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| 上海道札飭會丈局(五) | 一八三 | 英册道契第 2744 號 | 二〇三 |
| 上海縣二十七保十圖地保稟帖 | 一八四 | 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 | 二〇四 |
| 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖(二) | 一八四 | 英册道契第 2747 號 | 二〇五 |
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大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官哲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界內沈敬義

業戶沈姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准登報將其地轉賃分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每年租銀一千五百元預付銀號違犯斯章者則此契作廢該地即歸官領至租地契者

光緒二十四年二月初一日 日給 租地 地契 二千六百一十一號

查該地坐落三條官區守坊面稱楊儒此批

此類地契... 凡欲租地者... 應向該地... 官憲... 稟請... 准給... 蓋印... 憑據... 始可... 准行... 上列... 各條... 倘該... 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... 國總... 領事... 官並... 違憲... 批准... 登報... 將其... 地轉... 賃分... 段或... 已或... 人另... 造房... 屋轉... 租華... 民居... 住若... 未領... 兩國... 官憲... 允准... 憑據... 並每... 年不... 將每... 年租... 銀一... 千五... 百元... 預付... 銀號... 違犯... 斯章... 者則... 此契... 作廢... 該地... 即歸... 官領... 至租... 地契... 者

三千六百一十一號

民國八年四月四日全與地轉立英冊二千三百九十九號新契本契註銷

英册道契 第2611號

英册道契 第2611號 (二)

[TRANSLATION.]

TITLE DEED.

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

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

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

North by South by East by West by

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

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

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognized right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or let or permit the 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 Law 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. 21st February 1895.

No. of Lot, 2611 } 2611. No. of Title Deed, } REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 1895.

英册道契 第2611號 (二)

上海道契 卷九目錄

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| 英册道契第 2827 號 | 三一七 |
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| 滬海道尹下發會丈局訓令 | 三二五 |
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| 英册道契第 2840 號 | 三三四 |

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准 大英總領事官哲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周又山嚴當允應標

地一段示遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價共銀壹千兩正 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 業戶周姓等 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與外國人未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住 又查向章章程雖外國人有通融得之之虞但無准租地實房與華民轉賣若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准蓋印憑據其地轉與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年二月初一

日給 租地 地契 二千六百十二號

查該地坐落三邑保字面作字坊高羅瑞卿此批

此項租地由該會文局會同勘復生落三邑保字面作字坊高羅瑞卿南文見容員地其畝數分東廂捌壹四畝東至周姓地南至吳淞江岸西 北至英冊第百三十三號地繪圖到道該商應照文冊並批明蓋印備考光緒二十四年二月初五日監計官 印給

光緒二十九年四月初九日施托克司將本號契地轉與華田租用此批 又本年八月初九日華田將本號契地轉與華田租用此批

英二千六百十二號

光緒二十九年十月十九日譚華將本號契地轉與楊四得而租用此批

此契租地已分三契每份六十二號起至六十九號止其契係存與全行批地蓋印備考 光緒二十九年十月初五日譚華

英册道契 第2612號 (一)

[TRANSLATION.]

TITLE DEED.

A. S. H. S. copy

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

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

That the said Renter pay to the said Proprietors a sum of ... being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per 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.

Witnessed this 21st day of February, 1895. L. S. No. of Lot, 2612 No. of Title Deed, 2612 REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 1895. J. Jamieson V. Sec. Consul.

英册道契 第2612號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准 大英總領事官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 鄭願良 地一段承遠租 畝分 厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 鄭 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向章章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准蓋印憑據將其地租與他人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作廢該地即歸官領至租地契者

光緒二十四年二月初八

日給

租地 地契 二千六百十六號

查該地坐落... 岸繪圖到道該商應照文實畝分四厘管業相應批明蓋印備考光緒二十四年四月十八日批

英册道契 第2616號 (一)

[TRANSLATION.]

TITLE DEED.

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

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

That the said Renter pay to the said Proprietor a sum of \$2600.00

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.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this 28th day of February 1898. No. of Lot, 2616. No. of Title Deed, 2616.

英册道契 第2616號 (二)

英册道契 第2615號 第2616號 第2617號

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准 大英總領事官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 鄭願良 地一段承遠租 畝分 厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 鄭 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向章章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准蓋印憑據將其地租與他人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作廢該地即歸官領至租地契者

光緒二十四年二月初八

日給

租地 地契 二千六百十七號

查該地坐落... 至岸繪圖到道該商應照文實畝分四厘管業相應批明蓋印備考光緒二十四年四月十八日批

英册道契 第2617號 (一)

[TRANSLATION.]

TITLE DEED.

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

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

That the said Renter pay to the said Proprietor a sum of \$2600.00

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.

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this 28th day of February 1898. No. of Lot, 2617. No. of Title Deed, 2617.

英册道契 第2617號 (二)

五

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

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

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

That the said Renter pay to the said Proprietors a sum of Dollars seven hundred (\$700.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker. This coming before me, the Intendant, I do hereby arrange and agree that the said 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.

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

英册道契 第2614号 (二)

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

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

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

That the said Renter pay to the said Proprietors a sum of Dollars two thousand (\$2,000.00)

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker. This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

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

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

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

英册道契 第2615号 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡 給出租地契事照得接准 大英總領事官按照會內開今據本國商人 奧 敬 稟請在上海按和約所定界內租界內 報本堂 地一段承遠租 畝 分 厘 毫 北 東 南 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 報本堂 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往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住 又查向章章程雖外國人有通融得之之處但無准租地貨房與華民轉賃若華民欲在界內租地貨房須由 總領事官與中國官憲的給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違批准登籍將其地分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 業戶 報本堂 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 業戶 報本堂 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

民國九年四月廿七日全地轉立契冊二千五百三十三號新契本契註銷

光緒二十四年二月初五日 日給 租地 地契 二千六百十五號

查該地契係五保吉面庫字圩面李成海此批 此項地契係五保吉面庫字圩面李成海此批 此項地契係五保吉面庫字圩面李成海此批 此項地契係五保吉面庫字圩面李成海此批

英册道契 第2615号 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得按准 大英總領事官照會內開今據本國商人 施托克 稟請在上海按和約所定界內租界內...

每畝給價洋貳千伍百元 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...

光緒三十四年二月 初八

日給

租地 地契 二千六百十八號

查該地契係在蘇州府...

光緒三十五年正月 施托克稟請本領事官...

二千六百十八號

光緒三十九年正月 施托克稟請本領事官...

查該地契係在蘇州府...

光緒三十九年三月 稟請本領事官

本年四月初九日 施托克稟請本領事官...

光緒三十九年二月 施托克稟請本領事官...

英册道契 第2618號 (一)

[TRANSLATION]

TITLE DEED.

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

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

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

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

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

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

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns...

A necessary Deed for the Renting of Land.

Shanghai, 25th day of February, 1895.

No. of Lot, 2618 } 2618 No. of Title Deed, }

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

英册道契 第2618號 (二)

[TRANSLATION.]

Notar's copy.

TITLE DEED.

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

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

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

That the said Renter pay to the said Proprietor a sum of *Dollars Four* (*400⁰⁰*)

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

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

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

A necessary Deed for the Renting of Land.

Wai year, L. S. *2nd* moon *10th* day.

2nd March 1895.

No. of Lot, *2620* }
No. of Title Deed, } *2620*

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

J. J. J.
Vice-Consul.

英册道契 第2620號 (二)

上海道契 卷九

光緒二十四年閏三月

日票

大老爺鑒核施行上稟

情陳明伏乞

諭飭查據實稟復事竊身 苗因有業戶黃 繼謀 將過字圩草地一畝二分出租與洋商通和行爲業立英冊二千六百二十號道契身查得該處地段每畝時值價銀約一千兩之數此係實情並無虛捏等事理合據

稟爲奉

具稟二十五條二畝地保陸潮江

和書

八

英册道契 第2620號 (三)
上海縣二十五圖地保稟帖

光緒二十四年閏三月廿二日

請補常州府督糧府楊

上海縣正堂黃

候補縣正堂朱

英册道契 第2622號 (四)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

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 相文 稟請在上海按和約所定界內租業戶 成博堂

地一段承遠租 畝 分 厘 毫 北 東 南 西
每畝給價共洋五百元正
其年租每畝一千五百元每年預付銀號等因前來本道已飭業戶 成博堂 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實屬無足妨碍方准租住又查向職章程雖外國人有通融得租之處但無准租地實屬與華民轉賃若華民欲在界內租地實須由總領事官與中國官憲酌給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原明本國總領事官並道憲批准登錄將其地權分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百元預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

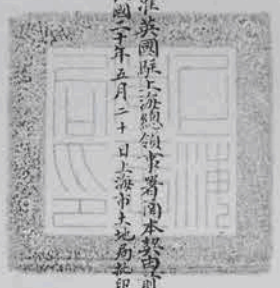
光緒二十四年二月初十日給 租地 二千六百二十三號

查該地坐落至德三前率字圩前徐晉錫地此

前經據會同會同查勘該地坐落至德三前率字圩前徐晉錫地此

光緒廿七年十月初二日相文將各契文實地勘放肆分轉共通和行租用此批
一千九百零九年三月二十六日通和行將本契全地轉與滙豐銀行租用此批

查此契係英國領事官為本契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
中華民國二十五年五月二十日上海中大地局印



查此契原有地捌畝肆分陸釐去馬路肆畝八分捌釐五毫又別出坐落英分肆陸陸毫另五英分一三四六號新契肆分捌釐伍毫另五英分一三五〇號新契外本契餘地文見式政陸分五厘玖毫四址東至英分三三三號地西至保定路南至東有恒路北至周家嘴路該租主應照現文餘地故址實業此批中華民國二十五年四月一日上海中大地局印



大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官督照會內開今據本國商人担支稟請在上海按和約所定界內租業戶沈秀全

給出租地契事照得接准... 大英總領事官督照會內開今據本國商人担支稟請在上海按和約所定界內租業戶沈秀全... 每畝給價共銀壹百兩... 其年租每畝一千五百文...

