said Proprietors a sum of Dollars One hundred & twenty (₩120) 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 Zo Shee Sen & Zoong Shing shall Rent the said quantity of Land to James Fredrick Oresen upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 Fredrick Oresen his or their Heirs or Assigns, shall 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 Fredrick Oresen his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 Fredrick Oresen neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 3rd moon 9th day.

April 3rd 1895.

No. of Lot, —
No. of Title Deed, 2108.

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

James Scott
Vice-Consul.

英册道契　第2108號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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工部局稟請在上海按和約所定界內租業戶胡潤生地一段永遠租　畝　分　厘　毫　北　南　東　西　每畝給價二百二十九千文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶胡潤生將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地貨易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貨易與華民輾轉貨賣若華民欲在界內租地貨易須由總領事官與中國官憲酌給蓋印憑據始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稟明本國總領事官違道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年八月　初三　日給　租地契　二千一百零九號

查該地坐落二十三保頭圖平字圩高陸榮堂此批

此項租地飭據會丈局會同勘明坐落二十三保頭圖平字圩高陸榮堂此批

至魯姓地南至蘆塘溝北至浜岸繪圖到道該商應繳丈費銀分四次管業相應批明蓋印備考光緒二十一年七月二十日批

此契租地已由工部局全數併入英册四千二百八十七號契內合用本契理合批銷蓋印備考光緒二十一年正月三十日道署批

英册道契　第2109號（一）

[TRANSLATION.]

TITLE DEED. Taotai's Copy

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 Her Britannic Majesty's Consul-General, stating that The Municipal Council (Ni of the Yang King Pang) [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Hu Yun 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 *mow*, *fun*, *le*, *haou*, bounded

North by

South by

East by

West by

That the said Renters pay to the said Proprietor a sum of one thousand taels (Hs.1000) being at the rate of per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 8th moon 3rd day.

21 Sept. 1895.

No. of Lot,
No. of Title Deed, 2109

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

James Scott
Vice-Consul.

英册道契　第2109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劉 爲

給出租地契事照得按准大英總領事官哲照會內開今據本國商人 葉廣公司 稟請在上海按和約所定界內租業戶 陳 卯氏地一段 東 西 南 北 共計 分 厘 毫 每畝給價 兩 錢 文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 陳 卯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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地質房無足妨礙方准租住又查向議華程雖外國人有通融得益之處但無准租地質房與華民輾轉貨賣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 [illegible] 地畫交分明或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年 [illegible] 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 年 月 日給 租地 地契 二千一百十 號

查得地主 [illegible] 坐落 [illegible] 北川虹浜大見埠地位分前屋東至西北東至英冊二千二百二號西至葉廣公司地南至陳姓坟

此項租地係 [illegible] 暨葉廣公司地北至界外多地繪圖到道該商應照大寫畝分四忽管業租應批明蓋印備考 光緒三年十月十六日監督劉 印給

二千二百十號

一九四〇年一月十一日 葉廣公司 [illegible] 花押 來馬丁 葉廣公司 [illegible] 民國卅七年十月十日 [illegible]

此契於三十四年六月二十日准日本駐紮上海總領事函達立日冊第一〇一七〇號註冊核發業主恒產公司候整理舊契時換給新契

中華民國三十四年七月十八日上海特別市地政局此 特字第一一五號

英冊道契 第2108號 第2109號 第2110號

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Liu — *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 G. Jameson, H.B.M. Consul-General, stating that The Shanghai Land Investment company limited. has applied to Rent in perpetuity from the Proprietor Chen Ying 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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Shanghai Land Invest. co Ltd. is to pay to the said Proprietors a sum of Taels three hundred (Tls. 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 Chen Ying-shih ..... shall Rent the said quantity of Land to Shanghai Land Invest. 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 Invest. 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 Invest. 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 Invest. 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.

Kwang Seu 21st year, L. S. 5th moon 27th day.

Sieme 19th 1895.

No. of Lot, —

No. of Title Deed, 2110.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189...

James Scott

Vice-Consul.

六五

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉

為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　葉廣公司　稟請在上海按和約所定界內租業戶吳世珍瀛洲地一段永遠租　畝　分　厘　毫　北　南　東　西　每畝納價英洋　百元正　文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶吳世珍瀛洲將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地貨房無足妨礙方准租住又查向讓章程雖外國人有通融得益之處但無准租地貨房與華民輾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私其地經過分段或已或人另造房屋轉租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

光緒廿一年五月廿七日給　租地契　二千二百十一號

此項租地飭據會同勘復坐落二十五保頭圖知字打字号北川虹浜丈見實地劃分弍厘四毫四忽地東至陳姓出路西至英冊千七百三十號地南至公路北至陳姓地為界四址管業相應批明蓋印備考光緒三年七月十八日批

一九四〇年一月十一日　葉廣公司　收存契據處

此契於二十四年六月三十日由本國駐上海總領事署在生字第二一六號函送日冊第一〇一七號過戶林或會林恒產公司領整理後再時換給新契

中華民國三十四年七月十八日上海特別市地政局收　特字第一一六號

葉廣公司　仁記　台惟司

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

Lin — *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 G. Jamieson, H.B.M. Consul-General, stating that The Shanghai Land Investment Company Limited — has applied to Rent in perpetuity from the Proprietors Yi Tze-sen & Yi Ying chow a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area — *mow*, — *fun*, — *le*, — *haou*, bounded

on the North by —

on the South by —

on the East by —

on the West by —

That the said Shanghai Land Invest. Co. Ltd. is to pay to the said Proprietors a sum of Dollars Five hundred ($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 Proprietors Yi Tze-sen & Yi Ying chow shall Rent the said quantity of Land to Shanghai Land Invest. 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 Invest. 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 Invest. 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 Invest. 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.

Kwang Hsü 21st year, L. S. 5th moon 27th day.

June 19th 1895.

No. of Lot, —
No. of Title Deed, 2111.

Registration completed at H.B.M. Consulate-General, Shanghai, this — day of — 189—

James Scott
Vice-Consul.

六六

中

大清欽命監督江南海關分巡蘇松太兵備道劉 爲

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 業廣公司 稟請在上海按和約所定界內租業戶陸馬氏全媳陶氏

地一段承遠租 畝 分 厘 毫 北 南 東 西

每畝給價 式壹百兩正 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陸馬氏全媳陶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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地質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質房與華民輾轉貨賣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照明本國總領事官並憲批准登籍將其地塹段分畛或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年 五 月 初八 日給 租地 地契 二千一百十三號

此項租地飭據會丈局會同勘後查洛主保頭畲知字廿七名小陸家宅丈見地壹分捌厘肆毫七伍照又由首留出公路一條係屬業內之地丈見合地壹厘貳毫宅丈添租共計壹分捌厘肆毫七伍照共計每畝納分租庫平元銀一千五百文正其地西至公路大半路南北兩面均至陸姓地畔（陸姓地）圖到道該商應照丈實畝分照章繳租蓋印倫考光緒三年十月二十三日照發黃 印給

本契於一九二六年六月二十九日經前工部局收用路地一厘一毫此註

一九四〇年一月十一日 業廣公司

南京路仁記 業廣公司 克福德

此契於三十四年六月二十日准日本國駐上海總領事署查字第一〇一號函特立冊第一〇一五六號注戶株式會社恆產公司俟整理畢契時換給新契由華民國三十四年六月十八日上海市地政局 特字第一〇一號

英册道契 第2111號 第2113號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Liu — *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 F. Jamieson H.B.M. Consul-General, stating that The Shanghai Land Investment Company Limited has applied to Rent in perpetuity from the Proprietors Lok Ma she & Tao she a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Residents at the Port of Shanghai, measuring in area *mow*, *fun*, *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 Ld is to pay to the said Proprietors a sum of Taels one thousand (Tls. 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 Lok Ma she Tao she shall Rent the said quantity of Land to Shanghai Land Invest. 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 Invest 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 Invest. 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 Invest Co Ld. neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 5th moon 8th day.

May 31st 1896.

No. of Lot, } 2113.
No. of Title Deed, }

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

Jamieson 4th
Vice-Consul.

六七

中

大清欽命監督江南海關分巡蘇松太兵備道劄

爲

給出租地契事照得按准

大英總領事官**哲**照會內開今據**本國**商人**者孚德白克**　稟請在上海按和約所定界內租業戶**孚德生**

地一段永遠租　畝　分　厘　毫　北　南　東　西　

每畝給價　　文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶

將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地質券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質券與華民輾轉貨賣若華民欲在界內租地質券須由總領事官與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畀或已或人另造券屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年四月廿二日給　租地契　二千一百十四號

查該地係出一千四百六九號劃出另立本契此批

此首租地坐落吉保三圖在虹口提籃橋迤北鄧孫會界高會同勘復丈見地形分伍厘伍毫丈契內之東馬路地分貳厘玖毫與英商界地畝貳分捌厘西毫四北東至陳長滸岸西至華路即英冊千四百六九號地南至吉慶路北至英冊千九百五十號地繪圖到道該商應照丈實畝分四址管業相應批明蓋印備考　光緒三年七月廿六日監督黃　印給

光緒二十三年[illegible]日考[illegible]給所租吉保三圖西界內[illegible]地畝畝分捌厘肆毫伴與正廣和通例租用此批

英二千一百十四號

英租地基全數併入英冊平一百七十壹號新契給執本契相應批銷蓋印備考

光緒二十九年二月廿日過書批

英册道契　第2114號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Liu *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 *G. Jamieson*, H.B.M. Consul-General, stating that *Eatōn John Caldbeck* has applied to Rent in perpetuity from the Proprietors *Edward Henderson* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

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 *Edward Henderson* shall Rent the said quantity of Land to *Eatōn John Caldbeck* upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said *Eatōn John Caldbeck* his or their Heirs or Assigns, shall 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 *Eatōn John Caldbeck* his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said *Eatōn John Caldbeck* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 4th moon 22nd day.

16 May 1895.

No. of Lot, 2114

No. of Title Deed,

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

Jamieson

Acting Vice-Consul.

23/5/95

六八

英册道契　第2114號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道劉 爲

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 Osborne Middleton 禀請在上海按和約所定界內租業戶 周恒和 卽萬豐

地一段永遠租 獻 分 厘 毫 北 南 東 西

每畝給價 洋叁千兩正 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 周恒和 卽萬豐 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地質券無足妨碍方准租住

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輾轉貨賣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禀明本

國總領事官會同憲批准登錄將其地壹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

誰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卽歸官須至租地契者

光緒廿一年四月廿九 日給 租地 地契 二千一百十五 號

查該地坐落廿四保廿三圖 字 号 楊顯華 此批

此項租地係據會丈局會同勘復坐落二十四保二十三圖 號字 号方浦東楊家渡該地北面有古坟一方除坟丈見實地壹拾畝柒分壹厘叁毫四抽東至公路暨浜並

沈姓地西至黃浦江暨沈姓地南至沈黃等姓地暨小路北至張姓地暨河浜其留出坟地丈見合地壹分不在契內等情繪圖到道該商應照丈實畝分管業

業所有留出坟地不得侵佔相應批明蓋印備考 光緒二十年四月初二日監督黃 印給

光緒二年九月二日 英倫敦將所租二千一百五號又實地肆拾畝柒分壹厘叁毫轉與輪船招商總局遵例租用 此批

英二千一百十五號

英册道契　第2114號 第2115號

英册道契　第2115號（一）

六九

[TRANSLATION.]

TITLE DEED.

Tsotai's copy.

Lieu — *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 G. Jamieson, H.B.M. Consul-General, stating that Osborne Middleton has applied to Rent in perpetuity from the Proprietors Chow Hun Wo & Kwok Fan Tsung a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Osborne Middleton is to pay to the said Proprietors a sum of Tael three thousand (Tls. 3,000) 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 Chow Hun Wo & Kwok Fan Tsung shall Rent the said quantity of Land to Osborne Middleton upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Osborne Middleton his or their Heirs or Assigns, shall 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 Osborne Middleton his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Osborne Middleton neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 4th moon 29th day.

May 23rd 1895.

No. of Lot, —

No. of Title Deed, 2115.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189...

Vice-Consul.

英册道契　第2115號（二）

會丈局

札

欽命二品銜督理江南海關兼巡撫蘇松太兼循道兼管銅務加一級紀錄二次黃　為

札飭事茲接

招商局來函以局購楊家渡地方第二千一百十五號地基一塊東界張姓地南界廟西界黃浦河北界小河浜業經英領事將契送請飭轉密而登名字函祈飭查一切日後辦理得轉過局以憑收執等因查英商二千一百十五號新契租地業經前署道劉札行局縣會勘未據復到惟局函所云楊家渡地方是否係坐落南市緣南市地基不准商民出租洋商當於同治二年前署道任內奉

通商大臣李　札道出示嚴禁並行上海應縣一體示禁在案茲接前因除函復外合就抄粘札飭到該局即便遵照會同上海縣查明定章迅速勘辦刻日具復再嗣後凡遇發勘洋商租地除查明坐落是否係舊租界內一併聲敘以憑察奪毋違

計抄粘

光緒二十一年七月　十八　日

七月廿日到

故稟者竊卑職等奉

前憲臺札飭會勘英冊二千一百十四五號劃租新契各地一案業將二千一百十四號劃租契地查明勘丈先行繪圖稟覆在案茲查二千一百十五號新契係據業户周恒和郭萬豐將坐落二十四保二十三圖毀字圩一百五十八號户名錢三寶則田一畝九分九厘又毫又同號户名錢貴榮則田一畝九分九厘六毫又升科接漲灘地三十六畝八分二厘三毫共合計地四十畝八分一厘三毫出租與洋商密杜登為業附交前項田單二紙縣照一紙上業錢增寶原賣契一紙當傳同業户暨飭查明確地坐落浦東楊家渡地方北面有古坟地一方除坟丈見積九千七百六十二步一分二厘合地四十畝七分一厘三毫核與原契單照所載三共四十畝八分一厘三毫之數計少地一分四址東至公路暨浜並沈姓地西至黃浦江暨沈姓地南至沈黃等姓地暨小路北至張姓地暨河浜尚無違碍其留出坟地亦應丈實以清界限丈見積二十四步合地一分應請於契內批明不得侵佔除將田單縣照批明同原契發還英署外理合將會勘緣由繪圖貼說具衙稟覆并將奉發新中契呈繳仰祈

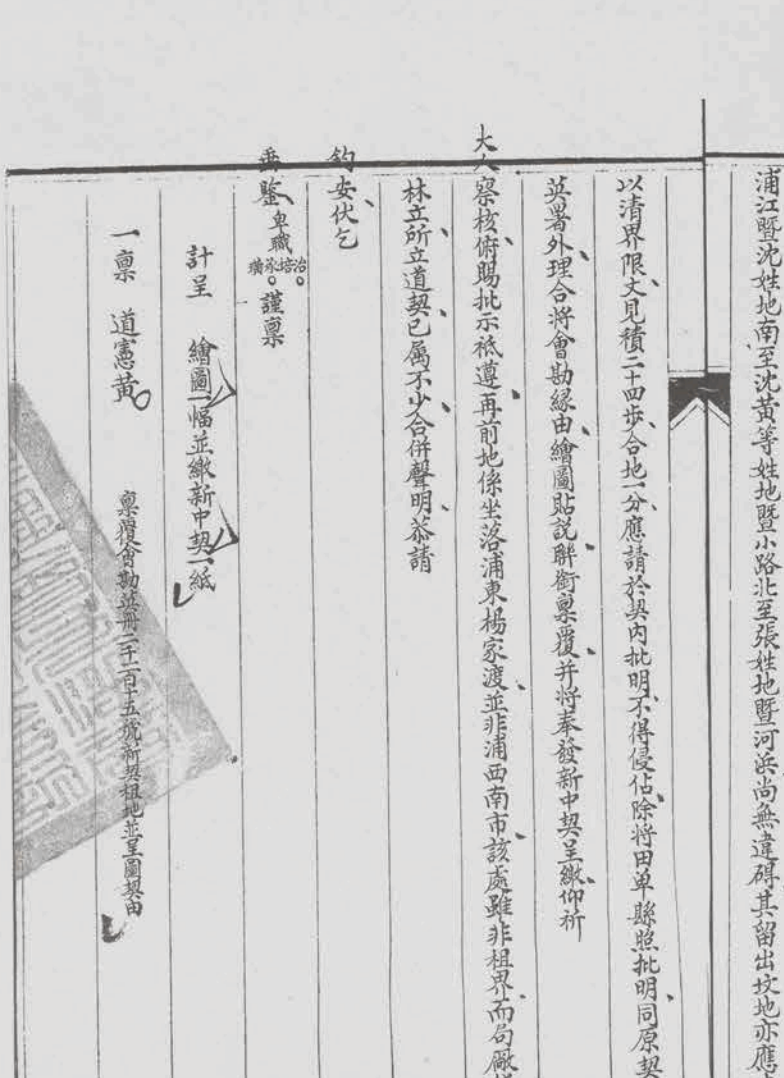
大人察核俯賜批示祇遵再前地係坐落浦東楊家渡並非浦西南市該處雖非租界而向厰棧房林立所立道契已屬不少合併聲明恭請

鈞安伏乞

卑職　治　培永　謹稟

計呈　繪圖一幅並繳新中契一紙

一稟　道憲黃　稟覆會勘並無二千一百五號新契租地並呈圖契由



光緒二十一年八月　十二

候補分府宋

上海縣正堂黃

候補分府楊

候補縣正堂朱

中

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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黃振篆稟請在上海按和約所定界內租業戶日商瑞記行

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價不載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日商瑞記行將該地租給該商收用務照後開各條遵行查核外國八按和約

在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領

事官查視其租地賃房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租

地賃房與華民輾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爲廢紙地即歸官須至租地契者

光緒二十一年五月十二日　給租地契　二千一百十六號

查該地係由日斯巴尼亞冊十一號契地換立本號新契日契註銷此批

此項租地某落二十八保[illegible]

康伍毫四址[illegible]

光緒廿二年六月初一日黃振篆將本號契地伍畝捌分柒厘伍毫轉與[illegible]承租此批

英冊號

再此號舊契因換蓋銷截函請　領署另填原號新契印給相應批明蓋印備放

查此契原有地伍畝捌分柒厘伍毫[illegible]分肆厘伍毫另立英冊八萬八百八十七號新契外應餘地叁畝玖分叁厘今丈見實地貳畝捌分肆

厘核計少地壹畝玖厘築去馬路回此東至英冊六千九百八十六號地西至慈善團地南至馬路並英冊六千二百七十八號等地北至極司非而路該商應照

丈實餘地畝批管業此批民國十六年四月二十八日[illegible]交涉使許[illegible]道尹王批印

The within Lot was formerly Spanish Lot 11

SHANGHAI

[TRANSLATION.] *Taotai's Copy*

TITLE DEED.

Liu *Superintendent of Maritime Customs for the Province of Kiang-nan Intendant of the Su-sung-tai Circuit, &c., &c., hereby gives this Deed for the Renting of Land.*

I have received a communication from ~~His Britannic Majesty's~~ *G. Jamieson H.B.M.* Consul-General, stating, that *Wong Chin-tuan*

[~~herein described and called the Renter~~] has applied to Rent in perpetuity from the Proprietors *Joaquin Malcampo*

a Lot of Land, situated within the boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at the Port of Shanghai, measuring in area *Five (5)* mow, *Eight (8)* fun, *Seven (7)* le, *Five (5)* haou, bounded

On the North by *Government foreshore of the old Soochow Creek*

On the South by *Path*

On the ~~East~~ East by *Pao Yuan Hsiang's land*

On the West by *Public mortuary & path*

That the said ~~Renter~~ *Wong Chin tuan is 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 *Joaquin Malcampo* shall Rent the said quantity of Land to ~~the said Renter~~ *Wong Chin tuan* upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such 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 time an Official Act of Authorization under their seals, legalizing such transfer of interest, which, said Act may be granted or refused in the exercise of their discretion.

The conditions of this Deed, therefore, are:—

That if the said ~~Renter~~ *Wong Chin tuan* his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the Transaction in their respective Records: or if the said ~~Renter~~ *Wong Chin tuan* his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said ~~Renter~~ *Wong Chin tuan* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year　L. S.　*5th* moon *12th* day.

June 4th 18*95*

No. of Lot / No. of Title Deed } *2116*

Registration Completed at H.B.M. Consulate-General, Shanghai, this *15th* day of *April* 18*96*

True Copy W. Brad... Vice Consul

(Sd) James Scott Vice-Consul.

英册道契 第2116號 第2117號

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉 爲

給出租地契事照得接准

大英總領事官按照會內開今據本國商人黃振篆 稟請在上海按和約所定界內租業戶黃瑞記行

地一段承遠租 獻 分 厘 毫 北 南 東 西

每畝給價本載

業戶黃瑞記行將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查覈其租地實係無足妨礙方准租住

又查向議章程雖外國人有通融得益之處但無准租地實係與華民輾轉貨賣若華民欲在界內租地實係須由

總領事官與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

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

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

光緒廿一年五月十二日給 租地 地契 二千一百十七號

查該地係日晉邑在西十二號契地換至本號新契日契註銷此批

此者根據堂諭查係黃振篆稟請在滬按和約所定界內租業戶黃瑞記行地一段承遠租獻分厘毫每畝給價本載業戶黃瑞記行將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查覈其租地實係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係與華民輾轉貨賣若華民欲在界內租地實係須由總領事官與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憲批准登錄將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號還犯斯章者則此契作爲廢紙地即歸官須至租地契者

此者根據堂諭查係黃振篆稟請在滬按和約所定界內租業戶黃瑞記行地一段承遠租獻分厘毫每畝給價本載業戶黃瑞記行將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查覈其租地實係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係與華民輾轉貨賣若華民欲在界內租地實係須由總領事官與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憲批准登錄將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號還犯斯章者則此契作爲廢紙地即歸官須至租地契者

英册道契 第2117號（一）

The within Lot was formerly Francis Lot no. 12.

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Liu — *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 G. Jamieson, H.B.M. Consul-General, stating that Wong Chin tuan has applied to Rent in perpetuity from the Proprietors Joaquim Malcampo a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Wong Chin tuan is 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 Joaquim Malcampo shall Rent the said quantity of Land to Wong Chin tuan upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Wong Chin tuan his or their Heirs or Assigns, shall 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 Wong Chin tuan his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Wong Chin tuan neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 5th moon 12th day.

June 4th 1895.

No. of Lot, ...
No. of Title Deed, 2117

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

James Scott
Vice-Consul.

英册道契 第2117號（二）

字第 12911 號

上海特別市財政局

徵收暫行地價稅通知書

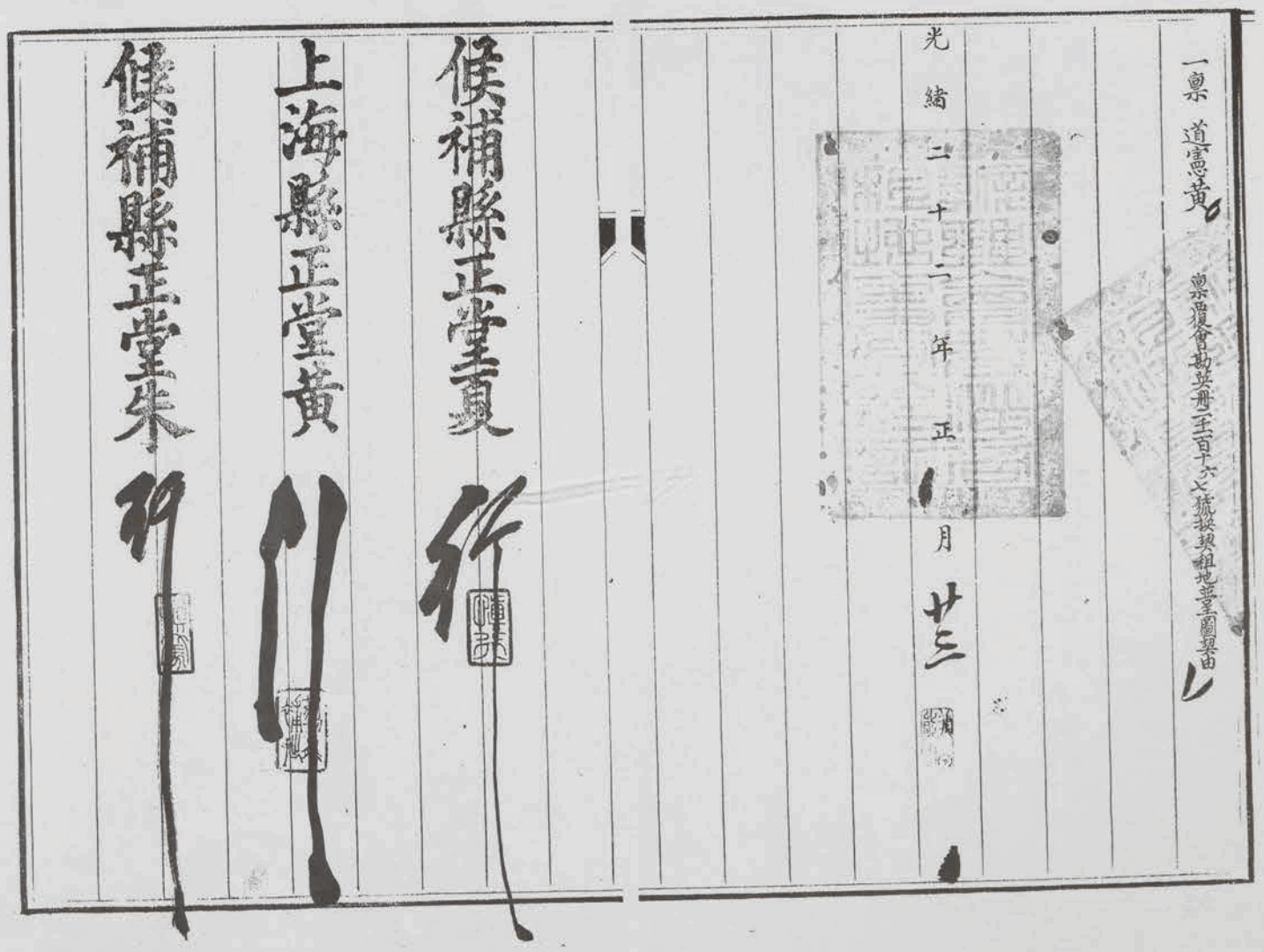
土地坐落	法華 區 圖 黃 圩 號 坵		
繳稅人姓名	Platt, W.A.C.	計地	肆 畝 分 叁釐玖毫
戶名	英商	估定地價總值	壹萬壹仟 元 〇 角 〇 分
稅額	國幣 壹叁 元 角 分	期別	二十七年第二期
繳稅地點	地價稅徵收處（地址：東陸路三九一號）		
中華民國 年 月 日			帶收完稅憑証 JUNE 1943 貳新法幣貳元

英册道契 第2117號（三）

地價稅通知書

敬稟者竊奉
憲臺札開接
英署總領事哲　來函以准
日斯巴尼亞總領事余　函有日商瑞記行將所租十二號契地轉與英商黃振業換立
英冊新契租用將契函送前來合即換填二千二百十六號新契二套連同銷契四紙送請派員
會勘等由檢契札飭會查勘丈繪圖具復等因奉經皂職等與黃迅檢攜會同
英總領事所派之員查明原契傳同租戶督飭等耆地保前往履勘分別按址逐細丈量丈見
日斯冊十二號舊契換立英冊二千二百十六號新契路南地積八百十三步八分四厘合地三畝三分九厘二
毫又路北地積四百六十六步八分合地一畝九分四厘五毫又中間馬路積二百二十九步三分六厘合地五分
三厘九毫三共合計實地五畝八分之厘五毫又丈見日斯冊十二號舊契換立英冊二千二百十六號新契
路南地積八百七步四分四厘合地三畝四分六毫又路北地積九十五步五分二厘合地三分九厘零毫又
中間馬路積二百六步八分合地四分四厘五毫三共合計實地四畝二分四厘九毫以上兩地核與舊
契批載畝數及所載四址均屬相符理合將會勘緣由分繪圖說聯銜稟覆并將奉發新舊契
呈繳仰祈
大人察核俯賜批示祇遵恭請
鈞安伏乞
垂鑒。皂職輯永璜。謹稟
計呈　繪圖二幅並繳新中契二紙舊下契一紙

英册道契　第2117號（四）
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2117號（五）
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

會丈局

札

欽命二品銜監理江海關兼辦通商事務太和鎮總兵加一級紀錄二次黃　為

札飭事準接

英署總領事哲　來函以准

日斯巴尼亞總領事余　函有日商瑞記行將所租十二號契

地轉與英商黃振篆換立英册新契租用將契函送前來合

即換填二千一百十六七號新契二套連同銷契四紙送請派員會勘

批印存移等因除函復並分行外合檢新契並舊契札發

到該員等

即便查收剋日會同上海縣暨

英總領事所派之員查明原契前往該地按址逐一履勘

分別丈量繪圖貼說具復

計札發新中契二紙舊下契二紙仍繳

光緒二十一年九月　日

中

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

給出租地契事照得接准

大英總領事官按照會內開今據本國婦人 普 滕 氏 禀請在上海按和約所定界內租業戶吳毛毛陳海宏錢桂松等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由東至西 南至北 卷 分 厘 毫 支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毛毛陳海宏錢桂松等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貫券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貫券與華民輾轉貨賣若華民欲在界內租地貫券須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不禀明本國總領事官憲批准逕將其地讓段分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將紅款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

光緒廿一年五月十四日給　租地契　二千一百十八號

查該地坐落廿五保頭圖地字號計畝係禀地

此地東至英商毛家宅南至英商毛家宅西至英商毛家宅北至鐵路公地

光緒二十四年閏三月初一日施家浜附近租二千一百十八號地禀畝捌分伍厘就直毛轉與相此能遵例租用此批

光緒二十四年閏三月初一日施家浜附近租二千一百十八號地禀畝捌分伍厘就直毛轉與施宙司遵例租用此批

光緒三十二年五月十九日相驗能將本號契地轉與尊姜麥根尼租用此批

一千九百二年六月四日尊姜麥根尼將本契全地轉與新號和租用此批

查此契原有地禀畝捌分伍厘就直毛除前次減禀畝捌分伍厘就直毛外今又見實地肆畝玖分陸厘肆毫計少地肆分捌厘肆毫業由馬路又減禀英畝八十九之號全契地又見貳分柒厘毫合計本契共有叁實地伍畝柒厘壹毫四拓東至英商毛家宅南至愛而近路北至馬路該商應照文實數批還業此批 民國十年九月二日 繳辦本文事使許曾辦本 過尹玉 批甲

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Liu — *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 Jamieson, H.B.M. Consul-General, stating that Taidi Margaret Tidbo, Yi Maomao, Chu Haipao, Zui Kwaisang & others 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*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Taidi Margaret Tidbo is to pay to the said Proprietors a sum of Taels One thousand three hundred (Tls. 1300) 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 Yi Maomao, Chu Haipao, Zui Kwaisang & others shall Rent the said quantity of Land to Taidi Margaret Tidbo upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Taidi Margaret Tidbo his or their Heirs or Assigns, shall 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 Taidi Margaret Tidbo his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Taidi Margaret Tidbo neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 5th moon 14th day.

June 6th 1895.

No. of Lot, —

No. of Title Deed, 2118.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.....

Vice-Consul.

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉 爲

給出租地契事照得接准

大英總領事官哈照會內開今據本國商人 柯士尼 與請在上海按和約所定界內租業戶吳柏春 吳慶 王文蘭 西 地一段永遠租 南 北 東 每畝給價 共 伍百 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吳柏春 吳慶 王文蘭將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查覈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益之處但無准租地貨房與華民輾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照明本國總領事官並道憲批准登籍將其地輕重分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據准每年不斷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

光緒廿一年 五 月 十二 日給 租地 地契 二千一百十九 號

此項租地係據會文局會同勘復坐落于三任頭首平字圩丟名梅家巷大興實地東西計寬四北東至浦源昌地西至大路南至英界四九十號

地北至公路總圖到道憲商應照大價敘分四址管業相應批明蓋印備考 光緒三年七月初九日監督黃 印給

光緒壹百年八月廿九日接英署第壹三號照會英商柯尼等第 伍九 號契地轉與業商孫和行 租用相應註明

一千九百六年三月三十日孫和行將本契全地轉與平和兄弟有限公司租用此批

實此契原有地仮敘貳分玖厘肆毫除劃出貳畝柒分陸厘伍毫併入英冊 五百四分 四百九十三號 契內外應餘地貳畝仮分貳厘壹毫現又見實地壹畝仮厘陸毫壹絲去馬路又拆併英冊一千 七百九十六號契內劃出地玖分玖厘仮毫合計敘仮毫計少地壹畝仮分壹厘陸毫壹絲去馬路又拆併英冊一千 七百九十六號契內劃出地玖分玖厘仮毫合計本契共有實地貳畝肆分捌厘四毫壹絲計三百三十三方呎七折九平方呎又四千六百八十八號內劃地肆分捌厘仮毫合計敘仮毫計少地壹畝仮分壹厘陸毫壹絲去馬路又拆併英冊一千 七百九十六號契內劃出地玖分玖厘仮毫合計本契共有實地貳畝肆分捌厘四毫壹絲計三百三十三方呎七折九平方呎又四千六百八十八號內劃地肆分捌厘仮毫合計

光緒廿一年七月二十日准上海總領事函 收第一七〇八號

轉立日期 中華民國 年 月 日 特別市地政局批 收第一六二〇號

英册道契 第2118號 第2119號

英册道契 第2119號（一）

七七

[TRANSLATION.]

Taotai's copy

TITLE DEED.

Liu — 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 Hamilton, H.B.M. Consul-General, stating that Alexander Cushny, Junior has applied to Rent in perpetuity from the Proprietors Woo Pih chin, Woo Hien chin & Wang Wen Lan a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Alexander Cushny, Junior is to pay to the said Proprietors a sum of Dollars Five hundred (Rs500) 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 Woo Pih chin, Woo Hien chin & Wang Wen Lan shall Rent the said quantity of Land to Alexander Cushny, Junior upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 Cushny, Junior his or their Heirs or Assigns, shall 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 Cushny, Junior his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 Cushny, Junior neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 5th moon 12th day.

June 4th 1895.

No. of Lot, —

No. of Title Deed, 2119.

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

Vice-Consul.

英册道契 第2119號（一）

中

大清欽命監督江南海關分巡蘇松太兵備道劉　　　為

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 惠爾生 稟請在上海按和約所定界內租業戶 奚土觀

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價共叁佰兩正　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 奚土觀 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查覈其租地賃房無足妨礙方准租住

又查向議章程離外國人有通融得益之處但無准租地賃房與華民輾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酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

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

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

光緒廿一年五月十三日給

租地 地契 二千一百二十號

查該地坐落廿五保頭圖知字圩□□業唐此批

此項租地據會丈局會同勘得坐落二十五保頭圖知字圩土名毛家宅丈見實地柒分肆厘玖毫四址東至英册二千五百六十九號地西至英册二千一百十八號地南至小路北至鐵路公地繪圖到道該商應照丈實畝分四址管業租應批明蓋印備考光緒二十一年十一月廿七日監督[印]給

光緒二十八年六月十四日惠爾生將全契北首割出淨地叁分玖厘玖毫轉與柏藍能另立四千九十七號新契餘地併換四千一百五號新契本契批銷

本契租地業由該洋商全數轉與柏藍能分立英册四千九十七、四千一百五號新契給執本契合再加批註銷　光緒二十八年九月十七日道署批

英册道契　第2120號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Liu — 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 G. Jamieson, H.B.M. Consul-General, stating that Alfred Wilson has applied to Rent in perpetuity from the Proprietors Yi Tu Kwan — a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ......*mow*, ...*fun*, ...*le*, ...*haou*, bounded

on the North by ......

on the South by ......

on the East by ......

on the West by ......

That the said Alfred Wilson is to pay to the said Proprietors a sum of Taels three hundred (Tls. 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 Yi Tu Kwan shall Rent the said quantity of Land to Alfred Wilson upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Alfred 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 Alfred 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 Alfred Wilson neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 5th moon 13th day.

June 5th 1895.

No. of Lot, — 2120
No. of Title Deed,

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

[signature]
Vice-Consul.

英册道契　第2120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劉　　　為

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 瑪禮遜 格來登 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　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定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查覈其租地賃房無足妨礙方准租住

又查向議章程離外國人有通融得益之處但無准租地賃房與華民輾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酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

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

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

光緒廿一年五月廿六日給

租地 地契 二千一百二十二號

查該地係由英册二千一百二十號割出北首地一段另立本號新契此批

此項租地坐落二十七保十圖新聞地方飭據會丈局會同勘復丈見實地伍分陸厘叁毫四址東至英册二千一百二十二號地西至英册二千一百二十號地南至英册二千一百二十號地北至車路即英册二千四百十二號地繪圖到道該商應照丈實畝分四址管業租應批明蓋印備考光緒二十一年十月二十八日監督[印]給

一千九百十三年六月二十五日 瑪禮遜 格來登 將本契全地轉與高易租用此批

一千九百十九年二月二十七日高易將本契全地轉與高奚式租用此批

一千九百十九年三月四日高奚式將本契全地轉與高易租用此批

查此契准英國駐上海總領事署函本契由前租主高易將全地轉與通和有限公司租用等因准此相應加批以資執管此批
中華民國十一年九月三日上海市土地局批印

一千九百□□年□□月□□日通和有限公司將本契全地轉與阿全生租用此批 薛尔培
民國廿年三月一日本總領事館補註

此契於[illegible]二十二年二月十六日准日本國駐上海總領事館[illegible]第二三〇七號函
轉立中[illegible]三六四九[illegible]有限公司[illegible]
中華民國三十四年三月[illegible]地政局[illegible]第二一五五號

英册道契　第2122號（一）

The within Lot is composed of the Northern half of Lot No 2031.

[TRANSLATION.]

TITLE DEED.

Liu 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 G. Jamieson, H.B.M. Consul-General, stating that Gabriel James Morrison & Frederick Montague Fratton 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 ..... *mow*, ... *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 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 recoguised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 Morrison and Fredk. M. Fratton his or their Heirs or Assigns, shall 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 & Fredk M. Fratton his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 and Fredk. M. Fratton neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 5th moon 26th day.

18 June 1895.

No. of Lot, ...
No. of Title Deed, 2122

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189...

James 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劉 爲

給出租地契事照得接准大英總領事官皆照會內開今據本國商人安卜洛司稟請在上海按和約所定界內租業戶王万卿姚茗卿地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價英銀叁百叁拾陆元正 文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶王万卿姚茗卿將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地賃房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉貨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登籍將其地整段分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年五月廿九日給 租地 地契 二千一百二十三號

查該地坐落廿三保十三圖 字 号 沈茂山 此批

此項租地飭據會丈局會同勘復簽落廿三保十三圖 字号坊主名蔡家浜又見實地佔畝伍分捌厘叁毫四址東南兩面均至公路西至朱徐二姓地北至洪岸小路繪圖到道該商應照丈實畝分管業相應批明蓋印備考光緒二十一年二月十日 監督劉 印

一千九百三十年十月七日安卜洛司將本契交 泰利有限公司領用此批 民國廿二年四月五日本局抄註

此契於三十一年三月三十日繳日本國駐上海總領事署 字第四五七三號註銷立日冊第五九九五號第戶信支地產株式會社依章程換給新契 中華民國三十二年四月五日上海特別市地政局批 租字第四五〇二號

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Lii — 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 E. Sauriesso, H.B.M. Consul-General, stating that James Ambrose has applied to Rent in perpetuity from the Proprietors Saingtsoching & Yao Yungching a Lot of Land, situated within the 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*, *li*, *sz*, *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said James Ambrose is to pay to the said Proprietors a sum of Dollars one thousand forty six & four hundredths 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 Sing saoching & Yao Yungching shall Rent the said quantity of Land to James Ambrose upon the following conditions :—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 Ambrose his or their Heirs or Assigns, shall 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 Ambrose his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 Ambrose neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Seu 21st year, L. S. 5th moon 29th day.

June 21st 1895.

No. of Lot, —
No. of Title Deed, 2123

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

Vice-Consul.

英册道契　第2123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劉　爲

給出租地契事照得接准大英總領事官按照會內開今據本國商人 密勒 禀請在上海按和約所定界內租業戶脩士得弄 地一段 西 南 北 永遠租 畝 分 厘 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 業戶脩士得弄將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國官憲與 總領事官查覈其租地貨殕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殕與華民輾轉貨賣若華民欲在界內租地貨殕須由總領事官與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禀明本國總領事官並道憲批准登籍將其地整段分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年閏五月　初三　日給　租地契　二千一百二十四號

查該地係由英冊二千八百七十七號劃出西首一段另立本號新契此批

光緒二十七年六月十七日陶德尔亨生將本號實地伍畝壹分捌毫轉與裴禾德遵租此批

光緒二九年三月二十日裴禾德將本號契地轉與通和行租用此批

光緒三十年八月初八日通和行將本號契地轉與三德堂租用此批

一千九百二十年十二月三十一日三德堂將本契全地轉與爱尔德公司租用此批

查此契准英領事署來函據該業主稟稱現因上契遺失業經登報三月期滿應請補給前來據此相應函請給予補發以資執守等因准此查該號上契既經遺失業已登報三月期滿自應准予補發以資執守嗣後如有原上契發現應由該業主負責自行銷燬相應批明蓋印備攷民國十九年三月十一日上海特別市土地局批印

一千九百三十一年十一月四日 愛德有限公司 代表人 愛騰司 白朱克芳

民國廿一年三月五日 立

愛德有限公司 租用此批

英册道契　第2124號（一）

英二十二百二十四號

英册道契　第2124號 第2125號

The within Lot is formed of a portion of Lot № 1877

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Liu — *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 G. Jamieson, H.B.M. Consul-General, stating that John Irwin Miller has applied to Rent in perpetuity from the Proprietor Ernest Walter Disdall a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *mow*, *fun*, *le*, *haou*, bounded

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 Ernest Walter Disdall shall Rent the said quantity of Land to John Irwin Miller upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 Irwin Miller his or their Heirs or Assigns, shall 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 Irwin Miller his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 Irwin Miller neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. Intercalary 5th moon 3rd day.

June 25th 1895.

No. of Lot, —

No. of Title Deed, 2124

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

James Scott
Vice-Consul.

此契於三十二年二月二十日在上海領事署 字第二四五一號函
轉立日冊第三八八九號 總稅務司 赫
中華民國三十二年三月五日上海特別市地政局收訖 三九五號

英册道契　第2124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黃　爲

給出租地契事照得接准大英總領事官按照會內開今據本國商人道達 禀請在上海按和約所定界內租業戶源記地一段東遠租 故分 厘 毫 北 南 東 西 每畝給價英銀三百三十兩正 業戶源記 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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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輾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批准發給印憑據始可准行上列各條倘該商違後代替業之人將來以其地轉與不禀明本國總領事官憲批准發給印憑其地轉致分毫或已或人另造房屋轉租華民居住若本領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年九月二十一日給 租地契 二千一百二十五號

查該地坐落于北保二圖東望字字行西沈曉啟北

此項租地係據曾文局會同勘復坐落北保二圖東望字字行西沈曉啟北至分零肆毫並劃出壹畝零捌厘另立英冊一三七三六號新契外本契餘地又見壹畝壹分壹厘陸毫四絲東至五五六號北四四六號北南至新開路內北至英冊九二九號北五五六號地該租主應照現丈餘地畝註管業此批中華

查此契原有地壹畝壹分柒厘陸毫陳劃出叁厘併入英冊七四四六號契內又被新開路收用地捌厘外應繳地壹畝陸毫茲劃租英冊七四四六號契地壹厘伍毫又劃租英冊七五五六號契地壹厘二共計地壹畝零叁厘壹毫支見相符四址東至英冊一三七三六號地一西至英冊七四四六號地南至新開路北至英冊七五五六號九二九號地該租主應照現丈劃併畝外應繳地畝已繳訖此批 中華民國二十六年二月廿二日上海市地政局批

一千九百二十四年一月九日 泰利有限公司 將本契全部轉與 新瑞和 租用此批

民國廿三年四月日本局補註

此契於三十二年三月十八日在日本國橫濱上班約翰事署 字第三九九三號函轉立日 五四一五 號冊註明 株式會社恒產公司 收訖 時機附新契 中華民國三十二年三月二十七日上海特別市地政局批 租字第三九二二號

此經由 主 朱鴻南 收訖一次所有 佐收付 黃 字第一四〇號 中華民國 六月 日 上海市地政局收訖

英册道契　第2125號（一）

[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 Her Britannic Majesty's Consul-General, stating that William McDonnell Dowdall [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Yuen-Kee a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *hoon*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels three hundred thirty one (T. 331.) ..... being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kwang Hsü 21st year, L. S. 9th moon 21st day.

November 7th 1895.

No. of Lot, 1 } 2125.
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2125號（二）

具稟源記號經理人監生沈嘉順年三十四歲浙江海甯州人

稟為田單分劃據實聲明事竊上邑廿七保南十二圖第五號內陳裕山戶名田單一畝五釐當日由陳姓將單內六分二釐賣與胡大勝嗣胡姓將該地賣歸生號現生號願將該地租與道達洋商併入英冊二千一百二十五號契內合用查胡大勝以田單遺失稟請給諭其諭內仍填寫給發陳裕山執業字樣者實以該單向係戶名陳姓之故是以分執各戶已蒙

縣憲在諭內詳細批註所有胡大勝應執業田六分二釐之處實在並無虛捏合肅具稟聲明茲附呈糧串一紙叩求

局憲大老爺俯賜將該地併入契內實為德便上稟

粘呈糧串一紙

光緒二十二年五月　日稟

地保沈曉巖

英册道契　第2125號（三）

上海縣二十七保南十二圖地保稟帖

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉 爲

給出租地契事照得接准

大英總領事官查照會內開今據本國商人 麥格里俄 現駐在上海按和約所定界內租業戶 范坤榮

地一段永遠租 獻 分 厘 毫 北 南 東 西

每畝給價 計元六百七十兩八錢正 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 范坤榮 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨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遵明本

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

誰每年須將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年六月初六 日給 租地契 二千一百二十六 號

查該地坐落上邑三保商章字圩面陸號

此項租地前據會大局會同勘復坐落三保一圖商章字圩名東至家宅又見該地叁畝壹分陸厘壹毫又南首有路一條係備單內之地又見溝英尺四尺九寸半合地肆厘伍毫

四共申地叁畝貳分陸厘四毫北至英冊二十四號地西至英冊二十八號地南至英冊五百五十號地至浜岸繪圖對道該商應照大冊畝分四扯管業相應批明蓋印備考

光緒二十五年十月十六日監督黃 即給

光緒二十五年十一月廿六日道勝銀行將本契全地轉租與 客生 收執

光緒二十六年二月十五日 客生 將本契全地轉租與 享生 麥根尼 收執

一九二六年十月十九日 享生 麥根尼 將本契全地轉租與 泰利 證用此批

此契於三十四年六月三十日經日本國駐上海總領事署之庄字第一八八號函

特立日冊第一〇二五五號註戶申支那振興株式會社接整理註契時換給新契

由華民國三十四年六月十一日上海市地政局此 特字第一九八 號

光緒二十一年六月初六日給租地契二千一百二十六號

英册道契 第2126號

[TRANSLATION.]

TITLE DEED. Taotai's copy

Liu *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 G. Jamieson, H.B.M. Consul-General, stating that Alexander McLeod has applied to Rent in perpetuity from the Proprietors Fan Kun 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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Alexander McLeod to pay to the said Proprietors a sum of Sixhundred & seventy one Tls Taels 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 Fan Kun Yung shall Rent the said quantity of Land to Alexander McLeod upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 his or their Heirs or Assigns, shall 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 his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 6th moon 6th day.

27 July 1895.

No. of Lot, ...

No. of Title Deed, 2126

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

Vice-Consul.

八二二

范坤荣出租廿三保一二叁章字圩一百三十二號内田三畝三分五厘九毛租与
仁记洋行佣银六百七十一两八钱
附交戶名范四观田单一纸则田三畝三分五厘九毛　本戶粮串一纸（三畝三分五厘九毛尚有一分八毛在范緻堂名下）
东至小岸界　西至洋商得主地　南至大路　北至港心

閏四月廿六日
六月初五日虞卅谷

英册道契　第2126號（三）
上海縣二十三保某圖册書便條

中

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

給出租地契事照得接准
大英總領事官哲照會内開今據本國商人道達　隸請在上海按和約所定界内租業戶虛韓氏同侄
地一段永遠租　畝分厘毫　北　南　東　西
每畝給價洋七百元正　其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶虛韓氏同侄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内租定地畝却不能由
己便亦不得轉與别國未曾准住中國之人必須中國官憲與　總領事官查視其租地實房無足妨碍方准租住
又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨賣若華民欲在界内租地實房須由
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簿將其地畝段分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每畝不將每歲annual租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年閏五月　二十四　日給　租地契　二千一百二十七號

查該地坐落二十五保頭圖知字圩　号内原業戶完粮畐陸詠棠此批

此項租地約係舍文尚會同助後坐落二十五保頭圖知字圩　号内川虹浜大北首地叁畝叁分叁厘叁毛四丝東西兩面均至張姓地南北兩面均至小路為界四到道該商應照文件買畝交出憑據方准管業相應把明蓋印備考　光緒二十一年十月初十日監督蔡　印給

光緒二十一年閏五月廿四日道達將所租二十一百二十七號文憑交給叁分叁厘叁毛四丝東西兩面均至張姓地南北兩面均至小路為界四到道該商應照文件買畝交出憑據方准管業相應把明蓋印備考　光緒二十一年十月初十日監督蔡　印給

光緒二十九年五月二十五日柯泊司將本號契紙轉與工部局租用此批

此契租地已由該商全數轉與工部局併入二十二號契内租用本契相應把領蓋印備考　光緒二十九年六月二十五日道署批

英册道契　第2127號（一）

[TRANSLATION.]

Taotai's copy

TITLE DEED.

Liu — *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 T. Jamieson, H.B.M. Consul-General, stating that William Macdonnell Dowdall has applied to Rent in perpetuity from the Proprietors Loo Han-shih & her nephews a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

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 seven hundred ($700) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Loo Han-shih & her nephews 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 *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. Intercalary 5th moon 24th day.

July 16th 1895.

No. of Lot, —— } 2127.
No. of Title Deed, }

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

James Scott
Vice-Consul.

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

給出租地契事照得接准大英總領事官查照會內開今據本國商人道達　禀請在上海按和約所定界內租業戶張全方地一段永遠租　畝　分　厘　毫　北　南　東　西　其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶張全方將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地質房無足妨碍方准租住又查向讓章程雖外國人有通融得益之處但無准租地貨房與華民覆轉貨賣若華民欲在界內租地貨易須由總領事官與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禀明本國總領事官並道憲批准註銷將其地畝段分毫或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不繳每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年閏五月　二十四　日給　租地　二十一百二十八　號

查該地坐落上邑二十五保二畫過字圩圖姚文彩此批

此項租地係藏會丈局當同勘復坐落二十五保二畫過字圩土名唐家浜丈見地主自報產分主屋產並無典當分屋產並已又西首半浜係屬華商之地丈見合地位應南共留自地產自報產分屋產並已四面東至公路西至半浜南至盧王二姓地北至王翠陳三姓地繪圖到道該商應照大畝分四釐收算相應批明蓋印備考光緒二十年十二月二十六日監

一九四〇年一月卅日　哈華托　騎本契人　轉發山　白　騰　朗　證人此批　廿八三

兌訖洋三十二元又　月二十六日當日本領事上海分館署　字第七二六號畫轉立日清方八七五各帖兌訖洋銀壹百元整此時據此交割訖

中華民國三十二年八月三日上海特別市地政局驗訖　字第七二五一號

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Lii — *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 T. Jamieson, H.B.M. Consul-General, stating that William Macdonell Dowdall has applied to Rent in perpetuity from the Proprietors Chang Chuan fang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said William Macdonell Dowdall is to pay to the said Proprietors 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 Chang Chuan fang shall Rent the said quantity of Land to William Macdonell 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 Macdonell 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 Macdonell 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 Macdonell 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.

Kwang Hsü 21st year, L. S. Intercalary 6th moon 24th day.

July 16th 1895.

No. of Lot, —

No. of Title Deed, 2128.

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

James Scott

Vice-Consul.

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

給出租地契事照得接准大英總領事官按照會內開今據本國商人沙而門稟請在上海按和約所定界內租業戶陸家櫆同姪地一段永遠租　畝　分　厘　毫　北　南　東　西每畝給價銀陸百兩正其計銀　兩　錢　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陸家櫆同姪將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地質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輾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酌給蓋印憑據始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稟明本國總領事官並官憲批准登籍將其地畫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交納地租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年六月初一日給　租地契　二千一百二十九號

查該地坐落二十五保頭圖知字圩畝吳徐錢戎北

此項租地飭據會丈局會同勘復坐落二十五保頭圖知字圩土名南小虹浜又見曾地查畝玖分壹厘柒毫七四忽東至英冊一二百五十三號地暨元公路地西至陸姓地暨元公地南至公路北至小虹浜繪圖到道該商應照丈實畝分於官契相應批明蓋印備考

光緒二十年十月初三日監督黃　印給

一九一四年九月十日　瑪禮遜　萬來敦　此本契全批轉讓　道　連　經用此號　廿二之九

此契據三十二年六月十一日查日本領事上海領事署　字第六四四七號
歸立日冊第七八七四號登記整理書契時填給新契
中華民國三十二年六月十九日上海特別市地政局給　第六三七五號

英二千一百二十九號

英册道契　第2129號 第2130號

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Liu — *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 G. Jamieson, H.B.M. Consul-General, stating that Sassoon Jacob Solomon has applied to Rent in perpetuity from the Proprietors Lok Kiah wai, kiah seung Okiah li a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Sassoon Jacob Solomon is to pay to the said Proprietors a sum of Sally Sie Lungsu (Tls 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 Lok Kiah wai, kiah seung Okiah li shall Rent the said quantity of Land to Sassoon Jacob Solomon upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 Jacob Solomon his or their Heirs or Assigns, shall 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 Sassoon Jacob Solomon his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Sassoon Jacob Solomon neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 6th moon 1st day.

July 22nd 1895.

No. of Lot, —

No. of Title Deed, 2129.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

James Scott
Vice-Consul.

英册道契　第2129號（二）

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Liu — *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 G. Jamieson, H.B.M. Consul-General, stating that Alfred Carroll Hunter has applied to Rent in perpetuity from the Proprietors Chao Shaw tsu a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Alfred Carroll Hunter is to pay to the said Proprietors a sum of Tails Two hundred (Tls 200) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Chao Shaw tsu shall Rent the said quantity of Land to Alfred Carroll Hunter upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Alfred Carroll Hunter his or their Heirs or Assigns, shall 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 Alfred Carroll Hunter his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Alfred Carroll Hunter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 6th moon 8th day.

July 29th 1895.

No. of Lot, —

No. of Title Deed, 2130.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

James Scott
Vice-Consul.

英册道契　第2130號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道劉

為給出租地契事照得接准大英總領事官旂照會內開今據本國商人李　塔　原請在上海按和約所定界內租業戶趙善恩地一段永遠租　獻分厘毫北　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訂元二百兩正業戶趙善恩將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實係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係與華民輾轉貨賣若華民欲在界內租地實係須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不願明本國總領事官並道憲批准登籍將其地整段分畀或已或人另造房屋轉租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約者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年六月初八日給　租地契二千一百三十號

查該地坐落于北保九畝先字圩番胡聖祥此批

此項租地係據大日會同勘明坐落于北保九畝先字圩之內閘港北首地畝東南兩面均至英冊二千九百九十五號地西至英冊二千八號地北至英冊二千八百六十四號地繪圖到道該商應繳之費故令四川管業相應批明並申備考光緒二十一年四月

英册道契　第2130號（一）

八七

中

大清欽命監督江南海關分巡蘇松太兵備道劉

為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惠而生稟請在上海按和約所定界內租業戶徐銀和陸鼎記地一段永遠租獻分厘毫南東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業戶徐銀和陸鼎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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地貿易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貿易與華民輾轉貨賣若華民欲在界內租地貿易須由總領事官與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畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年六月初二日給　租地契二千一百三十一號

查該地坐落二十五保頭畐知字好畐陸詠德此批

此契租地係傚會文向會同勘後坐落二十五保頭畐知字好畐名杜木橋大北面地畝計畝庫平毛四忽東至吳姓五百尺十號地西至洋人打靶場北至界浜繪圖到道該商恩惠大實畝分四忽俗名四畝五分相應批明並印備考光緒二十二年二月初日批

契尾全地已圖說商併入吳姓六百三十九號契內合用合併批註銷並印備攷光緒二十九年三月初九日潤時批

光緒三九年七月初五日惠而生請將本契銷歸吳姓六百三十九號契內併用合行註銷

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

Lieu — 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 Gramieson, H.B.M. Consul-General, stating that Alfred Wilson has applied to Rent in perpetuity from the Proprietors Hsü Yung Wo & Lok Yingkee a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *mow*, *fun*, *le*, *haou*, bounded

on the North by

on the South by

on the East by

on the West by

That the said Alfred Wilson is to pay to the said Proprietors a sum of Dollars One hundred ninety ($190) 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 Hsü Yung Wo & Lok Yingkee shall Rent the said quantity of Land to Alfred Wilson upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Alfred 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 Alfred 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 Alfred Wilson neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kwang Hsü 21st year, L. S. 6½ moon 2nd day.

July 23rd 1895.

No. of Ldl, 2131.

No. of Title Deed,

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

Vice-Consul.

八八

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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公茂行德臣　堂請在上海按和約所定界內租業戶　肇興廠

地一段東至　南　西　北　分厘　毫　其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給錢　共銀四千四百兩正　業戶　肇興廠　將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

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

又查向議章程雖外國人有通融得益之處但無准租地實係與華民輾轉貨賣若華民欲在界內租地實係須由

總領事官與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曉明本

國總領事官並憲批准登籍將其地畝段分畏或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將年獻年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年六月　十八　日給　租地

地契　二十一百三十二號

查該地坐落三保土圖匡字圩前徐良圖此批

此項租地係屬會文局會同勘視坐落三保十圖匡字圩土名楊樹浦橋之北實地丈拋劃畝分等厘折共四十四畝東至英冊第一千一百六十一號地西至英冊第一千一百六十二號地北至楊樹浦路南至黃浦江邊四至分明合行給契爲此契仰該商收照丈實劃出四十四畝分等劃應批明蓋印備考　光緒二十一年九月二十日監督

光緒二十年十一月初一日阿金將本號契地畝轉與六圖合尔潭租此批

光緒二十年正月初四日蘭谷尔將本號契地轉與華廣公司遵租此批

此契租地係屬會文局查後原丈地叁拾捌畝壹分等厘劃壹現除劃出貳拾捌畝壹分等厘折合英畝壹英畝外本契應剩地拾畝英畝今大利行四址東至英冊四千一百六十一號地西至英冊四千一百六十二號地南至黃浦江邊北至楊樹浦路繪圖到道該商應照丈實劃出地畝坐落地名相符批明蓋印備考　光緒二十年三月二十七日監督批

查此契案准

英副領事函該契主擬將接派灘地繳價併租入契請飭勘丈等因飭據會文局會同勘復丈見已成灘地玖畝肆分肆厘捌毫又永尚漫及淤灘拾畝玖分肆厘肆毫四址東至英冊四千一百六十一號地南至原仁堂地北至本契地至本契原有地拾畝柒毫合之此次添租計共壹頃地伍畝叁分玖厘玖毫繪圖到道該商應照丈實劃出地畝坐落相符批明蓋印備案

光緒二十四年三月初三日批

英冊二

英二千一百三十二號

此契於三十二年一月二十八日准日本國駐上海總領事署字第一〇三九號函轉二日冊第二四八四號揭戶上海倉庫信託株式會社委理西契時換給新契中華民國三十二年二月二日上海特別市地政局批　狀字第九八八號

[TRANSLATION.]

TITLE DEED.

Tao Tai's Copy.

Sih *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 *G. Jamieson*, H.B.M. Consul-General, stating that *Charles John Dudgeon* has applied to Rent in perpetuity from the Proprietors *Shao Sing Company* a Lot of Land, situated within the 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*, *li*, *haou*, bounded

on the North by

on the South by

on the East by

on the West by

That the said *Charles John Dudgeon* is to pay to the said Proprietors a sum of *four thousand four hundred* Taels 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 *Shao Sing Company* shall Rent the said quantity of Land to *Charles John Dudgeon* upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim any unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 John Dudgeon* his or their Heirs or Assigns, shall 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 John Dudgeon* his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground; or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 John Dudgeon* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. *6th* moon *18th* day.

8th August 1895.

No. of Lot, } *2132*
No. of Title Deed, }

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

Jamieson
Vice-Consul.

八九

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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亨克客　寓請在上海按和約所定界內租業戶周春山瞿聖祥地一段承遠租　畝　分　厘　毫　北　南　東　西　每畝給價共洋五百二十五元銀壹百二十兩正　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周春山瞿聖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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地貿易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貿易與華民輾轉貨賣若華民欲在界內租地貿易須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不照明本國總領事官並道憲批准發給憑其地畝數分段或已或人易造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝作租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十一月二十四日給　租地契二千一百三十三號

查該地坐落二十三保二圖章字打字號東至王家宅又龍神堂地貳畝柒分陸厘叁毫西北東至英冊二十分三號地兩北兩面均至英冊二十六九號地南至路灣圍到道該商應照文實畝分畝管業相應批明蓋印備考

英二百二十三號

光緒二十年七月二十日亨克客將本號契轉賣與裘倫長遠租此批

此契租地西該領事官英冊五十三百甲八號新契內合用本契合行批銷並印備考光緒二十年十二月初四日道署批

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Harry Teasdale Hancock [herein described and called the Reuter] has applied to Rent in perpetuity from the Proprietors Chow Chun shan & Chü Tsungsiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Dollars Five hundred twenty five ($525.00) & Taels One hundred twenty ($6.120) being at the rate of ——— per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 11th moon 26th day.

January 8th 1896.

No. of Lot, 1 } 2133.
No. of Title Deed, }

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

James Scott
Vice-Consul.

九〇

中

大清欽命監督江南海關分巡蘇松太兵備道黄　爲

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瑪禮遜 葛來登禀請在上海按和約所定界內租業戶馮竹山 炳銓 芝慶 吳氏

地一段東 西 南 北 計 畝 分 厘 毫 永遠租

每畝給價共計銀五百八十五兩三錢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

業戶馮竹山 炳銓 芝慶 吳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定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查覈其租地賃房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉賃買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替業之人將來以其地轉與不禀明本

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

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

光緒二十一年九月二十五日給

租地 地契 二千一百三十四號

查該地坐落二十三保十三啚率字圩啚沈垸山此批

此項租地節據會丈局會同勘復坐落二十三保十三啚率字圩土名西薛家浜丈見實地伍畝捌分伍厘貳毫四絲東至韓姓地西至王姓地南至公路

北至李馮二姓地繪圖到道該商應照丈實畝分[illegible]管業相應批明蓋印備考 光緒二十二年五月[illegible]

光緒二十二年六月初四日 瑪禮遜 葛來登[illegible]所租二千一百三十四號[illegible]畝捌分伍厘[illegible]轉與[illegible]遵例租用此批

[illegible]

英册

英册道契　第2134號（一）

[TRANSLATION.]

TITLE DEED. *Taotai's Copy*

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Gabriel James Morrison & Frederick Montague Gratton* [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors *Feng Chu shan Feng Ping chien Feng Chih ching Feng Men wu 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 ______ *mow*, ______ *fun*, ______ *le*, ______ *haou*, bounded

North by ______

South by ______

East by ______

West by ______

That the said Renters pay to the said Proprietors a sum of *five hundred and eighty five 30/100 taels (Tls 585.30)* ——

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsu 21st year, L. S. *9th* moon *25th* day.

11th November 189*5*.

No. of Lot, / No. of Title Deed, } *2134*

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

[signature]
Vice-Consul.

英册道契　第2134號（二）

具稟二十三保十三圖地保孫培成

稟為查覆事窃身查得英冊二千一百三十四號道契之地身赴鄉探問近段地方均稱現值時價約在一千元之則奉查該地價值不相上下並毗亦在一千元之譜此係實情理合據實稟覆伏乞

大老爺電核施行上稟

光緒二十六年六月　日

具稟二十三保十三圖地保孫培成

稟為查覆事窃身查得英冊二千一百三十四號道契之地身赴鄉探問近段地方均稱現值時價約在一千元之則奉查該地價值不相上下並毗亦在一千元之譜此係實情理合據實稟覆伏乞

大老爺電核施行上稟

光緒二十六年六月　日

敬稟者竊奉

憲臺札勘英冊二千百三十四號契添租義冊十五六之號契地一案遵經會同勘丈將丈見添併畝址繪具圖說交英署核對并查吊義契原丈批剩餘單以及多地卅科等情未准見復之月初一日接奉

鈞札准

英正領事班　來函以前案會丈局交來地圖內載二十二畝五分五厘四毫並面云除契載二十畝八分一厘七毫又批剩餘地五分一厘八毫尚有二分一厘九毫應令繳價卅科等語飭據工部局復稱該地界至浜邊公路並未直抵浜口如漲灘自應卅科此非漲灘係界內實地租主應有之產至於地畝不符乃勘丈時參差不實之故請查照免於卅科等因查此項添租契地前經飭局查勘其中有無多地未據該局稟復無從查悉札即遵照查明稟復以憑核辦等因奉此竊等伏查英冊二千一百三十四號本契原載實地五畝八分五厘二毫現由工部局於本契內添租義冊十五號契地六畝六分四厘五毫又十六號契地一畝八分四厘一毫又十七號契地七畝四分七厘九毫連本契添租四共契載二十畝分厘七毫又查義冊十五六號契中間有地一長條前因冊單遺失扣除嗣於請出印諭未經復丈添入是以批還義署餘單五分一厘八毫現既轉契將是地補行丈入自應將前次批剩餘單送局批銷惟所餘之單係五分一厘八毫今丈是地有七分三厘七毫計多地二分一厘九毫合之四契所載丈實地二十一畝八分一厘七毫計二十一百三十四號併契共有地二十二畝五分五厘四毫四址東南兩面均至公路西至英冊三十二百七十三號地

大人察核俯賜照會

英正領事飭令工部局將多地照數繳價卅科併將前次批還義契餘單五分一厘八毫送局批銷再行印契給執實為公便肅稟恭請

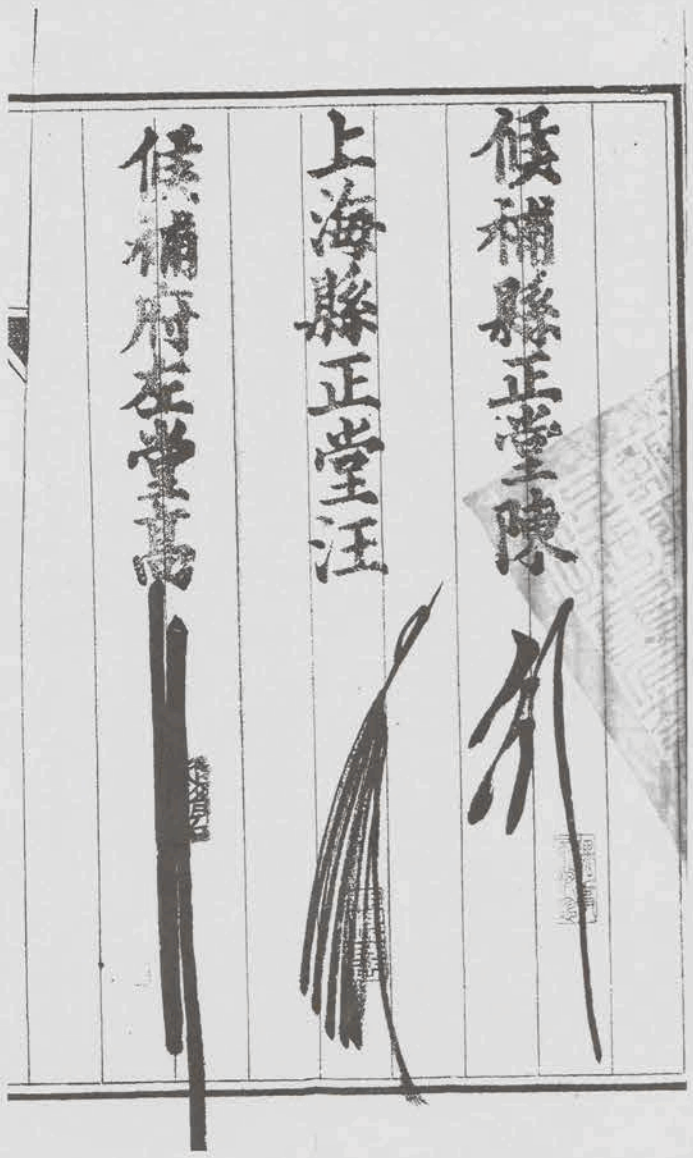
鈞安伏祈

再啓　稟藏　謹稟

計呈　繪圖一紙并繳英上契二紙義上契三紙

一稟　道憲令　稟覆會勘英冊二千一百三十四號添租義契地併呈圖契請飭卅科由

光緒二十六年八月　日



候補縣正堂陳
上海縣正堂汪
候補府左堂高

英册道契　第2134號（七）
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖c

會丈局
札
欽命二品銜督理江南海關兼辦通商事務加一級紀錄二次黃
為
札飭事本年九月二十日接

英册道契　第2134號（八）
上海道札飭會丈局a

光緒二十一年十月　日
廿八到

英册道契　第2134號（九）
上海道札飭會丈局b

英署總領事哲　函送二十一百三十四號新契一套請派員會勘
批印存移等因除函復並分行外合檢新契札發　札到該員
等即便查收克日會同上海縣暨
英署總領事所派之員查明原契田單前往該地按址逐細履
勘丈量繪圖貼說並查畫保生名一併具復毋違此札
計札發　新中契一紙仍繳

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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瑪礼遜　禀請在上海按和約所定界內租業戶張茂春地一段永遠租　畝　分　厘　毫　東　南　西　北　每畝給價共計一千五百元正　業戶張茂春將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地貸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貸房與華民輾轉貨賣若華民欲在界內租地貸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禀明本國總領事官並道憲批准登籍將其地整段分畀或已或人另造房屋轉租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還犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年六月十七日給　租地契二十一百三十五號

查該地坐落二十七保十圖念字圩番陳惠廷此北

此項租地前蒸會丈局會同勘復坐落二十七保十圖念字圩十名許家洪東大貝地基畝分貳厘伍毫四抄東至吳姓地西至張姓地南至英冊千七百三十一號地北至英冊四凡十五號地繪圖到道該商應照文實欵分地管業租應批明蓋印備考光緒二十年十一月八日監督黃

此契於三十二年三月三日准日本國駐上海領事官字第二九二四號函轉立日冊紙四三六一號和戶信交地產株式會社代理人契時遵行新关中華民國三十二年三月十一日上海行別市山

一九百二十三年四月十日瑪礼遜執此契來地轉與藏馬力司收用此批

民國廿二年三月十日本局補

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Lieu— *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 G. Jamieson, H.B.M. Consul-General, stating that Gabriel James Morrison & Frederick Montayne Gratton has applied to Rent in perpetuity from the Proprietors Chang Murchun a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said G. James Morrison & Frdk. M. Gratton, are to pay to the said Proprietors a sum of Dollars one thousand five hundred (1500) 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 Mur chun shall Rent the said quantity of Land to G. James Morrison & Frdk. 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.

The conditions of this Deed, therefore, are: That if the said G. James Morrison & Frdk. 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 Montayne & Frdk. 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 Morrison & Frdk. 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.

Kuang Asii 21st year, L. S. 6th moon 17th day.

July 7th 1895.

No. of Lot, —

No. of Title Deed, 2135.

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

Jas. Estcott
Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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 陶德尒 寓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 亨生 南 東 西

每畝給價

業戶　　文其年祖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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實係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係與華民徹轉貨賣若華民欲在界內租地實係須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商誼後代容業之人將來以其地轉與不肖明本國總領事官誼當憲批准登籍將其地整段分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據誼每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年 六 月 初九 日給　租地契　二十一百三十六號

查該地係二十九號東 接分立本契此批

此項租地坐落斜倫地方係七保 十圖吳淞之處飭據會丈局會同勘復丈見九畝內地壹畝肆分伍厘壹毫又十畝內地肆畝玖分捌厘肆毫兩共實地陸畝肆分參厘陸毫四忽東至英冊二百四十二號地暨浜西至馬路暨英冊二百三十七號地南至馬路暨蘆浜北至關江浜暨徐姓地繪圖到

道該商憲照丈實計畝分四忽等業相應批明並印備考光緒三年六月二十日批

光緒二十四年七月十六日關稟單內重將所租二十六號丈實地陸畝肆分參厘陸毫轉與哈同專業例租用此批

民國十七年四月二十日全地併五英冊一萬一千五百十二號新英冊地三分三厘業主烏路本英冊

This Lot comprises the E. portion of Lot No. 2090.

[TRANSLATION.]

TITLE DEED.

Kotai's copy.

Lieu- *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 E. Hampson, H.B.M. Consul-General, stating that Charles Dowdall & John Currie Hanson has applied ~~for 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 ... *mow*, ... *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 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 Charles Dowdall & John Currie Hanson his or their Heirs or Assigns, shall 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 & John Currie Hanson his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 & John Currie Hanson neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 6th moon 9th day.

July 30th 1896.

No. of Lot, —

No. of Title Deed, 2136.

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

James Scott
Vice-Consul.

九六

中

大清欽命監督江南海關分巡蘇松太兵備道劉 爲

給出租地契事照得接准大英總領事官趙照會內開今據本國商人陶德尔 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 南 東 西 北亨生 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 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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覬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遵明本國總領事官並憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年六月初九 日給 租地契 二千一百三十七號

查該地係三十九號號之地方今立本契此批

此項租地坐落三十七保十圖內後又見實地陸畝陸分陸厘壹毫四忽東至英冊二千一百三十六號地面至馬路暨英冊二十九號地南至關江浜北至英冊二十九號暨徐姓地繪圖到道該地應照丈實私分四址管業相應批明並印備考光緒二十一年六月二十二日批

光緒十四年七月十六日陸續收過英冊一萬二千五百十三號新契本奧號編

民國十七年四月二十日全地價五英冊一萬二千五百十三號新契本奧號編

光緒十四年七月十六日陸續收過英冊一萬二千五百十三號新契本奧號編

光緒二十一年六月初九日給租地契二千一百三十七號

英册道契 第2136號 第2137號

This Lot comprises the middle portion of Lot N° 2090 N. of the Creek.

[TRANSLATION.]

TITLE DEED. Taotai's Copy

Liu 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 G. Jamieson, H.B.M. Consul-General, stating that Charles Dowdall & John Currie Hanson 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 mow, fun, le, hao, 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 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 Charles Dowdall & John Currie Hanson his or their Heirs or Assigns, shall 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 & John Currie Hanson his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 & John Currie Hanson neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsu 21st year, L. S. 6th moon 9th day.

30 July 1895.

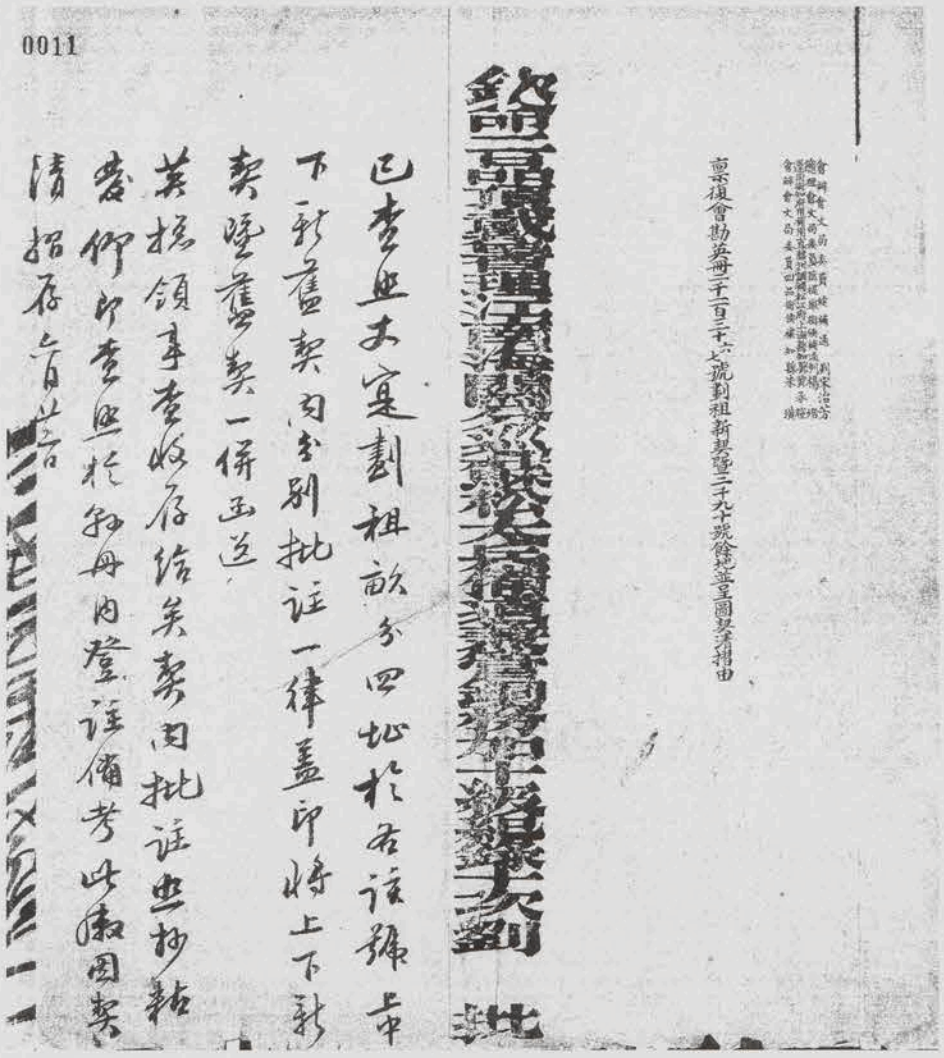
No. of Lot, 2137

No. of Title Deed,

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

James Scott
Vice-Consul.

九七



0011

會訊會丈局委員時購送到宋泗方
隨帶勘丈局委員區域圖時購送到楊培
圖紙會同勘丈局委員四出測繪加製實測
會時會丈局委員四出測繪加製實測

奉復會勘英冊二千一百三十六號劃租新契暨二十九十號餘地並圖契清摺由

敬稟者竊汪[illegible]

已查此次劃租畝分四址於各該號卓下新舊契內分別批註一律蓋印將上下新舊契一併呈送

英領事查收存結美契內批註此節請即查照轉飭知照為荷

清摺存查

憲臺札開接

英署總領事哈　函送二千一百二十六、三十號新契二套又二千一百三十六、七號劃租新契二套並二十九十號劃租舊契十二紙請派員會勘等由檢契札飭會查勘丈並將劃存餘地一併勘明繪畫具復等因

奉經卑職等與黃巡檢補會同

英總領事所派之員查明原契傳同租戶督飭耆地保前往履勘分別按址逐細丈量除二千一百二十六、三十號契地另行勘覆外所有二千一百三十六、七兩號新契係由二十九十號舊契內劃出丈見二千一百三十六號契地共六畝四分三厘六毫又丈見二千一百三十七號契地六畝六分六厘一毫至二十九十號舊契劃剩餘地查該舊契原載除路共計實地三十八畝九分六厘三毫除劃立前兩號新契計十三畝九厘七毫外應餘地二十五畝八分六厘六毫今丈相符理合將會勘緣由分繪圖說開具丈見方步畝分四址清摺聯銜稟請憲臺俯賜批示祇遵恭請

大人

鈞安伏乞

垂鑒卑職　治
　　承
　　旗

謹稟

計呈　繪圖三幅清摺一扣並繳新中契二紙舊契一紙

一稟　道憲劉

謹將會勘英冊二千一百三十六七號劃租新契暨二千九十號舊契餘地丈見弓步畝分四址開具清摺
憲鑒須至摺者
計開
一英冊二千一百三十六號劃租新契
前地係由二千九十號契內劃出該地坐落兩畾丈見九畾內地積二百四十八步四分八厘合地一畝四分五厘二毫又十畾內地積二千一百九十六步一分六厘合地四畝九分八厘四毫兩共合計實地六畝四分三厘六毫四址東至英冊八百四十二號地暨浜西至馬路暨英冊二千一百三十七號地南至馬路暨閘江浜北至閘江浜暨徐姓地
一英冊二千一百三十七號劃租新契
前地係由二千九十號契內劃出丈見積二千五百九十八步六分四厘合地六畝六分六厘一毫四址東至英冊二千一百三十六號地西至馬路暨英冊二千九十號地南至閘江浜北至英冊二千九十號暨徐姓地
一英冊二千九十號舊契劃剩餘地
前契原載除路丈實地三十八畝九分六厘三毫今除劃立二千一百三十六號新契地六畝四分三厘六毫又二千一百三十七號新契地六畝六分六厘一毫兩共劃出地十三畝九厘七毫外本契應餘地二十五畝八分六厘六毫今除路丈見路南地積一千七百七十八步八分八厘合地七畝四分一厘二毫又路北地積四千四百二十八步九分六厘合地十八畝四分五厘四毫兩共實地二十五畝八分六厘六毫核與舊契應剩餘地之數相符四址東至英冊二千一百三十七號地暨路並浜西至英冊一千六百七十二號地暨貢德路並浜南至閘江浜暨英冊二千一百三十七號北至大路暨浜岸
一具清冊

光緒十七年六月廿日

候補分府宋
上海縣正堂黃
候補分府楊
候補縣正堂朱

中

大清欽命監督江南海關分巡蘇松太兵備道劉

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麥邊 原請在上海按和約所定界內租業戶姚金松
地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價英洋三十元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶姚金松 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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幹案之人將來以其地轉與不照明本
國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年六月十日給

租地契 二十一百三十八號

查該地坐落二七保九圖克字圩畫鄰顧良北

此項租地飭據會丈局會同勘復坐落二七保九圖克字圩古名夏家堰又見灣地東至分厘界畫西至本地東至孫姓地西至水溝南至路北至小路繪圖到道該商應照大寫畝分四至管業相應批明蓋印備考 光緒三年十月初旬日監督黃 印給

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

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

I have received a communication from G. Jamieson, H.B.M. Consul-General, stating that George McBain has applied to Rent in perpetuity from the Proprietors Yao 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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded on the North by ..... on the South by ..... on the East by ..... on the West by .....

That the said George McBain is to pay to the said Proprietors a sum of Dollars Thirty ($30.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

The conditions of this Deed, therefore, are: That if the said George McBain his or their Heirs or Assigns, shall 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 McBain his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 McBain neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 6th moon 11th day.

August 1st 1895.

No. of Lot, — } 2138

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2138號（一）

英册道契　第2138號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道劉

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麥邊 原請在上海按和約所定界內租業戶徐阿達山
地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價英洋五十元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶徐阿達山 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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幹案之人將來以其地轉與不照明本
國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年六月十日給

租地契 二十一百三十九號

查該地坐落二七保九圖克字圩畫鄰顧良北

此項租地飭據會丈局會同勘復坐落二七保九圖克字圩古名鄭家巷又見灣地東至分厘界畫西至本地東至鄭姓地西至小路南至路北至小路繪圖到道該商應照大寫畝分四至管業相應批明蓋印備考 光緒三年十月初旬日監督黃 印給

此契租地已全數由該英商麥邊 併換英册五千三百三號新契繳執本契相應批銷蓋印備考 光緒三年十月十五日道 黃 批

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

Lieu — *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 G. Jamieson, H.B.M. Consul-General, stating that George McBain has applied to Rent in perpetuity from the Proprietors Hsü Ta-sen, Ah Lang & Sun chun a Lot of Land, situated within the 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*, ... *lei*, ... *haou*, bounded on the North by ..... on the South by ..... on the East by ..... on the West by .....

That the said George McBain is to pay to the said Proprietors a sum of Dollars Fifty ($50.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors Hsü Ta-sen, Ah Lang & Sun chun shall Rent the said quantity of Land to George McBain upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said George McBain his or their Heirs or Assigns, shall 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 McBain his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 McBain neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 6th moon 11th day.

August 1st 1895.

No. of Lot, — } 2139.

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2139號（一）

英册道契　第2139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劉 爲

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 史禮福 稟請在上海按和約所定界內租業戶 梯士得耳 地一段永遠租 獻 分 厘 毫 北 南 東 西 每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 梯士得耳 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查明其租地實係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係與華民買賣轉賣實若華民欲在界內租地實易須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不原明本國總領事官並道憲批准登籍將其地整段分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將該畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年 六 月 十二 日給 租地 二十一百四十 號

查該地係圖一千八百七號餘地西半段劃出分畝本契共批

此項租地坐落上海南市三圖土名地供二面積後廣傷據會丈局圖開該地北至公路計長四十丈南至公路計長四十丈東西兩面均長二十丈四至俱與原契相符合併聲明

光緒三十四年五月四日通知行第二十契全，奧肯 善 堂租用此批 民國廿一年四月十日局領訖

此契於三十三年 四 月 又 日准日本國駐上海總領事署 字第四九又三號函轉立日期第 六三九 號過戶後整理再契時繳銷新契

中華民國二十二年 四 月十三日 上海特別市地政局 租字第四九〇一號

This lot comprises the W. half of the remainder of Lot No. 1877.

[TRANSLATION.]

TITLE DEED.

Tao Tai's Copy

Liu ..... *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 *G. Jamieson*, H.B.M. Consul-General, stating that *Max Slevogt* has ... applied to Rent in perpetuity from the Proprietors *Ernest Walter Tisdall* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said *Max Slevogt* 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 *Ernest Walter Tisdall* shall Rent the said quantity of Land to *Max Slevogt* upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said *Max Slevogt* ..... his or their Heirs or Assigns, shall 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 *Max Slevogt* ..... his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said *Max Slevogt* ..... neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 6th moon, 12th day.

2nd August 1895.

No. of Lot, ...

No. of Title Deed, 2140

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189...

Jamieson

Vice-Consul.

101

中此契存案

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得接准

大英總領事官指照會內開今據本國商人 沙尔門 稟請在上海按和約所定界內租業戶 凌雪垒

地一段東至 南 西 北 畝 分 厘 毫 每畝給錢 英洋一千四百八十元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 凌雪垒 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨賣若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地畫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預納年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年七月二十三日給　租地契　二十一百四十壹號

查該地坐落三保十三圖沈茂山批

此項租地係屬會文局內四面劃段坐落三保二圖牟字廿七名王婁春支見管他捨捌畝肆分柒厘肆毫四忽東至宋姓地西至大路南至公路北至浜岸為斷到道該商應照支容費永公所管業納應稅錢並印俗考光緒三年三月廿七日批

光緒三年七月初六日據沈茂山捨捌畝肆分柒厘肆毫轉與何拿尔德亦照此租用此批

光緒三年七月初六日據沈茂山捨捌畝肆分柒厘肆毫轉與何拿尔德亦照此租用此批

本契於一九二三年十月三十日經前主郎收用路地一畝二毫此註

一九四〇年一月十一日 業廣公司 福德司 業廣公司 台惟司 花來

此契於三十四年六月三十日准日本國駐上海總領事看守生字第一七一號由轉立日冊第一〇二二六號過戶條交會社恒底公司領登理合與持換給新契

中華民國三十四年七月十八日上海特別市地政局 特字第一七一二號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Raphael Jacob Solomon [herein described and called the Renter] ha applied to Rent in perpetuity from the Proprietor Ling Ah Sai a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ___ *mow*, ___ *fun*, ___ *le*, ___ *haou*, bounded

North by

South by

East by

West by

That the said Renter pay to the said Proprietor a sum of Dollars one thousand four hundred eighty (1480^{00}) being at the rate of Dollars eighty (80^{00}) per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 7th moon 23rd day.