光緒二十四年二月初十日 租地 二千六百二十二號

查該地係屬... 姓地繪圖到道該商應照文冊... 此項租地係屬... 姓地繪圖到道該商應照文冊...

[TRANSLATION]

TITLE DEED.

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

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

That the said Renter pay to the said Proprietor a sum of 2000 dollars (No. 10000)

being at the rate of 15 dollars per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Shanghai 21st year, L. S. 2nd moon 10th day.

2nd March 1898

No. of Lot, 2622 2622

No. of Title Deed, 2622

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this 10th day of 1898

英册道契 第2622號 (二)

英册道契 第2622號 (一)

敬啟者竊奉 憲臺札開... 英總領事官 函送英冊字六百二十二三四五六號新契五套... 飭會查勘文繪圖貼說並查圖保去名一併具覆等因... 英總領事官所派之員查明六百二十二號新契係據業戶沈秀全將坐落二十七保八... 商担文為業附交田單一角當傳同業戶地保前往履勘按址文見積二百三十一分... 八厘合地五分四厘七毫核與全單所載四畝一分三厘九毫之數應餘單三畝五分九厘三毫... 四址東至長洪西至馬路南至沈汶離一尺地北至沈姓地尚無違碍土名西長洪除吊驗... 分裂之田單核對相符分別批明發還英署暨原業戶執業餘地並將二千六百三十一... 三四五六號契地另行勘覆外理合將二千六百二十二號新契租地會勘緣由繪圖貼說... 先行稟覆并繳奉發新中契仰祈 大察核俯賜批示祗遵恭請 鈞安伏乞 垂鑒 卑職 謹稟

英册道契 第2622號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

[TRANSLATION]

TITLE DEED.

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

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

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

North by South by East by West by

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

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

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

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

A necessary Deed for the Renting of Land.

Witness my hand and seal this 2nd day of March 1895.

No. of Lot, 2623 } 2623. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1895.

英册道契 第2623號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官哲照會內開今據本國商人瑪利孫葛萊敦稟請在上海按和約所定界內租界戶寶源祥

地一段承遠租 畝 分 厘 毫 北 南 東 西

每畝給價共洋三百五十九元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

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

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

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

國總領事官並道憲批准將地租與他人或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十四年二月初十日給租地契 二千六百二十四號

查該地坐落子兒橋南面余字圩前徐子良此批

二千六百二十四號

查此契原有地產畝伍分捌厘陸毫陸絲中間築大通路劃用壹分伍厘又劃出伍分玖厘捌毫另五英冊八十四百一號新契外應餘地捌分叁厘

一千九百零四年四月五下通和有限公司

此契於三十三年三月十六日准上海領事署署 字第三九七一號西

英册道契 第2624號 (一)

查此契係承地契... 劃分界址... 查此契係承地契... 劃分界址... 查此契係承地契... 劃分界址...

[TRANSLATION.]

TITLE DEED.

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

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

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

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

That the said Rentor pay to the said Proprietor a sum of... (\$ 500.00)

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

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

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

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

A necessary Deed for the Renting of Land.

2nd March 1895. L. S. 2nd moon 10th day.

No. of Lot, 2625 } 2625 No. of Title Deed, }

REGISTRATION COMPLETED AT H. B. M. CONSULATE-GENERAL, SHANGHAI, this day of 1895.

Vice-Consul.

英册道契 第2625號 (二)

此契係承地契

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官哲照會內開今據本國商人瑪葛末敦稟請在上海按和約所定界內租業戶寶源祥

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

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

已便亦不得轉與別國未曾准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租之處但無准租地貨房與華民轉賃若華民欲在界內租地貨房須由

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

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

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

光緒二十四年二月初十日給租地契二千六百二十六號

查該地坐落... 光緒二十四年二月初十日給租地契二千六百二十六號

此契係承地契... 光緒二十四年二月初十日給租地契二千六百二十六號

光緒二十四年二月初十日給租地契二千六百二十六號

光緒二十四年二月初十日給租地契二千六百二十六號

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光緒二十四年二月初十日給租地契二千六百二十六號

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光緒二十四年二月初十日給租地契二千六百二十六號

光緒二十四年二月初十日給租地契二千六百二十六號

光緒二十四年二月初十日給租地契二千六百二十六號

光緒二十四年二月初十日給租地契二千六百二十六號

光緒二十四年二月初十日給租地契二千六百二十六號

光緒二十四年二月初十日給租地契二千六百二十六號

英册道契 第2626號 (一)

光緒

二十四年三月



房

目

三月初五日

英册道契 第2627號 (四)

上海道札飭會丈局 1b

敬稟者 稿奉

憲臺札委會勘英册二千六百二十七、二十九、三十一、三十三、三十五號新契業將二千六百二十八、二十九號契地會查勘文先行繪圖稟覆在案茲查二千六百二十七、三十一、三十三號新契業與黃巡檢聯會同

英總領事所派之員查明各原契田單均係由華民寶源祥將自置坐落上邑二十七保十畝念字圩號內地出租與英商瑪禮孫葛來教為業分以下五號新契業當傳同業戶督飭亭耆地保前往各該地分別查勘查得二千六百二十七號新契租地係二十四號戶名薛二現則田八分二十五號徐占一則田六分二厘五毫又一百二十一號升科新業戶名寶源祥升科地四分二厘三毫計田單三紙共地二畝八分三厘八毫丈見積四百六十五步一分二厘合計地一畝九分三厘八毫核與田單之數少地九分在於徐占一單內批還原業四址東至劉姓張姓地西至鄭家洪登包姓地南至公路並包姓劉姓地北至寶源祥地土名鄭家洪口又查得二千六百二十三號新契地係一百五十七號戶名諸和尚則田一畝二分七厘八毫田單一紙丈見積二百九十三步五分二厘合計地一畝二分二厘三毫核與田單之數少地五厘五毫四址東北兩面均至金姓地西至高岸南至沈姓地土名金家宅西又查二千六百三十二號新契地係四子號戶名金成現則田一畝四分八毫田單一紙丈見積三百十六步五分六厘合計地一畝三分二厘九毫核與田單之數少地八厘九毫四址東至路西至小路南至蔡姓地北至徐姓地土名金家宅西又查二千六百三十三號新契地係二十號戶名姚寶成則田一畝一分田單一紙丈見積二百四十八步八分八厘合計地一畝三厘

英册道契 第2627號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

[TRANSLATION.]

Actual copy.

TITLE DEED.

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

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

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

North by
South by
East by
West by

That the said Renters pay to the said Proprietor a sum of *Dollars Six hundred* (*600⁰⁰*)

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

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

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

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

A necessary Deed for the Renting of Land.

Xua phi 24th year, L. S. 2nd moon 10th day.

2nd March 1898.

No. of Lot, 2627 }
No. of Title Deed, } 2627

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

Jambirecki
Vice-Consul.

英册道契 第2627號 (二)

會大局

札

監印發給洋商領事松太積業契加級錄大契 為

札飭事本年二月十日接

英總領事指函送英母于五月廿八日九百三十三號等

九號契與九套併請派員會勘批印存移等因除函復外分行外會

檢新契札發札到該員等即便查及刻日會同上海縣監

英總領事所派員查開原契田單前往各該地按址逐履勘分別去

量繪圖貼說並查面保名併具復毋遲此札

計札發新中契九紙仍錄

英册道契 第2627號 (三)

上海道札飭會丈局 1a

七毫核與甲單之數少地六厘三毫四址東北兩面均至張姓地西至小路南至諸姓地主
 名小開港又查得千六百三十四號新契地係五十四號戶名馬大現則田畝三分甲單
 一紙丈見積二百二十一步七分六厘合計地九分二厘四毫核與甲單之數少地三分七厘六
 毫四址東至陳姓地西至曹姓地南至浜北至美冊八百十九號並范姓地主名金家宅東
 除將各田單批明同原契發還英署暨原業戶執業餘地并將千六百三十一號新
 契另行勘復外理合將千六百二十七 三十三 三四號契地會勘緣由分別繪圖貼說聯銜
 稟復奉發新中契呈繳仰乞
 大憲核俯賜批示祇遵恭請
 崇安伏祈
 垂鑒卑職 謹稟

計呈 繪圖五紙并錄新中契五紙

一稟 道憲察 稟覆會勘英冊千六百二十七 三十三 三四號新契地并呈圖契由

光緒二十四年七月十六日

英册道契 第2627號(六)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

准補常州府督糧存榜

上海縣正堂黃

候補府左堂高

英册道契 第2627號(七)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1c

敬稟者竊奉

憲臺札開接

英正領事傳

來函據云 查于六號契地租手稟原租地三畝六分今領契批畝九分三厘八毫

其地係添及路並墳墓現在已遷去將卡契送請將地補足等由檢契札飭會查丈量繪圖

貼說並查該地是否連併具復等因奉此卑職等伏查該地前由業戶寶源祥出租計田

單三紙共地二畝八分三厘八毫丈量地畝九分三厘八毫其非至係寶源祥地高於戶名徐占單

內批還地九分繪圖稟報在案茲奉前因遵與黃令備會同

英正領事所派之員傳同業戶督飭其著地保前往復勘此項添租地即前次批還地本係

連連即按址丈量見積百一十七分三厘合地九分五厘三毫核與前次批還餘單九分之數多

地五厘三毫四址東至徐姓地南至本契地西至鄭家浜北至莊姓地尚無違碍至本契原租地一

畝九分三厘八毫今此次添租地九分五厘三毫本契共有地二畝八分九厘三毫所有多出地五厘三毫

章應令繳價并科查該處左近地段每畝時值價銀千兩之則前地計多五厘三毫合繳價銀

五兩應請

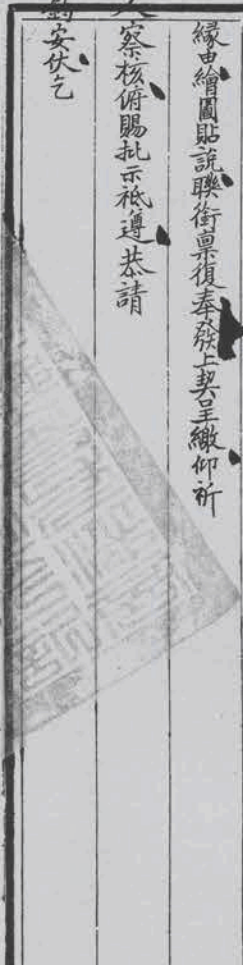
憲臺函致

英正領事轉飭該商如數繳送再予給契是否有當除將單批明發還英界外理合將會勘

緣由繪圖貼說聯街稟復奉發上契呈繳仰祈

大人察核俯賜批示祇遵 恭請

均安伏乞



英册道契 第 2627 號 (一二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

查登車職謹稟

計呈 繪圖一摺並繳上契一紙

一稟 道憲表

稟復會勘英再于六于六號添租契地並圖契由

光緒二十七年五月

元

日



候補縣正堂陳

上海縣正堂汪

候補府左堂高

Large, bold, stylized calligraphic signatures in black ink, corresponding to the names of the officials listed above.

英册道契 第 2627 號 (一三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

英册道契 第 2627 號

敬稟者竊奉

憲臺札開

英總領事官 函送英冊二千六百二十七、三十一、三十三、三十五等九號新契，請派員勘印等因。檢契札發，飭即會查勘文繪圖貼說，並查首保去名具復等因奉此。卑職等遵與黃巡檢龍會同英總領事所派之員查明原契田單，分別履勘。查二千六百二十八號新契係由寶源祥將坐落上邑二十八保南土首聽字圩六百一十號名宋錦惠則田畝五分四厘七毫，又宋裕廷則田畝五分四厘七毫內，分出二分二毫田單，張又角六百二十四號名張亦渠則田畝六百二十五號張道明則田畝五分八厘三毫六百二十六號張道明畝一分八厘七毫六百二十七號姚興茂則田畝二分一厘六毫，該四號田單遺失，由徐祥記請給印諭一紙，以上田單印諭與則田五分七分三厘五毫一併出租與英商瑪禮孫萬來收為業，當傳同業戶會飭業者地保前往該地履勘，按址丈量，見積三千七百七十六步四分，合計地十五畝七分三厘五毫，單地相符。四址東至張姓地，西至祝姓地，西北至吳淞江緣路，南至高岸，并張姓地，北至姚姓，暨英冊二千六百五十一號地，查二千六百二十九號新契係由華民祥記將坐落上邑二十八保南土首聽字圩六百二十四號名張裕昌則田畝田單一紙亦出租與英商瑪禮孫萬來收為業，文見積二百一十七步七分二厘，合計地九分二厘八毫，核與田單一畝之數少地七厘二毫，四址南至高岸，東西北三面均至張姓地，以上兩地四址均無違碍，主名曹家渡除將田單印諭批明同原契發還英署，暨原業戶執業餘地，并將二千六百二十七、三十一、三十三、三十五等號新契另行勘覆外，理合將二千六百二十九號契地會勘緣由分別繪圖貼說，聯街稟覆，奉發新中契呈繳，仰祈

英冊道契 第 2629 號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

大察核俯賜批示祇遵恭請

鈞安伏乞

垂鑒卑職等謹稟

計呈 繪圖三紙新中契兩紙

一稟 道憲核給

會丈局總辦聯銜呈上海道臺稟帖 b

光緒二十四年六月二十日

准補常州府督糧府楊

上海縣正堂黃

候補縣正堂朱

英冊道契 第 2629 號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

丁此

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官 照會內開今據本國商人

地一段承遠租 畝分厘毫

每畝給價共洋 貳百五十元

業戶寶源 祥將該地租給該商收用

又查向該章程外國人有通融得租之處

總領事官與中國官憲酌給蓋印憑據始可准行

並每年不將每畝年租銀一千五百文預付

光緒廿四年二月 初十日 給

租地 二千六百三十號

地契

此契於廿五年三月十一日

中華民國二十二年一月十五日

此契於廿五年三月十一日

中華民國二十二年一月十五日

此契於廿五年三月十一日

中華民國二十二年一月十五日

此契於廿五年三月十一日

中華民國二十二年一月十五日

光緒廿四年二月 初十日 給

租地 二千六百三十號

地契

查此契准英國駐上海領事署...

中華民國二十二年一月十五日



此契於廿五年三月十一日

中華民國二十二年一月十五日

英册道契 第2630號

英册道契 第2630號 (一)

[TRANSLATION.]

TITLE DEED.

Superintendent of Maritime Customs for the Province of Kean-nan

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

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

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...

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

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

Xuan-goh-ee 20th year, L. S. 2nd moon 10th day.

2nd March 1895. No. of Lot, 2630. No. of Title Deed, 2630.

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1895.

英册道契 第2630號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官哲照會內開今據本國商人瑪利孫 葛敦稟請在上海按和約所定界內租業戶寶源祥

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶寶源祥 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地轉賃分段或已或人另造房屋轉租華民居住若未領兩國官憲允准恐據 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

光緒二十四年二月十二日 租地 地契 二千六百三十三號

查該地坐落子保十面念字行面徐子良此批

光緒二十四年二月十二日 租地 地契 二千六百三十三號

光緒二十四年二月十二日 租地 地契 二千六百三十三號

[TRANSLATION.]

TITLE DEED.

Soan Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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

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

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars two hundred and fifty (\$250.00)

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

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said 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 Consul or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang-shan 24th year, L. S. 2nd moon 12th day 4th March 1898.

No. of Lot, 2633 2633. No. of Title Deed,

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

英册道契 第2633號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官哲照會內開今據本國商人瑪利孫 葛敦稟請在上海按和約所定界內租業戶寶源祥

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶寶源祥 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地轉賃分段或已或人另造房屋轉租華民居住若未領兩國官憲允准恐據 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

光緒二十四年二月十二日 租地 地契 二千六百三十四號

查該地坐落子保十面念字行面徐子良此批

光緒二十四年二月十二日 租地 地契 二千六百三十四號

光緒二十四年二月十二日 租地 地契 二千六百三十四號

[TRANSLATION.]

TITLE DEED.

Soan Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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

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

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars two hundred and fifty (\$250.00)

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

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said 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 Consul or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang-shan 24th year, L. S. 2nd moon 12th day 4th March 1898.