September 11th 1895.

No. of Lot, 2141.
No. of Title Deed,

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

Vice-Consul.

中

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哲照會內開今據本國商人派嘉 禀請在上海按和約所定界內租業戶吳雲溪凌榮之地一段永遠租 南 西 東 北 畝分厘毫 以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 吳洋四百六十元正 業戶吳雲溪凌榮之將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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輾轉貨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禀明本國總領事官即由憲批准經將其地糧段分毫或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據誰每年不將年租[illegible]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

光緒二十一年 初一 日給 租地契 二十一百四十二號

查該地坐落十七保十區作字圩內北至[illegible]邦傑端卿此批

此項租地仍歸會大局會同勘復十區作字圩內北至楊家石橋大道實地伍畝叁分叁厘叁毫西北至地東至牛路南北兩面均至浜岸東北至陳姓地

繪圖到道該商應照大價敘公地管業相應批明蓋印備考光緒三年五月十六日批

光緒二十年十月二十六日[illegible]將本號契地仍歸叁分叁厘叁毫七轉與司丹特 卡特祖用此批

除割出地畝外計實在契內壹區捌毫[illegible]

英冊五十一號地內北兩面均至浜岸東北至陳姓地東至牛路南至公路南至地內西北兩面均至浜岸東北至陳姓地東至牛路南北兩面均至浜岸東北至陳姓地

繪圖到道該商應照大價敘公地管業相應批明蓋印備考光緒三年五月十六日批

民國十三年七月二十三日全地轉立英冊三千零五十九號新契本契註銷

英冊道契 第2141號 第2142號

[TRANSLATION.] Taotai's copy.

TITLE DEED.

Hwang— 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 E. Jamieson, H.B.M. Consul-General, stating that James Henry Partridge Parker has applied to Rent in perpetuity from the Proprietors Yi Yuan che & Ling Ying 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 ——— *mow*, 3 *fun*, ——— *le*, ——— *haou*, bounded

on the North by ———

on the South by ———

on the East by ———

on the West by ———

That the said James Henry Partridge Parker is to pay to the said Proprietors a sum of Dollars Four hundred & sixty ($460) 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 Yi Yuan che & Ling Ying yung shall Rent the said quantity of Land to James Henry Partridge 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 James Henry Partridge 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 James Henry Partridge 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 James Henry Partridge 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 Lord of the Soil.

A necessary Deed for the Renting of Land.

Kwang Hsü 21st year, L. S. 7th moon 1st day.

August 20th 1895.

No. of Lot, —

No. of Title Deed, 2142

Registration completed at H.B.M. Consulate-General, Shanghai, this ——— day of ——— 189—

James Scott
Vice-Consul.

1011

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得接准大英總領事官按照會內開今據本國商人代表人司　禀請在上海按和約所定界內租業戶　計細地一段永遠租　畝分厘毫北至　南至　東至　西至　計細每畝給價　計細業戶　計細將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨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禀明本國總領事官並道憲批准發給將其地將段分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將特欽華租錢一千五百文預付銀號遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年七月　初二　日給　租地契　二十一百四十三　號

查該地一千八百九十五年例號給三本契內註明昨租二千一百四十五文每畝地伍拾陸文每分該應陸毫

一千九百十二年五月廿六日高易

斐来德
惠尔生

此契於三十二年三月十三日准日本國駐上海總領事署　字第三九〇〇號盖
轉立日期第五三二二號租戶中支那振興株式會社俟整理舊契時換給新契
中華民國三年三月二十二日上海特別市地政局祝　租字第三八二八號

The within Lot was formerly Italian Lot No. 8.

Taotai's Copy.

[TRANSLATION.]

TITLE DEED.

Kuang-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 G. Jamieson, H.B.M. Consul-General, stating that Charles Meredith Dyce & George Augustus Mathews ——— has applied to Rent in perpetuity from the Proprietors E. Ghisi a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ——— mow, ——— fun, ——— le, ——— haou, bounded

on the North by ———

on the South by ———

on the East by ———

on the West by ———

That the said Charles Meredith Dyce & George A. Mathews

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 E. Ghisi shall Rent the said quantity of Land to Charles M. Dyce & G. A. Mathews upon the following conditions:—

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

The conditions of this Deed, therefore, are: That if the said Chas. M. Dyce & Geo. A. Mathews his or their Heirs or Assigns, shall 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 Chas. M. Dyce & Geo. A. Mathews his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Chas. M. Dyce & Geo. A. Mathews neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 7th moon 2nd day.

August 21st 1895.

No. of Lot, —
No. of Title Deed, 2143.

Registration completed at H.B.M. Consulate-General, Shanghai, this ——— day of ——— 189—

James Scott
Vice-Consul.

會丈局

札

為

給發道契事照得江浦縣紳董前經本會札飭丈量該縣境內荒地

札飭事本年八月初六日准

英署總領事哲　函送二千一百九畝號新契二套附圖一紙請派員

會勘批印存移等因除函復並分行外合檢新中契札發

札到該

員等即便查收赴日會同上海縣暨

英總領事所派之員查明原契四單前往該二地段逐細履勘

丈量繪圖貼說並查明畝保土名一併具復毋違此札

計札發　新中契二紙附圖一紙仰繳

光緒二十一年九月

十五日

敬稟者竊奉
憲臺札開接
英署總領事哲　函送二十一百九十號新契二套附圖一紙請派員會勘等由檢契札飭會查
勘丈繪圖貼說並查畫保土名一併具復等因奉經卑職等與黃邑檢糰會同
英總領事所派之員查明原契田單除二十一百九號契地另行勘覆外所有二十一百四十四號新契
係據華民張桂榮將坐落二十五保十圖談字圩一百八十六號戶名張德福則田一畝四分三厘五毫又
張行福則田一畝九分二厘三毫田單二紙共計則田三畝三分五厘八毫祖與洋商哈桐為業當傳
同業戶督飭鄉者地保前往履勘按址逐細丈量丈見積六百三十一步四分四厘合地二畝六分三
厘一毫核與原契田單所載三畝三分五厘八毫之數應餘單之分二厘又毫四址東南北三面均
至路西至小路尚無遺碍該地坐落西門外土名王家園除將田單截角分別批明發還英署
暨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呈繳仰祈
大人察核俯賜批示祇遵恭請
鈞安伏乞
垂鑒卑職耕氷。璜。謹稟

計呈　繪圖一幅並繳新中契一紙

一稟　道憲黃。　稟覆會勘英冊二十一百四十四號新契祖地並呈圖契由

光緒二十一年十一月十六

候補縣正堂夏

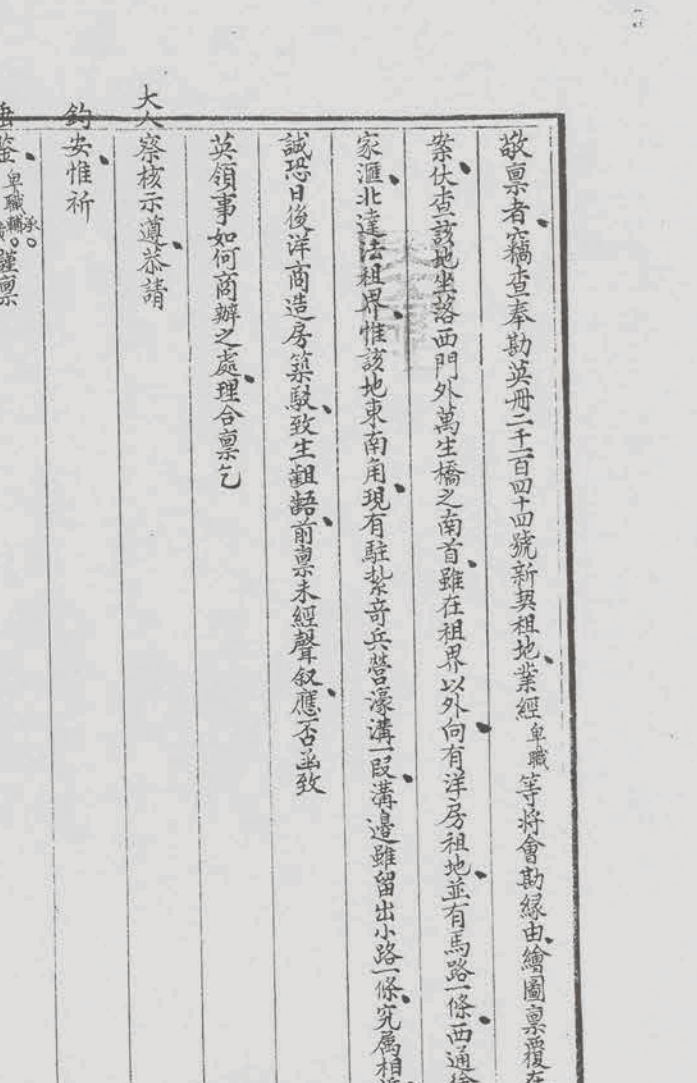
上海縣正堂黃

候補縣正堂葉

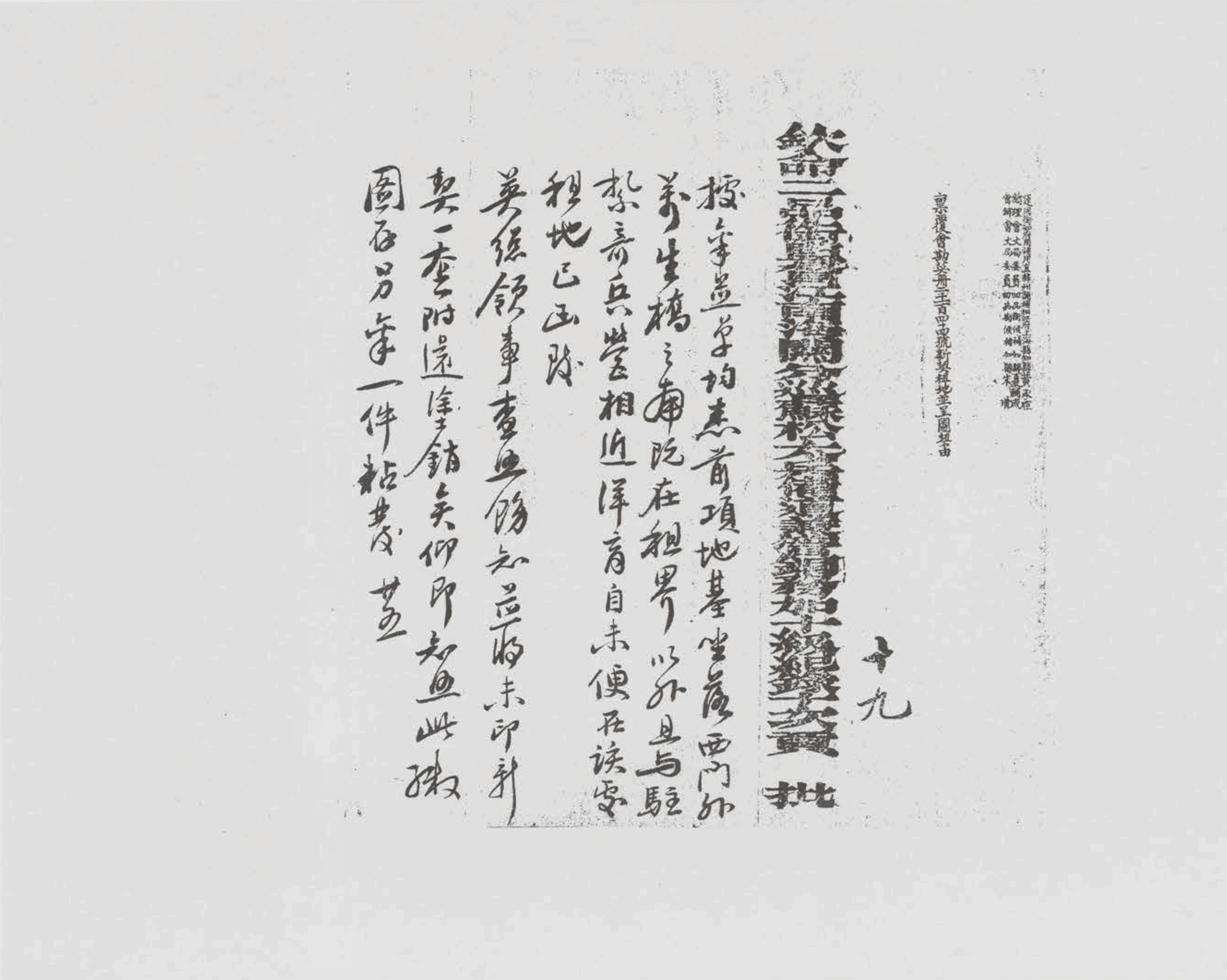
敬稟者竊查奉勘英冊二千百四十四號新契租地業經皇職等將會勘緣由繪圖稟覆在
案伏查該地坐落西門外萬生橋之南首雖在租界以外向有洋房租地並有馬路一條西通徐
家滙北達法租界惟該地東南角現有駐紮奇兵營濠溝一段溝邊雖留出小路一條究係相近
誠恐日後洋商造房築駁致生齟齬前稟未經聲叙應否函致
英領事如何商辦之處理合稟乞
大人察核示遵恭請
鈞安惟祈
垂鑒。皇職卿承。
璜。謹稟

一夾單稟　道憲黃

光緒二十一年十二月　日



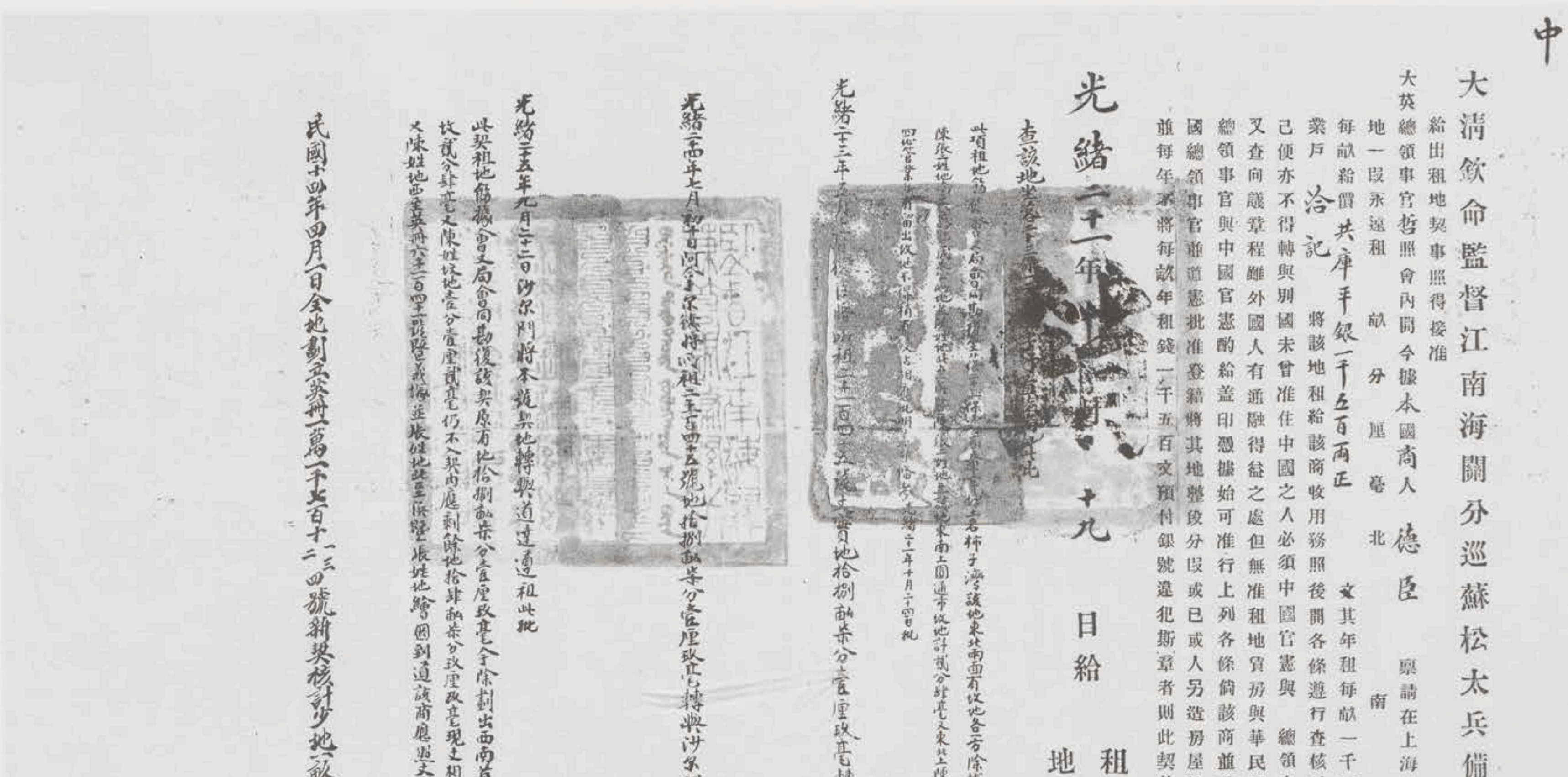
張桂榮出租廿五保十各地三畝三分五厘八毛租与哈桐・俾銀一百五十兩
附一百八十六號户名張阿福刚田一畝四分三厘五毛除四分二厘还英寿康
又　張行福　一畝九分二厘三毛　本户粮串一紙



按來呈均悉前項地基坐落西門外義生橋之南既在租界以外且与駐紮兵營相近洋商自未便在該處租地已函致英總領事查照飭知並將未印新契一套附還除銷案外仰即知照此繳圖存另案一件粘發並

十九　批

英册道契　第2144號（八）
上海道札飭會丈局2



中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲
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德臣稟請在上海按和約所定界內租業戶洽記
地一段永遠租　畝　分　釐　毫　北　南　東　西
每畝給價共庫平銀一千五百兩正　文其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶洽記　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定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地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輾轉貨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替業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年　十九　日給

租地 地契　二千一百四十五號

英册道契　第2145號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Kuang— 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 G. Jamieson, H.B.M. Consul-General, stating that Charles John Dudgeon has applied to Rent in perpetuity from the Proprietors Hwa Kee a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port, of Shanghai, measuring in area ——*mow*, ——*fun*, ——*te*, ——*haou*, bounded

on the North by

on the South by

on the East by

on the West by

That the said Charles John Dudgeon is to pay to the said Proprietors a sum of Kuping Taels One thousand Seven hundred (Ts. 1700) 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 Hwa Kee shall Rent the said quantity of Land to Charles John Dudgeon upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 John Dudgeon his or their Heirs or Assigns, shall 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 John Dudgeon his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 John Dudgeon neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 7th moon 19th day.

September 7th 1895.

No. of Lot, —

No. of Title Deed, 2145

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

Vice-Consul.

洽记出租廿三保二叁手字圩地十八畝九分三厘租与達臣洋商僞銀一千五百两

附交一百三十七號朱欽昭刘田三畝五分九厘七毛 僧祐安妻与洽记契一纸 查粮册陈月亭傳抄与冯宝華

又 凌念芳 一畝六分六厘七毛 張坤南妻契一纸 粮过与洽记

又 張秀成 一畝六分六厘六毛

一百三十八號年新成 一畝二分六厘六毛 叢凌氏妻契一纸 粮在叢杨本號与范锡安又號洽记

又 年裕春 二畝九分五厘八毛 范百松張坤南妻契各一纸 粮在叢杨本號范锡安又號与洽记

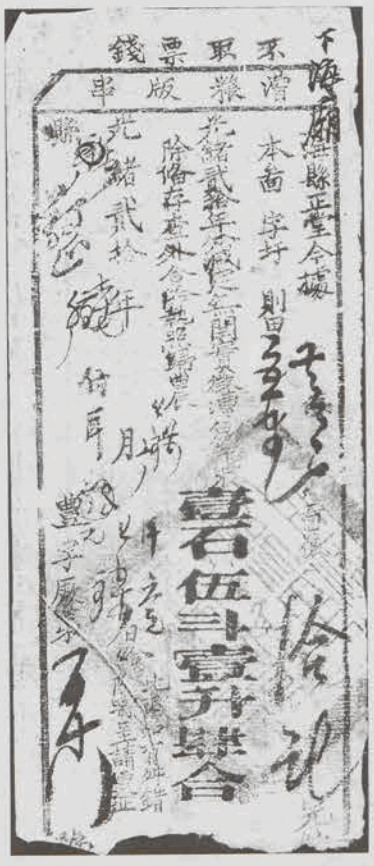
又 年文斌 二畝七厘一毛 遠失 附夏子琴遠失换一纸 粮在叢杨本號与洽记

一百三十九號叢務本 八畝三分二厘八毛 出租上半纸计五畝三分八厘 叢東礼 叢張氏妻契各一纸 粮在洽记 叢東智

一百四十號 胡成观 五分二厘五毛 遠失 附胡秋林妻契一纸注明遠失 粮在洽记

洽记粮串一纸 十五畝五分四毛 徐雨之妻与巨豐莊契一纸

七月廿三日查粮毕符



英册道契　第2145號（四）
光緒二十年上忙條銀版串

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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輝寅　原請在上海按和約所定界內租業戶馬雲龍地一段永遠租　分　厘　毫　南　東　北　西　每畝給價洋四百元正　將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地質務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質房與華民輾轉貨賣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曉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誰每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年七月　日給　租地契二千一百四十六號

查該地坐落于五保頭圖知字封畝陸拾肆號此批

此項租地係據會勘會同勘復坐落于五保頭圖知字封土名界浜橋大見會地壹畝伍分玖厘捌毫四絲東至張姓地壹小岸西至徐姓地南至小岸北至官路繪圖到道該商應照文實繳分四批管業相應批明蓋印備考

光緒二十一年七月　日給

光緒二十年九月初七日接英署第二六號專函以英商輝寅浮租號契轉與美商哈味租用相應註明備考

麥克勞
休文
斯德
陸衣
梅來生

一九百四十年一月二十日哈華托　清本契全地轉與馬　租用截批

民國廿年三月廿日本局補註

此契於二十二年三月九日准日本國駐上海總領事署　字第三四九〇號函
轉立日冊第四九一二號伊藤支那振興株式會社依照現行規則換給新契
中華民國二十二年三月十七日上海特別市地政局批　租字第三四一八號

[TRANSLATION.]

TITLE DEED.

Taotai'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 Geo. Emerson, H.B.M. Consul-General, stating that Edward Wheen has applied to Rent in perpetuity from the Proprietors Ma Yuen Loong a Lot of Land, situated within the 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*, ... *te*, ... *haou*, bounded

on the North by .....

on the South by .....

on the East by .....

on the West by .....

That the said Edward Wheen is to pay to the said Proprietors a sum of Dollars Four hundred (Ds400) 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 Ma Yuen Loong shall Rent the said quantity of Land to Edward Wheen upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities. And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 Wheen his or their Heirs or Assigns, shall 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 Wheen his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 Wheen neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 7th moon 21st day.

September 9th 1896.

No. of Lot, 2146.
No. of Title Deed,

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

Vice-Consul.

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Shao Hui Tin Tang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *te*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietor a sum of Three thousand taels (Hs 3000) ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 7th moon 22nd day.

10th Sept 1895.

No. of Lot, 2147
No. of Title Deed,

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

Vice-Consul.

中

英照

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孫 禀請在上海按和約所定界內租業戶邬惠心堂地一段承遠租 故分厘 毫 北 東 南 西 每畝給價洋規銀叁千兩正 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邬惠心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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查覈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益之處但無准租地質房與華民輾轉貨賣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禀明本國總領事官並道憲批准登籍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錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地卽歸官須至租地契者

光緒二十一年七月二十二日給 租地契 二千一百四十七號

查該地坐落上海虹口保安二區號字叁百叁拾周字叁百壹拾貳號計畝

光緒二十年五月十日經前業戶將此地畝轉賣與華人卽閔記此契註銷後由中國入冊英

此契租地一紙計開四至東至大海北至黃浦江南至浦路西至楊樹浦之沈家滙該地北首李馬路暨浜道係偏單內之地連浜路又見證貳地宣百劃拾改畝玖分壹厘

浦馬路李路騎圖到道該商應照大冊貳畝分四厘壹毫相應批明盖印備考

光緒二十年七月十七日 道著批

光緒二十年七月十七日 給執本契相應註銷盖印備考

敬稟者竊奉

憲臺札開接

英署總領事哲　函送二千一百四十七號新契一套請派員會勘等由檢契札飭會查勘丈繪圖貼說並查畆保土名一併具復等因奉經卑職等與黃巡檢繙會同

英總領事所派之員查明原契單照蘆串等件係接業戶卽惠心堂將自置坐落土邑二十二保五十一畆殷字圩內地一百九十餘畝丈實為准租與瑪禮孫洋行為業附交田單五紙蘆照六紙印照文紙蘆串一紙此項蘆串之田係老蘆課向無執業田單以蘆串為憑惟究有蘆田若干畝揀蘆課經承汪步雲查明蘆冊此串計完銀二兩二錢六分七厘合計田二十畝七分八厘零惜具畫丞前來當傳同業戶督飭亭者地保前往履勘該地北首半馬路暨浜一道係屬單內地連浜路丈見積四萬五千五百九十二步八分合地一百八十九畝九分七厘核與原契單照蘆串四共一百九十八畝二毫之數少地一分一厘二毫四丝東至大綸地西至鴻成莊地南至黃浦江北至半浜暨楊樹浦馬路半路尚無遺碍土名楊樹浦之沈家灘除將單照批明同原契發還英署外理合將會勘緣由繪圖貼說並將田單蘆照號數戶名畝分開具清摺聯銜稟覆同奉發新中契呈繳仰祈

大人察核俯賜批示祇遵恭請

鈞安伏乞

垂鑒卑職培瑛謹稟

計呈　繪圖一幅並繳新中契一紙清摺一扣

英册道契　第2147號（三）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖a

稟鑒須至摺者

計開

田單項下

一百九十六號戶名陸長明原則田四畝四分三厘出根上半紙計三畝三分九厘三毫其下半紙應除地一畝一分又毫未當子批還執業

一百九十七號戶名朱福保則田七厘

又　朱春觀則田九分八厘六毫

又　陸龍觀則田九分八厘七毫

一百九十八號戶名周了觀則田一畝八分六厘四毫

一百九十九號戶名沈子行則田三畝二分二厘九毫

以上田單五紙半計出租則田十畝四分五厘九毫

蘆照項下

七號戶名周瞞觀蘆灘一畝九分六厘三毫

又　周靈觀蘆灘四畝五厘八毫

八號戶名周了觀蘆灘四畝八厘

又　二畝九分四厘九毫

英册道契　第2147號（四）

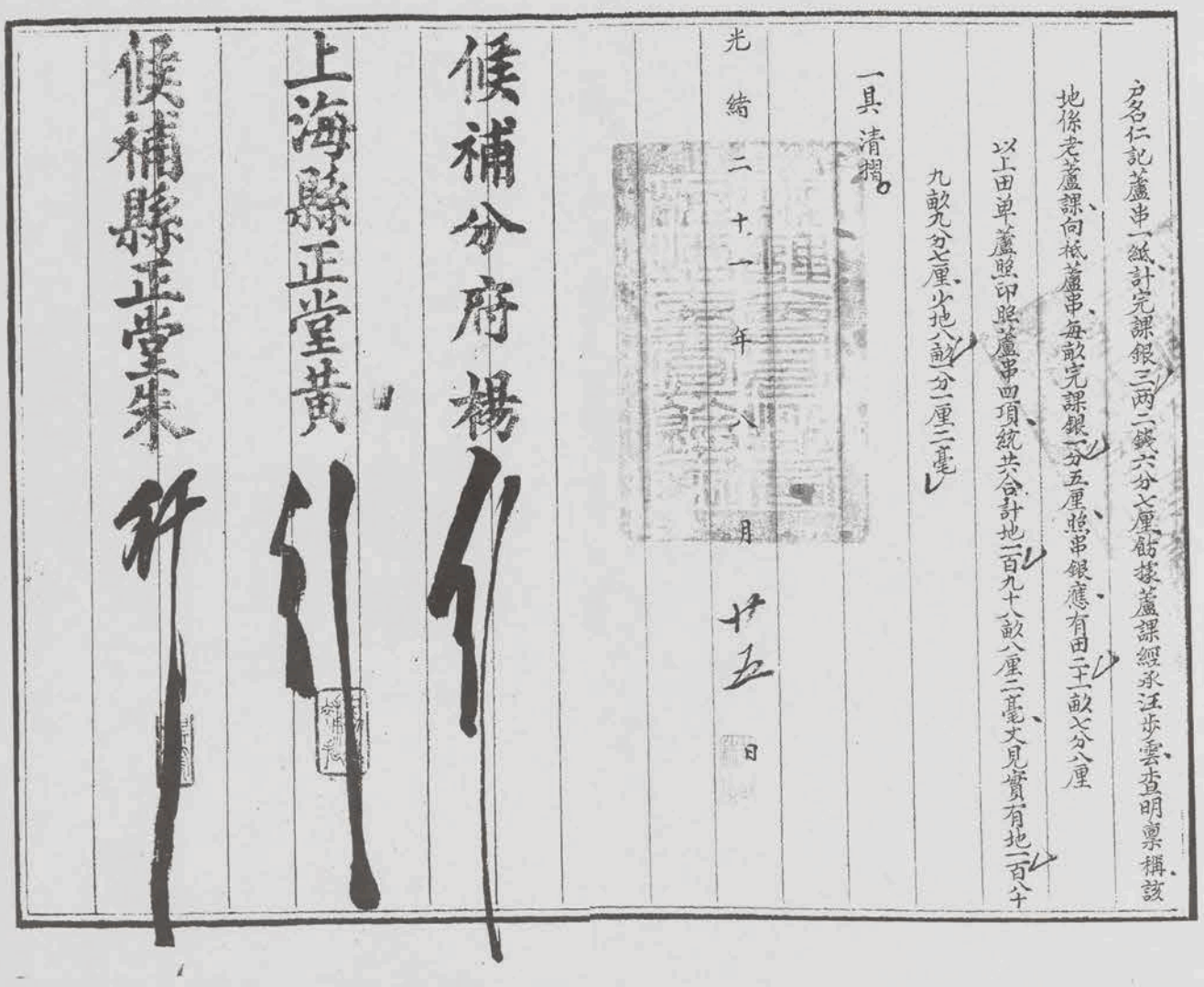
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

九號、戶名周東觀、蓋灘三畝四分二厘又毫、
又　周才保、蓋灘六畝五分六厘一毫、
十號、戶名沈石卿、蓋灘五分四毫、
又　沈亦然、蓋灘五分四毫、
又　陸允三、蓋灘一畝三分九厘五毫、
十一號、戶名沈石卿、蓋灘六分一厘二毫、
又　周瑞田、蓋灘八分二厘八毫、
又　胡惠增、蓋灘一畝一分一厘又毫、
又　陸子林、蓋灘七分八厘又毫、
又　陸龍觀則田九分八厘又毫、
一百九十八號、戶名周了觀則田一畝八分六厘四毫、
一百九十九號、戶名沈子行則田三畝二分二厘九毫、
以上田單五紙半、計出租則田十畝四分五厘九毫、
蓋照項下
七號、戶名周臨觀、蓋灘一畝九分六厘三毫、
又　周靈觀、蓋灘四畝五厘八毫、
八號、戶名周了觀、蓋灘四畝八厘、
又　二畝九分四厘九毫、

又　三畝六分三厘六毫、
又　三畝五分二厘七毫、
又　周才寶、蓋灘七畝二分六厘六毫、
又　七畝五分七厘、
又　周東觀、蓋灘三畝九分八厘八毫、
又　四畝四厘四毫、
又　周靈觀、蓋灘三畝二分四厘九毫、
又　三畝三分七厘八毫、
又　周臨觀、蓋灘一畝六分四厘五毫、
又　一畝五分八厘、
五十五號、戶名沈又卿、蓋灘七畝九厘四毫、
又　周瑞田、蓋灘一畝四厘三毫、
又　一畝六分四毫、
又　陸秋舍、蓋灘二畝六分六厘、
又　四畝九毫、
又　陸子林、蓋灘一畝二分七厘七毫、
又　一畝九分六厘五毫、
又　沈二溪、蓋灘　八分二毫

又　五分二厘一毫、
又　沈石君蘆灘八分二毫、
又　五分二厘一毫、
又　陸允三蘆灘二畝五分三厘、
又　三畝八分九厘三毫、
又　胡松林蘆灘二畝二厘、
又　一畝三分一厘三毫、
又　陸勝彩蘆灘三畝九分六厘一毫、
又　二畝五分之厘五毫、
又　沈曉嶽蘆灘一畝二分九厘二毫、
又　八分四厘、
又　沈恒裕蘆灘一畝三分八厘又毫、
又　九分一毫、
又　沈亦園蘆灘一畝二分九厘二毫、
又　八分四厘、
又　胡佳和蘆灘二畝二厘、
又　一畝三分一厘三毫、
又　奚坤岡蘆灘三畝一分五厘六毫、

又　二畝五厘三毫、
又　胡會增蘆灘一畝九分六厘五毫、
又　一畝二分之厘又毫、
又　胡茂觀蘆灘一畝六厘又毫、
又　六分九厘四毫、
又　周茂田蘆灘一畝四厘三毫、
又　一畝六分四毫、
以上蘆照六十五紙共計蘆灘一百四十四畝五分六厘五毫、
悲衣令升科印照項下
又號戶名仁記灘地二畝一分八厘八毫、
八號又　一畝八分八厘一毫、
九號又　五畝三分六厘六毫、
十號又　二畝九分二厘五毫、
土號又　三畝一分五厘、
十二號又　二畝九分四厘又毫、
十三號又　二畝八分二厘一毫、
以上印照又紙共計灘地二十二畝二分之厘八毫、
蘆串項下



名仁記蘆串一紙計完課銀三兩二錢六分七厘飭據蘆課經承汪步雲查明稟稱該
地係老蘆課向祇蘆串每畝完課銀一分五厘照串銀應有田二千一畝七分八厘
以上田單蘆照印照蘆串四項統共合計地二百九十一畝八厘二毫又見實有地二百八十
九畝九分七厘少地八畝一分一厘二毫
一具清摺

光緒二十一年八月廿五日

候補分府楊
上海縣正堂黃
候補縣正堂朱

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖g

中　此契作　卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得接准
大英總領事官查照會內開今據本國商人瑪礼孫
地一段永遠租　故分　厘　毫　北　萬來　登　稟請在上海按和約所定界內租業戶實源祥
南　東　西
每畝給價　洋九百拾元正　其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶實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定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地質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質房與華民輾轉貨賣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逾後代售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幣沒分毫或已或人另造房屋轉租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遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年七月二十三日給

租地（地契）二千一百四十八號

查該地坐落三保四圖改字仟畝係蘭洲王振邦此批

此百租地的確分畝四至已載前契茲因王振邦將本契全地轉與高易租用此批

此契租地係前契一百

連之業每畝二百元統共銀

四張全繳註銷此批

查此契原有地捨畝肆分玖毫係劃出歸畝捨畝壹毫另立契再一張又百二十八號新契外應餘地捌畝叁分伍厘捌毫今又見實地柒
畝壹分玖厘肆毫少地壹畝捨厘肆毫查太馬路四址東至李梅路西至李梅路至曾姓地南至恒昌路北至華格臬路該商應
照文劃除地畝留此批民國十四年五月六日總辦收文秀使除中
會辦本道尹王批中

英　此契於　年　月　日在上海特別市地政局註冊給照　第　號
繳立日期第三九七五號徵收印花稅票　元　角　分
中華民國三十二年三月六日上海特別市地政局批　註冊第二四八一號

[TRANSLATION.]

TITLE DEED. Taotai's Copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton [herein described and called the Renter] ha applied to Rent in perpetuity from the Proprietor Dao Yuen Giang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of nine hundred and ten dollars ($910) ... being at the rate of ... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st. year, L. S. 7th moon 23rd. day.

11th Sept. 1895.

No. of Lot, 2148

No. of Title Deed, 2148.

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

James Scott

Vice-Consul.

英册道契　第2148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黃　爲

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德生稟請在上海按和約所定界內租業戶湯吏冰地一段永遠租[illegible]故分厘亳北南東西每畝給價英銀六百兩正業戶湯吏冰將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨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替業之人將來以其地轉與不稟明本國總領事官並查憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將得畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年七月二十三日給

租地契二千一百四十九號

查該地坐落三保二畫章字行畝陸德周批

此項租地前據會丈局會同勘復給予[illegible]

名高家宅大見地畫畝肆分柒厘陸毫又東首華路保屬界內之地大見合地陸厘肆毫兩共實地壹

彭佑分肆厘[illegible]東至華路西至高姓地[illegible]華[illegible]公司並劉姓地繪圖到道該商應繳大實畝分照章相應批明蓋印備考

光緒二十年五月[illegible]

光緒二十二年七月[illegible]日給租地契[illegible]

號[illegible]

福司德
業仁庫公司
馬丁記照

民國卅四年八月二日本局接收

一九四〇年一月[illegible]業[illegible]公司[illegible]

此契於三十四年五月三十日[illegible]日本駐上海總領事署[illegible]

轉立日冊第九九八[illegible]戶株式會社[illegible]產公司[illegible]

中華民國三十四年六月[illegible]日[illegible]

特字第十九號

一一六

英册道契　第2149號（一）

英册道契　第2149號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Charles John Dudgeon [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Yang Li-ping a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, containing in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels Six hundred (Tls. 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 Bankor.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 7th moon 23rd day.

September 11th 1895.

No. of Lot, —
No. of Title Deed, 2149.

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

James Scott
Vice-Consul.

英册道契　第2149號（二）

會丈局

札

為給發新中契四紙仍繳

札飭事本年七月二十五日接

英署總領事哲　函送二千一百四十六號新契四套請派員會勘批印存移等因除函復並分行外合檢新中契札發札到

該員等即便查收赴日會同上海縣暨

英總領事所派之員查明原契田單前往各該地段逐細履

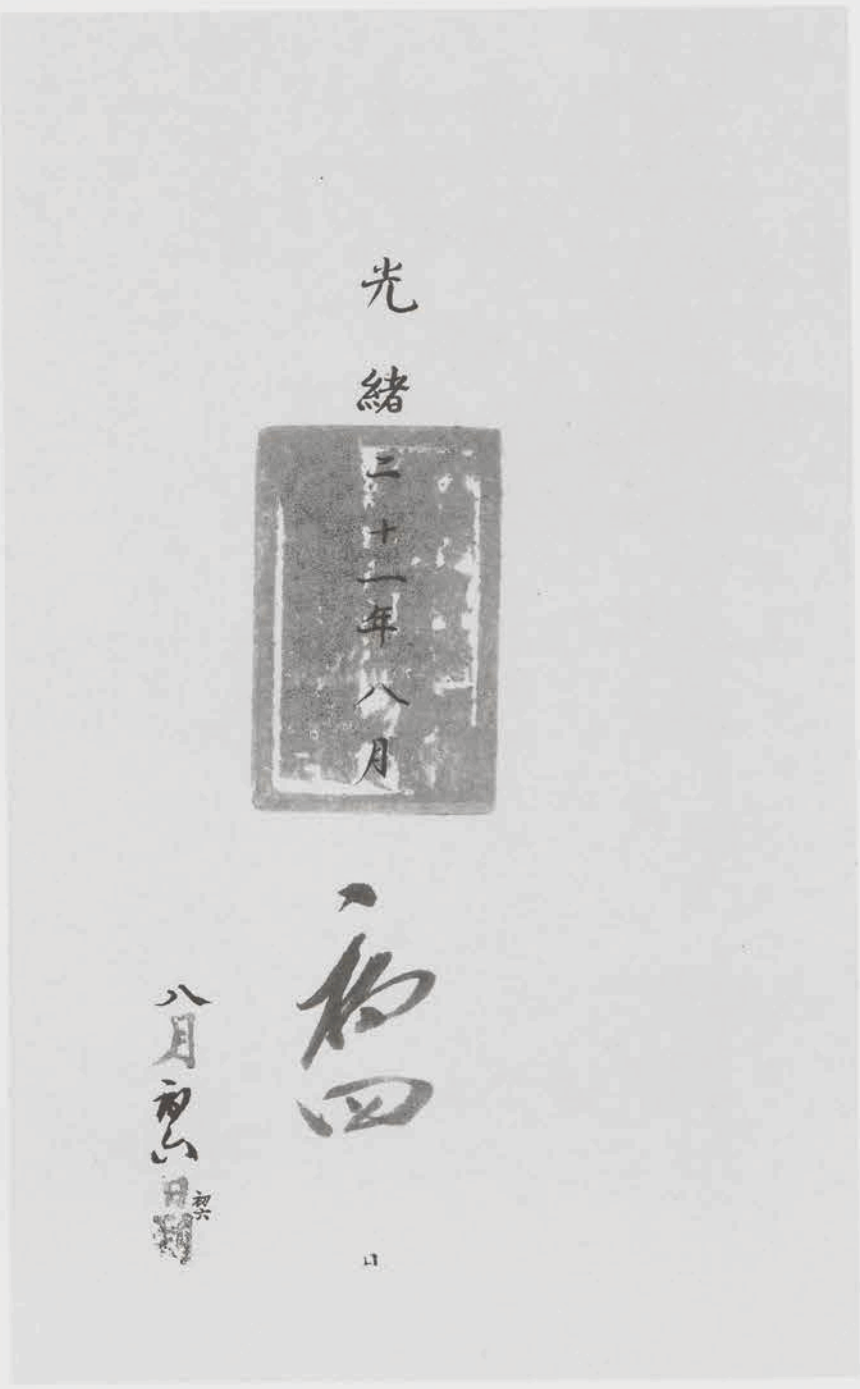
分別丈量繪圖貼說並查照保土名一併具復毋違此札

計札發新中契四紙仍繳

一一七

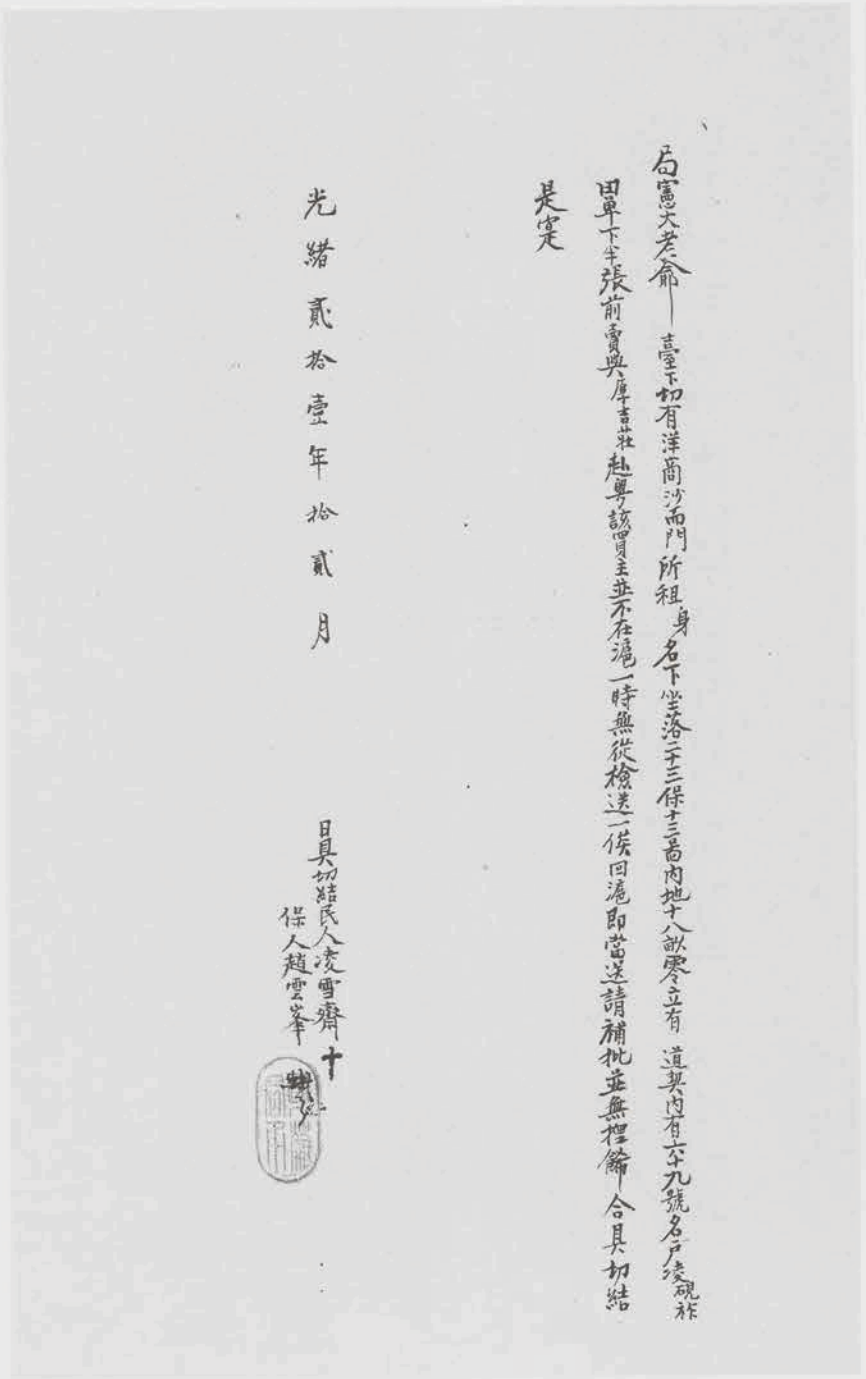
英册道契　第2149號（三）

上海道札飭會丈局 1a



光緒
二十一年八月

英册道契　第2149號（四）
上海道札飭會丈局 1b

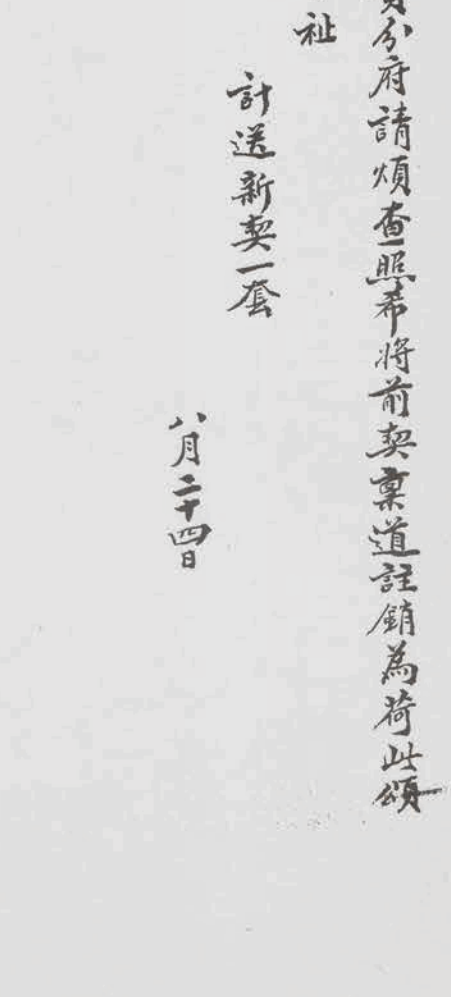


爲憲大老爺臺下切有洋商沙而門所租身名下坐落二十三保十三圖內地十八畝零立有道契內有六十九號名戶後硯旅日單下半張前賣與厚吉莊赴粵該賈主並不在滬一時無從檢送一俟回滬即當送請補批並無押騙合具切結是實

光緒貳拾壹年拾貳月

具切結民人凌雪齋十
保人趙雲峯

英册道契　第2149號（五）
上海縣二十三保十三圖原華人業主稟帖



折呈美森

啟者案查英商德臣之子一百四十六號新契英文原係二千一百九十九華文誤書作六茲特繕備更正該契一套函送

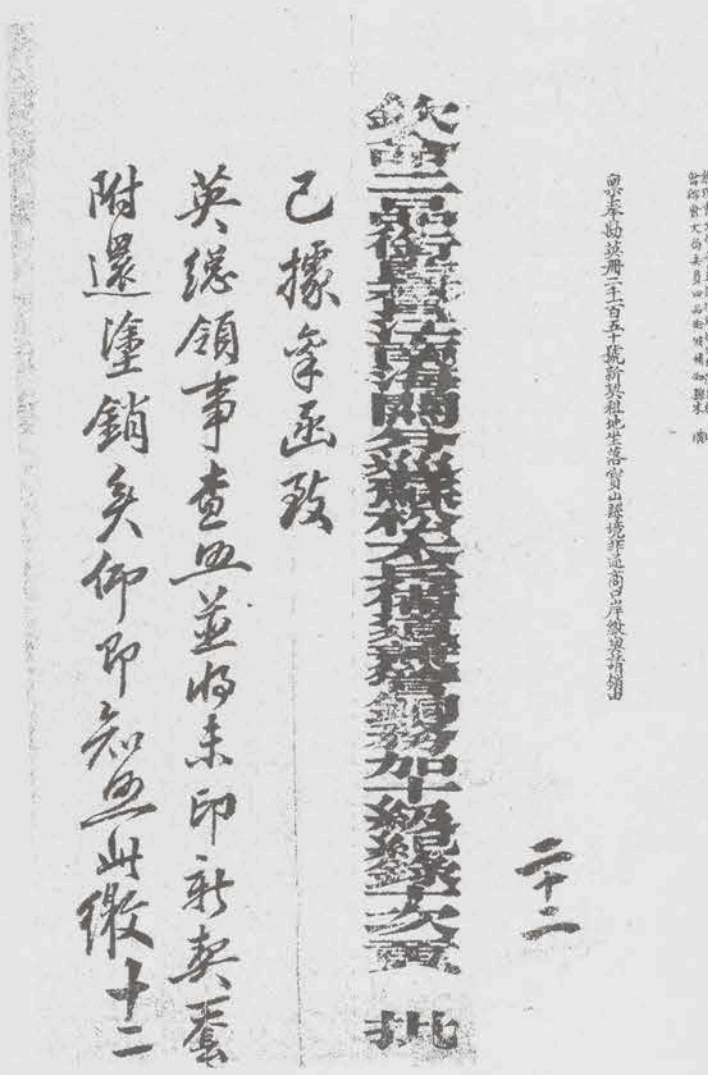
貴分府請煩查照希將前契稟道註銷爲荷此頌

日祉

計送新契一套

八月二十四日

英册道契　第2149號（六）
英國駐滬領事致會丈局總辦函



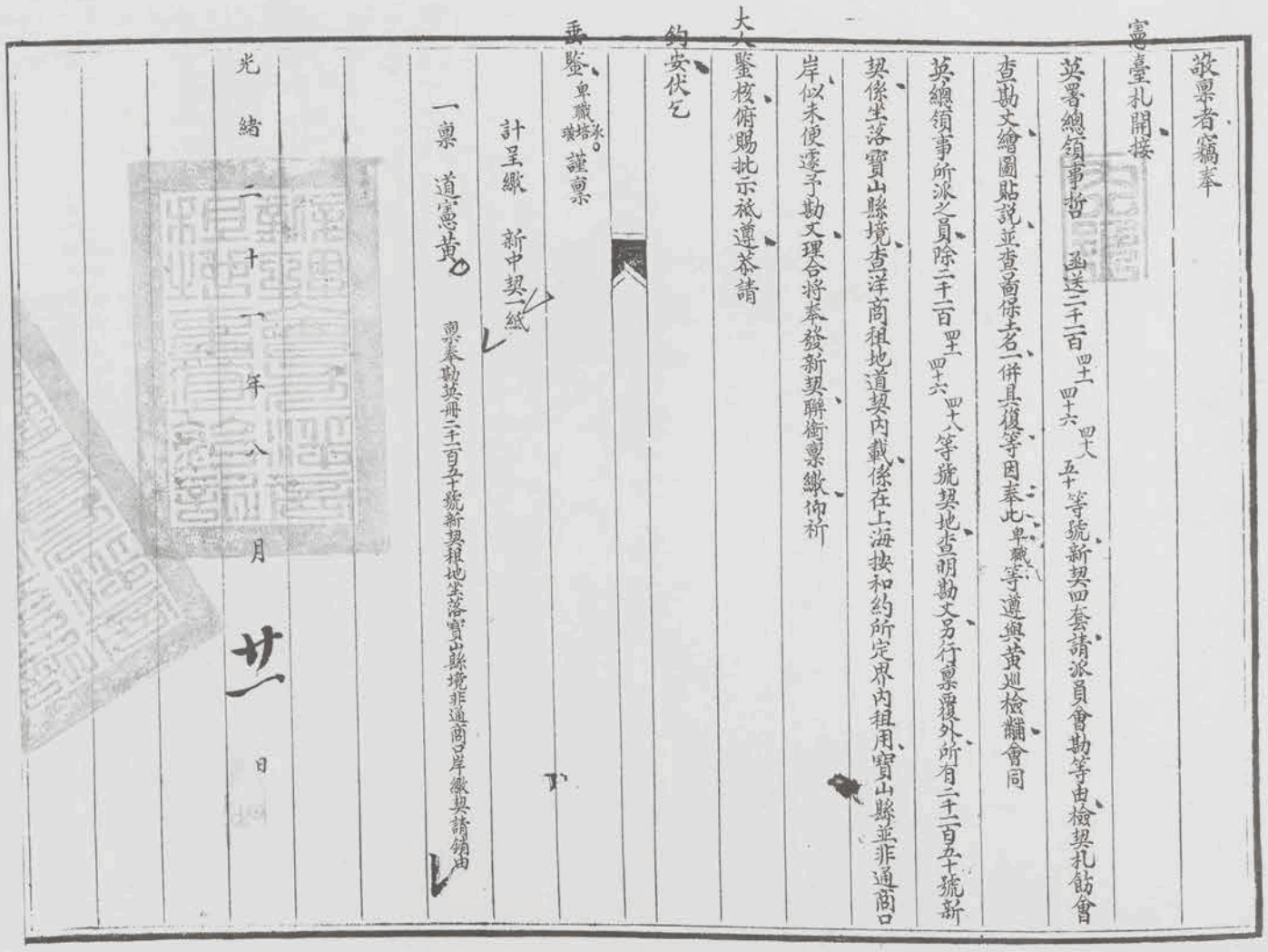
二十二

批

已據等函致

英總領事查照並將未印新契套

附還逢銷矣仰即知照此繳十二



故稟者竊奉

憲臺札開接

英署總領事哲　函送二千二百四十、四十六、四大五十等號新契四套請派員會勘等由檢契札飭會

查勘丈繪圖貼說並查畫保人名一併具復等因奉此卑職等遵與黃迴檢齟會同

英總領事所派之員除二千二百四十六、四十八等號契地查明勘丈另行稟覆外所有二千二百五十號新

契係坐落寶山縣境查洋商租地道契內載係在上海按和約所定界內租用寶山縣並非通商口

岸似未便遽予勘丈理合將奉發新契聯銜稟繳仰祈

大人鑒核俯賜批示祇遵茶請

鈞安伏乞

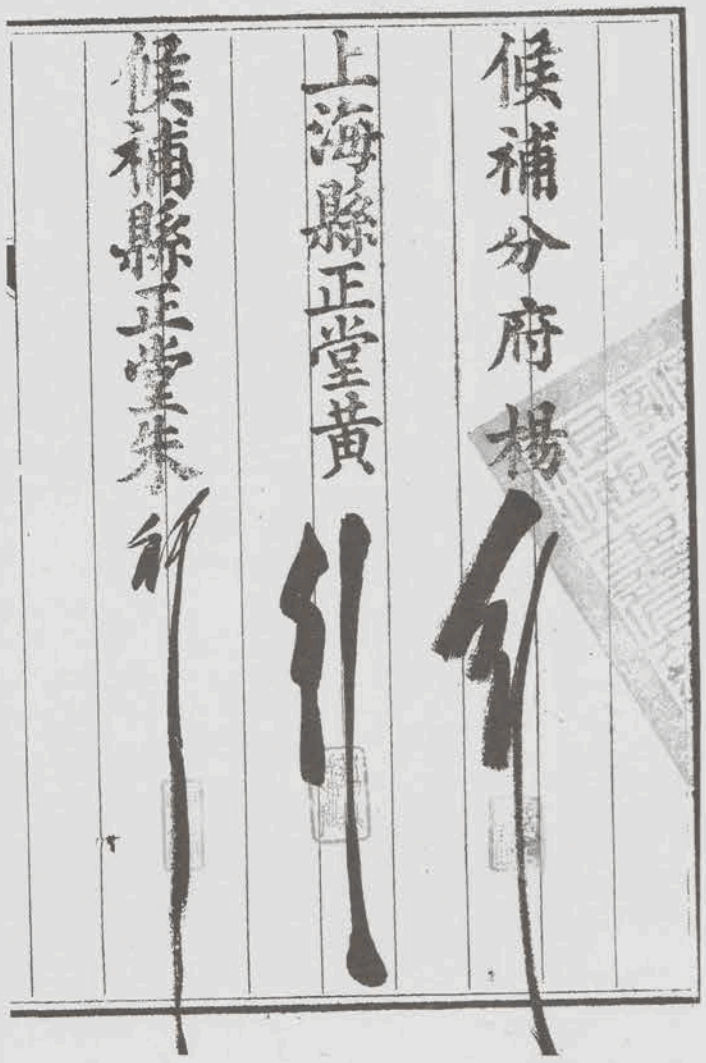
卑職等謹稟

計呈繳　新中契一紙

一稟　道憲黃

稟奉勘契冊二千二百五十號新契租地坐落寶山縣境非通商口岸繳契請領由

光緒二十一年八月廿一日


候補分府楊
上海縣正堂黃
候補縣正堂朱

英册道契　第2149號（九）
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得接准大英總領事官查照會內開今據本國商人魏高升　稟請在上海按和約所定界內租桌戶地一段承遠租　故分　厘　毫　北　南　東　西　每畝給價　桌戶魏高升　將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地貨殷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殷與華民輾轉貨賣若華民欲在界內租地貨殷須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租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二千五百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

光緒二十一年八月初六　日給　租地契二十一百五十一號

查該地得西王言西號劃出中間之地一段分立本契此批

此項租地坐落吉悔禽錫福會丈局會同勘後丈見地陸畝叁厘陸毫之契內注有馬路地捌分玖厘壹毫內兩共壹畝陸分貳厘壹毫四忽東至英界三十五號界西至英界三十五號界南至英界三十五號界北至英界三十五號界四至分明繪圖劃出改南北路壹分四厘壹毫東相應批明在此

本契於一九二一年八月三十日經前工部局收用路地三分四厘一毫此註

一九四一年三月十日　阿達生　麦修利　滙豐銀行　經理

此契於三十四年六月三十日由日本國駐上海總領事者座字第一九二號收回特立一册第一〇二四九號收存外務省後與棋義會社依登理信契時換回新契由中華民國三十四年七月十一日　五華行別戶地政局此　特字第一九二　號

英册道契　第2151號（一）

This lot consists of the middle portion of Lot No. 1251

[TRANSLATION.]

Taotai's Copy.

TITLE DEED.

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

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

Herbert Wilcockson

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

for a new Title Deed

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

North by .....

South by .....

East by .....

West by .....

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsu 21st year. L. S. 8th moon 6th day.

24th Sept 1895.

No. of Lot, 2151

No. of Title Deed, 2151

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

Jamieson

Vice-Consul.

中華民國存卷

大清欽命監督江南海關分巡蘇松太兵備道爲

給出租地契事照得接准大英總領事官按照會內開今據本國商人魏高升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 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 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍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輾轉貨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替業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地畝段分毘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年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年八月初六日給

租地契 二十一百五十二號

查該契地係東千二號西號劃出東邊之地一段今立本契此批

此項租地坐落之係金昌縣會大局會同勘復之地劃出東至小路西至英冊二十五號道路南至靜安寺馬路北至白木觀立石爲界並小浜東南上有姚姓祖墳一座分劃應在界內不在契內等情會同到道該商應照定章繳分四次洋銀外洽地價銀洋一百元正

光緒二十一年三月初七日批

光緒二十一年八月初四日阿金氏將本號契地轉與通和租用此批

光緒三十二年十月二日通和將本契全地轉與元拔元租用此批

二十九年六年四月三日元拔元將本契全地轉與滙豐銀行租用此批

查此契原有地畝數分致厘撥忠文見實地基數目分參地基去馬路又添併英冊二十一百二十二號全契地畝數分肆號又六十又二十四百二十八號全地畝數分又三十六百九十八號全地畝數分陸號又五十六百十五號全地肆畝玖分陸號又六十六百五號全地文見畝分叁厘肆毫又添租業月除全架地文見架分肆厘以上統共合計實地拾捌畝肆分肆厘玖毫四絲東至小沙渡路西至英冊二十一百四十二號並二萬七十二號地南至靜安寺路北至英冊二十二百五十一號地又地基架英冊五十八百二十二號地南至靜安寺路北至南洋路該商應繳文實銀洋併此批

查此契原有地拾捌畝肆分肆厘玖毫除劃出伍分致厘架毫併入英冊五十八百二十二號契內外實餘地拾肆畝玖分肆厘玖毫四絲東至小沙渡路劃入地基叁分陸厘玖毫又法租十三百四十三號契內劃入地貳分壹厘叁毫三共合計實地拾捌畝肆分叁厘玖毫四絲東至小沙渡路西至英冊二十一百五十二號並二萬七十二號地南至靜安寺路北至南洋路該商應繳文實銀洋併劃畝批繳業此批 民國十年六月二十日總辦本文事處許曾翻本 道 尹張 批押

查此契原有地拾捌畝肆分肆厘玖毫除劃出伍分致厘架毫併入英冊五十八百二十二號契內外實餘地拾肆畝玖分肆厘玖毫四絲東至小沙渡路西至英冊二十一百五十二號並二萬七十二號地南至靜安寺路北至英冊二十二百五十一號地又地基架英冊五十八百二十二號地南至靜安寺路北至南洋路該商應繳文實銀洋併劃畝批繳業此批 民國十五年九月二十日總辦本文事處許曾翻本 道 尹張 批押

This Lot consists of the Eastern portion of Lot No 1251

[TRANSLATION.]

TITLE DEED.

Tastai's copy

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

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

Herbert Wilcockson .....

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

for a new Title Deed .....

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

..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

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

.....

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsu 21st year, L. S. *8th* moon *6th* day.

24th Sept 1895.

No. of Lot, } *2152*
No. of Title Deed, }

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

James Scott
Vice-Consul.

此契於二十四年六月二十日送日本國駐上海總領事看押字第一九三號函
特立日冊第一〇二五號以憑查核發給執照
中華民國三十四年七月十一日上海特別市地政局收

致英總領事法

逕啟者據會丈局局長案呈英冊二千一百五十二號添祖一案新契業經會勘明晰送圖簽允將契批明呈請蓋印移給前來除中契加批存查外合將上下印契並批銷單舊契等件函送

貴總領事查收轉致

貴副領事分別存給再本號

爲荷此頌

日祉

計送印契二紙銷舊契十二紙祖契一紙銷單一紙

許費收訖

王

十年三月二十一日

英册。萬二千一百五十二號添併地保姚瑞福

商滙豐銀行　業戶陳金生英冊壹千捌百貳拾捌號

二十七保八圖賢字圩土名

田單四百三十七號陳士昌　。畝六分一釐八毫

英冊二千一百九十二號　一畝二分。釐四毫

又二千四百三十八號　一畝九分。釐。毫

又三千六百六十八號　一畝。分六釐五毫

又三千六百九十五號　一畝。分。釐五毫

又五千六百十五號　四畝九分。釐六毫

又六千一百。五號金奠號之分號　。畝一分三釐四毫

本契號又分號上畝四分九釐五毫

號畝分釐毫

號畝分釐毫

共單　一張計地　畝分釐毫

出租契　一張契價四百元加五百元共九百元

丈見實地　十八畝四分四釐九毫

四址東至小沙渡路　西至英冊壹千捌百貳拾捌號地為界

南至靜安寺路　北至南京路為英冊壹千捌百貳拾捌號地為界

地一畝一分二釐二毫

此項收回已於十年三月列冊註銷　十年三月二十一日

具切結二十七保八圖地保姚瑞福今具到

會丈局長　案下實結得身圖內業戶陳金生將自置賢字圩號內粮地。畝六分一厘八毫

出租與英商滙豐銀行爲業轉立英册二千一百五十二號新契所交田單一紙查實單地相符

並無盜賣朦混移抵以及隱射重租抵押各弊如有虛僞惟身蓋戳地保是問所有田單開列

於後合具切結是實

田單四百二十七號陸土昌則田六分一厘八毫

民國十年四月　日具切結二十七保八圖地保姚瑞福

土名夏家宅後

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得接准

大英總領事官哈照會內開今據本國商人瑪禮祿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至南東至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

每畝給錢共七百五十元正

業戶潘源昌將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

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

又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨賣若華民欲在界內租地實房須由

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

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

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

光緒二十年八月三日給租地契　二千一百五十三號

查該地坐落上邑二十七保八圖賢字圩號內粮地此批

此項租地約據會丈局會同勘得坐落三保福善賢字圩名姚家宅東首地拾叁畝貳分陸厘陸毫西址東至趙姚王姓地西至寶源祥暨姚姓並英册二千四百二號

地南至姚爵堂二姓地北至靜安寺馬路暨英册二千四百二號並王姓地寶源祥據繪圖到道該商應照丈實數分四地管業相應批明蓋印備考

光緒二十年十月廿日據禮務所租二百壹號丈實拾叁畝貳分陸厘陸毫轉與康步廬遵例租用此批

光緒三十年　月　日據陸毫轉與德臣馬立師遵例租用此批

民國十年九月十日全地併五英册萬二百二十六號新契本契

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Monson & Fredrick Montague Fraser [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Pan Yuen 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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars Seven hundred & fifty ($750) ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 8th moon 3rd day.

September 21 1895.

No. of Lot, — } 2153
No. of Title Deed, }

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

James Scott
Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得接准大英總領事官照會內開今據本國婦人麥吉里氏　原請在上海按和約所定界內租業戶朱[上九永千]朱陸氏地一段永遠租　畝　分　厘　北　南　東　西

每畝給價銀五百元整業戶朱陸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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地貿易無足妨礙方准租住又查向議章程雖外國人有[illegible]得益之處但無准租地貨易與華民轉售貨賈若華民欲在界內租地貨易須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代售業之人將來以其地轉與不願明本國總領事官並道憲批准發給其地應繳分毫或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年按期每畝每年和錢一千五百文預付銀號還犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年八月　日給　租地契　二千一百五十四號

吳有租地路傍[illegible]
查該地基係公[illegible]
[illegible]
會同到道該商應出之每畝分四忽等事相應把明並印備考光緒二十三年正月十九日照會到　印給

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Nellie Nesbitt [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Kii Yu kuan Yung taien & Loh Li a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars Five hundred ($500) ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 8th moon 12th day.

September 30th 1895.

No. of Lot, — } 2154
No. of Title Deed, }

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

James Scott
Vice-Consul.

故稟者竊奉

憲臺札飭會勘英冊二千百五十四五九號新契棋地一案業將二千百五十五號契地先行會勘繪圖稟覆在案茲查二千百五十四號新契係據華民朱土親等出棋二十丈係九畝克孚圩號內地契載地保鄭顧良查該地保鄭顧良係上年輪充現年地保之胡聖祥充當傳詢該新舊地保均不知情據稱此契係已革舊保顧鳴山即顧掌生冒名蓋戳等語查驗契內所蓋圖章委係顧鳴山戳記卑職等伏查顧鳴山即已革地保顧掌生化名前因滕欽移縣斥革稟奉

前憲臺函致

各國領事轉飭各洋商知照各在案近來英署送查單契每有該革保滕蓋圖章糾葛情事當隨時退還今前項新契係革保冒名滕蓋戳記自應照案請銷除將原契由單發還英署並將二千百五十九號契地另行勘覆外理合將二千百五十四號新契查明革保滕混蓋戳緣由聯銜稟銷仰祈

大人察核俯賜批示祇遵恭請

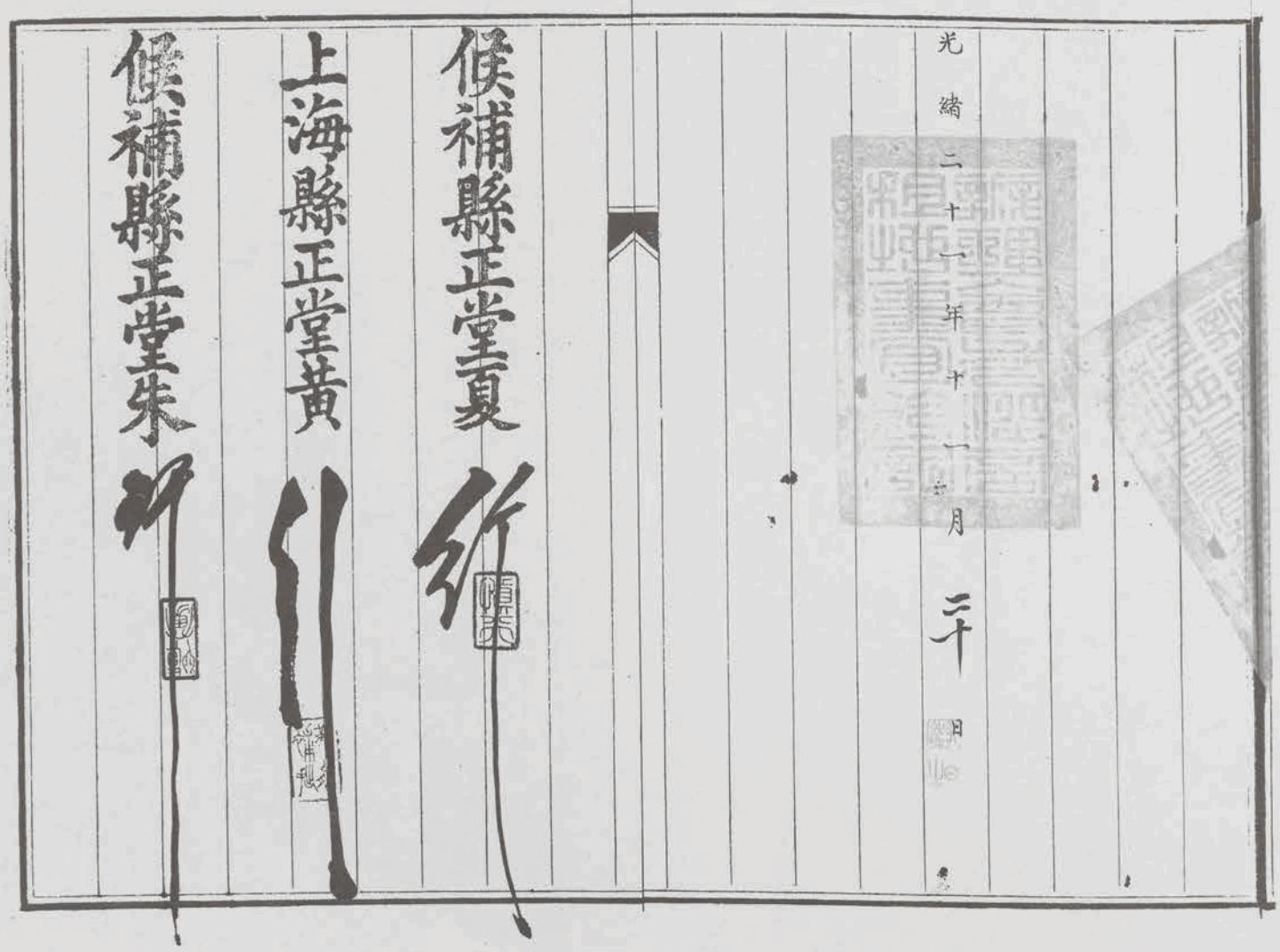
鈞安伏乞

垂鑒卑職韓欽瑞謹稟

計呈繳　新中契紙

一稟　道憲黃

稟覆奉勘英冊二千百五十四號新契查係革保滕混蓋戳繳契請銷由



為

札飭事本年十月十七日接

英署總領事哲　來函以已革地保不准于租契上加戳前准函

知在案茲查有已送之千百五十函獲地契並有未送之數契被

已革地保顧掌生冒充值年地保盖戳殊屬不應洵請嚴飭嗣

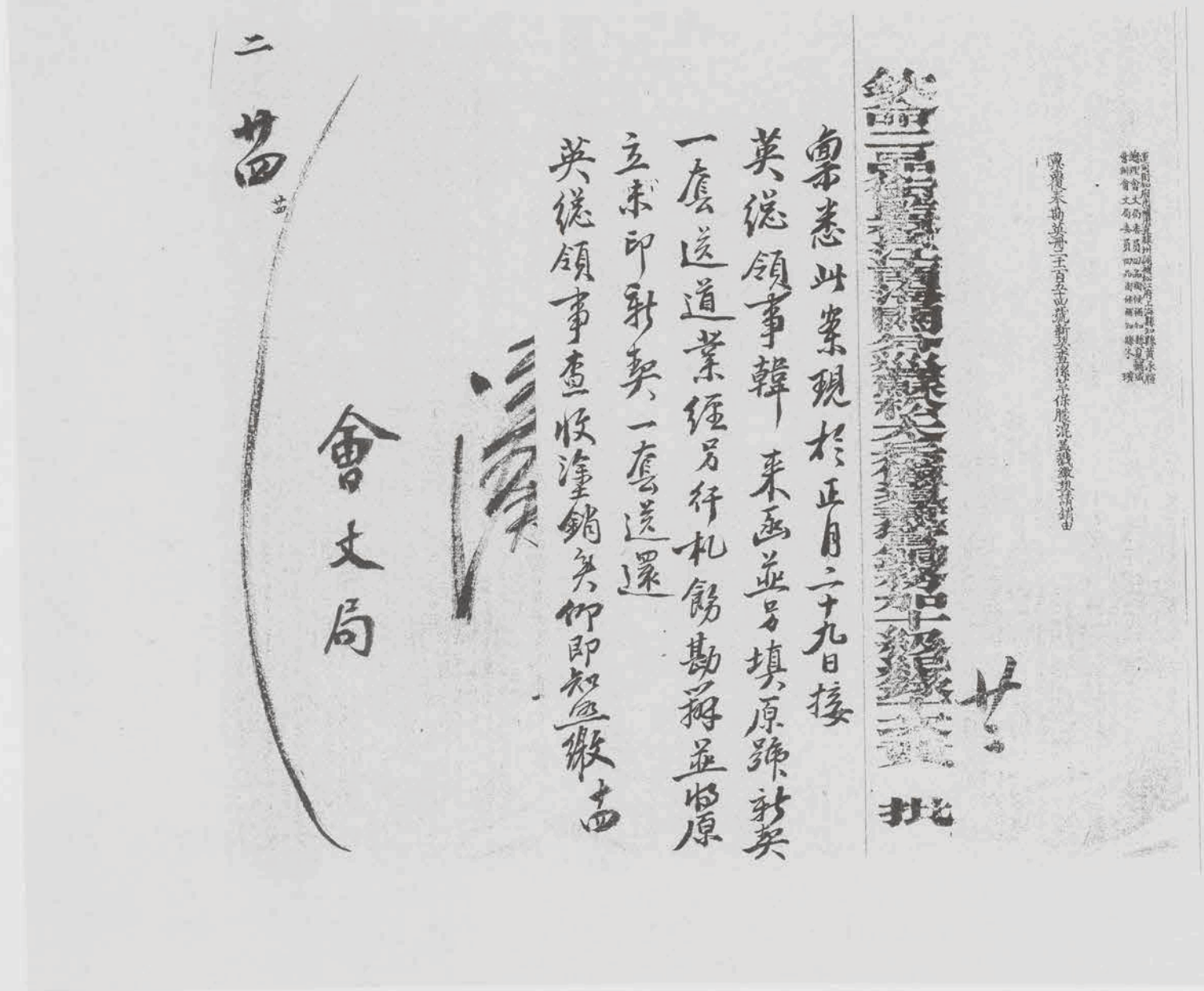
後如敢再犯定提徑辦不貸等因查該保顧掌生前因滕弊斥

革不准于出租契上盖戳有案今該革保復有冒名盖戳情事殊

屬可惡應即函縣提案提徑示儆除函復并行上海縣遵照外合

就札飭札到該局即便知照毋違此札

光緒二十一年十一月　日



為

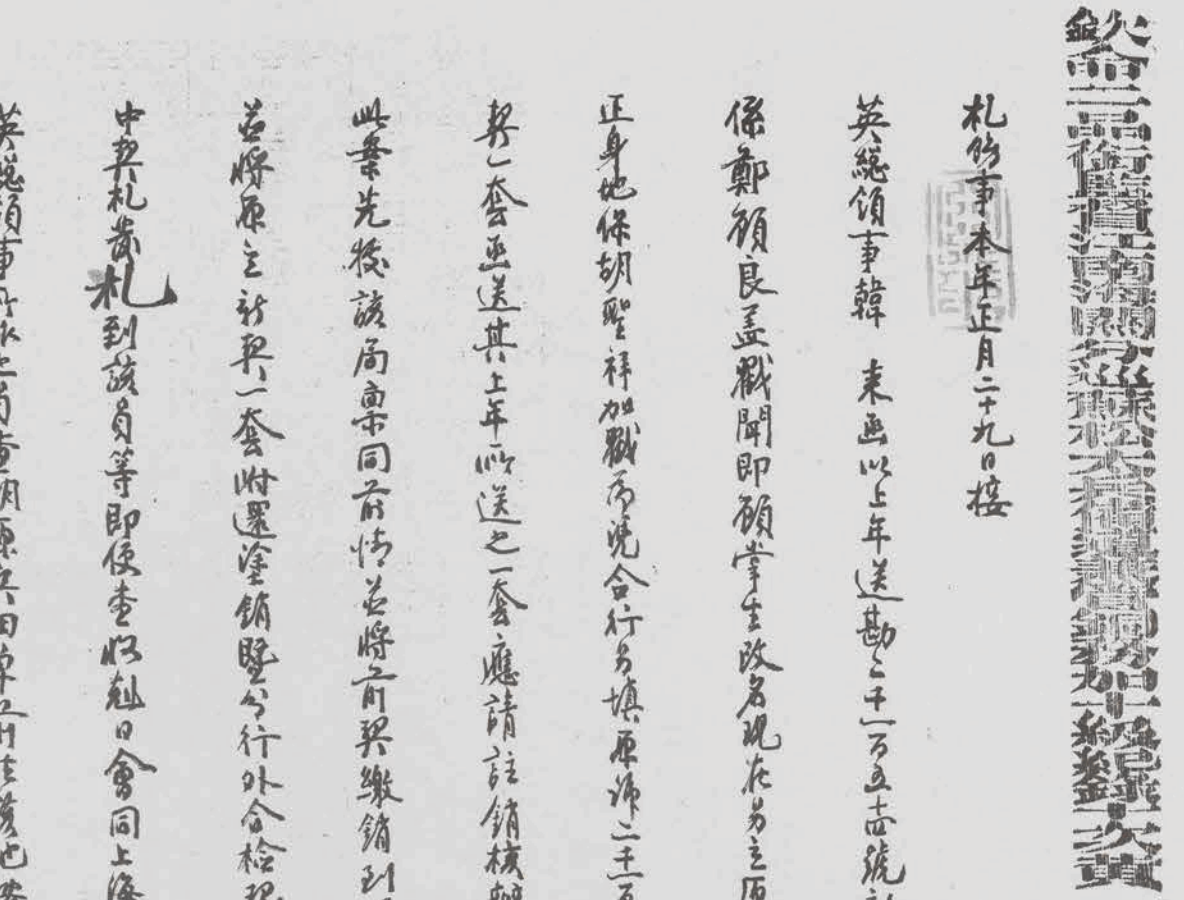
案查此案現於正月二十九日接
英總領事韓　來函並另填原號新契
一套送道業經另行札飭勘丈並原
立契印契一套送還
英總領事查收塗銷矣仰即知照繳
此

二

會丈局

會丈局

札



為

札飭事本年正月二十九日接
英總領事韓　來函以上年送勘之二十一号五十四號新契之原契
係鄭領良孟戳闢即領掌契改名現在為主原契由本年
正月地保胡聖祥加戳另換合行另填原號之二十一号五十四號新
契一套函送其上年所送之一套應請註銷核辦等因查
此案先經該局案同前情若將前契繳銷到道除函復
並將原主新契一套附還塗銷暨分行外合檢現主原號新
契札飭
札到該員等即便查收繳日會同上海縣暨
英總領事所派之員查明原契田單前往該地按地丈細履

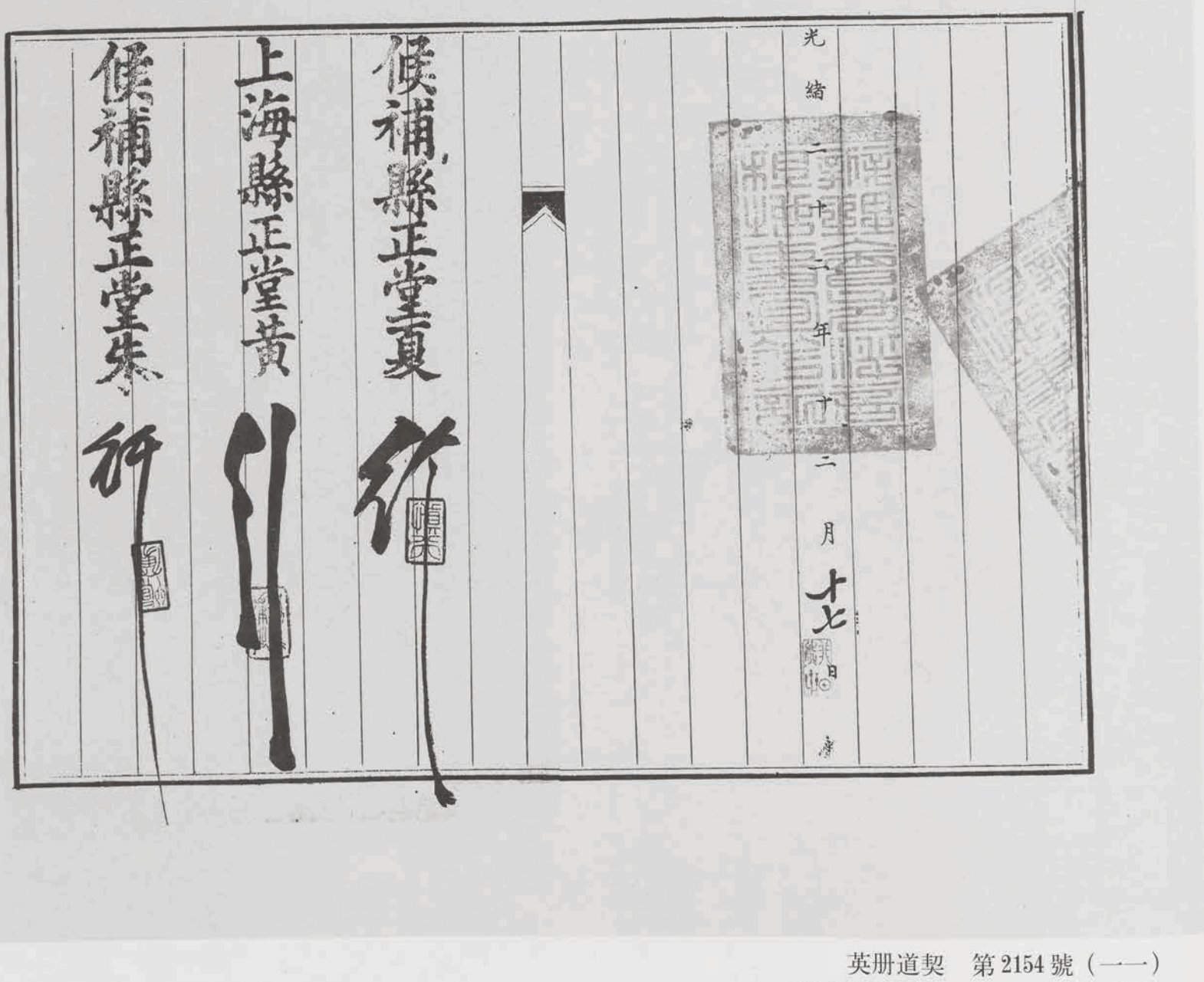
此業先經該局稟同前情並將前契繳銷到道除出淞
並將原立前契一套附案塗銷暨分行外合檢現立原領前
中契執照等與黃冊檢齊會同
英總領事所派之員查明原契田單係據華民朱士觀朱永千朱陸氏等將坐落二十七保九
圖克字圩三百八十六號戶名朱秀山則田七分三厘四毫又三百八十七號鄭慶安則田一畝九厘九毫又
朱德芳則田三分七厘九毫又朱永銓則田四分三厘七毫又曹渭南則田三分五厘七毫計田單五紙
共則田三畝六毫相與洋商麥吉里氏為業當傳同業戶督飭耆地保前往履勘按址逐細
丈量又見積六百六十五步五分二厘合地二畝七分七厘三毫核與原契田單所載共計三畝六毫數
少地二分三厘三毫四址東至英冊二千七百八號地西至陶姓地南至英冊二千九十八號地北至閘江浜尚
無違碍土名開江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
覆同奉發新中契呈繳仰祈
大人察核俯賜批示祇遵恭請
鈞安伏乞
計呈　繪圖一幅並繳新中契一紙
一稟　道憲劉
稟覆會勘英冊二千三百五十四號新契租地並呈圖契由
垂鑒卑職○○○謹稟

光緒二十二年二月廿日到

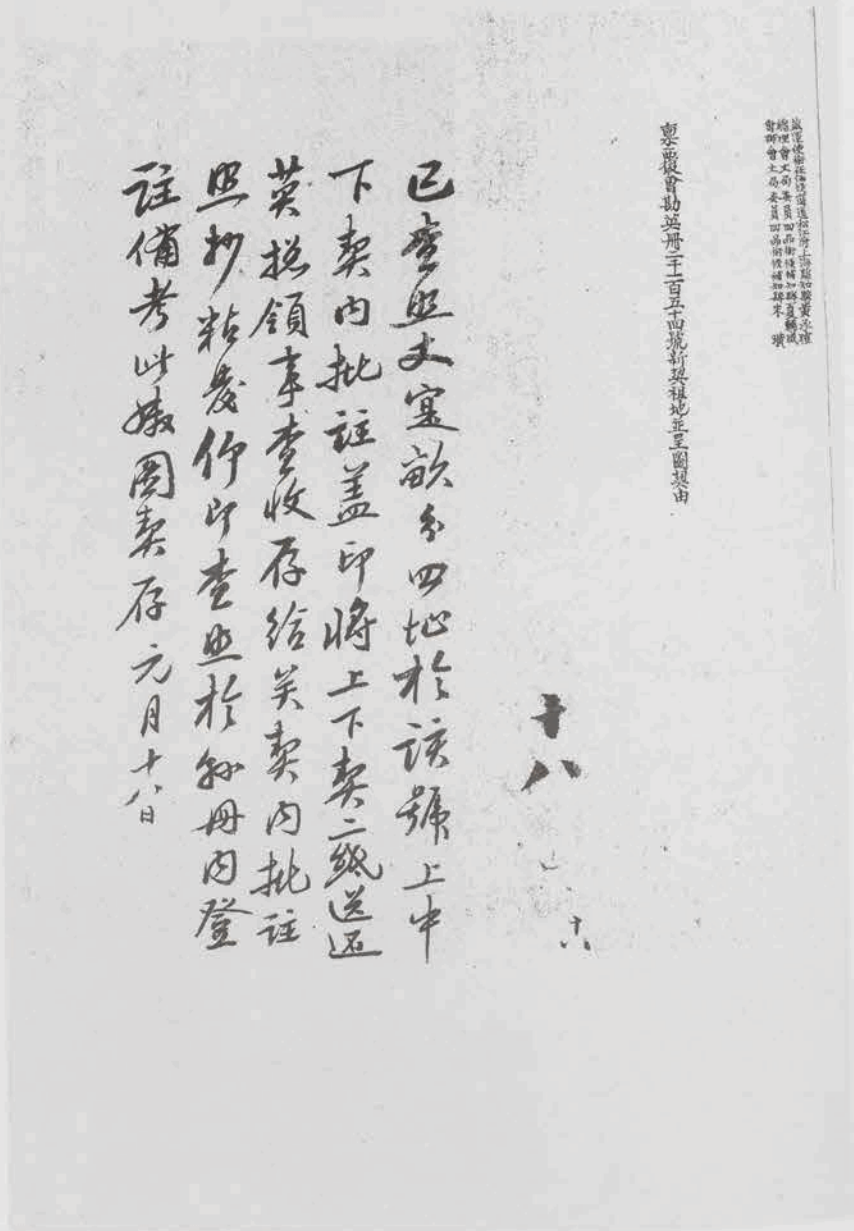
二月廿九日

英册道契　第2154號（九）
上海道札飭會丈局3b

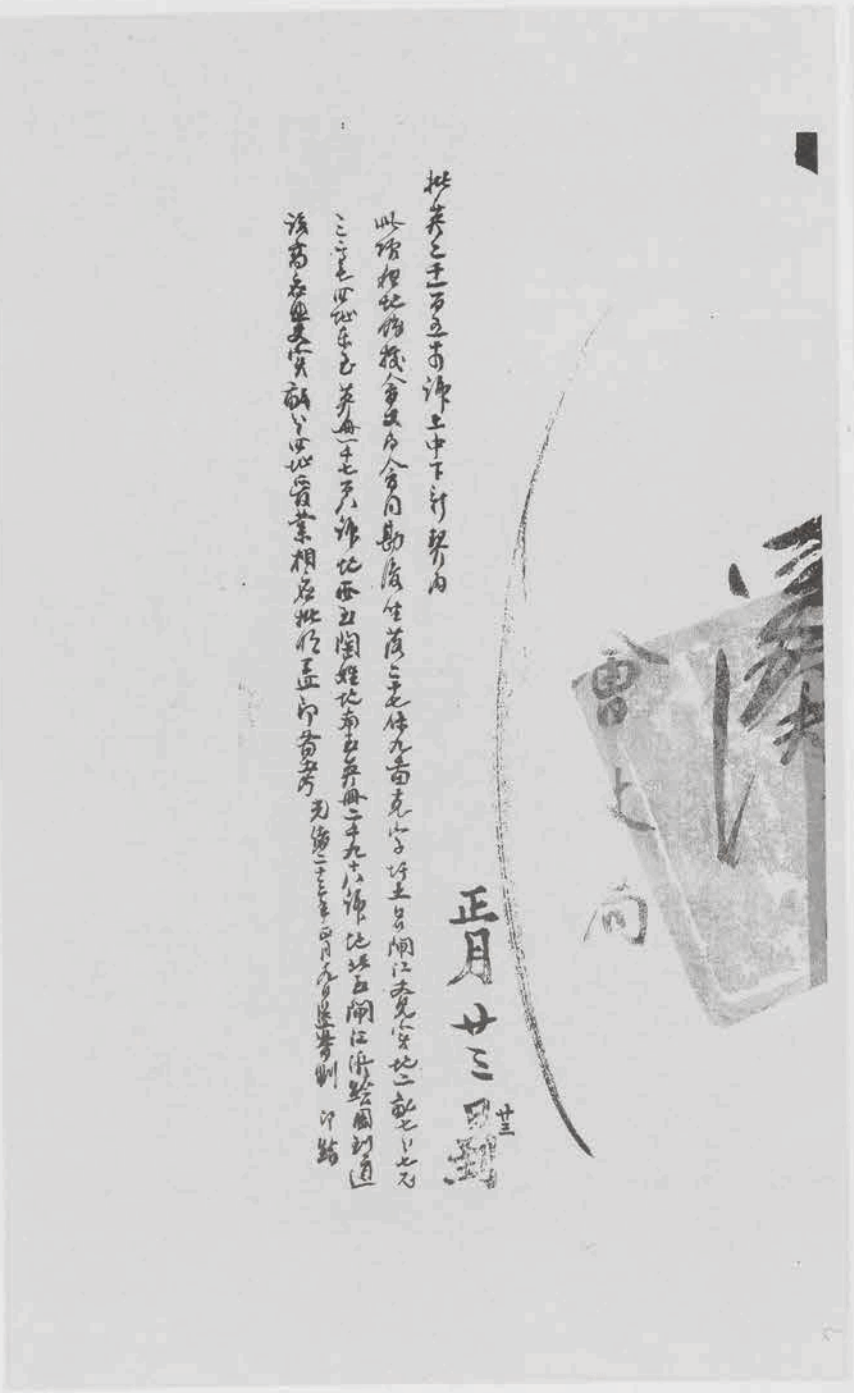
英册道契　第2154號（一〇）
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖2a



英册道契　第2154號（一一）



英册道契　第2154號（一二）
上海道札飭會丈局4



英册道契　第2154號（一三）
上海道札飭會丈局5

中

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照會內開今據本國商人 **端納門** 稟請在上海按和約所定界內租業戶 **楊福觀** 地一段永遠租 故分厘毫 北 南 東 西 每畝給價 **共洋壹百元正** 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 **楊福觀** 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係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係與華民轉轉貨賣若華民欲在界內租地實係須由總領事官與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照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

★其年租每畝一千五百文每年預付銀號等因前來本道已飭

光緒二十一年八月十二日給　租地契　二千一百五十五號

查該地坐落二千七保三圖美字圩前曹祥山北批

此項租地飭據會丈局會同勘復坐落二千七保三圖美字圩名姚橋丈見實地陸分叁厘伍毫四絲東北兩面均至端納門自地西至半溝南至王姓地繪圖到道該商應照丈實畝分四址管業相應批明蓋印備考 光緒二十二年二月

光緒二十二年四月契[illegible]

此項添租契地[illegible]叁厘玖毫本契原有地陸分叁厘伍毫七合共有地壹畝貳分柒厘肆毫七絲東北兩面均至[illegible]

光緒二十二年[illegible]

光緒二十三年二月十五日先將本號契地轉與業廣公司祖用此批

宣統元年二月初五日業廣公司將本契全地轉與安特生祖用此批

查此契地現由該商換正英冊七十三頁五十五號新契祖用本契應即註銷並印備考 民國二年[illegible]

光緒二十五年十月初五日施萬亮將本號地畝轉與吉克生通祖此批

光緒二十九年十月十九日吉克生將本號契地轉與克拉克祖此批

英二十一百五十五號

[TRANSLATION.]

Taotai's Copy.

TITLE DEED.

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

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

North by ...

South by ...

East by ...

West by ...

That the said Renter pay to the said Proprietor a sum of Dollars One Hundred ($100) ... being at the rate of ... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year. L. S. 8th moon. 12th day.

September 30th 1895.

No. of Lot, 2155.
No. of Title Deed,

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

James Scott
Vice-Consul.

具切結寡婦楊徐氏今具到 民人錢元元 同子楊福觀

局憲大老爺 堂下實結得身等將岳父母遺有二十七保三圖單戶徐聖榮計地六分四厘五毫出租與洋商端的門為業因岳父徐聖榮親生子寶春不幸早傷徐氏門中乏嗣亦無房族所有田房產業身與妻妹楊徐氏承粮管業將地早經分派過割現在出租之地係分歸楊徐氏同子福觀名下管業承粮仍照原户納賦中無揑冒合具切結是寔

光緒二十一年 十月 日具切結寡婦楊徐氏 十 同子楊福觀 十 民人錢元元 十

英册道契 第2155號 第2156號

[TRANSLATION.]

TITLE DEED. Taotai's Copy.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that *Gabriel James Morrison & Frederick Montague Gatton.* [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor *Zan Yuen 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 ... *mow,* ... *fun,* ... *le,* ... *haou,* bounded

North by ...

South by ...

East by ...

West by ...

That the said Renters pay to the said Proprietor a sum of *Four hundred dollars ($400)—* being at the rate of — per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21*st* year, L. S. 8*th* moon 8*th* day.

26*th* Sept 1895.

No. of Lot, ... } 2156
No. of Title Deed, ...

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

Vice-Consul.

英册道契 第2156號（二）

中

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 鶚禮孫 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 南 東 西 每畝給價 洋四百元 業戶 潘源昌 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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輾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酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年 八 月 初八 日給 租地契 二千一百五十六號

查該地坐落寺字八保八九圖堂字圩畝徐有丈共批

此項租地係梅家灣公用勘段坐落寺字八保八九圖堂字圩畝徐有丈共批 其年租每畝一千五百文每年預付銀號等因前來本道已飭令書姓地南至黃姓地塹為路北至老吳浜為界東至陳姓地塹為界西至三百堂地由業戶潘源昌自留出沒地不得侵佔相應批明並繪圖貼說存案所有出沒地不得侵佔相應批明並繪圖貼說存案 批 十二月二十六日

英册道契 第2155號（三）

上海縣二十七保三圖原華人業主粘單

一二二一

中

英 附

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
大英總領事官查照會內開今據本國商人雷門 稟請在上海按和約所定界內租業戶婦人威特馬
地一段承遠租 畝分厘毫 北 南 東 西
每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶婦人威特馬 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住
又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨賣若華民欲在界內租地實房須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租錢一千五百文預付銀號還犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年九月十四日給 租地契 二千一百五十七號

查該地係由吉西七百十七兩兌劃出俾立本契此批

此項租地業經二九福元等洋行代領改名分攷理四百六十四號東至浜西英冊五百四十六號界六百九十一號把
南至英冊四百七十四號界西至地給圖劃道該商應照文當即改名四至管業相應批明蓋印海考 光緒三十年十月十九日 監督呂前給

光緒二十九年十二月廿日 領事 批銷改劃道憲 意大利國家歸 意署入冊本契批銷

查此契全地已由意大利國六兌批明二九兌之新契給執本契相應批銷蓋印備考 光緒二十九年二月廿日 道署批

[TRANSLATION.]

This Lot comprises portions of Lots Nos 621 & 724.

TITLE DEED. Taotai's Copy

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

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

North by .....

South by .....

East by .....

West by .....

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 9th moon 14th day.

31st October 1895.

No. of Lot, 2157
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2157號（一）

英册道契　第2157號（二）

薩允格

啟者二千一百五十七號新契係由六百十四號七百十七號劃立業經會丈惟餘地界址未能劃清據註租主

[illegible]

棄現查餘地係與美冊三百三十九號毘連而有六百十四號七百十七號之契請即註銷以便將餘地併入美冊租用前來查該各契前已移送道署除函致

道台遵行核辦外用特洊請

貴縣查照辦理是荷此頌

日祉

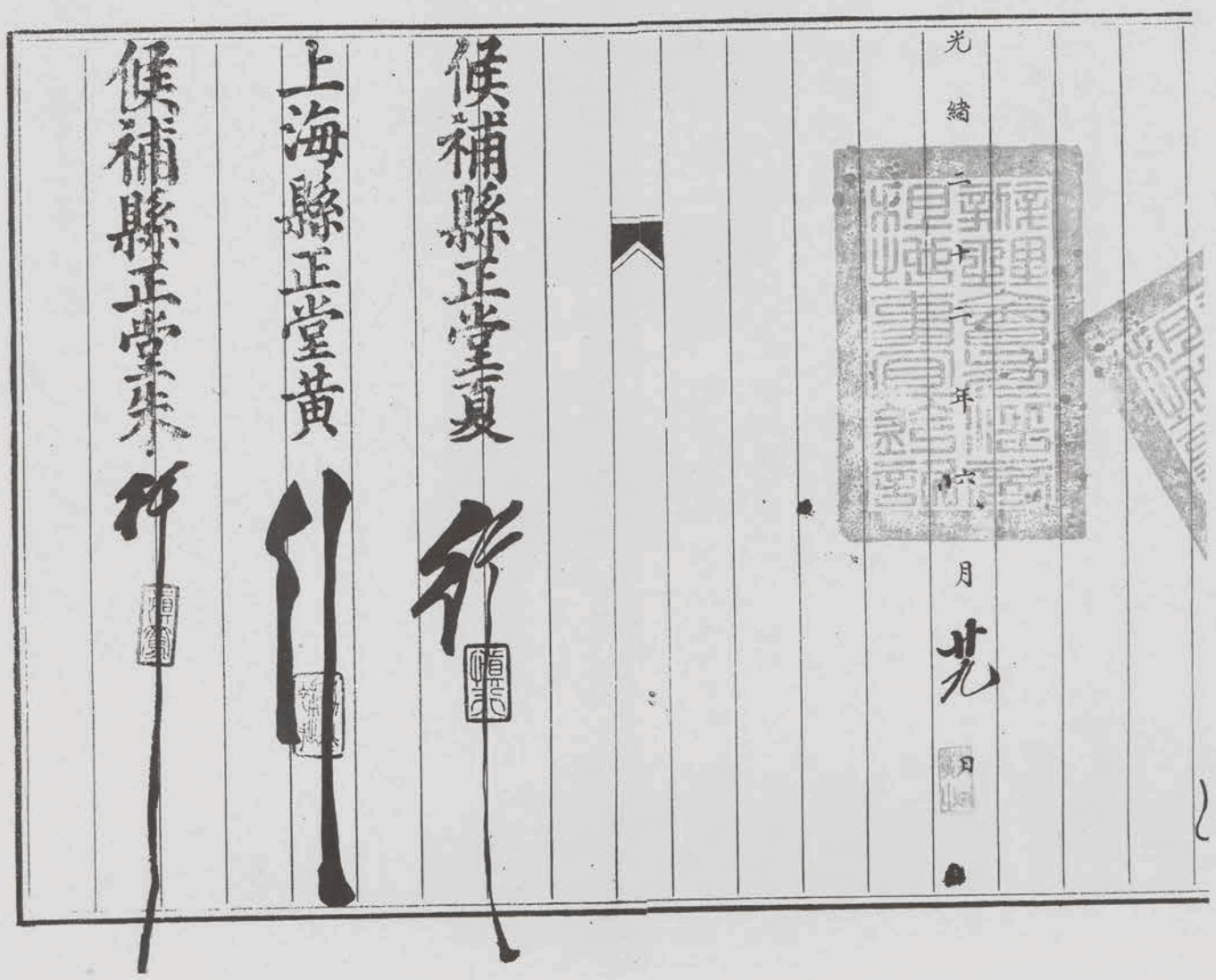
三月十一日

英册道契　第2157號（三）

英國駐滬領事致會丈局總辦函

敬稟者竊奉
憲臺札開接
英署總領事哲　函送二千二百五十七號新契一套又六百十四之一百十七等號劃轉契上下四紙
請派員會勘等由檢契札飭會查勘丈並將劃存餘地一併勘明繪圖具復等因奉此
遵經卑職等與黃巡檢輔會同
英總領事所派之員查明前項新契係由英冊六百十四之一百十七兩號舊契劃立當傳同租
客飭亭者地保前往履勘分別按址逐細丈量丈見六百十四號契內劃出地積一千五百三十
二步一分六厘合地六畝三分八厘四毫又丈見之百十七號契內劃出地積四百四十六步八分二厘合地
一畝八分六厘一毫又絲一忽又該地西北首有美冊五百四十六號契內地一條准
英國薩副領事請丈明併入前號新契內合用計丈見積三十五步五分九厘合地一分四厘八
毫二絲九忽以上三共合計實地八畝三分九厘四毫四址東至浜西英冊六百十四號餘地西至
美冊五百四十六號暨六百九十一號地南至英冊之百十七號地北至靜安寺馬路暨美冊五百四十
六號地此劃立前號新契地之畝分四址也至各舊契劃存餘地查六百十四號舊契原載兩
共地之畝九分九厘八毫除劃出一畝三分併六千四十一號契內今又劃出丈實地六畝三分八厘四毫併
立前號新契該舊契應餘地三分一厘四毫又之百十七號舊契原載地五畝四分五厘之毫除
劃出丈實地一畝八分六厘一毫併立前號新契該舊契應餘地三畝五分九厘五毫其五百四十六
號舊契卑職等前奉會勘美冊六百九十一號新契案內丈見劃存餘地二畝六分六厘五毫二絲
九忽今又劃出一分四厘八毫二絲九忽併入前號新契該舊契仍存餘地二畝五分二厘之毫惟此號

舊契已於本年四月繳還在案應請飭承檢契批註此各號舊契劃存之餘地也正在稟覆
鈞札准
英總領事來函以六百十四之一百十七兩號舊契餘地界址未能劃清據租主稟請將餘地併
入毘連之美冊三百二十九號契內合用所有前兩號舊契即予註銷等情札即遵照辦理等
因并准
薩副領事函同前由卑職等伏查美冊三百二十九號本契計載丈實地十畝八分二厘三毫今將毘
連之六百十四號劃存餘地三分一厘四毫又之百十七號劃存餘地三畝五分九厘五毫一絲九忽同併入前契該
契應有地十四畝之分三厘一毫一絲九忽除西半浜不在契內共丈見實地十三畝六分九厘八毫又照
契東半浜令地三分之厘三毫兩共實有地十四畝之厘二毫計少地六分六厘零二絲九忽前兩號舊契當
日未經冰員會勘自應以現丈實數為准四址東至浜并和興公司地南至王姓暨太古地西至太
古地及英冊二千二百五十七號地北至馬路并英冊二千二百五十七號地此前兩號舊契劃存餘地併
入美冊三百二十九號契內合丈之地畝四址也所有卑職等遵奉會勘分併各契地緣由理合分別
繪圖貼說聯銜稟覆并將奉發新舊契呈繳仰祈
大人察核俯賜批示祇遵恭請
鈞安伏乞
卑鑒　卑職某某某謹稟
計呈　繪圖二幅並繳新中契一紙舊下契三紙



英册道契　第2157號（六）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖c

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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 葛瑪礼孫 來登 稟請在上海按和約所定界內租業戶 潘源昌

地一段承遣租 畝 分 厘 毫 北 南 東 西

每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地質易無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地質易與華民輾轉貨賣若華民欲在界內租地質易須由

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

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

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

光緒二十一年八月 初 十 日給　租地契　二千一百五十八號

查該地係屬二千一百五十號東首之地段另立本號新契此批

此項租地銘海當天向會同勘履空落三條八七高宜字計五名曹家渡之見實地段分段座落亮四至東至錢李二姓地面至三官堂地南至馮姓地北至張姓墊營房地繪圖到

道該商應收之房屋分四張合並聲明並印備考光緒二十一年八月二十六日批

二千九百二十二年十月十日　瑪礼孫
葛萊登　德和　祖用此批

民國廿二年三月五日本局總註

此契於 三十 年 二月二十五日 准日本領事署 字第二四六六號由
轉 理有限公司 時收給新契
中華民國 三十 年三月六日 中美那威捷運公司 會社
二九〇四
三十一年三月六日
第二四一〇號

此契於 年 5月 13 日由業主 俞英 那張為第一次所有
權登記收付費 字第 76 號蓋經
審查完竣 中華民國 35 年 7 月 23 日
上海市地政局批

英册道契　第2158號（一）

The within Lot is composed of the E. portion of Lot 2156.

Taotai's Copy.

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabril James Monson & Fredrick Montague Gratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Pan Yuen 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 ..... *mow*, ... *fun*, ... *le*, ... *hoon*, bounded

North by .....

South by .....

East by .....

West by .....

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

.....

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 8th moon 10th day.

28th Sept. 1895.

No. of Lot, ~ } 2158.
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2158號（二）

薩允格

啟者一千六十號契地業已勘丈現多地畝查該地坐落萬航渡曁零之地不甚值價可否以七十元折算再二千一百五十六兩契之地亦經丈有多地該地即在萬航渡左近可否亦以七十元折算之處合行函請

貴縣查照見復是盼此頌

日祉

十一月二十三日

土 茄 茄

James Scott
H. M. Vice Consul

英册道契 第2158號（三）

英國駐滬領事致會丈局總辦函

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得接准大英總領事官按照會內開今據本國商人陶德尔　稟請在上海按和約所定界內租業戶張星房地一段承遠租　畝　分　厘　毫　北　亭　生　南　東　西　每畝給價洋上百元正其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶張星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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實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輾轉貨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替業之人將來以其地轉與不稟明本國總領事官並道憲批准登簿將其地整段分段或已成人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年八月十二日給　租地契二十一百五十九號

查該地坐落三百五十號過字封畫姚文影此批

此項租地前據會同勘復坐落三百五十號過字行右垃圾橋北老壩基文自心實地陸分肆厘貳毫西北東至倭姓地西至英冊三十三號地南至吳淞江浦灘官地北至英冊三十三號地劃圓到過該商應照文實數分畝管業相應批明盖印備考光緒二十二年二月二十六日批

查前契地內南有張姓一畝坍塌無存又內又見實地荣分荣厘陸毫業據攤費承租應准併歸本契合用本契現共有地壹畝荣分荣厘惟內有六尺闊官路一條仍留供行走不得攔斷相應批明盖印備考光緒二十二年七月二十三日批

查此契准英國駐上海總領事玉在荣田商租主陶德尔生將全地轉與高易租用業已照章辦理相應加批以資執管此批

中華民國二十五年七月十八日上海市土地局批

斐而門
芬　敦
殿華特

一九四二年三月一日高易將本契又轉與特殊芬敦殿華特　上冊二六月廿日本局補註

此契於三十二年六月九日准日本國駐上海總領事署字第六三七八號函轉立日冊第七八〇五號租戶中支那振興株式會社業經管理普契時換給新契

中華民國二十二年六月十五日上海特別市地政局批　租字第六三〇六號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Dowdall & John Currie Hanson [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chang Singfang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars Seven Hundred (#700) ..... per *mow*; and also being at the rate of ..... the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 8th moon 12th day.

September 30th 1895.

No. of Lot, — } 2159.
No. of Title Deed, }

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

James Scott
Vice-Consul.

一二二六

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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 伯樂士 稟請在上海按和約所定界內租業戶 舒勒次

地一段承遠租 故 分 厘 毫 北 南 東 西

每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

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

又查向議章程雖外國人有通融得益之處但無准租地貿易與華民輾轉貨賣若華民欲在界內租地貿易須由

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

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

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

光緒二十一年八月 二十七 日給 租地 地契 二千一百六十 號

查該地係由德商二十七號換立本契此批

此項租地坐落北保富地名張家宅前據會丈局會同勘復丈見實地東至界路中有張姓坟西至介德路南至公路

北至梁塘義塚水溝繪圖到道該商應照大寫畝分四址管業相應批明蓋印備考 光緒三年四月二十日批

光緒二十九年二月十三日伯樂士將本號契地七畝六分四厘轉與舒勒次 白吉拔租用此批

宣統三年五月十三日担文 白吉拔將本契全地轉與愛尔德租用此批

查此契地係該商請劃出二畝另立新契仍按會丈局會勘復丈見到立冬千三百八十八號地實畝陸分肆厘又七千三百

九十號地貳畝貳分五厘四毫外本契餘地丈見實畝柒分叁厘柒毫較應剩之數溢出實厘貳毫繳價入契四址東至七千三百八十八號地南至英冊七千

三百九十七號地西至十德路北至梁業義塚繪圖到道該商應照大寫畝剩餘地畝管業相應批明蓋印備攷 宣統三年七月十三日

一千九百十四年十月二十日義德洋行將此契全地轉與麥根克瑪司租用此批 民國世年四月六日本局批

此契於三十二年 三月三十一日准日本國駐十二號領事署 字第四六六號畫

轉立日冊 六一〇八 號過戶中支那振興株式會社 字第 號給新契

中華民國三十二年 四月 六 日上海特別市地政局批 租字第四六二五號

英册道契 第2159號 第2160號

The within Lot was formerly a German Lot. No 27.

Taotai's Copy.

[TRANSLATION.]

TITLE DEED.

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

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

North by .....

South by .....

East by .....

West by .....

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 8th moon 27th day.

October 15th 1895.

No. of Lot, — } 2160.
No. of Title Deed, }

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

James Scott
Vice-Consul.

一三七

英册道契 第2160號（一）

英册道契 第2160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黃　爲

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老公茂德臣稟請在上海按和約所定界內租業戶沈松林宋春現等

地一段承遠租　故分厘亳　北　南　東　西

文其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給價

業戶沈松林宋春現等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地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輾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酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本

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

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

光緒二十一年八月二十七日給　租地契二千一百六十一號

查該地坐落三保蓋字廿號胡家木橋之北安里地陸畝尽今劃亮四址東至李路界三寶見心堂並石宋二姓地西至浜岸

界宋姓坟地南至石宋二姓地北至三寶見心堂地畧圖到通該商應繳文寶畝分四忽於官業相庶批明蓋印備考光緒二十二年六月二十日批

此契於二十二年二月十二日准日本駐上海總領事署　字第一八七〇號函

轉立日冊第二三一四號過戶至部批明換發新契

中華民國二十二年二月十三日上海特別市地政局批　租字第一八二〇號

一千九百二十三年七月二十八日老公茂德日本商人換發新契

此契於二十五年一月二十八日由業主鄭月仙繕請換發第一次所有權狀收件黃辰字第三十九號

中華民國二十五年五月十五日

上海市地政局批

民國卅二月廿日本局補註

高易　祖用此批

[TRANSLATION.]

Kiaotai's copy.

TITLE DEED.

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

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

Charles John Dudgeon

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

Shen Sung ling, Tsing Chun kwan & 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

mow, *fun*, *le*, *haou*, bounded

North by

South by

East by

West by

That the said Renter pay to the said Proprietor a sum of Taels Six hundred

(Tls 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 shall Rent the said quantity of Land to the said Renter upon the following conditions:—

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year. L. S. 8th moon 27th day.

October 15th 1895.

No. of Lot, — } 2161.
No. of Title Deed, }

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

Vice-Consul.

一二八

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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 兌 脫 票請在上海按和約所定界內租業戶潘源昌

地一段承遠租 畝 分 厘 毫 北至 小 物 門 南 東 西

每畝給價英二千三百九十五兩五 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遵行查核外國人按和約在界內租定地畝却不能由

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

又查商議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨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替業之人將來以其地轉與不禀明本

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

前每年不照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

光緒廿一年九月 初八 日給 租地 地契 二千一百六十二號

查該地坐落上邑廿四保廿四圖舊字 號此項租地係會同英會審公廨查明英商哲照會內開

此項租地係會同英會審公廨查明英商哲照會內開

地西至英冊 號地南至土塘北至浦王繪圖到道該商應照文實畝分四址管業相應批明蓋印備考 光緒三年十二月 日批

光緒三年五月初九日 小 號 四 將此租二千一百六十二號大會 地畔拾陸畝官分捌厘轉與三德堂 劍租用此批

查此契原有地畔拾陸畝玖分捌厘今悉租業戶何乙生收訖租洋一千一百六十二元合計英洋一千四百十四元

五百九十二號地西至英冊之千四百十號地南至土塘北至黃浦灘浦界線該商應照文實畝分管業此批民國八年八月三日總辦外交特使楊

會辦本道尹王批押

查此契原有地畔拾陸畝柒厘壹毫今悉租業戶何乙生收訖租洋一千一百六十二元合計英洋一千四百十四元

五百九十二號地西至英冊之千四百十號地南至土塘北至黃浦灘浦界線該商應照文實畝分管業此批民國八年八月三日總辦外交特使楊

會辦本道尹王批押

查此契原有地畔拾陸畝玖分捌厘壹毫今悉租業戶何乙生收訖租洋一千一百六十二元合計英洋一千四百十四元

五百九十二號地西至英冊之千四百十號地南至土塘北至黃浦灘浦界線該商應照文實畝分管業此批民國八年八月三日總辦外交特使楊

會辦本道尹王批押

此契於三十二年四月十六日在日本國駐上海總領事署 字第五三七一號

轉工日期第六七九三號 納稅戶野村信弘 代表會社 係由理貨員報驗 如數

中華民國三十二年四月二十二日上海特別市地政局批 程字第五二九九號

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Edward Davis, John Ferris Seamen, & William Henry Peate [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Pan Yuen 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 mow, fun, li, hoo, bounded

North by

South by

East by

West by

That the said Renter pay to the said Proprietor a sum of Taels Two thousand three hundred & ninety seven (Ts. 2,397) being at the rate of per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 9th moon 8th day.

October 26th 1895.

No. of Lot, — } 2162.
No. of Title Deed, }

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

Vice-Consul.

The within Lot is composed of the old cancelled Lot. no. 563 Reg. no. 536

Taotai's copy.

WHANGPOO CONSERVANCY BOARD

ENGINEER IN CHIEF'S OFFICE

D4/134. SHANGHAI, 9th September, 1916.

Tseng Mien Tsi Esquire,
In Charge of the Joint Measurement Office,
SHANGHAI.

Dear Sir,

BRITISH CONSULAR LOT NO.2162.

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,

Erik W. Jonson

For Engineer-in-Chief.

譯文

逕啟者查英冊二千一百六十二號之地產卅科一事按照一千九百十二年
滬浦章程內第十二條續訂條款茲特將上項地產圖樣奉上三分其
應卅之款數與地位均已記載明晰一分請轉致地主一分轉呈該會
領事一分即請
尊處簽核加該地主承認後即布
迅速示知當由本局規定其卅科之費希洲祇領
此布

名祕

我理總工程師莊生啓 九月九日

附英冊二千一百六十二號地產圖樣三分

英册道契　第2162號（三）

浚浦局致某某函

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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陶德尔
地一段永遠租　畝　分　厘　毫　北　李生　隸請在上海按和約所定界內租業戶
每畝給價　南　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定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實係無足妨礙方准租住
又查向議章程雖外國人有通融得益之處但無准租地實係與華民輾轉貨賣若華民欲在界內租地實係須由
總領事官與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隸明本
國總領事官並道憲批准登籍將其地劃畫分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將得畝年租錢一千五百文預付銀號遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年八月　廿七　日給　租地契　二千一百六十三號

查該地係由六百十三號契地劃出東首一段另立本號新契此批

此項租地係由會同勘復坐落二十保十圖念字圩名池浜橋又見實地貳畝肆厘叁毫四絲東至英冊六百十二號地西至英冊六百十三號地南至平江公所地北至新開馬路繪圖到道該商應照大實畝分四址管業相應批明蓋印備考 光緒三十二年四月初日批

光緒三十四年四月十三日閻德爾等生添租到陳春泉之地約六畝零併入本契遵例租用此批

嗣奉會同勘復文局第二百四十四號地畝分厘毫絲四忽東至公路西至英冊三百十六號地南至英冊三百十五號地北至馬路今又添租西北至英冊三百十二號地東至原租地貳畝肆厘叁毫合之此次添租西北兩至東南兩至均照原租地址管業相應批明蓋印備考 光緒三十四年十月初日批

英二千一百六十三號

此契併租至三百十五號契內劃出地畝添入原租地貳畝肆厘叁毫四絲四忽併租共計叁畝陸分玖厘肆毫總圖到道該商應照大會勘畝分四址管業相應批明蓋印備考 光緒三十五年六月初日批

此契於二十二年三月二十六日准日本國駐上海總領事函送二十日簽署之五八五六號租界章程修正案換照樣式會簽後業經簽訂換約完竣 宇第四四三四號

中華民國三十二年四月二十一日上海特別市地政局批 宇第四三六三號

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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陶德尔
地一段永遠租　畝　分　厘　毫　北　李生　隸請在上海按和約所定界內租業戶
每畝給價　南　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定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實係無足妨礙方准租住
又查向議章程雖外國人有通融得益之處但無准租地實係與華民輾轉貨賣若華民欲在界內租地實係須由
總領事官與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隸明本
國總領事官並道憲批准登籍將其地劃畫分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將得畝年租錢一千五百文預付銀號遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年八月　廿七　日給　租地契　二千一百六十三號

查該地係由六百十三號契地劃出東首一段另立本號新契此批

此項租地係由會同勘復坐落二十保十圖念字圩名池浜橋又見實地貳畝肆厘叁毫四絲東至英冊六百十二號地西至英冊六百十三號地南至平江公所地北至新開馬路繪圖到道該商應照大實畝分四址管業相應批明蓋印備考 光緒三十二年四月初日批

光緒三十四年四月十三日閻德爾等生添租到陳春泉之地約六畝零併入本契遵例租用此批

嗣奉會同勘復文局第二百四十四號地畝分厘毫絲四忽東至公路西至英冊三百十六號地南至英冊三百十五號地北至馬路今又添租西北至英冊三百十二號地東至原租地貳畝肆厘叁毫合之此次添租西北兩至東南兩至均照原租地址管業相應批明蓋印備考 光緒三十四年十月初日批

英二千一百六十三號

此契併租至三百十五號契內劃出地畝添入原租地貳畝肆厘叁毫四絲四忽併租共計叁畝陸分玖厘肆毫總圖到道該商應照大會勘畝分四址管業相應批明蓋印備考 光緒三十五年六月初日批

此契於二十二年三月二十六日准日本國駐上海總領事函送二十日簽署之五八五六號租界章程修正案換照樣式會簽後業經簽訂換約完竣 宇第四四三四號

中華民國三十二年四月二十一日上海特別市地政局批 宇第四三六三號

英册道契　第2163號（一）

The within Lot is composed of the E. portion of Lot 612 Reg. № 613.

Taotai's copy.

[TRANSLATION.]

TITLE DEED.

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

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

North by .....

South by .....

East by .....

West by .....

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 8th moon 27th day.

October 15th 1895.

No. of Lot, } 2163.
No. of Title Deed, }

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

James Scott
Vice-Consul.

具稟二十七保十圖地保徐子良

為奉查繪圖稟復事竊身圖平江公所之地查該地舊時地形中間因有田塍故田單號數不同向來塍北係二百九十等號塍南係一百七十等號今查得該公所之地東面毘連天主堂地西面毘連錢江公所地共田單亦是二百九十五九十七一百七十五七十二等號情事相同委無錯誤為此繪圖稟復伏乞

局憲大老爺電鑒

計粘呈繪圖一紙

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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 立茲　禀請在上海按和約所定界內租業戶 蔡春祥 姚李勝 鄭茂全 銀芳 地一段永遠租　畝　分　厘　毫　北　南　東　西　文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶蔡春祥姚李勝將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查覈其租地質券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質券與華民輾轉貨賣若華民欲在界內租地質券須由總領事官與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禀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租[illegible]文銀付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年　日給　租地（二千一百六十四號）地契

查該地坐落[illegible]

此項租地係在[illegible]

光緒二十三年十二月二十日立後將此租二千一百六十四號地畝內[illegible]

光緒二十四年七月初九日立後將此租二千一百六十四號地畢計貳分陸厘歸直毛轉與施等見遵例租用此批

光緒廿四年七月二十二日據英商施萬克將第二千一百六十四號契地轉與英商棱拂租用相應註明備考

本契地除劃出賣歇賣分添庫雲見併入美租二千八百六十八號契外應剩餘地叁畝玖厘叁毫此本交涉使據批准 民國二年四月十日

民國十六年一月十九日全地分五英畝萬二千一百六十九个號新契本契註銷

英册道契　第2164號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that Raphael Tedka Raphael [herein described and called the Renter] had applied to Rent in perpetuity from the Proprietor Yao Li sheng, Lien fang, Chen Mou chuan, Tsai Chun kang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Dollars three Hundred & thirty ($330[illegible]) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 9th moon 8th day.

October 20th 1895.

No. of Lot, — } 2164.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.....

H. Ballah
Vice-Consul.

一四二

英册道契　第2164號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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麥克奎 柯夫 稟請在上海按和約所定界內租業戶祝蘭舫 地一段永遠租 故分厘毫 北 南 東 西 每畝給價英壹千元正 業戶祝蘭舫 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查覈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輾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酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年九月 日給 租地契 二千一百六十五號

查該地坐落廿五保二圖過字好圖姚文彩地

此項租地係會丈局會同勘復坐落二十五保二圖過字廿七名老滬基丈尺原租英地壹畝柒分伍厘叁毫七丈添租業戶外科地捌厘肆毫四絲四忽東至陳姓地西至英租界界石南至路北至路界圖以道契商應照文實畝分丈明四至管業相應批明蓋印備考 光緒二年三月廿二日批

民國八年四月三十日全契地轉立戳冊四十八號新契本契註銷

[TRANSLATION.] Taotai's copy.

TITLE DEED.

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

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

North by

South by

East by

West by

That the said Renter pay to the said Proprietor a sum of dollars one Thousand ($1,000) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 9th moon 8th day.

October 25th 1895.

No. of Lot, } 2165.
No. of Title Deed, }

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

Consul.

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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 依意格遜 稟請在上海按和約所定界內租業戶沈金英仝姪等 地一段永遠租 故分厘毫 北 南 東 西 每畝給價英壹千元正 業戶沈金英仝姪等 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查覈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輾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酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年九月 二十 日給 租地契 二千一百六十六號

查該地坐落二十五保三圖必字好圖晉福卿 此地

此項租地係會丈局會同勘復坐落二十五保二圖必字三十三名馬路又見實地壹畝柒厘四毫東至英仁里界石南至英副界四百三十六分地北至漢口路內四尺半地繪圖到道該商應照文實畝分丈明四至管業相應批明蓋印備考 光緒二年三月廿二日批

一千九百四十年二月廿日哈華托 白陸 朗衣德 馬休斯 文 租用此批

此契於三十一年一月十二日准日本國駐上海總領事 第一八三六號轉立日冊第三二八〇號查戶史邦接買契分 會社依整理舊契時換給新契 中華民國三十二年一月十三日上海特別市地政局批 租字第一又八六號

一九四二年二月廿日本局補註

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Edward Elias Sassoon [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Shen Chin Ying & his nephews a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels One thousand (Tls. 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 shall Rent the said quantity of Land to the said Renter upon the following conditions:—

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 9th moon 28th day.

November 6th 1895.

No. of Lot, ~ } 2166.
No. of Title Deed, }

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

Vice-Consul.

英册道契　第2166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憲　爲

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 惠尔生 稟請在上海按和約所定界內租業戶 張錫祥 地一段承遠租 故分厘毫 北 南 東 西 每畝給價 英洋八百四十元正 業戶 張錫祥 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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨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鑒印憑據始可准行上列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會道憲批准發給將其地退還分段或已或人另造房屋轉租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遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十一月初五　日給　租地契　二十一百六十七號

查該地坐落三保頭畝知字圩第陸保原住地

此契租地係與官文南會同勘後至范子五樣頭畝知字圩第陸保原住地貳畝玖分玖厘四毛東至張姓地西至英界浜橋北至官路繪圖為證應批明蓋印備考光緒二十二年二月初八日批

光緒二十三年九月初六日

玖厘轉賣通達遵例租用此批

一九四〇年一月二十日　哈華托　將本契全地轉與　白陸郎　馬斯德衣　租用此批

民國廿二年二月廿七日本局補

此契於二十二年一月二十二日准日本國駐上海總領事署　第八五四號函轉立日冊第二三一四號附件交價收訖特將此契繳銷時換給新契

中華民國二十二年一月二十八日上海特別市地政局批　字第八一九號

[TRANSLATION.]

TITLE DEED.

Taotai's copy

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that

Alfred Wilson

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

Chang Hsi-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

..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Eight hundred and forty dollars ($840) ——

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 10th moon 5th day.

21st Nov. 1895.

No. of Lot, 2167

No. of Title Deed, 2167

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.....

Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得接准大英總領事官函照會內開今據本國商人 瑪礼遜 稟請在上海按和約所定界內租菜戶厚仁堂周味菘楊沁香楊侶梅地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價庫平銀叁千貳百兩正 其年租每畝一千五百文每年預付銀號等因前來本道已飭菜戶厚仁堂周味菘楊沁香楊侶梅將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地質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質房與華民輾轉貨買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登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十月初九日給

租地契 二千一百六十八號

查該地坐落三保二圖臣字圩高徐良圖此地此項租地飭據會文局會同勘復坐落三保十圖臣字圩吉名楊家碼頭文見實地肆拾陸畝壹分伍厘叁毫西抵浦至美册五百九十號道契安堂地西至新恒記暨自安堂地南至黃浦江暨美册五百九十號地北至楊樹浦馮路暨平浜繪圖到道該商應照大寫畝分四址管業相應批明蓋印備攷

光緒二十一年十月十日批

光緒二十一年十月十日瑪禮遜 前來欵 將所租二百六十八畝實地肆拾陸畝壹分伍厘叁毫轉與達大亨例租用此批

民國九年二月二十七日全地併立日本冊三百十八號新契本契

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Chatto [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chow Wei-ung, Yang-tung-heng, Yang Lü-nien & Hong-kiu-Yang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels Three thousand two hundred (Tls. 3,200)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 10th moon 9th day.

November 25th 1895.

No. of Lot, —
No. of Title Deed, 2168.

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

Saunders Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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康步廬 原請在上海按和約所定界內租業戶 王律修 地一段承遠租 畝 分 厘 毫 北 南 東 西 每畝給價 英洋壹百五十九元 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 王律修 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨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替業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地畫段分段或已或人易造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十月　日給　租地契二十一百六十九號

查該地坐落于文保公董劉字圩第號 批

此項租地飭據會文局會同勘視坐落于保公董劉字圩第號 家宅又見實地畫畝畧分四址東至寶源祥地西南兩面均至英冊二千一百五十三號 契地北至馬路寶源祥地繪圖到道該商應照大實畝分照管業相應批明蓋印備考 光緒二十一年十月 日批

此項地現據該商自行丈明加補入契內經會文局會同復勘實計補入地壹畝壹釐壹毫四絲東南兩面均至英冊二千一百五十三號地北至馬路路圖到道現在本契共有地貳畝肆分陸厘肆毫相應批明蓋印備考 光緒二十二年八月十九日批

光緒二十二年月　日契

鋒毫轉與德臣馬立師薄例租用此批

民國十年九月十七日全地併五英畝一厘二毫二絲六忽新契本契換發

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Rhoderick Mc Neil Augus Campbell [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Wang Lok 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 ... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars one hundred & fifty, ($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 Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 10th moon 14th day.

November 30th 1895.

No. of Lot, —
No. of Title Deed, 2169.

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

Vice-Consul.

甲

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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 高易 禀請在上海按和約所定界內租業戶 公記 周永松 地一段永遠租 畝 分 厘 毫 北 南 東 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 公記 周永松將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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輾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禀明本國總領事官並道憲批准登記將其地號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錢款年租繳一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年十月 日給 租地契 二千一百七十號

查該地坐落廿三保五十圖 字計 號 唐星record 老契此批

此有租地商傅金 文書 圖 號 字計 畝 分 厘 毫 三保 五圖 住字計 文 東至 處止 名主家落該 畝係 地保 施定 五圖內地坎給業 畝 分 厘 毫 南至 分 厘 毫 西至 分 厘 毫 北至 分 厘 毫 四至 業相 應地明 畫印 給考 光緒 年 月 日 高易將所租二百七號大洋地基 畝 分 厘 毫 轉與業廣公司 遵例租用此批

光緒三年正月 日高易將所租二百七號大洋地基 畝 分 厘 毫 轉與業廣公司 遵例租用此批

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that Charles Dowdall & John Currie Hanea[illegible]

[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors Kung Kee

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

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietors a sum of Taels One Thousand five hundred (T. 1,500)

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 Proprietors shall Rent the said quantity of Land to the said Renters upon the following conditions:—

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 10th moon 14th day.

November 30th 1895.

No. of Lot, —

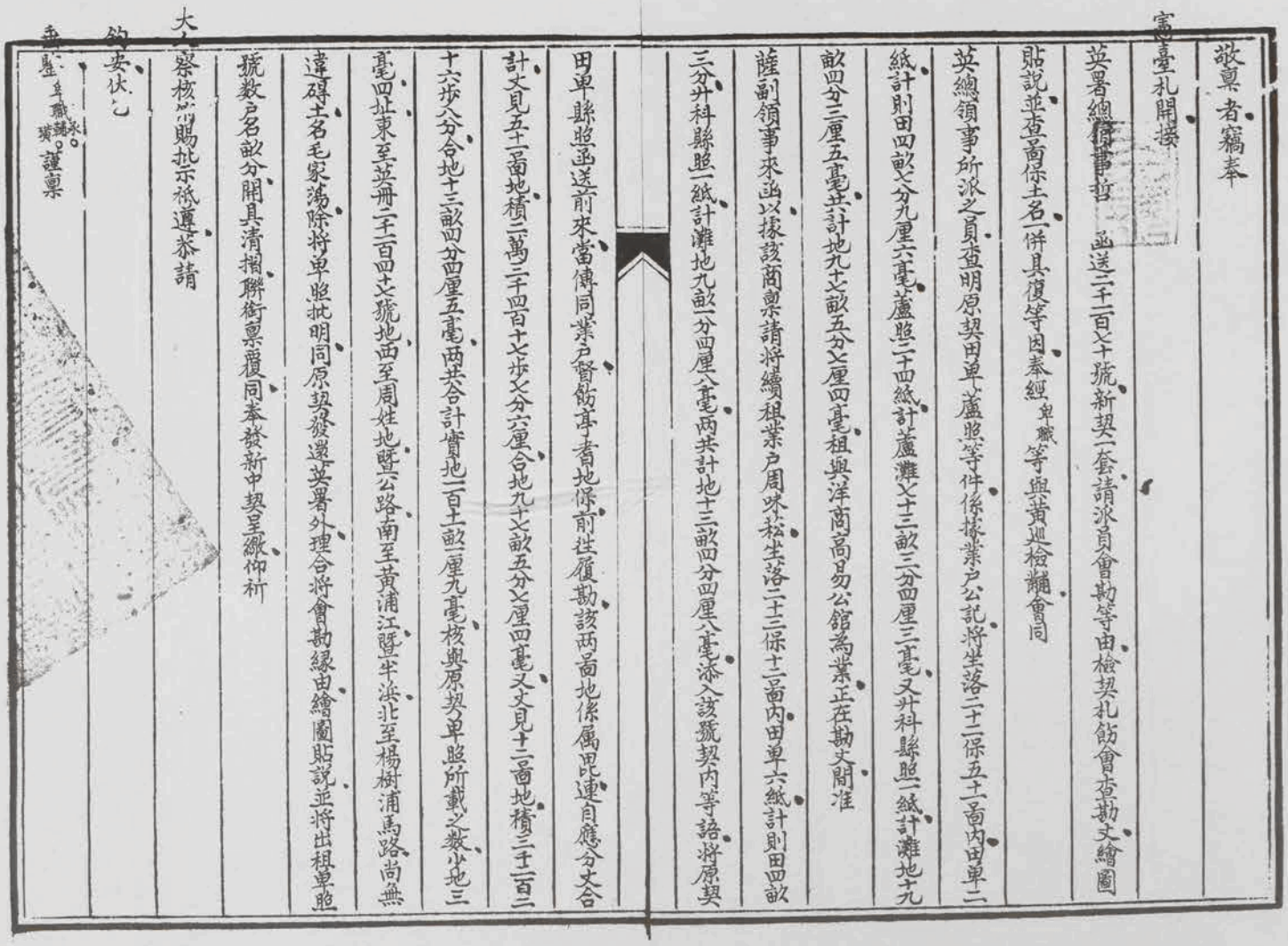
No. of Title Deed, 2170

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.....

Jamieson

Vice-Consul.

英册道契　第2170號（二）



敬稟者竊奉

憲臺札開接

英署總領事哲　函送二千一百又十號新契一套請派員會勘等由檢契札飭會查勘丈繪圖

貼說並查畺保土名一併具覆等因奉經卑職等與黃迺檢攔會同

英總領事所派之員查明原契田單蘆照等件係據業户公記將坐落二十二保五十一畺內田單二紙計則田四畝二分九厘六毫蘆照二十四紙計蘆灘又十二畝三分四厘三毫又升科縣照一紙計灘地十九畝四分三厘五毫共計地九十七畝五分又厘四毫租與洋商高昌公館為業正在勘丈間准

薩副領事來函以據該商稟請將續租業户周咪松生落二十三保十二畺內田單六紙計則田四畝三分升科縣照一紙計灘地九畝一分四厘六毫兩共計地十三畝四分四厘八毫添入該號契內等語將原契

田單縣照函送前來當傳同業户督飭事者地保前往履勘該兩畺地係屬毘連自應分丈合計丈見五十一畺地積二萬二千四百十七步又分六厘合地九十七畝五分又厘四毫又丈見十二畺地積三千一百二十六步八分合地十三畝四分四厘五毫兩共合計實地二百十畝一厘九毫核與原契單照所載之數少地三毫四址東至英冊二千一百四十七號地西至周姓地暨六公路南至黃浦江暨半浜北至楊樹浦馬路尚無違碍土名毛家湯除將單照批明同原契發還英署外理合將會勘緣由繪圖貼說並將出租單照號數户名畝分開具清摺聯銜稟覆同奉發新中契呈繳仰祈

大人察核批賜祇遵恭請

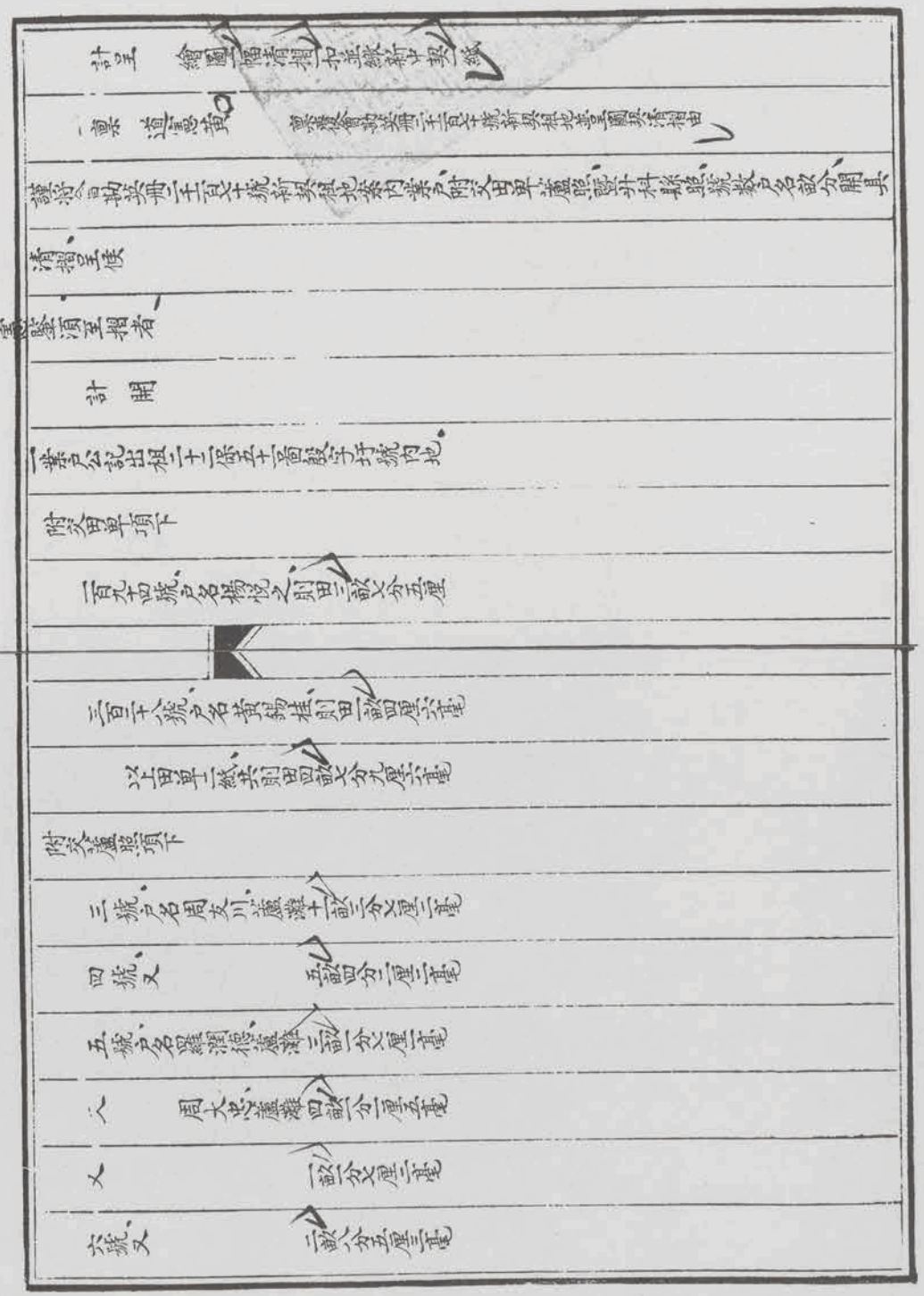
鈞安伏乞

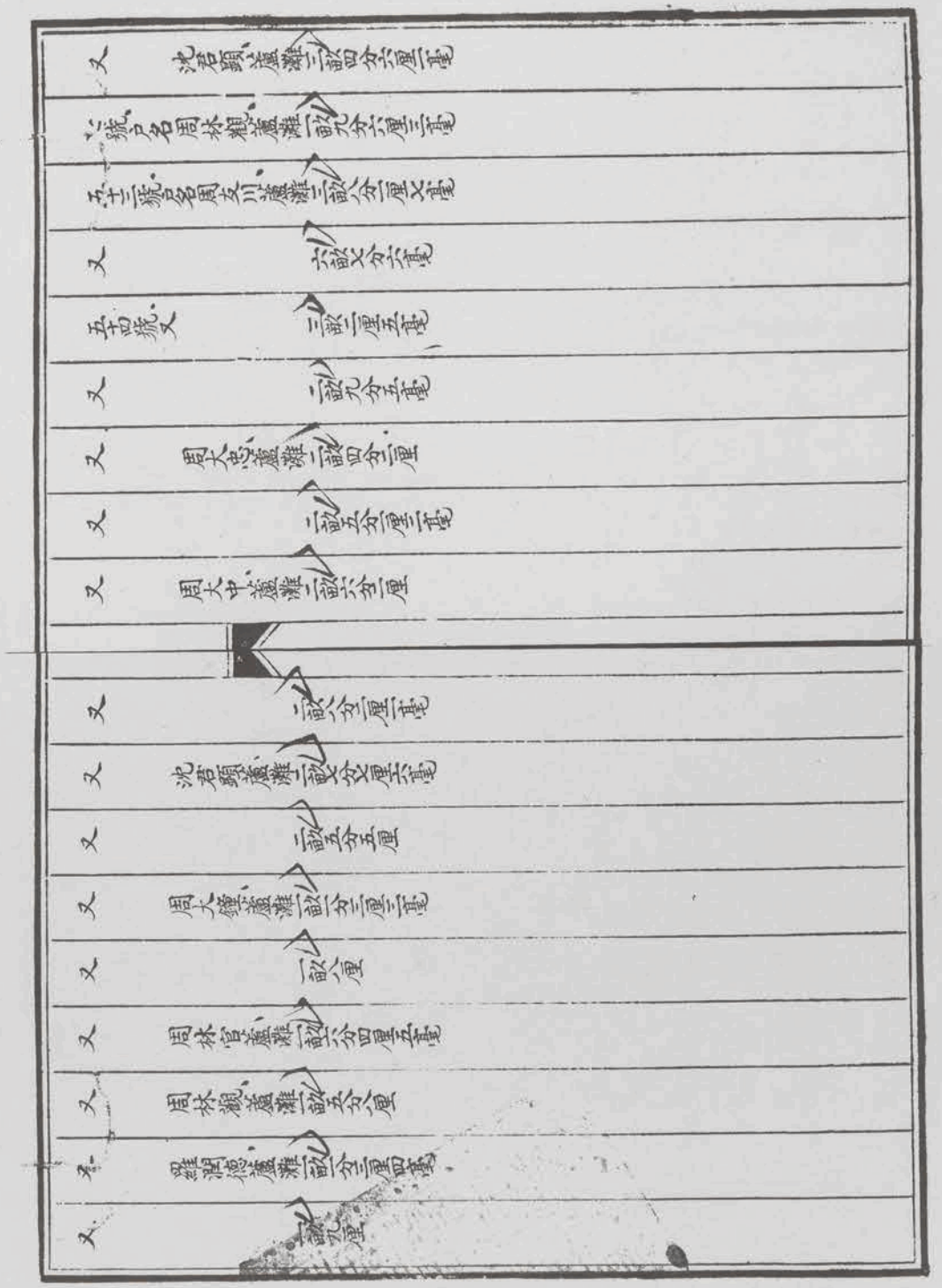
計呈繳還單照。

謹稟

英册道契　第2170號（三）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖a





以上蓋照二十四張共灘地七十三畝三分四厘三毫

附二井科縣照項下

戶名周樹蓮井科灘地十九畝四分三厘五毫

以上田單蓋照暨井科縣照三項統共合計地九十二畝五分七厘四毫

一業戶周味菘出租二十三保十二圖臣字圩號內地

附交田單項下

五百七十九號戶名楊華觀則田七分九厘七毫

五百八十號戶名楊顯廷則田一畝六分五厘三毫

五百八十一號戶名張松觀則田一畝二分四厘

又　鄒德榮則田二分一厘

五百十四號戶名楊小狗則田一分五厘

又　鄒玉山則田二分五厘

以上田單六紙共則田四畝三分

附交井科縣照項下

戶名周樹蓮井科灘地九畝一分四厘八毫

以上田單縣照兩項共合計地十三畝四分四厘八毫又見實地十三畝四分四厘五毫計少地三毫

一契　清摺

英册道契　第2170號（六）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖d

光緒二十一年十二月廿日

候補縣正堂夏

上海縣正堂黃

候補縣正堂朱

英册道契　第2170號（七）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖e

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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 斜橋衆會 禀請在上海按和約所定界內租業戶 姚六寶

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

業戶 姚六寶 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

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

又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨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禀明本

國總領事官並道憲批准發給執照其地基段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十一年十二月 十四 日給 租地 地契 二千一百七十一號

查該塊洛字七保九圖元字圩号斜橋大昌會同勘復坐落三保九圖元字圩号斜橋大昌會實地畝除分荒屋肆毫西地東至英冊二千三百三號地西至陳姓地南至姚姓地北至英冊二千六號地續圍到道該商應納大買畝分西地營業相應批明蓋印備考

光緒二十一年十二月 日

光緒二十四年八月初五日接英署第十一號專函以英商斜橋衆會將第二千百七十五號契地轉與英商 德 司各威 臣 德 力德 而 租用相應註明備考

光緒二十三年七月二十七日斜橋總會經理人 德 司各威 臣 德 力德 而 將本號契地畝除分荒屋肆毫特共斜橋總會力德而 比亞同 租用此批 口別脫

一千九百十七年二月九日斜橋總會力德而將本契全地轉與斜橋總會 比亞同 租用此批 口別脫

查此契原有地壹畝陸分荒屋肆毫除劃出壹畝零叁厘荒毫另立英冊一四〇二八號新契外本契餘地又見陸分叁厘荒毫四忽東至英冊一三〇號地西至英冊一四〇二八號地南至姚姓地户青海路內比至英冊一〇九七號地即青海路內該租主應照現丈餘地畝加管業此批 中華民國二十四年十月 日上海市土地局批印

英册道契 第2171號

一五一

英册道契 第2171號（一）

[TRANSLATION.]

TITLE DEED.

Taotai'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 HER BRITANNIC MAJESTY's Consul-General, stating that The Trustees for the time being of The Country Club [herein described and called the Renter ς] ha ve applied to Rent in perpetuity from the Proprietor Yao Liu-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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter ς pay to the said Proprietor a sum of Two hundred taels (Tls 200) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

The conditions of this Deed, therefore, are:—That if the said Renter ς, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter ς, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter ς neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 21st year, L. S. 12th moon 14th day.

28th January 1896.

No. of Lot, ...
No. of Title Deed, 2171

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

James Scott
Vice-Consul.

英册道契 第2171號（二）

敬稟者竊奉

憲臺札開按

英署總領事哲 函送二千一百七十一、九十二、九十四號新契三套請派員會勘等由檢契札飭會查勘

丈繪圖貼說並查畫保土名一併具復等因奉經飭吏蔵等與黃廻檢攔會同

英總領事所派之員查明二千一百七十一號新契係據華民姚六寶將坐落二十七保九圖克字圩二百六十九號戶名姚德榮則田一畝七分七厘七毫租與洋人斜橋衆會為業附交前項田單一紙戶名姚德榮粮串一紙當傳同業戶督飭耆地俾前往履勘按址逐細丈量丈見積四百一步七分六厘合地一畝六分七厘四毫核與原契田單所載一畝七分七厘七毫之數應餘單一分三毫四址東至英冊一千二百三號地西至陳姓地南至姚姓地北至英冊一千九十號地尚無違碍土名斜橋除將田單截角註銷分別發還英署暨原業戶執業餘地並將二千一百九十二四號契地另行勘丈復外理合將二千一百七十一號新契租地會勘緣由繪圖貼說先行聯銜稟覆同奉發新中契呈繳仰祈

大人察核俯賜批示祗遵恭請

鈞安伏乞

垂鑒 卑職楊○○謹稟

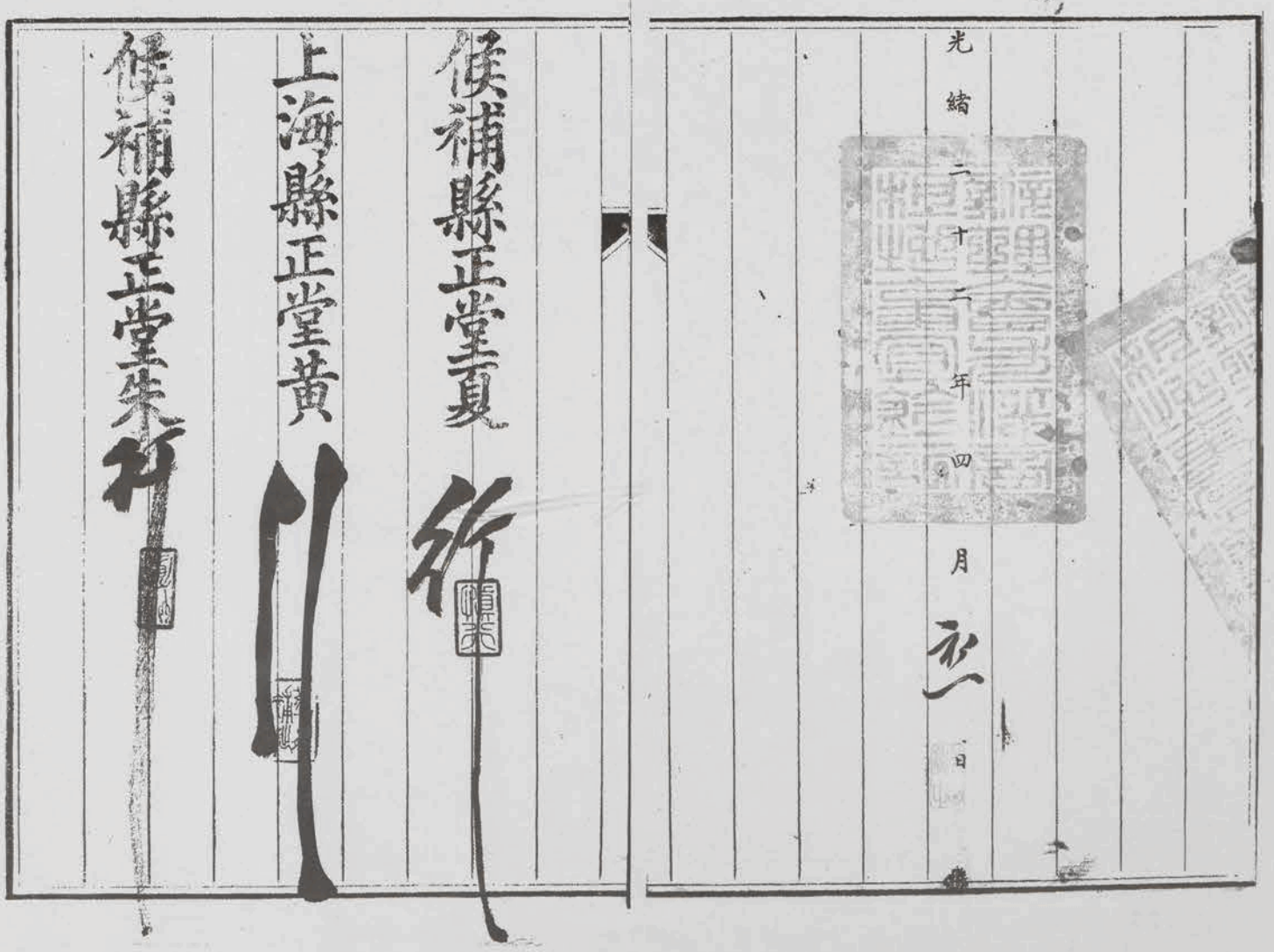
計呈　繪圖一幅並繳新中契一紙

一稟　道憲黃　稟覆會勘英冊二千一百七十一號新契租地並呈圖契由

2171

英册道契　第2171號（三）

上海知縣暨會丈局總辦聯衔呈上海道臺稟帖a



英册道契　第2171號（四）

上海知縣暨會丈局總辦聯衔呈上海道臺稟帖b

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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魏高升稟請在上海按和約所定界內租業戶白衣巷雪峯

地一段永遠租　畝　分　釐　毫　北　南　東　西

每畝給價共銀叁百兩正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶白衣巷雪峯將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查覈其租地賃房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉貨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替業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地暨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錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地仍歸官須至租地契者

光緒二十一年十月二十日給

租地 地契 二千一百七十二號

查該地坐落二十七保八啚賢字圩啚王鑑廷此批

此項租地飭據會丈局會同勘複坐落二十七保八啚賢字圩名湧泉浜丈見實地壹畝貳分肆釐四毫四址東至英册二千一百五十二號地南至英册二千一百五十二號北至（英册二千一百五十二號地西至）

白衣巷地繪圖到道該商應照丈實畝分四址管業租應批明蓋印備考光緒二十二年

光緒二十四年二月　魏高升將所租二千一百七十二號丈實地壹畝貳分肆毫轉與阿金生氏遵例租用此批

民國十年三月二十三日全地併入英册二千一百五十二號契內本契註銷

英册道契　第2172號（一）

[TRANSLATION.]　　*Taotai's copy.*

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that *Herbert Wilcockson* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Sih Tung of Peh Yi An Hannery* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ....

South by ....

East by ....

West by ....

That the said Renter pay to the said Proprietor a sum of *Taels three hundred (Tls. 300)*

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year,　L. S.　*10th* moon *20th* day.

December 6th 1895.

No. of Lot,
No. of Title Deed, } *2172.*

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

James Scott
Vice-Consul.

英册道契　第2172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黃　爲

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 查達 禀請在上海按和約所定界內租業戶張安松黃德奎等地一段永遠租 畝 分 厘 毫 北 東 南 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶張安松黃德奎等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨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禀明本國總領事官並道憲批准查照將其地畝段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年 十 月 二十四 日給 租地契 二千一百七十三 號

查該地坐落三十六保三畫字好畜沈晚巖此批

此項租地係據命人向合同勘複坐落三十六保南面四至字計上名張家厍文見實地東至張徐二姓地西至張碩二姓地南至馬路四至俱符繪圖到道應即查照文實飭分四址管業相應批明是即備考 光緒二十二年三月

光緒三年二月三日書辦沈將本契全地轉與通和租用此批

一千九百二年九月十日過和將本契全地轉與愛勃勒多租用此批

一千九百五年二月四日愛勃勒將本契全地轉與愛最利銀行租用此批

一千九百十八年二月六日最利銀行轉與劉克生租用此批

查此契原有地壹敘拾分叁厘係制北壹敘拾分貳厘玖毫另五英冊九千六百零五號新契外添地陸敘陸分陸厘壹毫今丈見實地肆敘柒分陸厘肆毫計少地壹敘肆分肆厘陸毫東北至張姓地西至戈登路南至新閘路東至英冊三千二百零六號地北至該地該商應繳丈費餘地敘拾肆分此批

民國八年八月二十日 總辦本支洋行經理 沈晚巖 印

查此契原有地肆敘柒分陸厘肆毫除制北壹敘拾分係屬張姓地外添地叁敘貳分捌毫西至戈登路南至新閘路東至英冊三千二百零六號地北至該地該商應繳丈費餘地敘拾肆分玖厘陸毫東至張姓地西至戈登路南至新閘路東至英冊三千二百零六號地北至該地該商應繳丈費餘地敘拾肆分此批民國十年三月廿日 總辦本支洋行經理 沈晚巖 印

一九四〇年二月十日 哈 來生 阿丁台而克勞 海理克司

轉租本契全地轉與 海格路中支那振興株式會社俾管理普契時換給新契

此契於二十三年三月二十日在日本國駐上海總領事署 登錄立日冊第九六九一號 中支那振興株式會社 管理普契時換給新契 中華民國二十三年三月二十日上海特別市地政局批 租字第八二五九號

字第七六五號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Joshua Elias Judah [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Chang An sung, Huang Ah 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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said 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 Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 10th moon 24th day.

December 10th 1896.

No. of Lot, —
No. of Title Deed, 2173.

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

James Scott
Vice-Consul.

英册道契　第2173號（一）

英册道契　第2173號（二）

一五四

敬稟者竊奉
憲臺札開接
英署總領事哲　函送二千二百七十三四五號新契三套請派員會勘等由檢契札飭會查勘
文繪圖貼說並查畫保古名一併具復等因奉經卑職　等與黃巡檢瀾會同
英總領事所派之員查明原契內卑除二千百七十三五號契地另行勘復外所有二千百七十四號新
契係據業戶華新厰將坐落二十三保十二圖灘地土畝二分五厘租與洋商高易行道達爾為業
附交名戳古記并科印照一張當傳司業戶督伤事者也呈付坐落分安止交四文量丈見積
二千六百六十九步二分一厘合地土畝一分二厘二毫核與原契印照所載土畝二分五厘少畝一分二厘
八毫四址東至英冊二千九十一號地南至黃浦江西北兩面均至英冊二百六十七號地尚無違碍古名毛
家蕩除將印照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并將奉發
新中契呈繳仰祈
大人
察核俯賜批示祇遵恭請
鈞安伏乞
卑鑒。卑職聯承。
計呈　繪圖一幅並繳新中契一紙
一稟　道憲黃　稟覆會勘英冊二百七十四號新契租地並呈圖契由

光緒二十一年十二月　十三日

候補縣正堂夏
上海縣正堂黃
候補縣正堂朱

中

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that George McBain [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chen Yi shan, Fuh sun & Yang tang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *te*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars seven hundred ($700)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 10th moon 25th day.

December 11th 1895.

No. of Lot, 2175

No. of Title Deed,

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

James Scott
Vice-Consul.

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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麥邊　稟請在上海按和約所定界內租業戶鄭福山堂

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

每畝給價英洋七百元　業戶鄭福山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定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查覈其租地貿易無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地貨易與華民輾轉貨賣若華民欲在界內租地貿易須由

總領事官與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畝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

並每年不將地租按年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

光緒二十一年十一月二十五日給　租地契　二千一百七十五號

查該地落二五保顧倉字打畫陸詠唐批

此契租地係在英商麥邊稟請在上海按和約所定界內租業戶鄭福山堂地一段畝分厘毫北南東西計地二千一百七十五號

光緒二十一年十一月二十五日蓋發劉　印點

此契租地已全數由該英商麥邊退併換英冊五千三百三號新契繳本契相應批銷並印備考光緒二十二年二月十五日道署批

英册道契　第2175號（一）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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陶德爾　稟請在上海按和約所定界內租業戶容寶善堂

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

每畝給價英銀貳百兩　業戶容寶善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定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查覈其租地貿易無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地貨易與華民輾轉貨賣若華民欲在界內租地貿易須由

總領事官與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畝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

並每年不將地租按年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

光緒二十二年十二月初九日給　租地契　二千一百七十六號

查該地落二五保顧倉字打畫陸詠唐批

此契租地係在英商陶德爾稟請在上海按和約所定界內租業戶容寶善堂地一段計地二千一百七十六號

光緒二十四年閏三月初三日蓋發劉　印點

光緒二十四年閏三月初三日陶德爾將此租二千一百七十六號文賓地捌分叁厘壹毫轉與卜洛司永遠例租用此批

英册道契　第2176號（一）

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Dowdall & John Currie Hanson [herein described and called the Renters] have applied to Rent in perpetuity, from the Proprietor Yung Tsoshan Sang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 12th moon 9th day.

January 25th 1896.

No. of Lot, —
No. of Title Deed, 2176.

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

James Scott
Vice-Consul.

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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高易行陶德爾生稟請在上海按和約所定界內租業戶鄭五福地一段承遠租　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鄭五福將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地貨殖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貨殖與華民輾轉貨賣若華民欲在界內租地貨殖須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登錄將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年子[illegible]銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十一月初一日給　租地契三千一百七十七號

查該地坐落二十五保號當如字號面陸詠庚批

[illegible]虹浜文見二畝地柒分柒毫東至公用租地暨業册二十一百七十六號地南至[illegible]

光緒二十三年[illegible]日開施[illegible]生行所租二十一百七十七號文[illegible]柒分柒毫轉與元芳遵例租用此批

光緒二十三年[illegible]柒毫轉與卜洛司遵例租用此批

一千九百二十七年十二月九日當四德將本契全地轉與張生馬文師租用此批

民國廿年二月日本扇補註

此契於二十二年二月八日准日本國領事署字第一五一二號函轉立日冊第二九五九號過[illegible]戶名[illegible]與株式會社俟整理舊契時換給新契

中華民國二十二年十月二〇日上海特別市地政局批　租字第一四六五號

此契於三十五年三月十五日[illegible]主[illegible]總理[illegible]

[TRANSLATION.]

TITLE DEED.

Taotai's Copy

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

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

Charles Dowdall & John Currie Hanson

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

Cheng Wei-fu

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

..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietor a sum of One hundred and sixty taels (Tls 160)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 11th moon 1st day.

16 Dec. 1895.

No. of Lot, ... } 2177

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2177號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得接准

大英總領事官查照會內開今據本國商人 錦名行古柏 稟請在上海按和約所定界內租業戶 王源珍 地一段承遠租 故分 厘 毫 北 南 東 西 每畝給價英二百 元 文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶王源珍將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查覈其租地貲務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貲務與華民輾轉貨賣若華民欲在界內租地貲務須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地幣段分毀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不繳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

光緒廿一年十一月 初九 日給 租地契 二千一百七十八號

查該地坐落二十七保九圖元字圩西胡舜祥此批

此項租地飭據會文局合同期復坐落二十七保九圖元字圩王名蘆花蕩大見實地參畝柒分肆厘捌毫四址東至小路西至太古地南至龔姓地北至太古暨孫姓地繪圖到道該商應照大實畝分四址管業相應批明蓋印備考 光緒二年六月 日批

英册道契　第2178號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

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

John Cooper

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

Wang Kuen Sein

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

..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars two hundred (#200)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 11th moon 9th day.

December 24th 1896.

No. of Lot, ... } 2178.

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2178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黄　爲

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○○工部局禀請在上海按和約所定界內租業戶姚吉祥王承基

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價共銀壹千七百十九両六錢正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶姚吉祥王承基將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地賃房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉貨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登冊將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十二年二月十八日給

租地 地契 二千一百七十九號

查該地坐落二十七保八啚賢字圩會王鑑廷此批

此項租地飭據會丈局會同勘復坐落二十七保八啚賢字圩土名花橋南該地南首有張姓地三處不入契內除去丈見實地五拾柒畝叁分五厘玖毫四絲東至張鄭王姓地西至馬路暨浜岸南至公路暨張姓地北至浜岸暨鄭王二姓地並小路河鱠圖到道該商應照丈實畝分四址管業相應批明蓋印備考 光緒二十二年三月初九日監督蔡 印給

憿

查此契租地光緒三十年九月間准

英副領事函據工部局稟現併租三千五百六十八號契地並添租張張氏張莊氏等草地又將本契地內劃出三段歸與[illegible]等門併入三千六百九號契內合用等因當經飭據會丈局會同勘復併租三千

五百六十八號地壹畝捌分柒厘壹毫又添租草地計四段分段丈見張張氏張莊氏出租草地叁分貳厘柒毫又張添生等出租西段草地壹畝捌分柒厘肆毫又東段草地捌分陸毫又王福全等出租

地貳畝叁分柒毫四絲東至英冊三千六百九號地並本契地南至[illegible]路西北兩面均至本契地至本契原租地伍拾柒畝叁分伍厘玖毫除此次劃出肆畝貳分肆厘伍毫併入三千六百九號契內外應

剩地伍拾叁畝壹分壹厘肆毫合之併租三千五百六十八號地又添租草地四段計[illegible]本契共有實地陸拾畝貳分玖厘玖毫等情繪圖到道該商應

照丈實畝併[illegible]管業相應批明蓋印備考 光緒三十一年正月二十七日道署批

查此契光緒三十一年四月准

英副領事函工部局添租業戶王阿毛地請飭勘丈等因[illegible]會[illegible]丈見添租已遷坟地壹分肆厘貳毫四址均至本契地至本契前次查明共有地

陸拾畝貳分玖厘玖毫合之此次添租計共有實地陸拾畝肆分肆厘壹毫等情[illegible] 光緒三十一年八月十二日道署批

查此契業准

英副領事函該租主添租張進生張鳳亭等地將上下契送請勘丈批印等因飭據會丈局會同勘復該契原有地陸拾畝肆分肆厘壹毫

丈見西北面毘連添租草地壹畝壹分貳厘叁毫兩共實地陸拾壹畝伍分陸厘肆毫添租地四址東南均至本契地西至馬路北至已填半浜繪圖到

道該商應照丈實畝址管業相應批明蓋印備考 光緒三十四年九月十五日道署批

此契於三十二年七月三十日經日本國駐上海總領事署 字第七二五四號

移立日冊第八九六七號租戶 工部局

中華民國三十二年七月三十一日上海特別市地政局 七四六三號

英册道契　第2179號（一）

[TRANSLATION.] *Taotai's copy.*

TITLE DEED.

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 Her Britannic Majesty's Consul-General, stating that *the Municipal council for the Foreign Settlements of Shanghai North of the Yang King Pang* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors *Yao Kieh hsaing & Wang Sun kee* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ....

South by ....

East by ....

West by ....

That the said Renter pay to the said Proprietors a sum of *Taels One thousand seven hundred & nineteen 60/ (Tls. 1,719.60)* being at the rate of *Taels One hundred (Tls. 100.00)* per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. *2nd* moon *18th* day.

March 31st 1896.

No. of Lot, — } *2179.*
No. of Title Deed, }

Registration completed at
H.B.M. Consulate-General, Shanghai,
this........day of........189....

Jamieson
Vice-Consul.

英册道契　第2179號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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威以鏌稟請在上海按和約所定界內租業戶協記公司

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價共銀八百兩正　文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶協記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　總領事官查覈其租地貿易無足妨碍方准租住

又查向□章程雖外國人有通融得益之處但無准租地貿易與華民輾轉貨賣若華民欲在界內租地貿易須由

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

國總領事官並道憲批准登冊將其地整段分段或已或人另□□轉租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□□□作爲廢紙地即歸官須至租地契者

光緒廿一年十一月初九日給

租地 地契 二千一百八十號

查該地坐落二十□保□□□□□□□□□□□□□□□□卿批

銷

悄

光緒三十一年十月二十九日威以鏌將本號契地貳拾壹畝陸分陸厘陸毫轉與懷以帖威自德租用此批

[illegible]

[illegible]

查此契原有地貳拾壹畝肆分壹厘玖毫除劃出[illegible]

民國十八年十一月十六日全地併立日本冊四百三十九號新契[illegible]

銷

[TRANSLATION.]

TITLE DEED.

Taotai'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 HER BRITANNIC MAJESTY'S Consul-General, stating that *Augustus White* [herein described and called the Renter] ha*s* applied to Rent in perpetuity from the Proprietor*s* *Hsia Kee &co.* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ....

South by ....

East by ....

West by ....

That the said Renter pay to the said Proprietor*s* a sum of *Taels Eight hundred (Tls. 800)* being at the rate of .... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. *11th* moon *9th* day.

December 24th 1895.

No. of Lot, — } *2180.*
No. of Title Deed, }

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

James Scott

Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃　　　　爲

給出租地契事照得接准

大英總領事官晳照會內開今據本國商人麥格里俄稟請在上海按和約所定界內租業戶　王子鈞

地一段永遠租　　畝　分　厘　毫　北　　南　　東　　西

每畝給價共二百元正　　　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

業戶王子鈞將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地賃房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉貨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替業之人將來以其地轉與不禀明本

國總領事官並官憲批准登簿將其地輾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

並每年不肯預繳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

光緒廿一年十一月初九日給

租地　地契　二千一百八十一號

英册道契　第2181號（一）

[TRANSLATION.]

TITLE DEED.

Taotai'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 Her Britannic Majesty's Consul-General, stating that *Alexander McLeod* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Wang Tse-kuen* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ....

South by ....

East by ....

West by ....

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. *11th* moon *9th* day.

December 24 1895.

No. of Lot, No. of Title Deed, } *2181.*

Registration completed at H.B.M. Consulate-General, Shanghai, this .... day of .... 189...

James Scott
Vice-Consul.

英册道契　第2181號（二）

具稟二十七保十啚地保陳根芳

稟為查寔具復事切身查得洋商仁記所轉英冊二千一百八十二號道契該契批首有東西水溝一條東濶九分西濶一步合計地七厘業經洋商仁記將水溝添入契內等語身查得該水溝於水利並不関碍況早經仁記立有界石應得繳價升科該地附近照現值時價每畝洋二千元之則此條查寔並不虛捏如有朦弊願甘啚理合將奉查緣由據寔稟復伏乞

局憲大老爺　察核施行上稟

再查該水溝於農田水利並不関碍合并聲明

光緒三十年二月　[illegible]　呈

英册道契　第2181號（三）

上海縣二十七保十圖地保稟帖

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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金世美稟請在上海按和約所定界內租業戶張茂春

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價共銀四百兩正　文其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查覈其租地實無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉貸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[illegible]將其地[illegible]分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年[illegible]年租[illegible]號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十一月二十七日給

租地
地契　二千一百八十二號

查該地[illegible]保九圖光字圩[illegible]胡理祥[illegible]批

此項租地[illegible]名鄭家巷丈見實地貳畝叁分貳厘柒毫[illegible]東至陸姓地西至鄭姓地南至公路北至浜岸

繪圖到道[illegible]印給

備考光緒二十二年十月初十日監督劉

查此契地現[illegible]此樹厘伍毫四絲東至辛姓地西至鄭姓地南至浜岸北至新闢馬路至本契原有地貳畝叁分貳厘柒毫此次

添租地[illegible]高應照丈實畝分四絲管業相應批明蓋印備考光緒二十三年四月初四日監督劉　批

光緒二十四年六月[illegible]金世美將前租二千一百八十二號地貳畝肆分壹厘貳毫轉與瑪礼孫葛來敦遵例租用此批

一九四〇年二月廿八日

麥陶亨
根德
尼尔生

[illegible]與

格好麥芬草
力卜根　林
芬羅尼敦司

[illegible]廿二　一　七日[illegible]

此契於三十一年十二月三十日経日本國[illegible]三九四[illegible]

轉立日方第一八五八[illegible]中支那振興株式會社[illegible]換給新契

[illegible]民國三十二年一月八日上海特別市地政局批　租字第三六三[illegible]

英册道契　第2182號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

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

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels four hundred (Tls. 400)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 11th moon 27th day.

January 11th 1896.

No. of Lot, ...
No. of Title Deed, 2182.

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

Vice-Consul.

中契

大清欽命監督江南海關分巡蘇松太兵備道　爲

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開昔克稟請在上海按和地一段永遠租　畝分厘毫北　南　東　西　與業戶周味松柳深

每畝給價英銀弐千兩正　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周味松柳深將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實易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易與華民覈轉貨賣若華民欲在界內租地實易須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每畝年納洋銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十一月二十七日給　租地契二千一百八十三號

查該地坐落十保五十圖周子芹此批

此項租地仍係會審公廨劃復坐落十二保五十圖名沈家灘大見實地捌拾貳畝壹分伍厘捌毫西北東至布局暨塔記地四至公地暨德商字來泰地至路南至黃浦江北至馬路暨平浜連路又塔記地繪圖到道該商應照文實畝分西址管業相應批明蓋印備考　光緒三十年正月初一日批

光緒三十年十月初五日業廣公司將本號契地轉與祥泰木行租用此批

查此契原有地捌拾貳畝壹分伍厘捌毫今除劃出壹畝貳分叁毫轉立契冊二千一百二十三號新契外本契應除地捌拾畝玖分伍厘壹毫現丈見荼拾玖畝捌分壹厘叁毫計少地壹畝貳分叁厘捌毫應以現丈實數爲準西北東至華成地又契冊之十三百七十四號地西至契冊二千一百二十三號地又公路南至黃浦江北至楊樹浦路又契冊之十三百七十四號地暨公廨應照文實畝分西址管業此批　民國四年十二月十五日本道尹周批印

查此契前劃地荼拾玖畝捌分壹厘叁毫今劃回復勘大見實地荼拾叁畝捌分肆厘叁毫現丈西北段築入馬路地壹畝壹分肆厘叁毫仍歸契內兩共合計有地荼拾肆畝玖分捌厘叁毫核之前丈少地肆畝捌分叁厘應照此次復丈實數爲準西北東至華成地又契冊之十三百七十四號地西至契冊二千一百二十三號並騰越路南至黃浦浜暨線北至契冊之十三百七十四號地又楊樹浦路畝商應照復丈畝分管業此批　民國八年三月十五日　繕寫本道尹使楊　會歸永　遵尹王　批印

查此契內劃地荼拾玖畝捌分壹厘叁毫今除南有已入馬路水中肆畝捌分叁厘計劃實地荼拾叁畝捌分肆厘叁毫仍歸契內兩共合計實劃地荼拾肆畝玖分捌厘叁毫相應加批更正備攷　民國六年四月十日會文局加批

民國十九年　月　日全地轉立契冊三千七百三十一號新契本契註銷

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Marian Blumer Keswick [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Chow Wei sung & Chow Lei sun a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, boundod

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels two thousand (Tls. 2,000) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 11th moon 27th day.

January 11th 1896.

No. of Lot, —
No. of Title Deed, 2183.

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

James Scott
Vice-Consul.