No. of Lot, 2634 2634. No. of Title Deed,

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

英册道契 第2634號 (二)

英册道契 第2634號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官哲照會內開今據本國商人瑪利孫葛萊敦稟請在上海按和約所定界內租業戶寶源祥

給出租地契事照得按准... 地一段承遠租... 每畝給價共洋壹千貳百元... 其年租每畝一千五百文... 寶源祥

光緒二十四年二月十三日 日給地契 二千六百三十五號

查該地坐落... 光緒二十四年二月十三日... 此契租地已全數由該商併至華冊字百全從新契給執本契理合註銷蓋印備啟

[TRANSLATION.] TITLE DEED. Soai - Superintendent of Maritime Customs for the Province of Kean-nan... I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that...

英册道契 第2633號 第2634號 第2635號

英册道契 第2635號 (二)

英册道契 第2635號 (一)

敬稟者竊奉 憲臺札飭會勘英冊二千六百二十七... 內劃租二畝三分九厘一毫... 經車職 等與黃巡檢備會同... 英總領事所派之員傳同業戶督飭亭者地保前往該地履勘按址文見積一千五百九十八步四分...

大清欽命監督江南海關分巡蘇松太兵備道蔡
 給出租地契事照得接准
 大英總領事官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陳桂生
 地一段永遠租 畝 分 厘 毫 北 東 西 南
 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
 業戶陳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地畝却不能由
 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住
 又查向議章程雖外國人有通融得之之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由
 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
 國總領事官並道憲批准憑據將其地租與或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
 並每年不將年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

計呈 繪圖二紙新中契二紙
 一稟 道憲蔡 稟復會勘英冊二千六百三十九號新契租地並呈圖契由

光緒二十四年七月廿五日

准補常州府督糧存楊
 上海縣正堂黃
 候補府左堂高

英册道契 第2635號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

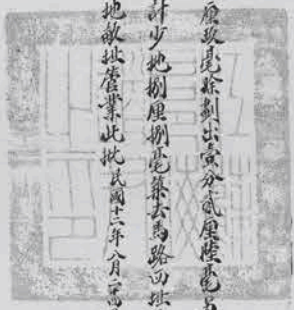
中

大清欽命監督江南海關分巡蘇松太兵備道蔡

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陳桂生
 地一段永遠租 畝 分 厘 毫 北 東 西 南
 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
 業戶陳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地畝却不能由
 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住
 又查向議章程雖外國人有通融得之之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由
 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
 國總領事官並道憲批准憑據將其地租與或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
 並每年不將年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年七月廿七日 給租地契 二千六百三十六號

查該地坐落英界... 此項租地係據會丈局勘復... 該商應照文會勘章程... 光緒二十四年七月廿七日 監督蔡印給



查此契原有地畝畝數原見於出賣分契原據... 查該契分賣原據核計少地... 路該商應照文會勘章程... 此契民國十四年八月廿五日... 會辦道尹王批甲

民國十四年三月十二日全地轉五義冊三百五十九號新契本契註銷

英册道契 第2636號 (一)

[TRANSLATION.]

TITLE DEED.

vacant copy.

W. S. C. Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 Edmund Algar* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

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

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

That the said Renter pay to the said Proprietor a sum of *two thousand* (26.400⁰⁰)

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

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

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

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

A necessary Deed for the Renting of Land.

Kwang Hui 24th year, L. S. 2nd moon 17th day.

9th March 1894.

No. of Lot, 2636 } 2636.

No. of Title Deed, }

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

Jamiescott
Vice-Consul.

英册道契 第2636號 (二)

光緒二十四年十二月 日呈

上稟

道憲查辦外合先報明叩求
局憲大老爺電鑒 恩准詳銷以安民業而杜朦混公候萬代沾仁

職員陳炳燦 年四十六歲 原籍嘉定縣
監生陳錦燦 年三十七歲
稟為陳明私佔乞 恩查察事切職等承授父遺住宅壹所坐落上
邑二十七保十圖新開浜北地方並連空地壹塊約計共貳畝零執業田單兩
紙係五百五十四號戶名蔡士良 又五百五十五號戶名蔡德天 前因是處地方冷落
匪徒出沒靡常不敢居住乃於光緒九年分將田單二帛抵與同父異母弟
臣處計得抵價洋銀壹千叁百元即以房租抵息迄今十有餘年是處人煙
稠密荒涼化為鬧市職等擬欲遷居入宅不料該臣肆意謀吞竟敢串
捏現年六歲之胞姪陳桂生 出名永遠出租與洋商 愛而德 轉換道契掛入華
第貳千六百三十六號 職等得悉已經 憲局勘文用敢據實陳明除稟請

敬稟者竊奉
 憲臺札飭會勘英冊二千六百三十六號新契業將二千六百三十九號地查明勘丈先後
 繪圖稟報在案所有二千六百三十六號新契係據業戶陳桂生將坐落二支保十畝念字圩五百
 五十四號戶名蔡士良准由八分五厘五釐蔡德天原准由八分內劃租二分二厘又清查離地為百
 十二號陳桂生則田一畝二厘九毫計田一畝二厘九毫祖與洋商愛爾德為業經
 皇職等與黃道巡檢翻正在會勘查辦間據職員陳炳燦陳錦燦稟稱伊等承授父遺住宅所
 連空地一塊田單名蔡士良蔡德天於光緒九年分抵與同父異母弟殺臣處計抵價洋千三
 百元今殺臣肆意謀吞串控現年六歲之胞姪陳桂生出名祖與洋商愛爾德轉授道契陳求
 詳銷以安民業而杜濫混等情具稟到局據此皇職等伏查前項契地既有糾葛照章未便
 立契除將原契田單發還並署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
 崇安伏祈
 垂鑒 皇職等謹稟
 計呈繳 新中契一紙
 一稟 道憲 蔡
 稟銷英冊二千六百三十六號新契地糾葛情形敬呈請銷由

英册道契 第2636號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

光緒二十五年正月廿一日

准補常州府督糧分府楊

上海縣正堂王

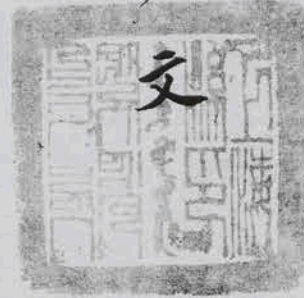
候補府丞堂高

英册道契 第2636號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

移

文



英領事德函以二千六百三十六號契地涉訟一案已蒙斷結請將堂斷抄
送會文局核辦等因准此查此案前准
英公堂移據陳炳燦等呈稱將分授新開橋之房地向庶母黃氏抵
洋被三弟殺臣潛阻指贖債洋商出名轉換二千六百三十六號道契
粘呈分書清摺求究等情移請查照核辦等因准經移取原
卷飭提訊明陳炳燦等前將分授新開橋住宅一所于光緒七年分
賣與庶母黃氏入于留餘堂公賬為業嗣于十八年復將留餘堂
公產房地餘洋按四股均分陳炳燦前賣住宅復經分回出開產

移詢事准

英領事德函以二千六百三十六號契地涉訟一案已蒙斷結請將堂斷抄

送會文局核辦等因准此查此案前准

英公堂移據陳炳燦等呈稱將分授新開橋之房地向庶母黃氏抵

洋被三弟殺臣潛阻指贖債洋商出名轉換二千六百三十六號道契

粘呈分書清摺求究等情移請查照核辦等因准經移取原

卷飭提訊明陳炳燦等前將分授新開橋住宅一所于光緒七年分

賣與庶母黃氏入于留餘堂公賬為業嗣于十八年復將留餘堂

公產房地餘洋按四股均分陳炳燦前賣住宅復經分回出開產

英册道契 第 2636 號 (八)

上海知縣轉會文局總辦移文 1a

已入已仍復混行控贖是屬可惡當予斥釋在案茲准前因查
閱解卷所粘分書新開房屋出間歸陳炳燦即炳燦得受其
餘西面北面房地歸陳殺臣等得受究竟殺臣現債洋商請
轉二千六百三十六號之契是否其分得之房地抑係陳炳燦即炳
燦得受之房屋出間無從查悉合行備文移詢為此合移
貴局請煩查明見復望切須移

右

移

欽此知府總理會文局即補縣正堂陳

光緒二十八年六月十日移



英册道契 第 2636 號 (九)

上海知縣轉會文局總辦移文 1b

具稟于七保十圖地保徐子良號稟

局憲大老爺案下高內有陳桂生之地係合字圩五百五十四號蔡士良戶名五百五十五號

蔡德天戶名并科車陳桂生戶名等地前已出租洋商遂請道契忍陳南橋與陳桂生

租母陳黃氏涉訟暫行阻止今奉前飭查詢悉陳黃氏與陳南橋曾於去年八月初十日

訊奉堂諭此產歸陳桂生管業任從出租洋商遂請道契自有陳桂生作主與陳南

橋不涉兩造各具清冊切結完案為此據稟

覆伏乞

局憲大老爺鑒核施行沾不上稟

光緒二十八年六月

日

英册道契 第 2636 號

英册道契 第 2636 號 (一〇)