英册道契　第2183號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道 爲

給出租地契事照得接准大英總領事官查照會內開今據本國商人 梅恩 現請在上海按和約所定界內租業戶 陳咸福春 地一段承遠租 畝 分 厘 毫 北 南 東 西 每畝給價 英洋式百元正 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 陳咸福春 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實係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係與華民輾轉貨賣若華民欲在界內租地實係須由總領事官與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照明本國總領事官並道憲批准登冊將其地幾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

光緒二十一年十一月 日給 租地契 二十一百八十五號

查該地落二保五十圖西徐春圖此地

此用租地飭據會局會同勘得坐落二十二保五十圖土名顧家宅大見實地肆畝捌分柒毫西北東南兩面均至黃浦江西至土塘北至小路繪圖到道

該商應照大會畝分地管業相應批明蓋印備考 光緒二十年三月 日批

民國十九年五月 日給

日全契地併立日本冊二百四十二號新契本契註銷

一六四

英册道契　第2185號（一）

[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 Her Britannic Majesty's Consul-General, stating that Alice M. Payne [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chen Hsien-fu & Hsia chen a Lot of Land, situated within the 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, ... hoos, bounded

North by .....

South by .....

East by .....

West by .....

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

being at the rate of Dollars Forty ($40) per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kwang Hsü 21st year, L. S. 11th moon 28th day.

January 13th 1896.

No. of Lot, } 2185.
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2185號（二）

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道兼　爲

給出租地契事照得接准大英總領事官趙照會內開今據本國商人麥邊 原請在上海按和約所定界內租業戶 張勝和 張長福 地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價英銀八百兩 業戶張勝和 張長福 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨殷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殷與華民輾轉貨賣若華民欲在界內租地貨殷須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不禀明本國總領事官並道憲批准登籍將其地幾段分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每畝征錢一千五百文每年預付銀號遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十一月二十九日給　租地契二千一百八十六號

查該地坐落二等二百叁十字号計高陸德周此批

此項租地飭稽會文局會同勘後坐落二等二百叁十字号計古名周家宅又見畝另地柒畝玖分五厘玖毫四忽東至公路西至美舟六百叁十號暨張姓坟地南至浜岸北至大路繪圖到道該商應照文畝另畝分四忽管業相應批明蓋印備考

光緒二十年十月二十四日 監督吳 印給

光緒二十六年七月初五日麥邊將本契全地轉與愛尔德租用此批

光緒二十年九月十九日愛尔德將本契全地轉與勞司租用此批

光緒二十年有二百叁号計將本契全地轉與通和行租用此批

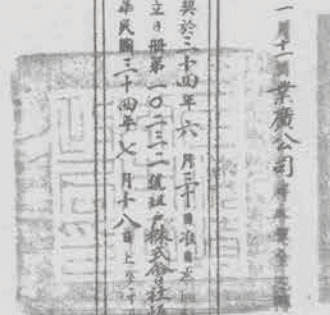
查此契原有地柒畝玖分伍厘玖毫今除割出伍分壹毫併出美舟八十四百四十八號新契外應餘地柒畝肆分伍厘捌毫此批 民國四年九月二十日本道尹楊批印

一千九百二十三年十月五日通和行將本契全地轉與業廣公司租用此批

查此契原有地柒畝肆分伍厘捌毫今除割出伍分壹毫併出美舟八十四百四十八號新契外應餘地柒畝肆分伍厘捌毫此批 民國四年九月二十日本道尹楊批印

查此契原有地柒畝肆分伍厘捌毫今除割出伍分壹毫併出美舟八十四百四十八號新契外應餘地柒畝肆分伍厘捌毫此批 民國四年九月二十日本道尹楊批印

查此契原有地柒畝肆分伍厘捌毫今除割出伍分壹毫併出美舟八十四百四十八號新契外應餘地柒畝肆分伍厘捌毫此批 民國四年九月二十日本道尹楊批印



敖克木號
業廣公司
楊可揆
花來

一九四〇年一月十一日業廣公司將本契全地轉與 產字第一六六號函

此契於二十四年六月二十日報上海總領事署 轉立冊第一〇二二號註銷業經公司保管理舊契時檢出新契由華民國二十四年六月十八日上海市地政局批 特字第一六六號

英册道契　第2186號（一）

[TRANSLATION.]

Taotai's copy

TITLE DEED.

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 Her Britannic Majesty's Consul-General, stating that George McBain

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chang Sang Fuh & Chang Sun Woo

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

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels Eight hundred (Tls. 800)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 11th moon 29th day.

January 13th 1896.

No. of Lot, 2186.
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2186號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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○人醫士培芝　禀請在上海按和約所定界內租業戶尚德堂地一段承遠租　故分厘毫　北　南　東　西　每畝給價兵銀弍千兩正　業戶尚德堂　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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查覈其租地貿易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貿易與華民輾轉貨賣若華民欲在界內租地貿易須由總領事官與中國官憲酌給鈐印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不禀明本國總領事官並道憲批准登籍將其地照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畝捐錢一千五百文預付銀號遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十一月二十日給　租地契二千一百八十七號

查該地落于保二圖字好圖徐桂芳此批

此契租地係據會丈局會同勘復坐落二十三保二圖字好二名毛家浜之見實地測畝分位屋玖間四至東至楊姓地塋路南至佛姓地塋為路西北兩面均至公路繪圖到道該商應繳丈費銀四十四兩管業相應批明蓋印俾考光緒二十二年五月二十一日批

英册道契　第2187號（一）

[TRANSLATION.]

TITLE DEED.

Taotai's copy

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Walter Scott [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Giu Sien-pao and neighbor Liu-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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor s a sum of four hundred and twenty dollars (Rmp 420) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsu 21st year, L. S. 12th moon 6th day.

20 January 1896.

No. of Lot, } 2188
No. of Title Deed, }

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

James Scott
Vice-Consul.

大清欽命監督江南海關分巡蘇松太兵備道 爲

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瑪禮遜行司格脫 稟請在上海按和約所定界內租業戶瞿盛寶姪留寶

地一段 永遠租 畝 分 厘 毫 北 南 東 西

每畝給價 共洋四百二十九元 其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨殕無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地貨殕與華民輾轉貨賣若華民欲在界內租地貨殕須由

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

國總領事官並蓋批准發給將其地畝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

並每年不將租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十二月初七 日給 租地 地契 二千一百八十八號

查該坐落三保土畝臣字圩 號徐良圖批

此項租地係 會文向會同勘復坐落三保土畝臣字圩土名吳家宅北見實地載畝分壹厘柒毫四忽東至吳姓地西至姚姓地南至公路北至姚吳二姓地繪圖到道該商應照定實畝分四忽管業相應批明蓋印備考 光緒二十二年十二月十六日監督劉 印給

此契在卷

大清欽命監督江南海關分巡蘇松太兵備道 爲

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 達臣 稟請在上海按和約所定界內租業戶 肇興廠

地一段 永遠租 畝 分 厘 毫 北 南 東 西

每畝給價 共銀四百八十兩 其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨殕無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地貨殕與華民輾轉貨賣若華民欲在界內租地貨殕須由

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

國總領事官並蓋批准發給將其地畝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

並每年不將租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十二月初七 日給 租地 地契 二千一百八十九號

查該坐落三保土畝臣字圩 號徐良圖批

此項租地係 會文向會同勘復坐落三保土畝臣字圩土名楊樹浦橋北見實地載畝分壹厘柒毫四忽東至英冊二千一百九十號地西至英冊二千一百九十號地南至楊樹浦馬路北至路繪圖到道該商應照定實畝分四忽管業相應批明蓋印備考 光緒二十二年六月十五日批

查此契准美國駐上海總領事函本契由前租主沙羅門將全地轉與益豐租用等因准此相應加批以資執管此批 中華民國二十五年二月十八日上海市土地局批印

本契地號冊列 區 圖字第 號 坵

兌契於三十二年五月二十日 地字第六一五六號

轉立日期 七五八二號 戶 株式會社恒產公司 代 整理 書 契 員 簽 註 事 項

中華民國三十二年五月二十六日上海特別市地政局批 字第六〇八五號

[TRANSLATION.]

TITLE DEED.

Tao tai's Copy.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that Charles John Dudgeon [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Shao Sing Company a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of four hundred and eighty taels (Tls 480)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsu 21st year, L. S. 12th moon 7th day.

21st January 1896.

No. of Lot, ...

No. of Title Deed, 2189

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.....

James Scott
Vice-Consul.

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得援准

大英總領事官查照會內開今據本國商人 達臣 稟請在上海按和約所定界內租業戶 公記

地一段永遠租 畝 分 厘 毫 北 南 東 西 至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 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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覆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查照批准登簿將其地畝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洋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

光緒二十一年 十二 月 初七 日給 租地 地契 二千一百九十號

查該地坐落二圖保十畫臣字圩面徐良圖此批

此項租地係飭會文勘會同勘明坐落二圖保十畫臣字圩土名楊樹浦橋支見審地畝計畝分貳厘四毫東至黃浦之王百八九尺西至楊樹浦港南至楊樹浦馬路北至路繪圖到道說商應照文會勘分四址管業相應批明並印備考光緒二十二年六月 日批

一千九百四十年一月廿日公 和 將此契全地轉與 畢 司 白 馬 肯 德 朗 祖用此批 民國卅年五月一日本局補註

此契於三十二年四月二十七日准日本國駐上海總領事署 字第五六四〇號函轉立日冊第七〇六三號相 信交地產株式會社 依整理 舊契時換給新契

中華民國三十二年五月二日上海特別市地政局批 租字第五五六八號

[TRANSLATION.]

TITLE DEED.

Taotai's copy

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles John Hodgeon [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Kung Chee a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, boundod

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of four hundred and fifty Taels (Tls 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 Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

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

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

A necessary Deed for the Renting of Land.

Kuang Hsu 21st year, L. S. 12th moon 4th day.

21st January 1896.

No. of Lot, } 2190
No. of Title Deed, }

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

James Scott
Vice-Consul.

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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達臣　原請在上海按和約所定界內租業戶肇興廠地一段永遠租　畝　分　厘　毫　北　南　東　西　每畝給價英銀七十兩　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肇興廠己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實係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易與華民輾轉貨賣若華民欲在界內租地實易須由總領事官與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直道憲批准登冊將其地整段分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將預繳年租錢一千五百文預付銀號遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十二月初七日給

租地契二千一百九十一號

查該地坐落上海縣二十二保三圖字字字號第一百三十三名楊樹浦橋北面徐良圖此批

此項租地係楊樹浦橋北面徐良圖地方查照上海縣二十二保三圖庄字字號第一百三十三名楊樹浦橋北面見實地陸分查歷四至東至此河向南至英商怡和洋行地南至此河向西至楊樹浦馬路西至英商二千二百八十九號地北至路基圖到道該商應照上實畝分四址管業相應批明蓋印備考光緒二十二年六月

一千九百四十一月初麥克尼根將本契全地轉賣同茂洋行租用此批

民國十年三月五日本局補註

此契於三十二年二月二十五日繳過印花稅銀三九四二元號紙一張又部條規費洋式角共計洋壹元整

中華民國三年二月六日

宇第二五〇四號函

轉交日商三井洋行收給新契

虹字第二四四八號

[TRANSLATION.]

TITLE DEED.

Tao tai's Copy

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles John Dudgeon — [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Shan Sing Company — a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Seventy taels (T1570) ..... being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsu 21st year, L. S. 12th moon 7th day.

21 January 1896.

No. of Lot, 2191

No. of Title Deed, 2191

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

Jas. Scott
Vice-Consul.

英册道契　第2191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黃　爲

給出租地契事照得接准大英總領事官暫照會內開今據本國商人哈同　禀請在上海按和約所定界內租業戶金耕裕地一段永遠租　畝　分　厘　毫　北　南　東　西　每畝給價洋七百元正　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金耕裕　將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地貿易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貿易與華民輾轉貨賣若華民欲在界內租地貿易須由總領事官與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禀明本國總領事官商道憲批准發給管其地畝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領海年不將海稅每畝錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年十二月　日給　租地契　二千一百九十二號

查該地坐落二十五保十三圖慶字圩號計地叁畝

此項租地係據會丈局會同勘復坐落十五保十三圖慶字圩北名斜橋北大見實地踏畝改分詳厘西址東至譚沈二姓地西至摩家浜墓祭姓地南至沈姓地北至苑荼二姓地繪圖到道該商應照大清欽分西址管業相應批明蓋印備考光緒二十二年九月十日批

一九百九十二年正月初日偏特賬　此契金地轉與高　易　應用此批

此契於三十二年二月二十七日在日本國駐上海總領事署　字第二七五八號函轉立日期第四一九六號禮戶吏工興學禮文會往　俟整理荷契時換給新契

中華民國三十二年三月八日上海特別市地政局批　租字第二七〇二號

民國廿二年十二月七日日本駐滬總領事署

[TRANSLATION.]

Taotai's Copy.

TITLE DEED.

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

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

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars Seven hundred (฿700) ..... being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 12th moon 14th day.

January 28th 1896.

No. of Lot, —
No. of Title Deed, 2192.

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

James Scott
Vice-Consul.

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得接准大英總領事官按照會內開今據本國商人元芳美德倫稟請在上海按和約所定界內租業戶吳存善堂地一段永遠租畝分厘毫北南四東

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英洋壹千元業戶吳存善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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地貨房無足妨碍方准租住又查向讓華程雖外國人有通融得益之處但無准租地貨房與華民輾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酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登簿將其地將段分畝或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十二月初九日給

租地契二十一百九十三號

查該地坐落二保頭圖知字号面陸分陸厘

此有租地簿一本計二十五張

光緒二十二年二月八日准日本國駐上海總領事署，字第一五二五號函轉立日冊第二九七二號租戶中支那拾貳保式釐柱後豐運巷契時換給新契

中華民國三十二年二月二十日上海特別市地政局批　租字第一四七八號

民國廿年二月廿日本局編

元芳美德倫將本契全地轉與

馬玉昆　租用此批

民國廿年二月廿日

[TRANSLATION.]

TITLE DEED.

Saotai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Maitland & Co. Limited [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Woo Sien Shan Sang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars One thousand (#1,000) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 12th moon 9th day.

January 23rd 1896.

No. of Lot, 2193.
No. of Title Deed,

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

James Scott
Vice-Consul.

具稟二十五保頭圖地保陸詠唐謹

稟為奉諭查明據寔声覆事切有身圖內業戶鄭五福容寶善堂等田畝出租與洋商高易公館轉立英冊二千一百七十七六號道契內有鄭五福名下田單上餘剩地一分三厘並容寶善堂之田單餘剩地三分七厘七毫均係同號業戶吳存善堂名下之地當田伊等俱屬鄉親交好前於同在買地時尚未劃截分曾茲既出租洋商各愿劃歸吳存善堂管業並無別故緣奉諭查理合據寔稟覆伏乞

局憲大老爺　電核上稟

光緒二十二年三月　日

[TRANSLATION.]

TITLE DEED.

Saotai's copy.

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

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

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars One thousand four hundred (#1,400) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 12th moon 14th day.

January 28th 1896.

No. of Lot, 2194
No. of Title Deed,

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

James Scott
Vice-Consul.

中

英 牌

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哲照會內開今據本國商人克拉克 寫請在上海按和約所定界內租業戶王坤華王天生地一段承遠租 畝 分 厘 毫 北 南 東 西 每畝給價英洋壹千壹百元 已 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坤華王天生將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查覈其租地貿易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貿易與華民輾轉貨賣若華民欲在界內租地貿易須由總領事官與中國官憲酌給鈐印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本國總領事官並中國官憲酌給鈐印憑據以分毫或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每畝銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

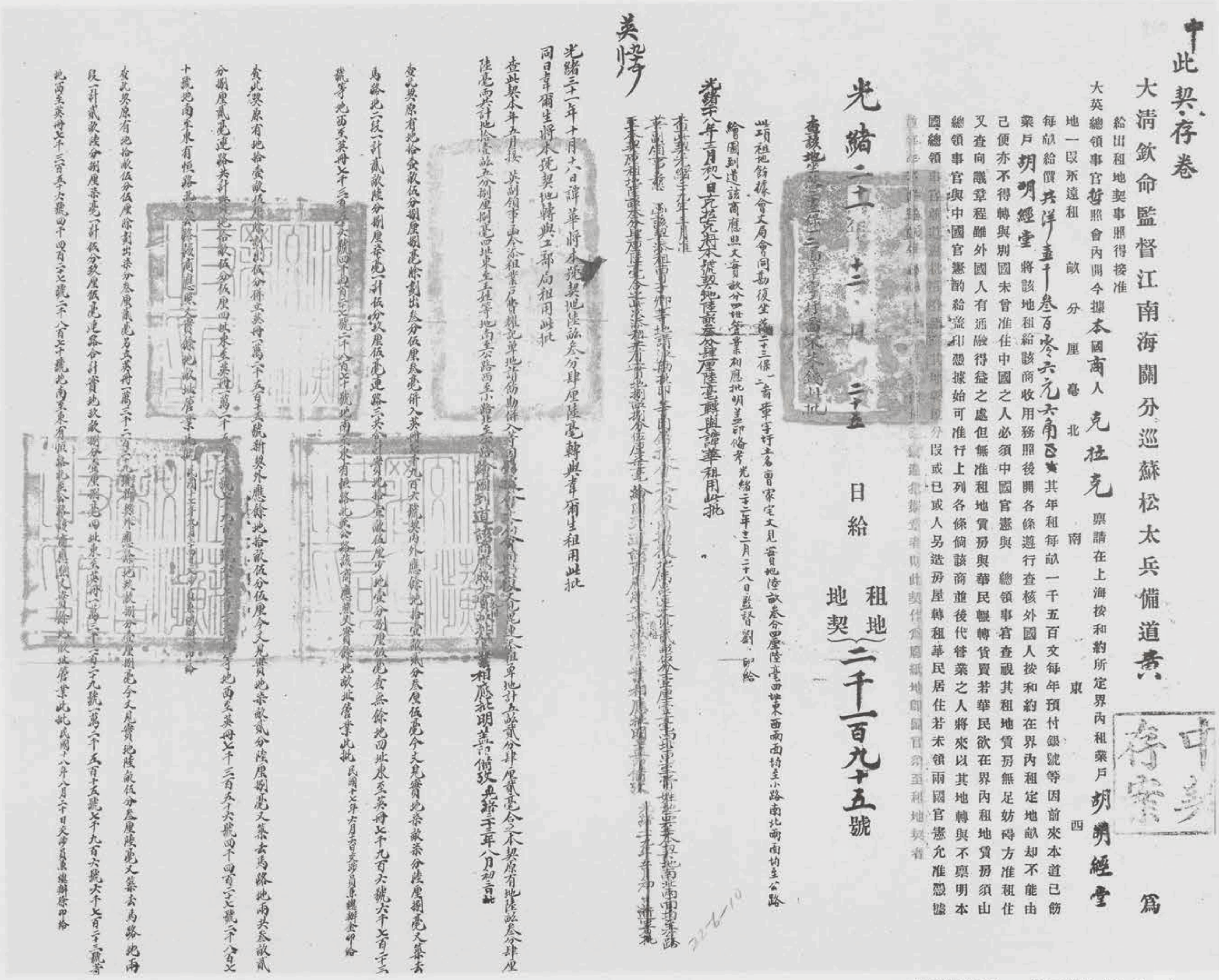
光緒二十二年三月 日給

租地契 二千一百九十四號

查該地

此有租地

南至公路暨沈姓地共至英冊五百六十三號地綫圖到道該商應遵大憲日飭分毫不得侵越相應批明並印憑契 光緒二十二年正月十九日監督劉 印給



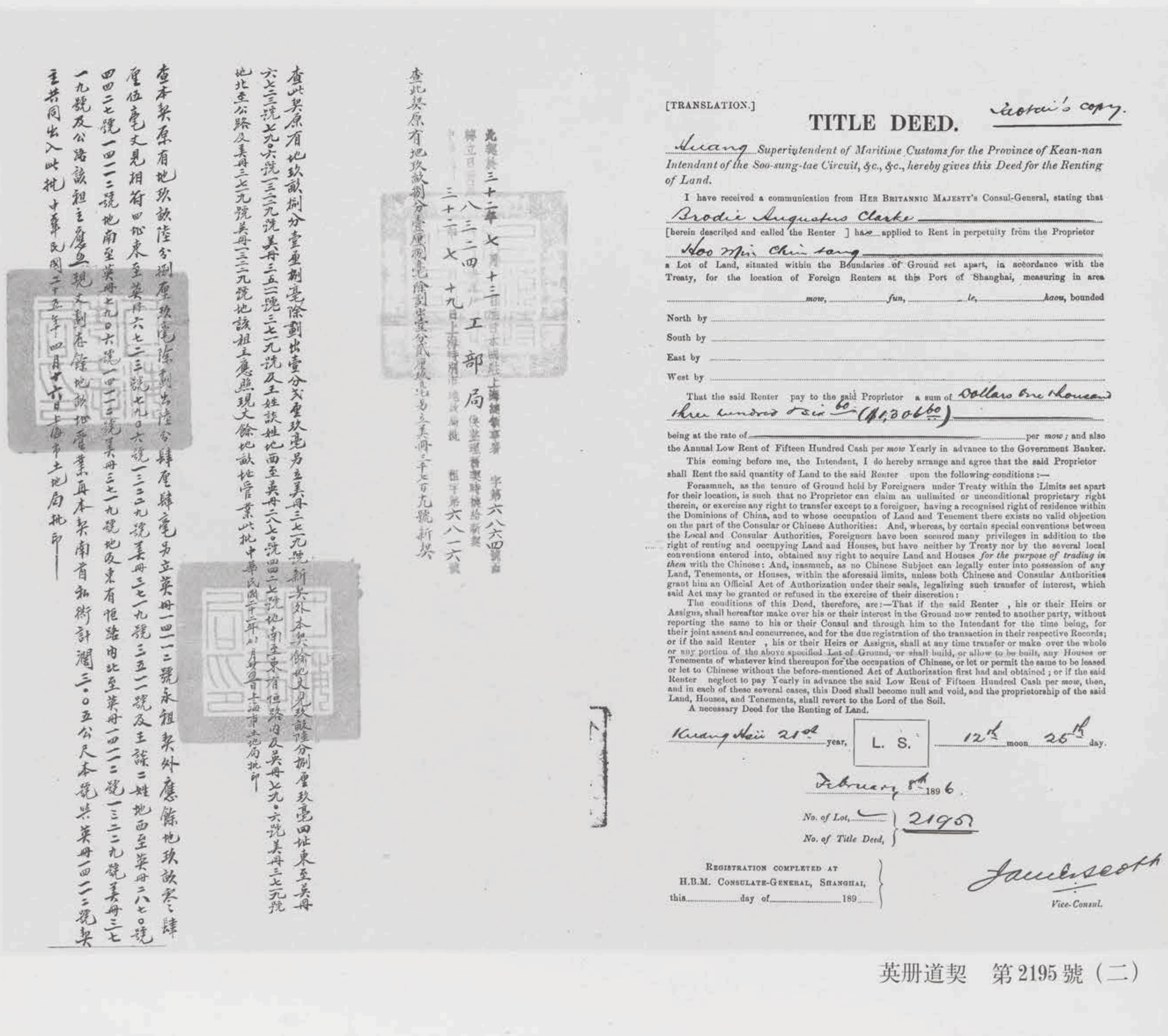
此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲
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克拉克稟請在上海按和約所定界內租業戶胡明經堂
地一段永遠租　畝　分　釐　毫　北　南　東　西
每畝給價共洋壹千叁百零六元六角正其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶胡明經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定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地賃房無足妨碍方准租住
又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉賃買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替業之人將來以其地轉與不稟明本
國總領事[illegible]分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
[illegible]即此契作爲廢紙地歸原[illegible]須至租地契者

光緒二十一年十二月二十五日給

租地 地契　二千一百九十五號

英冊道契　第 2195 號（一）



[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

North by ______

South by ______

East by ______

West by ______

That the said Renter pay to the said Proprietor a sum of Dollars One thousand three hundred & six 60/00 ($1,306 60/00) being at the rate of ______ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 12th moon 25th day.

February 8th 1896.

No. of Lot, —

No. of Title Deed, 2195

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

Jamieson

Vice-Consul.

英冊道契　第 2195 號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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 陶德爾 亨生 禀請在上海按和約所定界內租業戶 周味菘 地一段永遠租 故分厘毫 北 南 東 西 每畝給價英洋弍千元正 業戶 周味菘 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貿易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貿易與華民輾轉貨賣若華民欲在界內租地貿易須由總領事官與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禀明本國總領事官並道憲批准登籍將其地畝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本應繳地租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒 二十一 年 十二 月 廿四 日給　租地契 二十一百九十六號

查該地坐落上邑十二保五十圖盖字好畝周子琴此批

此項租地飭經會丈局會同勘復坐落二十二保五十圖董字好五号沈家灘文見實地計拾玖畝玖分伍厘四忽東至新關地西至布局地南至黃浦江北至華俠繪圖到道該商應照丈實添併敘此簽業此批 民國弍年七月廿日 總辦本支事使蘊會辦本道尹玉批押

查此契原有地弍拾玖畝玖分伍厘今添併英冊二十一百九十八號全契地柒畝弍分伍厘弍毫又英冊七百二號全契地弍畝弍分肆厘弍毫又華冊十七號契地拾畝肆分叁厘柒毫又添租業戶陳甘棠地捌分柒厘陸毫又添灘地捌分柒厘壹毫本契共有實地伍拾弍畝弍分弍厘四毫英冊二十二百九十二號 九號地西至織布廠及分路南至黃浦灘浦界線北至楊樹浦路該地東北面中間有法冊五百三十號契地一長方不在契內該商應照丈實添併敘此簽業此批 民國弍年七月廿日 總辦本支事使蘊會辦本道尹玉批押

民國十年九月二十七日全地併入英冊二十一百四十九分九十九號契內本契註銷

英册道契　第2196號（一）

[TRANSLATION.]

TITLE DEED.

Taotai's Copy

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Charles Dowdall and John Currie Hanson* [herein described and called the Renter s] have applied to Rent in perpetuity from the Proprietor *Chou Wei-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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietor 's sum of *Two thousand dollars ($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 Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions :—

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. *12th* moon *14th* day.

28th Jany 1896.

No. of Lot, } *2196*
No. of Title Deed, }

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

James Scott
Vice-Consul.

一七四

英册道契　第2196號（二）

致英總領事法

逕啟者據會丈局局長案呈英冊二千一百九十六号舊契係英美第一公冊老地新契業經會勘明晰送圖簽允將契批明呈請蓋印移給前來除中契存查外合將上下印契並批銷舊契等件函送

貴總領事查收轉致

貴副領事分別存給再本號庄費洋壹元未收並煩飭收為荷此頌

日祉

陸福楙
王賡廷

計送印契一紙銷契一紙銷契一紙

七年四月十日

OFFICE OF THE WHANGPOO CONSERVANCY BOARD.

No. 34.

MEMORANDUM OF SHENGKO ASSESSMENT.

LOT: British Consular *Lot No.* 2196 and 2198

AREA TO BE SHENGKOED: Nil *mow,* eight *fen.*
seven *li and* one *hou (Mow* 0.871*)*

SHENGKO PRICE, ASSESSED BY THE BOARD:
Shanghai Taels No claim
(Sh. Tls. *)*

OWNER: Messrs. Dowdall and Hansen

REMARKS: No deposit made

Shanghai, 27th Dec *19*17

Herbert Chalkley
Act. Secretary.

十

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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葉廣公司稟請在上海按和約所定界內租葉戶許文元朱海金等

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價英銀壹千六百六十八兩正　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葉戶許文元朱海金等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地貨殖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貨殖與華民輾轉貨賣若華民欲在界內租地貨殖須由總領事官與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允准即作廢分段或巳或人另造房屋轉租華民居住若未領兩國官憲允准即作廢等語查葉廣公司稟請租地一段坐落上海北門外洋涇浜南首地方計地壹百貳拾陸畝叁分肆厘叁毫四忽東至吳淞江緯路豐收溝並張姓地又姚周李朱姓地西至朱家灣大路暨姚王李周朱姓地並公記地南至吳淞江緯路暨三保岸並王周姚李朱姓公記地北至公路暨姚姓地繪圖到道該商應繳實契分四紙管業相應抄明並印備考

光緒二十二年十二月二十一日給

日給　租地（地契）二十一百九十七號

查該地畝分厘毫除北面中間劃去滬杭甬鐵路公司計拾壹畝壹分肆厘壹毫外餘地分為南北二段路南計地柒拾玖畝壹分路北計地柒拾玖畝壹分俱照叁毫西面地捨叁畝柒分柒厘壹毫本契餘地共計壹百拾伍畝肆毫四忽東至吳淞江緯路並水溝地及翁姓又英冊八千四百六十二號地西至王姚二姓地並小路南至王姓並浜岸又吳淞江緯路及姚李朱姓公記地北至姚姓地並公路暨商應繳實契分四紙管業

此批民國八年六月廿七日　謝開宇天津收條　管制字第　號

查此契原有地壹百拾伍畝零玖厘肆毫除北面中間劃去滬杭甬鐵路公司計拾壹畝壹分肆厘壹毫外餘地分為南北二段路南計地柒拾玖畝壹分路北計地柒拾玖畝壹分俱照叁毫西面地捨叁畝柒分柒厘壹毫本契餘地共計壹百拾伍畝肆毫四忽東至吳淞江緯路並水溝地及翁姓又英冊八千四百六十二號地西至王姚二姓地並小路南至王姓並浜岸又吳淞江緯路及姚李朱姓公記地北至姚姓地並公路暨商應繳實契分四紙管業此批民國八年六月廿七日　謝開宇天津收條　管制字第　號

一千九百十四年三月二十三日業廣公司將本契全地轉與威金生租用此批

查此契原有地壹百拾伍畝零玖厘肆毫除北面中間劃去滬杭甬鐵路公司計拾壹畝壹分肆厘壹毫外餘地分為南北二段路南計地柒拾玖畝壹分路北計地柒拾玖畝壹分俱照叁毫西面地捨叁畝柒分柒厘壹毫本契餘地共計壹百拾伍畝肆毫四忽東至吳淞江緯路並水溝地及翁姓又英冊八千四百六十二號地西至王姚二姓地並小路南至王姓並浜岸又吳淞江緯路及姚李朱姓公記地北至姚姓地並公路暨商應繳實契分四紙管業此批民國八年六月廿七日　謝開宇天津收條　管制字第　號

查此契原有地壹百拾伍畝零玖厘肆毫除北面中間劃去滬杭甬鐵路公司計拾壹畝壹分肆厘壹毫外餘地分為南北二段路南計地柒拾玖畝壹分路北計地柒拾玖畝壹分俱照叁毫西面地捨叁畝柒分柒厘壹毫本契餘地共計壹百拾伍畝肆毫四忽東至吳淞江緯路並水溝地及翁姓又英冊八千四百六十二號地西至王姚二姓地並小路南至王姓並浜岸又吳淞江緯路及姚李朱姓公記地北至姚姓地並公路暨商應繳實契分四紙管業此批民國八年六月廿七日　謝開宇天津收條　管制字第　號

查此契原有地壹百拾伍畝零玖厘肆毫除北面中間劃去滬杭甬鐵路公司計拾壹畝壹分肆厘壹毫外餘地分為南北二段路南計地柒拾玖畝壹分路北計地柒拾玖畝壹分俱照叁毫西面地捨叁畝柒分柒厘壹毫本契餘地共計壹百拾伍畝肆毫四忽東至吳淞江緯路並水溝地及翁姓又英冊八千四百六十二號地西至王姚二姓地並小路南至王姓並浜岸又吳淞江緯路及姚李朱姓公記地北至姚姓地並公路暨商應繳實契分四紙管業此批民國八年六月廿七日　謝開宇天津收條　管制字第　號

現又餘地畝坐落北至滬杭甬鐵路及范姓地並浜北至吳姓周姓地西至公路及謝姓周姓范姓徐姓薛姓王姓朱姓地南至公路及翁姓王姓朱姓地東至吳淞江緯路豐收溝並張姓地又姚周李朱姓地西至朱家灣大路暨姚王李周朱姓地並公記地南至吳淞江緯路暨三保岸並王周姚李朱姓公記地北至公路暨姚姓地繪圖到道該商應繳實契分四紙管業相應抄明並印備考

光緒二十二年十二月二十一日給

日給　租地（地契）二十一百九十七號

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that The Shanghai Land Investment Company Limited [herein described and called the Renter] ha applied to Rent in perpetuity from the Proprietors Hoew Wen yuen, Chü Hai chin & 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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels one thousand six hundred & sixty eight (Tls. 1,668) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kwang Seü 21st year, L. S. 12th moon 21st day.

February 4th 1896.

No. of Lot, —
No. of Title Deed, 2197.

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

James Scott
Vice-Consul.

[TRANSLATION.]

TITLE DEED.

Taotai's copy

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Bowdall & John Currie Hanson [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor Chow Wei 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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

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

.....

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 1st moon 17th day.

February 29th 1896.

No. of Lot, —
No. of Title Deed, 2198

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

Vice-Consul.

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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陶德尔　察請在上海按和約所定界內租業戶周咏菘地一段永遠租　畝分厘毫北至　南至　東至　西文其年租每畝一千五百文每年預付銀號等因前來本道已飭每畝給價業戶周咏菘將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地貨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貨房與華民輾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酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不原明本國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年正月十七日給　租地契　二千一百九十八號

查該地坐落廿二保五十二圖臺字圩畨周子琴此批

此項租地係據會丈局會同勘明坐落廿二保五十二圖臺字圩畨沈家灘文見每畝年納錢分伍百貳拾四文東至新閘地西至沈張二姓豎布爲地南至張姓北至馬路豎布爲地繪圖到道該商應照支應日畝分四址管業相應批明蓋印備考光緒二十二年五月　日批

薩允格

啟者查二千一百九十六號新契業經會丈而該契地係屬兩段純不相連茲擬將該地分作兩契似爲

John R. Scott
H. W. McClure

合宜用再填二千一百九十八號新契一套送請
貴縣查收核辦轉詳爲荷此頌
日祉

計送新契一套

三月初四日

英國駐滬領事致會丈局總辦函

會丈局

札

為

札飭事本年十一月十五日接

英署總領事哲　函送二十一百九十六號新契一套請派員會勘

印存移等因除函復並分行外合檢新契札發

札到該員等即

便查收赴會同上海縣暨

英總領事所派之員查明原契田單前往該地按地逐細履

勘丈量繪圖貼說並查畫保上名一併具復毋庸一一

詳札發　新中契一紙仰遵

光緒二十一年十二月

十二　廿八　日

敬稟者竊奉

憲臺札開接

英署總領事哲　函送二十二百九十六號新契一套請派員會勘等由檢契札飭會查勘丈繪圖貼說並查畾保土名一併具復等因正在勘辦間准

薩副領事以該契地係屬兩段擬分作兩契似為合宜再填二十二百九十八號新契一套送請轉詳等由函送到局經皁隸等與黃巡檢翻會同

英總領事所派之員查明原契蘆照係據業户周味崧將坐落二十二保五十一畾內計蘆照十五紙共蘆灘二十九畝九分六厘四毫一計蘆照八紙共蘆灘之畝二分五厘二毫分契出租與高易洋商分立前兩號新契當傳同業户督飭亭者地保前往履勘分別按址逐細丈量丈見二十二百九十六號新契地積一千二百八十八步合地二十九畝九分五厘核與原契蘆照所載之數少地一厘四毫四址東至新闢地西至布局地南至黃浦江北至半浜又丈見二十二百九十八號新契地積一千二百四十步面分一厘合地之畝二分五厘二毫四址東至新闢地西至沈張二姓暨布局地南至半浜北至馬路暨布局地以上兩契有地核與出租原契蘆照所載之數相符四址均無違碍土名沈家灘除將蘆照批明同原契發還英署外理合將會勘緣由分繪圖說並將附交蘆照號數户名畝分開具清摺聯銜稟覆同奉發新契暨英署送到新契一併呈繳仰祈

憲鑒須至摺者

計開

一英册二十二百九十六號新契

附交二十二號户名陸小狗蘆灘九分九厘五毫

二十五號户名陸子林蘆灘二畝四分八厘二毫

三十五號户名魯裕祥蘆灘一畝一分二厘

一英册二十二百九十六號新契

五十號户名胡長春蘆灘七分五厘五毫

又　胡小福蘆灘七分五厘五毫

五十八號户名陸允階蘆灘一畝二分七厘

又　蘆灘一畝六分七厘一毫

又　陸允三蘆灘一畝二分七厘

又　蘆灘一畝六分七厘一毫

又　陸子林蘆灘七畝五分一厘一毫

又　蘆灘五畝三分

又　周禮園蘆灘二畝三分六厘九毫

大人察核俯賜批示祇遵恭請

鈞安伏乞

垂鑒卑職輔承謹稟

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2198號（六）

計呈　繪圖二幅清摺一扣並繳新中契二紙又新契一套

一稟　道憲黃

稟覆會勘英册二十二百九十六號新契基地並呈圖契清摺由

謹將會勘英册二十二百九十六號新契基地案內附交蘆照號數户名畝分開具清摺呈候

憲鑒須至摺者

計開

一英册二十二百九十六號新契

附交二十二號户名陸小狗蘆灘九分九厘五毫

二十五號户名陸子林蘆灘二畝四分八厘二毫

三十五號户名魯裕祥蘆灘一畝一分二厘

五十號户名胡長春蘆灘七分五厘五毫

又　胡小福蘆灘七分五厘五毫

五十八號户名陸允階蘆灘一畝二分七厘

又　蘆灘一畝六分七厘一毫

又　陸允三蘆灘一畝二分七厘

又　蘆灘一畝六分七厘一毫

又　陸子林蘆灘七畝五分一厘一毫

又　蘆灘五畝三分

又　周禮園蘆灘二畝三分六厘九毫

英册道契　第2198號（七）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

又　蘆灘一畝六分六厘

又　趙榮華、蘆灘四分之厘

又　蘆灘六分之厘五毫

以上蘆照十五紙、共計蘆灘二十九畝九分六厘四毫、丈見實地二十九畝九分五厘、理合登明、

一英册二千一百九十八號新契

附交三號、戶名陸秋畬、蘆灘一畝三厘之毫

又　唐四觀、蘆灘一畝二分六毫

又　蘆灘一畝二分三厘五毫

又　陸子林、蘆灘一畝一分三厘五毫

二十二號、戶名陸允階、蘆灘三分九厘一毫

又　陸允三、蘆灘三分九厘三毫

又　周寶大、蘆灘九分九厘四毫

二十五號、戶名陸小方、蘆灘八分六厘二毫

以上蘆照八紙、共計蘆灘之畝二分五厘二毫、丈見實地相符、理合登明、

一具　清摺。

英册道契　第2198號（八）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖c

光緒二十二年四月十八日

候補縣正堂夏

上海縣正堂黃

候補縣正堂朱

英册道契　第2198號（九）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖d

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　　爲

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古柏稟請在上海按和約所定界內租業戶吳士良

地一段永遠租　畝　分　釐　毫　北　南　東　西

每畝給價共銀叁百四十二兩正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶吳士良將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地賃房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉貨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登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十一年十二月二十二日給

租地
地契　二千一百九十九號

查該地坐落二十七保十啚念字圩畝陳惠亭此批

此項租地飭據會丈局會同勘復坐落二十七保十啚念字圩土名橋前丈見實地壹畝叁分叁釐貳毫四絲東至公路西至英册一千九百三十九號地南至張吳二姓地

北至吳姓地繪圖到道該商應照丈實畝分四絲管業相應批明蓋印備考　光緒二十二年八月二十四日批

一千九百四十年一月二十日樹四得兩　將本契…與

樹來生　陸衣　馬斯德　麥克勞　山膽

…月　此批

民國卅年二月九日本局補註

此契於三十二年一月二十日依日本國上海總領事署字第一一六三號函

轉立日冊第二六一〇號租戶…換與…會社…契理…時換給新契

中華民國三十二年二月十一日上海特別市地政局批　租字第一一二六號

英册道契　第2199號（一）

[TRANSLATION.]

TITLE DEED.

Taotai'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 Her Britannic Majesty's Consul-General, stating that John Cooper [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Woo Tsz liang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... mow, ... fun, ... le, ... haou, bounded

North by ....

South by ....

East by ....

West by ....

That the said Renter pay to the said Proprietor a sum of Taels three hundred & forty two (Tls. 342) being at the rate of .... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 12th moon 22nd day.

February 6th 1896.

No. of Lot,
No. of Title Deed, 2199.

Registration completed at
H.B.M. Consulate-General, Shanghai,
this .... day of .... 189....

James Scott
Vice-Consul.

英册道契　第2199號（二）

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

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

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

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

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

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars One thousand & five hundred ($1,500)

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 shall Rent the said quantity of Land to the said Renter upon the following conditions:—

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 12th moon 22nd day.

February 5th 1896.

No. of Lot, ... } 2200.
No. of Title Deed, }

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

Saunders Scott
Vice-Consul.

大清欽命監督江南海關分巡蘇松太兵備道 爲

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 古柏 稟請在上海按和約所定界內租業戶 金梅亭

地一段系遠租 敝 分 厘 毫 北 南 東 西

每畝給價 英洋壹千三百元 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 金梅亭 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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輾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酌給蓋印憑據始可准行上列各條倘該商並後代售業之人將來以其地轉與不稟明本國總領事官查逐此准駁或將其地轉段分租或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

光緒二十一年十二月二十二 日給 租地 地契 二千二百一號

查該地坐落二十五保十高念字打頭字號

此契租地約繪圖貼後

此地東至黃浦西至本業戶地南至本業戶地北至公路

光緒二十九年四月二十日准將本號契地陸畝柒分歸屋業壹轉與馬海祖用此批

光緒二十九年五月十日馬海將本號契地轉與通和行租用此批

此契租地已由英商通和行劃出英畝五千零十號及六千零三四五六等號契內合用本契理合批銷並加蓋印信備考

光緒三十二年十月初一日道台名批

英二千一

大清欽命監督江南海關分巡蘇松太兵備道 爲

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 業廣公司 稟請在上海按和約所定界內租業戶 陳錫榮

地一段系遠租 敝 分 厘 毫 北 南 東 西

每畝給價 英銀壹千五百兩 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 陳錫榮 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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輾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酌給蓋印憑據始可准行上列各條倘該商並後代售業之人將來以其地轉與不稟明本國總領事官查逐此准駁或將其地轉段分租或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

光緒二十一年十二月初一 日給 租地 地契 二千二百一號

查該地坐落二十五保十高念字打頭字號

此契租地約繪圖貼後

此地東至黃浦西至本業戶地南至本業戶地北至公路

光緒二十九年四月二十日准將本號契地陸畝柒分歸屋業壹轉與馬海祖用此批

光緒二十九年五月十日馬海將本號契地轉與通和行租用此批

此契租地已由英商通和行劃出英畝五千零十號及六千零三四五六等號契內合用本契理合批銷並加蓋印信備考

光緒三十二年十月初一日道台名批

英二千一

本契於一九二五年四月二十七日經前工部局收用路地二分三厘五毫此註

一九四〇年一月十一日業廣公司將本契讓與歐克本號

業廣公司 仁勤 記 克 祖屬此批

此契於二千四年六月三十日准駐上海總領事署字第一二七號由特立日册第二〇八二號租戶將式會社投產公司依整理債契時換給新契由華民國三十四年七月廿七日上海市地文前此 特字第一二七號

英册道契　第2200號　第2201號

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that the Shanghai Land Investment Company limited [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chen Tsi 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 ... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by

South by

East by

West by

That the said Renter pay to the said Proprietor a sum of taels One thousand & five hundred (Tls. 1,500)

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 shall Rent the said quantity of Land to the said Renter upon the following conditions :—

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 2nd moon 1st day.

March 14th 1896.

No. of Lot, 4 } 2201.
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2201號（二）

會丈局

札

為

札飭事查前校該局奉英冊二千二百一張將單外多批填批入契請照會領事檢契更正二紙當經面請檢送去後茲准英總領事韓　來函查據四子毋相生之侄該地產由厘業戶承價歸入契內稅執業當人生送厘契方單一角批劃作廢一分四厘二毫交

一八三

英册道契　第2201號（三）

上海道札飭會丈局 1a

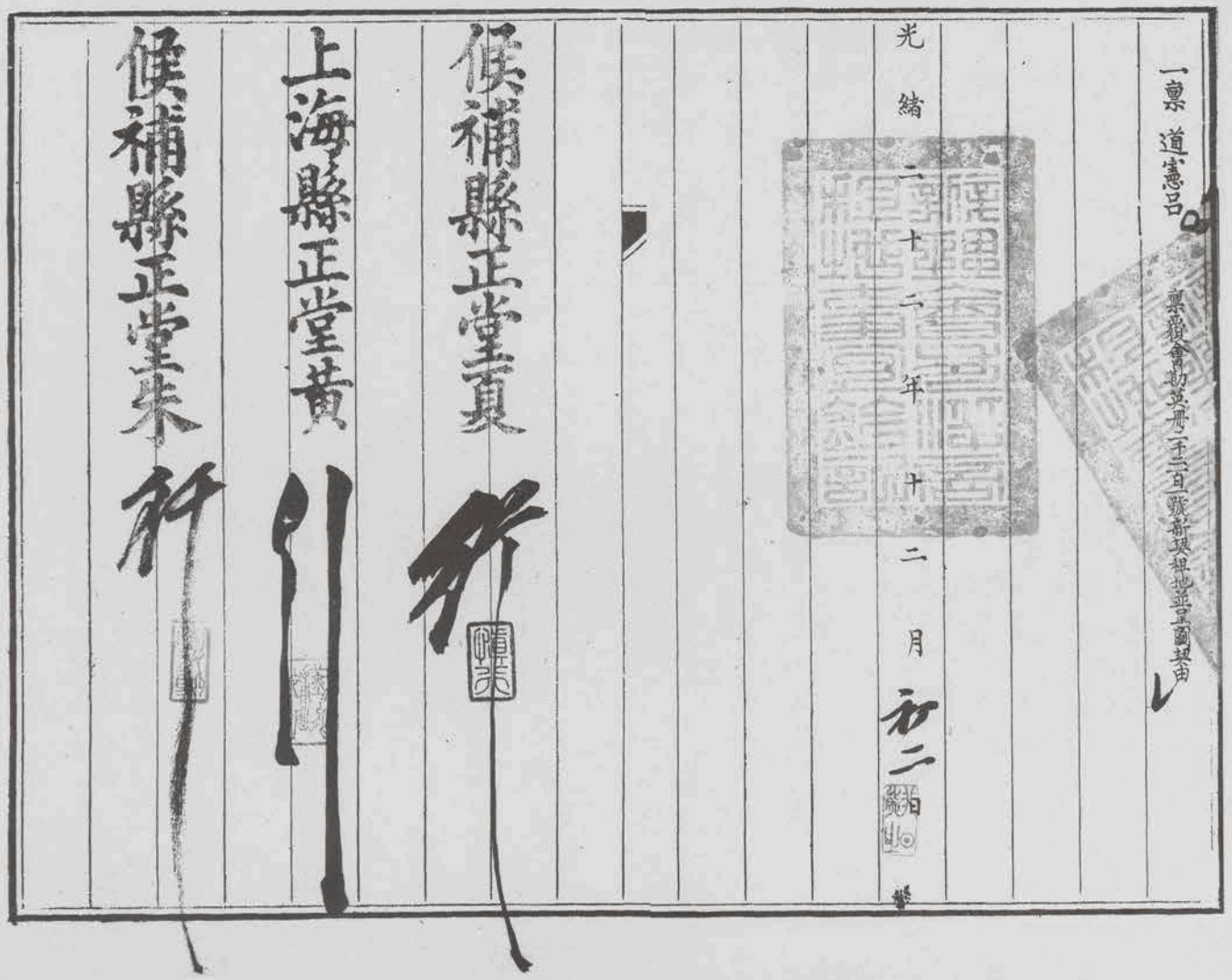
光緒二十三年四月　日

係紅契之地四圖並無華人之地四至紅契之地南北實約七尺寬東西通
扣約一百廿五尺核與冊載相符將上下契之紙送請查照仍
縣着令原業戶繳價地歸契內並將之須地畝一併批入契內
移給等因除分行外合就札飭
到該局即便遵照會同勘
辦繪圖具復並查該地時值若干一併開復毋誤此札

上海道札飭會丈局 1b

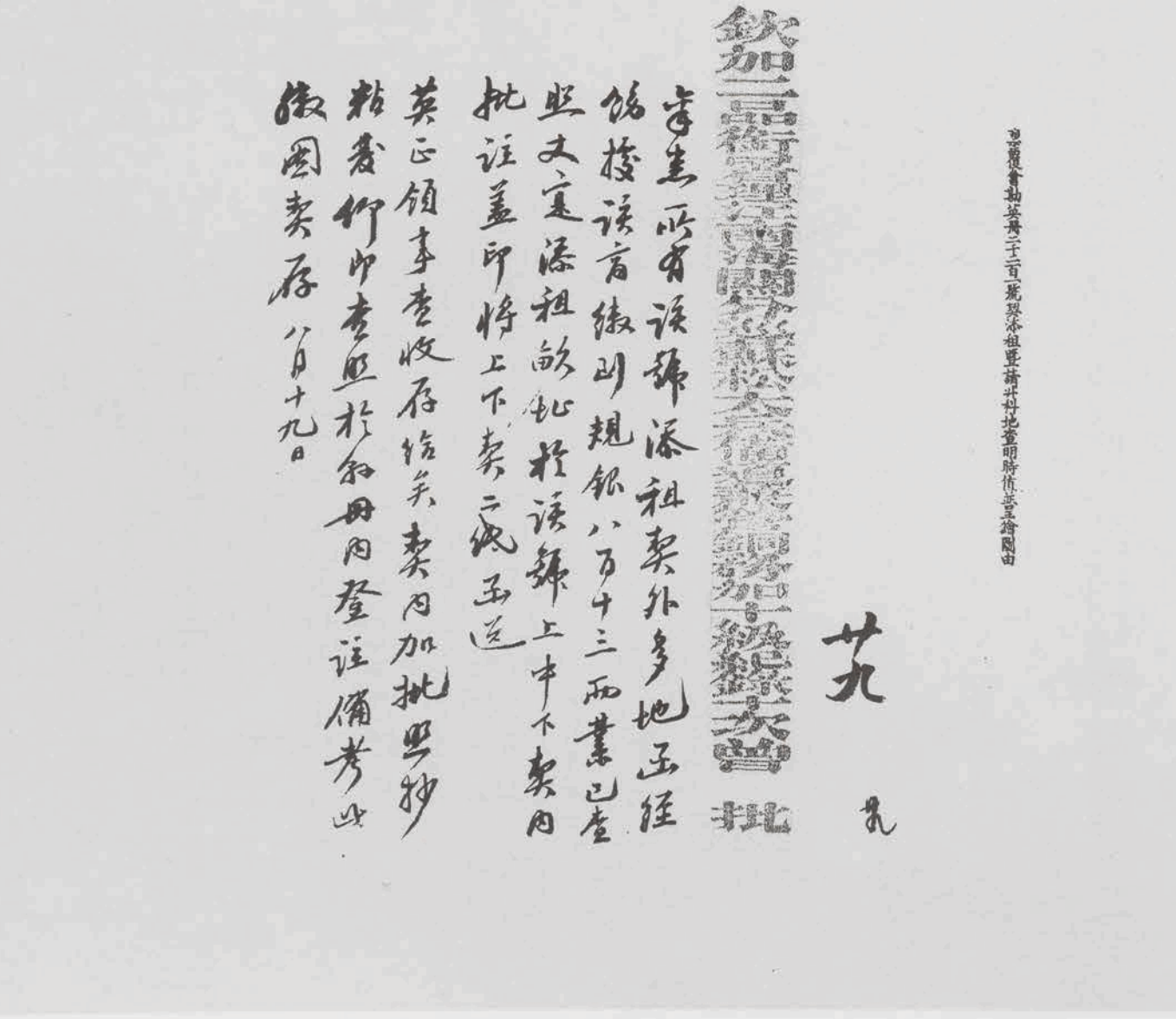
敬稟者竊奉
前憲臺札飭會勘英冊二千二百一十四五六號新契租地一案業將二千二百十四六號契地查明
勘丈先行繪圖稟覆在案茲查二千二百一號新契係據業戶陳錫榮將祖遺坐落二十五保
頭圖知字圩地一畝三分三厘又毫祖與洋商業廣公司為業附交二百一號戶名陳錫榮截角
田單一紙原則田五分八厘又毫內劃祖五分又同號戶名陳王書田單一紙則田五分八厘又毫兩共
單地一畝八厘又毫又稅契一套係業戶吳榮觀出賣與陳姓地二分五厘查無田單附契未便遽
立道契自應扣除丈量俟交到田單再行核辦當飭專書換址丈量大見積三百十四步六分四厘
合地一畝三分二厘一毫核與附交田單兩共一畝八厘又毫計多地二分二厘四毫照章應由該業戶
繳價卅科惟此項多地已據業戶陳印氏赴縣報卅業經卑縣諭飭該圖地保釘界入官在案
自應按照有單之地丈明立契其四址東至業廣公司地西至英冊二千二百十號地南至業廣
公司暨英冊一千四百卅二號並二千二百十一號地北至單外荒地暨英冊二千二百十號地餘無違礙至名
北川虹浜除飭吊截存之田單分別批明同原契稅契發還英署暨原業戶執業餘地並將二千二百
十五號契地另行勘丈復外理合將二千二百一號新契租地會勘緣由繪圖貼說聯銜稟覆奉發新
中契呈繳仰祈
大人察核俯賜批示祇遵恭請
鈞安伏乞
垂鑒卑職○○○○謹稟

計呈　繪圖一幅並繳新中契一紙



英册道契　第2201號（六）

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2201號（七）

上海道札飭會丈局2

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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　葛來敦　稟請在上海按和約所定界內租業戶　樹德公司

地一段承遠租　畝　分　厘　毫　北　南　東　西

每畝給價英銀四萬兩正　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　樹德公司將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

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

又查向議章程雖外國人有通融得益之處但無准租地貨殷與華民輾轉貨賣若華民欲在界內租地貨殷須由

總領事官與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基參分毀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不繳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

光緒廿三年正月初九日給　租地契　二千二百零二號

查該地坐落廿五保一圖字號計畝陸釐陸毫此批

此項租地係協和會堂支局會同關冊丈得二十五保一圖土名陸家宅支見實地攷訂共分叁庄陸畝陸毫七絲東至鐵路西至俄姓地界北至英冊一千三十五號地南至天后宮地北至公路繪圖到道該商應照丈實畝分四至管業相應批明蓋印備考光緒二十二年六月十二日批

此契於三十二年三月九日准日本國駐上海總領事署　字第三四五四號函轉立日冊內四次地主向中支那振興株式會社代表整理舊契時換給新契

中華民國三十二年三月十八日上海特別市地政局批　租字第三三八二號

一千九百年一月二十日哈華托　將本契全地轉賣　陸樹來生　參克勞山騰衣　租用此批

民國廿二年三月十六日本局領註

[TRANSLATION.]

Saotai's copy.

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 Her Britannic Majesty's Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Shu Teh & Co. a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels Forty thousand (No. 40,000) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kwang Hsü 22nd year, L. S. 1st moon 9th day.

February 21st 1896.

No. of Lot, } 2202.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.....

James Scott
Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

給出租地契事照得接准 瑪禮遜 舊禀請在上海按和約所定界內租業戶 楊聘儒
大英總領事官韓照會內開今據本國商人 葛本敦 北 南 西 東
地一段永遠租 畝 分 厘 毫 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 共庫平銀五百兩正 業戶楊聘儒將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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輾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禀明本
國總領事官並道憲批准登冊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錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年 三 月 初四 日給 租地 地契 二千二百零三號

查該地坐落二十二保五十圖殷字号畝周志琴此批

此項租地係鴉頭之見實地共計土名楊家鴉頭之見實地基畝分四忽等業相鄰批明蓋印備考光緒三年六月 日批

光緒三年五月 日經禮務局委員將本號地畝劃分坪丈明確四至畝分與此契註銷

契租地由和行全收併入三百七十九號新契給執本契相應註銷蓋印備考 光緒三年十月十七 日道署批

[TRANSLATION.]

TITLE DEED. Tao tai's Copy

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Gabriel James Morrison & Frederick Montague Gratton* [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor *Yang Ping-jie* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietor a sum of *five hundred taels* (Tls 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 shall Rent the said quantity of Land to the said Renter upon the following conditions:—

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 3rd moon 4th day.

16 April 1896.

No. of Lot, 2203
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2203號（一）

英册道契 第2203號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

給出租地契事照得接准 瑪禮遜 舊禀請在上海按和約所定界內租業戶 陸咸春 文
大英總領事官韓照會內開今據本國商人 葛本敦 北 南 西 東
地一段永遠租 畝 分 厘 毫 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 共庫平銀一百五十兩正 業戶陸咸春文將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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輾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禀明本
國總領事官並道憲批准登冊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錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年 二 月 初四 日給 租地 地契 二千二百零四號

查該地坐落二十二保五十一圖殷字号畝周志琴此批

此項租地係鴉頭之見實地基畝玖厘柒毫四忽東至陸姓地西南二面均至英冊二百四七號地北至馬路過到道憲高批明蓋印備考光緒三年六月 日批

光緒三年五月 日經禮務局委員將本號地畝劃分坪丈明確四至畝分與此契註銷

契租地由和行全收併入三百七十九號新契給執本契相應註銷蓋印備考 光緒三年十月十七 日道署批

[TRANSLATION.]

TITLE DEED. Tao tai's Copy

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Gabriel James Morrison & Frederick Montague Gratton* [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors *Loh Pao-wen and Loh Hsien-chun* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietors a sum of *fifty taels* (Tls 50) & *one hundred taels* (Tls 100) respectively being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 3rd moon 4th day.

16 April 1896.

No. of Lot, 2204
No. of Title Deed,

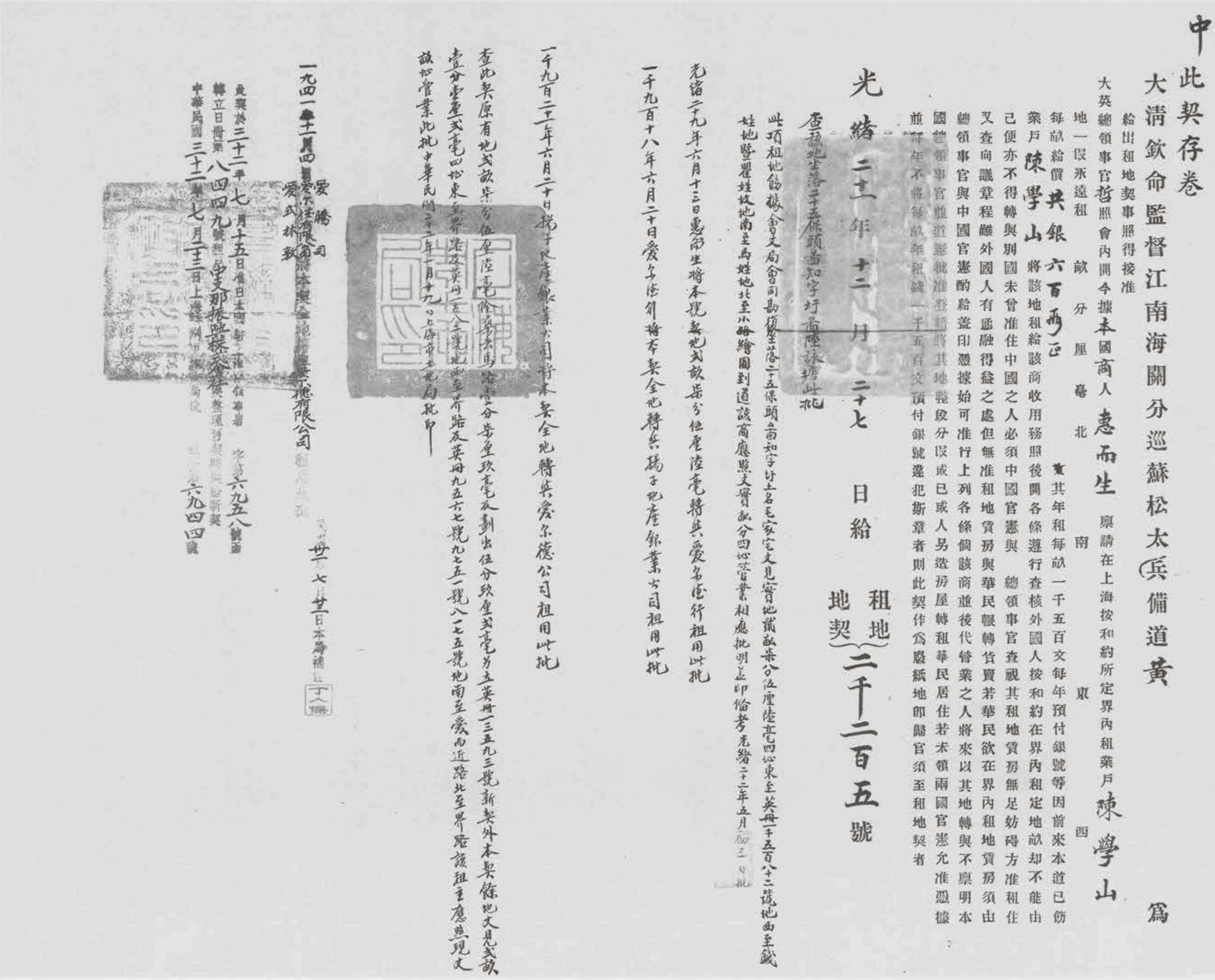
REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ..... day of ..... 189...

James Scott
Vice-Consul.

英册道契 第2204號（一）

英册道契 第2204號（二）

一八七



中
此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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惠而生稟請在上海按和約所定界內租業戶陳學山

地一段永遠租　畝　分　釐　毫　北　南　東　西

每畝給價共銀六百兩正　衷其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶陳學山將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地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驟轉貨買若華民欲在界內租地貨房須由

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

國總領事官並道憲批准登冊將其地營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

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

光緒二十一年十二月二十七日給

租地
地契　二千二百五號

查該地坐落二十五保頭啚知字圩高陸詠搭此批

此項租地飭據會丈局會同勘得坐落二十五保頭啚知字圩土名毛家宅丈見實地貳畝柒分伍釐陸毫四絲東至英冊一千五百八十二號地西至錢姓地暨瞿姓收地南至馬姓地北至小路繪圖到道該商應照丈實畝分四址管業相應批明蓋印備考光緒二十二年五月初三日批

光緒二十九年六月十三日惠爾生將本號契地貳畝柒分伍釐陸毫轉與愛爾德行租用此批

一千九百十八年六月二十日愛爾德行將本契全地轉與揚子地產銀業公司租用此批

一千九百二十二年六月二十日揚子地產銀業公司將本契全地轉與愛爾德公司租用此批

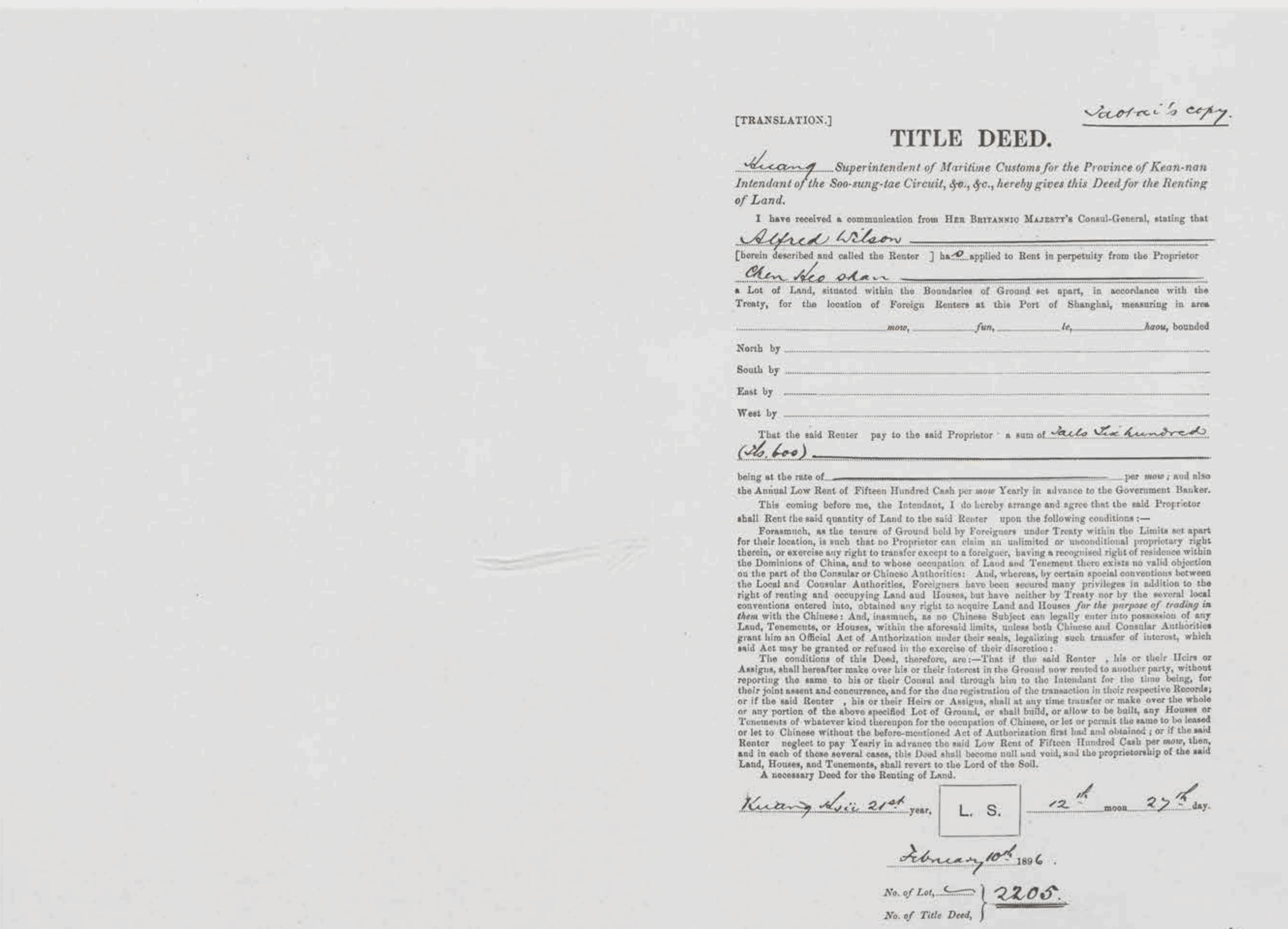
查此契原有地貳畝柒分伍釐陸毫除[illegible]路壹分柒釐玖毫及劃出伍分玖釐玖毫另立英冊一三五九三號新契外本契餘地又見貳畝壹分壹釐貳毫四絲東至界路及英冊一五八二號地西至界路及英冊九五六七號九七五一號八一七五號地南至愛而近路北至界路該租主應照現丈畝分管業此批中華民國二十一年一月十九日上海市土地局批印

一九四一年十二月四日愛爾德有限公司將本契全地轉與愛騰司愛式林敦[illegible]有限公司[illegible]

[illegible]卅一年七月廿二日本局補註　丁人傑

本契於三十二年七月十五日依日本國[illegible]移交[illegible]
轉立日冊第八四四九號[illegible]字第六九五八號[illegible]
中華民國三十二年七月二十三日上海特別市地政局[illegible]六九四四號

英册道契　第2205號（一）



[TRANSLATION.]　*Taotai's copy.*

TITLE DEED.

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 Her Britannic Majesty's Consul-General, stating that *Alfred Wilson* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Chen Heo shan* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ______ *mow*, ______ *fun*, ______ *le*, ______ *haou*, bounded

North by ______

South by ______

East by ______

West by ______

That the said Renter pay to the said Proprietor a sum of *Taels Six hundred (Tls. 600)* ______ being at the rate of ______ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. *12th* moon *27th* day.

February 10th 1896.

No. of Lot,
No. of Title Deed, } *2205.*

Registration completed at H.B.M. Consulate-General, Shanghai, this ______ day of ______ 189__ }　*[signature]* Vice-Consul.

英册道契　第2205號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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瑪礼孫葛來敦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　南　東　西

每畝給價英洋八百元正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶潘源昌將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地賃房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉貨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禀明本

國總領事官懇准[illegible]將其地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[illegible]銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十二月二十七日給

租地
地契　二千二百七號

查該地坐落[illegible]此批

此項租地[illegible]東至[illegible]西至公路暨新關地

南至土塘北至官[illegible]地[illegible]該商應照丈實[illegible]分四址管業相應批明蓋印備考　光緒二十二年六月十五日批

查此契地[illegible]

英總領事[illegible]灘地叁畝柒分歸入契內[illegible]新關地南至本契地北至浦江至本契前經丈實地拾伍畝貳分捌厘肆毫此次添租地叁畝陸分

陸厘玖[illegible]該商應照丈實畝分四址管業相應批明蓋印備考　光緒二十四年三月初二日批

光緒二十九年五月初二日瑪礼孫葛來敦將本號契地拾捌畝玖分五厘叁毫轉與波航租用此批

查此契業准

英副領事[illegible]該契租[illegible]外科至浚浦界線五十尺之內[illegible]會同勘復原有地拾捌畝玖分五厘叁毫今併租北面接漲灘地

柒畝叁分玖厘肆毫[illegible]該商應照丈實添

租畝址管業相應批明蓋印備考[illegible]

英册道契　第2207號（一）

The within Lot is composed of the cancelled U.S. Lot. 334

[TRANSLATION.]　　　　*Taotai's copy.*

TITLE DEED.

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 Her Britannic Majesty's Consul-General, stating that *Gabriel James Morrison & Frederick Montague Gratton* [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor *Pan Yuen 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 .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ....

South by ....

East by ....

West by ....

That the said Renters pay to the said Proprietor a sum of *Dollars eight hundred ($800)* being at the rate of .... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year,　L. S.　*12th* moon *27th* day.

February 10th 1896.

No. of Lot, — } *2207.*
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2207號（二）

好博遜 六 去

逕啓者本月初七日接展
來函以茲有英冊二千二百零七暨五百十九又七百零九三號道契
均係英商隆茂之產坐落二十四保二十四圖陸家嘴地方現請添
租漲灘奉飭會勘茲訂本月初九日上午九點鐘前往勘丈屆
時祈派員會齊往勘等因當經飭知測量洋員穆樂爾遵
照辦理詎該洋員屆時前往該處拱候許久並不見有
貴局委員如約而至爰即折回徒勞往返未免可惜此後如再
邀勘屆時務祈
貴局員先莅本關會齊偕往免致再有彼此不值之誤是為
至幸專此奉達順頌
日祉

丁六月十五日

24 JUL 07

貴局委員陸來函以該三契共丈見漲灘地四十二畝九分九厘三毫以
無畝三百兩核算計應繳銀一萬二千八百九十七兩九錢正請轉飭
遵繳以憑詳辦等因查此案并科價銀業經該商來署遵繳
並於今日由敝署如數逕送道署核收矣相應函復即希
貴縣查照將該三契迅
飭詳辦仍即批印移還給執為荷此頌
日祉

二月二十四日

二千三百。七号添租契　廿二年七月等由美冊三百廿四号領契接主
該契坐落 由美冊三百廿四号領契接主 廿四保廿四圖原租地十五畝二分八厘四毫 實收添租地三畝 七分
計開給碼礼洋執業三畝七分

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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裴來德 願請在上海按和約所定界內租業戶沈祥生翟春林

地一段 計 畝 分 厘 毫 北 至 南 至 西 至 東 至 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 洋五百五十二元七角 查 業戶沈祥生翟春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定地畝却不能由

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

又查向議華程雖外國人有通融得益之處但無准租地實易與華民覊轉貨賣若華民欲在界內租地實易須由

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

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

前每年永將每畝年租錢一千文折收預料銀號違犯斯羣者則此契作爲廢紙地即歸官須至租地契者

光緒二十一年十二月二十七日給 租地契 二千二百八號

查該地坐落 [illegible] 東至朱姓地 [illegible] 章字計土名洲灣裡丈見實地陸畝貳分坎在七四號東至路西至高出岸南至美冊六百八十九號

北至 [illegible] 該商應按上等分四忽管業相應把明蓋印備考光緒二十二年十二月二十六日盖對劃 印給

光緒二十一年十二月初六日 本案奉 憲批准登冊 [illegible] 陸畝貳分改畫地轉與業廣公司遵例租用此批

本契於一九〇四年十二月廿日經前工部局收用路地五分又厘九毫又一九三一年八月一日收用路地一畝三分五厘五毫又一九三二年十月二十日收用路地又厘二毫此註

一九〇二年一月廿日 業廣公司 施仁花 諾來 記租用此批

此契於二十四年六月三十日准日本國駐上海總領事官 查 字第一四一號函

特立日期第一〇一九六號註冊 業經本會社復產公司 係整理舊契時換給新契

中華民國三十四年七月十四日上海特別市地政局批 特字第一四一號

英册道契 第2208號

[TRANSLATION.]

TITLE DEED. Taotai's copy

Kuang[1] Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Winfred Allured Comyn Platt [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Shen Hsiang-shen & Foi Chun-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, fun, le, hao, bounded

North by

South by

East by

West by

That the said Renter pay to the said Proprietors a sum of Dollars Two hundred & fifty two Tls (Tls 252 Tls) being at the rate of per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 21st year, L. S. 12th moon 27th day.

February 10th 1896.

No. of Lot, 2208
No. of Title Deed,

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

James Scott
Vice-Consul.

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黄　爲

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柯士尼稟請在上海按和約所定界內租業戶姚慶和

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價洋五百元正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶姚慶和將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查覈其租地貿易無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地貿易與華民覈轉貨賣若華民欲在界內租地貿易須由

總領事官與中國官憲兩給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准者或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

光緒廿二年正月初九日給

查該地坐落廿三保十三圖□字圩 嚴子琴 韓俊卿 此批

租地
地契　二千二百零九號

此項租地飭據會丈局會同勘復坐落二十三保十三圖□字圩土名吳家宅丈見共實地伍畝叁厘四毫東至小路暨吳姓地西至厚仁堂地南至公路北至路暨吳姓地繪圖到道該商應照丈實畝分四址管業相應批明盖印備考　光緒二十二年八月初二日批

光緒二十四年八月廿九日據英署第二十四號專函以英商柯士尼將第□□號契地轉與高易和行租用相應註明備考

查此契原有地伍畝叁厘〇今除劃出地壹畝捌分陸厘肆毫又西邊馬路地壹分貳厘叁毫兩共壹畝玖分捌厘柒毫併入英冊二千七百九十五號

契內外本契應餘地叁畝肆厘叁毫此批　民國六年十二月十日　特派江蘇交涉使薩　會辦本道尹王　批印

查此契應餘地叁畝肆厘叁毫前因本道會丈今丈見實地實畝柒分伍厘計少地壹畝貳分玖厘叁毫已築去馬路西址東至麥克利克路

西至美冊一千九百二十八號地南至美冊一千十三號地北至格蘭爾路該商應照丈實餘地畝址管業此批　民國九年十二月三日　特派江蘇交涉使許　會辦本道尹王　批印

此契於三十二年二月十二日准日本國駐上海總領事館　字第一七〇七號函

轉立日冊第三一五三號租戶中支那振興株式會社　特換給新契

中華民國三十二年二月二十五日上海特別市地政局批　租字第一六五九號

英册道契　第2209號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that Alexander Cushing Saint [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Yao Chin Woo a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ______ *mow*, ______ *fun*, ______ *le*, ______ *haou*, bounded

North by ______

South by ______

East by ______

West by ______

That the said Renter pay to the said Proprietor a sum of Dollars Five hundred ($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 shall Rent the said quantity of Land to the said Renter upon the following conditions:—

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 1st moon 9th day.

February 21st 1896.

No. of Lot, ——
No. of Title Deed, } 2209.

Registration completed at
H.B.M. Consulate-General, Shanghai,
this ______ day of ______ 189 ______

James Scott
Vice-Consul.

英册道契　第2209號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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 安大生 原請在上海按和約所定界內租業戶 朱永昌 名 甫 地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價英洋三百二十九元 每年租錢一千五百文每年預付銀號等因前來本道已飭業戶朱永昌將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地貿易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貿易與華民輾轉貨賣若華民欲在界內租地貿易須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不照明本國總領事官與中國官憲允准憑據並每年

光緒 廿二年 正月 初九 日給 租地 地契 二千二百十 號

[illegible] 此白租地 [illegible] 四址東至 [illegible] 名陸安浜大弄地基南至陸分弄座東直北又東北至白馬路合地長分弄座東直北兩共實地肆畝伍厘肆毫到道該商應照大契畝分四忽作叁相應批明並印備考光緒廿二年十二月二六日監督劉 印給

光緒廿三年五月初二日生 [illegible] 租二千二百十兩正 [illegible] 地肆畝伍厘肆毫轉與霍格遵例租用此批

光緒廿三年五月廿七日 [illegible] 後 [illegible] 租二千二百十兩地肆畝伍厘肆毫轉與已黎遵例租用此批

光緒二十二年十二月初二日 英領海第二三號專函以英商已黎 [illegible] 第二三章號契轉與本的司 租用 [illegible]

英册道契 第2209號 第2210號

一九三

[TRANSLATION.] Taotai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Arthur William Lefevre D'Arcy Anderson [herein described and called the Renter] has applied to rent in perpetuity from the Proprietors Chii Yung chang & Yih fu a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Dollars three hundred & twenty ($320) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Sü 22nd year, L. S. 1st moon 9th day.

February 21st 1896.

No. of Lot, 5 } 2210
No. of Title Deed, }

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

Jamieson

Vice-Consul.

英册道契 第2210號（一）

英册道契 第2210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黃　爲

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之商人　裴　泰德　稟請在上海按和約所定界內租業戶　生泰　公司

地一段坐落　故　分　厘　毫　北　南　東　西　至

每畝給價英銀陸百玖十叁兩正　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　生泰　公司

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地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輾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酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准者轉將其地押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

並每年不將該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

光緒廿二年　正　月　初九　日給　租地契　二千二百十一　號

查該地坐落二十五保十圖西門外萬生橋之南該地東北角有坟地一方除去又見出租地陸畝玖分叁厘四地東至城河暨寶源祥地西至馬路南至路暨周姓並寶源祥地北至摩家浜暨古坟地至留出坟地又見合地肆厘捌毫不入契內等情繪圖到道該商應照文實敘分四批管業所有留出坟地不得稱有侵佔相應

批明蓋印備考　光緒二十二年六月初旬批

此項租地前據會同勘復坐落二十五保十圖西門外萬生橋之南該地東北角有坟地一方除去又見出租地陸畝玖分叁厘四地東至城河暨寶源祥地西至馬路南至路暨周姓並寶源祥地北至摩家浜暨古坟地至留出坟地又見合地肆厘捌毫不入契內等情繪圖到道該商應照文實敘分四批管業所有留出坟地不得稱有侵佔相應

查此契准

英副領事　函送租主添租冀幼春等地將上下契送請勘丈等因前據會丈局會同勘復丈見本契原有地陸畝玖分叁厘今添租地壹畝叁分叁厘

捌毫兩共合計地捌畝貳分陸厘捌毫四北東至城河浜南至周姓地界西至馬路北至摩家浜橋圍到道該商應照文實敘分四批管業所有留出坟地不得稱有侵佔相應

光緒廿四年十月廿八日頒發執

宣統元年二月六日　斐　來　德　將出租地契事照得接准英副領事官照會內開今據本國之商人　斐　來　德　稟請在上海按和約所定界內租業戶　善　堂　租用此地

此契於三十二年　二　月三十一日准日本國駐上海總領事署　字第四五七一號函

錄立日冊第五九九三號租戶信交地產株式會社係製造煉瓦契時被給事業

中華民國三十二年　四　月　五　日上海特別市地政局　祖字第四五〇〇號

[TRANSLATION.]

Taotai's Copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Winfrid Alured Comyn Platt [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Tsun Tsai & Co. a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels Six hundred & ninety three (Tls. 693) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 1st moon 9th day.

February 21st 1896.

No. of Lot, —
No. of Title Deed, 2211.

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

James Scott
Vice-Consul.

英册道契　第2211號（一）

一九四

英册道契　第2211號（二）

故稟者竊奉

憲臺札飭會勘英冊二千二百二九十一號新契租地一案業將二千二百一號契地查明勘丈先行繪圖簽覆在案茲查二千二百十號新契租地係據生泰公司陶棟請將西門外二十五保十畝有前擬建造保墓局基地後租與經紗廠願照時值每畝繳銀一千兩計丈見除去馬路坟墓外實計地六畝九分三厘稟經辦理上海浦灘升科事宜葉丞大莊移縣發給印照執業在案今由該公司將此項地畝立契出租與洋商裴來德為業附交縣照一紙當傳同業戶督飭亨著地保前往履勘該地東北角有坟地一方除出丈見出租地積一十六百六十二步二分合地六畝九分三厘核與原契縣照所載之數相符四址東至城河暨寶源祥地西至馬路南至路暨周姓並寶源祥地北至肇家浜暨古坟地尚無違碍前地坐落西門外萬生橋之南至留出坟地亦應丈實以清界限丈見積十步四分合地四厘六毫不入契內除將縣照批明同原契發還英商並將二千二百九十號契地另行勘覆外理合將二千二百十號新契租地會勘緣由繪圖貼說聯銜稟覆同奉發新中契呈繳仰祈

大人察核俯賜批示祇遵茶請

鈞安伏乞

垂鑒卑職銜名謹稟

計呈　繪圖一幅並繳新中契一紙

一稟　道憲黃　　稟覆會勘英冊二千二百十號新契租地畫圖契由

光緒二十二年五月廿二日

候補縣正堂夏

上海縣正堂黃

候補縣正堂朱

中

此件存卷

大清欽命監督江南海關分巡蘇松太兵備道劉　爲

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哈同　稟請在上海按和約所定界內租業戶尤妙緣　王湯氏等地一段承遠租　畝分　厘　毫　北　南　東　西　文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶尤妙緣　王湯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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地貨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貨房與華民輾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商量准其租賃其地幾分段或已或人另造房屋轉租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照付即號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿一年正月廿七日給　租地契　二千二百十二號

查此地址在五保十二圖廣字號第二千二百十二號

此項租地係在上海縣北門外離城一里許東至周姓地南至馬路西至錢姓地北至吳姓地共計地壹畝分厘毫計開四至於後

此照

一千九百十二年正月廿七日給

倫特　脫　簽本契並地照與

爲　租用憑據

民國廿年三月七日本局補註

此契於　三十二年　二月二十七日准日本國駐上海總領事官　字第二七六一號函轉立日冊第四二九九九　號過戶　永興利營業會社　使整理哲契時換領新契

中華民國三十二年二月九日上海特別市地政局批　契字第二七〇五號

[TRANSLATION.]

Taotai's Copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY's Consul-General, stating that Silas Aaron Hardoon [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Miao Yuan o Wang Tang 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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels One hundred (Tls. 100.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 1st moon 27th day.

March 10th 1896.

No. of Lot, 2212. } 2212.
No. of Title Deed, }

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

James Scott
Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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白德勒 谷羅米 稟請在上海按和約所定界內租業戶張雲舟等地一段承遠租 畝 分 厘 毫 北 南 東 西 每畝給價 兵銀 五百 兩 其其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶張雲舟等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地質房無足妨碍方准租住又查向讓章程雖外國人有通融得益之處但無准租地貨房與華民輾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酌給造印憑據始可准行上列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照辦地准查將其地照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不時所租二千五百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

光緒二十二年 正 月 二十七 日給 租地契 二千二百十三號

查該地坐落二七保土名德宇圩屬姚慶隆此批

此項租地訪得實係向姚慶隆等先後陸續租種今經履勘該地北有中間有陳姓坟地二長方丈八契內自應除去丈量計丈尺二百地業拾玖號分系屋業地畝毫毛四係東至趙仔姚地基平浜西至出水浜界張姓地南至大路北至小路暨平浜至徐姓地畔四到清楚該商應照丈實數分畝完糧其契內應扣明盖印備考光緒二十二年十月十七日監督黎 印給

光緒二十二年十月十七日 給時所租二百三號丈尺係重複扣除

光緒二十二年十月二十日白德勒將本張契內載地畝轉與李德遵租此批

光緒二十二年十月二十日查李德將本號契地轉與美商德尼干由美署人將本契合行註銷

黎祖蔭該商仝數換立美商子白德勒新契給執本契合并批銷盖印備考光緒二十二年十月二十九日道署批

英册道契 第2212號 第2213號

英册道契 第2213號（一）

一九七

[TRANSLATION.]

Taotai's Copy

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 Her Britannic Majesty's Consul-General, stating that Arthur Butler & Charles Cromie [herein described and called the Renter] have applied to Rent in perpetuity from the Proprietor Chang Yuen Chow Pai chow & 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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels Two hundred (Tls. 200) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 1st moon 27th day.

March 10th 1896.

No. of Lot, —
No. of Title Deed, 2213.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.....

Jamieson
Vice-Consul.

英册道契 第2213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黃　爲

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盛以鐵　禀請在上海按和約所定界內租業戶左志行等

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價洋八十元正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶左志行等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地賃房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民覬轉貨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營業之人將來以其地轉與不禀明本

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

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

光緒二十二年二月初一日給

租地 地契 二千二百十四號

查該地坐落二十三保二啚平字圩嚴子琴此批

[illegible]勘獲坐落廿三保二啚平字圩土名梅家巷丈見實地捌畝柒分肆厘[illegible]東至曹姓地西至[illegible]南至公路北至公路

[illegible]道[illegible]批明蓋印備考光緒二十二年八月十三日批

光緒二十二年八月二十三日盛以鐵將所租[illegible]地捌畝柒分肆厘壹毫轉與安卜洛司[illegible]租用此批

宣統元年六月十四日安卜洛司將本契全地轉與担文古柏費烈 租用此批

查此契原有地捌畝柒分肆厘壹毫除劃出壹畝肆分陸厘叁毫轉立和冊十四號新契外應餘地柒畝貳分柒厘捌毫此批

民國八年三月　日　會辦本道尹王　交涉使陳　批印

查此契原剩地柒畝貳分柒厘捌毫除劃出[illegible]僑入英冊二千九百六十三號契內外餘地又見肆畝陸分叁厘陸毫又由英冊二千九百六十三號契內劃

出地伍分玖厘僑入本契合計共有實地伍畝貳分貳厘陸毫四址東至英冊二千[illegible]二號地西至公路[illegible]曹姓地南至平涼路北至和冊十四號地該商應照文實畝址

管業此批　民國八年八月二十日　會辦本道尹王　交涉使[illegible]　批

一千九百十九年九月二十二日担文古柏費烈將本契全地轉與[illegible] 租用此批

查此契原有地伍畝貳分貳厘陸毫今添併英冊二千二百十二號契內劃出地貳畝貳厘捌毫又租業戶吳炳生地又見陸分叁厘肆毫合計本

契共有實地柒畝捌分捌厘捌毫四址東至大連灣路西至公路南至平涼路北至和冊兩號地並榆林路該商應照添併畝址管業此批　民國九年十月四日　會辦本道尹王　交涉使許　批

此契於三十二年三月十日由日本國駐上海總領事署　字第三五八一號函

轉入日冊第五〇〇三號租　中支那振興株式會社　俟整理告竣時換給新契

中華民國三十二年三月十八日上海特別市地政局批　契字第三五〇九號

英冊道契　第2214號（一）

[TRANSLATION.]　　　　*Taotai's copy.*

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that *William Augustus White*

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors *Tso Chi-ying, Tang Tang, Kuanling & Yang mow*

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

North by ....

South by ....

East by ....

West by ....

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

being at the rate of *Dollars Eighty ($80)* per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, [L. S.] *2nd* moon *1st* day.

March 14th 1896.

No. of Lot,
No. of Title Deed, } *2214.*

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

James Scott
Vice-Consul.

英冊道契　第2214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黃 爲

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業廣公司稟請在上海按和約所定界內租業戶陸得勝

地一段承遠租 畝 分 厘 毫 北 南 東 西

每畝給價 共銀 兩 錢 其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨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貨房與華民輾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

國總領事官並經憲批准發給管其地將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

並每年未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和地契者

光緒二十二年二 月 初三 日給 租地 地契 二千二百十五 號

查該地坐落三五保頭圖 字 号 畝 分 厘 毫 此批

此項租地南至陸家宅支見海日地界分畔堅攻東西面均至業廣公司暨陸姓地

繪圖到道該商應照文實貳角四忽貳業相應批明蓋印備考 光緒二十二年正月十七日出契發 印給

一九四〇年一月廿一日 業廣公司 轉讓 地契 (印)

茲將仁記洋行 轉讓 克記洋行 此批

天國卅四年 月十六日本廣備註 (印)

此契於二十四年六 月三十日准日本國駐上海總領事署文 字第一〇二一號函

轉交日冊第一〇一五 號租與 產公司 係整理 與時換給新契

中華民國二十四年 月十八日上海特別市地政局此 特字第一〇二 號

英册道契 第2214號 第2215號

英册道契 第2215號（一）

[TRANSLATION.]

TITLE DEED.

Kostai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that The Shanghai Land Investment Company Limited [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Loh Ick sun a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of taels One hundred & forty (Tls. 140) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Heü 22nd year, L. S. 2nd moon 30th day.

March 16th 1896.

No. of Lot, 2215

No. of Title Deed, 2215

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

Jamieson

Vice-Consul.

一九九

英册道契 第2215號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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 **陶德爾生** 稟請在上海按和約所定界內租業戶 **愛耳登** 地一段承遠租 故分 厘 毫 北 亭 南 東 西 每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 **愛耳登** 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住又查向議章程雖外國人有透融得益之處但無准租地實房與華民輾轉貨賣若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據希行年不繳租畝年租按一千五百文預備線銀還犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年　二　月　初三　日給　租地契　二千二百十六　號

查該地係由義冊第四號換立本契此批

此項租地坐落二十三保三圖七名毛家灣係前會同勘明劃入見實地拾捌畝肆分伍厘陸毫伍絲四忽四地東至英冊三百六十四號地西至英冊二十二百十四號地南至英冊三百六十三號地北至英冊二十二百十五號地中間隔有浜路

英冊三百六十三號地南至黃浦江北至英冊二百四十二號暨橋樹浦馬路總圍到道憲商應照大黃貝畝分四地合業相應批明蓋印備考 光緒二十二年六月 日 書批

光緒五年四月二十七日蒲統領會同洋行經手人將所租第二百十四號文內地拾捌畝肆分伍厘陸毫六忽五絲轉賣與 [illegible] 貨租用此批

又 二十六年十月二十日准領事官照會將本契內地畝與道路併行租用此批

又 二十九年五月二十日准領事官照會將本契內地畝與道路租用此批

又 三十四年十月初四日准領事官照會將本契內地畝與道路租用此批

宣統元年閏二月初四日當面德將本契內地畝轉與 [illegible] 貨租用此批

又 二年五月 [illegible] 日當面德將本契內地畝與當面德租用此批

一千九百十五年三月二十六日當面德將本契內地畝與古敬公館租用此批

查此契原有地畝批數故將分伍厘陸毫內又見實地拾陸畝柒分伍厘叁毫參忽又添租接漲攤地肆畝壹分貳厘陸毫又接漲攤地肆畝壹分玖厘壹毫四忽東至英冊二百六十三號又 冊二百六十四號地西至英冊二百六十二號地南至英冊二百六十五號地北至英冊二百六十六號地現經丈明實在地畝與原契相符合併聲明

英二千二百十六号

The within Lot is composed of the Italia Lot No. 4.

[TRANSLATION.]

TITLE DEED.

Kotai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY's Consul-General, stating that Charles Dowdall of John Carrie Hanson

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

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

North by .....

South by .....

East by .....

West by .....

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 2nd moon 3rd day.

March 16th 1896.

No. of Lot, 2216.
No. of Title Deed,

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

Vice-Consul.

故稟者竊奉

憲臺札開接

英署總領事函送二千一百七十三四五號新契三套請派員會勘等由檢契札飭會查勘

丈繪圖貼說並查畫保古名一併具復等因奉經卑職等與黃延檢攜會同

英總領事所派之員查明原契內單除二千一百七十三五號契地另行勘復外所有二千一百七十四號新

契係據業戶華新厥將坐落二十三保十二圖灘地十畝二分五厘租與洋商高易行道達爾為業

附交老契查老契計共四張當傳司業古督伤事者也呈可生產物業之田古畫丈見實

三千六百六十九步二分八厘合地十畝二分二厘二毫核與原契印照所載十畝二分五厘之數少地二分二厘

八毫四址東至英冊二千九十一號地南至黃浦江西北兩面均至英冊二百六十七號地尚無違碍古名毛

家蕩除將印照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并將奉發

新中契呈繳仰祈

大人察核俯賜批示祇遵恭請

鈞安伏乞

垂鑒。卑職姓名具稟。

計呈　繪圖一幅並繳新中契一紙

一稟　道憲黃　稟覆會勘英冊二千一百七十四號新契租地畫圖契由

光緒二十一年十二月十三日

候補縣正堂夏

上海縣正堂黃

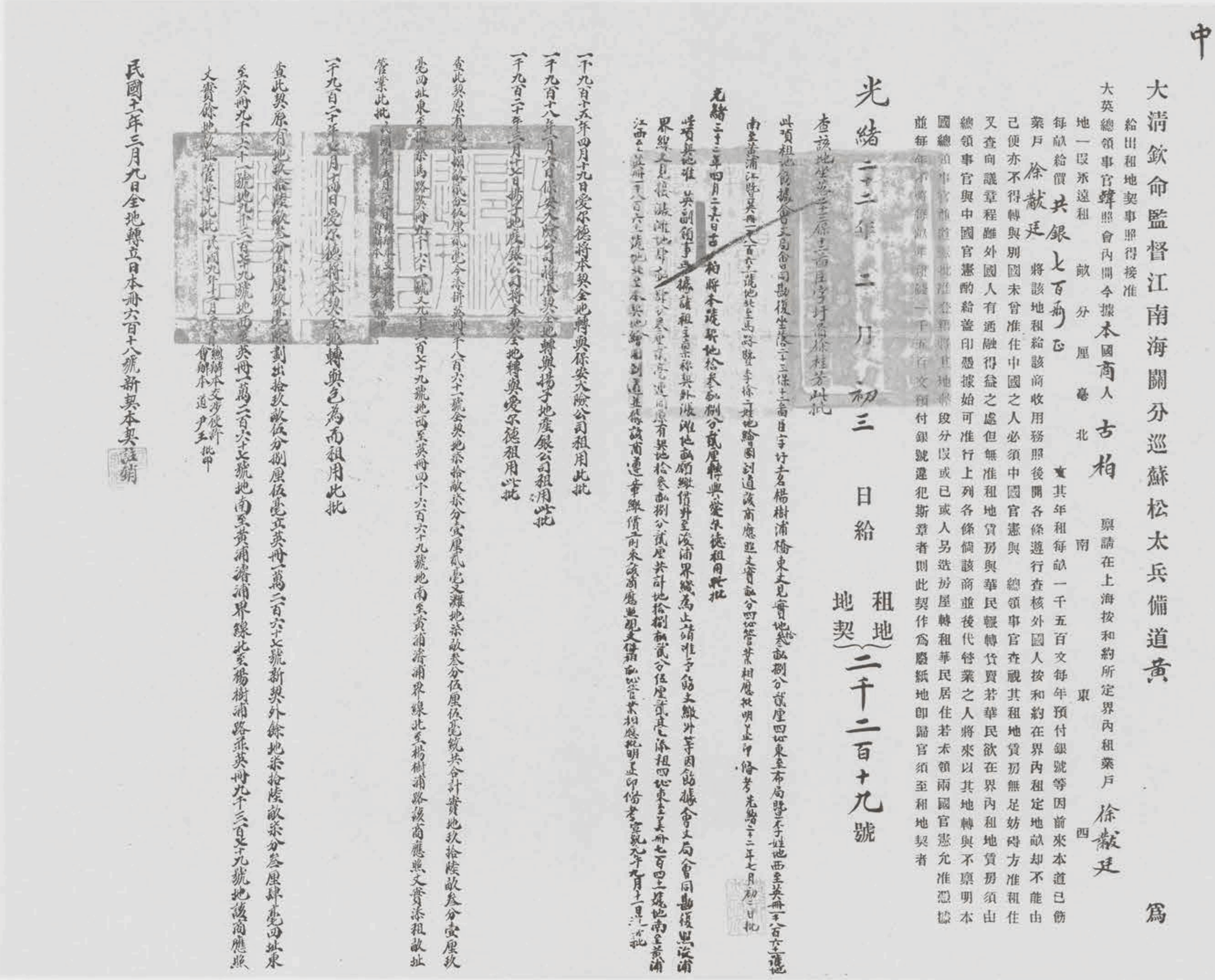
候補縣正堂朱

英册道契　第2216號（三）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖a

英册道契　第2216號（四）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b



中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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古柏稟請在上海按和約所定界內租業戶徐獻廷

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價共銀七百兩正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶徐獻廷將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查覈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輾轉賃買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[illegible]將其地全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

並每年不將預繳年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年二月初三日給

租地 地契 二千二百十九號

查該地坐落二十三保十三圖[illegible]此批

此項租地[illegible]

南至黃浦江[illegible]

光緒二十二年四月二十六日古柏將本號契地拾叁畝捌分貳厘轉與愛尔德租用此批

[illegible]

一千九百十五年四月十九日愛尔德將本契全地轉與保安火險公司租用此批

一千九百十八年八月六日保安火險公司將本契全地轉與揚子地產銀公司租用此批

一千九百二十年三月廿七日揚子地產銀公司將本契全地轉與愛尔德租用此批

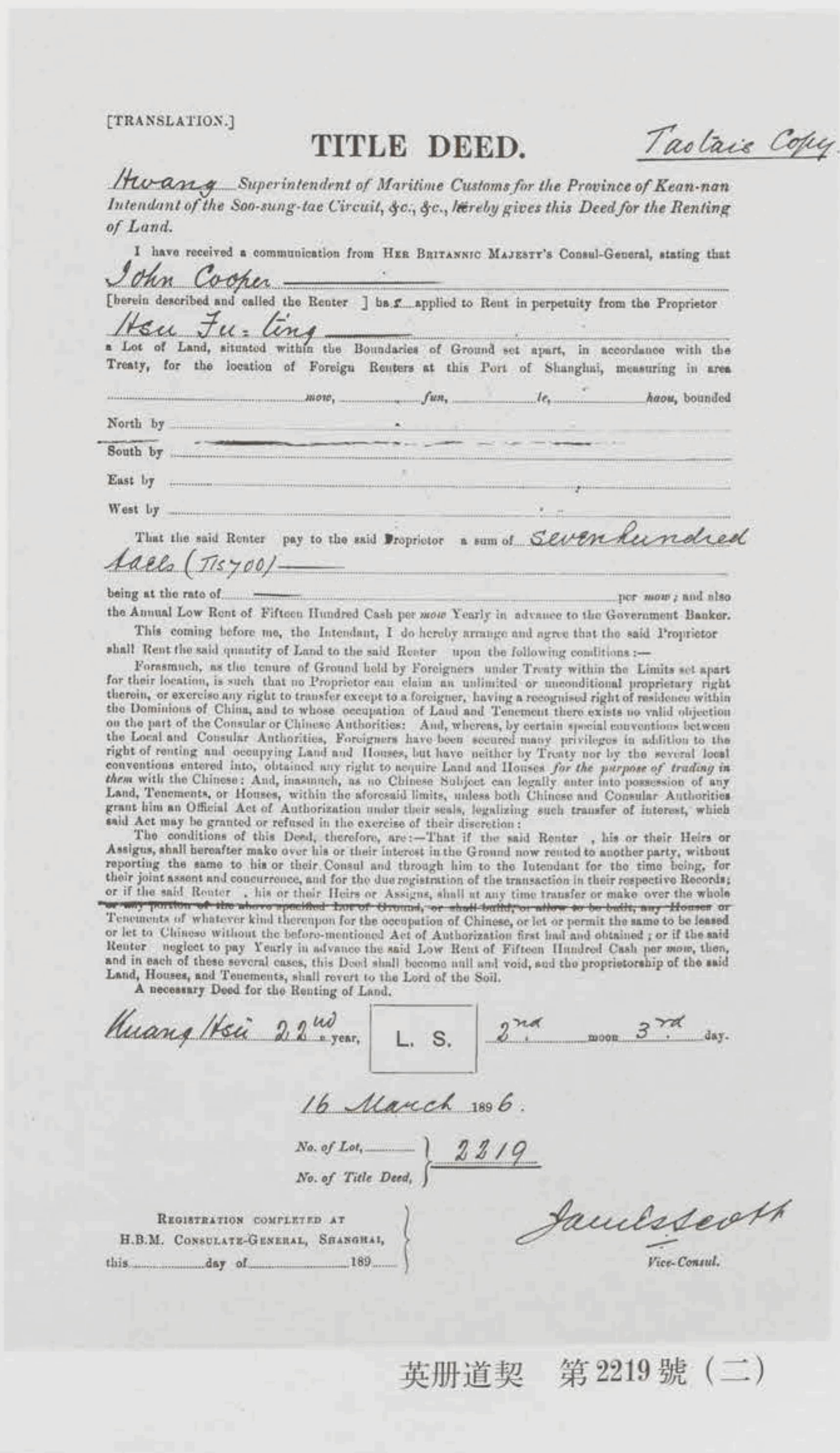
[illegible]

一千九百二十年七月十四日愛尔德將本契全地轉與己爲而租用此批

[illegible]

民國十一年三月九日全地轉立日本冊六百十八號新契本契註銷

英册道契　第2219號（一）



[TRANSLATION.]

TITLE DEED. *Taotai's Copy.*

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that *John Cooper* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Hsu Fu-ting* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... *mow,* .... *fun,* .... *le,* .... *haou,* bounded

North by ....

South by ....

East by ....

West by ....

That the said Renter pay to the said Proprietor a sum of *Seven hundred taels (Tls 700)*

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsu 22nd year, L. S. *2nd* moon *3rd* day.

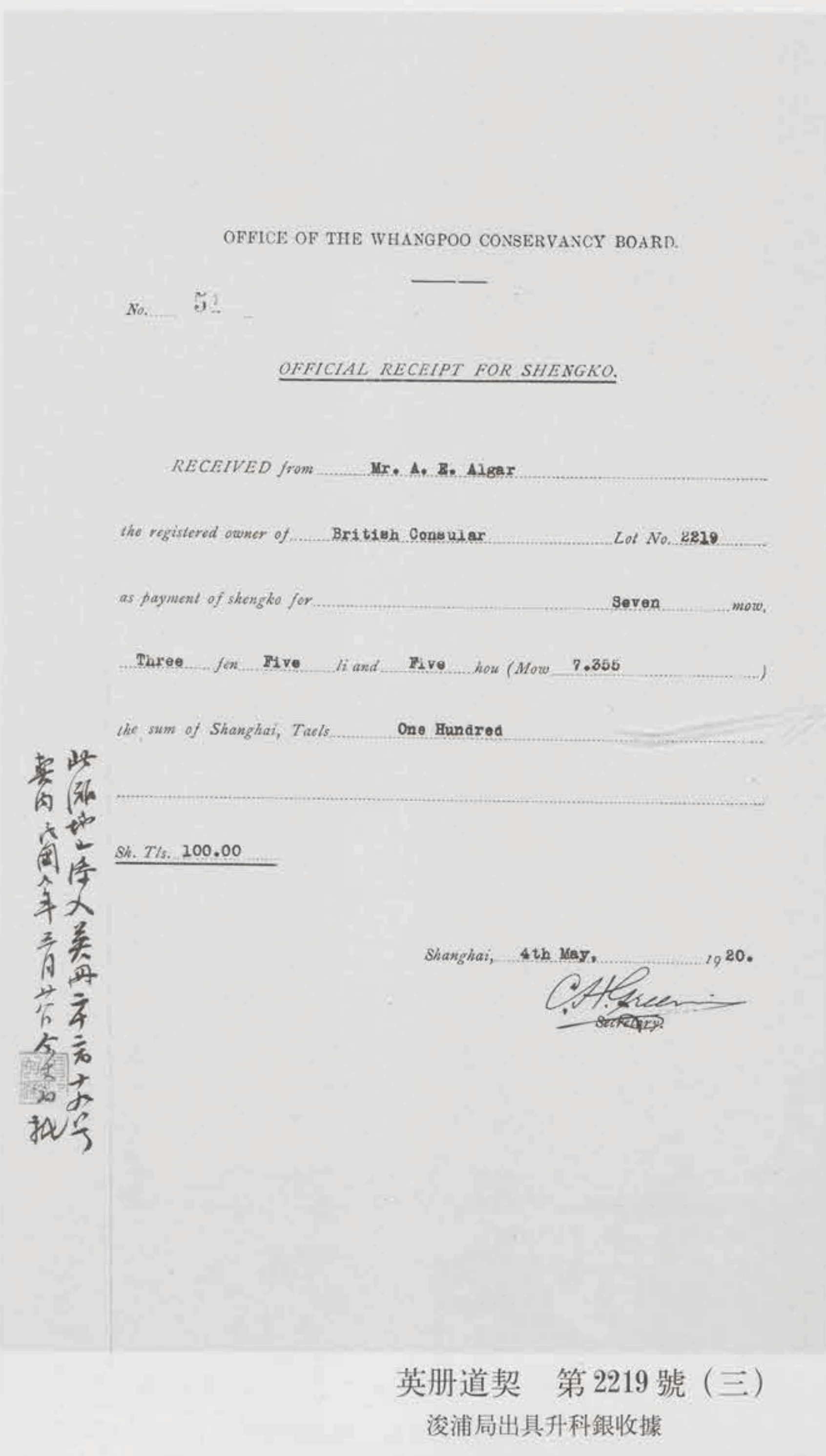
16 March 189*6*.

No. of Lot, } *2219*
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2219號（二）



OFFICE OF THE WHANGPOO CONSERVANCY BOARD.

No. 52

OFFICIAL RECEIPT FOR SHENGKO.

RECEIVED from Mr. A. E. Algar

the registered owner of British Consular Lot No. 2219

as payment of shengko for Seven mow,

Three fen Five li and Five hou (Mow 7.355)

the sum of Shanghai, Taels One Hundred

Sh. Tls. 100.00

Shanghai, 4th May, 1920.

C. H. Green
Secretary.

[illegible]

英册道契　第2219號（三）

浚浦局出具升科銀收據

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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○○工部局 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 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定地畝却不能由

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

又查向議章程雖外國人有通融得益之處但無准租地貿易與華民輾轉貨賣若華民欲在界內租地貿易須由

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

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

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

光緒二十二年二月二十 日給 租地
地契 二千二百二十號

查該地 [illegible] 係頭畝 知字 圩 [illegible]

此項租地飭據會丈局會同勘復坐落三十五保頭畝知字圩方名叁萬圖大小見冊地陸畝柒分叁厘伍毫四址東至英冊三百四十九號地西至英冊六百十六號地南至業廣公司地一

劃到道該商應照大實畝分四址管業相應按明蓋印備考 光緒二十二年七月二十日批

英契七号

查此契光緒二十二年二月准

英副領事函稱該契地租主稟請將英冊六百十六號並英冊二十五百六十五號契地併入契內租用將上下各契送請核辦等因飭據會丈局會同勘復文見英冊六百十六號地西至英冊二十五百六十五號契連馬路地壹畝玖分伍厘肆毫又見英冊二十五百六十六號契連馬路地貳畝玖分伍厘柒毫以上三契共地肆畝陸分伍厘伍毫今此次併租本契共有寬地拾壹畝參分玖厘貳毫四址東至英冊三六號並中西書院地南至馬路即美冊六百十三號並英冊二十三百五九號地西至美冊六百十六號地北至馬路等情繪圖到道該商應照文寬併租畝址管業相應批明蓋印備攷 光緒二十二年七月二十日道署批

查此契光緒二十二年四月間據 英副領事函稱該租主稟明將英冊六百十六號英地劃出壹分歸廣隆棧又六百十三號契地劃出叁分歸廣隆棧又合之此次併租地業共有地拾貳畝肆分伍厘柒毫本契原租地叁畝叁分玖厘貳毫今合之此次併租地業共有壹畝玖分伍厘柒毫本契共有地拾貳畝肆分伍厘柒毫四址東至英冊三六號並中西書院地南至馬路即美冊六百十三號並英冊二十三百五九號地西至美冊六百十六號地北至馬路等情繪圖到道該商應照文寬併租畝址管業相應批明蓋印備考 光緒二十二年七月二十日道署批

光緒廿二年二月 日給 租地契 二千二百二十號

英契七号

光緒二十二年七月二十日准日本駐劄上海領事署 字第六九九號

照得本年八月二十三日准 工部局 函稱 字第六九〇八號

光緒二十二年七月二十八日上海特別市政府 字第 號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that {*the Municipal council for the Foreign Settlements of Shanghai, North of the Yang-king-pang*} [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

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

North by .....

South by .....

East by .....

West by .....

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 2nd moon 20th day.

April 2nd 1896.

No. of Lot, —
No. of Title Deed, 2220.

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

Vice-Consul.

敬稟者竊奉
憲臺札開接
英總領事韓　來函以一千三百四十九號業廣公司契地西址丸公水潭併作公家花園事經工部
局理斐填送二千三百二十號新契二套請查照核辦等因檢契札飭會同查明原案前往勘丈繪
圖具復等因奉此卑職等伏查此項公地前據吳張氏與劉蓬山等疊次控爭奉飭會同查勘
經卑職等。提案訊斷詳奉
督憲批飭丸公在案茲奉前因遵與黃延檢糰會同
英總領事所派之員查明印照係據英商有恒洋行主金世美稟稱奉　制憲委員葉招商
承買吳張氏等內二十五間路基如字北伕丈么演其丈面二分五厘其界自小徑二十
百兩稟准給照執業當傳同業戶督飭亭者地保前往履勘按址逐細丈量丈見積一千六百十
六步四分合地六畝七分三厘五毫核與印照所載七畝二分五厘之數少地五分二厘五毫四址東至英冊一
千三百四十九號地西至英冊六百十六號地南至業廣公司地北至路尚無違碍去名眷馬圈除將印
照扎明發還英署外理合將會勘緣由繪圖貼說辦銜稟覆并將奉發新中契呈繳仰祈
大人察核俯賜批示祇遵恭請
鈞安伏乞
垂鑒卑職姚永。謹稟
計呈　繪圖一幅並繳新中契一紙
一稟　道憲黃。

稟覆會勘英冊一千三百二十號新契租地畫圖貼說

英册道契　第2220號（三）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖a

光緒二十二年七月十四日

候補縣正堂夏

上海縣正堂黃

候補縣正堂葉

英册道契　第2220號（四）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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礼孫葛來敦稟請在上海按和約所定界內租業戶祀吉

地一段承遠租　畝　分　厘　毫　北　南　東　西四

每畝給價　祀吉　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　祀吉　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

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地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酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地轉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

並每年不將租銀號遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年二月初七日給　租地契　二千二百二十一號

查該地坐落二十七保南二圖東盛字圩第西至宋姓地南至英冊二千二百六十號地北至英冊二千二百六十二號地東至英冊二千二百六十二號地西至英冊二千二百六十二號地四至分明並無混爭等情前來合行給契為此契

此項租地坐落二十七保南二圖東盛字圩土名西王家宅前傅會大局會同勘復丈見實地計畝分毫四址東至英冊二千二百六十二號地西北兩面均至王姓地繪圖到道該商應照丈冊畝分四址管業相應批明蓋印備考光緒三十年七月初一日監督呂　給

民國十二年十月二十九日全地劃入英冊二千二百五十二號契內本契註銷

Formerly land of French Consular Deed of 20 July 1895

[TRANSLATION.]

Tao tais Copy

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 HER BRITANNIC MAJESTY'S Consul-General, stating that

Gabriel James Morrison & Frederick Montague Gratton

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

Georges Eugene Felix Poulier

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

.....*mow*, ...*fun*, ...*le*, ...*haou*, bounded

North by .....

South by .....

East by .....

West by .....

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

.....

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsu 22nd year, L. S. 2nd moon 7th day.

20th March 1896.

No. of Lot, } 2221
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2221號（一）

英册道契　第2221號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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礼遜葛來敦稟請在上海按和約所定界內租業戶潘源昌

地一段承遠租　畝　分　厘　毫　北　南　東　西

每畝給價共計銀壹千兩正　其其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地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酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地轉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

並每年不將租銀號遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年三月初九日給　租地契　二千二百二十二號

查該地坐落二十七保南二圖東盛字圩第西至宋姓地南至英冊二千二百六十號地北至英冊二千二百六十二號地東至英冊二千二百六十二號地西至英冊二千二百六十二號地四至分明並無混爭等情前來合行給契為此契再查此地即從前五百六十號銷契之地又批

此項租地坐落二十七保南二圖東盛字圩土名西王家宅前傅會大局會同勘復丈見實地計畝分毫四址東至英冊五百二十五號地西至英冊五百六十號地南至土塘北至黃浦江西北兩面均至王姓地繪圖到道該商應照丈冊畝分四址管業相應批明蓋印備考光緒三十年七月初一日監督呂　給

光緒三十二年十月十四日英冊二千二百五十二號契內本號地畝已劃歸新契二千二百六十二號內註銷

光緒三十三年六月初三日永年壽險公司重租行租用此批

又於三十三年十月十三日換立冊本契註銷此批

永年保險公司重租行租用此批

華塞記

此地已由該商全數於二十四年冊第二十號新契內本契今再加批註銷蓋印備考光緒三十三年十月十三日道署批

英册道契　第2222號（一）

Formerly British Consular Lot No. 595 Reg. No. 588

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Gabriel James Morrison & Frederick Montague Gratton* [herein described and called the Renter] have applied to Rent in perpetuity from the Proprietor *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 .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ....

South by ....

East by ....

West by ....

That the said Renters pay to the said Proprietor a sum of *one thousand dollars ($1000)*

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsu 22nd year, L. S. *3rd* moon *9th* day.

21 April 189*6*.

No. of Lot, / *No. of Title Deed,* } *2222*

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

James Scott

Vice-Consul.

英册道契　第2222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黃　爲

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愛爾格　稟請在上海按和約所定界內租業戶陳陸氏等

地一段永遠租　畝　分　釐　毫　北　南　東　西

每畝給價洋銀四百兩正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶陳陸氏等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地賃房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民暨轉賃買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離後代替業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地甃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章者則此契作爲廢紙地卽歸官須至租地契者

光緒二十二年三月十八日給

租地契二千二百二十三號

查該地坐落二十五保[illegible]姚文彩　此批

此項租地飭據會丈局會同勘丈坐落二十五保二啚過字圩老石唐家衖丈見實地捌分壹釐柒毫四址東至唐姜二姓地西至英册三百五十五號地

南至沈姓地北至牛街繪圖到道該商應照丈實畝分四址管業相應批明蓋印備考　光緒二十二年六月二十六日批

光緒二十四年三月十七日　英册第八千六十四號　英商愛爾格將第二千二百二十三號契地轉與白額德租用　備考

光緒二十六年三月一日白額德將本契全地轉與愛爾德租用此批　光緒廿六年八月廿五日本局補註

本契原有地八分一釐七毫除北面開築馬路用地三釐一毫外實剩地七分八釐六毫今添租業戶唐克昌單地二分四釐五毫四址東至衖南至唐姓

地西至本契地北至姜姓地合之本契餘地七分八釐六毫共有地一畝三釐一毫本交涉使陳批印民國二年三月二十九日、三十二年八月二十五日本局補註

此契於三十二年八月十日准德國駐上海總領事第七三一四號函

轉立日册第九二九五號　株式會社恒產公司　代替道契時將該地分　七七八八號

中華民國三十二年八月二十五日上海特別市地政局批

英册道契　第2223號（一）

英册道契　第2223號

[TRANSLATION.]

Kotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Algar [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Chen Loh she, Chen Ping kong & Ping Kke a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels Four hundred (T. 400.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Kwang Hsü 22nd year, L. S. 2nd moon 18th day.

March 31st 1896.

No. of Lot, —
No. of Title Deed, 2223

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

James Scott
Vice-Consul.

英册道契　第2223號（二）

具稟前充二十五保二圖地保姚文彩

稟為據實稟陳事竊身前充地保時經手圖內有四百九十四號業戶朱祥寶則田三畝五分五釐之田單前經分售田畝業已分裁各執查有黃全茂酒作執有一畝一分七釐之一角田單係一分一釐七毫據稱寄在原籍甯波一時未便吊案呈驗懇請姚為從緩一俟到滬即行呈請驗批查該地坐落唐家衖地方左近一帶時值每畝價銀陸百兩之數緣奉飭查理合據實稟陳伏乞

局憲大老爺恩鑒核示遵行上稟

光緒二十二年五月　日稟

英册道契　第2223號（三）

上海縣二十五保二圖地保稟帖

上海特別市土地局

（空白）

上海特別市土地局

逕啓者接准六月二十七日
復函署開英冊二千二百二十三號契內有添租二十五保二畝過
字圩唐奎觀戶名半單地二分四厘五毫等由查唐奎觀之
單號是否為四百九十四號二分四厘五毫之地像應劃單請
轉抑應代單據請轉知像劃單務請調齊轉換道契之
該戶原單送辦以憑查對相應函達
即希查復為荷此致
滬北臨時辦事處

上海市土地局第四科致滬北臨時辦事處函

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得按准
大英總領事官韓照會內開今據本國商人瑪禮孫　葛果敦　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　　南　　東　　西　四至
每畝給價英銀四百弔三　　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定地畝即不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憑與　總領事官查視其租地實係無足妨礙方准租住
又查兩國議章程雖外國人有遇陳得業之處但無准租地實係與華民轉售實業若華民欲在界內租地實係須由
總領事官與中國官憑酌給道照始可准行上列各條倘該商並後代替業之人將來以其地轉與不遵明本
國總領事官並道憲批准管轄其地轉致分段或已成人易造房屋轉租華民居住若未領兩國官憑允准照樣
準每年不照納租銀二千五百文預付銀號還犯斯約者即此契作爲廢紙地即歸官須至租地契者

光緒二十二年二月十八日給　租地契　二千二百二十四號

查該地在三保頭圖知字圩唐陸永唐此批

此項租地係瑪禮孫大局會同勘復坐落三十五保頭圖知字圩王名沈家灣大界浜實地貳畝貳分劃屋四地東至陳姓地西至黃姓二百三號地南至
小路北至川地沿圖到道該商應照大寶畝分四地管業相應批明蓋印備方　光緒三年七月初一日批

光緒三年肖初四日瑪濃孫洛夫敦將所租二千二百二十四號大寶地貳畝貳分劃屋轉與業廣公司遵例租用此批

光緒三年十月初二日業廣公司將所租二千二百二十四號大寶地貳畝貳分劃屋轉與三部局專例租用此批

此契租地已由工部局會同英國四千二百二十七號契內租用本契理合批銷蓋印備考光緒三十年正月二十一日道署批

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Fraser [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor Tao 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 ——— mow, ——— fen, ——— li, ——— hao, bounded

North by ———

South by ———

East by ———

West by ———

That the said Renters pay to the said Proprietor a sum of Taels Four hundred (Tls. 400)

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

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

Firstmost, as the towns of Treaty held by Foreigners as the Treaty within the Limits set apart for their location, it such that no Proprietor can claim an unlimited or unconstitutional 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 settled many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and thereon to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of 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 Hsü 22nd year, 2nd moon 18th day.

L. S.

March 31st 1896.

No. of Lot, ——— } 2224.
No. of Title Deed, }

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

James [illegible]
Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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礼孫　蔡秉敦稟請在上海按和約所定界內租業戶沈正祥等地一段承遠租　畝分厘　毫　南　東　西　每畝給價英庫平銀三百兩正　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沈正祥等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實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貨賣若華民欲在界內租地實房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登簿將其地號段分畛或已或人易造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲蠟紙地即歸官須至租地契者

光緒二十二年二月十八日給　租地契　二千二百二十五號

查該地坐落王家莊周志祥地

此項租地飭據會文局會同勘復坐落王家莊面段字圩名沈家灘大貝塘陸畝肆分柒厘壹毫四址東北南均至美冊壹百四十號地面至源記地南至浦江灣圖到道該商應照大實畝分四址管業相應批明蓋印備考光緒二十年二月初五日監督呂印給

一千九百十五年一月十五日碼礼孫　蔡秉敦將本契全地轉與德和行租用此批

一千九百十七年九月九日德和行將本契全地轉與業本德　麥克勞租用此批

查此契原有地陸畝肆分柒厘壹毫內計浦外實剩地肆畝玖分陸厘又添併美冊五百四十二號契地壹百叁畝壹分柒厘叁毫又英冊二千二百二十六號全契地叁畝壹分肆厘壹毫三絲合計實有地壹百拾壹畝肆分捌厘四址東至勝趙路西至英冊九千號地南至黃浦灘浦界線北至楊樹浦路該商應照文繳還本契此批民國七年九月二十日銷冊本契註銷

民國九年八月十四日全地轉立日本冊四百四十號新契本契註銷

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Shen Ching-kwang, Sung-tang & 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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietors a sum of Kuping Taels Three hundred (Kuping Tls. 300.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 2nd moon 18th day.

March 31st 1896.

No. of Lot, 4 } 2225.
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2225號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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孫　葛來敎稟請在上海按和約所定界內租業戶沈正祥等地一段永遠租　畝　分　厘　毫　北　東　南　西　每畝給價英庫平銀二百兩正　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沈正祥等　將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實易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易與華民輾轉貨賣若華民欲在界內租地實易須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將預先年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年二月十八日給

租地契　二十二百二十六號

查該地坐落三保五十圖殷字行若沈家灘又貝字地方畝叁分肆厘柒毫西北至馬路繪圖到道該商應照大實畝分四扯管業相應批明蓋印備考

此項租地飭據會大局會同勘復坐落三保五十圖殷字行若沈家灘又貝字地方畝叁分肆厘柒毫西北東南兩面均至英册壹百二十五號地西至源記地北至馬路繪圖到道該商應照大實畝分四扯管業相應批明蓋印備考

光緒二十二年二月初五日監督呂　印給

一千九百十五年一月十五日瑪禮孫　葛來敎　將本契全地轉與德和行租用此批

一千九百十七年九月九日德和行將本契全地轉與裘未德　婁先敬　租用此批

民國七年九月二十六日全地併入英册二十二百二十五號契內本契註銷

英册道契　第2226號（一）

英册道契　第2226號

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Fratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors Shen Ching-hsiang, Sung-tang & 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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietors a sum of Kuping Taels Two Hundred (Kping Tls. 200—) .....

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 2nd moon 18th day.

March 31st 1896.

No. of Lot, 5 } 2226.
No. of Title Deed, }

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

Jaundeath
Vice-Consul.

英册道契　第2226號（二）

會丈局

札

為

札飭事本年二月十九日接

英總領事韓　函送二十二至二十五六等冊計圖二套請派員

勘撥印花等用隨給函洽並函復外合給札飭札委

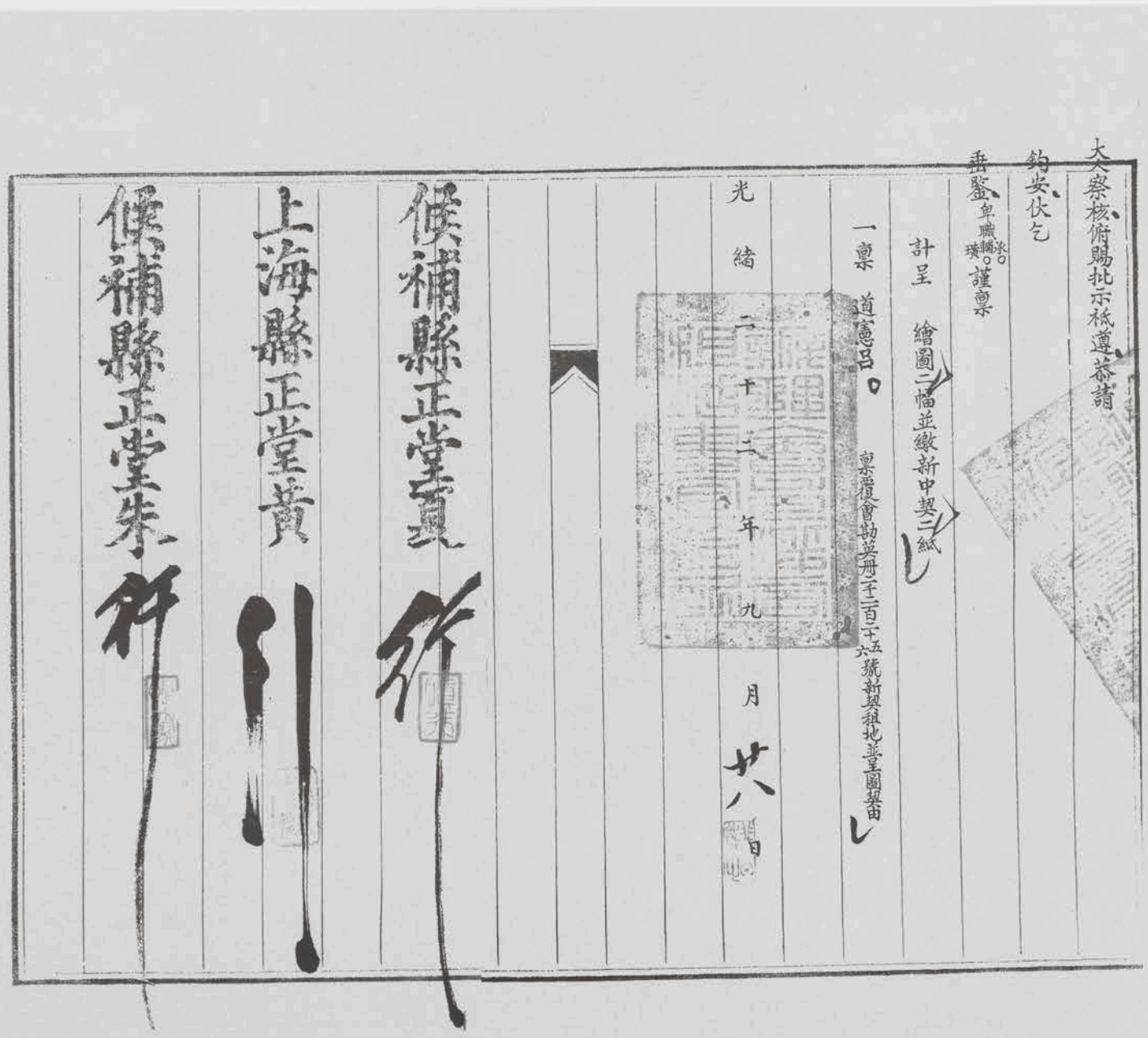
到該員等即便查收祗日會同上海縣暨

英册道契　第2226號（三）

上海道札飭會丈局a

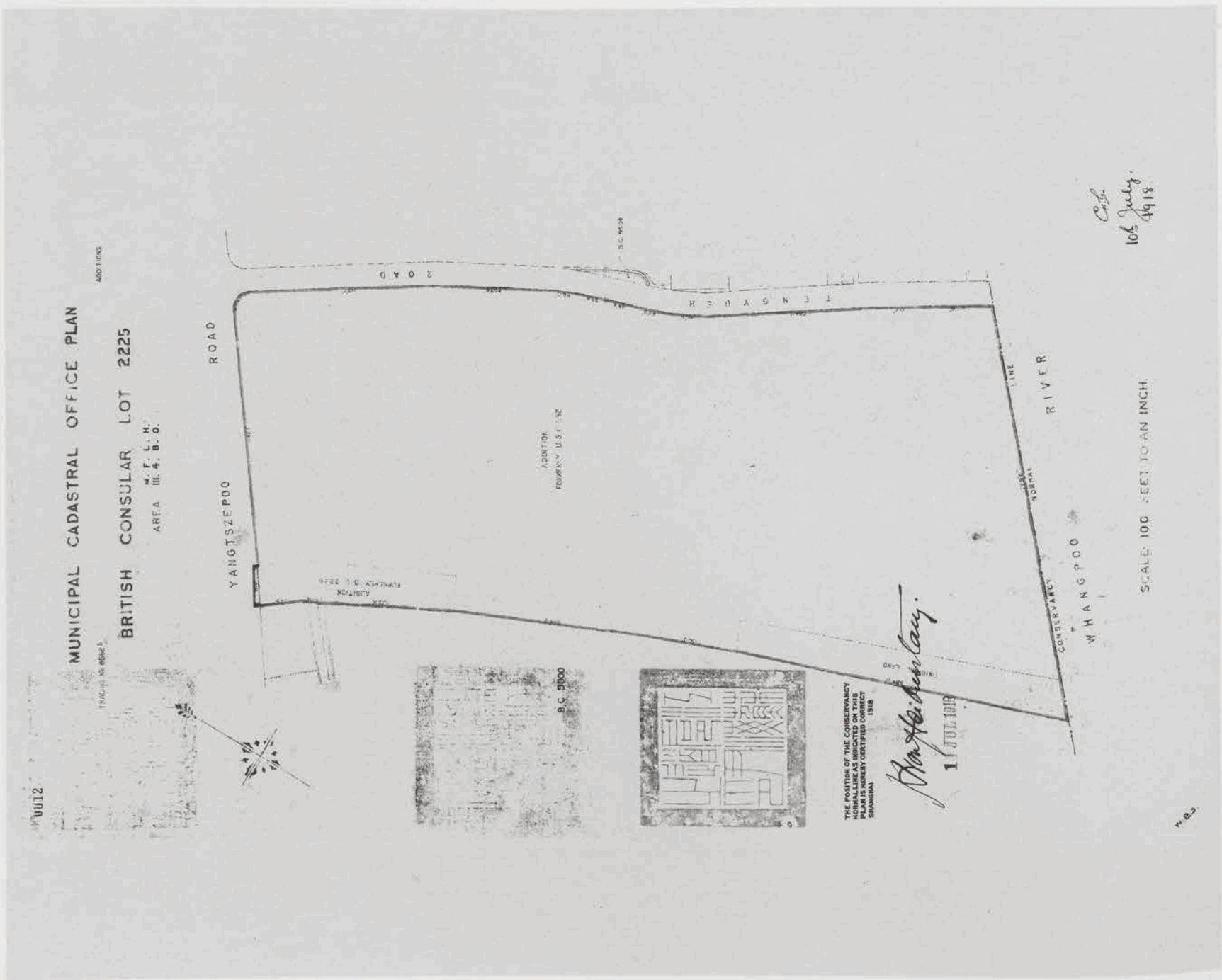
英冊道契　第2226號（四）

英冊道契　第2226號（五）



大人察核俯賜批示祇遵恭請
鈞安伏乞
垂鑒卑職麟瑞謹稟
計呈　繪圖二幅並繳新中契二紙
一稟　道憲呂。
稟覆會勘英冊二百十五六號新契租地並呈圖契由
光緒二十二年九月廿八日
候補縣正堂黃
上海縣正堂黃
候補縣正堂朱

英册道契　第2226號（六）
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2226號（七）
上海公共租界工部局繪製地塊圖

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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寶昌　稟請在上海按和約所定界內租業戶張福慶炳和尚海和西

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

每畝給價英銀五百兩正　業戶張福慶炳和尚海和將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

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

又查向議章程雖外國人有通融得益之處但無准租地實係與華民輾轉貨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

國總領事官與中國官憲查明實在情形或已或人另造房屋轉租華民居住若未領兩國官憲允准蓋

並每年　號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年四月　日給　租地契　二千二百二十七號

查該地坐落甘三保二圖東字坵名虹橋大浜南地基該戶栽棚屋柒間坐東至張姓蔭宅水濱西北兩面均至英冊壹千壹百壹拾號地畫圖到道該商

此項租地飭據會丈局會同勘復坐落甘三保二圖東字坵名虹橋大浜南地基該戶栽棚屋柒間坐東至張姓蔭宅水濱西北兩面均至英冊壹千壹百壹拾號地畫圖到道該商

應照大清部頒管業憑照應批明蓋印備考光緒十四年正月　日監督蔡　即給

光緒二十六年五月十六日寶昌將本號大寶地基畝分捌厘柒毫轉與阿斐生　阿廷代耳　華達遷租此批

光緒三十二年六月二十日阿斐生　阿廷代耳　華達將本號基地轉與高易租用此批

一千九百十六年四月二十日高易將本號大寶地基畝分捌厘柒毫轉與業廣公司租用此批

查此契准英國駐上海總領事官本契內前租主業廣公司將全地轉與通和有限公司租用等因准此相應加批以資執照

管此批　中華民國二十年十月　日

中華民國二十一年三月　日全契地保主英冊一三七四〇號一三七四三號新契本契註銷

[TRANSLATION.]

TITLE DEED.

Taotai'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 Her Britannic Majesty's Consul-General, stating that The Shanghai Silk Filature Limited

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Chang Ho-shang, Pinho, Fuh-ching & Hai-ho a Lot of Land, situated within the 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*, ... *te*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels Five hundred (Ts. 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 Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:—

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 3rd moon 4th day.

April 16th 1896.

No. of Lot, —
No. of Title Deed, 2227.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

Jamieson
Vice-Consul.

故稟者竊奉

憲臺札飭會勘英冊二千二百三四二十七八號新契租地一案業將二千二百三四號契地查明勘丈先行繪圖稟覆在案茲查二千二百二十八號新契係據華民陶雲龍全毋馬氏將祖遺坐落二十五保二畫過字圩四百八四號戶名劉其昌則田九分五厘二毫租與洋商道達為業附交前項田單一紙上首劉永山原賣契一紙當傳同業戶曾飭專者地保前往復勘按址逐細丈量丈見積二百二十八步二分四厘合地九分五厘二毫核與原契田單所載之數相符四址東至王姓地西至浜岸南至錢姓地北至白姓地尚無違碍土名唐家街除將田單批明同原契發還英署並將二千二百二十七號契地另行勘復外理合將二千二百二十八號新契租地會勘緣由繪圖貼說聯銜稟覆同奉發新中契呈繳仰祈

大人察核俯賜批示祇遵恭請

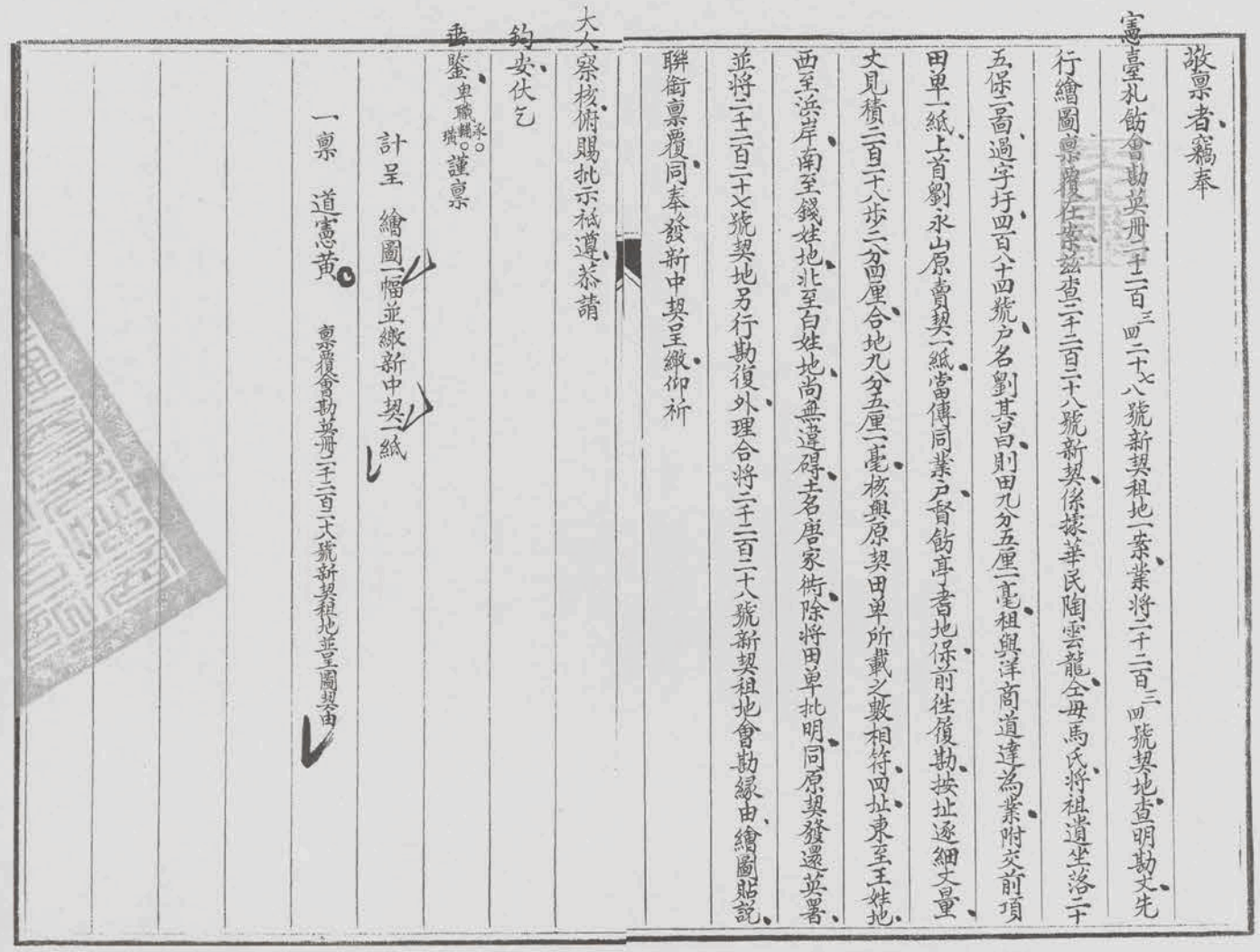
鈞安伏乞

垂鑒卑職（林）（瑞）謹稟

計呈　繪圖一幅並繳新中契一紙

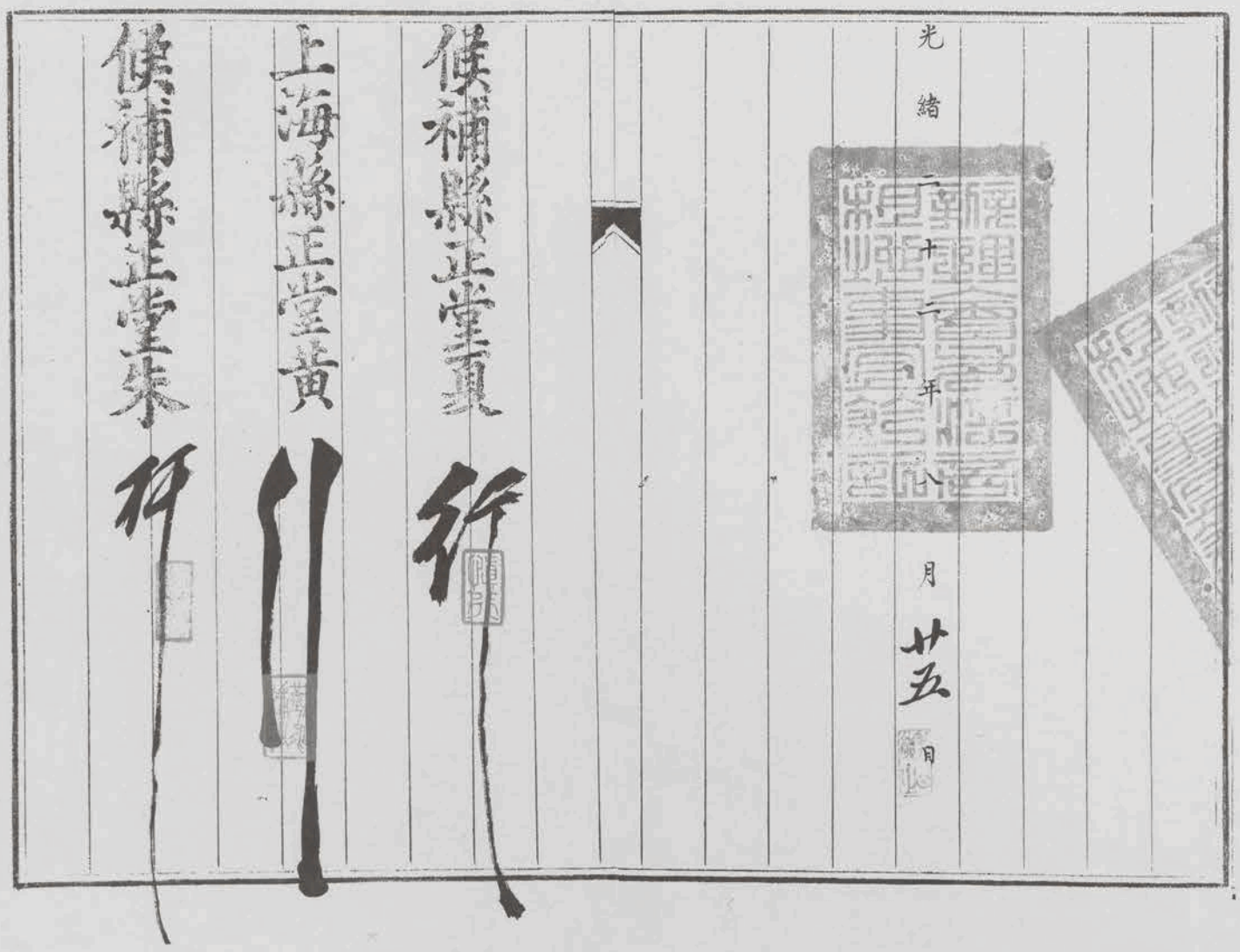
一稟　道憲黃

稟覆會勘英冊二千二百二十八號新契租地並呈圖契由



英册道契　第2227號（三）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖a



英册道契　第2227號（四）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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　察請在上海按和約所定界內租業戶陶雲龍全母馬氏地一段永遠租　畝分厘毫北　南　東　西　文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶陶雲龍全母馬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定地畝却不能由己便亦不得轉與別國未曾進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益之處但無准租地實房與華民輾轉貨賣若華民欲在界內租地實房須由總領事官與中國官憲約合查明憑據始可准行上列各條倘該商進後代管業之人將來以其地轉與不察明本國總領事官並地保查明批准發給印憑據者以及已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不　號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年三月　日給　租地　地契　二千二百二十八號

查該地坐落廿五保一區三圖過字圩昌記張春和此批塊畫地文彩又批

此項租地約據會大局會同勘復坐落十五保三區過字圩土名唐家衖大見浦實地致分伍厘壹毫四忽東至王姓地西至浜岸南至發姓地北至白姓地繪圖到道該商所造大寶數分四地作準相應聲明蓋印備考　光緒三年九月初日批

光緒壹年六月初四日道達將所租二十二畝二分號文海地玖分伍厘壹毫轉與瑪礼孫　茵東致遵例租用此批

光緒二年十二月初三日瑪德恩將承租業號數將字號數載明換計細畝再租此批

光緒三年正月初五日計細請將本契註銷歸入憂利署入冊此批

此契租地已由英商瑪禮孫茵東致將座地轉與立義昌計細壹畝再租此號新契給執本契再批銷盖印備考　光緒三年二月初四日道署批

英册道契　第2228號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that William Macdonnell Dowdall [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Tao Yuen loong & Ma shi a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars Five hundred & fifty ($550) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 3rd moon 4th day.

April 16th 1896.

No. of Lot, —
No. of Title Deed, 2228.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189...

Saundercott
Vice-Consul.

一一一六

英册道契　第2228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 爲

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 亨克客 禀請在上海按和約所定界內租業戶 韓富富

地一段永遠租 畝分厘毫北 南 東 西

每畝給價 英洋壹百元 其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貿易無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地貨易與華民轉貨賣若華民欲在界內租地貨易須由

總領事官與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禀明本

國總領 分畀或已或人另造房屋轉租華民居住若本領兩國官憲允准憑據

銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年三月初六 日給

查該 一好商沈 批

此項租地係 字第二百二十九號 計上名王姓等丈見實地坎分畔座落北四邑東至潘姓地西至凌姓地南至公路北至路繪圖到道該商應照丈實畝分四至管業相應批明並印備方准給予光緒二十二年三月初六日 監督劉 印給

租地契 二十二百二十九號

二千三百廿六

一九二一年二月廿日 密倫氏 簽收契全張轉與 泰 利 祖用此批

英領事二十二年 七月二十日准日本領事官 安田信託株式會社 支店 字第六〇〇號函

轉立西洋第八 五八（業戶 上海領事署 經理酒契時換給執照

中華民國二十一年七月二十日上海市地政局 祖字第六〇六六號

英册道契 第2228號 第2229號

英册道契 第2229號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

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

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars One hundred ($100.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 3rd moon 6th day.

April 18th 1896.

No. of Lot, — } 2229.
No. of Title Deed, }

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

Jamieson
Vice-Consul.

二一七

英册道契 第2229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黃　爲

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密倫敦稟請在上海按和約所定界內租業戶鄭公記

地一段永遠租　畝　分　釐　毫　北　南　東　西

每畝給價洋二百元正 共其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶鄭公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定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查覈其租地賃房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉貨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[illegible]將其地轉[illegible]分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年[illegible]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[illegible]年三月初六日給

租地
地契 二千二百三十號

查該[illegible]批

此項租地飭據會丈局會同勘復坐落二十三保十二啚臣字圩土名楊家碼頭丈見每貝地叁畝捌分四厘五毫四址東至薛姓地西至德盛昌地

南至塘溝北至浜岸繪圖到道該商應照丈每貝畝分四址管業相應批明蓋印備考光緒廿三年正月十九日監督劉　印給

二千二百卅號

千九百二十八年十月五日公平行將此契全地轉與中國營業公司租用此批

民國三十二年三月九日本局補註

此契於三十二年三月二日准日本國駐上海總領事署字第二八二八號函

轉立日冊第四二六六號由株式會社協產公司代理管業將換給新契

中華民國三十二年三月十日上海特別市地政局批　租字第二七七二號

英冊道契　第2230號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that *Osborne & Middleton*

[herein described and called the Renter] ha*ve* applied to Rent in perpetuity from the Proprietor *Cheng Kung Kee*

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

North by ....

South by ....

East by ....

West by ....

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, [L. S.] *3rd* moon *6th* day.

April 18th 189*6*.

No. of Lot, — }
No. of Title Deed, } *2230.*

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

James Scott
Vice-Consul.

英冊道契　第2230號（二）

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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婦人密倫氏 稟請在上海按和約所定界內租業戶兼敬記吳湘舟長生雲亭順卿 地一段承遠租 故分厘毫北 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 每畝給價英銀六百五十兩正 業戶兼敬記吳湘舟長生雲亭順卿 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由 己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地質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質房與華民輾轉貨賣若華民欲在界內租地質房須由 總領事官與中國官憲酌給章印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官請憑地主會同中國官憲查勘分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 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

光緒二十二年三月初六 日給 租地契 二千二百三十一號

查該 洋三角三分三厘 好西洋沈出 批

光緒二十二年八月五日奧勒得孫將本號契地轉與施托克遵租此批

光緒二十二年十二月三日施托克將本契全地轉與通和洋行租用此批

查此契原有地捨畝捌厘貳毫今添租業戶徐永清地又見坍分毫厘叁毫兩共合計實地拾貳畝肆厘伍毫四北東至英冊二千九百九十五號地西至英冊二千六百二十二號擬築條弄路南至塘山路北至小路現築圍牆以後商准築之後業戶仍照老契納租不得藉口

查此契准英國駐上海總領事署函來知由前租主滙豐銀行將全地轉與愛爾德有限公司租用等因准此相應加批以資執管此批

中華民國二十年五月二十日上海市土地局批印

光緒二十二年三月初六日給好西洋沈出批

光緒二十二年八月五日奧勒得孫將本號契地轉與施托克遵租此批

光緒二十二年十二月三日施托克將本契全地轉與通和洋行租用此批

查此契原有地捨畝捌厘貳毫今添租業戶徐永清地又見坍分毫厘叁毫兩共合計實地拾貳畝肆厘伍毫四北東至英冊二千九百九十五號地西至英冊二千六百二十二號擬築條弄路南至塘山路北至小路現築圍牆以後商准築之後業戶仍照老契納租不得藉口

查此契准英國駐上海總領事署函來知由前租主滙豐銀行將全地轉與愛爾德有限公司租用等因准此相應加批以資執管此批

中華民國二十年五月二十日上海市土地局批印

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 Her Britannic Majesty's Consul-General, stating that Salome Elizabeth Middleton [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Huang Chi Kee, Woo Seang-chow, Woo Yuen-ting & Woo Yung-yun a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels Two hundred & fifty (Tls. 250.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 3rd moon 6th day.

April 18th 1896.

No. of Lot, —— } 2231.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.....

Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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亨先客稟請在上海按和約所定界內租業戶吳聖寶等

地一段永遠租　畝　分　釐　毫　北　南　東　西

每畝給價共銀五百兩正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶吳聖寶等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地賃房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉貨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替業之人將來以其地轉與不稟明本

國總領[illegible]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[illegible]付銀號釐犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年三月初六日給

租地契二千二百三十二號

查該[illegible]此批

此項租地[illegible]王婆巷之東丈見實地貳畝伍分壹厘壹毫西址東南兩面均至公路西至吳姓地北至小路

繪圖到[illegible]光緒二十三年二月初十日監督劉　印給

此號租契地[illegible]原有地貳畝伍分壹厘壹毫今添租地陸分壹厘伍毫共有地叁畝壹分貳厘陸毫繪圖

到道該商[illegible]光緒二十三年九月十一日署監督蔡　印給

非川

民國十五年二月八日全地轉立美冊二千九百十八號新契本契註銷

註銷

英册道契　第2232號（一）

[TRANSLATION.]　　　*Taotai's copy.*

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that *Harry Teasdale Hancock* [herein described and called the Renter] ha*s* applied to Rent in perpetuity from the Proprietor*s* *Woo Shen-pao, Hsuing-kwan, Chin-nuan & Tao fa* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ....

South by ....

East by ....

West by ....

That the said Renter pay to the said Proprietor*s* a sum of *Taels Five hundred (Tls. 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*s* shall Rent the said quantity of Land to the said Renter upon the following conditions :—

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year,　L. S.　*3rd* moon *6th* day.

April 18th 189*6*.

No. of Lot,
No. of Title Deed, } *2232.*

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

James Scott
Vice-Consul.

英册道契　第2232號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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孫葛來敦稟請在上海按和約所定界內租業戶德華銀行地一段承遠租 畝 分 厘 毫 北 南 東 西 文其年租每畝一千五百文每年預付銀號等因前來本道已飭每畝給價 業戶德華銀行將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實易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易與華民輾轉貨賣若華民欲在界內租地實易須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本國總領事官並憲批准登冊將其地畫段分明或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年 三 月 十五 日給 租地契 二千二百三十三號

查該地係租字第 號換立本契此批

此項租地基冬三係黃金字圩老墳前在出家園西北份攤會文局會同勘複又見黃地畔敢伍厘捌毫南至洋商自地西至寶源祥豐昌兩冊五百號地南至路兩開西至寶源祥地北至濱路號地間有父溝路一條不得阻塞路道行人仍須於契內批明等情繪圖到道該商應照文實數分四聯管業相應批明蓋印備考 光緒三年 月初 日批

光緒二十二年三月十五日瑪禮孫葛來敦將所租二千二百三十三號又洋貨地肆畝伍厘捌毫轉與道勝銀行遵例租用此批

光緒壹年正月十五日道勝銀行將所租二千二百三十三號地肆畝伍厘捌毫轉與納礼遜葛來登遵例租用此批

此系租地全數係入英冊二千九百二十八號新契內合用相應批銷蓋印備考 光緒二十五年五月十四 日批

英二十二百三十三号

The within Lot was formerly Italian Lot No 1.

[TRANSLATION.]

Lintai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Monsin. Fredrick Montague Fraser [herein described and called the Renter*s*] has applied to Rent in perpetuity from the Proprietor The Deutsch Asiatische Bank a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter*s* pay to the said Proprietor a sum of .....

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

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

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

The conditions of this Deed, therefore, are:—That if the said Renter*s*, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter*s*, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 22nd year, L. S. 3rd moon 15th day.

April 27th 1896.

No. of Lot, ...
No. of Title Deed, 2233.

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

James Leech
Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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礼遜、葛來敦稟請在上海按和約所定界內租業戶德華銀行

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價　文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶德華銀行將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地賃房無足妨碍方准租住

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

總領事官與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[illegible]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

並何年不[illegible]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

光緒二十二年三月十五日給

查該地係由德冊[illegible]號換立本契此批

租地
地契　二千二百三十四號

此項租地坐落二十五保十一圖念字圩土名播前街據會丈局會同勘復丈見實地壹畝肆分貳厘伍毫四址東至寶源祥地西至有恒行地南至小路北至王姓地

繪圖到道該商應照丈實畝分四址管業相應批明蓋印備考　光緒二十二年八月初四日批

中

光緒二十三年十二月十六日瑪礼遜、葛來敦將前租二千二百三十四號丈實地壹畝肆分貳厘五毫轉與道勝銀行遵例租用此批

光緒二十四年正月二十五日道勝銀行將所租二千二百三十四號丈實地壹畝肆分貳厘五毫轉與瑪礼遜、葛來敦遵例租用此批

此契租地已全數併入英冊二千九百二十八號新契內合用相應批銷蓋印備考　光緒二十五年五月十四日批

英二千二百三十四号

英册道契　第2234號（一）

The within Lot was formerly German Lot No. 68.

[TRANSLATION.]　　Taotai's Copy

TITLE DEED.

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 Her Britannic Majesty's Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Deutsch Asiatische Bank a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ....

South by ....

East by ....

West by ....

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, [L. S.] 3rd moon 15th day.

27th April 1896.

No. of Lot, — }
No. of Title Deed, } 2234.

Registration completed at
H.B.M. Consulate-General, Shanghai,
this .... day of .... 189 ....

Jamieson (?)

Vice-Consul.

英册道契　第2234號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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黎萬敦 禀請在上海按和約所定界內租業戶德華銀行

地一段永遠租 畝 分 厘 毫 北 南 東 西

每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶德華銀行 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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覆轉貨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禀明本

國總領事官請經憲批准登簿將其地畝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

並每年不繳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

光緒二十二年三月十五 日給 租地 二千二百三十五號

查該塊係德華文契換之本契此批

此項租地坐落三保十畝字圩老山家園飭委會丈局會同勘復丈見實地壹畝柒分壹厘陸毫中間公路係南首潤一步北首潤非之分合地陸厘四毫

不准阻斷佔用仍請批明契內四址東至華路西至美册六百二十號地南至公路北至吳王二姓地圖到過該商應照大實畝分四址管業相應批明蓋印備考

光緒二十二年四月初四日批

光緒貳拾貳年三月廿五日瑪禮遜洋行轉飭將原批二千二百三十五號又增買地壹畝柒分七厘陸毫轉換道勝銀行遵例祖用此批

光緒壹拾陸年正月廿六日道勝銀行轉飭將原批二千二百三十五號地壹畝柒分壹厘陸毫轉與瑪禮遜洋行遵例祖用此批

此契祖地已全數併入英冊二千九百十八號新契內合用相應批領蓋印備考光緒二十五年五月十四日批

英二千二百三十五号

英册道契 第2234號 第2235號

英册道契 第2235號（一）

The within Lot was formerly Farman Lot No. 70.

[TRANSLATION.]

TITLE DEED.

Sadar's copy

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Monson & Frederick Montague Watts [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor The Dutch Asiatische Bank a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 3rd moon 15th day.

27th April 1896.

No. of Lot, 2235

No. of Title Deed, 2235

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

James Scott
Vice-Consul.

英册道契 第2235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黃　爲

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孫藹來敦稟請在上海按和約所定界內租業戶胡芸青地一段永遠租　畝　分　厘　毫　北　南　東　西每畝給價英銀壹千一百　元　其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶胡芸青將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地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輾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酌給善印憑據始可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與中國官憲准租華民居住若未領兩國官憲允准憑據段分毫或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將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

光緒二十二年三月十六日給　租地契二千二百三十六號

查該地基址南至高東聖字圩第三十七保南十圖東聖字圩第三十八號大馬路西至張姓地北至小路土名池浜橋繪圖到道該商應照大清會典分畝管業相應批明蓋印備考光緒二十二年九月初二日批

此項租地係據會大局會同勘復坐落二十七保南十圖東聖字圩三十八號大馬路西至張姓地北至小路土名池浜橋繪圖到道該商應照大清會典分畝管業相應批明蓋印備考

一九三四年三月廿日勝業行

此契共三十二張　八月二十四日收回上海市地政局註銷　七三八六

轉立日期第九四〇二號　株式會社恒產公司

中華民國三十二年　八月三十一日上海特別市地政局批　七八六八號

廿二　八　廿

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Hoo Yuen-tsaiu a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietor a sum of Taels One Thousand (Tls. 1,000.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 3rd moon 16th day.

28th April 1896.

No. of Lot, —
No. of Title Deed, 2236.

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

James Scott
Vice-Consul.

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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礼孫葛來敦稟請在上海按和約所定界內租業戶曹煥胡妹郎張阿寶

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價共銀八百兩正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶曹煥煥等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地賃房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾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[illegible]分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年[illegible]銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年三月十六日給

查該地[illegible]二十三保二啚[illegible]字圩[illegible]批

租地契二千二百三十七號

此項租地飭據會丈局會同勘復坐落二十三保二啚章字圩土名張家灣丈見實地叁畝捌分壹厘玖毫四址東至樹德公司地西至朱姓地暨慎和界

南至路暨思德堂地北至公路繪圖到道該商應照丈實畝分四址管業相應批明蓋印備考光緒二十三年十二月二十八日監督劉　印給

二千三百卅七号

一九四〇年三月四日德和行將本契全地轉與奈馬排雅興安司租用此批

民國卅二年五月三日本局補註

此契於三十二年四月二十七日准日本國駐上海總領事署　字第五七二六號函

轉立日冊第七一五〇號租戶株式會社恒產公司保管理新契時換給新契

中華民國三十二年五月三日上海特別市地政局說　租字第五六五四號

英册道契　第 2237 號（一）

[TRANSLATION.]　　*Taotai's copy.*

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that *Gabriel James Morrison & Frederick Montague Gratton* [herein described and called the Renter*s*] ha*ve* applied to Rent in perpetuity from the Proprietor*s* *Tsao Huan huan, Hoo Mei lang & Chang Ah-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 .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ....

South by ....

East by ....

West by ....

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

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

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

The conditions of this Deed, therefore, are:—That if the said Renter*s*, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter*s*, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter*s* neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the 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 Hsü 22nd year,　L. S.　*3rd* moon *16th* day.

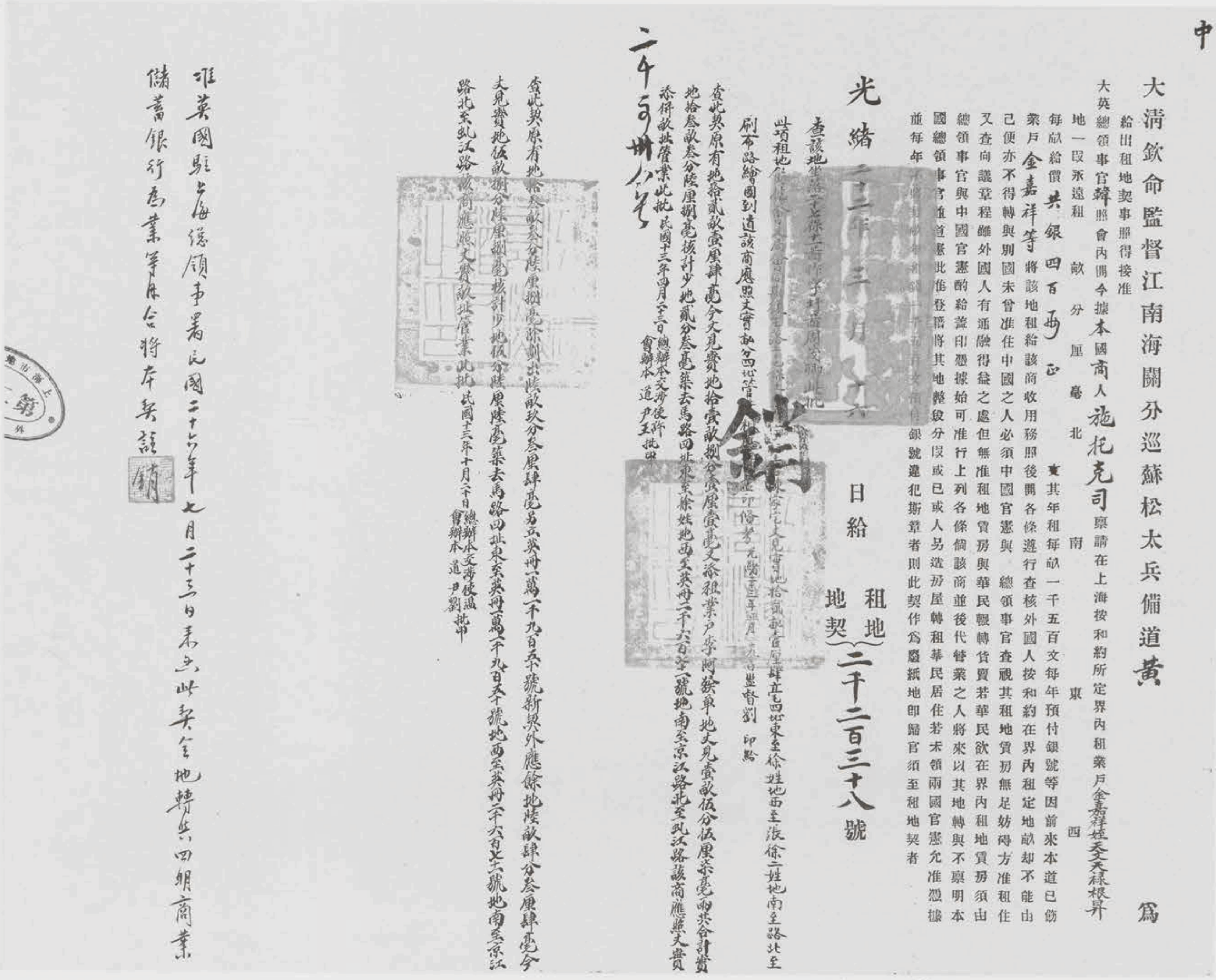
April 28th 189*6*.

No. of Lot, —
No. of Title Deed,　} *2237.*

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

James Scott
Vice-Consul.

英册道契　第 2237 號（二）

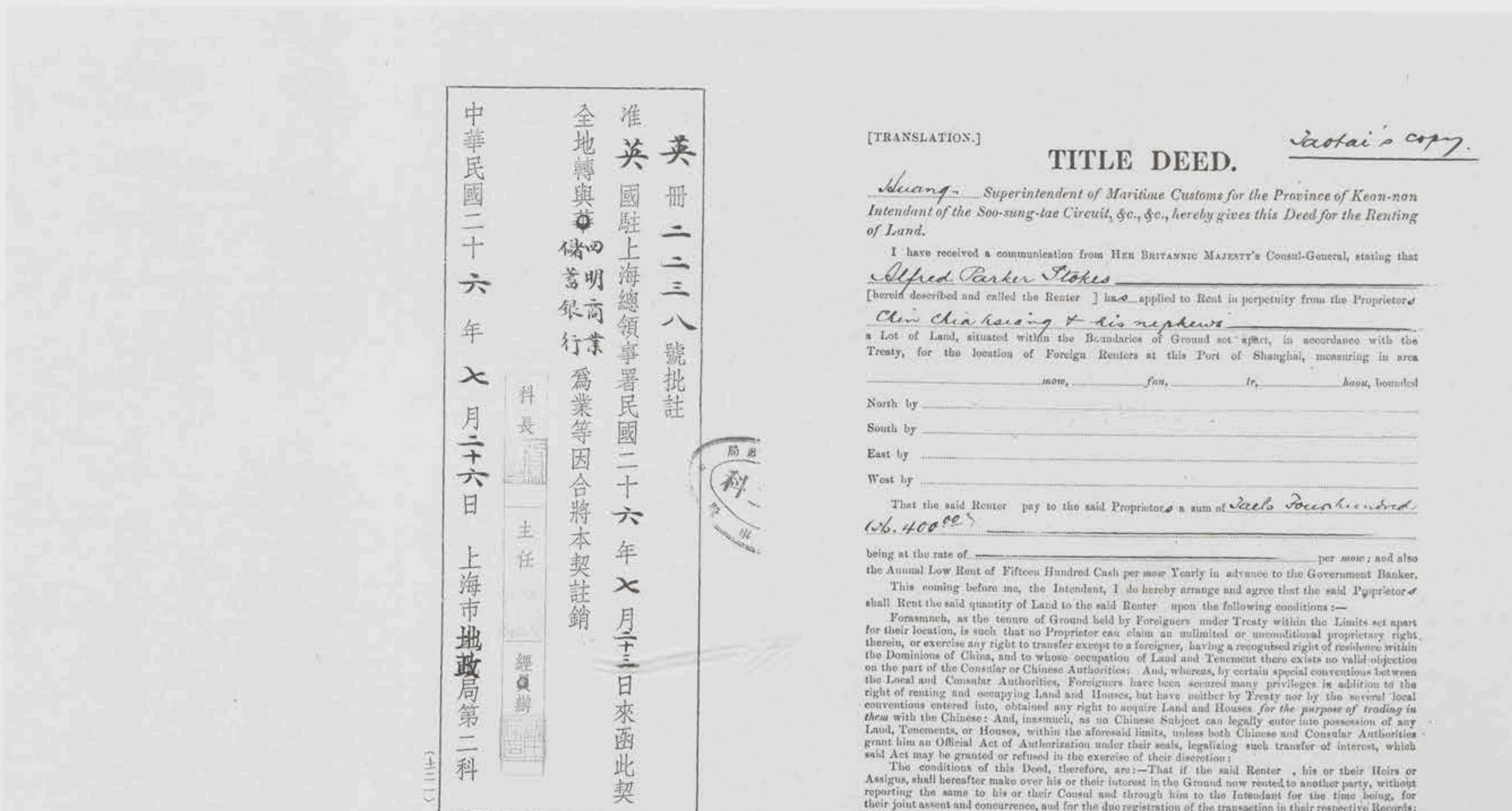


大清欽命監督江南海關分巡蘇松太兵備道黃　爲
給出租地契事照得接准
大英總領事官韓照會內開今據本國商人施扥克司稟請在上海按和約所定界內租業戶金嘉祥姪天文天祿根昇
地一段永遠租　畝　分　厘　毫　北　南　東　西
每畝給價共銀四百兩正　其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶金嘉祥等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由
己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查覈其租地貿易無足妨礙方准租住
又查向議章程雖外國人有通融得益之處但無准租地貿易與華民覈轉貨賣若華民欲在界內租地貿易須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登簿將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年　　　　　銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年三月十六日給

租地
地契　二千二百三十八號

英册道契　第2238號（一）



英冊二二三八號批註
准英國駐上海總領事署民國二十六年七月二十三日來函此契
全地轉與四明商業儲蓄銀行爲業等因合將本契註銷
科長
主任
經辦
中華民國二十六年七月二十六日　上海市地政局第二科

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Alfred Parker Stokes [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Chin Chia hsiang & his nephews a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ....

South by ....

East by ....

West by ....

That the said Renter pay to the said Proprietors a sum of Taels Four hundred (Tls. 400.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 3rd moon 16th day.

28th April 1896

No. of Lot, —
No. of Title Deed, 2238.

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

Vice-Consul.

英册道契　第2238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黃 爲

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 柏監能 稟請在上海按和約所定界內租業戶 陸老茂

地一段永遠租 畝 分 厘 毫 北 南 東 西

每畝給價 英銀七百兩正 其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

己便亦不得轉與別國未曾准住中國官憲與 總領事官查覈其租地質朋無足妨礙方准租住

又查向議章程雖外國人有通融得益之處但無准租地質朋與華民輾轉貨賣若華民欲在界內租地質朋須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商違養代替業之人將來以其地轉與不稟明本

國總領事官租主查驗等其地格段分段或已或人另造房屋租華民居住若未領兩國官憲允准憑據

並每年 銀號違犯斯章者即此契作爲廢紙地即歸官須至租地契者

光緒二十二年三月十七日給 租地契 二千二百三十九號

查該地 土名老閘基丈見實地長 弓查分查屋柒正四至東北兩面均至接壩所地南至公路西至觀音堂地界圖

此項租地 到道該商應照支費銀分四次繳清業經照繳在案相應抵明蓋印備考光緒二十二年八月二十六日地

光緒二十六年四月初十日柏監能將本號契地轉與閔德尔亨生參根尼租用此批

光緒三十年二月二十日閔德尔亨生參根尼將本契全地轉與瑪禮孫租用此批

宣統元年十月初日瑪禮孫將本契全地轉與稀四得而租用此批

此契據會丈局局長榮孟雅 英副領事函據該契地租主柏監能上契遺失業經照章登報三月今屆期滿請爲補給等情

合隨該號上契送局查照詳請補給等因查該上契既經遺失照章自應准予補給惟日後原契出現仍由該租主理直將契加

批呈請即給前來相應抄錄本文移復查照即備考 民國六年二月二十日 總辦本文移復朱 批即

會辦本 道 尹徐

查此契原有地基敘分 厘 毫 絲 忽 分 厘 毫 絲 忽 英畝 分 厘 毫 絲 忽 英方碼 號 英冊一萬（千四百九十三）號新契外丈見餘地 畝 敘捌分柒毫又東

面靠去路地 畝 分 厘 毫 絲 忽 分 厘 毫 絲 忽 英畝 分 厘 毫 絲 忽 英方碼 號 英冊二千五百五十三號地南至大路西至英冊二千五百五十三號地北至大路北至英冊一萬一千四

百九十三號地該商應照支費銀 兩 錢 分 厘 毫 絲 忽 地敘批管業此批 民國六年三月九日 總辦本文移復陳

會辦本 道 尹 批即

此契業經登記 承德公司所有供營建築綜理地產總公司地契業經

中華民國三十二年 六月十八日上海特別市地政局執

劃字第一二〇六號

此契已於 民國 年 九月 日換給 劃字 號新證

（承租股權原本契補註）

英册道契 第2238號 第2239號

（一）英册道契 第2239號

Taotai's copy.

[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 HER BRITANNIC MAJESTY'S Consul-General, stating that James Buchanan [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Loh Lao-mow a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels Seven hundred (Tls. 700.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kwang Süi 22nd year, L. S. 3rd moon 17th day.

April 29th 1896.

No. of Lot, 2239

No. of Title Deed,

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

Vice-Consul.

一一一七

英册道契 第2239號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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康步廬 稟請在上海按和約所定界內租業戶趙桂香願曉庭

地一段東遠租 畝 分 厘 毫 北 南 東 西

每畝給價 兵銀 五百四十 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

業戶趙桂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定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨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貨房與華民輾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

並每年不解納地租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年三月 十六 日給 租地契 二千二百四十號

查該地坐落于北 [illegible] 好 王鑑定此批

[illegible] 好王名金家浜大兒窑見地 [illegible] 東至 [illegible] 南至 [illegible] 西至華姓地 [illegible] 北至 [illegible] 該商應照上實畝分西北管業相應批明並印備考光緒二十二年九月初三日批

光緒二十年 [illegible] 分壹厘柒毫轉與德厘馬立師 遵例租用此批

民國十年九月十七日全地併立英冊二萬三百二十六號新契核計步地六分三厘交處築出爲給本契 [illegible]

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that Roderick McNeil Augus Campbell [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chao Kwei shang & Koo Hsiao-ting a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels Five hundred & forty (Tls. 540.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 3rd moon 16th day.

28th April 1896.

No. of Lot, —
No. of Title Deed, 2240.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189...

Vice-Consul.

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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有恒行阿尔加稟請在上海按和約所定界內租業戶石長春地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價英洋五十元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶石長春將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地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輾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轉請道憲批准登冊其地基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洋銀照章付清又不照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

光緒二十二年三月十七日給 租地契二千二百四十一號

查該地坐落于高昌廟字坍第十圖合字坍第 號 此批

此項租地仍據會大局會同勘復坐落二七保高昌廟字坍第 號 坐落公所南首大見實地東分玖厘柒毫西北至界路西南兩面均至陳姓地北至雇姓地繪圖到道該商應照大實畝分西北管業相應批明備考光緒二十二年八月初旨批

二千九百二十一年十一月廿二日有恒行阿尔加將本契全地轉與新瑞和 照此批 民國廿年一月廿日本局補註

此契於三十二年一月二十日在上海領事署 字第八九七號函轉工日 收二二五七號 呈報 本契業經註冊 特此註明 中華民國二十二年一月二九日 地政局批 程字第八六二號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

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

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars fifty ($50.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 3rd moon 17th day.

29th April 1896.

No. of Lot, —
No. of Title Deed, 2241.

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

Vice-Consul.

一二一九

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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套盆　稟請在上海按和約所定界內租業戶黃金福

地一段承遠租　畝　分　厘　毫　北　南　東　西　每畝給價英洋八十元正　其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶黃金福　將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國官憲與　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輾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幾段分段或已或人易造房屋轉租華民居住若未領兩國官憲允准憑據並每年

光緒二十二年三月十七　日給　租地契　二十二百四十二號

查該地經丈保南至畫東至字圩圍沈孝岩此租

光緒三年三月七日已收訖之照又來函稱二十二百四號叫留仍歸當勤之地轉與套盆併入本契租用此批

此項租地前據會丈局查覆坐北保南至畫東至字圩連同二十二百三號契內劃出伍厘柒毫四絲應歸當勤之地併計入負責地畫計四厘壹毫西至地東至英冊二十二百五號地西至陸姓地盤同租地南至陸姓地盤英冊二十二百三號地北至同租地總圖到道該商應照丈冊畝分四址管業相應批明蓋印備考　光緒三年二月廿二日監督呂　即給

英冊地編稱特別區十　字圩一號　垻

光緒三十二年七月十九日套盆將本號契地壹段肆厘陸毫轉典通和行租用此批

一千九百十三年九月二十三日通和行將本契全地轉典譚華租用此批

同日譚華將本契全地轉押與担文租用此批

查此契准英國駐上海總領事署照本契由前租主担文將全地轉典諾克生租用等因准此相應加批以資執管此批

中華民國二十六年十月十五日上海市地政局批印

查此契准英國駐上海總領事署照本契由前租主諾克生將全地轉與泰利有限公司租用等因准此相應加批以資執管此批

中華民國三十二年一月三十日上海特別市地政局批

此契於三十二年一月十六日經日本國駐上海總領事署轉立百冊第二四三〇號租戶中支船舶與株式會社

中華民國三十二年一月三十日上海特別市地政局收

九八二四號

[TRANSLATION.]