上海縣二十七保十圖地保稟帖

具稟婦陳黃氏

年六十五歲

稟為據實聲明求請給契事竊以夫陳樹永生有四子並螟蛉一子在時曾將房產家私秉公按股均分並撥給螟蛉子子乾即錦煤房業外提嫡母范氏及生養范氏之資房地名留餘堂公帳親筆道囑立券各執匪嫡子南喬即炳燦全子乾將家產任意揮霍父故後于光緒七年服中即欲將伊分得之二七保十圖新開橋地方住房一所變賣凡全體而攸關憑中估價由氏湊足價銀交給南喬子乾立有併杜絕契存入留餘堂公產為業至十五年間氏借洋翻造而南喬致生親觀至十八年遂同親族將提存及留餘堂公產按股均分致仍為南喬將伊賣歸公帳之原房十四間連地並現洋如數分去中有荒舊房地歸與四房劉氏乃劉氏後嫡媳劉氏因前年清丈局驗單升科無措當命嗣子植立契連故夫分得之半地抵與洋商安爾德轉列道契計英冊第百三十六號以清料款乃南喬等以抵產指贖等語赴縣勝訟幸 江縣憲洞燭其奸嚴行申斥具結完案留項房地雖氏買歸公帳仍由南喬如數分去現由南喬出租收息還向誰贖三子數目並未分得何能謀存惟西房嫡媳劉氏因夫故理應嗣子植名列名出租並無不合何謂半控氏現將掛出租之地與南喬分去之房屋十四間合繪圖呈請 察核南喬南喬分得之產其係掛出租之地頭見界限分明不相干涉而南喬等又圖捏捏情勝稟致連年累月未蒙給契誠如 縣斷所云無理取鬧可惡已極為將 縣斷並圖併呈候察奉並聲明與南喬得獲之房屋十四間無涉緣由理合據實稟陳伏乞

局憲大老爺鑒恩賜准予給契以杜端慚深為德便上稟

計粘呈 縣斷一紙草圖一方

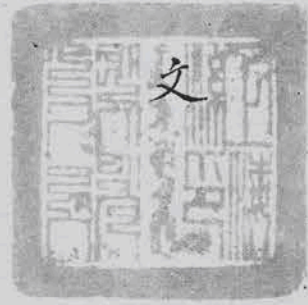
英册道契 第 2636 號 (一一)

上海縣二十七保十圖華人業主稟帖 2

七月廿五日

移

文



欽加同知銜總理會丈局即補縣正堂陳

再行移請事准

英正領事慈 來函以二千六百三十六號契地一案已蒙斷結前請將堂斷抄

移會丈局核辦囑即見復等因當查此案前接

英正領事來函即經將訊斷情形移知並以現在請轉之二千六百三十

六號道契是否係陳谷臣分得之產查詢未復茲准前因除函復

外合再移請為此合移

貴局煩照先令來文希即查明現在洋商轉之契是否係陳

穀臣分得之房地抑係陳南橋即炳燦得受之房屋四間如果與

案相符即祈勘辦一面仍希見復幸勿再稽望切頭移

英册道契 第2636號 (一二)
上海知縣轉會丈局總辦移文 2a

右

欽加同知銜總理會丈局即補縣正堂陳

移

光緒



二十八年七月廿三日

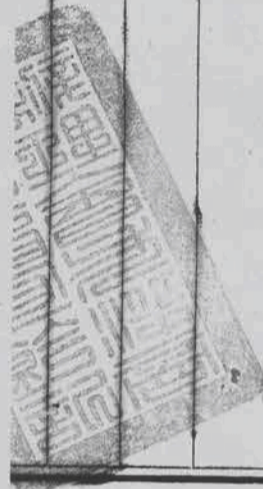
英册道契 第2636號 (一三)
上海知縣轉會丈局總辦移文 2b

為移請事。查接管卷內案照英册二千六百三十六號契地糾葛一案。前經移准貴縣將訊斷情形移知。以現轉之契。是否係陳毅臣分得之房地。抑係陳南橋。即炳燦得受之房屋十四間。如果與案相符。即祈勘辦。仍希見復。等因。並准英國總領事抄送移稿。函詢可否給契。業經查案函復各在案。現據婦陳黃氏稟稱。前項房地。雖氏買歸公帳。仍由南橋如數分去。現由南橋出租收息。三子毅臣。並未分得。惟四房孀媳劉氏。因夫故理。應嗣子桂生。列名出租。氏現將桂生出租之地。與南橋分去之十四間。繪圖呈核。南橋係南橋分得之產。北係桂生出租之地。界限分明。不相干涉。而南橋等又圖阻撓。捏情稟致。連年累月。未蒙給契。粘呈堂斷。繪圖稟乞。准予給契。等情。正在備文移請。問接

總領事函請迅賜核辦。印給前來。查此案既經貴縣斷結。其陳南橋得受之房屋十四間。不在其內。應否准予立契。抑訂期過局。以便會同前往復丈。合將稟呈繪圖。備文移送。為此合移貴縣。請煩查照。希即賜復。幸勿稽遲。望切須移

計移送 地圖一張


一移 上海縣




英册道契 第2636號 (一四)

會丈局總辦呈上海知縣稟帖 1a

光緒三十年四月廿日



候補縣正堂俞



英册道契 第2636號 (一五)

會丈局總辦呈上海知縣稟帖 1b

移



五月廿一日到

為

移復事准

貴局移以英冊二千六百三十六號契地糾葛一案現據陳黃氏稟請給契查業經縣斷其陳南喬得受之房屋十四間不在其內應否准予正契移請查復等因並送地圖到縣准此查前號契地如係陳教臣分得之屋不在陳南喬得受之房屋十四間之內應請由局勘大明確與業相符別無糾葛似可准予轉契准移前因合行移復為此合移貴局請煩勘明辦理須移

右

移

英冊道契 第 2636 號 (一六)
上海知縣轉會丈局總辦移文 3a

總理會丈局即補縣正堂會



光緒三十年五月十一日移

英冊道契 第 2636 號 (一七)
上海知縣轉會丈局總辦移文 3b

為再行移請事准

貴縣移以英冊二千六百三十六號契地糾葛一案如係陳毅臣分得之產不在陳南喬得受之房屋十四間之內應請由局勘丈明確與案相符別無糾葛似可准予轉契等因准此查此項契地據婦陳黃氏稟稱伊夫陳錫永生有四子並螟蛉子在日時曾將房產家私東公按股均分並撥給螟蛉子子範即錦燦房屋外提嫡母范氏及氏生養死葬之資房地名曰留餘堂公帳詎南喬子範父故後於光緒七年即欲將伊分得之二十七保十查住房一所變賣港中估值由氏湊足價銀交給南喬子範立有併社絕契併入留餘堂公帳為業至十五年間經氏借洋翻造而南喬致生覬覦至十八年邀同親族將氏提存及買歸留餘堂公產按四股均分致仍為南喬將伊賣歸公帳之原房十四間連地並現洋如數分去中有荒舊房地歸與四房星臣乃星臣故後嫡媳劉氏因前年清丈局驗單升科無措當命嗣子桂生立契連故夫分授之單地抵與洋商愛爾德轉立道契乃南喬等以抵產指贖等語赴縣稟訟幸縣憲洞燭其奸嚴行申斥具結完案切思前項房地雖由南喬分去親由南喬出租收息還向誰贖三子毅臣並未分得何能謀吞惟四房嫡媳劉氏因夫故理應嗣子桂生列名出租並無不合何謂申控現將桂生出租之地與南喬分去之十四間合繪一圖呈請察核南係南喬分得之產北係桂生分得之地顯見界限分明不相干涉而南喬等又圖阻撓情據稟致連年累月未蒙給契誠如 縣斷所云無理取鬧可惡已極為將縣斷並圖呈候察奪並聲明與南喬得授之房屋十四間無涉

英冊道契 第 2636 號 (一八)

會丈局總辦呈上海知縣稟帖 2a

緣由據稟乞准予給契以極嫡孀等情並准

英副領事函催前來業經據情移請並將稟呈繪圖送查在案茲准前因查此項契地據陳黃氏稟稱係歸與四房星臣即嗣子桂生出租之地並非三房毅臣之產所稟是否與案相符 局無案可稽合再移請為此合移

貴縣煩為查照希即查明原案刻日賜復立等核辦萬勿稽滯望切須移
一移 上海縣汪

光緒三十年五月十六日

候補縣正堂俞

英冊道契 第 2636 號 (一九)

會丈局總辦呈上海知縣稟帖 2b

移文



六月八日 到

為

移復事准

貴局移以英冊二千六百三十六號契地據陳苗氏稟稱係歸與四房星臣即嗣子桂生出租之地並非三房教臣之產所稟是否與案相符移請查復等因准此查陳炳燦即陳南喬等與陳教臣爭產一案前經移准

會審公廳將解卷送縣其所粘分書載明新開房屋十四間歸陳南喬得受其餘西面北面房地歸教臣星臣良臣三股得受所有現籍解地既不在陳南喬得受房屋之間之內使黃氏請歸四房星臣嗣子桂生出租核尚相符准移前因合再移復為此合移

英冊道契 第 2636 號 (二〇)
上海知縣轉會丈局總辦移文 4a

貴局請領查照施行頂移

右

總理會丈局印補縣正堂俞

移

光緒三十年六月八日



英冊道契 第 2636 號 (二一)
上海知縣轉會丈局總辦移文 4b

2636

三和地... 二卷

敬稟者竊卑職查接管卷內暨卑職等案查英冊二千六百三十三號新契係由業戶陳桂生將坐落上邑字七保十番念字圩五百五十四號戶名蔡士良准田八分又五百五十五號蔡德天原准田八分內翻租二分厘又二百三十三號陳桂生并科地畝厘九毫計田單張半又并科單一張共田二畝二厘九毫租與洋商愛爾德為業正在查辦間據陳炳燦等以承授父遺之地抵與異母弟毅臣今被謀吞稟求詳銷等情業經繳契稟銷在案嗣奉憲札以該契地糾葛一案現由上海縣斷結飭即會縣查明辦理具復等因遵經卑職前總理陳令移由卑職查明此案前准英公廉移送說明陳炳燦等曾將分授住宅一所賣於庶母黃氏入於留餘堂公賬為業嗣復將留餘堂公產房地餘洋按股均分陳炳燦前賣住宅復經分回十四間產已入已仍復混行控贖寔屬可惡當予斥釋完案嗣復准慈副領事函催始據婦陳黃氏稟稱此項房地雖氏賣歸公賬仍由嫡子南喬即炳燦如數分去現由南喬出租收息三子毅臣並未分得惟四房孀媳劉氏因夫故理應嗣子桂生列名出租其南喬分去之房屋十四間不在其內稟求給契等情具稟又經卑職移縣復局核案相符自應准予立契即與黃令翰會同英副領事所派之員傳同業戶督飭亭者地保前往履勘按址丈量丈見積四百八十六步九分六厘合地二畝二厘九毫單地相符四址東至徐姓地西至公路南至陳姓地北至陳沈二姓地土名新開橋之北除將田單批明同原契發還英署並將圖說交由工部局查核無訛理合將會勘緣由繪圖貼說聯銜稟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

英册道契 第 2636 號

英册道契 第 2636 號 (二)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

鈞安伏乞

計呈 繪圖一幅並繳新中契

一稟 道憲 稟覆會勘英冊二千六百三十三號新契租地並圖契由

光緒三十年六月十五日

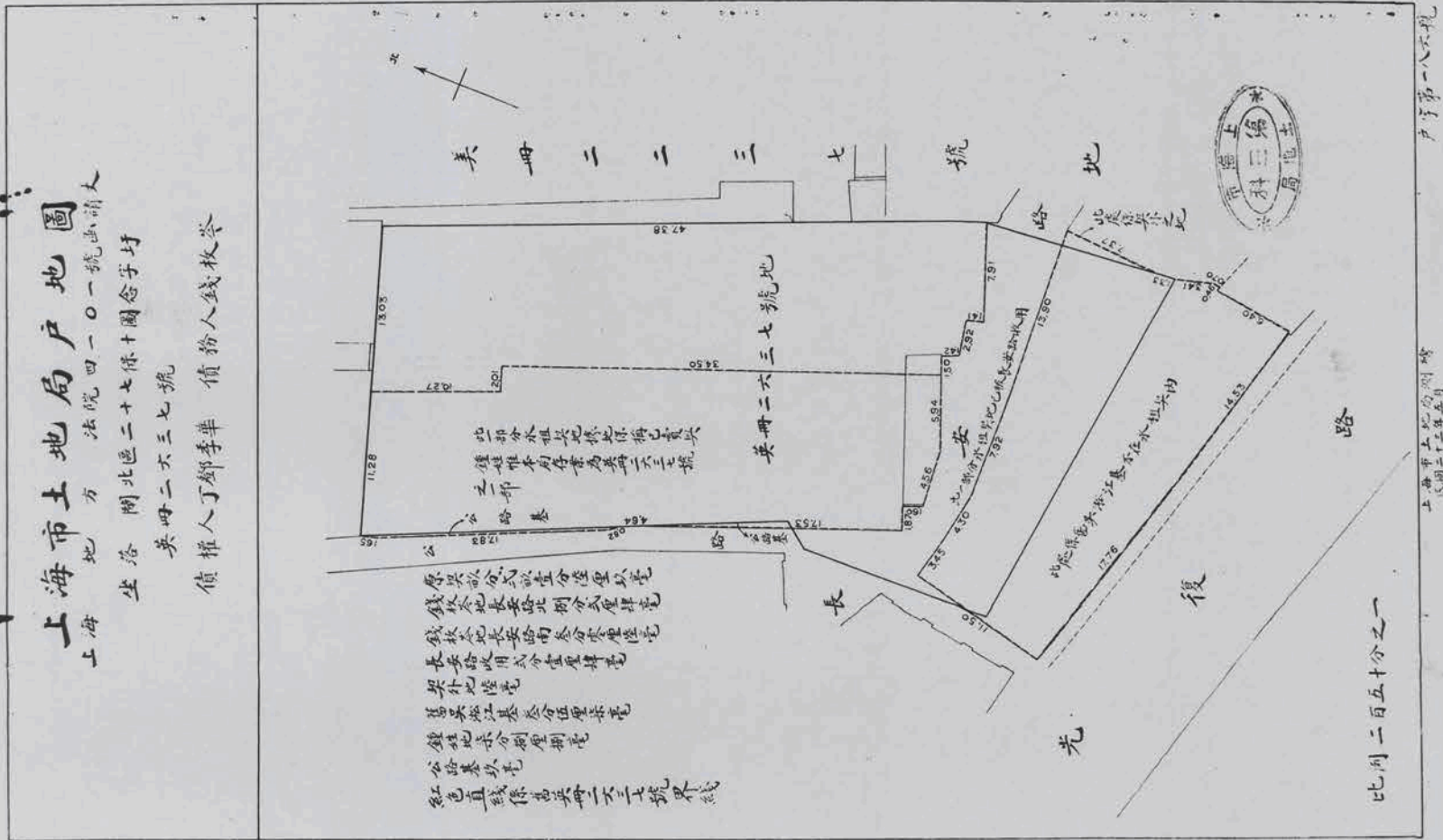
候補縣正堂俞

上海縣正堂汪

即補分府司徒

英册道契 第 2636 號 (二三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b



上海市政財局用箋

上海土地局電文摘要

案據哈華托古氏口陳函稱：
逕啟者：查英冊二六三號地契，原有
畝分為二畝一分六厘九毫，而於民國十六年
被鍾姓盜去七分八厘八毫，又被公家佃築
長安路若干，現今收益僅一畝有零，而於所
盡義務不符，應請貴局查核核實，此
一，是為感盼。

| 考備示批辦擬 | 事由 |
|--------|---|
| | 財政司出 據以英冊二六三號地契徵稅，收繳 款分不行，請求查明核實徵收，前未定 不屬實事，向無業可稽，請查核見復由 |

廿九年八月廿日 時到

收文字第545號

英冊道契 第2637號(六)
上海市財政局致土地局函 a

上海市財政局用箋

| | | | |
|----------------------|------|---|---|
| 中華民國 | 年 | 月 | 日 |
| 第 | 6756 | 號 | 第 |
| 頁 | | | |
| 土地局 | | | |
| 上海市財政局 第一五八八號 | | | |
| 查核見後，俾憑辦理，為荷！ | | | |
| 以改 | | | |
| 函請 | | | |
| 台不符情形，是否屬實，本局無案可稽，用特 | | | |

英册道契 第2637號 (七)
上海市財政局致土地局函 b

上海市工務局 函公 土地局

| | | | |
|--|----|----|---|
| 考備 | 示批 | 辦擬 | 事由 |
| | | | 分第二科 茲函後長安路係由前市政機關興築該管卷內并未收附 用英册二六三七號契地事項希查照由 圖 一 件 |
| 公函 | 字第 | 號 | 年 月 日 時到 |
| 上海市工務局 公函 | | | |
| 字第 11073 號 | | | |
| 案准九月十日乙字第二五〇六號 公函：為查核長安路收用英册二六三七號契地情形，俾便核 轉等由；并附戶地圖一紙送局。准其查長安路係由前市政機關 興築，此項收用地地，無論為道契或單地，並例均不給價，惟收 用道契，僅由會文局函知市政機關以紅綫劃除該地部份，茲查 該管滬北工巡捕局卷內，并有文局函請劃除英册二六三七號契 地事件，准函前由；相應檢送原函，後希 查照為荷。此致 | | | |