TITLE DEED.

Taotai's Copy

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that John David Thorburn — [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Hwang Chin-fu — a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port, of Shanghai, measuring in area ____ *mow*, ____ *fun*, ____ *le*, ____ *haou*, bounded

North by ____

South by ____

East by ____

West by ____

That the said Renter pay to the said Proprietor a sum of Eighty dollars ($80) — being at the rate of ____ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

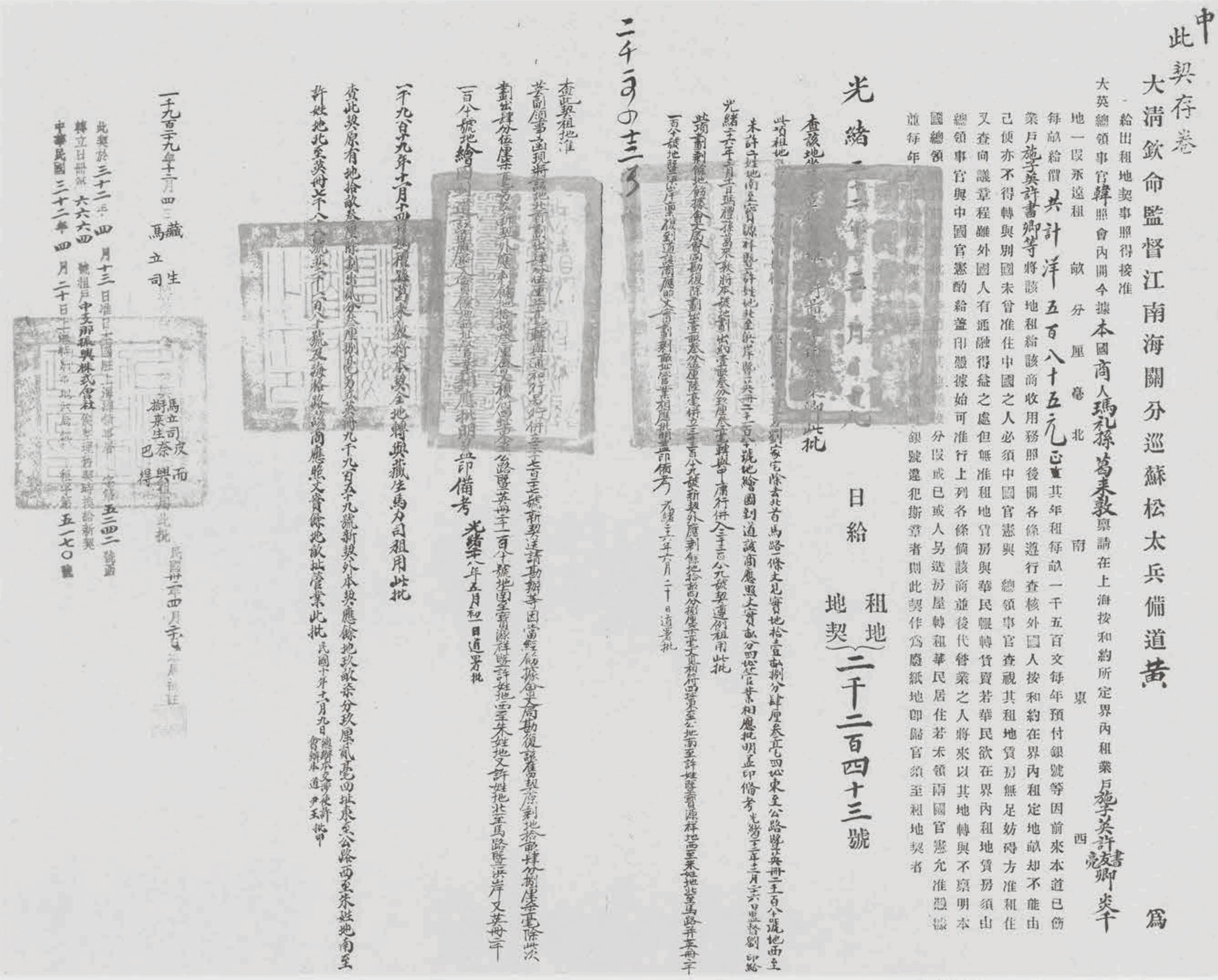
Kwang Hsu 22nd year, L. S. 3rd moon 14th day.

29 April 1896.

No. of Lot, ____ } 2242
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ____ day of ____ 189__

James Scott
Vice-Consul.



此契存卷　中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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孫葛來敦稟請在上海按和約所定界內租業戶蔣子英許書卿等

地一段 計遠租　畝　分　釐　毫　北　南　東　西

每畝給價共計洋五百八十五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

業戶蔣子英許書卿等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝卻不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地賃房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民轉賃買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

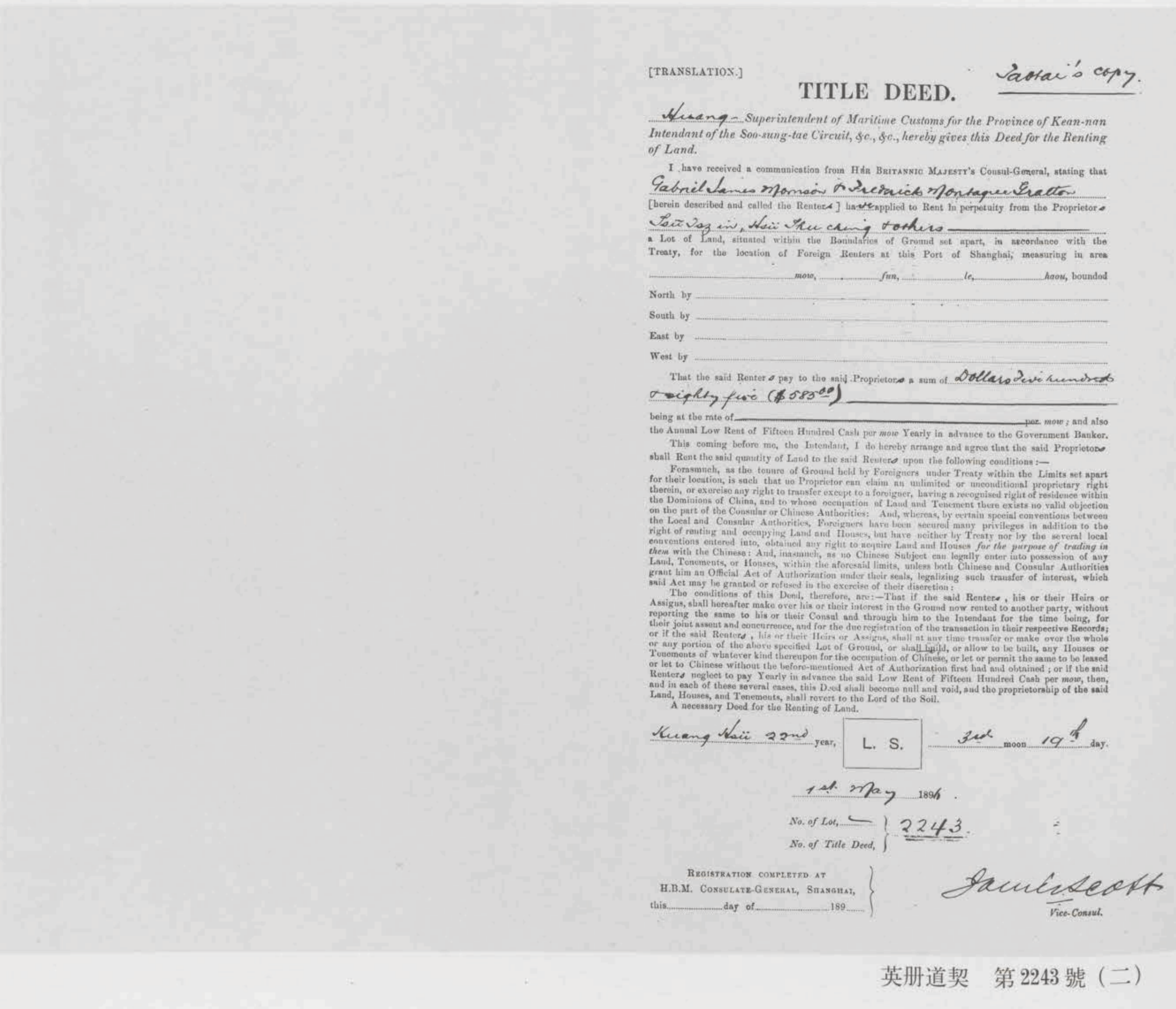
國總領　分設或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十二年三月十九日給

租地
地契　二千二百四十三號

英册道契　第2243號（一）



[TRANSLATION.] *Taotai's copy.*

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Gabriel James Morrison & Frederick Montague Gratton* [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors *Tsu Tsz in, Hsü Shu ching & others* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ....

South by ....

East by ....

West by ....

That the said Renters pay to the said Proprietors a sum of *Dollars five hundred & eighty five ($585.00)* being at the rate of .... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, | L. S. | *3rd* moon *19th* day.

1st May 1896.

No. of Lot, —
No. of Title Deed, } *2243.*

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

James Scott
Vice-Consul.

英册道契　第2243號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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孫葛萊敦稟請在上海按和約所定界內租業戶施子英

地一段系遠租　畝　分　厘　毫　北　至　南　至　西

每畝給價英洋六百八十元正　事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施子英將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地質朋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貨朋與華民輾轉貨賣若華民欲在界內租地貨朋須由總領事官與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　分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年　銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年十月十九日給　租地契　二千二百四十四號

銷

查該地

此項租地

儒數字地並出水淺南至洋涇浜劉姓地北至洋涇浜岸磐爲界計土名劉家宅除去北段馬路大北實地若干畝東至實源祥暨劉許二姓地西至陳姓暨實源祥及陳姓地暨劉道該商應繳之實地分四經官業相應批明並印備考光緒二十二年十月十六日業契印給

二千二百四十四

中華民國二十四年九月二十七日查本號內原上契遺失除劃出一部份另立英冊一四〇一四號新契外其餘地部份另填新契給執合將本契註銷

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor Sze Tsze-ying a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietor a sum of Dollars six hundred & eighty (Dollars 680.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Asii 22nd year, L. S. 10th moon 19th day.

1st May 1896.

No. of Lot, 2244
No. of Title Deed, 2244

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

Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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金 士美 稟請在上海按和約所定界內租業戶李 淇 周地一段承遠租 畝 分 厘 毫 北 東 南 西 每畝給價英洋六千八百元正 文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶李 淇 周將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨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貨房與華民覆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暨此准登簿將其地幢段分段或已或人易造房屋轉租華民居住若未領兩國官憲允准憑據並每畝年租銀兩按年扣繳二千五百文用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

光緒二十二年四月初一日給 租地契 二千二百四十五號

此契租地計 畝 分 厘 毫 北 東 南 西 土名 地畝 坐落 四至 內有 墳墓 廬舍 樹木 水井 溝渠 道路 俱在內 計開 一保 十一圖 徐桂芳 子勤 此批

光緒二十四年正月初三日 通和行將本號契地轉與三井租借此批

光緒二十四年六月初三日 通和行將本號契地轉與三井租借此批

光緒二十四年十二月二十日 英署第六號專函英商金士美將第二百四十五號地轉與通和行 租用相應注此備考

此契金地已由日商三井物產會社換出本冊九十七號新契執業本契合行註銷蓋印備考 光緒二十四年六月初三日通和行批

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that Thomas Williams Kingsmill [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Li Kee chow a Lot of Land, situated within the 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*, ... *fen*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars six thousand eight hundred (Dollars 6,800.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Seu 22nd year, L. S. 4th moon 1st day.

May 12th 1896.

No. of Lot, —
No. of Title Deed, 2245.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189...

Vice-Consul.

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Alfred Parker Stokes

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

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

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars Two hundred & forty (Dollars 240.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 4th moon 2nd day.

May 13th 1896.

No. of Lot, —
No. of Title Deed, 2246.

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

James Scott
Vice-Consul.

英册道契　第2246號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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施托克司　稟請在上海按和約所定界內租業戶仁記地一段永遠租　畝　分　厘　毫　北　南　東　西　每畝給價英五百四十元正　文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地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輾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語將其地幾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[illegible]銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年四月初一日給　租地契　二千二百四十六號

此項租地係在[illegible]查該地東至[illegible]南至[illegible]西至[illegible]北至[illegible]

到道該商應照文實數分四址管業相應給明並印備考

光緒二十二年四月初一日給

英册道契　第2246號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Alexander Cushny Grist

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

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

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels Two thousand Five hundred & two (Tls. 2,502.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 4th moon 3rd day.

May 14th 1896.

No. of Lot, —
No. of Title Deed, 2247.

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

James Scott
Vice-Consul.

英册道契　第2247號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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柯士尼　稟請在上海按和約所定界內租業戶張慶德堂地一段永遠租　畝　分　厘　毫　北　南　東　西　每畝給價英銀弐千五百弐[illegible]元　其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶張慶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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地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輾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語將其地幾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[illegible]銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年四月初三日給　租地契　二千二百四十七號

此項租地係在[illegible]查該地東至[illegible]南至浜北至張姓地繪圖到道該商應照文實數分四址管業相應給明並印備考

光緒二十二年四月初三日給

此契於[illegible]年7月[illegible]日由當事[illegible]領契收執[illegible]號當經[illegible]審查定稅[illegible]

中華民國35年12月30日

上海市[illegible]政局[illegible]

英册道契　第2247號（一）

中

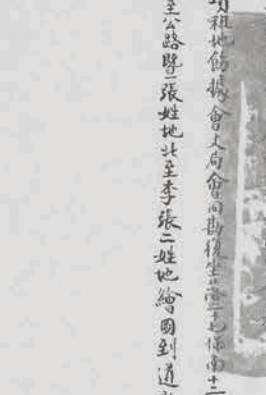
大清欽命監督江南海關分巡蘇松太兵備道 為

給出租地契事照得接准

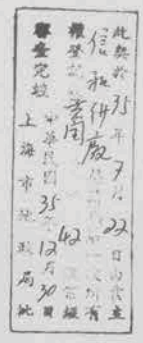
大英總領事官韓照會內開今據本國商人 柯士尼 稟請在上海按和約所定界內租業戶 慶德堂張

地一段承遠租 畝 分 厘 毫 北 南 東 西 敢 每畝給價 英銀 壹千六百五十兩 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 慶德堂張 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨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貨房與華民輾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繳所租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年四月初三日給 租地契 二千二百四十八號



此項租地係據會丈局會同勘明坐落南至公路西至張姓地北至李張二姓地給國到通該商應照丈實畝分四忽管業相應批明蓋印備考 光緒二十二年八月十三日批



[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

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

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels One thousand six hundred & fifty (Tls. 1,650.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 4th moon 3rd day.

May 14th 1896.

No. of Lot, } 2248
No. of Title Deed, }

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

Vice-Consul.

英册道契　第2248號（一）

中

大清欽命監督江南海關分巡蘇松太兵備道 為

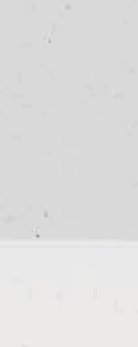
給出租地契事照得接准

大英總領事官韓照會內開今據本國商人 康步廬 稟請在上海按和約所定界內租業戶 安記

地一段承遠租 畝 分 厘 毫 北 南 東 西 敢 每畝給價 英洋 壹千三百三十九 元 正 文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 安記 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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨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貨房與華民輾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繳所租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年四月初八日給 租地契 二千二百四十九號

此項租地係據會丈局會同勘明坐落南至公路西至英冊二千二百四十八號地北至李張二姓地給國到通該商應照丈實畝分四忽管業相應批明蓋印備考 光緒二十二年八月十九日批



民國十年九月十七日全地價五英鎊（第二百二十六號新契本契註銷）

分貳厘叁毫轉與德堂爲主師專例租用此批

英册道契　第2248號（二）

[TRANSLATION.]

TITLE DEED.

Taotai's Copy.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that *Roderick McNeil Angus Campbell* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *An Chee* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of *One thousand three hundred and thirty taels (Tls1330)* being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsu 22nd year, L. S. *4th* moon *8th* day.

20 May 1896.

No. of Lot, ...
No. of Title Deed, *2249*

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

Vice-Consul.

英册道契　第2249號（二）

二十七保八圖地保王鑑庭

為查明稟覆事切有業戶安記將坐落姜家宅地方第貳百賢字圩五百三十三等號單地約十三畝零租与洋商康步廬立英冊二十二百四十九號新契業奉勘丈在案伏查該地坐落姚家宅地方在馬路以內附近地段每畝時值約銀四百元之數理合據實稟覆伏乞

大老爺電鑒上稟

光緒二十二年七月　日稟

英册道契　第2249號（三）

上海縣二十七保八圖地保帖

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道憲　爲

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愛汾司稟請在上海按和約所定界內租業戶曾仰鏡地一段承遠租畝分厘毫北至南東至西每畝給價英洋三百四十六元一角二分半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曾仰鏡將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便查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貿易無足妨碍方准租住又查商議章程雖外國人有通融得益之處但無准租地貿易與華民輾轉貨賣若華民欲在界內租地貿易須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本國總領事官與中國官憲分段或已或人易造房屋轉租華民居住若未領兩國官憲允准擅自雖每銀還犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年四月初六　日給　租地契　二千二百五十號

查該地[illegible]

此項租地[illegible]

道該商應照文實畝分四忽管業相應把明盖印備考光緒二十三年正月十九日監督劉[illegible]印給

二千二百五十号

宣統元年七月[illegible]穆[illegible]哈　將本契全地轉與安徽教会　祖冲此批

民國廿五年五月八日本局補註

此契於三十二年五月十三日[illegible]鎮事署　收第六〇五〇号

轉立日冊第七四又五號　野村信託株式會社　依遺贈書契時投給新契

中華民國三十二年五月十八日上海特別市地政局批　粗字第五九七九號

英册道契　第2250號（一）

英册道契　第2250號　第2251號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Algernon Montford Adams Evans [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Sen Niang chai a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars five hundred forty-six & cents twelve & 10 (Tls 546 12/10) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 4th moon 6th day.

May 18th 1896.

No. of Lot, —
No. of Title Deed, 2250.

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

Vice-Consul.

英册道契　第2250號（二）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Frank Love & Alexander Mcleod [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chuh Lain Fang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels six hundred & seventy (Tls. 670 00/100) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 4th moon 8th day.

May 20th 1896.

No. of Lot, —
No. of Title Deed, 2251.

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

Vice-Consul.

英册道契　第2251號（二）

二三七

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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麦克勞　過夫　禀請在上海按和約所定界內租業戶祝蘭舫地一段永遠租　畝　分　厘　毫　北　面　南　面　東　面　西　每畝給價　英銀六百七十兩　其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶祝蘭舫　將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地貨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貨房與華民輾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酌給蓋印憑據始可准行上列各條倘該商並後代售業之人將來以其地轉與不禀明本國總領事分毫或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每畝銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十四年　月　初八　日給

租地契　二千二百五十一號

查該地

此照租地

該商應照支管畝分西北管業相應抵明並印備考光緒二十二年三月二十六日監督劉　印給

過宇計土名老壩基丈見每畝劃分捌厘貳毫四忽東至義渡口西至公路南至路北至小路為圍到道

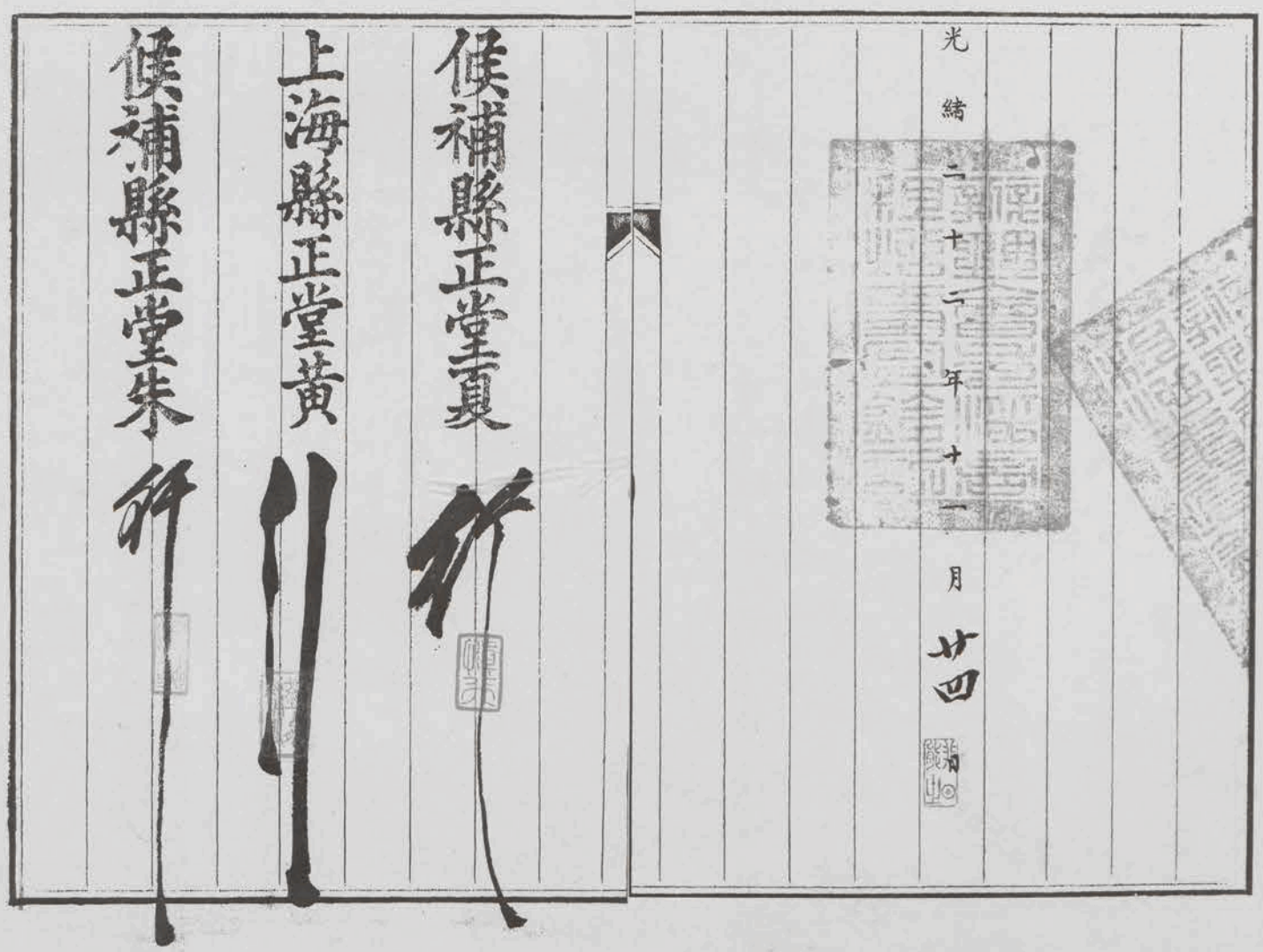
民國八年四月二日全契地轉立戳冊四十八號新契本契註銷

二千二百五十一號

二三七

英册道契　第2251號（一）

故稟者竊奉
前憲臺札飭會勘英冊二千二百四九五十號新契祖地一案業將二千二百四九號契地查明勘
丈繪圖稟覆在案茲查二千二百五十號新契係據業戶祝蘭舫將自置坐落十五保二圖過字
圩四百二十九號戶名韓洪增折田二分二厘三毫又則田五分一厘七毫又將同號戶名馬金壽折田分
六厘以上三紙田單遺失補給縣諭各一紙又馬金壽則田六厘田單一紙統共合計地九分六厘分立兩
契出租與潤發士特麥克安法蘭個夫為業當傳同業戶督飭亭書地保前往履勘被址
逐細丈量丈見積二百七十步六分八厘合地八分八厘二毫核與原契單諭所載統共九分六厘之數少地
七厘八毫四址東至義渡田西至公路南至路北至小路尚無違碍土名老墳基除將田單批明同
原契發還英冒並將二千二百五十號契地另行勘覆外理合將二千二百五十號新契祖地會勘緣由
繪圖貼說聯銜稟覆同奉發新中契呈繳仰祈
大人察核俯賜批示祇遵恭請
鈞安伏乞
垂鑒卑職銜名。謹稟
計呈　繪圖一幅並繳新中契一紙
一稟　道憲吕　　稟覆會勘英冊二千二百五十號新契祖地並呈圖契由



英册道契　第2251號（三）
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖a

英册道契　第2251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2252號　第2253號

[TRANSLATION.]

Sabtai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Bapuji Pallanji Lalcaca & Cowas Lalcaca [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Hoa Chin fa a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels One hundred & seventy five (Tls. 175.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 4th moon 16th day.

May 28th 1896.

No. of Lot, —
No. of Title Deed, 2252.

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

James Scott
Vice-Consul.

二千二百五十二

中

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韓照會內開今據本國商人利記洋行稟請在上海按和約所定界內租業戶胡金發地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價英銀壹百玖十五兩正 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胡金發將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地貨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貨房與華民輾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酌給蓋印憑據始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稟明本國總領事官憲道憲批准登籍將其地幫段分畀或已或人易造房屋轉租華民居住若未領兩國官憲允准憑據並每年不繳每畝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

光緒二十二年四月十六日給

租地契

二千二百五十二號

查該地坐落二十二保三圖東至[illegible]

此項租地係屬公共墳地該商應照上海縣今四出告示相應批明並印備考

光緒二十二年四月十六日給

[illegible]

此項租地係屬公共墳地該商應照上海縣今四出告示相應批明並印備考光緒二十二年二月二十日監督劉 印給

英册道契　第2252號（一）

二千二百五十三

中

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韓照會內開今據本國商人利記洋行稟請在上海按和約所定界內租業戶周圣全地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價英銀貳十四兩正 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周圣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己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地貨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貨房與華民輾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酌給蓋印憑據始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稟明本國總領事官憲道憲批准登籍將其地幫段分畀或已或人易造房屋轉租華民居住若未領兩國官憲允准憑據並每年不繳每畝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

光緒二十二年四月十六日給

租地契

二千二百五十三號

此項租地係屬公共墳地該商應照上海縣今四出告示相應批明並印備考光緒二十二年二月二十日監督劉 印給

英册道契　第2253號（一）

[TRANSLATION.]

Sabtai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Bapuji Pallanji Lalcaca & Cowas Lalcaca [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Hoa Chi - Chou Sing chuan a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels Twenty four (Tls. 24.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 4th moon 16th day.

May 28th 1896.

No. of Lot, —
No. of Title Deed, 2253.

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

James Scott
Vice-Consul.

二千二百五十二

中

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韓照會內開今據本國商人利記洋行稟請在上海按和約所定界內租業戶周圣全地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價英銀貳十四兩正 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周圣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己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地貨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貨房與華民輾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酌給蓋印憑據始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稟明本國總領事官憲道憲批准登籍將其地幫段分畀或已或人易造房屋轉租華民居住若未領兩國官憲允准憑據並每年不繳每畝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

光緒二十二年四月十六日給

租地契

二千二百五十二號

此項租地係屬公共墳地該商應照上海縣今四出告示相應批明並印備考光緒二十二年二月二十日監督劉 印給

英册道契　第2252號（二）

二千二百五十三

中

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韓照會內開今據本國商人利記洋行稟請在上海按和約所定界內租業戶周圣全地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價英銀貳十四兩正 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周圣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己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地貨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貨房與華民輾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酌給蓋印憑據始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稟明本國總領事官憲道憲批准登籍將其地幫段分畀或已或人易造房屋轉租華民居住若未領兩國官憲允准憑據並每年不繳每畝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

光緒二十二年四月十六日給

租地契

二千二百五十三號

此項租地係屬公共墳地該商應照上海縣今四出告示相應批明並印備考光緒二十二年二月二十日監督劉 印給

英册道契　第2253號（二）

一一三九

中
此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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有恒行稟請在上海按和約所定界內租業戶俞了頭錢氏張春岩錢允孚張阿榮等地一段承遠租　畝　分　厘　毫　北　南　東　西　每畝給價英銀九百兩洋二百四十元正其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶俞錢氏俞了頭等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地貨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貨房與華民輾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查照此准更換等情并地基段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據前每畝不論年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年五月初二日給　租地契　二千二百五十四號

查該地坐落上海北保二圖作字圩畝周文邦周茂卿此地

此項租地今劃分劃歸英商有恒行永遠管業其地基段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據前每畝不論年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年五月初二日給　租地契　二千二百五十四號

查該地坐落上海北保二圖作字圩畝周文邦周茂卿此地

圩字三百新壩基大見灘另劃歸英商有恒行永遠管業其地基段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據前每畝不論年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年五月初二日給

地契

二千二百五十四號

一千九百二十二年十月十八日通知行遵照登錄與古沃公館租用此地

此契於三十二年三月三十一日准日本國駐上海總領事署　字第四五八一號
轉立日冊第六〇三號推戶信交地產發交會社代整理簽契時換給新契
中華民國三十二年四月五日上海特別市地政局批　租字第四五一〇號

[TRANSLATION.]

Taitai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Thomas William Kenjomill [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Yü Tsien-shi, Sien Yuen-tsai, Chang Chun-ngan, Yü Ya-lou &c. a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels Nine hundred & Dollars Two hundred & forty (Tls. 900 & $240) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 5th moon 2nd day.

June 12th 1896.

No. of Lot, —
No. of Title Deed, 2254

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

James 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黃　爲

給出租地契事照得接准大英總領事官韋照會內開今據本國商人道達　禀請在上海按和約所定界內租業戶慶雲堂唐　地一段永遠租　畝　分　厘　毫　北　南　東　西　每畝給價　共銀弐百　兩正　業戶慶雲堂唐將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地質朋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貨朋與華民覬轉貨賣若華民欲在界內租地質朋須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不禀明本國總　或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據首每　號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒　年　月　日

日給　租地　地契　二千二百五十五號

查該地

此契租地係傍金日文局會同勘明坐落十三保二圖南文九號實地丈量計共地　畝　分　厘　毫東至宇街西至虹口港堍土地堂地南至華姓地北至牛街堍五地堂地暨圖到道該商應照丈實數每畝官業相應批明並即繕冊備查

光緒二十二年八月初二日批

北至於三十二年三月三十一日畫押

轉交行收第六〇九六號

中華民國三十二年四月六日上海市土地局批

中支那振興株式會社

字第四六七四號

收訖第四六〇二號

查此契准英國駐上海總領事署函本契前租主道達將全地轉與馬立司馬安租用等因准此相應加批以資執管此批

中華民國二十一年十二月二十日上海市土地局批

此契於　年　月　日由業主陸湘泉轉讓與黃辰宇承租

中華民國　年　月　日

[TRANSLATION.]

Kwotai's copy.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that William Macdonnell Doudall [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Kang. Chui Yun Kang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels Two hundred (Hs. 200.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kwang Hsü 22nd year, L. S. 4th moon 18th day.

May 30th 1896.

No. of Lot, —
No. of Title Deed, 2255.

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

James Scott
Vice-Consul.

此契於　年　月　日由業主陸湘泉轉讓與黃辰宇承租

中華民國　年　月　日

中

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 何配 稟請在上海按和約所定界內租業戶吳和泉 飛坤 竹齋

地一段承遠租 畝 分 厘 毫 北 南 東 西 每畝給價 共銀 八百兩 正

業戶吳和泉 飛坤 竹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定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨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貨房與華民輾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酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本

國總領事官與查明地產實情其地靜段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每畝不動地基租錢一千五百文每年預付銀號等因前來本道已飭令查該地坐落二十九保八圖現字號西王鑛廷地

此項租地計地 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

地南至馬路計洋 畝 分 厘 毫 其地貨房與華民輾轉貨賣若華民欲在界內租地貨房須由

光緒二十二年 四 月 十八 日給 租地 地契 二千二百五十六號

光緒二年正月 日 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

二千二百五十六號

光緒二年三月二十日 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

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that Jules Charles Appay [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Wu Hoo Chuan, Fei Kuan & Zuh-Tsai a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels Eight-hundred (Tls. 800.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 4th moon 18th day.

May 30th 1896.

No. of Lot, 2256.
No. of Title Deed,

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

James Scott
Vice-Consul.

一二四二

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 爲

大英總領事官轉照會內開今據本國商人 亨 塔 願請在上海按和約所定界內租築戶 五柳堂陶 地一段永遠租 畝分厘毫北 南 東 西 每畝給價 英洋四百元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭築戶 五柳堂陶 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地貨易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貨易與華民輾轉貨賣若華民欲在界內租地貨易須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本國總領事官或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每畝 地契 二千二百五十七號 日給 租地 遵犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒 十二年四月 十八日

查該地 [illegible]

此項租地係備會之後會同勘復生落二至保北葛元宇行之名開潛大見晉地查明肆分陸厘弧毫四忽東至英冊二千二百五十號地西至英冊二千九百九十五號地南至英冊二千九百八十八號地北至開浜浜灘地繪圖到道該商應照定章每畝分四忽管業納應批明蓋印備考 光緒二十二年八月十三日 [illegible]

光緒廿年正月初十日給到租主三百李元號天字地內劃出原約第分叁厘叁毫壹絲壹忽壹微壹纖壹沙叁塵叁渺壹漠壹埃壹虛叁毫七忽外本契實貳劃餘地今又見東至英冊二千六百六十二號地南至英冊二千九百七十五號地西至英冊二千九百六十四號地北至開浜浜灘地繪圖到道該商應照定章每畝分四忽管業納應批明蓋印備考 光緒二十三年 月初十日批

查此契三百李元號天字地內劃出原租劃剩餘地共有地積分叁厘壹毫壹絲壹忽壹微壹纖壹沙叁塵叁渺壹漠壹埃壹虛叁毫七忽外本契實貳劃餘地今又見東至英冊二千六百六十二號地南至英冊二千九百七十五號地西至本契地畫至英冊二千九百六十四號地北至開江浜灘地繪圖到道該商應照定章每畝分四忽管業納應批明蓋印備考 光緒二十三年 月初十日批

[TRANSLATION.]

Taotai's copy

TITLE DEED.

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 Her Britannic Majesty's Consul-General, stating that Alfred Carroll Hunter [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Tao Wu Liu Tang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars four hundred ($400.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kwang Hsü 22nd year, L. S. 4th moon 18th day.

8th May 1896.

No. of Lot, —— } 2257.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得接准

大英總領事官鏗照會內開今據本國商人卜洛司忒稟請在上海按和約所定界內租業戶端第們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端第們將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實易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易與華民輾轉貨賣若華民欲在界內租地實易須由總領事官與中國官憲給蓋印證據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本國總領事官並官憲批准登籍將其地畝段分毘或已或人易造房屋轉租華民居住若未領兩國官憲允准憑證誰每年承繳年租錢一千五百文預付銀號違犯斯章者即此契作爲廢紙地即歸官須至租地契者

光緒二十二年五月初三日給

租地契二千二百五十八號

查該地係查字六百九號劃出另立本契此批

此項租地係在上海虹口地方東至楊家渡陳家宅大路一帶南至界內租地畫歐查分查厘五毫毛四忽東至界內二千六百六十九號地西南兩面均至界內租地北至馬路

給照到通譯南應元人每員收金四元管業到照加蓋關印倘有光緒二十二年十月二日監督蓋印給

光緒二十年十月初五日下落同前所租二百五十八號文內地畝查歐查分查厘伍毫轉與愛禮司遵例租用此批

光緒二十年十月初五日接准第二十四號單開地畝轉與德商禮已租用相應註明備考

查此契每張每一百分九釐新契租用此契相應註銷並行備考光緒二十二年四月二十七日立契批

[TRANSLATION.]

TITLE DEED.

Kostai'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 Her Britannic Majesty's Consul-General, stating that Edward Alfred Robst [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor James Robert Cunningham a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 5th moon 3rd day.

June 13th 1896.

No. of Lot, —
No. of Title Deed, 2258.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189...

Jno Scott
Vice-Consul.

The within Lot is composed of a portion N.W. corner of Lot 1669

敬稟者竊奉
前憲臺札飭會勘英冊一千六百六十九號舊契劃立二千二百五十八號新契祖地一案業經
稟奉
憲臺檢發原勘地圖到局奉此遵經卑職等與黃巡檢瓣會同
英總領事所派之員查明原契傳同租户督飭亭書地保前往履勘查照原圖按址逐細丈
量惟劃立之二千二百五十八號新契地坐落三角圖自應分丈合計丈見三畝內地積二百六十三步五
分二厘合地一畝九厘六毫丈丈見公畝內地積四步八厘合地一厘丈毫兩共合計實地一畝一分一厘五
毫核與原契批載劃出約一畝二分八厘四毫之數少地一分六厘九毫四址東至英冊一千六百六十九號
地西南兩面均至耶松地北至馬路至二千六百六十九號舊契劃剩餘地查該舊契原有實地二十五
畝五分九厘六毫除劃立前號新契丈實地一畝二分二厘五毫外本契應剩地二十四畝四分八厘三毫該
地亦坐落兩圖亦須分別丈計丈見三畝內地積六十六步四分八厘合地二十五畝二厘丈毫丈見公畝
內地積十步五分六厘合地四厘四毫兩共合計實地二十五畝六厘一毫核與該舊契應剩地二十四畝
四分八厘三毫之數多地五分八厘八毫四址東至德商美會最時地西至水溝暨英冊一千二百五十八號二
千二百五十五號二千三百六十號地並寶源祥及耶松地南至顧姓地暨德商美會最時并英冊二千百
五十五號地北至馬路暨浜並耶松地其所多之地據該洋商情願繳價添入契內租用惟地屬偏僻
請照海畝規銀三百兩之數繳價等語卑職等伏查該契地與前勘英冊一千二百四十九號新契每
畝三百元并科之地相近今該洋商請以三百兩規銀繳價尚屬手相懸殊似可准其照繳前地計
多五分八厘八毫應繳規銀一百七十六兩四錢茲據該洋商照數交由英署轉送前來理合將會勘

緣由分繪圖說聯銜稟覆并將奉發新舊契原圖同英署送到上契暨價銀一併呈繳伏乞
大人察核兌收俯賜批示祇遵莅請
鈞安伏乞
卑鑒卑職培璣謹稟

計呈　繪圖一幅規平銀一百七十六兩四錢並繳新中契一紙舊下契一紙又舊上契一紙

一稟　道憲劉。

光緒二十三年八月廿二日

候補分府楊
上海縣正堂黃
候補縣正堂朱

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

大英總領事官韓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

地一段承遠租 畝 分 厘 毫 北 南 東 西

每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

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

又查向議章程雖外國人有通融得益之處但無准租地實易與華民轉售實若華民欲在界內租地實易須由

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

國總 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 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 日給 租地
地契 二千二百五十九號

查該 [illegible]

[illegible] 地位畝捌分陸厘捌毫四忽東至買姓地西至公路往北南至大路隆度姓買姓地北至王部局

擬築 [illegible] 應批明蓋印備考 光緒二十三年六月十一日監督劉 印給

此項劃租 [illegible] 二千二百五十九號新契壹張分割厘毫又壹千壹百二十號新契貳張分割厘貳毫共劃

出 [illegible] 地南至路北至王部局 [illegible] 畝分四毫實租銀捌兩柒錢捌分

光緒二十三年五月初七日金世美將所租二百五十九號文實地壹畝伍厘叁毫轉與格立關德道租此批

光緒二十三年十二月十三日格關德將本號契載地畝稱與計細道租未契歸義大利署人畀去此批

此契劃出剩除地已由格關德立數轉與我商計細仰立四十五號義契執業本契合再加批註銷並印備考 光緒二十六年七月初九日道署批

二千二百五十九

Shanghai
May 29th 1897

Messrs. Yang
Wang } Wei Yuans

Sirs

I have in conjunction with your official measurer surveyed the lot in Lunga No. 2259 in H. M. Consulate and have according to directions fixed Boundary Stones.

The land thus measured includes now 6.0.7.5 which does not include the public road intended to be left outside.

I have the pleasure of handing you herewith a plan of the ground which I have carefully made

I shall feel obliged if you will kindly have the whole of the lot measured and rent to the Land Office as early as possible

faithfully yours
Thos. W. Kingsmill

英册道契　第2259號（三）
英商金斯密致會丈局總辦函

[TRANSLATION.] Taotai's Copy.

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 Her Britannic Majesty's Consul-General, stating that Thomas William Kingsmill [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... mow, ... fun, ... le, ... haou, bounded

North by .....

South by .....

East by .....

West by .....

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kwang Hsü 22nd year, L. S. 5th moon 15th day.

June 28th 1896.

No. of Lot, } 2259.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

Vice-Consul.

英册道契　第2259號（二）

二四六

敬稟者竊卑職指查接管卷內暨卑職來○等奉
前憲委堂批發據職員瞿慶梃稟稱竊職員在二十五保二圖大王廟西首有祖業房屋曁連
夫戶三百六十九號方單兩紙計田六分又灘地老蘆科瞿九思戶完粮二錢又分二厘又瞿陰芬戶
完粮一錢四分查老蘆科向章一錢五分一厘作田一畝兩約田二畝又分三戶共田三畝三分永粮守屋相
安無異此外雖有新漲灘地亦屬無多前奉
龔井憲設局開濬吳淞港清查漲灘井科繳價曾經職員具報請井有案可稽嗣以工竣撤
局未辦現在又擬投井駁恐有已草地保張兆嶼即潤松串同洋人金司美木匠應文生神通廣
大竟將職員業地及新漲之灘自東首大王廟地一併井科朦轉憲契已奉飭丈實屬駁同情
理伏查井科須憑子毋

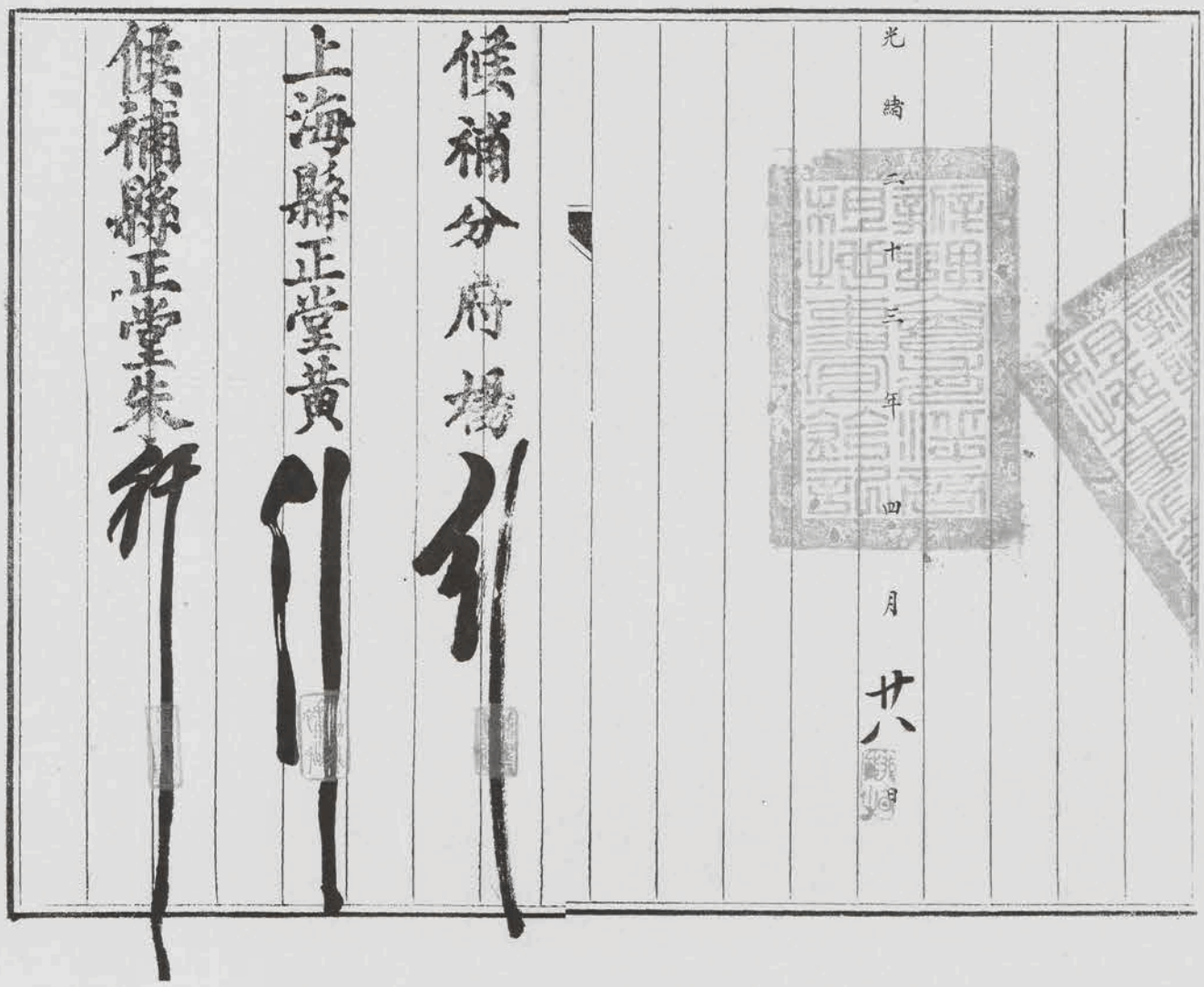
憲諭煌煌今張潤松應文生等並無自己粮地可憑胆敢串同洋人黃緣取巧希圖朦混非
求澈查混爭無底稟乞恩賜查究一面職員當即照例井科再該業地職員以急需於去年
秋間抵押洋商合并聲明等情奉批查前准
英總領事送到英册二千二百五十九號新契由英商金世美出名租用聲明該地坐落二十五保二
圖大王廟曾於五月間行局會勘未復現該職員所稟是否即指此項契地其中有無串朦
情弊仰會丈局確查具復以便核辦至所稱新漲灘地開濬吳淞港時即已報井查
龔井道住內河工局清理兩岸華洋商人漲灘曾經委員開冊稟報遍查並無該職員報井之
案其為朦混顯然並即傳諭申飭等因查此項地基現經該職員瞿慶梃所稟在二十五保二圖大
王廟西首老蘆課灘地即前准

英總領事所送英册二千二百五十九號新契由英商金世美租用之地當因
英薩副領事來函以瞿姓具稟前經丈量俟理楚後再行會勘等因是以暫行緩辦一
面詳為查勘查該處沿河灘地委係房屋外接漲之灘
薩副領事函稱毋地子地與該職員所請子毋相生固自有說惟該職員既知
龔井憲任內設局開濬吳淞港清查漲灘理應早日井科所稱當時具報請井有案卑職等卷
查河工局移交冊報並無該職員報井之案誠如

憲諭朦混顯然遵已傳諭申飭去至英册二千二百五十九號新契所有印諭係前准總理南洋紡織
局照清理公田事宜葉丞查勘稟奉
前督憲張　電飭轉移發給印照與金世美執業其草地保張兆嶼有無串朦情弊查
無實據除將英册二千二百五十九號新契租地另行勘復外理合將遵查緣由聯銜稟覆仰乞
大人俯賜核辦并請
訓示祇遵恭敬
鈞安伏乞
垂鑒卑職指瑭○謹稟

一稟　道憲劉○

前稟復就發據職員瞿慶梃前來控大王廟西首灘地被朦井科查無實複由


候補分府楊
上海縣正堂黃
候補縣正堂朱

光緒二十二年四月廿八日

具稟職員瞿慶樑　年五十二歲　住居老閘　托皇家人瞿福

稟為串同朦混非　憲莫挽事切職員在二十五保二圖大王廟西首有租業房屋瞿逢夫戶三百七十九號方單兩紙計田六分又灘地老蓋科瞿九思戶完糧二錢七分二厘又瞿蔭寧戶完糧一錢四分杏一老蓋科向章一錢五分一厘作田一畝兩約田二畝七分三戶共田三畝三分承糧守產相安無異此外雖有新漲灘地亦屬無多前奉　飭卅憲設局開濬吳淞港清查漲灘卅科繳價曾經職員具報請卅有案可稽嗣竝坂撥局未辦現在又擬投卅駁悉有已革地保張兆祺即潤松串同洋人金司美水匠應文生神通廣大竟將職員業地及新漲之灘自東首大王廟地起一併卅科朦轉　憲契已奉飭文寔屬駭同精霹伏查卅科須憑子母　憲諭煌煌今張閻松應文生等並無自己糧地可憑胆敢串同洋人貪緣取巧希圖朦混非求澈查混爭無底為萬不獲已懇情稟叩伏乞

大憲大人電鑒　恩賜查究一面職員當即照例卅科再該業地職員以急需於去年秋間抵押洋商合

薩允格

啟者查二千二百九十號新契核與二千一百五十九號契地升科之案事同一律前既准督轅照予毋相生例完案則該新契亦應援案辦理現奉

韓憲領事諭飭金士美遵照成案將該新契二千二百九十號單外多地歸現在執業商人升科併入契內除由

韓憲領事函致

道台援案派勘並致

上海縣查照外用特洊請

貴分府查核是荷此頌

日祉

四月十九日

四廿二

故稟者竊卑職等查接管卷內暨卑職等奉

前憲臺札開接

英總領事韓　函送二千二百五十九號新契一套請派員會勘北印存移等由札飭會查勘丈繪圖貼說並查畜保土名具復等因遵經訂期會勘准

英薩副領事來函以瞿姓具稟請緩丈暫俟理楚後再行會勘等因迄已事隔一年未便久懸即又訂期催勘惟查前地係英商金世美於清理公田案內承租灘地稟由葉委查勘移縣發給印諭計地六畝八分現在轉立道契諭內雖有畜保未經載明四址恐與原案不符一面移由卑職等查明前案該有恒洋行金世美承租各地前准總理南洋紡織局照清理上海公田事宜葉委查勘等因奉

前督憲張　電飭轉移分給印照執業在案現奉

督辦清查灘地各變總局憲許　復丈將實係無單公地交給該洋商管業開具繪圖移復過局卑職等伏查單開前地係二十五保二圖老閘橋南岸老大王廟西沿灘官地一總圖計四户共計地五畝八分六厘八毫四址註明繪圖東至瞿姓地西至公路並洋商地南至大路暨瞿姓瞿姓地北至王部局擬築馬路惟圖內地畝比之印諭所載少地九分三厘二毫聲明會丈確實具奉經

督辦清查灘地各變總局憲復丈准給該洋商管業之地自應查照縣送原圖辦理當與

黃巡檢輔會同

英總領事所派之員傳同該洋商金世美督飭工頭將該地保前往該地履勘按照原圖所載四

址丈量丈見積一千四百八步三分二厘合地五畝分六厘八毫核與縣送原圖相符除將縣照批明發還英商外理合將會勘緣由照繪原圖貼說稟銜稟覆奉發新中契呈繳仰祈

大人察核批示祇遵祭請

鈞安伏乞

垂鑒 卑職培祥謹稟

計送 繪圖一幅並繳新中契一紙

一稟 道憲劉

稟覆會勘英商二十二百五十九號新契根地基二圖契由

光緒二十三年五月 日

候補分府楊

上海縣正堂黃

候補縣正堂朱

中

二千二百六十号

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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施托克司稟請在上海按和約所定界內租業戶劉瑞祥地一段永遠租　畝　分　厘　毫　北　至　南　至　東　至　西　至　每畝給價英銀壹千九百九十壹兩二錢壹其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶劉瑞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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地質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質房與華民輾轉貨賣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照契載之年期滿一千年內交納地銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年四月二十日給　租地契　二千二百六十號

查該地係由二百六十九號劃出西至浦東官路中爲界之地一段多立本契此批

此項租地飭據會同勘復坐落二三保壹圖星字坵壹名楊樹浦橋東大路實地捌壹畝叁分伍厘壹毫西北東至路暨社地西至浜岸暨英冊二百九十一號地南至塘浜暨莫姓坟地並路北至公路暨浜繪圖到道該商應照大寶畝分畝管業稅應批明蓋印備考光緒三年二月初四日監督劉　印給

[TRANSLATION.]

Yaotai's copy.

TITLE DEED.

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

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

North by

South by

East by

West by

That the said Renter pay to the said Proprietor a sum of Taels One thousand seven hundred & seventy one 20 (Hs. 1,771 20)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 4th moon 20th day.

June 1st 1896.

No. of Lot, — } 2260.
No. of Title Deed, }

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

Vice-Consul.

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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工部局稟請在上海按和約所定界內租業戶亨德生地一段永遠租　畝　分　厘　毫　北　至　南　至　東　至　西　至　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亨德生將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地質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質房與華民輾轉貨賣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照契載之年期滿一千年內交納地銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年五月初六日給　租地契　二千二百六十一號

查該地係由二百六十九號劃出西至浦東官路中爲界之地一段多立本契此批

此項租地飭據會同勘復又見空貫地壹畝柒分壹厘四毫北東南西均至浜岸西至半馬路北至陳長浜會圖到道該商應照大寶畝分畝管業稅應批明蓋印備考光緒三年二月初四日監督劉　印給

光緒三年二月初四日監督劉　印給

二千二百六十一号

The within Lot is formed of a portion of Lot no. 1476 Reg.no 1469.

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 Her Britannic Majesty's Consul-General, stating that the Municipal Council for the Foreign Community of Shanghai North of the Yangkp
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Edward Henderson

a Lot of Land, situated within the 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*, ... *shou*, bounded

North by .....

South by .....

East by .....

West by .....

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 5th moon 6th day.

June 16th 1896.

No. of Lot, —
No. of Title Deed, 2261.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

James Scott
Vice-Consul.

查此契案准
英副領事函誠
劃租四千百七號契地計開
兩至會址各畝伍
分伍厘四毛四勿動約圖到當該領應照
劃租面址營業相應抄明蓋印備考
光緒二十五年九月十日道署批

乾契載三十二年 又月十三日准日本國駐上海總領事署 字第六八六四號
縣立日冊三 八三二五號用戶工 部 局 僉整理再契轉換給執
申第九號 三十二年 又二十日上海縣別市地稅局批 稅字第六八一七號

光緒二十五年五月　日稟

具稟廿三保一圖董 王學源
二 董殿庚 餘 梱業 吳裕廷
事 姚鳳祥 徐慶堂 等

稟為水利攸關叩求阻止升科事竊董等前因南滙家浜流通蔡家浜一帶河道被鄰局及泌樂水廠洋人填塞有礙水利稟請縣憲勘明轉稟道憲照會租界領袖領事轉飭照舊開通在案迄今已閱數月尚未開通昨聞該工部局已將浜沿填塞之處向憲局升科請換道契并有人狸冒董姚鳳祥等出名具稟准升實堪詫異除稟請道憲照會仍飭開通并根究狸稟之人重辦外為特陳明伏乞

局憲大老爺鑒核迅將英冊二千二百六十一號道契停止升科俟道縣憲分別查辦實為公便上稟

光緒二十五年六月　日

初三

會丈局

欽命二品銜記名海關道署理江南分巡蘇松太兵備道會 爲

札飭事本年六月十八日據上海縣王令稟案奉前憲台札

據卑縣稟提籃橋公浜被西人填塞有碍民田灌溉等情

即經分別函請停築開通去後茲接

租界領袖西洋總領事華　來函以據工部局稟將南薛家

家浜流通蔡家浜等處填築係屬暫時工作一經工竣照舊

開通水勢較盛於昔因此該處圖董居人咸皆欣慰且以稟縣

為抱歉請將此事免議等由到道查前項公浜是否已經開

通此外尚有畢勳園佔之官路曾否讓還飭即諭董查複等

因奉經諭查去後茲據畐董嚴庚餘王學源姚鳳祥捆首

吳耀庭徐慶堂等稟稱查該處南薛家浜流通蔡家浜

河道數十丈被洋人一律填築工竣已久迄未開通現值掩秧之

際內地數千畝農田灌溉無資羣情正在洶洶董等婉勸

靜候憲示今乃工部局無意開通轉謂水勢較盛於昔是以

空言搪塞了事鄉民聞知竊恐肇事且畢勳園佔之官路

亦未讓還為亟復陳憲聽再駛悉近日工部局將填塞之處

向會丈局幷科請轉英册二千二百六十號道契且有人揑冒

董鳳祥出名公稟會丈局聲稱填沒之處河底均有瓦筒水

管可以通入東南各鄉農仍可耕種已將情形稟請憲台轉

請道憲照會領事准工部局浜底裝作水管祇須寬大等

情此稟揑遞更屬荒唐事關揑名妄稟亟應根究稟上

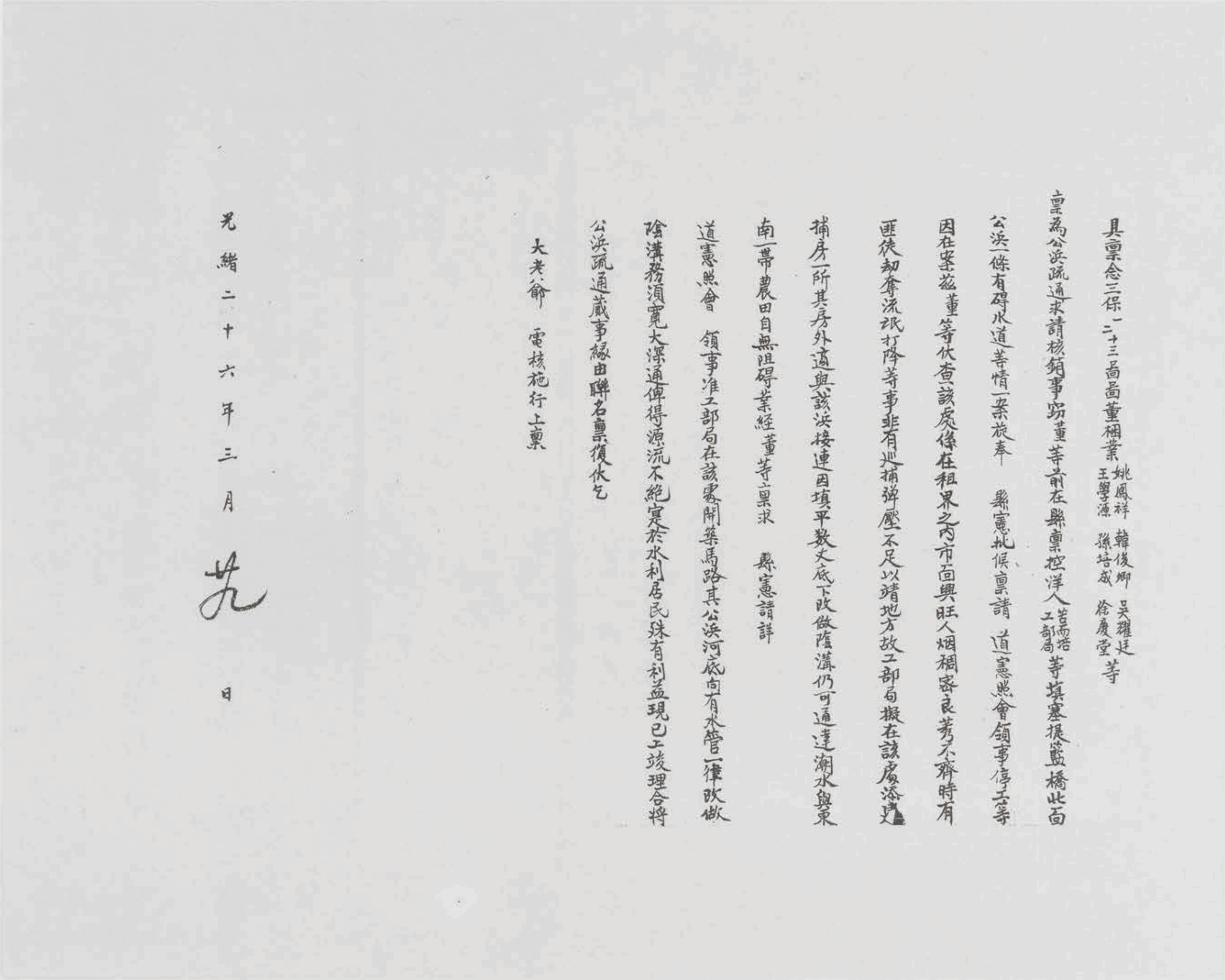
首列之董鳳祥及耀庭慶堂均不知悉其餘吳秀芳不知

曾否與聞除訴知厚仁堂董外為特併案陳明等情稟
祈照會
租界領袖西洋總領事分別轉飭開通河浜讓還官路並請
札飭會丈局委員查明何人擅名具稟嚴行懲辦等情並
據葛董嚴庚餘等稟同前由聲明工部局已將填塞之河
向會丈局幷科請轉英册二千九百零三號新契前次縣稟
中聲說二千二百六十一號係屬一時舛悞等情到道查此項公浜
前接
英總領事來函以英人苦而培願在會丈局按向章繳價幷
科等由當以有關農田水利仍以開通為是業經
蔡前道札飭遵照嗣據該局稟英册二千二百六十一號契外浜
地即南薛家浜流通蔡家浜等處之浜攸關水利未便幷科

等情當經函致
英正領事查照飭知在案據稟前情除照會
租界領袖西洋總領事查照分飭開通河浜讓還官路外合
亟札飭札到該局即便查明何人擅名具稟嚴行懲辦具
報毋遲特札

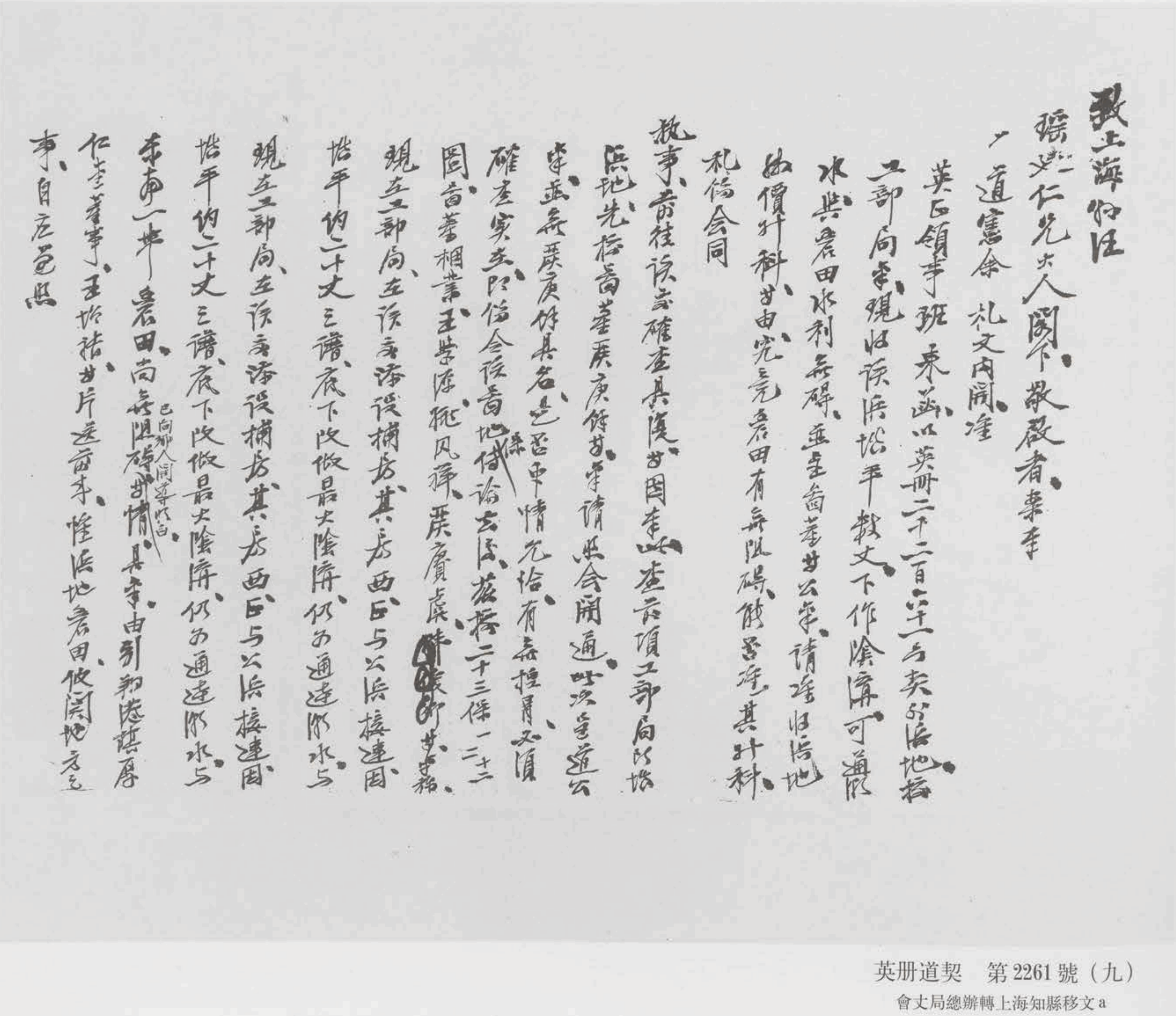
光緒二十五年六月　日札

六廿八



具稟念三保一二十三啚啚董稛業姚鳳祥 韓俊卿 吳耀廷 王學源 孫培成 徐慶堂 等
稟為公浜疏通求請核銷事竊董等前在縣稟控洋人若啚培工部局等填塞提籃橋北面
公浜一條有碍水道等情一案旋奉　縣憲批候稟請　道憲照會領事停工等
因在案茲董等伏查該處係在租界之內市面興旺人烟稠密良莠不齊時有
匪徒刼奪流氓打降等事非有巡捕彈壓不足以靖地方故工部局擬在該處添造
捕房一所其房外適與該浜接連因填平數丈底下改做陰溝仍可通達潮水與東
南一帶農田自無阻碍業經董等稟求　縣憲請詳
道憲照會　領事准工部局在該處開築馬路其公浜河底尚有水管一律改做
陰溝務須寬大深通俾得源流不絕寔於水利居民殊有利益現已工竣理合將
公浜疏通緣由聯名稟復伏乞
大老爺　電核施行上稟
光緒二十六年三月廿九日

英册道契　第2261號（八）
上海縣二十三保一、二、十三圖圖董稟帖2



敬上海縣任
瑶翁仁兄大人閣下，敬啟者，案奉
道憲余　札文內開，准
英正領事班　來函，以英冊二千二百六十一號契所指地，
工部局業現將該浜填平，批文下作陰溝，可通民
水，與農田水利無礙，並呈圖著其公事，請將該浜地
如價升科，其由完糧農田有無阻礙，能否准其升科，
札飭會同
敬事，前往該處確查具覆，其因奉此，查前項工部局所填
浜地，先據圖董屠庚餘等稟請照舊開通，嗣次呈道公
事並無屠庚餘具名，其照原情允給，有無揑冒，又須
確查實在，即傳令該圖地保詳細查明，茲據二十三保一二十二
圖圖董稛業王學源、姚鳳祥、屠廣慶、韓俊卿等稱，
現在工部局在該處添設捕房，其房西面與公浜接連，因
造平約二十丈之譜，底下改做最大陰溝，仍可通達潮水，與
東南一帶農田尚無阻礙，其情（已向洋人閒等說白）具覆由引翔港譚厚
仁等董事、王培諸，其片送前來，惟浜地農田均關地方之
事，自應照

英册道契　第2261號（九）
會丈局總辦轉上海知縣移文 a

閣下、啓者竊查地情形、方船橋實合沿岸
訂定劃期、先一面
俾使其等三善董、王彦臣、趙風祥、梁慶慶、
慶修、許俊卿、和培朱、吳雅庭、符慶堂、九名、
李、王均結、周松蓮、周松蘭、王培禧出、俟一同勘地竣
勘、即便函祝一切、仍希
示知是所切禱、專此、順頌
時安
名正書
七月十五日

移文

七年廿二廿三

會丈局總辦轉上海知縣移文b

引翔港鎮厚仁堂董事周樹蘭、王增禧、周樹蓮、王增祺

敬啟者竊前有畐董王學源等稟控洋人苦而培等填塞揸篮橋公
浜有碍水利等情蒙稟　縣憲轉詳
道憲照會租界領袖
總領事轉飭停工等因在案董等伏查該處市面興旺人烟稠密
良莠不齊時有匪徒趁奪流氓打降等事非有巡捕常川彈
壓不足以請地方故工部局擬在該處建添捕房一所其房
外適與該浜連接周填平數丈底下砌有陰溝仍可通達潮
水自與東南一帶農田倘無阻碍現董等已向鄉人一再開導
均各明白首肯用特稟覆懇請轉詳
道憲核消控案實為公便恭肅敬請
勛安

董名正柬

具稟二十三保十三圖地保孫培成

稟為奉查地價採寬稟覆事切身前肉業户宋天祿將祖遺第三百二十六號户名宋南

成則田一畝三厘又宋朱發則田五分一毫以上田單二帋共計則田一畝五分三厘一毫業經出租

與英商工部局為業立英冊二千九百三號道契業奉勘丈照單多地現採工部局情願照時

繳價身奉飭查得該地附近毘連之地價每畝千元身採聽屬寔照時值估價每畝約二千

元之譜此係寔在理合據寔稟覆伏乞

大老爺察核施行上稟

光緒二十六年四月　日　具

英册道契　第2261號（一二）

上海縣二十三保十三圖地保稟帖

移文

江蘇松江府上海縣為移知事奉

道憲余　批飭縣會同

貴局稟遵飭會勘工部局填塞薛家浜河道加添陰溝水道方

通其泄樂水廠所佔公浜請助照會轉飭讓還由奉批據稟已悉

候檢圖照請

英總領事轉飭泄樂水廠將所佔公浜讓還仍俟復到再行飭知

至工部局填塞浜地現可准其繳價併租該處時值地價若干未

據聲明仰即查明稟復並將地圖補繪一分送考為要此移等因

下縣奉此合行移知為此合移

閏八月廿二日到

英册道契　第2261號（一三）

上海知縣轉會丈局總辦移文a

貴局請煩查照希即查明該處時值地價若干赴日賜復俾轉
稟望切須移

右　移

總理會丈局即補縣正堂陳

光緒二十六年閏八月廿二日移

會丈局

札

為

札知事案據該局會縣面稟稱以二千二百六十二號契外薛家浜地被土
部局填作馬路打樁西人先於下面加築塗滸潮水仍可流通於
農田水利尚無阻礙惟程簠裕等家浜河道被泥渠水嚴填
平道屋築包侵佔多年請照各轉飭遵等情當經由道檢
圖照請　英總領事飭讓去後茲於閏八月初四日接
准　領事復稱查閱來圖此浜西南角向西並不通達均係馬路

市房一無農田比鈑浜之北首工部局已允再作淺浜俾可向東通流實與農田水利兩無妨礙並經查詢無異將原圖送祈細核自明等因前來合就札知到該局即便分會上海縣查照一面飭遵前批將該處時值比價若干查明稟候核奪毋違此札

光緒二十六年閏八月　廿三　日

閏八月廿四日到

具稟二十三保一二十三圖董捆業姚鳳祥韓俊卿吳耀庭王學源孫培成徐慶堂等

稟為公浜疏通求請核銷事竊董等前以洋人苦雨培等填塞提籃橋北首公浜一条有礙水道等情稟奉　縣憲復勘詳請　道憲照會領事轉飭停工等因在案茲董等查該處適在租界之內市面興旺人烟稠密良莠不齊時有匪徒乘流汛打降等事非有巡捕彈壓不足以靖地方是以工部局在該處添建巡捕房一所其屋西正與公浜接連因填平約二十丈之譜成下改做最大陰溝仍可通達潮水與東南一帶農田尚無阻礙此係實在情形董等已向卿人一再開導明白皆云既是洋商業產何必執與為難自應聽其自便伏乞轉詳　道憲俯准工部局將該地轉換道契以敦睦誼理合稟叩

憲大老爺察核施行沾仁上稟

光緒二十六年七月　日稟

具稟二十三保一二三圖董嚴庚餘
王學源
桃鳳祥
桐業吳耀庭
徐慶堂

稟為水利攸關叩求阻止事竊董等前因南蔣家浜流通蔡浜一帶河道被工部局及泖樂水廠洋人填塞有碍水利稟請縣憲勘明轉稟道憲照會祖界領袖領事轉飭照舊開還在案迄已數月非但並未開還反將該處現做新契二千九百另三號道契至沿浜之地於上年由稟業戶宋天祿宋朝春託地保吳秀芳徐信卿等經手售賣工部局是地開曾丈至半浜已被填沒除稟請縣憲轉請道憲照會伍舊開還外尚祈查核即將該道契所丈至半浜處先行更正扣除免致各鄉民肇事為特陳明伏乞局憲大老爺鑒核俯准將現立英册二千九百另三號道契查核如果丈至半浜並請扣除再前稟二千二百六十一號係屬舛悞合併聲明上稟

英册道契　第2261號（一八）
上海縣二十三保一、二、十三圖圖董稟帖4

二十三保一二三圖圖董桐業　姚鳳祥　韓俊卿　吳耀庭　公稟
王學源　徐慶堂

為稟呈浜底通環水利事竊董等稟為疏通浜底水利民殊有利益理合將公浜疏通環如俾得由吉不淇安為德便云云

英册道契　第2261號（一九）
上海縣二十三保一、二、十三圖圖董稟帖5

為

移復事案准

貴局函請會勘英册二千二百六十一號契外浜地一案茲據縣擬於七月二十六日九點鐘時親詣會勘除諭董伺勘外合行移復為此合移

貴局請煩查照屆時前詣會勘望切須移

右　移

辦理租界會丈局

光緒二十六年七月二十二日移

英册道契　第2261號（二〇）
上海道札飭會丈局3

為移請事奉

道憲余　札開據該局會縣稟稱以三百六十一號契外薛家浜地被工部局填作馬路撥打樣西人先於下面加築陰溝潮水仍可流通於農田水利尚無阻碍惟提籃橋蔡家浜河道被泓樂水嚴填平造屋築笆侵佔多年請照會轉飭讓還等情當經由道檢圖照請　英總領事飭讓去後茲於閏八月初十日接班正領事復稱查閱來圖此浜西南角向西並不通達均係馬路市房一無農田地畝浜之北首工部局已允再作陰溝俾可向東流通宜與農田水利兩無妨碍並經查詢無異將原圖送祈細核自明等因前來合就札知札局即便移會上海縣查照一面仍遵前批將該處時值地價若干查明稟候核奪並准

貴縣錄奉

道憲批示移請查明時值地價若干赶日賜復以便轉稟各等因奉准此查前項契地曾經飭據二十三保十三圖地保孫培成查明該處附近地段每畝時值價洋一千元之數等情具稟到局奉准前因合行備文移會為此合移

貴縣請煩查照希即掣衙稟復望切須移

一移　上海縣

光緒二十六年九月廿八日

候補縣正堂陳

故稟者竊奉

憲臺札開接

班正領事來函以二千九百三號契地歸併二千二百六十一號契內其浜地卅科一案早經上海縣會勘議定由工部局在南首溝管照式於傍邊再作管以通潮汐並由該局出立字據依議辦理候道契發給興工並請照二千八百卅五號成案卅科之數繳價在案迄未核辦茲據呈催查填浜鄉民業已允洽其填浜作溝所費不貲請核辦見復將契批印等因查此案前據上海縣稟浜雖填沒加築陰溝尚屬無礙水利提盞橋為往來要道須設法通行等情即經函致在案惟二千九百三十二兩號併契究有畝分若干四址若何尚未據該局併文繪圖復道無從核辦接准前因札飭遵照勘明併文繪具圖說並將填用浜地若干一併查明具復毋延等因奉此卑職等伏查二千九百三號新契係工部局租宋天祿宋春宗宋朝春宋炳生宋生生等坐落上字二十三保十三圖率字圩三百二九號戶名宋朱發則田五分一厘又宋廟成則田二畝三厘兩共二畝五分四厘丈見連西北角半浜與單相符其二千二百六十一號轉契地坐落二十三保二圖章字圩原丈連半馬路計共二畝七分一厘前因契外浜地水利攸關未使准工部局填沒將奉發之上契稟繳在案嗣班正領事函請將二千九百三號新契註銷所租宋天祿等之地歸入二千二百六十一號契內租用并以浜地與二千八百五十五號契地相近請援照是契每畝二百五十兩卅科案准予卅科等因經卑職曾晤與黃令酬會同卑縣勘明前往該地履勘得該兩地雖坐落兩圖係屬毘連似可歸併契所請填浜開築陰溝必須寬大通行於水利方無窒礙前經卑縣稟復在案至所請照二千八百五十五號卅科案繳價卅科該地亦是相近前契卅科案係照每畝二百五十兩卅科今浜地丈見二分八厘九毫為地無多應否准予援案卅科之處伏候

憲裁以上三項地畝丈見共是地三畝六分三厘五毫四丘東南兩向均至德商塘戈行地西至半馬路北至浜即今工部局砌築陰溝填平作路所有該兩契合并圖樣已交工部局核對無訛除將原契由卑職還英署外理合將會勘緣由繪圖貼說聯銜稟復并將二千九百三號銷契呈繳仰乞

察核俯賜批示祇遵恭請

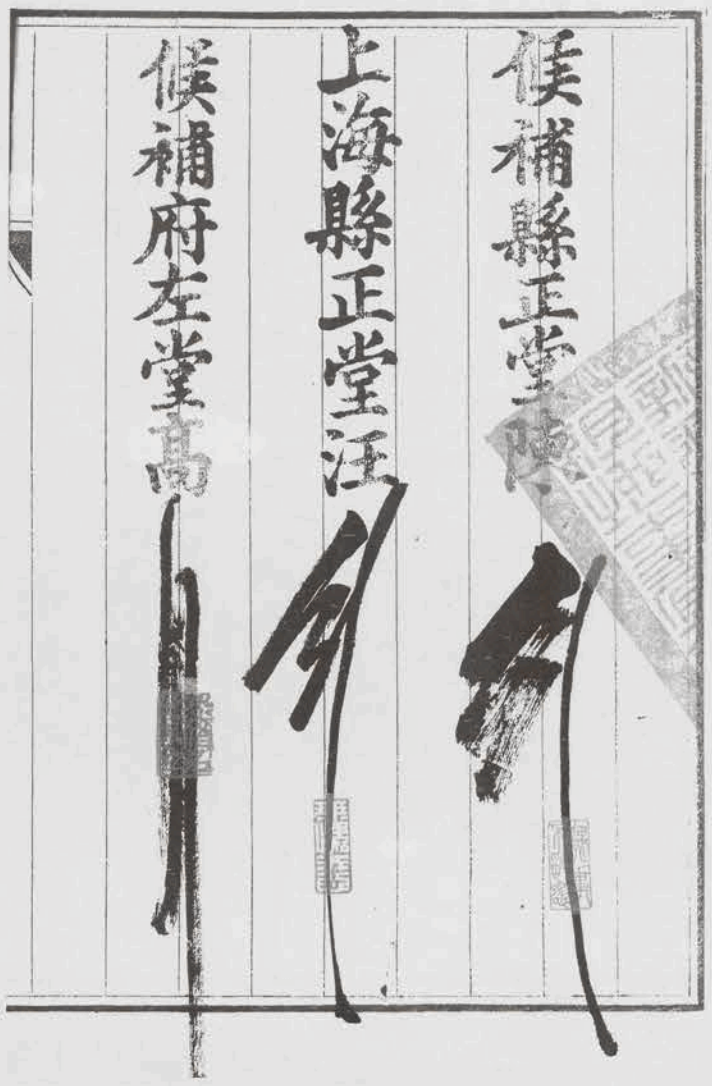
鈞安伏祈

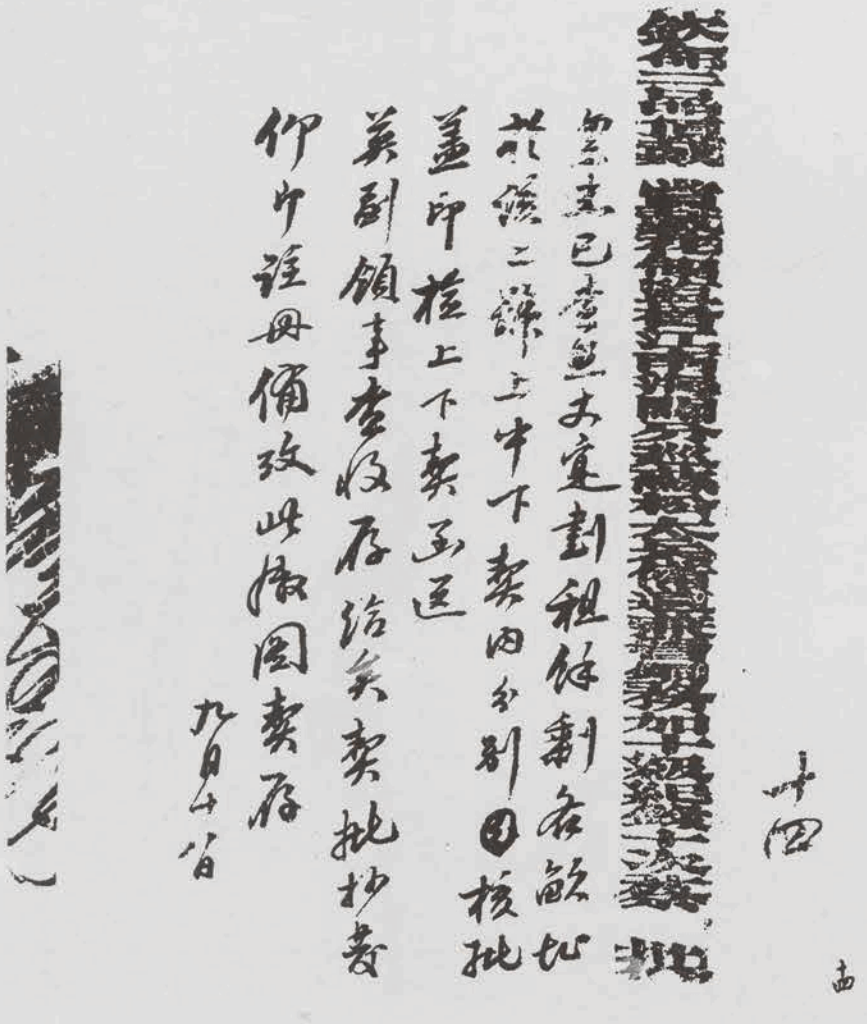
稟鑒　卑職（德）曾（晉）謹稟

計呈　繪圖一紙又銷契一紙

一稟　道憲袁　稟稿會勘英冊二千二百六十一號合并契地並呈圖契由

光緒二十七年三月十日





[TRANSLATION.]

Taotai's copy

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that The Shanghai Silk Filature Limited

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Hon Sik chong, Wen Changshe, Hon Promas, Chang Juan, Hon Proctor

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

mow, *fun*, *le*, *haou*, bounded

North by

South by

East by

West by

That the said Renter pay to the said Proprietors a sum of Taels Two hundred & Dollars One thousand two hundred & fifty (Tls. 200 & $1,250)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 4th moon 20th day.

June 1st 1896.

No. of Lot, } 2262.
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2262號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道 爲

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 寶昌 稟請在上海按和約所定界內租業戶張善生 辭寶順 毛毛 侯錫周 沈張氏金子等

地一段永遠租 畝 分 厘 毫 北 南 東 西

每畝給價 英銀 弍百弍十五兩正 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 張善生 辭寶順 毛毛 侯錫周 沈張氏金子等 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

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

又查向議章程雖外國人有通融得益之處但無准租地實易與華民輾轉貨賣若華民欲在界內租地實易須由

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

國總領事官並北洋大臣批准登冊將其地畝段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十二年四月 二十 日給 租地 地契 二千二百六十二號

查該地坐落二係南二商永興字號西北角陸家濱江計租

此項租地南至王姓地西北兩面東至本號地東至江東至英册道契第二千二百六十三號租地北至本號地

光緒三年十二月十五日照會到道該商應照章繳費畝分每畝錢文備查

光緒三年十二月十五日照會到道該商應照章繳費畝分每畝錢文備查 印給

英册道契　第2262號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Brodie Augustus Clarke

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Wang Fuh Fuh & Ah Tu

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

mow, *fun*, *le*, *haou*, bounded

North by

South by

East by

West by

That the said Renter pay to the said Proprietors a sum of Taels One hundred & twenty five (Tls. 125.00).

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 4th moon 22nd day.

June 3rd 1896.

No. of Lot, } 2263.
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2263號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道 爲

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 亮伴 稟請在上海按和約所定界內租業戶王福丶阿土

地一段永遠租 畝 分 厘 毫 北 南 東 西

每畝給價 英銀 叁百弍十五兩正 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 王福丶阿土 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

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

又查向議章程雖外國人有通融得益之處但無准租地實易與華民輾轉貨賣若華民欲在界內租地實易須由

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

國總領事官並北洋大臣批准登冊將其地畝段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十二年四月 二十三 日給 租地 地契 二千二百六十三號

查該地坐落二係南二商永興字號西北角陸家濱江計租

此項租地南至王家巷除坟大貳畝壹厘伍毫西北兩面東至本號地南至王姓地西北兩面

均至路共東北一坟地一長方留出在外不得侵佔等情繪圖到道該商應照章繳費畝分四毫等因

光緒三年十二月十七日呈件將本號契地壹畝柒分捌厘伍毫西北兩面東至本號地南至王姓地西北兩面

此契注明由該商供奉祀二千六百號契內用此批

光緒三年十二月十七日照會到道該商應照章繳費畝分四毫等因 印給

英册道契　第2263號（一）

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道為

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 亮 仟 稟請在上海按和約所定界內租業戶 瞿霭如 姚二寶 孫鵬亭 同發

地一段承遠租 畝 分 厘 毫 北 南 東 西

每畝給價 英 庫平銀六百二十五兩正 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瞿霭如 姚二寶 孫鵬亭 同發將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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輾轉貨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禀明本國總領事官查照並此注登語將其地照段分段或已或人易造房屋轉租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

光緒二十二年四月 二十二 日給 租地 地契 二十二百六十四號

查該地坐落北保甘土圖西聖字廾蓋沈曉岩此批

光緒二十年十月 日完併將本契全地轉與瑪禮遜司可將租用此批

光緒二十六年九月初二日瑪禮遜司可特將本契全地轉與永年租用此批

查此契原有地肆畝捌分肆厘內除劃出二畝五分三厘五毫併入英冊二十五百八十號契內外餘地一畝一分六厘復由英冊二十五百八十七號劃入地一分八厘二毫又四十二百四十九號劃入地六分八厘三毫又英冊七百五十三號劃入地六厘四毫又七百五十四號劃入地一畝五分九厘三毫又添契外路地一分三厘合計本契共有畝地叁畝柒分伍厘柒毫四絲張姓地基英冊四千二百四十九號並張姓地西至半街英冊二十八百七十六號二十七百四十四號西至摩路南至公路並英冊二十五百八十二號地及自今七號地北至英冊四千二百四十九號地該地西有契內開出六尺弄半街由英冊二十二百六十四號二十七百十三號二十八百十六號三十七百四十四號四十二百四十九號五十七百二十六號公用出入此批民國十年四月十六日總辦本關交涉被訴會辦本道尹王地印

一千九百二十二年十二月十五日准本年分司將本契全地轉與高易祖用此批

查此契原有地基叁畝柒分伍厘柒毫四絲張姓地基內劃出叁分零肆毫又劃出英冊三百八號新契外本契餘地又見英冊二百四十九號及張姓地西至摩路南至英冊三百八號地及公路北至英冊四三四九號地該租主應照現又餘地畝柒分零伍毫四絲業經劃出另批

中華民國二十年八月二十日上海市土地局批

英冊道契 第2262號 第2263號 第2264號

一千九百四十三年十二月十五日准本年分司將本契全地轉與高易祖用此批

英冊道契 第2264號（一）

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brodie Augustus Clarke [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Tsai Anzu, Tsiu Yung-yah, Tsiu Ngok-ting & Yao Erh-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 ..... *mow*, ... *fen*, ... *te*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels Six hundred & twenty five (Tls. 625.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year. L. S. 4th moon 22nd day.

June 2nd 1896.

No. of Lot, 5 } 2264.
No. of Title Deed, }

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

James Scott
Vice-Consul.

此契於二十二年三月二十日准日本江海領事署字第二八二〇號函轉立日期第四二五八號沿革核與會經恒源公司依照理合契時換給新契

中華民國三十二年三月十日上海市地政局批 租字第二九六四號

哈特門

一二六五

英冊道契 第2264號（二）

蔭堂仁兄大人閣下頃奉
手書備悉種切查瞿耀淞等控瞿樹和等私賣公產一案
業經訊斷尚未稟報茲將此案原卷檢送
台覽閱畢即希
擲還至日商租地糾葛一案節經飭提未到除再催提集
訊並傳地保吳飛坤吳琴蘭飭令前赴
貴局伺候外用以奉復順請
升安惟
照不一　　愚弟名正具
計送案一宗

查瞿卷尚有未妥洋六百元未據呈首者

二千四百六十四号新契二千四百（三）（四）号令孔
由瞿霭生姚二寶孫鶴亭同發到号老伴坐義花保第十二畝
西至宇好土名華家橋
二十二号
華孫教亭刘田二分五厘二毛
又姚洛良刘田二分五厘二毛
二十五号孫恒茅刘田一亩四分三厘
印四瞿慎修名义遗失二十号一亩四分同治三年
又二十五号一亩四分三厘又二十四号四分七厘二毛又二十六号四分七厘二毛内割出五分九毛内割出一亩分注毛出租与老伴查阅
该号内应实二十五号一户现由原业户具结实係
出租二十号内一亩四分三厘第四内自报係当时芽
悮实未交正芽注

糙毛
实糙一毛
找二石三毛

敬稟者竊奉

憲臺札開按

韓前總領事來函以二千二百六十四號新契租地糾葛一案業經訊結該地斷歸瞿霭如執業將新契送勘等因查此案前據瞿耀淞稟控串賣即經批縣傳訊迄未稟報函准前因檢契札飭會查勘丈繪圖貼說並查畾保土名具復等因奉此卑職等遵查二千二百六十四號新契係由華民瞿霭如姚二寶孫鶴亭孫同發等將坐落上邑二十七保南十二畾西聖字圩二十二號戶名孫敬章則田二分五厘二毫又姚濟良則田二分五厘二毫二十五號戶名瞿慎餘則田一畝五分又二十五號瞿慎餘則田一畝四分三厘該兩號田單燬失同治三年呈經卑前縣補給總印照執業以上田單三紙總印照一紙共則田四畝八分六厘四毫出租與英商克伴為業立前號新契卑職等與黃巡檢勘會同

英總領事所派之員傳同業戶前往該地履勘督飭亭耆地保按址丈量丈見積一千一百六十一步八分四厘合計地四畝八分四厘一毫核與田單四畝八分六厘四毫之數少地二厘三毫四址東至魏姓張姓地南至馬路西北兩面均至路尚無違碍土名華家橋除將田單印照分別批明同原契發還英署外理合將會勘緣由繪圖貼說聯銜稟覆奉發新中契呈繳仰乞

大人察核批示祇遵再瞿慎餘出租之一畝五分地其印照內實係二十號該華民於照尾誤批出租二十一號據職員瞿翀和瞿耀鈺瞿耀連瞿耀清呈請更正具稟前來合并聲明恭請

崇安伏祈

垂鑒卑職塚等謹稟

計呈　繪圖一紙并繳新中契一紙

一稟　道憲蔡　稟覆會勘英商二千二百六十四號新契租地並呈圖契由

光緒二十四年七月　日

淮補常州府賞糧分府楊

上海縣正堂黃

候補府左堂高

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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施托克司　稟請在上海按和約所定界內租業戶古柏

地一段永遠租　　畝分厘毫北　　南　　東　　西

每畝給價　　業戶古柏　　將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查覈其租地貲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貲房與華民輾轉貨賣若華民欲在界內租地貲房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文如期將銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年五月初七　日給　租地契　二千二百六十五號

查該地係里字分圖字九號計山北首之地一段另立本契此批

此項租地坐落二十七保十圖土名泥城浜西靠近蘇州馬路向會同勘得又見地基東西首路內北南半馬路又見地基今在屋樹亮一面共計四地基東西首路內北南半馬路又見地基今在屋樹亮四世東至英冊二千九百七號地西至馬路界半馬路南至英冊二百七十六號地北至南土牆界浜隨圍到過該商應照文實交收管量相應批明蓋印給考　光緒二十二年十月初七日給

光緒三十四年六月十六日施托克司將本契全地轉與森康洋行租用此批

一千九百十六年六月九日直隸東省教會將本契全地轉與韋尔生租用此批

二千二百六十五

同年九月二十日韋尔生將本契全地轉與保安保險公司租用此批

一千九百十年四月八日保安保險公司將本契全地轉與泉方地產公司租用此批

一千九百二十年八月十三日泉方地產公司將本契全地轉與英商愛尔德租用此批

一千九百二十八年六月二十五日愛尔德將本契全地轉與通和有限公司租用此批

查此契原有地基數肆分柒厘捌毫今丈見實地基數貳分陸厘柒毫四絲東至英冊一千九百又號地西至馬路南至英冊一千八百七十六號地北至英冊一千四百十四號地該商應繳又實洋柒角收此管業此批

一千九百二十九年三月五日通和有限公司將本契全地轉與公平洋行租用此批

北京於二十二年三月十三日准日本國駐上海總領事署　字第三八九九號函

轉立日冊第五三二一號租日屯生那張與秘書社俟整理再契時換給新契

中華民國二十二年三月二十二日上海特別市地政局收　租字第三八二七號

此契八三五　三　十五
主　王毛伯　契　洋
有租或文件　憑各字八三七
中華民國二十五年六月　日
上海市地政局收

The within Lot is composed of the N. part of Lot no. 1876

Kotai's copy.

[TRANSLATION.]

TITLE DEED.

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 Her Britannic Majesty's Consul-General, stating that Alfred Parker Stokes [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor John Cooper a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 5th moon 7th day.

June 17th 1896.

No. of Lot, —
No. of Title Deed, 2265.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

James Scott
Vice-Consul.

中

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蟑照會內開今據本國商人康步盧 原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 南 東 西 每畝給價 兵洋八百元正 ●其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶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定地畝却不能由己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租地實房與華民轉轉貨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推行上列各條倘該商並後代管業之人將來以其地轉與不原明本國總領事官並道憲批准登籍將其地整段分畀或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二年五月 十六 日給 租地 地契 二千二百六十六號

查該地坐落二十七保八圖賢字打圖王鑑建此批

此項租地前至大路有石金家浜大見審實地形畝武分畛界址東至英冊二千一百五十三號地暨姚姓地西至馬路暨姚姓地南至姚姓地暨英冊二千一百五十三號地北至姚姓地暨圖到道該商應照文實租分四忽管業相應批明蓋印備考 光緒二年八月十三日批

光緒四年四月十日 此項租地據會丈房 清除劃出西首 已入馬路 新劃 [illegible] 仍照地形畝壹厘叁毫四忽東至英冊二千一百五十三號地南至馬路北至姚姓等地又英冊二千四百四號地暨圖到道該商應照文實租分四忽管業相應批明蓋印備考 光緒四年九月二十日批

民國十年九月十七日全地併五英冊一萬三百二十六號新契本契註銷

英二千二百六十六号

英册道契 第2265號 第2266號

[TRANSLATION.]

Protal's copy.

TITLE DEED.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that Roderick Mc. Neil Angus Campbell [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Pao Yuan Hsiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars Eight Hundred (#800) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 6th moon 16th day.

June 26th 1896.

No. of Lot, 1 } 2266.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189.....

Jamieson
Vice-Consul.

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韓照會內開今據本國商人瑪孫菊來敦稟請在上海按和約所定界內租業戶寶源祥等為地一段承遠租畝分厘毫北至南東至西每畝給價英銀式千式百兩（2,200）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等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實易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易與華民覆轉貨買若華民欲在界內租地實易須由總領事官與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憲批准仍將其地號段分厘或已或人另造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如期繳納二十五日文限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

光緒二十二年五月十六日給

租地契

二十二百六十七號

查該地坐落二保十二圖在字打號係圖此批

此項租地前已查明係在字打號老曹家渡大界址伍拾貳畝叁分貳厘柒毫四地東至公路暨楊張朱陳四姓地並浜岸西至公路暨陳張楊三姓地並公路北至浜岸暨曹張姚朱四姓地繪圖到道該商應照文實繳分忽地價銀柒拾伍兩叁錢叁分叁厘柒毫兼足銀伍拾貳兩叁錢叁分叁厘柒毫光緒二十二年八月初三日批

光緒二十五年十二月二十六日因立主將本號契載地畝轉與閔德尔亭生走根名遵租此批

查此契地已轉與高昌行分名英冊二十三百二十號新契此契合再批銷蓋印備考光緒二十六年六月二十日遵署批

英二十二百六十七号

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors Zaoyuan Kuang & 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 ... *mow*, ... *fun*, ... *li*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietors a sum of Taels Two Thousand two hundred (T 2,200.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 5th moon 16th day.

June 26th 1896.

No. of Lot, —
No. of Title Deed, 2267.

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

James Scott
Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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惠而生稟請在上海按和約所定界內租業戶朱永嘉林

地一段永遠租　畝　分　釐　毫　北　南　東　西

每畝給價共銀壹百兩正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶朱永嘉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定地畝却不能由

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

又查向議章程雖外國人有通融得益之處但無准租地實係與華民輾轉貨賣若華民欲在界內租地實屬須由

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

國總領[illegible]分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年[illegible]銀號還犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒[illegible]七日給

租地 地契 二千二百六十八號

查該[illegible]批

此項租地飭據會丈局會同勘復坐落二十二保十三圖墅字圩丈見實地貳分壹釐四毫四址東至韓姓坟地西至出路暨顧姓地南至英册二千七十八號地北至英册一千九百六十四號地繪圖到道該商應照丈實畝分四址管業相應批明蓋印備考　光緒二十三年二月三十日監督劉　印給

英册道契　第2268號（一）

[TRANSLATION.]　　　　Taotai's copy.

TITLE DEED.

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 Her Britannic Majesty's Consul-General, stating that Alfred Wilson [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Chü Yungling & Yungkia a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ....

South by ....

East by ....

West by ....

That the said Renter pay to the said Proprietors a sum of Taels One hundred (Tls. 100.00) being at the rate of .... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, [L. S.] 5th moon 17th day.

June 27th 1896.

No. of Lot, } 2268.
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2268號（二）

二千二百六十九号

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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達大稟請在上海按和約所定界內租業戶利記洋行

地一段永遠租　畝　分　釐　毫　北　南　東　西

每畝給價　文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶利記洋行將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

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

又查向議章程雖外國人有通融得益之處但無准租地實係與華民輾轉貨賣若華民欲在界內租地實屬須由

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

國總領[illegible]分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年[illegible]號還犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒[illegible]日給

租地 地契 二千二百六十九號

查該[illegible]批

此項租地坐落二十二保五十一圖土名周家嘴在楊樹浦之西馬路盡處地方飭據會丈局會同勘復丈見實地貳拾叁畝壹毫四址東至中隆地西至新闢地南至黃浦江北至土塘脚其北首留出之地兩條亦應丈實以清界限丈見東首一條計地壹畝壹分捌釐壹毫西首一條計肆分壹毫不得侵佔繪圖到道該商應照丈實畝分四址管業相應批明蓋印備考　光緒二十三年四月二十七日監督劉　印給

一千九百十三年六月二十日達大將本契全地轉與　租用此批

英册道契　第2269號（一）

The within Lot is composed of the U. S. Lot 402.

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Patanjee Dadabhoy Tata [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor E. P. Lalcaca a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

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

.....

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 5th moon 17th day.

June 27th 1896.

No. of Lot, —
No. of Title Deed, 2269.

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

Vice-Consul.

查此契原有地貳拾叁畝壹分壹厘壹毫今添租界戶沈樹芳地兩條計壹畝貳分捌厘壹毫一計肆分壹厘壹毫又添界灘地陸畝肆分壹厘合計本契共有實地叁拾畝玖分玖厘壹毫一計叁張計地一畝四分八釐八毫

商應照文實悉併畝按管業此契 民國十年九月十五日繳到本契註銷 收許 戶王 批甲

查此契原有地叁拾畝玖分玖厘壹毫一計入英冊二千四百九十九分一號契內外本契應繳地叁拾畝捌分陸厘捌毫現丈見實地貳拾伍畝玖分柒毫計少地肆畝貳分陸厘壹毫四址東至英冊三千三百五十號地西至洞庭路南至黃浦灘浦界線北至楊樹浦路該商應照文實悉併畝按管業此契 民國十年四月二十五日全地併立日本冊六百二十號新契本契註銷

英册道契　第2269號（二）

英册 ○萬 二千 二百 六十 九號 滙記及孫 井隆 地保 徐三愷

商 達 大 業戶沈樹芳

二十 二保 五十圖 殷 字圩土名周家嘴

田單 二十九號 至三號張啟山 ○畝 二分 六釐 七毫
二十八號 四號張大規 ○畝 三分 ○釐 五毫 查丈短委 釐二毫
二十八號 四十號趙貴華 ○畝 九分 一釐 六毫

滙井隆地號 六畝 四分 一釐 ○毫

本契 號 二十三畝 ○分 ○釐 一毫

號 畝 分 釐 毫
號 畝 分 釐 毫
號 畝 分 釐 毫
號 畝 分 釐 毫
號 畝 分 釐 毫

共單 三張計地 一畝 四分 八釐 八毫

出租契 三張 契價五百九十二元 丈費 未收

丈見實地 三十畝 九分 九釐 三毫

四址東至英冊三千三百五十號西至洞庭路

南至黃浦灘浦界線 北至楊樹浦路

查本契原有地三十畝○九分九厘三毛除劃出地一分二厘五毛併入英冊一千四百九十九分外應繳地二十九畝八分六厘八毛現丈見實地二十五畝九分○六毛計少地四畝二分六厘二毛查北洞庭路及小貝勒路

十年九月十日

英册道契　第2269號（三）

英册第2269號地會勘報告

致英總領事法

逕啟者據會丈局局長案呈英冊二千二百六十九號添加又添附隨地
新契業經會勘明晰送圖簽允將契批明呈請蓋印
移給前來除中契存查外合將上下印契並批銷單
契等件函送

貴領事查收轉發

貴到領事分別存給再本號六厘費洋壹元未收並須
飭繳為荷此頌

日祉　　許
　　王

計送印契二紙批契三紙銷單三紙

十年九月八日

啓者接准

來函以二千二百六十九三千三百五十號兩契丈見多地○畝三分九厘四八毫按照時值每畝洋一千元之則計應繳九十四元三百九十八元准經飭知去後茲據該租主將洋如數呈繳請移給契前來據此除將該洋暫存彙送外相應函致

貴局長請煩查照給契為荷此頌

日祉　　壁約翰

一千九百二十一年三月三號　　上海英署用戳

第二百七號

OFFICE OF THE WHANGPOO CONSERVANCY BOARD

No. 6

OFFICIAL RECEIPT FOR SHENGKO.

RECEIVED from Messrs. White-Cooper Oppe & Master

the registered owner of British Consular *Lot No.* 2269

as payment of shengko for Six *mow,*

four *fen,* one *li and* nought *hou (Mow* 6.410 *)*

the sum of Shanghai, Taels Six hundred and seventy

four only

Sh. Tls. 674.00

此係浦內收訖四分一厘七毫八絲
二千二百六十九號兩契
民國十年九月廿日
會丈局批

Shanghai, 29th Nov. *1916*

E C Stocker
Secretary.

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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 沙 禀請在上海按和約所定界內租業戶龔少卿秦錢塗地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價英洋八百元正 業其年租每畝一千五百文每年預付銀號等因前來本道已飭令該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實係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係與華民輾轉貨賣若華民欲在界內租地實係須由總領事官與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禀明本國總領事官與中國官憲查明實係無礙華民居住若未領兩國官憲允准憑據而擅行租與華民或華民違犯新章者則此契作爲廢紙地即歸官須至租地契者

日給　租地
地契　二千二百七十號

光緒 年 月 日

查該

此項租

又查見路北地畝

光緒二十年五月二十三日

南契准

畏連之地連西首縣公路計地

陸畝歸入道路商應照大會公租

一千九百二十年五月三十日沙

一千九百二十二年十月九日揚子

一千九百二十三年十月二日新瑞和

查此契原有地拾肆畝分撥

沙地玖分

公路該地東首中間有公路一條

民國十六年六月十四日全地轉立丹冊二十一號新契本契註銷

[TRANSLATION.]

Taotai's copy.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Francis Walter Shaw

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Kung Tao Cheng & Sin Tsoo Kun a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Dollars Eight-hundred ($800.00) .....

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

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

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

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

A necessary Deed for the Renting of Land.

Kwang Seu 22nd year, L. S. 5th moon 26th day.

July 6th 1896.

No. of Lot, 7 } 2270.
No. of Title Deed, }

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

Jamieson
Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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亨達生 禀請在上海按和約所定界內租業戶張少卿

地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價 英洋三百元正 ★其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶張少卿將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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覓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禀明本

國總領 [illegible] 或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

[illegible] 光緒二十三年五月 二十七

查該地 [illegible] 畝 分 厘 毫 南至 [illegible] 北至 [illegible] 東至 [illegible] 西至 [illegible]

此項租地係 [illegible] 日給 租地 地契 二千二百七十一 號

[illegible] 計土名老墳基之北寄地玖分伍厘叁毫四忽東至吳姓地六百六十五號堅周姓地西至徐姓地南至吳淞江岸北至大路繪圖到道該商應照定實畝分四忽管業相應批明蓋印備考光緒二十三年十二月二十八日監督蔡 印給

准英國駐上海總領事署民國二十四年二月二十一日來函此契轉與華人張志毅慧珠為業等由合將本契註銷

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Edward Henderson [herein described and called the Renter] ha-s applied to Rent in perpetuity from the Proprietor Chang Sao-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*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars three hundred ($300.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 6th moon 27th day.

July 7th 1896.

No. of Lot, ~ } 2271.
No. of Title Deed, }

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

Vice-Consul.

查此契准英國駐上海總領事署民國二十四年二月二十一日來函此契內開租主亨達生將本契全地轉與哈華托租用等因准此相應加批以資執管此批 中華民國二十四年二月二十七日上海本土地批印

具稟地保徐子良二七保十圖

為多地升科飭查實價事竊切張少卿將身圖念字圩戶名張茂榮單地肆分伍厘又張阿桂戶名蘆灘叁分伍厘一併出租與洋商亨達生轉立英冊貳千貳百柒拾壹號道契現在丈見實地除單之外應多升科該地坐落新閘橋東首進出買賣每畝時價銀約柒百兩之數為此據實稟呈

叩乞

大老爺酌奪施行沾

仁上稟示

光緒貳拾叁年拾壹月　日呈

甲此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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海里司稟請在上海按和約所定界內租業戶徐桂生地一段系遠租　畝　分　厘　毫　北　南　東　西

每畝給價共洋四百五十元正　其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶徐福桂生將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨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分撥或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每畝銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年六月　日給　租地（地契）二千二百七十二號

查該地坐落新閘橋東首進出買賣每畝時價銀約柒百兩之數此批

宇圩五名東至陸家浜支見為界南北肆畝壹分捌厘陸毫七西至東至沈姓地西至小路豎沈姓地南至公路北至路縱

批明盖印備考光緒二十二年六月二十七日盖寄劉　印給

光緒二十二年六月

光緒二十三年四月　日

宇圩五名東至陸家浜支見為界南北肆畝壹分捌厘陸毫七西至東至沈姓地西至小路豎沈姓地南至公路北至路縱

此契於三十三年一月十八日在四馬路領事署　字第七七三四號過轉立日冊第九七五八號過戶中支那振興株式會社承租經為契時換給新契

中華民國三十三年一月二十日上海特別市地政局批　起字第八二二八號

光緒二十三年四月　日

譚華　清單記全地歸皇　普愛堂　祖屋此批

民國廿年一月廿日上海縣三十八號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

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

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Hsü Kwei-sun & Hsü Te-sun

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

.....*mow*, ...*fun*, ...*le*, ...*haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Dollars Four hundred & fifty (#450.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 6th moon 18th day.

July 28th 1896.

No. of Lot, —

No. of Title Deed, 2272.

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

Vice-Consul.

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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海里司稟請在上海按和約所定界內租業戶張曉巖地一段承遠租　畝　分　厘　毫　北　南　東　西　每畝給價共銀弍百兩正　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張曉巖將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地貨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貨房與華民輾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立契並公路南至徐姓地北至張姓地明蓋印倘考光緒二十年三月二十日監督劉　印給

光緒二十年四月　日給　租地（地契）二千二百七十三號

此項租地計土名大場東首大見浦里地號計叁分壹厘四毫四絲東至吳淞江西至徐姓地南至徐姓地北至張姓地

光緒二十年三月二十日

二千二百七十三號

一九二八年一月十八日華盛繕本契至地轉賣工部局備用此批

世千八月十日文牘繕訖[illegible]

此契計三十二年七月三十日准日本國駐上海總領事署　字第七二五四號轉立日期英八九六八號稟呈工部局僅查理查賣時須加蓋印花稅中華民國三十二年七月三十一日上海特別市地政局批　登字第七四六四號

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that Robert James Harris [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chang Hsiao-ngan a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels Two Hundred (Tls. 200.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 6th moon 18th day.

July 28th 1896.

No. of Lot, —

No. of Title Deed, 2273.

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189..

Vice-Consul.

英册道契　第2273號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道 爲

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孫 葛來敦 稟請在上海按和約所定界內租業戶 談錦記 地一段承遠租 故 分 厘 卷 北 南 東 西 每畝給價 英銀 貳千一百五十兩 正 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 談錦記 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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查覈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輾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酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本國總領事官並道憲批准登冊將其地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將預付年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒 二十二年 五 月 二十九 日給 租地契 二千二百七十四號

查該地坐落二十七保十二圖聖字坍號浦瑞庭此批

此項租地飭據會丈局會同勘復坐落二十七保南十二圖聖字坍名浦家灣大兒宮地畝拾捌畝柒分貳厘四毛東至浦張談三姓地西至吳淞江暨浜岸並談姓地南至吳淞江暨浦姓地北至浜岸至東首談姓地長方計段分室厘捌毫貳絲均留出在外不准侵佔繪圖到道該商應照大尺畝分四址丈量相應批明蓋印備考 光緒二十二年十月初九日署名七旨出 印給

二千二百七十四号

英册道契　第2274號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton [herein described and called the Renter] have applied to Rent in perpetuity from the Proprietor Yan Chin Chee a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels Two thousand three hundred & fifty (Tls. 2,350) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 6th moon 29th day.

9th July 1896.

No. of Lot, —
No. of Title Deed, 2274

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

Vice-Consul.

中 契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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孫 葛來敦 稟請在上海按和約所定界內租業戶 方理陽 地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價 英銀 壹千 兩 正 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 方理陽 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己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實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輾轉貨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替業之人將來以其地轉與不稟明本國總領事官並地方官憲批准發給印契作爲廢紙地即歸官須至租地契者

光緒二十二年六月 日給 租地 地契 二千二百七十五號

查該地坐落二百零字圩周家宅北見方四面號碼四至開此

此項租地係在上海縣正東第二百零字圩周家宅北見方貳畝肆分貳厘四毫東至戴姓地西至公路南至小路北至沈姓地繪圖到道該商應照定實畝分四至管業相應批明蓋印備考光緒二十三年正月二十日監督劉 印給

本契於一九二七年六月九日經前工部局收用號地三分一厘五毫此註

一九四〇年一月二十五日 業廣公司 歐元不收 業廣公司 楊司德 馬丁

此契於二十四年六月三十日准日本駐上海總領事署字第一六四號函特立日期第一〇二一九號租戶株式會社復產公司候整理委員會換給新契

中華民國三十四年七月十九日上海特別市地政局批 特字第一六四號

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Jonsion & Frederick Montague Gratton [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Tang Li yang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Taels One thousand (Tls. 1000.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Bankor.

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

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

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

A necessary Deed for the Renting of Land.

Kwang Hsü 22nd year, L. S. 6th moon 19th day.

July 29th 1896.

No. of Lot, —
No. of Title Deed, 2275.

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

James Coates
Vice-Consul.

英册道契　第2275號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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老老老禀請在上海按和約所定界內租業戶王小弟地一段界址東至南分厘毫西至北計畝分厘毫每畝給價英洋弋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王小弟將該地段給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地質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質房與華民輾轉貨賣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禀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禀明本國總領事官與中國官憲酌分段或已或人另造房屋轉租華民居住若未領兩國官憲允准蓋印銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年七月二十一日給　租地契二千二百七十六號

此項租地飭據會丈局會同勘復坐落三十七保九圖字號地名蘆花蕩連路東至官地及分陸屋基東至四號東至梁岸西至方姓地路公路南至公路北至王姓坟地繪圖到道該商應出實畝分四號合共銅鹿批明並印備考光緒二十三年三月初四日監督劉　印給

二十二年七月

一九二一年一月十日華洋人壽保險公司全地轉至泰利　經用此批

我國前三十二年七月十九日華洋人壽保險公司在上海註冊給照營業特立此執　字第六九七九號

中華民國前三十二年七月二十六日上海特別市地政局批　租字第六九六五號

[TRANSLATION.] *Taotai's copy.*

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that *Brodie Augustus Clarke*

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

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

North by ....

South by ....

East by ....

West by ....

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, [L. S.] *6th* moon *20th* day.

July 30th 189*6*

No. of Lot, —
No. of Title Deed, } *2276*

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

James Scott
Vice-Consul.

英册道契　第 2276 號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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孫 藹萊敦稟請在上海按和約所定界內租業戶忠裕典 郃慶

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價英洋五百元正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶忠裕典 郃慶將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地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輾轉貨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[illegible]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[illegible]銀號違犯斯章者則此契作爲廢紙地仍歸官須至租地契者

光緒二十二年六月二十日給

租地
地契 } 二千二百七十七號

查該[illegible]批

嘗租[illegible]會同勘復[illegible]二十三保十二啚日字圩土名毛家蕩丈見實地玖畝肆分壹厘柒毫四址東至公路暨利記地西至

寶源祥地南至馬路暨利記地並楊姓地北至浜暨寶源祥地繪圖到道該商應照丈實畝分[illegible]管業相應批明蓋印備考 光緒二十三年十二月[illegible]日 監督劉 印給

二千二百七十七號

英册道契　第 2277 號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors Chung Yu tien & Kao Ken a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ...

South by ...

East by ...

West by ...

That the said Renters pay to the said Proprietors a sum of Dollars Five hundred $500.00 being at the rate of ... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Huang Hsü 22nd year, L. S. 6th moon 20th day.

July 30th 1896.

No. of Lot, —

No. of Title Deed, 2277.

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

Vice-Consul.

英册道契　第2277號（二）

具稟職員邵憲

為田單檢尋無着據實陳明事竊職前奉地保傳到　憲諭十二圖臣字圩六百九十八號沈良知戶田單串紙計地二畝六毫業經邵處及忠裕典租與英商瑪禮孫為業該英商現請轉入英册第二千二百七十七號道契查該戶田單共田四畝四分三厘五毫除瑪禮孫承租田單串紙計地二畝六毫外尚有串紙計地二畝四分二厘九毫應着該業戶呈請驗批等因查該地係職管業畝分細號相符惟該戶田單串紙一時檢尋無着未能遵即呈驗為此稟求

局憲大人恩賜備案俟職尋出該戶田單串紙再行呈驗補批實為德便上稟

光緒二十二年十二月　日

英册道契　第2277號（三）

會丈局職員稟帖

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瑪禮孫蔔魯敦稟請在上海按和約所定界內租業戶郎霭地一段系遠租畝分厘毫北至南東至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洋叁百元正業戶郎霭將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地貨房無足妨礙方准租住又查向議章程雖外國人有透融得益之處但無准租地貨房與華民輾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酌給蓋印憑據始可准行上列各條倘該商並後代替業之人將來以其地轉與不稟明本國總領事官查照批准發給將其地轉授分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年六月二十一日給

租地契

二千二百七十八號

查該地坐落二十三保土字圩內毗連徐良園此批

此項租地計地基之后合同共計二十三保土字圩內毗連徐良園此批

沈姓地北至周沈二姓地繪圖到道該商應照上實畝分四折算共相應批明並印備考光緒二十二年正月二十五日監督劉 印給

光緒二十七年九月十二日瑪禮孫蔔魯敦將本契地陸畝捌厘柒毫轉與通和洋行此批

一千九百十二年三月二十三日通和將本契全地轉與楊子地產銀業公司租用此批

一千九百二十一年六月二十日楊子地產銀業公司將本契全地轉與愛尔德公司租用此批

本契地經領特別區三圖光字圩八號 坵

查此契准英國駐上海總領事署函送契由前租主愛尔德公司將全地轉與綿華繅廠有限公司租用等因准此相應加批以資執管此批

中華民國二十四年七月十六日上海市土地局批印

英册道契　第2278號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Gratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Shao-chu a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietor a sum of Dollars Three hundred ($300.00) ..... being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 6th moon 21st day.

July 31st 1896.

No. of Lot, —
No. of Title Deed, 2278.

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

Vice-Consul.

一八三

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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安卜洛司稟請在上海按和約所定界內租業戶徐鶴雲亭

地一段坐遠租　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

每畝給價英銀六百兩正　業戶徐鶴雲等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地貨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貨房與華民輾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憑其地畝段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十二年六月二十一日給　租地契二千二百七十九號

查該地坐落二百保二畝過字号畝陸潮江此批

此項租地前係屬公產曾由勘後坐落二百保二畝過字号計共地壹畝陸分陸厘玖毫四忽東至英商德和行地西至石姓地南至北香粉街北至王姓地繪圖到道該商應照定實地分四至管業相應批明並印備考光緒二十年三月十四日監督黃　印給

英二千二百七十九号

一千九百十四年三月之日未得華　駐本埠全權轉與義品放款銀行收用此批

民國廿三年二月十日本局補註

此契於三十二年六月三十日繳日本國駐上海領事署　字第二九〇號註銷

轉立日期第二六三七號過戶後公共租界工部局公司便整理書契時換給新契

中華民國三十二年二月十八日上海特別市地政局批　租字第二四三號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that James Ambrose [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Hsü Hsün Yuen & Sze Kuh Ling a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels Six hundred (T. 600.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Kuang Sü 22nd year, L. S. 6th moon 21st day.

July 21st 1896.

No. of Lot, 2279.
No. of Title Deed,

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

Vice-Consul.

英册道契　第2279號（一）

二八四

英册道契　第2279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為

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 金世美 稟請在上海按和約所定界內租業戶 金寶

地一段承遠租 畝分 厘 毫 北 南 東 西

每畝給價 洋三百八十元 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 金寶 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質房無足妨礙方准租住

又查向議章程雖外國人有通婣得益之處但無准租地質房與華民輾轉貨賣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登冊將其地整段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二年六月二十五 日給 租地契 二千二百八十號

查該地坐落三七保十面念字圩高陳慈廷此批

計開

坐落地保十面念字圩高陳慈廷此批

計開

坐落地保十面念字圩老王廟東首該地東至有馬路為界南首衙條均係契內之地有應公共出契租地叁畝陸分叁厘肆毫叁忽馬路地壹畝陸分貳厘陸毫兩共捌畝

貳分陸厘四忽東至英界二百四號地四至英冊二百二號為界西至廟基為界南至衙條為界北至馬路為界

相應批明蓋印備考 光緒三年三月十九日監督蘇 印給

光緒三年八月二十九日金世美將本號地契交寶地保高陳慈廷此批

光緒二十五年九月 初一日 立時叫租界與界二百今面號五釐畝 得並劃出二號的來分柒厘伍毫壹忽 應繳地稅銀叁兩柒錢伍分陸厘陸毫 此批

時項劃併契地俱收訖合同登冊 又照

伍厘陸毫 得並劃出二百四十三號的來分柒厘伍毫壹忽 應繳地稅銀叁兩柒錢伍分陸厘陸毫 此批

四號東北兩面 又照

一千九百十年一月二十日 麥克勞 摺 來生 此批

海理 藍山 白麥克 頭勞 公司 騰 租用此批

此契於三十二年 三月二十六日 遵世界國紅山海關領事官 字第四四五一號 函

轉立日冊第 五八七二 號 中支部振興蘇委會杜 民國世二四月二日 此批

中華民國二十二年 四月 二日 上海時期市地政局 字第四三八〇號

此契於三五年三月十五日由業主 承業 聲請為第一六〇號有 權狀已收件讀今字第八〇 號業經 審查完竣 中華民國三五年九月七日 上海市地政局 批

英册道契　第2279號　第2280號

[TRANSLATION.]

Taotai's Copy.

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 Her Britannic Majesty's Consul-General, stating that *Thomas William Kingsmill* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Chin 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 ____ *mow*, ____ *fun*, ____ *le*, ____ *haou*, bounded

North by ____

South by ____

East by ____

West by ____

That the said Renter pay to the said Proprietor a sum of *three hundred and eighty dollars ($380)* being at the rate of ____ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

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

Forasmuch, as the tenure of Ground held by Foriegners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsu 22nd year, L. S. *6th* moon *25th* day.

4th Aug. 1896.

No. of Lot, } *2280*
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ____ day of ____ 189__

Vice-Consul.

律師哈美托代歐納司脫美查

道憲台下

今接英商歐納司脫美查祿在租界置買田產坐落北保第十圖田

號五分計有方單一紙一係金字圩三百零八號方單係成豐五年做

定升科單係光緒二年做定業契在先作廿年自二年冒卅六年之

前有英文祿又名應扣典者即金世美之買主所以上呈方單契紙等件

業經遺失請給印振得印諮之後再能將單換回英冒將換回之契注冊之

後即同往勘量地畝為時查求該地早已被產主祿冒將之契即注冊字第

之四

今具呈之情共有二端

一請查究英文祿何由作到印諮又得升科單以致能將成交契

二請向英文祿要究偽冒異追價款要

三請徹底根究東公理楚

不勝叩禱之至

光緒二年四月　日

律師哈美托代歐納司脫美查

英商美查洋行律師致上海道函

敬稟者竊卑職培虞接管卷內暨卑職承[illegible]等奉

前憲臺札開接

英署總領事哲　來函英冊二千二百八十號新契一套請派員會勘等由檢契札飭會查勘丈繪圖貼說並查畆保土名一併具覆等因奉經卑職等與黃延檢蒲會同英總領事所派之員查明原契田單係揚洋商有恒行金世美將所租業戶金寶坐落二十七保十畆念字圩三百五十七號戶名金寶田單一紙則田六分又金寶升科洪地二畝九分八厘三毫印諭一紙又租大王廟職董瞿開桐等由大王廟基地六畝三分二厘三毫內劃租一畝八分二厘七毫分給有恒洋商印諭一紙共計五畝四分一厘併立前號新契當傳同業戶暨飭亭者地保前往履勘該地西面有馬路一條暨南首街一條均係契內之地自應丈合計丈見該契地積八百七十二步一分四厘合地三畝六分三厘四毫又馬路積三百九十步二分四厘合地一畝六分二厘六毫兩共合計實地五畝二分六厘核與附丈田單印諭所載共計五畝四分一厘之數少地一分五厘四址東至英冊一千二百八十四號地西至英冊一千五百三十五號暨大王廟並英商怡和行地南至英冊一千二百八十四號地暨大路北至吳淞江岸暨英冊一千二百八十號地尚無違碍土名大王廟東首除將田單印諭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新申契呈繳仰祈

大人

察核俯賜批示祇遵恭請

鈞安伏乞

垂鑒　卑職培虞謹稟

計呈　繪圖一幅並繳新申契一紙

一稟　道憲券　稟覆會勘英冊二千二百八十號新契租地並呈圖契由

光緒二十三年十一月廿五日

請補常州府糧廳楊

上海縣正堂黃

候補縣正堂朱

會丈局

札

為

札飭事本年四月初二日接准
英總領事滿照會據美查行稟稱數年前有華人名應文森又
名應洽興假稱失去田單在上海縣請得升科印諭後轉賣與
言仔號道契並有道憲之印然該地惟本商為確實的主今執有田
單一紙升科蘆照一紙及出租契為憑曾經在按察衙門控告向現業追
回已立與之地等情請移追價前來查向未定例地經會丈契並道
印則可永為執業的據若查得未轉道契之先自查有朦混祇有
向朦轉道契之人索追受虧之銀此節已經容照美查矣今據該商請
為查明應文森從何而得此產倘查其有朦轉之過應令償還該商

受虧之銀其受虧之數或由會辦所定或由本領事與貴道商擘公正
外人估之今送上哈華托代美查英文圖式一紙出租契一紙田單二紙并
科蘆照一紙請為答核辦理示復等因准此查該商所呈田單蘆照
究竟是否已立與冊二千言仔號道契地原有之單既有原單何以被
應文森捏報遺失朦請印諭升科轉契除行上海縣會同查復外
合抄哈華托單劄札飭到該局即便遵照刻日會同查明具
復以憑核辦毋遲此札

光緒二十九年四月　日

四月十一日

移

文

五月

為

移請事奉

閱道憲袁　札准

英總領事滿　照會據美查洋行稟稱數年前有華人應文森又名應洽興僞稱失去田單在上海縣請得升科印諭後轉立英冊三十二百八十號道契蓋有道憲之印然該地惟本商為確實的主今執有田單二紙升科蘆照一紙又出租契為憑曾經在按察衙門控告向現業追回已立英冊之地等情請移追償前來查向來定例地經會丈契蓋道印則可永為執業的據若查得未轉道契之先上首查有朦混祇向朦轉道契之人索追受虧之銀此一節已經洽照美查參援該商請為查明應文森從何而得此產倘查其有朦轉之過應令償還該商受虧之銀其受虧之數或由會審所定或由本領事與貴道商舉公正外人估之今送上哈華托代美查華英文稟一式二紙出租契一田單二紙升科蘆照一紙請為察核辦理示復等因准此查該商所呈田單蘆照究竟是否已立英冊二十二百八十號道契地原有之單既

英册道契　第2280號（八）

上海道臺致會丈局總辦私函a

有原單何以被應文森押報遺失朦請印諭升科轉契除行會丈局會同查復外合檢哈華托原稟並原契單照札飭札到該縣即便遵照刻日會同查明具復以憑核辦毋遲此札等因並奉札發原稟祖契單照到縣奉此查祖地轉契事宜歷由

貴局主政辦理奉札前因合將奉發稟契單照備文移送為此合移

貴局請煩道照

憲札查明主政稟復仍希移縣查照（老）望速須移

計移送　華英文原稟一紙出租契一紙田單二紙蘆照一紙

右　移

會丈祖地局　陳

光緒二十九年四月　三十　日移

二一八八

英册道契　第2280號（九）

上海道臺致會丈局總辦私函b

移文

江蘇松江府上海縣為移催事奉

閔道憲袁　札接

英總領事滿　來函以英商美查執有田單廿斜照出租契被華人應文森即應治興說稱田單遺失在縣滕領印諭請立英冊二千二百八十號隨契已經印給該商在本國捕房司衙門控告斷向業戶追回地畝執業於四月初三照會本衙示復此案究竟如何辦理祈見復勿稽等因准此查此案本年四月初三日接

英總領事照會即經本道轉飭該縣局會同確查迄未復到茲接前因除函復外合亟抄函札催札縣即便遵照先今來札刻日會查明確具復核奪毋稍稽延切切此札等因下縣奉此查此案前奉

閔道憲袁札發原稟租契單照到縣當經移送

貴局主政辦理在案茲奉前因合再移請為此合移

貴局煩照先今來文迅即查明主政稟復移縣俾考卒勿有稽遲速切速須移

計抄函

右移

會丈租地局

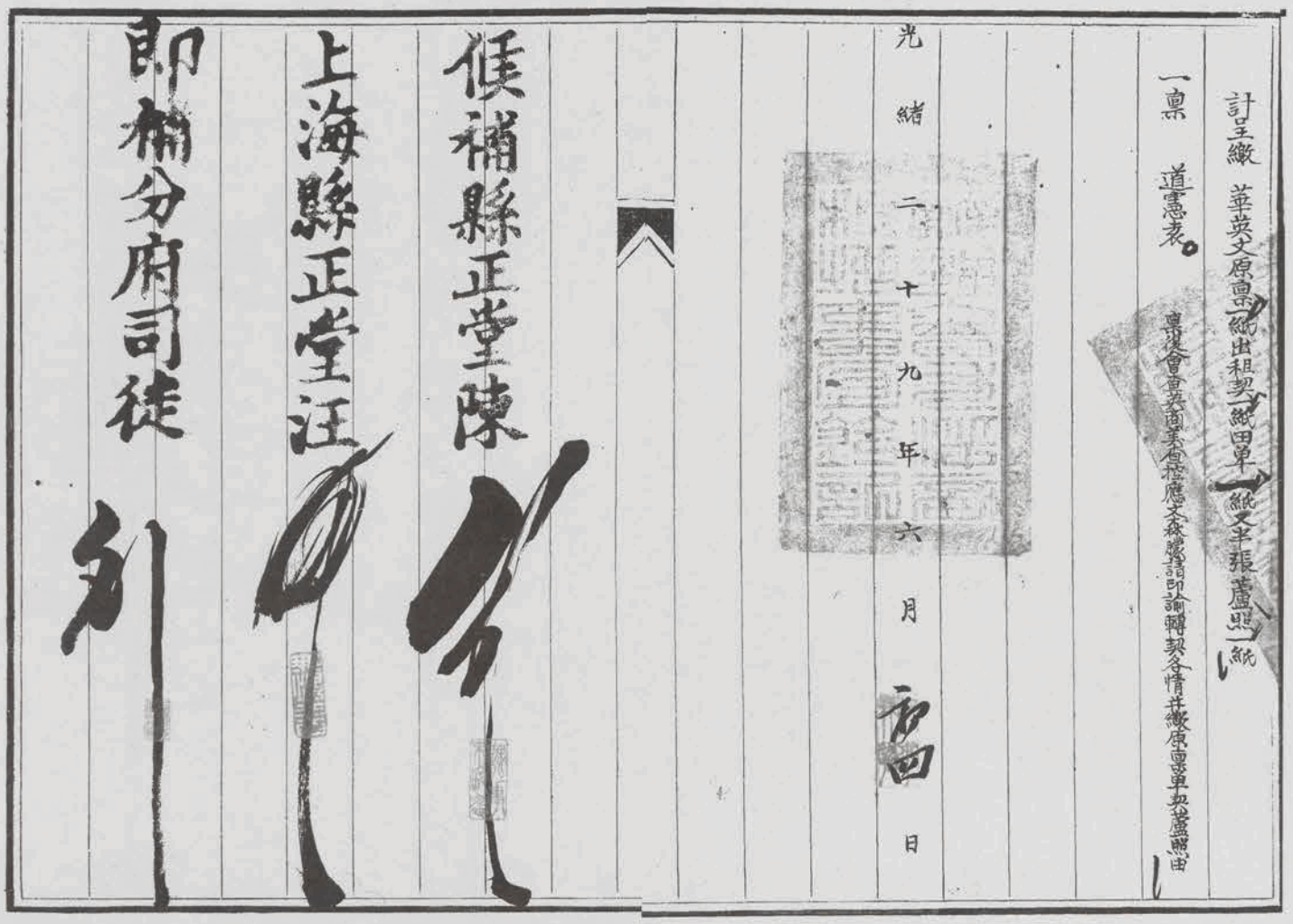
光緒二十九年閏五月

敬稟者竊奉
憲台札開接
英總領事滿照會據美查行稟稱數年前有華人應文森又名應洽興假稱失去田
單在上海縣請升科印諭轉立英冊二千二百八十號道契並有道印然該地惟本商為確實
地主今執有田單二紙升科蘆照二紙及出租契為憑曾經在按察衙門控告向現業追回
已立英冊之地請移追前來查向來定例地經會丈契並道印則可永為執業的據若查得
未轉道契之先上首查有朦混祇有向朦轉道契之人索追受虧之銀此一節已經咨照美
查矣今據該商請為查明應文森從何而得此產倘查有朦轉應令償還該商受虧之數
或由會廨訴定或由本領事與貴道商舉公正外人估之令送上哈華托代美查華洋文稟

式二紙出租契二紙田單二紙升科蘆照一紙請察核辦理示復等因查該商所呈田單蘆照
究竟是否已立英冊二千二百八十號道契地原有之單既有原契何以被應文森控報遺失
朦請印諭升科轉契除飭行外合抄哈華托稟詞札飭遵照會同查明復核札催速復各等
因并發原契田單蘆照下縣到卑局同奉此卑職等案查英冊二千二百八十號契地係據英
商有恒洋行金世美租業户金寶坐落上邑二十七保十圖念字圩三百五十七號户名金寶
田單一紙又金寶升科地二畝九分八厘三毫黃前升縣印諭一紙同大王廟基地印諭共地
五畝四分一厘合立前號新契當時係憑單諭勘辦茲奉前因遵經飭傳前辦是號契地之該
圖地保陳惠亭飭傳應文森據稱久不在滬即又飭令詳查去後茲據該保陳惠亭稟
稱竊負奉傳應文森並不在申查得該處道契係由業户金寶户名於二十一年間並連坟基

蕪地外田溝稟明前升縣黃請領印諭補繳升科出租有恒轉契在案所有徐克成等單
照三紙當時應文森為有恒買辦以上三單亦在有恒之處因無上首賣契且無糧串為此補
立有恒租契後來為單契糾葛不符未准轉立道契前項廢單迄今多年不知如何落在
美查之手身無從查悉如今該處契地早由英商愛爾德一人承租今年春間美查執前項
廢單控經英捕察衙門以美查並無上首契據糧串該地早經愛爾德轉契承租多年控
不准理因當時原被律師哈華托愛禮司傳身查詢前項情由故知其細等語當復前來卑職
等伏查該地保陳惠亭所稟各情原未能即據以為實第查哈律師代美查所呈出租原契其
契內原載本租與有恒乃將有恒兩字圈改美查應文森即應文森為有恒買辦則該地
保所稟單契在有恒之處似尚非無因至美查所執田單係念字圩三百五十七號户名

王煥生田單上半紙計一畝三分三厘一毫又三百五十八號户名徐克成則田七分一厘五毫
又趙逸記升科蘆照七分二厘查與有恒當日所租金寶升科印諭係接連三百五十七號
金寶户名田單單號毘連自是該處之地惟美查所執兩單併半單祇共地二畝七分七
厘六毫核與出租契內所載約地四畝五分零亦有未符且美查既執有單契多年何以
不將地早日收管又無歷年完糧印串亦難保無不實不盡理合將會查緣由據情聯
銜稟復奉發單契蘆照呈繳伏祈
俯賜察核批示祇遵肅稟恭請
鈞安仰乞
垂鑒卑職銜名謹稟



計呈繳　華英文原稟一紙出租契一紙田單一紙又半張蘆照一紙

一稟　道憲表。

憲復會審英商美查控應文森朦請訊諭轉契各情并繳原稟單契蘆照由

光緒二十九年六月　日

候補縣正堂陳

上海縣正堂汪

即飭分府司徒

英册道契　第2280號（一四）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2c

廿七堡十畝地保陳惠亭

爲遵諭查復事竊身奉　諭飭傳應文生並不在申查浔該處道契係由業戶金寶戶名於廿一年間並連坟基兼地外田溝稟明　前州縣黃請領印諭補繳外科出租有恒轉契在案所有徐克成菁單照三帝當時應文生爲有恒買辦以工三單亦在有恒之處因無工首賣契且無糧串爲此補立有恒租契後來爲單契糾葛不符未准轉立道契前項廢單迄今多年不知如何落在美查之手身無從查悉如今該處契地早由英商愛爾德一人承租今年春間美查又執前項廢單控經英按察衙門以美查並無工首契據糧串該地早經愛爾德轉契承租多年控不准理當時由原被律司哈華托愛禮師傳身查訊前項情由爲將查復緣由稟呈

局憲大老爺俯賜　察核施行上稟

光緒二十九年　六月　日

地保陳惠亭　仝子耀芳

英册道契　第2280號（一五）

上海縣二十七保十圖地保稟帖

具稟歸部遇缺先知縣應秉鈞　浙江鄞縣人　年三十九歲

稟為奉諭遵陳求請轉詳事竊奉

憲諭業承

道憲札開轉承　英總領事滿　函據英商美查稟控道契糾葛一案職父生

前為因事赴漢奉知緣由當向該契執業英商愛爾德詢問前情據述春間美查曾

經呈控　英按察使詢以美查所執單照並無租契粮串事閱多年未便照准被告訟

費斷令原告認償完案今查該地本屬官河原有石橋一座於念一年間查有煙島公司

先買美查自來火廠計地十畝有零傍有華人金寶單地暨碼頭一座坟墓多具另

由煙島向業戶自行買併地外尚有田溝一條直接官河仍歸原業自行報升事為

大王廟董事曁楊生等以有佔官地等情控縣經前升憲黃勘明斷令煙島出銀

壹千五百兩作為移建接官亭經費並飭填平田河展放官路以利行人給有印諭

照例轉契並執廟董粗據收單在案時值職父為有恒買辦煙島將所置金寶

單地及升科印諭之地一併歸有恒轉立英冊二千二百八號道契旋轉高易後又將河口

之地另租與愛爾德立英冊三千一百五十二號道契即係河口廟產原有石橋今已廢毀奉

憲飭數將緣由徧詢該廠經手暨執業洋商據復皆同理合稟復敬乞

局憲公祖大人轉賜

道憲照復領事地寶官河事與職父無干俾免無故拖累實為德便謹稟上稟

光緒二十九年九月　日

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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高桂松咸

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價英銀七百四十元　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶高桂松咸將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實係無足妨礙方准租住

又查向議章程雖外國人有通融得益之處但無准租地實係與華民輾轉貨賣若華民欲在界內租地實係須由

總領事官與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　分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並得任　銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年六月　日給　租地契　二千二百八十一號

查該　[illegible]

此項租地飭據會丈局會同勘復坐落二七保十圖念字圩字名西川紅浜大見會地貳畝壹分叁厘玖毫四地東至金姓地西至高姓地南北兩面均至公路繪圖

到道該商應照大貨畝分四址管業相應批明蓋印備考　光緒二十二年十月十五日監督劉　印給

二千二百八十一號

光緒二十八年九月七日　克拉克　轉本契並地轉與愛尔德行　[illegible]

查此契權柄戶名原為吳陸錦琴所有嗣經轉移與同茂房地產股份有限公司俟整理舊契時換給土地執業証

中華民國三十三年六月二十九日上海特別市地政局批

調字第一七六六號

[TRANSLATION.]

TITLE DEED.

Tsatai's copy.

Hwang Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that William Macdonnell Dowdall [herein described and called the Renter] had applied to Rent in perpetuity from the Proprietors Kao Kwei-sung & Kwei-hsien a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietors a sum of Taels Seven hundred (Tls. 700.00)

being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of those several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kwang Hsü 22nd year, L. S. 6th moon 22nd day.

August 21st 1896.

No. of Lot, 2281.
No. of Title Deed,

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ..... day of ..... 189...

James Scott
Vice-Consul.

薩允格

啟者查二年二百八十二號新契係於去年六月二十九日送
道署茲據該商稟該契毋庸照辦請移註銷前來

用特函致

貴縣請煩稟詳

道署將該契註銷為荷此頌

日祉

三月二十六日 甘介

故稟者竊奉
前憲臺札飭會勘英冊二千二百八十二三四五號新契租地一案業將二千二百八十三四五號契地分
別查勘畫圖貼說在案所有二千二百八十二號新契係據業戶干順穀堂將自置坐落二十七保土圖
作字圩五十三號名蘇敬章田單一紙計則田一畝一分租與洋商裴來德為業正在勘覆間
據張桂堂以徐財林捐不將是田放贖等情在卑縣衙門具控經卑職承。提訊未結卑職培等
伏查洋商租賃華民田地必須真毫無糾葛甫能立契前地既經涉訟照章應行退銷除將
原契田單發還英畧外理合將奉發新中契呈繳仰祈
大人鑒賜核銷並乞
批示祇遵恭請
鈞安伏維
垂鑒。卑職培承。謹稟
計呈繳　新中契一紙
一稟　道憲劉。　稟銷奉勘英冊二千二百八十二號新契租地涉訟未結呈繳中契由

光緒二十三年三月廿三日

候補分府楊
上海縣正堂黃
候補縣正堂朱

移文

三月十九日到

移請事案據張桂堂呈稱張寶成戶名田單抵押與昔存今故之徐阿桂處被伊胞兄徐財林捐不放贖粘串來提究追等情一案業經提訊擬地保沈春山供稱張桂堂田地方單是蘇金章戶名完粮張寶成戶名已有董事干心田價賣轉立道契尚未發出等情據此查該地既有糾葛自應照章停文相應備文移請為此合移貴局煩為查照希將前項道契暫行扣留望切須移

右　移

會丈局夏

光緒二十三年二月　十八　日移

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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水公司稟請在上海按和約所定界內租業戶周記

地一段承遠租　畝　分　厘　毫　北　東　南　西

每畝給價　兵銀弍百弍　元　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶周記　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定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實房無足妨礙方准租住

又查向議章程雖外國人有洋商融得益之處但無准租地實房與華民輾轉貨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　分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每　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　年　月　日給　租地契　二千二百八十三號

查該地

此批

此項租地係據自來水公司支局會同勘得座落三保三圖字字字号毛家浜支見實地東至李浜暨胡姓地南至馬路暨李浜西北兩面均至楊姓地綸圖到道該商應照文繳費畝分四地管業相應批明蓋印備考光緒三年正月十九日監督劉　印給

英册道契　第2283號（一）

二年三月

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Kuang — Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that

Shanghai Water Works company Limited

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Chow Chee

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

mow, *fun*, *le*, *haou*, bounded

North by

South by

East by

West by

That the said Renter pay to the said Proprietor a sum of Taels Two hundred (Tls. 200.00)

being at the rate of per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 6th moon 22nd day.

August 1st 1896.

No. of Lot, 2283

No. of Title Deed,

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

Vice-Consul.

英册道契　第2283號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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杞森茵來敦稟請在上海按和約所定界內租業戶葉洪濤

地一段承遠租　畝　分　厘　毫　北　東　南　西

每畝給價　兵銀壹千弍　元　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶葉洪濤　將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實房無足妨礙方准租住

又查向議章程雖外國人有洋商融得益之處但無准租地實房與華民輾轉貨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　分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每　銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒十二年六月二十二日給　租地契　二千二百八十四號

查該地

此批

此項租地係據會文局會同勘得座落三保三圖字字字号葉浜支見實地東至李浜暨胡姓地南至馬路暨李浜西北兩面均至楊姓地綸圖到道該商應照文繳費畝分四地管業相應批明蓋印備考光緒三年正月十九日監督劉　印給

二年三月

[TRANSLATION.]

Taotai's Copy.

TITLE DEED.

Kuang — Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that

Gabriel James Morrison & Frederick Montague Gratton

[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

Yeh Hung-tao

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

mow, *fun*, *le*, *haou*, bounded

North by

South by

East by

West by

That the said Renters pay to the said Proprietor a sum of Taels One Thousand (Tls. 1,000)

being at the rate of per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 6th moon 22nd day.

August 1st 1896.

No. of Lot, 2284

No. of Title Deed,

Registration completed at H.B.M. Consulate-General, Shanghai, this day of 189

Vice-Consul.

英册道契　第2284號（二）

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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杞森茵來敦稟請在上海按和約所定界內租業戶葉洪濤

地一段承遠租　畝　分　厘　毫　北　東　南　西

每畝給價　兵銀壹千弍　元　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶葉洪濤　將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實房無足妨礙方准租住

又查向議章程雖外國人有洋商融得益之處但無准租地實房與華民輾轉貨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　分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每　銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒十二年六月二十二日給　租地契　二千二百八十四號

查該地

此批

此項租地係據會文局會同勘得座落三保三圖字字字号葉浜支見實地東至李浜暨胡姓地南至馬路暨李浜西北兩面均至楊姓地綸圖到道該商應照文繳費畝分四地管業相應批明蓋印備考光緒三年正月十九日監督劉　印給

二年三月

英册道契　第2284號（一）

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道 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寶昌緣廠雷禀請在上海按和約所定界內租業戶張敬堂每畝給價英銀壹百十兩已 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敬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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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貨賣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禀明本國總領事官憲查核批准將其地繳還分段或已或人易造房屋轉租華民居住若未領兩國官憲允准憑據而擅行轉租等情到道該高應照文查明敝分四地管業相應抄明蓋印備考光緒二十三年九月二十日 督憲盛 批飭

此項租地飭據會文向會同勘復坐落二十三保十五圖寶字行土名圖通寺前文寶地契計分玖座捌毫四忽東北至小路西至公路南至高岸

遵示路繪圖到道該高應照文查明敝分四地管業相應抄明蓋印備考光緒二十三年九月二十日 督憲盛 批飭

光緒二十三年八月 日給 租地地契 二十二百八十五號

查該業戶張敬堂前文寶地契計分玖座捌毫四忽東北至小路西至公路南至高岸

一千九百二十四年五月十六日臘領而將本契全地轉與王部局租用此批

一千九百二十年五月二十日寶昌緣廠雷將本契全地轉與臘領而租用此批

查此契原有地伍分玖厘叁毫除劃出捌毫併立英冊二三八二九號新契外本契餘地又見伍分捌厘伍毫四忽柔至英冊二三四號二三八二九號地西至公平路後南至公平路內及英冊二三八二九號地北至公平路內及英冊二三四號地該租主應照現文餘地故管業此批

中華民國二十二年十二月十一日上海特別市地政局批——

見契於二十二年六月十三日由駐上海總領事署 字第六八六四號登記

轉立日期 八三二六 工部局 依監理會章轉換給券更

中華民國二十二年十二月十一日上海特別市地政局批 程字第六八一八號

[TRANSLATION.]

'Actual's copy

TITLE DEED.

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 HER BRITANNIC MAJESTY's Consul-General, stating that Paul Pery [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chang Chin tang & 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 ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Tael One hundred & ten (Tls. 110.00) being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter , his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter , his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 6th moon 25th day.

August 4th 1896.

No. of Lot, —— } 2285.
No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ..... day of ..... 189.....

Vice-Consul.

敬稟者竊卑職培　查接管卷內暨卑職承　等奉
前憲臺札飭會勘英冊二千二百八十一　二　三　四　五號新契租地一案業將二千二百八十一　三　四號契地查
明勘丈繪圖稟覆在案所有二千二百八十五號新契係據業戶張敬堂將坐落二十二保十五圖實
字圩地租與洋商寶昌煦敞雷為業惟查該地坐落十五圖係在新定西華線路之外不在租
界之內向無洋商租地且與
前署南洋大臣張　奏請嚴禁推廣之案不符未便遽予立契除將二千二百八十二號契地另
行勘覆外理合將奉發二千二百八十五號新中契稟繳仰祈
大人俯賜核銷並乞
批示祇遵恭請
鈞安伏維
垂鑒　卑職培瑔　承　謹稟

計呈繳　新中契一紙

一稟　道憲劉

稟奉勘英冊二千二百八十五號新契查與奏案不符繳契請銷由

英册道契　第2285號（三）
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖a

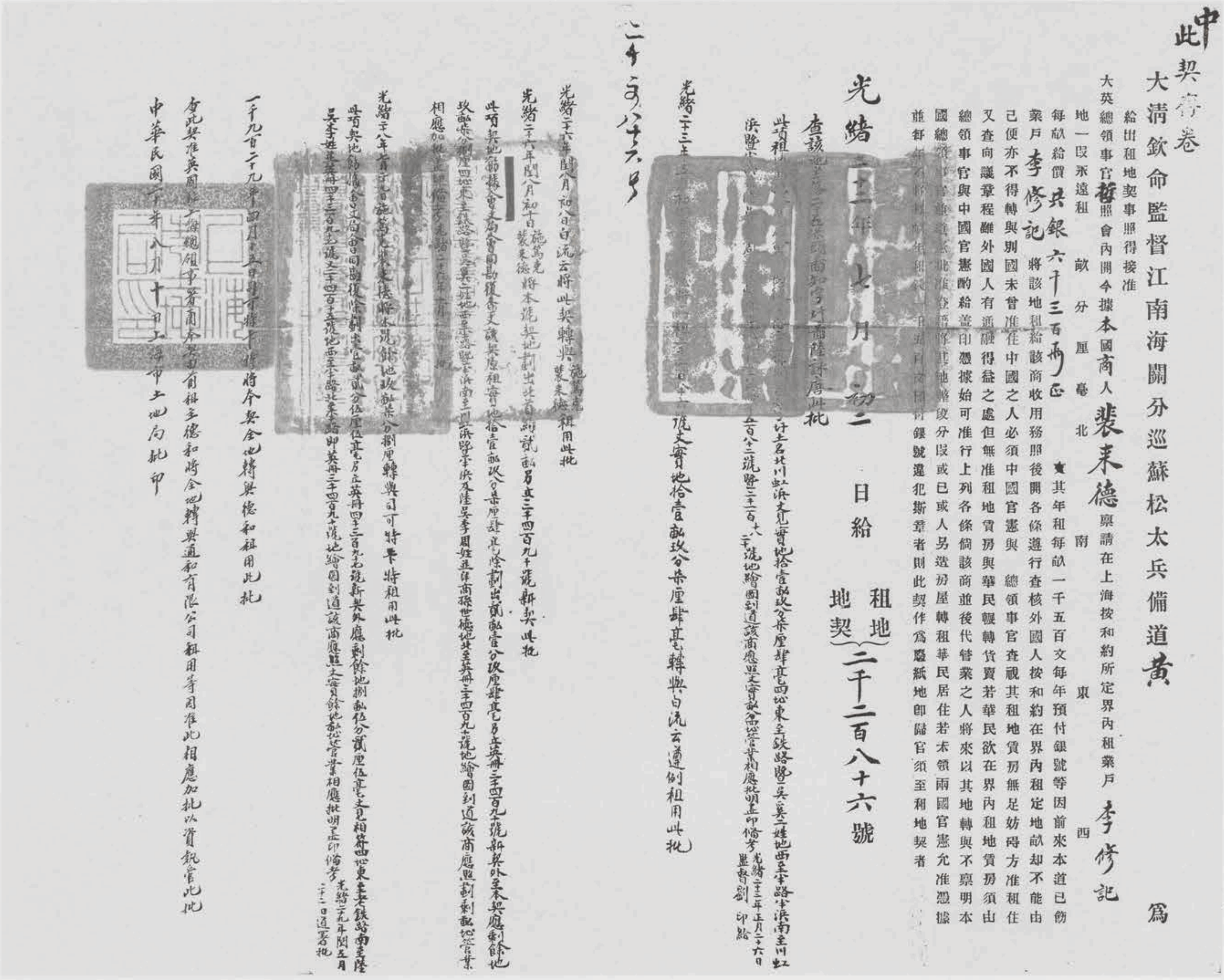
光緒二十三年二月　日

候補分府楊

上海縣正堂黃

候補縣正堂朱

英册道契　第2285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黃　為

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裴來德稟請在上海按和約所定界內租業戶李修記

地一段永遠租　畝　分　釐　毫　北　南　東　西

每畝給價共銀六千三百兩正　★其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶李修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定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查覈其租地賃房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉貨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替業之人將來以其地轉與不稟明本

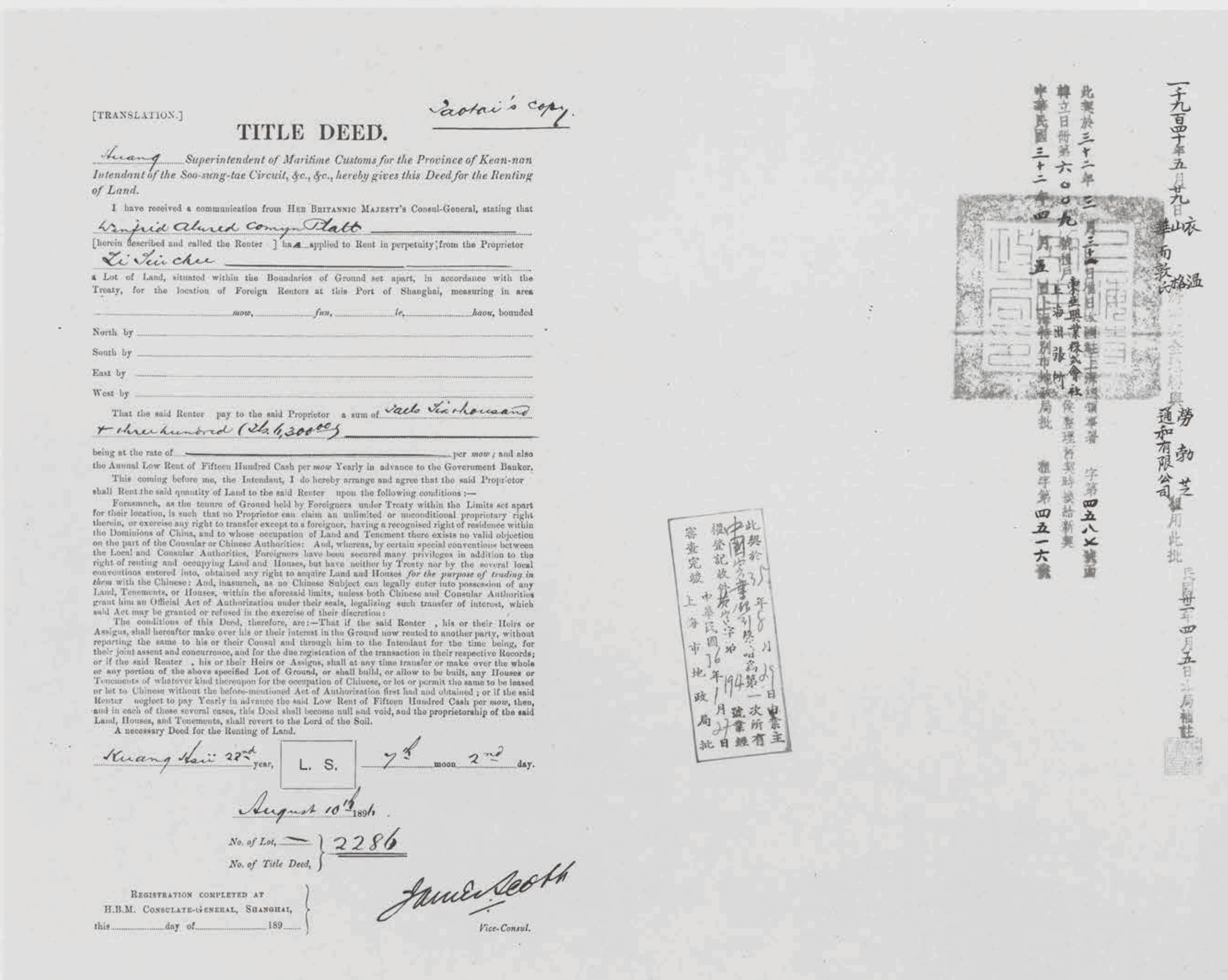
國總領事官[illegible]其地[illegible]分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

准[illegible]銀號還犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十二年七月初二日給

租地
地契　二千二百八十六號

英册道契　第2286號（一）



[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 Her Britannic Majesty's Consul-General, stating that Winfrid Alured Comyn Platt [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Li Siu chee

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area .... mow, ... fun, ... le, ... haou, bounded

North by ....

South by ....

East by ....

West by ....

That the said Renter pay to the said Proprietor a sum of Taels Six thousand & three hundred (Tls 6,300.00) being at the rate of .... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter , his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter , his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 7th moon 2nd day.

August 10th 1896.

No. of Lot, —
No. of Title Deed, } 2286

Registration completed at H.B.M. Consulate-General, Shanghai, this .... day of .... 189 .

James Scott
Vice-Consul.

英册道契　第2286號（二）

[TRANSLATION.]

Kotai's copy.

TITLE DEED.

Kuang *Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.*

I have received a communication from HER BRITANNIC MAJESTY's Consul-General, stating that Albert Edmund Algar

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chow Shou-shin

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renter pay to the said Proprietor a sum of Dollars one Thousand two hundred ($1,200.00)

being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter , his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter , his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 7th moon 10th day.

18th Aug. 1896.

No. of Lot, 2287.
No. of Title Deed, 2287.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ..... day of ..... 189...

James Scott
Vice-Consul.

英册道契　第2287號（二）

二千三百七十

中

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 哲 照會內開今據本國商人 愛爾德 稟請在上海按和約所定界內租業戶 周紹賢 地一段 承遠租 畝 分 厘 毫 北 南 東 西 每畝給價 英洋壹千貳百元 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 周紹賢 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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輾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憲查明並非華民居住若未領兩國官憲允准憑據並每畝 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 十二年 七月 十三 日給 租地 地契 二千二百八十七號

查該 此項租地 繪圖到道 該商應照 此契 印

英册道契　第2287號（一）

二千三百八十八

中

大清欽命監督江南海關分巡蘇松太兵備道 劉 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 米杜登 稟請在上海按和約所定界內租業戶 源記公司 地一段 承遠租 畝 分 厘 毫 北 南 東 西 每畝給價 英洋壹千五百元 其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 源記公司 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己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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輾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憲查明並非華民居住若未領兩國官憲允准憑據並每畝 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 十二年 七月 十三 日給 租地 地契 二千二百八十八號

查該 此項租地 繪圖到道 該商應照 此契 印

英册道契　第2288號（二）

二千三百八十九

中

三〇〇

英册道契　第2288號（一）

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃

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庚興行安蝶阿稟請在上海按和約所定界內租業戶談錦記

地一段承遠租 畝 分 厘 毫 北 南 東 西 每畝給價 共銀叁千 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談錦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定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地質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質房與華民寫轉售買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替業之人將來以其地轉與不稟明本國總領事官並道憲批准逕行租與其地畝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前每畝年租錢貳千五百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

光緒十三年七月十八 日給 租地 地契 二千二百八十九 號

查

此項租地係

四址東至

光緒十三年

名滬交灘該地南首有陳姓地一長方塊中間扠地兩小方均不入契內自應除去又見買地係於 畝 分 厘

至北水盪官路並公路又該陳姓地繪圖到道核與應照大清會典公用道路公產官地一律免租等因查明屬實應准照辦等因蓋印備文光緒十三年三月 日 點一百 號 印給

伍拾肆畝陸分就厘轉與達大道例租用此批

光緒十三年七月 日據達大前請將租地談錦記一地壹方約壹分壹厘貳毫又一方約壹分壹厘貳毫又一方約壹分壹厘貳毫共計三方約壹分壹厘貳毫照例租用此批

查契載地係會審公廨前經租與洋商怡和洋行開設煤棧後因該棧歇業其地轉租與英商愛尔德用此批

一九二〇年八月 日據英方地產公司將本契全地轉與英商愛尔德用此批

光緒十三年七月 日之扁有註

此契業經查明分成大號所有從前舊契時換給土地執業證

中華民國三十二年 七月 一日上海特別市地政局批

執字第一三七〇號

此證已於 年 月 日換給 字 號新證

（永租股根抄原正本契補註）

英册道契 第2287號 第2288號 第2289號

英册道契 第2289號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED

Kuang ... Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Naorozie Kerasapie Abito [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Yan Chin Chee a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ...

South by ...

East by ...

West by ...

That the said Renter pay to the said Proprietor a sum of Taels three thousand Ch. 3,000.00 being at the rate of ... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such, that no Proprietor can confer an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whom occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 7th moon 18th day.

26 August 1896.

No. of Lot, —
No. of Title Deed, 2289.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189...

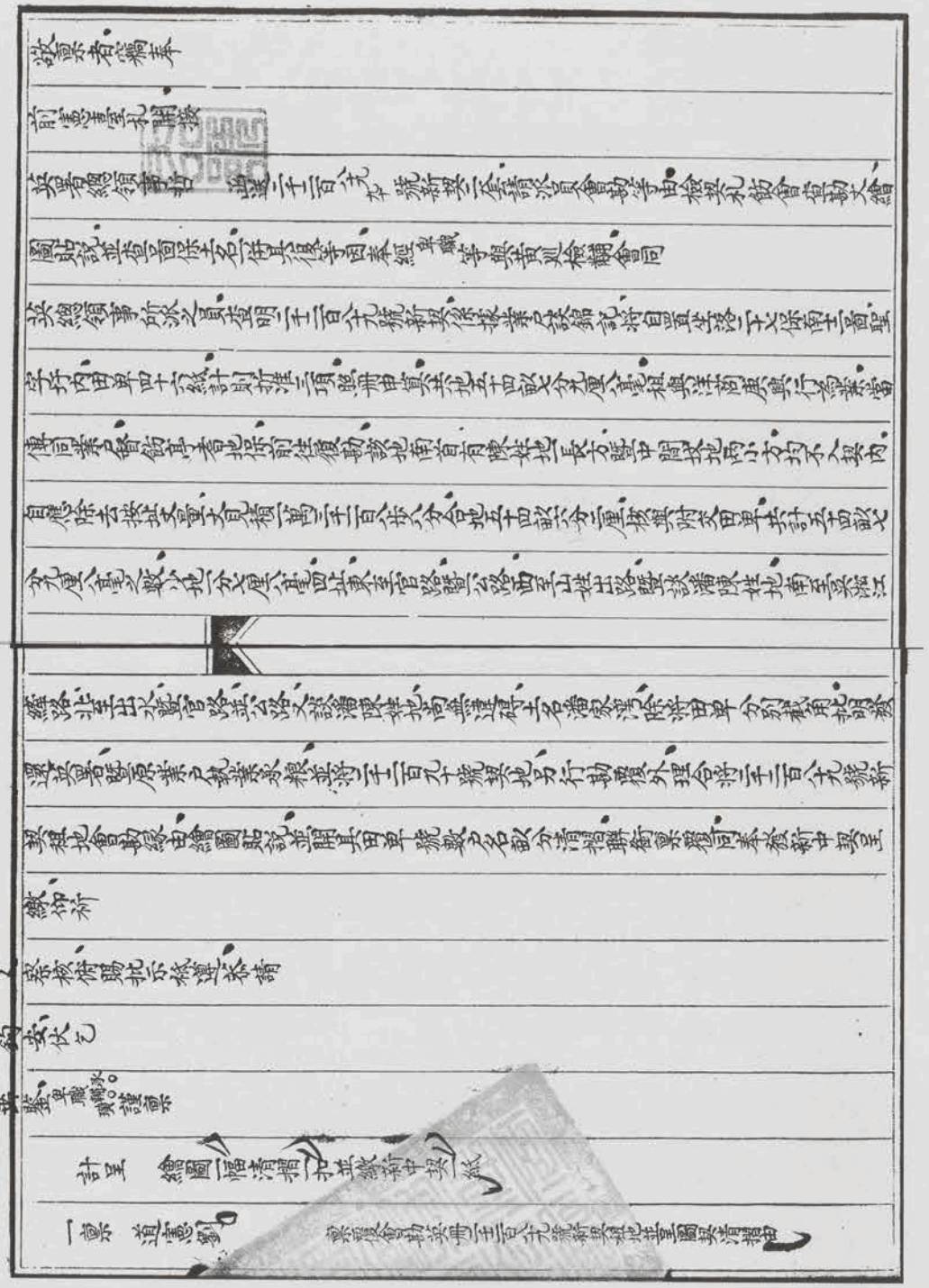
Vice-Consul.

110 1

英册道契 第2289號（二）

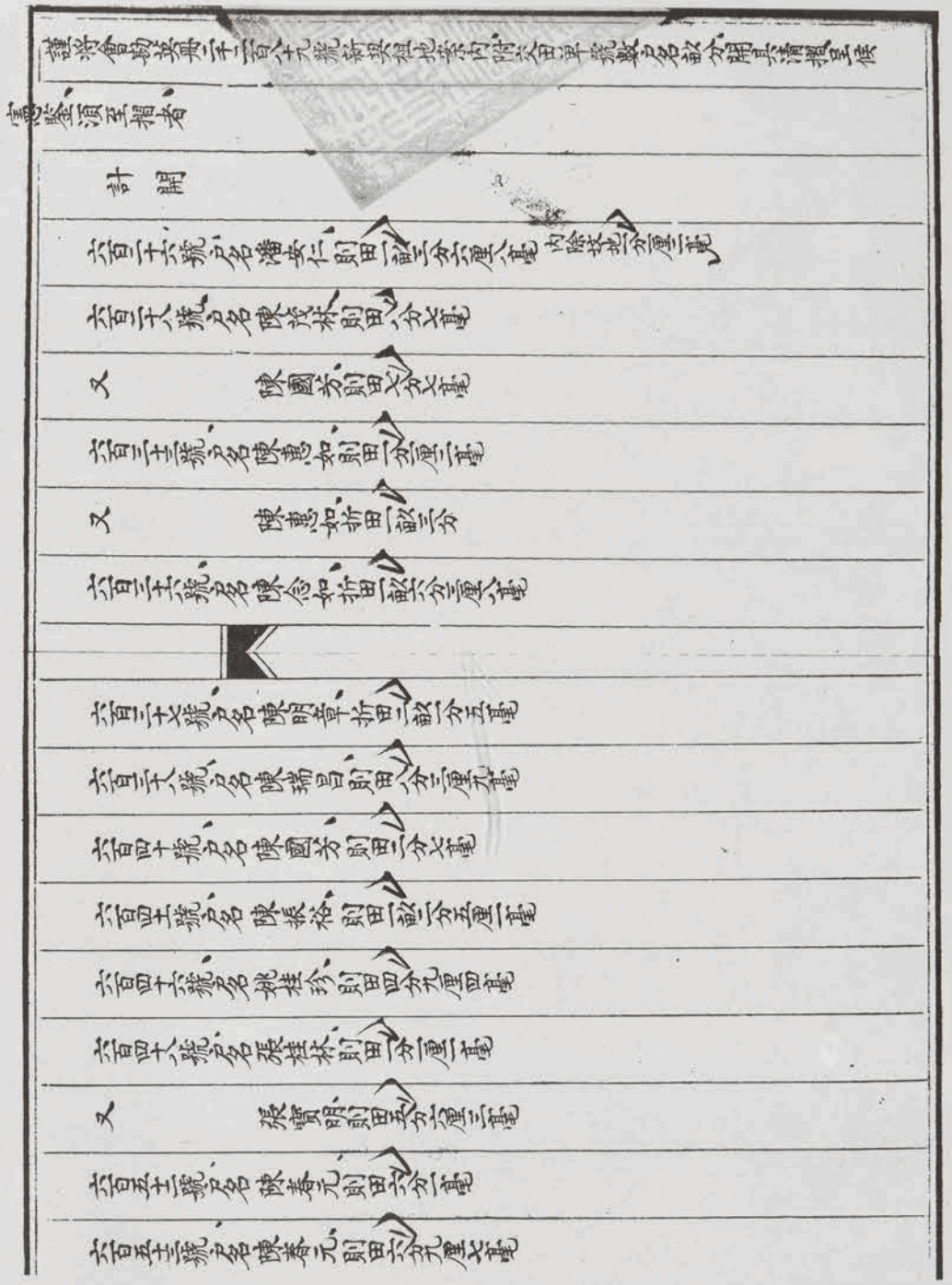
英册道契　第2289號（三）

上海知縣暨會丈局總辦聯銜呈上海道臺禀帖 1a



英册道契　第2289號（四）

上海知縣暨會丈局總辦聯銜呈上海道臺禀帖 1b

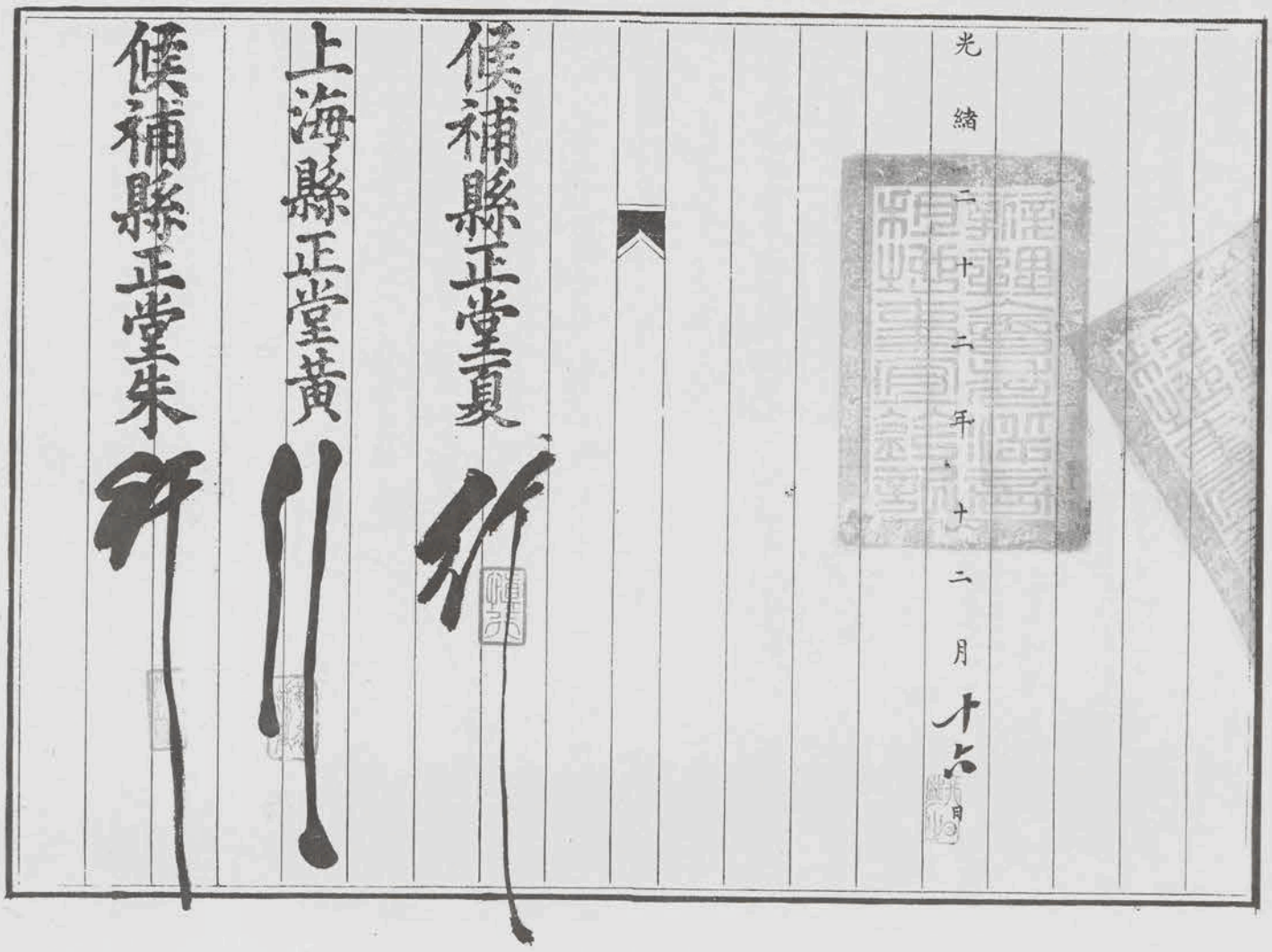


六百五十五號、户名陳裕春、則田一畝七分九厘七毫
六百五十七號、户名陳裕春、則田二畝二分二毫
六百五十八號、户名張男觀、則田二分二毫
又　姚德明、則田七分七厘八毫
六百七十號、户名陳秀榮、則田三分六厘四毫（內除坟地一分）
六百七十一號、户名陸雲山、則田一畝五分
六百七十四號、户名潘財寶、則田二畝八厘四毫
六百七十八號、户名侯學山、則田一分九厘二毫
七百七號、户名朱德南、折田一畝五厘
又　朱七觀、折田一畝五厘
七百十三號、户名陳瑞昌、則田一畝三分九厘三毫
又　陳瑞昌、則田二畝一分
又　潘成坤、則田一畝五分八厘四毫
七百十四號、户名陳振裕、折田一分
又　陳乾昌、則田七分
又　張士萬、折田八分
又　陳瑞昌、折田四分
又　陳進昌、折田七畝九厘四毫

英册道契　第2289號（五）
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖1c

又　陳進昌、折田一畝八分二厘二毫
七百十五號、户名張德成、則田二畝四分
七百十七號、户名張德成、折田一分一厘五毫
七百十九號、户名陳錦堂、折田五分九厘六毫
又　潘才寶、折田一畝二分一厘七毫
七百二十號、户名陳念如、折田一畝三厘三毫
七百二十七號、户名陳國芳、准田八厘五毫
又　陳德芳、准田八厘五毫（以上兩准田係草蕩科則照縣冊每田一畝作六畝申算）
七百三十六號、户名陳瑞昌、准田五分四厘五毫（此准田係草蕩科則照縣冊每田一畝作三畝申算）
七百三十七號、户名陳秀林、折田二畝一分
又　張金德、准田三分九厘七毫（此准田係草蕩科則照縣冊每田一畝作六畝申算）
七百四十號、户名陳振裕、折田一畝二分五厘
又　陳寶和、折田一畝二分五厘
以上共田單四十六張、內（二十五張則田二十畝八分四厘二毫、四張准田一畝一分一厘三毫、十七張折田二十畝九分二厘）照縣冊申算、應有地五畝二厘七毫、三共有地五十四畝七分
九厘八毫、丈見實地五十四畝六分二厘、理合登明、
一具　清摺

英册道契　第2289號（六）
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖1d



敬稟者竊卑職等接准

英總領事辭來函以二十二百八十九號契現添租談錦記坟地二分一計一分一厘三毫一計一分應添入契內合用將上下契並原契田單送請查照稟辦等因准此伏查該號契地前奉會勘因中間坟墓二分未曾遷移是以除去丈量計丈見實地五畝六分三厘當於六百二十六號潘安仁田單內批還坟地一分一厘三毫又六百七十號陳秀榮單內批還坟地一分兩共二分一厘三毫之前稟稍報在案茲接前因即與原勘委員黃巡檢繪會同

英總領事所派之員傅同業戶督飭亭者地保前往該地復勘勘得前項坟墓已經遷去自應准予丈量添入契內丈見潘安仁名下地積二十六步八分合地一分一厘三毫又陳秀榮名下地丈見積二十一步六分合地九厘兩共二分二毫核與前勘批還單地二分一厘三毫之數少地一厘另無餘地應予批銷至本契原丈地五畝六分三厘合之此次添丈地二分一毫共有實地五畝八分三厘三毫除將田單補批同原契發還英署外理合將會勘緣由繪圖貼說具稟轉稟憲臺伏乞

大人察核俯賜飭發承批註銷還并請

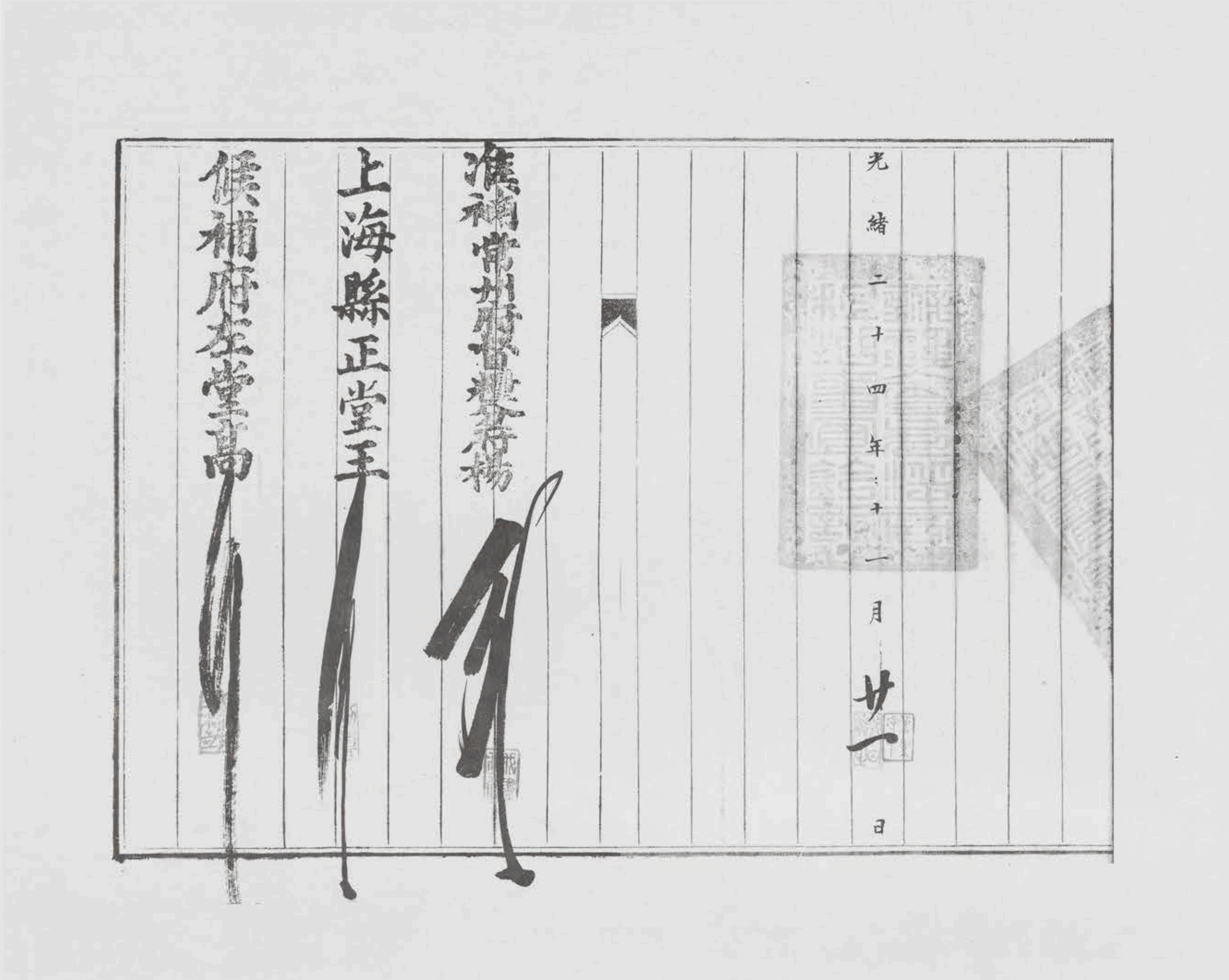
批示祇遵奉請

崇安伏祈

卑職　謹稟

計呈　繪圖一紙上下契二紙

一稟　道憲蔡·稟覆會勘英商二十二百八十九號契添租地並呈圖契由

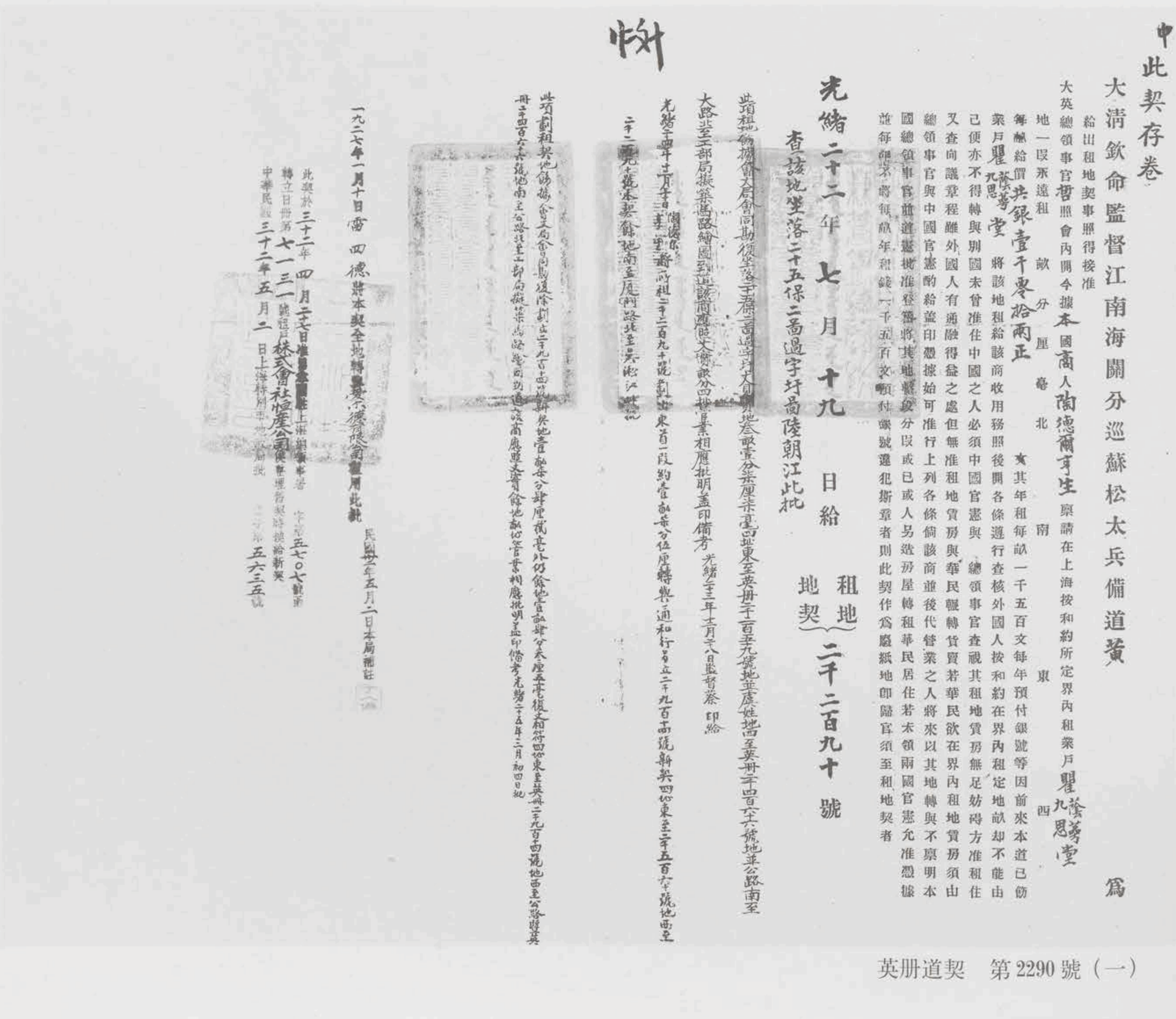

光緒二十四年十一月廿一日

上海縣正堂王

候補府左堂高

英冊道契　第 2289 號（九）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b


中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　　爲

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陶德爾孝生稟請在上海按和約所定界內租業戶瞿九恩蔭壽堂

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價共銀壹千零拾兩正　　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶瞿九恩蔭壽堂　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定地畝却不能由

己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查覈其租地實屬無足妨碍方准租住

又查向議章程離外國人有通融得益之處但無准租地實另與華民輾轉貸賣若華民欲在界內租地實另須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本

國總領事官並道憲批准登簿將其地製成分段或已或人另造房屋轉租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號遵犯斯章者則此契作爲廢紙地仍歸官須至租地契者

光緒二十二年七月十九日給

租地 地契　二千二百九十號

查該地坐落二十五保二啚過字圩啚陸朝江此批

一九二七年一月十日　四德將本契全地轉與　　此批

英冊道契　第 2290 號（一）

[TRANSLATION.]