收文 字第 86438 號

英册道契 第2637號 (八)
上海市工務局致土地局函 a

0027

批有該分變更情事。惟於民國二十二年七月間，以蘇
 上海地方法院函請車局丈估債務人踐收岑松
 地案內，當時曾准丈見該英身二六三七號契地，確
 有二分一厘四毫，則案長安路。第以案屬丈估訟
 地，在未獲原契立將契另案送領署辦。該車局
 加批以前，據其該分發生變更，上屬若應核辦。
 現在該公館既以前其函，財政局請求更正
 該分估稅前來，並准車局抄送。工務局查明，該
 長安路收地契案事項，遠在前清故機關時代。所
 有案路該分二分一厘四毫，自可獲准前准此工巡材

局收用路地例辦理，准予加以劃除。除函復外，用
 特函達仰公館查照。仰將該英身二六三七號永
 租契送領署核辦。同下契時送案局，以憑
 加批。而案案解決。
 至原函所標姓佔地一節，事關產權糾
 葛，不在本局辦理範圍，應由契立自負處理，俾
 仰知照。
 哈華托古沃公館
 馬路

八公五
 案准
 貴局第六五五五號公函呈開：
 以據哈華托古沃公館函稱：英身二六三七號
 租契地二畝一分六厘九毫前於民國十八年曾被鐘姓
 盜去七分八厘八毫又被公家收業長安路若干現
 今改蓋僅一畝有零。而於兩界界務不符查該
 查可核實始收等情。核可見復
 等由。准此，卷查英身二六三七號永租契地係在光
 復路及長安路兩界。前編坐落石標為前北區一圖

若於六號第七號第七號第八號之土地。其原有面
 積係在舊案中契所載，仍係二畝一分六厘九毫。並
 無變更或短少情事。惟在民國二十二年七月間，以
 蘇上海地方法院函請車局丈估債務人踐收岑松
 地案內，當時曾准丈見該英身二六三七號契地
 確有二分一厘四毫，則案長安路。同時並獲地保面
 積案內另有二部竹地畝，謂已賣與鐘姓為業。當以
 案屬丈估訟地，自其該分變更事俾查閱。況該地租
 歷年以來並未將契送由領署轉局加批。據其地同
 有案路收用或有分割買賣行者，亦屬若應核辦。是

以地價核其數分以須根據契載數額其到各在案。現該哈華托古法公館既以前情其東更在該分地核前來除所核建地一節事涉產權糾葛不在本局辦理範圍應由前地處理外所有收業長安路時間業經本局轉函工務局查核係在前市改換開時代與案其時收用路地辦法無論為半地或承租契地照例均不給價。本案第該款之二分一厘四毫自應援照前院此工巡指局收用路地成案辦理准予在契內批外劃除以昭公允。除函飭哈華托古法公館迅將該契身二六三七號承租契送由領署檢同下契

轉送本局(註)一併辦理嚴事再行函達外相方
 區度印常
 吉(如)者前)！
 財政局
 署代局長徐 〇

英册道契 第2637號 (一三)
 上海市土地局覆財政局函d

(Blank columns for document content)

中華民國
 年 月 日
 監印
 校對
 繕寫
 監印 蘇繼烈
 校對 馬汝芬

英册道契 第2637號 (一四)
 上海市土地局覆財政局函e

0022

查同戶地圖一號，區建
 貴局主事在接開北工巡捐局卷內，將
 收用該英冊二六三七號地籍冊，迅
 予詳細核對，區復返局，俾便核對。
 再所送戶地圖，係前於亦畢後，以
 還為荷！

此致
 工務局

計函送英冊二六三七號戶地圖一號
 兼收局長徐 0

中華民國



監印 校對 繕寫

監印張繼
校對馮汝康

日

英册道契 第2637號 (一七)
上海市土地局致工務局函 c

十五年十月六日科務會議事錄
出席 楊念祖 周配義 苑永增 虞兆葵

討論事項

- 一、第四科提議為夏海山報告市有公地業內他流根請求換證並由何辦理請公決案
- 二、第一科提議為夏海山報告市有公地業內他流根請求換證並由何辦理請公決案
- 三、第一科提議為夏海山報告市有公地業內他流根請求換證並由何辦理請公決案
- 四、第一科提議為夏海山報告市有公地業內他流根請求換證並由何辦理請公決案
- 五、第一科提議為夏海山報告市有公地業內他流根請求換證並由何辦理請公決案
- 六、第一科提議為夏海山報告市有公地業內他流根請求換證並由何辦理請公決案
- 七、第一科提議為夏海山報告市有公地業內他流根請求換證並由何辦理請公決案
- 八、第一科提議為夏海山報告市有公地業內他流根請求換證並由何辦理請公決案
- 九、第一科提議為夏海山報告市有公地業內他流根請求換證並由何辦理請公決案
- 十、第一科提議為夏海山報告市有公地業內他流根請求換證並由何辦理請公決案

英册道契 第2637號 (一八)
上海市土地局外產科科務會議記錄 a

一人民呈請本局事件所用公文頗不一致急應整理以歸劃一
用擬數條由收發處送各局核辦
議決 備案即交收發處送各局核辦

英册道契 第2637號 (一九)
上海市土地局外產科科務會議記錄b

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准
大英總領事官哲照會內開本國商人愛爾德稟請在上海按和約所定界內租界戶張益祥

地一段承遠租 畝 分 厘 毫 北 南 東 西

每畝給價共銀 三百五十兩 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
業戶張 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地買房無足妨碍方准租住
又查向議章程雖外國人有通融得之之虞但無准租地買房與華民轉賣若華民欲在界內租地買房須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商與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冊將其地分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
而每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒廿四年二月十七日給 租地 地契 二千六百三十八號

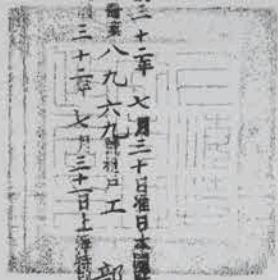
查該地係在界內...

此項租地係由會同勘復生後于保南十香米聖字行多名東家南大見官地壹畝肆分在界內界內至英册三二百三十八號地西至路大陳地
北至英册三二百三十八號地南至英册三二百三十八號地東至英册三二百三十八號地西至路大陳地

二千六百三十八號

宣統二年三月五日通和行 署本局 工部局 租地契

宣統二年八月十日



宣統三年七月三十日准日本國駐上海總領事官 字第七二五四號
轉立日租界八九六九號租戶工部局 局後量運署製圖部
中華民國三十一年七月三十日上海特別市地政局批 租字第七四六六號

[TRANSLATION.]

TITLE DEED.

Actual copy

John Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 Edgar* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Chang Yeh 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 *most, fms, le, Acons*, bounded

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

That the said Renter pay to the said Proprietor a sum of *Five Hundred & fifty (N. 550⁰⁰)*

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

This coming 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 *most*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hai 24th year, L. S. 2nd moon 17th day. 9th March 1898.

No. of Lot, 2638 } 2638
No. of Title Deed, }

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

英册道契 第2638號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官哲照會內開今據本國商人 *施馬克* 稟請在上海按和約所定界內租業戶會 福公 為 地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價共洋 山 千 一 百 元 止 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 業戶會 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向章章程雖外國人有通融得之之虞但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地轉與他人或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒三十四年二月十七日給

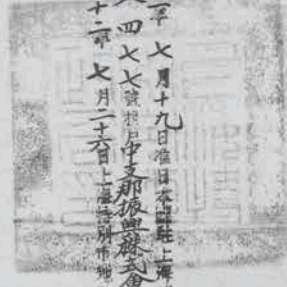
租地 地契 二千六百三十九號

查該地係在界內... 光緒三十四年二月十七日給

光緒三十四年二月初七日... 光緒三十四年三月五日... 本年四月內... 查此契本年四月內...

一九二八年八月八日... 卡特本契全地契與德 和 租用此批

光緒三十四年六月六日道署批



光緒三十二年七月十九日... 光緒三十二年七月二十日... 光緒三十二年七月二十一日...

英册道契 第2639號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy

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

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

a Lot of Land, situated within the Boundaries 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, _____ Anow, bounded

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

That the said Renter pay to the said Proprietor a sum of *Dollars or thousands* *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.

Soo-i 20th year, L. S. 2nd moon 17th day.

9th March 1895.

No. of Lot, 2639 } 2639
No. of Title Deed, }

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

Jamiescott
Vice-Consul.