Taotai's copy

TITLE DEED.

Kuang— Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Dowdall & John Currie Hanson

[herein described and called the Renters] has applied to Rent in perpetuity from the Proprietors Chii Chii Tsz tang & Ying Ngoh Tang

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ..... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietors a sum of Taels One thousand & ten (Tls. 1,010.00)

being at the rate of ..... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 7th moon 19th day.

27th August 1896.

No. of Lot, 5 } 2290.
No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ..... day of ..... 189...

James Scott
Vice-Consul.

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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陶德尔亨生稟請在上海按和約所定界內租菜戶左勝坤魯璐民桂春全毛觀勝

地一段承遠租　畝　分　厘　毫　北　南　東　西　每畝給價英洋壹千元正　其年租每畝一千五百文每年預付銀號等因前來本道已飭菜戶左勝坤等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地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輾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批准登錄將其地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年未將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年七月　日給　租地契　二十二百九十一號

查該地基坐落三百二十字行第廿字號

一千九百二十五年三月十七日華辦來生特

萬國儲蓄會

用此戳

世華六月二日本局補註

此契於三十二年五月二十八日准日本駐劄上海總領事署轉立日冊第七六八三號租戶安田信託株式會社上海支店管理者變時換給新契中華民國三十二年六月三日上海特別市地政局換

冊第六二五六號函

號字第六一八五號

[TRANSLATION.]　　*Taotai's copy.*

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that *Charles Dowdall & John Currie Hanson*

[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors *Tso Shinkeu, Lee Kwei chang & 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 .... *mow*, ... *fun*, ... *le*, ... *haou*, bounded

North by ....

South by ....

East by ....

West by ....

That the said Renters pay to the said Proprietors a sum of *Dollars One thousand ($1,000.00)*

being at the rate of .... per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, | L. S. | *7th* moon *21st* day.

29th August 189*6*.

No. of Lot, — } *2291*
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this .... day of .... 189....

James Scott [signature]
Vice-Consul.

英册道契　第 2291 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黃　爲

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陶德尔亨生禀請在上海按和約所定界內租業戶郭記

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價英洋三百元正　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

業戶郭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貿易無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地貿易與華民輾轉貨賣若華民欲在界內租地貿易須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年七月二十一日給

租地 地契　二千二百九十二號

查該地坐落二十三保一二啚平字圩高嚴子琴此批

此項租地業據會丈局會同勘復坐落二十三保一二啚平字圩土名梅家巷丈見一畝貳畝壹分壹厘壹毫四址東至兩面均至小路西至小路暨實源祥地南至大路

繪圖到道據商應照丈實畝分照管業相應批明蓋印備考　光緒二十二年十二月二十六日監督劉　印給

查此契業准

英副領事函該租主添租郭子樑等草地斯上下契送請飭丈抵印等因飭據會丈局會同勘復該契原有地貳畝壹分壹厘壹毫今丈見西面毗連添租草地拾肆畝叁

畝四址東至曹姓地南至浜及公路西至本契地北至公路至本契原租添租兩共實地拾陸畝肆分壹厘肆毫其地南段有吳姓地一長條不入契內請批明不得侵佔等情

繪圖到道該商應照丈實添租畝址管業相應批明蓋印備考　光緒二十三年十月契日道署批

二千三九十一〇号

查此契業准

英副領事函該契分劃租美冊一千三百十二號契地馬路南北各一段請飭丈添入等因飭據會丈局會同勘復本契原有地拾陸畝肆分壹厘肆毫今

劃租美冊一千三百十二號契馬路南北地丈見貳畝肆分叁厘共計實地拾捌畝捌分肆厘肆毫其添租地四址東南兩面均至本契地西至大連灣路即

美冊一千三百十二號地北至小路繪圖到道該商應照現丈添租畝址管業相應批明蓋印備考　宣統二年六月初二日道署批

一千九百十四年六月二十四日陶德尔亨生將本契全地轉與高易租用此批

一千九百十九年十月三十日高易將本契全地轉與愛尔德租用此批

查此契原有地拾捌畝捌分肆厘肆毫除劃出叁畝陸分捌厘叁毫另立英冊一萬一千八百四十六號新契外應餘地拾叁畝壹分陸厘壹毫今丈見

實地拾壹畝捌分陸厘叁毫計步地壹畝貳分玖厘捌毫築去馬路又添併英冊一萬三百十七號全契地肆分捌厘肆毫兩共合計實

地拾貳畝叁分肆厘柒毫四址東至英冊九千六百八十三號一萬一千八百五十四號九千三百七十四號地西至大連灣路南至平凉路北至榆林路該

商應照丈實畝址管業此批　民國二十二年十二月十八日　會辦處丈、大上海地政局　□□批印

此證於三十一年十二月十日准日本國駐上海總領事署　字第五〇號函

轉准江部第一五一五號前由中支那振興株式會社代理舊契[illegible]換給新契

中華民國三十一年十二月十四日上海特別市地政局批　租字第貳肆號

英册道契　第 2292 號（一）

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Kuang- *Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.*

I have received a communication from Her Britannic Majesty's Consul-General, stating that Charles Dowdall & John Currie Hanson

[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Kuok Kee

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ——— *mow*, ——— *fun*, ——— *le*, ——— *haou*, bounded

North by ———

South by ———

East by ———

West by ———

That the said Renters pay to the said Proprietor a sum of Dollars three hundred ($300^{00}/$_{00}$)

being at the rate of ——— per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 7th moon 21st day.

August 29th 1896.

No. of Lot, 2292.
No. of Title Deed,

Registration completed at H.B.M. Consulate-General, Shanghai, this ..... day of ..... 189 .....

Vice-Consul.

英册道契　第2292號（二）

中華民國三十二年三月十七日上海特別市地政局批　租字第三二六四號

此契於三十二年三月九日准日本國駐上海總領事署　字第三四二六號咨轉立日冊第四八五八號祖旨申支那振興株式會社俊整理前契將地給新契

一千九百三年三月十七日將來生　特將本契全地轉與英國儲蓄會

光緒二十二年七月　日給　租地契　二千二百九十三號

查該地係三保二十三平字号地號

此項租地係公共會同勘後坐落三十三保　二畝平字行本名梅家巷又見百地系改系分壹座隆昌北至東至來華公司地西至英册二千二百九十五號地南至左姓地北至本路給領到道該海關照文實政分四位管業理合聲明應批明益印備考　光緒三十二年十二月二十日監督劉　即給

光緒二十三年十二月　日開德尔亨生將此租二千二百九十三號主管地系改系分壹座隆昌北轉與美德倫遵例租用此批

二千二百九十三号

民國廿三年三月十七日　立房捐註

此契於三十二年三月九日准日本國駐上海總領事署　字第三四二六號咨轉立日冊第四八五八號祖旨申支那振興株式會社俊整理前契將地給新契

中華民國三十二年三月十七日上海特別市地政局批　租字第三二六四號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Dowdall & John Currie Hanson [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors Lu Pao sung, Lu shuy ling & 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 ... *mow,* ... *fun,* ... *lei* ... *haou,* bounded

North by .....

South by .....

East by .....

West by .....

That the said Renters pay to the said Proprietors a sum of Dollars Eight-hundred ($800.00) .....

being at the rate of ..... per *mow;* and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of those several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 7th moon 21st day.

29th August 1896.

No. of Lot, —
No. of Title Deed, 2293

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ..... day of ..... 189...

Vice-Consul.

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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麥悌梯屋司禀請在上海按和約所定界內租業戶廣豐地一段承還租 畝 分 厘 毫 北 南 東 西 每畝給價兵銀壹千五百兩正 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廣豐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貨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貨房與華民輾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禀明本國總領事官重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租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年七月二十日給 租地契 二千二百九十四號

查該地坐落三保二面章字坊名朱家宅丈見實地東至公路南廣姓地西至浜岸路南至雇姓地北至張姓地繪圖到道該商應納大寫畝分四釐管業相應批明蓋印備考

光緒二十二年七月二十日 督劄 印給

光緒二十二年七月二十九日 上海縣 發

一九一七年四月二十九日 高易 交我部與工部局 租用此號

此項租地係會大局會同勘得坐落三保二面章字坊名朱家宅丈見實地東至公路南廣姓地西至浜岸路南至雇姓地北至張姓地繪圖到道該商應納大寫畝分四釐管業相應批明蓋印備考 光緒二十二年七月二十日 督劄 印給

光緒二十二年七月二十九日 上海縣 發

一九一七年四月二十九日 高易 交我部與工部局 租用此號

光緒二十二年七月十三日准日本國駐上海正領事官 字第六八六四號函

轉立日期 光緒二十二年七月十九日上海縣 字第六八七八號

中華民國三十二年七月十九日上海特別市地政局 租字第六七八九號

二十二百九十四号

[TRANSLATION.]　　　　*Sabtai's copy.*

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that *Charles Meredith Dyce & George Augustus Mathews* [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor *Kwang fung* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ______ *mow*, ______ *fun*, ______ *le*, ______ *haou*, bounded

North by ______

South by ______

East by ______

West by ______

That the said Renters pay to the said Proprietor a sum of *Taels One thousand five hundred (Tls. 1,500.00)* being at the rate of ______ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foriegners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. *7th* moon *24th* day.

1st Sept. 189*6*

No. of Lot, }
No. of Title Deed, } *2294*

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this ______ day of ______ 189___

James Scott
Vice-Consul.

英冊道契　第2294號（二）

中

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

大英總領事官哲照會內開今據本國商人陶德尔亨生稟請在上海按和約所定界內租業戶左陽茂記 魯則元記

地一段東邊租　畝　分　厘　毫　北　南　東　西

每畝給價共洋八百元正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶左陽茂孛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出

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碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉售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登籍將其地整段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租錢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

光緒二十二年七月二十四日給

租地契 二千二百九十五號

查該[illegible]此批

靖租地勃播會丈局會同勘覆坐落于三保二十二圖平字行土名梅家巷丈見連西首公路一條計濶英尺五尺共實地肆畝五分五毫四絲東至左姓地西至浜岸南至

楊樹浦馬路[illegible]英冊二千二百九十號地繪圖到道該商應照丈實畝分四絲管業相應批明蓋印給孛　光緒二十三年十一月二十六日監督劉　印給

光緒二十三年十二月二十一日閏德尔亨生將所租二千二百九十五號丈實地肆畝五分五毫轉與美德倫道例租用此批

二千二百九十五号

一千九百二十五年三月十二日華斯來生特將本契全[illegible]與萬國儲蓄會[illegible]用此批　民國廿年六月二日本局補註

此契於三十二年五月二十八日准日本國駐上海總領事署　字第六二五七號函
轉立日冊第七六八四號據戶安田信託株式會社上海支店依[illegible]特換給新契
中華民國三十二年六月四日上海特別市地政局批　註字第六一八六號

英冊道契　第2295號（一）

[TRANSLATION.]

Taotai's copy

TITLE DEED.

Kuang- *Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.*

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Dowdall & John Kyrie Hanson

[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors Yao Yang Mow, Lu Sze Chen & 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 ____ *mow*, ____ *fun*, ____ *le*, ____ *haou*, bounded

North by ____

South by ____

East by ____

West by ____

That the said Renters pay to the said Proprietors a sum of Dollars Eight Hundred ($800.00)

being at the rate of ____ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 7th moon 20th day.

1st September 1896.

No. of Lot, 〜 } 2295

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ____ day of ____ 189____

James Scott

Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道 爲

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蘇德 白格尔 稟請在上海按和約所定界內租業戶 張曉岩

地一段 承遠租 畝 分 厘 毫 北 南 東 西 內開

每畝給價 共銀六百 兩正 憲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 張曉岩 將該地租繪該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地實房與華民輾轉貨賣若華民欲在界內租地實房須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地畫段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年八月初八 日給 租地 地契 二千二百九十六號

查此契案准 英副領事面議租予所將租 畝 分 厘 毫 北 南 東 西 號契內地畝 分 厘 毫 北 南 東 西 四至 東至 姓地 西至 姓地 南至浜岸 北至 路

繪圖到道該商應照大實收內提管業相應批明蓋印備考 光緒二十二年四月 日監督劉 印給

光緒二十二年八月初五日蘇德 白格尔將本號契地畝分厘毫轉與開稅過租此批

光緒二十二年五月二十九日開稅將本號地轉與育生租用此批

光緒二十三年八月十九日育生將本號契地畝分厘毫轉與愛尔德租用此批

查此契案准 英副領事面議租予所將租 畝 分 厘 毫 北 南 東 西 號契內地畝 分 厘 毫 北 南 東 西 四至 東至 姓地 西至 姓地 南至浜岸 北至 路

繪圖到道該商應照大實收內提管業相應批明蓋印備考 光緒二十二年四月 日監督劉 印給

光緒二十二年八月初五日蘇德 白格尔將本號契地畝分厘毫轉與開稅過租此批

光緒二十二年五月二十九日開稅將本號地轉與育生租用此批

光緒二十三年八月十九日育生將本號契地畝分厘毫轉與愛尔德租用此批

查此契前劃地拾伍畝伍分伍厘毫係又契內地畝分厘毫北至馬路地畝分伍畝伍分陸厘毫係又添租業戶郭張氏等第地二段計壹畝肆分壹厘壹毫北至馬路地畝共壹分柒厘壹毫合計本契共有實地拾柒畝玖厘玖毫四絲北至英冊二百六十二號九十四之九號契冊二十八百四號地西至英冊二百六十九號地該商應照大實收添管業此批

民國十七年十二月十七日英冊業務課念四號

二一一一

二千二百九十六號

查此契准英國駐上海德領事署函本契由前租主海格大廈將全地轉與海格大廈租用等因准此相應加批以資執照

中華民國二十二年九月二日上海市土地局批印

查此契准英國駐上海德領事署函本契由前租主海格大廈將全地轉與恒業地產公司租用等因准此相應加批以資執照

中華民國二十二年十二月十八日上海市土地局批印

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Kuang- *Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.*

I have received a communication from Her Britannic Majesty's Consul-General, stating that Frank Souter and Charles Reginald Burkill [herein described and called the Renters] ha[ve] applied to Rent in perpetuity from the Proprietor Chang Hsien-ngan a Lot of Land, situated within the 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*, ___ *li*, ___ *haou*, bounded

North by ___

South by ___

East by ___

West by ___

That the said Renters pay to the said Proprietor a sum of Taels Six hundred (Tls. 600.00)

being at the rate of ___ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading* in *them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 8th moon 8th day.

September 14th 1896.

No. of Lot, —
No. of Title Deed, 2296.

Registration completed at H.B.M. Consulate-General, Shanghai, this ___ day of ___ 189___

Vice-Consul.

英册道契　第2296號（二）

中

此契存案

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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裴來德禀請在上海按和約所定界內租業戶明德堂地一段永遠租　北　南　東　西　分　厘　毫　每畝給價英洋弍千四百元　其年租每畝一千五百文每年預付銀號尊因前來本道已飭業戶明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婦得益之處但無准租地實房與華民輾轉貨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並印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不禀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直每年永遠報效租錢一千五百文預交銀號遠犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年八月初八日給　租地契　二千二百九十七號

查該地坐落二十五保二圖過字坍虞陸潮江北批

此項租地係在[illegible]厦門路暨實興里姓地給國創道該商原照上海習慣分四邊管業相應批明並印備考光緒二十二年十月初七日監督劉　印給

一千九百四十年一月三十日裴來德　海關理文司　張樹林　白來生　朗

此契於三十二年十二月十六日准日本國駐上海總領事署　字第三九六號函轉立日冊第五三八八號移戶中支那振興株式會社接整理舊契時換給新契

中華民國三十二年三月二十五日上海特別市地政局批　租字第三八九四號

[TRANSLATION.]

Taotai's copy.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Winfrid Alured Comyn Platt [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Ming-Sh-Tang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ——*mow*, ——*fun*, ——*le*, ——*haou*, bounded

North by ——

South by ——

East by ——

West by ——

That the said Renter pay to the said Proprietor a sum of Dollars two Thousand & four hundred (Ch$ 2,400.00)

being at the rate of —— per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foriegners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kwang Hsü 22nd year, L. S. 8th moon 8th day.

14 September 1896.

No. of Lot, —
No. of Title Deed, 2297.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ..... day of ..... 189.....

James Scott
Vice-Consul.

中

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

給出租地契事照得接准

大英總領事官查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林國記地一段永遠租　畝　分　厘　毫　北　南　東　西　每畝給價英銀弐千三百兩　已　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林國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祖地貨殷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殷與華民輾轉貨賣若華民欲在界內租地貨殷須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登簿管其地塹設分段或已或人另造殷屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝每年租錢一千五百文額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

光緒二十二年八月初八日給　租地契　二十二百九十八號

查該地坐落二號二百零字圩商宋朱錢共批

此項租[illegible]二百零二百零字圩[illegible]名載[illegible]宅丈見實地[illegible]畝捌分壹厘叁毫七絲四忽東至公路西至張宋二姓地南至公路暨宋姓地北至業廣公司暨二宋姓地繪圖到道該商應照丈實畝分四忽管業相應把明盖印備考光緒二十二年十二月二十六日監督劉 印給

二千三百九十八號

一九四一年業廣公司將業至地轉與

此契於三十四年五月三十日經日本副領事署上海總領事署查准字第十七號由本立日冊第九九七九號過戶林恒度公司保管此契字換回新契

由華民國三十四年六月六日上海特別市地政局此

特字第十七號

民國卅年六月二日本局印

施仁記諾　業廣公司　租用此批　原契未脫

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Kuang — *Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.*

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that The Shanghai Land Investment Company Limited [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Ling Kuok Kee a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ____ *mow,* ____ *fun,* ____ *le,* ____ *haou,* bounded

North by ____

South by ____

East by ____

West by ____

That the said Renter pay to the said Proprietor a sum of Taels two thousand three hundred (Tls. 2,300.00/100)

being at the rate of ____ per *mow;* and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foriegners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow,* then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 8th moon 8th day.

14th Sept. 1896.

No. of Lot, 〜 } 2298.
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2298號（二）

The within Lot is composed of a portion of Lot 1192 Reg. No. 1185.

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Kuang — *Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.*

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Winfred Alured Comyn Platt [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Charles John Dudgeon & Henry Morriss a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ____ *mow,* ____ *fun,* ____ *le,* ____ *haou,* bounded

North by ____

South by ____

East by ____

West by ____

That the said Renter pay to the said Proprietors a sum of ____

being at the rate of ____ per *mow;* and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foriegners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow,* then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 8th moon 30th day.

6th October 1896.

No. of Lot, 〜 } 2300.
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2300號（二）

大清欽命監督江南海關分巡蘇松太兵備道憲　爲

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裴來德禀請在上海按和約所定界內租業戶德勤馬主師地一段承遠租　南　東　西　北　分　厘　毫　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德勤馬主師將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實房無足妨碍方准租住又查向議章程雖外國人有通騙得益之處但無准租地實房與華民輾轉貨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禀明本國總領事官並道憲批准登籍將其地整段分段或己或人另造房屋轉租華民居住若來領兩國官憲允准憑據並每年次期納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

光緒二十二年　八　月　三十　日給　租地契　貳千叁百號

查該地係由英商王宝號契內劃出華德路南首路中爲界之地段另立本契此批

計二租地新簿會人局合同勘復坐落王字二千叁百号下臨浦地方丈見每畝叁叁分肆厘叁毫四忽東至喬姓地西至平馬路南至洪地北至西華德路半路鈐圖到道該商應照丈章設分地界叁分肆厘叁毫四忽東至喬姓地西至平馬路南至洪地北至西華德路半路鈐圖到道

光緒二十二年閏三月初二日收來德將所租二千三百號一契內劃出叁分肆厘叁毫四忽地界東至喬姓地西至平馬路南至洪地北至西華德路半路鈐圖到道

英册道契　第2300號（一）

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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人醫士培芝稟請在上海按和約所定界內租業戶周味菘地一段承遣租　畝　分　厘　毫　北　南　東　西每畝給價英銀八十兩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周味菘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貨房無足妨礙方准租住又查向議章程雖外國人有通蝠得益之處但無准租地貨房與華民輾轉售賣若華民欲在界內租地貨房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地卽歸官須至租地契者

光緒二十三年八月　十八　日給　租地契　二千三百零一號

查該地坐落寶字坵號

此項租地係在白字一千三百零二號至一千三百零三號之間坐落寶字坵號東至穆姓地西至公路南至英冊二千七百九號地北至劃布路給圖到道該商應照文實繳分四忽管業相應批明蓋印備考

英二千三百一號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 Her Britannic Majesty's Consul-General, stating that Frederick John Burge [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chow Wei 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 ____ *mow,* ____ *fun,* ____ *lie,* ____ *haou,* bounded

North by ____

South by ____

East by ____

West by ____

That the said Renter pay to the said Proprietor a sum of Taels Eighty (Ts. 80)

being at the rate of ____ per *mow;* and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow,* then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 8th moon 18th day.

24th Sept. 1896

No. of Lot, } 2301.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ____ day of ____ 189____

James Scott
Vice-Consul.

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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賴門賴春稟請在上海按和約所定界內租業戶朱瀚堃陳地亭蘭卿許慶銓樹蟾

地一段承遣租　畝　分　厘　毫　北　南　東　西每畝給價英銀八十兩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朱陳許等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准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蝠得益之處但無准租地貨房與華民輾轉售賣若華民欲在界內租地貨房須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地卽歸官須至租地契者

光緒二十二年八月　十八　日給　租地契　二千三百二號

查該地坐落寶字坵號

此項租地係在寶字一千三百零一號至一千三百零二號之間坐落寶字坵號東至劉陳姓地西至寶源祥地南至高岸北至徐家滙馬路坐寶源祥并陳姓地給圖到道該商應照文實繳分四忽管業相應批明蓋印備考

光緒二十三年正月十七日監督蔡　印給

光緒三十二年五月十三日據門將本號契地之一半計地肆畝陸分伍釐併與賴春一人祖用比批

一千九百三十八年五月十三日經理人婁來德
麥克勞
轉交地轉與祥茂洋行有限公司租用畫押

民國卅年三月廿日本局轉讓

此號英三十二年五月十三日經理人婁來德轉交日商第五一八四號租用中支那振興株式會社後經轉讓新契中華民國三十一年三月二十三日上海地政局批　地字第三六九〇號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Kuang- *Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.*

I have received a communication from Her Britannic Majesty's Consul-General, stating that William Lamond Jun.r & Clarance Ward Wrighton [herein described and called the Renters] ha[ve] applied to Rent in perpetuity from the Proprietors Chii Tsoh-sun, Chen Hsieh-ting, Hsii Chin-san & 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 ____ *mow*, ____ *fun*, ____ *le*, ____ *haou*, bounded

North by ____

South by ____

East by ____

West by ____

That the said Renters pay to the said Proprietors a sum of Taels Eight hundred (Tls. 800.00) ____

being at the rate of ____ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foriegners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsii 22nd year. L. S. 8th moon 18th day.

24th Sept.r 1896.

No. of Lot, } 2302.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ____ day of ____ 189____

Vice-Consul.

敬稟者竊卑職等案奉

前憲札委會勘英冊二千三百一二號新契業將二千三百一號祖地先行會勘丈量繪圖貼說稟覆在案茲查二千三百二號契地係援華民朱竹生朱泳生陳旭亭陳蘭卿許應金許慶金同字竹山桂山將祖遺坐落上邑二十七保七圖維字圩七百二十八號業戶朱敦復堂則田三畝一分七厘三毫七百二十九號陳雲寶則田一畝九分五厘三毫內劃祖六分又七百三十號陳順英則田二畝七分三厘八毫七百三十一號許叙金則田三畝三厘一毫四共則田九畝五分四厘二毫計田單三紙又一角出租與英商賴門賴春為業當與黃巡檢蘭會同英總領事所派之員傳同業戶地保亭耆人等前往該地詳細履勘按址丈量丈見積二千三百八步二分四厘合計地九畝二分一毫核與原契所載之數少地三分四厘一毫以田單四至張英田十畝八分九厘五毫總數計之應餘單一畝六分九厘四毫四址東至劉陳姓地西至寶源祥地南至高岸北至徐家滙馬路暨寶源祥并陳姓地尚無遷碍土名徐家滙除將田單批明同原契發還英署并將戶名陳雲寶田單批還原業戶執業餘地外理合將會勘緣由繪圖貼說稟覆伏乞

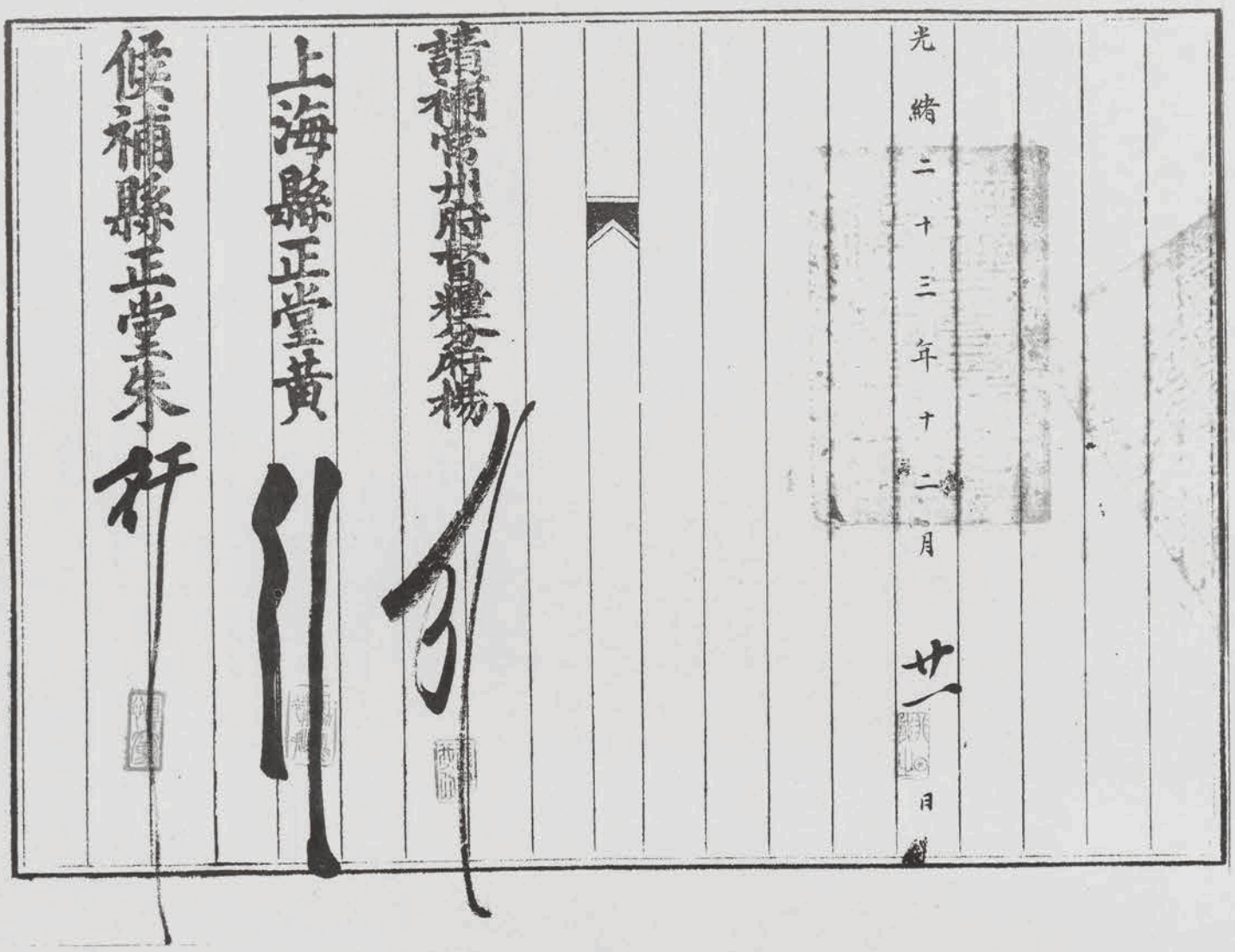
大人察核俯賜批示祇遵肅稟恭請

鈞安伏乞

卑鑒　卑職　培璣　謹稟

計呈　繪圖一幅繳新中契一紙

一稟　道憲蔡　稟覆會勘英冊二千三百二號新契祖地並呈圖契由



中

大清欽命監督江南海關分巡蘇松太兵備道呂 爲

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 寶昌 稟請在上海按和約所定界內租業戶 韓寶順等

地一段永遠租 畝 分 厘 毫 北 南 東 西

每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶 韓寶順等將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由

已便亦不得轉與別國未曾准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益之處但無准租地貨房與華民輾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來領兩國官憲允准憑據

並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年十一月 初七 日給

租地契 二千三百三號

查該地坐落三百五保三圖過字好畝陸湖江此批

光緒二十三年十二月廿一日給

Taotai's copy.

[TRANSLATION.]

TITLE DEED.

Lii — *Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.*

I have received a communication from Her Britannic Majesty's Consul-General, stating that The Shanghai Silk Filature Limited [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Hon, Lan & Chang families a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ____ *mow*, ____ *fun*, ____ *le*, ____ *haou*, bounded

North by ____

South by ____

East by ____

West by ____

That the said Renter pay to the said Proprietor a sum of ____

being at the rate of ____ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter , his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter , his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kwang Hsü 22nd year, L. S. 10th moon 7th day.

11th Nov. 1896.

No. of Lot, 2303.
No. of Title Deed,

Registration completed at H.B.M. Consulate-General, Shanghai, this ____ day of ____ 189..

Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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麥格里俄稟請在上海按和約所定界內租業戶張仲蓀地一段永遠租　畝　分　厘　毫北　南　東　西

每畝給價英銀壹千　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張仲蓀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貨房無足妨礙方准租住又查向讓章程雖外國人有通商得益之處但無准租地貨房與華民輾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登簿將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年八月三十日給　租地契　二千三百四號

查該[illegible]

此項租地[illegible]

[illegible]

光緒二十二年[illegible]

光緒二十三年[illegible]

二千三百四号

光緒三十三年[illegible]日換給執照二張[illegible]畝叁厘叁毫七轉與納而生遵例租用此批

光緒三十三年分租一納而生將本號契照轉與通和行租此批

查此契案准

英副領事函送契添租單契各地請飭文明行公等因飭據會文局會同勘復丈自佃租業每畝一千四百文陸陸馬葉友貳分叁厘承實地壹分玖厘叁毫又添租業戶佃自申單地又見貳分捌厘叁毫申同本契原有地肆畝壹分壹厘五毫七絲四忽東至馬路南至英界二十二百九十一號地西至英界四十四百三十九號地北至大德界三百二十六號地五高姓地北至公路會同到道該商應英文實併租畝把四至業相應批明蓋印備攷

光緒三十三年九月十九日道考批

[TRANSLATION.]

TITLE DEED.

Taotai's copy.

Kuang-Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that Alexander McLeod [herein described and called the Renter] have applied to Rent in perpetuity from the Proprietor Chang Chungsun a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ——— *mow*, ——— *fun*, ——— *le*, ——— *haou*, bounded

North by ———

South by ———

East by ———

West by ———

That the said Renter pay to the said Proprietor a sum of Taels One thousand (Tls. 1,000 00/100) being at the rate of ——— per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading* in *them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 8th moon 30th day.

6th October 1896.

No. of Lot, 2304.
No. of Title Deed,

Registration completed at H.B.M. Consulate-General, Shanghai, this ——— day of ——— 189—

James Heath
Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃 爲

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機地士 禀請在上海按和約所定界內租業戶吳留海

地一段永遠租 畝 分 厘 毫 北 南 東 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給價 共洋壹百二十元正 業戶吳留海 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質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質房與華民輾轉貨賣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禀明本

國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地卽歸官須至租地契者

光緒二十二年 八 月 三十 日給 租地契 二千三百五號

查該堂落至保字叁拾柒號沈芯山批

一千九百十七年四月廿三日永年公司將本契之地轉與裘敬敘銀行租用此批

此契於三十二年二月十六日本國注冊

轉立日冊第三四九三號過戶信交地產保安會社

中華民國三十二年二月廿七日上海特別市地政局批

此契於24年12月21日由業主孫星拳 聲請為第一次所有權登記收件第8號繳驗

審查完竣 中華民國35年9月14日

上海市地政局批

英册道契 第2304號 第2305號

[TRANSLATION.]

TITLE DEED.

Soorai's copy.

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 Her Britannic Majesty's Consul-General, stating that Jose Maria Guedes [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Wu Liu tai a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ____ *mow*, ____ *fun*, ____ *le*, ____ *haou*, bounded

North by

South by

East by

West by

That the said Renter pay to the said Proprietor a sum of Dollars One hundred & twenty ($120 Cts.)

being at the rate of ____ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 8th moon 30th day.

6th October 1896.

No. of Lot, ~ } 2305.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ____ day of ____ 189__

James Scott
Vice-Consul.

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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寶昌紙廠雷禀請在上海按和約所定界內租業戶保福堂榮華生地一段永遠租　畝分厘毫北　南　東　西　每畝給價英銀壹百兩正　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保福堂榮華生將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實房無足妨礙方准租住又查向議章程雖外國人有通蠟得益之處但無准租地實房與華民輾轉貨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禀明本國總領事官並道憲批准登籍將其地整段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號遣犯斯章者則此契作爲廢紙地卽歸官須至租地契者

光緒二十二年八月　三十　日給　租地契　二千三百六號

查該地坐落三保三面積字好番領號才此批

此項租地憑據會大局會同英領事官三保三面積委員查明該地南首中間有大路一條係留出公用應分文大馬路南北五十伍尺東西貳百四十伍尺東至浜岸豎出路至陳張朱等地基浜岸豎起矣姓地基為界北至張姓地基大路為界南大路一條應留出開契後不得侵佔等情繪圖到道該商應繳文憑數分四紙管業相應批明蓋印備考光緒二十二年十月九日監督蔡　印給

光緒二十五年十月二十四日寶昌紙廠雷將本契全地轉與吐氣遵租此批

光緒二十八年十月十五日吐氣將本契全地轉與意白格租用此批

一千九百十六年八月二十五日意白格將本契全地轉與工部局租用此批

查此契原有地貳畝伍分為五段丈見劃築馬路地一計肆分叁厘陸毫一計叁厘陸毫一計叁厘陸毫一計路南實地壹分貳厘叁毫一計路北實地壹畝肆厘柒毫五共合計地壹畝玖分柒厘捌毫等革地二段一計伍分玖厘陸毫一計肆厘叁毫總共合計實地貳畝伍分壹厘柒毫四批東至陸姓地基牛浜西至華盛路南至朱姓坟地北至張姓地基商應照文實系研畝批管業此批民國十四年十月十二日總辦本关海關稅務司會辦本道尹簽批

查此契原有地貳畝陸分壹厘柒毫一計劃出馬路外實地壹畝柒分貳厘玖毫又路內地捌分零捌毫兩共貳畝伍分叁厘柒毫四北東至法界三〇六號及陸姓地面至華盛路南至揚州路及英界一三八二號地北至法界二三〇六號地又華盛路該租王應照文寬餘地畝址管業此批中華民國十四年十月二十九日上海市土地局批

兌與於三十二年　又月十三日增日本國駐上海領事署　字第六八六四號函轉立日期　八二九九年　月　日　工部局　三十二年　又月二十日上海特別市地政局批　領字第六又九一號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 Her Britannic Majesty's Consul-General, stating that Paul Rey [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chai Seig sun a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ____ *mow,* ____ *fun,* ____ *le,* ____ *kaou,* bounded

North by ____

South by ____

East by ____

West by ____

That the said Renter pay to the said Proprietor a sum of Taels One hundred (Th. 100.00) being at the rate of ____ per *mow;* and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow,* then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 8th moon 30th day.

6th October 1896.

No. of Lot, } 2306.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ____ day of ____ 189____

Jamieson

Vice-Consul.

中
此契存卷

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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卞耶氏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　南　東　西

每畝給價共洋八百元正　其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶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益之處但無准租地賃房與華民輾轉售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發給憑據將其地整段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不繳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　廿二年　九月　初三　日給

租地 地契　二千三百七號

查……

路暨姚姓地北至大路暨姚姓地繪圖到道該商應照丈實畝分四址管業相應批明盖印備考光緒三十三年六月二十三日監督劉　印給

查此契原租地叁畝叁分柒厘壹毫內除馬路壹分柒厘肆毫計丈見實地叁畝壹分玖厘柒毫又添租業戶姚藏卿地伍分柒厘壹毫又英冊一千三百零六號全契地叁分貳毫又二千九百五十號契地壹畝柒分捌毫又三千三百四十六號契地壹畝肆分玖厘肆毫又添租東首路地叁厘肆毫共計實有地柒畝叁分陸毫四址東至英冊一千四百三號地西至赫德路南至新閘路北至公路並姚姓地又淡所有淡邊留出公路六尺歸入契內不能阻塞此批民國三年十月初二日道尹楊批印

二千三百七号

查此契原有地柒畝叁分陸毫今添併英冊八千九百七十六號全契地捌分陸厘貳毫又添租八篇内業戶姚月亭等地丈見柒分玖厘貳毫又西面路地柒厘叁毫又北面十六篇業戶趙鶴雲卿柒地貳分陸厘捌毫本契合共有地玖畝叁分四址東至英冊一千四百十八分又姚姓地西至赫德路又姚姓地南至新閘路北至淡及四尺公路又路其東北角之路雖入契內不能阻塞該商應照丈實添租畝址管業此批民國六年十一月十四日總辦本交涉使薩會辦本道尹王批印

查此契原有地玖畝叁分今添租業戶姚友堂等地丈見柒分叁厘叁毫兩共合計實地拾畝叁厘叁毫四址東至英冊一千四百十分地西至赫德路又姚姓地南至新閘路北至淡及四尺闊公路又路該地東北首之路雖入契內不能阻塞此批民國十一年六月三十日總辦本交涉使許會辦本道尹王批印

一千九百二十六年八月三十一日卞耶氏將本契全地轉與新瑞和租用此批

查此契原有地拾畝叁厘叁毫除劃出伍畝柒分貳厘捌毫另又英冊一萬二千十三號新契外應存地肆畝叁分伍厘伍毫分丈見實地叁畝柒分陸厘陸毫少地伍分叁厘玖毫築去馬路四址東至英冊一萬二千十三號地西至赫德路及姚姓地南至新閘路北至路該商應照丈實存地畝址管業此批民國十五年八月九日交涉員兼總辦金印給

一九四〇年三月八日新瑞和將本契全地轉與……司租用此批

……中南特愚路

民國卅二年一月廿日……

此契於三十二年一月十五日准日本國駐上海總領事署　字第六九一號函轉送日冊第二一五四號與……整理爲契時換給新契

中華民國三十六年一月二十日上海特別市地政局批

租字第六五九號

英册道契　第2307號（一）

[TRANSLATION.] *Taotai's Copy.*

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that *Marion Pearce* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Pao Yuan Hsiang* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ________ mow, ________ fun, ________ le, ________ haou, bounded

North by________

South by________

East by________

West by________

That the said Renter pay to the said Proprietor a sum of *Dollars Eight hundred ($800.00)* being at the rate of ________ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foriegners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter , his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter , his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. *9th* moon *3rd* day.

9th October 1896

No. of Lot, } *2307.*
No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ________ day of ________ 189__

Harry H. Fox
Vice-Consul.

英册道契　第2307號（二）

郭立實

十二月廿五日　第七百三十九號

啟者茲據二十三百七號契地租主稟請將所租二十三百八十六九百五十四及三十三百四十六號三契全地併入該契租用等情將契

呈請核辦前來合將上下印契八紙函送
貴總辦請煩查照訂勘按章分別銷併批印移給為
荷此頌
日祉
計送上下印契八紙
十二月二十四日

O K Boale
Vice Consul

英册道契　第2307號（三）

英國駐滬總領事館翻譯致會丈局便箋

中

大清欽命監督江南海關分巡蘇松太兵備道　爲

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機地士稟請在上海按和約所定界內租業戶張釜巍
地一段永遠租　畝　分　厘　毫　北　南　東　西　每畝給價英庫平銀四百六十二兩五錢其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶張釜巍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益之處但無准租地賃房與華民輾轉貨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登籍將其地整段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年未將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年九月　日給　租地契　二十三百八號

查該地[illegible]

此項租地飭據會丈局會同英領查明該地東至浦東洋涇廟東首丈見首地盡畝伍分肆厘四拙東至田岸陸姓地西至公路南北兩面均至田岸張姓地繪圖到道該商應照丈實畝分四拙管業相應批明蓋印備考光緒三年二月九日監督劉　印給
光緒二十五年十月十六日機地士將本號丈實地盡畝伍分肆厘轉典老拔忒遵租此批
光緒二十八年十月十五日老拔忒將本號契地轉典意得租用此批
本年九月二十九日意得將本號契地轉典老柏生租用此批

查此契准英國駐上海總領事署函太經由前租主老柏生將全地轉典惟畢士華租用等因准此相應加批以資執管此批
中華民國二十一年十二月五日上海東北地方審判廳批印

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Kuang— Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY's Consul-General, stating that J. Maria Tibedos [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chang Kúei kwan a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ——*mow*, ——*fun*, ——*lé*, ——*haou*, bounded

North by ——

South by ——

East by ——

West by ——

That the said Renter pay to the said Proprietor a sum of Taels four hundred sixty two (Tls. 462.00)

being at the rate of —— per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 9th moon 6th day.

12th October 1896.

No. of Lot, 2308.
No. of Title Deed,

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ..... day of ..... 189.....

Harry S. Fox
for Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道黃　爲

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麥格里俄稟請在上海按和約所定界內租業戶董琪地一段永遠租　畝　分　厘　毫　北　南　東　西每畝給價英洋六百元　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董琪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　總領事官查視其祖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益之處但無准租地質房與華民賬轉貨賣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登冊將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年九月初六日給　租地契　二千三百九號

查該地基落在浦東塘外打鐵浜東首北畔此

此契租地係麥格里俄時租二千三百九號地基

光緒二十三年六月初六日給　租地契　二千三百九十號

此契租地係麥格里俄時租二千三百九號地基

光緒二十五年十月二十日給　租地契　二千三百九十一號

此契租地係麥格里俄時租二千三百九號地基

查此契原有地基數畝今悉入英冊二千三百九號全契地界畝數兩共計地拾畝叁厘肆毫現丈見實地伍畝伍分玖厘玖毫計少地肆畝肆分叁厘伍毫在於馬路之內自應以現丈實數爲準四址東至爽倫路西至公路南至英冊六千之百六十號地北至馬路此批民國三年十月十日道尹楊枕印

民國三年十二月二十四日據會丈局案呈准　英副領事郝　函以本契地西至按照圖載應租界界線即法冊一號地今契批爲公路殊與圖載不符應請更正等情前來合亟加批更正蓋印備攷本道尹楊枕印

民國十年四月之日全地分轉美冊二千之百三十六號新契本契註銷

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

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 HER BRITANNIC MAJESTY'S Consul-General, stating that Alexander McLeod [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Sung 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 ____ *mow*, ____ *fun*, ____ *le*, ____ *haou*, bounded

North by ____

South by ____

East by ____

West by ____

That the said Renter pay to the said Proprietor a sum of Dollars Six hundred ($600.00)

being at the rate of ____ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter , his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter , his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Seu 22nd year, L. S. 9th moon 6th day.

12th October 1896.

No. of Lot, 5 } 2309.
No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ____ day of ____ 189__

Harry S. Fox
for Vice-Consul.

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道呂　爲

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金世美 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 南 西 每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭業戶 將該地租霸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質券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質券與華民輾轉貨賣若華民欲在界內租地質券須由總領事官與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票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券屋轉租華民居住若宋領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年十月初三日給 租地契 二千三百十號

查該地坐落二十三保二畫章字圩此批

此項租地係經會文前會同勘擬坐落字五保頭圖錢路滙業公所東首丈見實地空地共叁分伍厘陸毫七四忽東至北河南路西至山西滙業公所地南至公路北至洋涇浜岸繪圖到道該商應照丈實數分四批管業相應批明並即繪考光緒二十二年十月初十日監督蓉 印點

光緒二十二年十月初三日金世美將所租二十三百十號丈實地空地共叁分伍厘陸毫七轉與愛來德遵例租用此批

光緒二十四年三月初日愛來德將所租二十三百十號丈實地空地叁分伍厘陸毫轉與高易行遵例租用此批

一九三八年十一月一日帝四德 照本契全地轉與 馬立司 馬安 租用此號 民卅一年五月廿日本局補注

此契計三十二年 五月二十一日准日本國駐上海領事署 字第六二〇五號 繳立日冊第七六三二號 卯支那振興株式會社 整理 會與時候給新契 中華民國三十二年 五月二十九日上海特別市 地政局 祖字第六一三四號

[TRANSLATION.]

Taotai's Copy

TITLE DEED.

Dii *Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.*

I have received a communication from Her Britannic Majesty's Consul-General, stating that Thomas William Kingsmill [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ____ *mow,* ____ *fun,* ____ *le,* ____ *haou,* bounded

North by ____

South by ____

East by ____

West by ____

That the said Renter pay to the said Proprietor a sum of ____

being at the rate of ____ per *mow;* and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foriegners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter , his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter , his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 10th moon 3rd day.

4 Nov. 1896.

No. of Lot, } 2310
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ____ day of ____ 189____

James Scott
Vice-Consul.

Shanghai
October 28th 1897.

Wong Wey Nuen
Shanghai

Re Lot 2310 North Honan Road.

Dear Sir

With regard to the above Lot and the difference in area between 9 fen 4 li and 1 Mow 3 fen 5 li I have given to understand that the matter can be arranged provided Mr Kingsmill will allow the difference in area to be deducted from his Shanghai documents for land further down the road. As the Vendors in both cases are the same there will be no difficulty about this.

I shall feel obliged therefore if you can arrange to have the deed issued as soon as possible giving the area as Mow 1.3.5.0. or thereabouts

Yours truly
O. E. Georges

滙業公所餘地本係九分七釐因有水溝廢地丈不成畝合成一畝三分五釐請

貴局照上海縣印諭辦理費　神之至感謝不忘並祈速辦為荷

敬查來者窩[illegible]查接管卷內暨[illegible]等奉

前憲臺札開接

英總領事轉　函送英冊二千三百十號新契一套請派員會勘等由檢契札飭會查勘丈繪圖貼說並查畝保去名併具復等因奉經[illegible]等與黃[illegible]檢耦會同

英總領事所派之員查明前項契地係據有恒洋商金世美於清理公田案內承租二十五保頭畝滙業公所東首官地九分之厘并連水溝廢地丈不成畝合共一畝三分八厘當由業主查勘移縣發給印照計地一畝三分八厘現在轉立道契當傳同業戶督飭亭者地保前往復勘該地坐落舊鉄路滙業公所東面丈見積二百二十五步四分四厘合地一畝三分五厘六毫核與印照所載一畝三分八厘之數少地二厘四毫四址東至北河南路西至山西滙業公所地南至公路北至浜岸尚無違碍除將印照批明發還英署外理合將會勘緣由繪圖貼說聯銜稟覆并將奉發新中契呈繳仰祈

大人察核俯賜批示祇遵恭請

鈞安伏乞

垂鑒[illegible]謹稟

計呈　繪圖一幅并繳新中契一紙

一稟　道憲蔡[illegible]

稟覆會勘英冊二千三百十號新契租地基圖契由

英册道契　第2310號（四）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖a

光緒三十三年十月　十二日

候補分府楊

上海縣正堂黃

候補縣正堂朱

英册道契　第2310號（五）

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

甲

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道呂　爲

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陶德尔生　寓請在上海按和約所定界內租業戶左桂泉地一段永遠租　畝　分　厘　毫　東至　南至　西至　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弍百元正業戶左桂泉將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實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輾轉貨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憲批准發給憑據其地基按分段或已或人另造房屋轉租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按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

光緒二十二年十月初八　日給　租地契　二千三百十一號

查該地基在二區[illegible]字號服字弓此批

此契租地係會丈局會同勘復坐落二十三保二圖平字好土名楊家巷支弄連西首浜口公路一條共計實地玖分貳厘肆毫四忽東南兩面均至英冊二百九十五號地兩至沿路繪圖到道該商應出支費銀分四忽等業相應批明並印備考光緒二十二年正月二十一日監督劉　印給

光緒二十二年十二月二十日開德尔租二圖土號道契貳張地玖分貳厘肆毫轉與美德倫遵例租用此批　民國廿年六月二日本局補註

一千九百二十年三月十日　祈永生　特將本契全地基轉與萬國儲蓄會收用此批

見契於三十二年五月二十八日准日本關駐上海總領事署　字第六二五號函轉立日冊第七六八二號道契上安田信託株式會社　海支店依章換得契時繳回新契

中華民國三十二年六月二十三日上海特別市地政局批　註字第六一八四號

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Liu — *Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.*

I have received a communication from Her Britannic Majesty's Consul-General, stating that Charles Dowdall & John Currie Hanson [herein described and called the Renter] have applied to Rent in perpetuity from the Proprietor Soo kwei 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 ____ *mow*, ____ *fun*, ____ *le*, ____ *haou*, bounded

North by

South by

East by

West by

That the said Renters pay to the said Proprietor a sum of Dollars Two hundred ($200.00)

being at the rate of ____ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kwang Sü 22nd year. L. S. 10th moon 8th day.

12th Nov. 1896

No. of Lot, — } 2311.
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this ____ day of ____ 189__

James Scott
Vice-Consul.

中

大清欽命監督江南海關分巡蘇松太兵備道呂　爲

給出租地契事照得接准

大英總領事官葛照會內開今據本國商人 金世美 稟請在上海按和約所定界內租業戶

地一段承遵租　畝　分　厘　毫　北　南　東　西

每畝給價　　文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶　　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契不能占

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益之處但無准租地實房與華民輾轉貨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釐印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不照明本

國總領事官憲北華捷報其地畝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

並每年六月內或年底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

光緒二十二年十月　日給　租地契　二千三百十二號

查該[illegible]

此項租地係[illegible]

西至小路暨凌姓坟地南至錢凌二姓地暨吳商瑪禮孫地北至公路繪圖到道該商應照文實貝故分四址常業相應批明蓋

印俗考光緒二十三年五月二十八日監督劉　印給

二千三百十二号

[TRANSLATION.]

Taotai's copy.

TITLE DEED.

Liu — *Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.*

I have received a communication from Her Britannic Majesty's Consul-General, stating that Thomas William Kingsmill [herein described and called the Renter] ha applied to Rent in perpetuity from the Proprietor a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *mow*, *fun*, *le*, *haou*, bounded

North by

South by

East by

West by

That the said Renter pay to the said Proprietor a sum of

being at the rate of per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization and/or their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter , his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter , his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year, L. S. 10th moon 8th day.

12th Nov. 1896

No. of Lot, — } 2312.
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2312號（一）

英册道契　第2312號（二）

上海縣二十七保十圖原華人業主稟帖

縣主張華瑞　年三十歲鄞縣人

[illegible]

一曹松筠堂主妻房屋基地契一紙　祖戶張姓

坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

同治十三年七月　日立契房屋基地人曹松筠堂押

原中　[illegible]

[illegible]

一曹松筠堂主妻房屋基地契一紙　祖戶張姓

坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

同治十三年七月　日立契房屋基地人曹松筠堂押

原中　[illegible]

一曹松筠堂主妻房屋基地契一紙　祖戶張姓

坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

同治十三年七月　日立契房屋基地人曹松筠堂押

原中　[illegible]

一曹松筠堂主妻房屋基地契一紙　祖戶張姓

坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

同治十三年七月　日立契房屋基地人曹松筠堂押

原中　[illegible]

一曹松筠堂主妻房屋基地契一紙　祖戶張姓

坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

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原中　[illegible]

一曹松筠堂主妻房屋基地契一紙　祖戶張姓

坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

同治十三年七月　日立契房屋基地人曹松筠堂押

原中　[illegible]

一曹松筠堂主妻房屋基地契一紙　祖戶張姓

坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

同治十三年七月　日立契房屋基地人曹松筠堂押

原中　[illegible]

一曹松筠堂主妻房屋基地契一紙　祖戶張姓

坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

同治十三年七月　日立契房屋基地人曹松筠堂押

原中　[illegible]

一曹松筠堂主妻房屋基地契一紙　祖戶張姓

坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

同治十三年七月　日立契房屋基地人曹松筠堂押

原中　[illegible]

一曹松筠堂主妻房屋基地契一紙　祖戶張姓

坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

同治十三年七月　日立契房屋基地人曹松筠堂押

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坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

同治十三年七月　日立契房屋基地人曹松筠堂押

原中　[illegible]

一曹松筠堂主妻房屋基地契一紙　祖戶張姓

坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

同治十三年七月　日立契房屋基地人曹松筠堂押

原中　[illegible]

一曹松筠堂主妻房屋基地契一紙　祖戶張姓

坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

同治十三年七月　日立契房屋基地人曹松筠堂押

原中　[illegible]

一曹松筠堂主妻房屋基地契一紙　祖戶張姓

坐落南保四圖老閘大新街西首有平房屋基連同廂房兩間計於契有零僅數呎在內

四至　東至[illegible]　南至[illegible]　西至[illegible]　北至[illegible]

同治十三年七月　日立契房屋基地人曹松筠堂押

原中　[illegible]

一張華瑞永遠出租地基一塊　祖戶張姓

坐落四址內上係洋壹千二百元正

光緒廿二年　二月　日立契張華瑞押

見中　[illegible]

[illegible]

一光緒二十二年上海縣給張華瑞租照二斗二升　類串一紙

一又　銀一錢六分正　又

一又　銀一錢六分正　又

一光緒二十二年　又

一光緒二十二年　又　銀一錢六分正　又

英册道契　第2312號（三）

上海縣二十七保十圖原華人業主稟帖

會丈局

為

給示領執事張華瑞收執以憑辦理丈案

札知事本年二月初四日接

英總領事哲　來函據高易行稟去年永祖張華瑞地有原契契尾粮串可憑惟方單遺失乃地保陸潮江不蓋戳以致延宕忽於十月間金世美一同會丈局前往丈量據云請出升科單轉立三千三百十二號道契查張姓原契置買該地造屋已住居十五年雖方單已失然已過戶張姓名下並歷年完粮無誤前已信地三畝五分照公和永由公和永出租洋商轉立二千四百三十八號道契張姓既有紅契粮串為憑造屋管業已十餘年之久且業主自居至今金世美不應請升科單轉立道契將張華瑞華文書一扣原契契尾草圖粮串及地保未蓋戳租契併送請飭將二千三百十二號道契勿得印給俟查明究竟再行核辦等因查二千三百十二號道契前准

韓前總領事函請派員會勘即經

吳前署道飭勘在案茲據前因除函復

英總領事查明實在情形復道核辦外合將原稟等件札知

到局

即便遵照暫緩勘辦毋違

計抄

光緒二十四年二月　日

移文

為

移查事案據英律師愛禮師控凌榮華凌厚堂將伊所買英冊二千三百十二號道契九畝一分二厘五毫租地之竹笆拆去並拔界等情一案業經差傳凌榮華等到案會訊得凌榮華所延哈華托律師帝恩特聲稱被告共有方單十八紙五厘八毫原告之道契九紙零即在被告產業之內查悉被應交生滕轉道契令被告呈驗方單請核等語查

貴局轉換道契究竟應何核詳請轉該契地於轉契時究竟是否憑方單抑憑印諭所有方單仍否批銷緣何尚有方單執在該被之手合行備文移查為此合移

貴局請煩查照希即查明見復以憑核辦須移

計抄原被堂供一紙

光緒三十一年八月初十日移

八月十三

會丈局

移

移

文

為移催事案照英律師愛禮師控凌榮華凌厚堂將伊契地竹笆拆去並掘石界一案業經節次移請貴局將該契地轉契時憑何請轉並請查抄上年盧課經承冊書及地保所具切結送查在案迄未見復茲又准

英德副領事函致前来萬難延緩合行備文移催為此合移

貴局請煩查照、先今来文迅希查明刻日示復以憑會商核斷案關交涉幸勿再稽望切速、須移

右移

會丈局

光緒三十一年八月　廿六　日移

為查案移復事准

貴分府移據英律師愛禮師控凌榮華凌厚堂將伊所買英冊二十二百十二號道契地之竹笆拆去並按界等情一案業經差傳會訊得凌榮華所延哈華托律師帝思特聲稱被告共有方單十八畝五厘八毫原告之道契九畝零即在被告產業之內查悉被應文生朦轉道契令被告呈驗方單請核等語令該契地究竟是否憑方單抑憑印諭所有方單仍否批銷緣何尚有方單執在該被之手請煩查明見復正在查復間續接來移茲據凌榮華偕子根生姪阿秀稟稱該契地係應文森朦請印諭私轉道契求移將伊上年案內之蘆課經承冊書及地保所具切結送案查核底可水落石出等情移請查復各等因准此卷查英冊二十三百十二號新契係據有恒洋商金世美將清理公田案內承租二十七保十圖念字圩老吳淞江蘆蕩地十二畝縣照一紙轉立前號新契當經查照縣送繪圖丈見定地九畝一分一厘五毫核計少地二畝八分八厘五毫業將縣照批明發還英署當時係憑縣照轉契會丈時並未有人來局止丈迨至上年由

英署送查該圖五百七十號戶名凌龍山則田三分又五百七十一號五分又五百八十一號八畝五分一厘三毫田單三紙又五百八十一號一畝二分印諭一紙又二十七號戶名凌榮觀蘆灘四分又同號沈茂卿二分九厘沙洲蘆照二紙又戶名凌永昌老蘆串一紙當經飭據冊書俞菊生蘆課經書汪步雲等查明串冊相符發冊稟覆各前來業將單照印諭糧串送還各在案茲准前因合抄稟稿並檢齊各稟備文移送為此合移

上海知縣轉會丈局總辦移文 3a

貴分府煩為查照核辦閱後仍將原稟移還歸卷望切須移

計抄　稟稿並送冊書俞菊生蘆課經書汪步雲地保徐子良民人凌榮華等白稟四扣

一移　英會審公廨關

光緒三十一年八月　日

便補縣正堂奇

上海知縣轉會丈局總辦移文 3b

英册道契　第2312號（一〇）

英册道契　第2312號（一一）

光緒三十二年四月初四日　英副領事德會判

愛禮斯律師声稱此案已屢訊過數次系被見証物已供明現在事律師料外國人產業物以道契為憑且

原告有依英撥領事函果被告不服應飭餘令拘三禮拜內赴英署控告事律師那前堂擬被告律師声稱此項道契是欺騙出来所以原告声請堂上飭令被告將方單呈驗詎今只呈得九畝多擬他供有六畝我西未國呈出那原告科自己地出在此六畝之內況沒前候為地保供認北面之地沒有方單請案斷

被告玲業托律師梯司持他辯稱從前重上諭令查明方單候查到惟五告律師声称外國人產業物以道契為憑而道契既出見候批駁此事律師不引而庭一千八百九十四年美查委牧和按案結將道契銷去不必駁下去應請判斷

堂諭查今丈局未交查出美的地道契係憑據已經契主方單未經吊銷去是疑議到他告的地方單　業局又查係符合英意此項道契必敢是否在被告方單之內抑另有其地等即移復以憑核斷再此此判

計抄發業單稟

稟為勝佔糧地求再訂訊事前工年業擬英律師受禮斯律師料授業於前二年八月初又日為恩伊訊明確靜候移知會丈局查明身等單地是否相符再行核斷等因在案身等事應靜候傳訊核斷本閏受禮斯不遵憲諭不待覆訊即擬指強佔人在身等地內填泥等是作為殊屬違抗憲恩菩身等祖遺該地歷年完糧執業業被國不允讓地致被控案迭次之不法地股應立生誤控在案纏訟有年致身等所有家產盡行抵押在外受累不堪阵致哈華托律師稟請英領事諭飭受禮斯止填外為此等不得已惟有環行稟求

憲台大老爺恩准照會英副領事訂期覆訊恩斷飭該地仍給身等承領並求恩照會英領事將勝轉身地之英冊二本二伯十二號之道契按照前年英工部在美署控詩註銷應勝轉之美冊八伯二十四九三號道契或業將該號道契一併註銷俾身等得將該地變賣還欠以資苦度以清積訟冤致上煩下累公義實代沾仁稟

會丈局總辦轉公共租界會審公廨讞員移文a

移
文

會丈局總辦轉公共租界會審公廨讞員移文b

為移復事准

貴廨移案照英律師愛禮司控凌榮華祈芭扳界一案前據凌榮華等具稟當經會訊堂諭在案惟前准敝局移以金世美所轉道契係兇縣照轉立新契該被告所執方單敝局查係合符第未於此項道契地畝是否在該被告所執方單之內抑或另有其地合行備文移查等因准此查敝局上年由英副領事送查單串並到地會勘由原業凌姓並該畆地保徐子良指領南至吳淞港北至李錢姓並西北角金世美所執充公縣照轉立英冊二千三百十二號地共約六畝七分二厘三毫至照單串所缺之地是否即在英冊二千三百十二號道契之內應請

飭傳該畆地保徐子良訊問底有着落相應移復為此合移

貴公府請煩查照須至移者

移　英公廨關

光緒三十二年四月十日

漢補府左堂

為

移詢事前准

大移以英律師愛礼司控凌榮華祈芭扳界一案上年英署送查單串並到地會勘由原業凌姓並該畆地保徐子良指領並約六畝七分二厘三毫至照單串所缺之地是否即在英冊二千三百十二号內請傳地保徐子良訊向底有

貴等因准此查

貴局前案轉道契之案內載李督辦清蠡灘地名變　總局憲許　復文係無單之地交給洋商管業復由

貴局查係三北保十圖陽北凌姓無粮芦地計九畝一分一厘五毫會丈四址明確案請道契等語惟會丈之時原業戶凌姓曾否來地阻丈有無進案移咨此地另有單契所轉道契之地是否全係無粮芦地當時勘丈地保是否徐子良事人尚无查明詳示以便核斷為要合移

貴局請煩查照須至移者

右移

會文局高

光緒三十二年閏四月初九日移

移文

四月初九日

計抄供

原告律師愛禮師聲稱在西歷一千九百零三年有華英公司買得英冊二千三百十二號道契地九畝一分二厘五毫係掛本律師名詎被告把竹邑拆去拼板去界石已經訴詞上承認請飭令照賠以後不准再到該地上運動至於交涉應得將憑據呈驗准狀聞當時轉契之人理論請察奪是乃

被告淩榮華延哈華托律師帝恩特聲稱被告共有二單十八號五厘八毫原告之道契地九畝零即在被告產業之內查悉被應文生騤轉賣契令被告先將方單三紙呈驗尚有周押出在王谷雨手堂上如欲查驗亦可檢出況此原告之九畝內有吳薛齋尚有一紙另在內請察核是乃

致英正領事班

啟者、案查

前道寅蔡　札開、接

英總領事壁　來函據英商金世美稟、二千三百十三號新契、呈庸立契、
請飭檢板契移還、註銷等因、查該號中契、前經發局查辦、茲接前因、
除將上下契送還外、合行札飭、到禹即將該號中契、送交英署塗銷、毋
違等因、合將二千三百十三號中契送還、即希
貴正領事查照塗銷為荷、順頌
日祉、

計送中契一紙

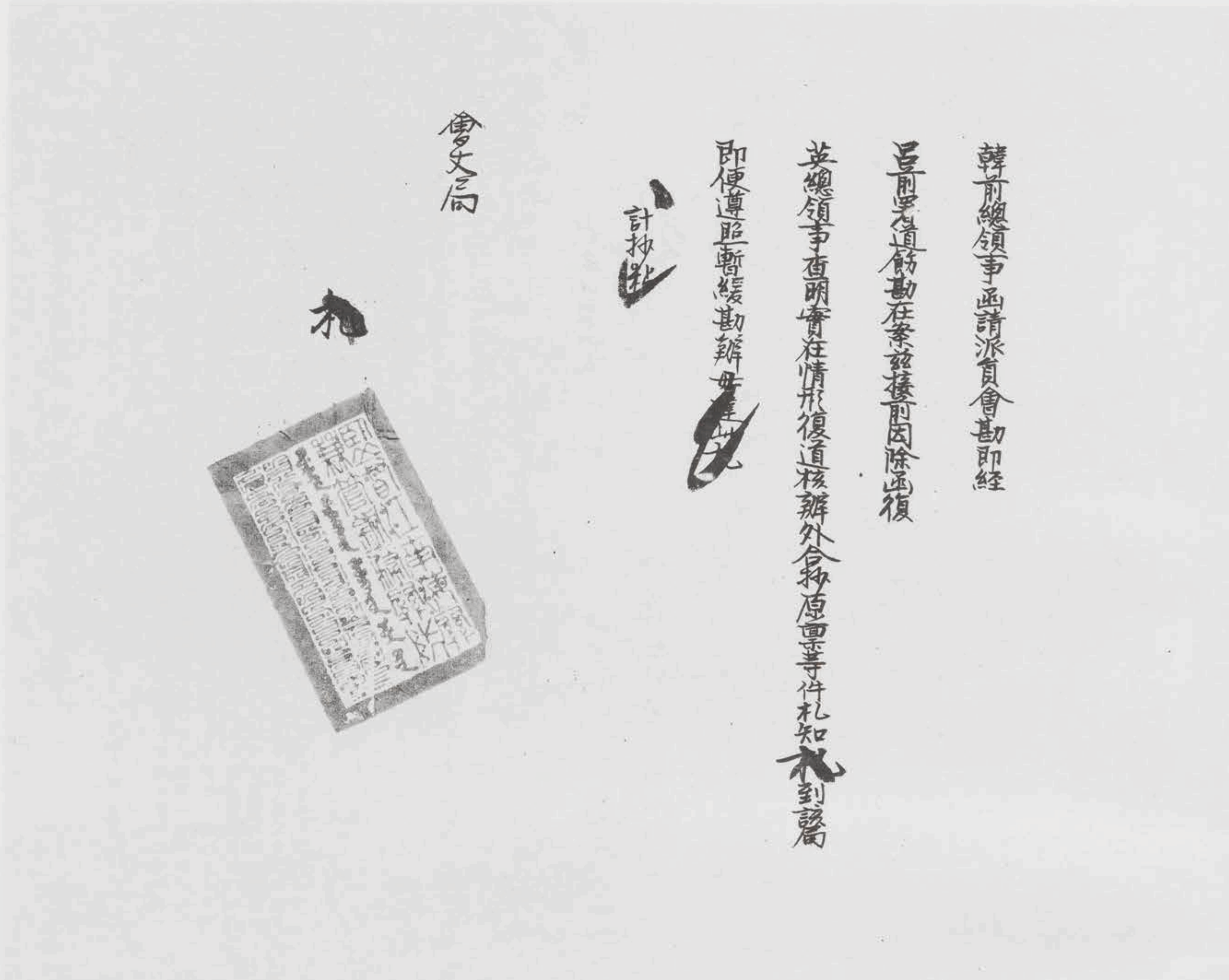
八月初二日

為

鈔二號戳單轉汪潮閣絲米行號單加蓋綠大寨

札知事本年二月初四日接

英總領事哲　來函據高易行稟去年永租張華珞地有原契契尾
粮串可憑惟方單遺失乃地保陸潮江不蓋戳以致延宕忽於十月間金世美
同會丈局前往丈量據云請出升科單轉三千三百十三號道契查張姓原契
置買該地造屋已住居三十五年雖方單已失然已過戶張姓名下並歷年完
粮無誤前已偕地三畝五分照公和永出租洋商轉三千四百三十八號道契
張姓既有紅契粮串為憑造屋管業已二十餘年之久且業主自居至今金世業
不應請升科單轉三道契將張華珞華文書一扣原契契尾草圖粮串
及地保未蓋戳租契一併送請飭將三千三百十三號道契勿得印給俟查明究
竟再行核辦等因查三千三百十三號道契前准



韓前總領事函請派員會勘即經

呈前吳道飭勘在案茲據前因除函復

英總領事查明實在情形復道核辦外合抄原函等件札知札到該局

即便遵照暫緩勘辦毋違此札

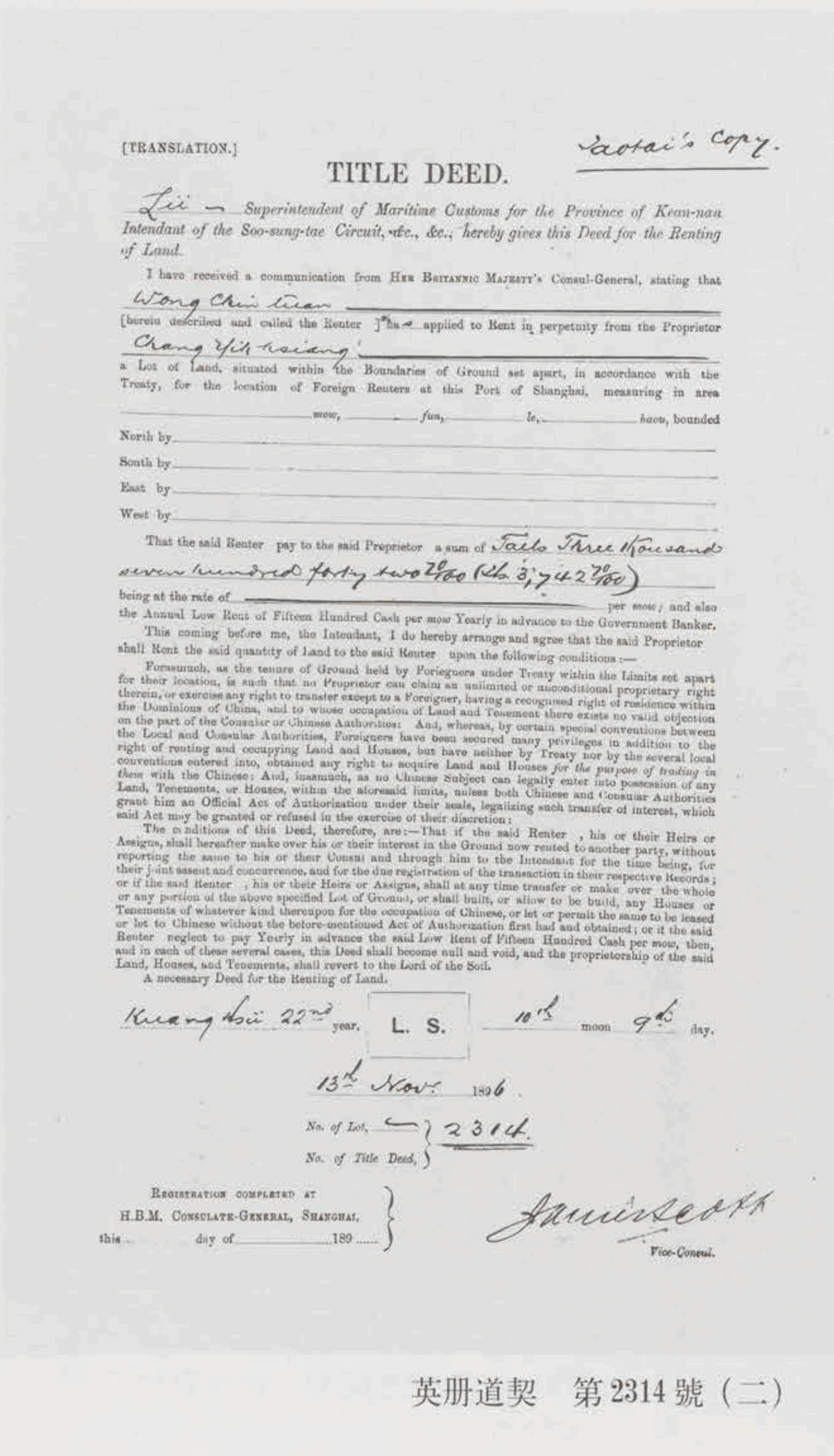
計抄

會丈局

札

英册道契　第2313號（四）

上海道札飭會丈局b



[TRANSLATION.]　*Taotai's Copy.*

TITLE DEED.

Lii — *Superintendent of Maritime Customs for the Province of Keun-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.*

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Wong Chin tuan* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Chang Yih 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 ______ *mow*, ______ *fun*, ______ *le*, ______ *haou*, bounded

North by ______

South by ______

East by ______

West by ______

That the said Renter pay to the said Proprietor a sum of *Taels Three thousand seven hundred forty two 70/100 (Tls 3,742 70/100)* being at the rate of ______ per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foriegners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them with the Chinese*: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter , his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter , his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsü 22nd year.　L. S.　*10th* moon *9th* day.

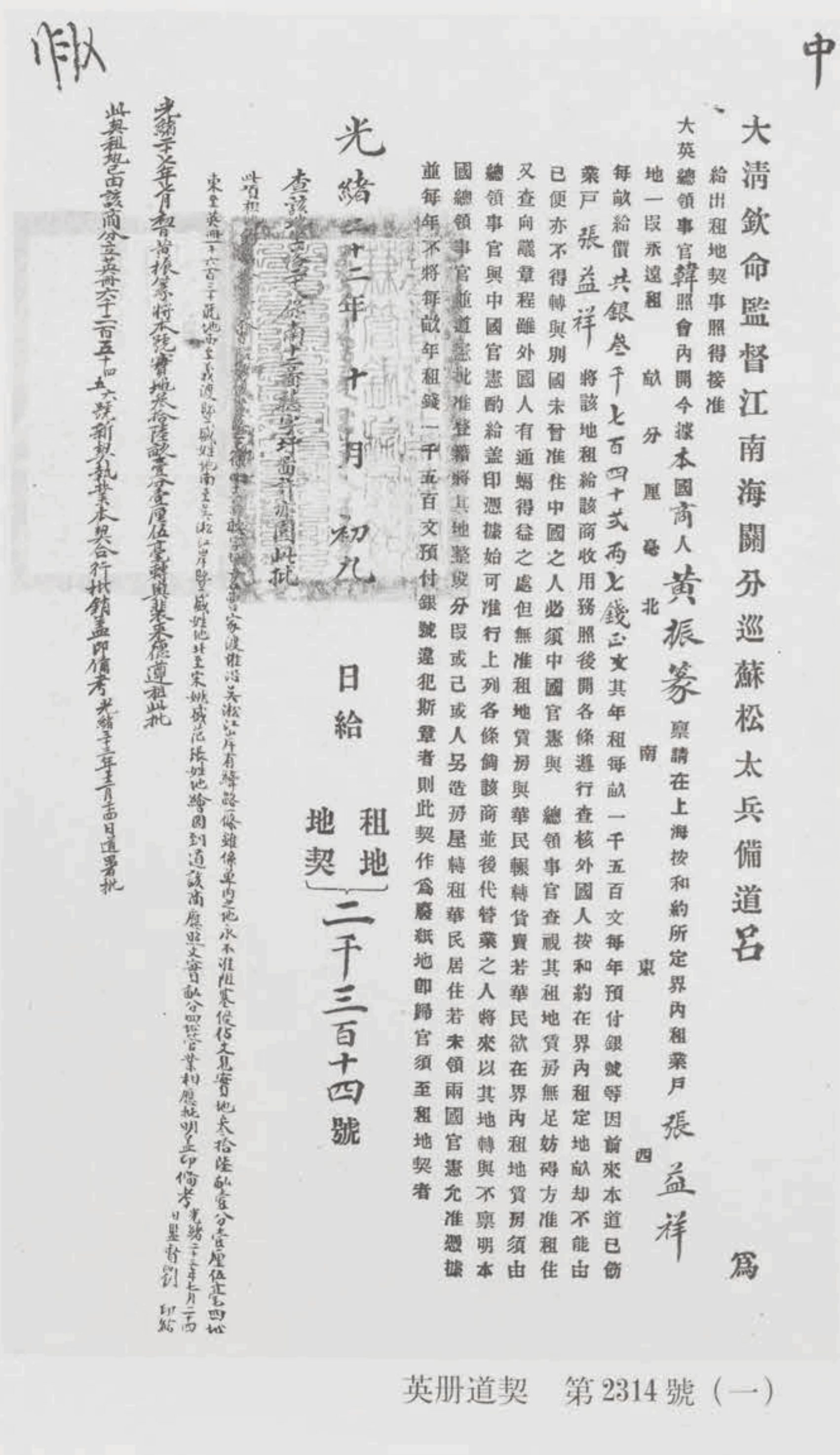
13th Nov. 1896.

No. of Lot, }
No. of Title Deed, } *2314.*

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this ______ day of ______ 189 ___

James Scott
Vice-Consul.

英册道契　第2314號（二）



中

大清欽命監督江南海關分巡蘇松太兵備道呂　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黃振篆稟請在上海按和約所定界內租業戶張益祥

地一段永遠租　畝　分　厘　毫　北　南　東　西

每畝給價共銀叁千七百四十弍兩七錢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

業戶張益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定地畝却不能由

已便亦不得轉與別國未曾准住中國之人必須中國官憲與　總領事官查視其租地實屬無足妨碍方准租住

又查向議章程雖外國人有通融得益之處但無准租地賃房與華民輾轉貨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登籍將其地整塊分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十二年十月初九日給

租地
地契　二千三百十四號

英册道契　第2314號（一）

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道呂　爲

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 愛尔德 禀請在上海按和約所定界內租業戶 奚 阿胡

地一段承遠租 畝 分 厘 毫 北 東 南 西 每畝給價 英銀壹百兩 已 實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 奚 阿胡 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租定地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實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轉貨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禀明本國總領事官並道憲批准登籍將其地整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將每畝年租錢一千五百文預付銀號遠犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十二年十月初八　日給　租地契　二千三百十五號

查該地坐[illegible]

此實租地係[illegible]

該商應照上實數分四次管業相應批明蓋印備考光緒辛卯四月二十日監督劉 印給

一九四年四月一日通和有限公司 本契全地轉與山 華而敦氏 衣 溫 皮 而 格租用此契 廿二年七月廿日本局補註

通和有限公司

是號共三十二字 七月 六日准日本國駐上海總領事署 字第六七五六號函

轉立日冊第八一八八號照會中文那根與樣式會社 管理指事時地於事實

中華民國三十二年 七月十三日上海特別市地政局批 租字第六六八四號

[TRANSLATION.]

TITLE DEED.

Paolai's Copy

Lü Superintendent of Maritime Customs for the Province of Keau-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from Her Britannic Majesty's Consul-General, stating that Albert Edmund Aloar — [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Yee Ah Hoo — a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area — mow, — fun, — le, — haou, bounded

North by —

South by —

East by —

West by —

That the said Renter pay to the said Proprietor a sum of One hundred taels — being at the rate of — per *mow*; and also the Annual Low Rent of Fifteen Hundred Cash per *mow* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:—

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a Foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses *for the purpose of trading in them* with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the tran-action in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall built, or allow to be build, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mow*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kwang Hü 22nd year, L. S. 10th moon 8th day.

1896 Nov 12th 1896.

No. of Lot, } 2315
No. of Title Deed, }

Registration completed at H.B.M. Consulate-General, Shanghai, this — day of — 189—

James Scott
Vice-Consul.

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英册道契　第2315號（一）

英册道契　第2315號（二）