英册道契 第2639號 (二)

英領事館
上海
總領事
加
錫
瑞
為

札飭事本年閏四月初七日接

英副領事慈 來函據字六百三十九號契地租主司可

特卡特稟添租業戶俞蔡氏單地約計五分請併入該契

租用呈契請移核辦前來將上下契送請派勘批印移

會文局

九

英册道契 第2639號 (三)

上海道札飭會文局 a

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官哲照會內開今據本國商人 巴黎 稟請在上海按和約所定界內租乘戶王明揚

地一段承遠租 畝分厘毫 北 稟請在上海按和約所定界內租乘戶王明揚 每畝給價共銀一百四十四兩正 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

光緒廿四年二月十九日 租地 地契 二千六百四十一號

查該地坐落老保八區... 光緒廿五年正月開稅... 英一千六百四十二號

英册道契 第2641號 (一)

[TRANSLATION] TITLE DEED. Superintendent of Maritime Customs for the Province of Kean-nan... Wallace Gladstone... I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that

英册道契 第2641號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官哲照會內開今據本國商人 白格爾 稟請在上海按和約所定界內租乘戶許晉興

地一段承遠租 畝分厘毫 北 稟請在上海按和約所定界內租乘戶許晉興 每畝給價共銀一百四十四兩正 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

光緒廿四年二月十九日 租地 地契 二千六百四十二號

查該地坐落老保八區... 光緒廿五年正月開稅... 英一千六百四十二號

英册道契 第2642號 (一)

光緒二十三年八月十九日... 此契全地已由該商會請併入英一千六百四十二號契內... 光緒二十三年正月開稅... 英一千六百四十二號

英册道契 第2640號 第2641號 第2642號

[TRANSLATION.]

Notar's copy.

TITLE DEED.

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

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

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

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of (20000) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

Xuanghai 20th year, L. S. 2nd moon 19th day.

11th March 1895. No. of Lot, 2642 } 2642. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1895. Vice-Consul.

英册道契 第2642号 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人 克拉克 稟請在上海按和約所定界內租業戶沈陳公全住阿陶

地一段承遠租 畝分厘毫北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶沈 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住 又查向章章程雖外國人有通融得租之處但無准租地實界與 華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租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

光緒廿四年二月十九日

日給 租地 地契 二千六百四十三號

查該地坐落上海英租界內... 業戶沈陳公全住阿陶... 業戶應明正印備案光緒二十五年十月初十日發給印卷

英二千六百四十三號

五六

英册道契 第2643号 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy.

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

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

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

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of (20000) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

Xuanghai 20th year, L. S. 2nd moon 19th day.

11th March 1895. No. of Lot, 2643 } 2643. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1895. Vice-Consul.

英册道契 第2643号 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官按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會...

業戶會 姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地...

先緒廿四年二月 日給 租地 地契 二千六百四十四號

查該地坐落於七保北十二番地... 民國十八年七月二日日本契全地換立美冊三千六百三十二號新契本契...

二千六百四十四號

[TRANSLATION]

TITLE DEED.

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

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

That the said Renter pay to the said Proprietor a sum of ... Eighty two (82) ...

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

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

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

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

Shanghai 24th year, L. S. 2nd moon 19th day, 11th March 1898.

No. of Lot, 2644 } 2644L No. of Title Deed, }

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

英册道契 第2644號 (二)

英册道契 第2643號 第2644號 第2645號

大清欽命監督江南海關分巡蘇松太兵備道蔡

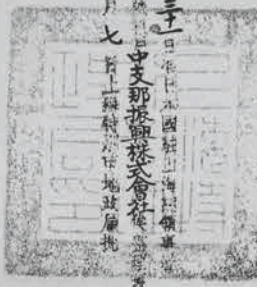
給出租地契事照得接准 大英總領事官按照會內開今據本國商人 愛爾德 稟請在上海按和約所定界內租業戶會...

業戶會 姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地...

先緒廿四年二月 十九日 日給 租地 地契 二千六百四十五號

查該地坐落於七保南十二番地... 民國十八年七月二日日本契全地換立美冊三千六百三十二號新契本契...

二千六百四十五號



此契於三十一年三月三日... 中華民國三十一年四月七日...

英册道契 第2645號 (一)

五七七

英册道契 第2645號 (一)

[TRANSLATION.]

last copy

TITLE DEED.

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

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

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

That the said Renter pay to the said Proprietor a sum of *Two Thousand*
(2,000)

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

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

Xicangshai 24th year, L. S. 2nd moon 19th day.
11th March 1895.


No. of Lot, 2645 } 2645.
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2645號 (二)

敬稟者竊奉
憲臺札委會勘英冊二千六百甲二三四五號新契業將二千六百甲三號契地查明勘
丈先行繪圖稟覆在案茲查二千六百甲五號新契係由業戶張紹祖將坐落二十七
保南十二番東聖亭圩光緒八年第九號井科蘆照紙戶名張紹整則田六畝四分二厘
八毫租與洋商愛爾德為業東職等與黃巡檢備會同
英總領事所派之員傅同業戶曾飭亭耆地保前往該地履勘按址丈量丈見積
一千五百四十二步七分二厘合計地六畝四分二厘八毫地相符合四址東至吳淞江南至英
冊二千六百甲七號地西至小路北至張姓地暨阜豐公司地尚無違碍土名石家灘除
將蘆照批明同原契發還英署並將二千六百甲四號契地另行勘覆外理合將
二千六百甲五號新契地會勘緣由繪圖貼說稟覆稟奉發新中契呈請仰乞
大憲核批示祇遵恭請
崇安伏祈
委鑒東職謹稟

計呈 繪圖一紙新中契一紙
一稟 道憲 稟覆會勘英冊二千六百甲五號新契地並呈圖契由



英册道契 第2645號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒二十四年八月廿九日

准補常州府督糧府楊

上海縣正堂黃

候補府左堂高

英册道契 第2645號 (四)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖b

This Lot comprises the W. portion of the Japanese Lot No. 12.

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that David Meyer Moses [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Otari Koshio a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mor, sun, 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 mor; and also the Annual Low Rent of Fifteen Hundred Cash per mor Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to 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 mor, then, and in each of these several cases, this Deed shall be null and void, and the 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 Sui 23rd year, L. S. 11th moon 18th day

11th Dec 1897

No. of Lot, } 2646

No. of Title Deed, }

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

Jacob Scott

Vice-Consul.

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官督照會內開今據本國商人馬普司稟請在上海按和約所定界內租界戶大谷光勝

地一段永遠租 畝 分 厘 毫 北 東 西 南

每畝給價 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

業戶大谷光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

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

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

國總領事官並道憲批准登報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畝歸官須至租地契者

光緒二十三年十一月十八日給

租地 地契 二千六百四十六號

查該地係由日商王吉刺出百畝一段另立本契此批

茲據馬普司稟請將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由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該章程雖外國人有通融得租之處但無准租地實房與華民轉賃若華民欲在界內租地實房須由總領事官與中國官憲酌給印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登報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畝歸官須至租地契者

上海道契 卷九

大清欽命監督江南海關分巡蘇松太兵備道蔡

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

業戶 大谷光勝 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由 己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向章章程雖外國人有通融得登之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將得款年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十三年十一月十八日 給租地契 二千六百四十七號

查該地係由日丹王字劃出東北地段另立本契此批

光緒二十三年十一月十八日

This lot comprises the N.E. portion of the Japanese Lot No. 17.

[TRANSLATION.]

TITLE DEED.

Facsimile Copy

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

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

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

Hwang Su 23rd year, L. S. 11th moon 18th day. 11th Dec^r 1897. No. of Lot, 2647. No. of Title Deed, 2647. REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189...

英册道契 第2647號 (二)

英册道契 第2647號 (一)

逕啟者查日本人大谷光勝轉租英商地畝前經轉行在案茲接

日本總領事小田切函稱定於中歷二月十二日下午兩點鐘派船津藩譯官前往會勘囑為轉並

知照 英總領事等因除函致英署外用特奉布即祈

執事屆時會勘為荷此請 升安 愚弟蔡鈞頓首

英册道契 第2647號 (三) 上海道臺致會丈局總辦便箋

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官哲照會內開今據本國商人施篤克 稟請在上海按和約所定界內租業戶葛茂堂曹雲卿 相泉

地一段承遠租 畝 分 厘 毫 北 東 西 南 每畝給價共銀壹千七百四十一兩五分 其年租每畝一千五百文 每年預付銀號等因前來本道已飭 業戶葛茂堂 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官准批准准將地實界地段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十四年二月二十一日

日給 租地 地契 二千六百四十八號

查該地係在英界內... 此項租地係由會同勘定... 至租地地契至馬路... 光緒二十四年五月十七日

民國九年五月廿日全地分日本冊四百八十九號新契本契註銷

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Alfred Parker Stokes [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors... 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 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... 12th March 1898. No. of Lot, 2648. No. of Title Deed, 2648. REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this... day of... 189...

英册道契 第2648號 (二)

英册道契 第2648號 (一)

會文局

札

日本總領事小田切 奉函檢本國人大谷光勝之經理人佐野 悟平標大谷前在上海虹口置地七畝七分三厘一毫今將地 地內如圖中所繪紅線以內 畝一分二厘九毫永准與新契 收管填界送函查照並地契之紙繪圖一紙以道當以 新界內我年租一千五百文預付銀號字樣塗去於定 章不符並函另填送道當於本月二十日接 日本總領事函標所有特理事由照會

札修事案注

日本總領事小田切 奉函檢本國人大谷光勝之經理人佐野 悟平標大谷前在上海虹口置地七畝七分三厘一毫今將地 地內如圖中所繪紅線以內 畝一分二厘九毫永准與新契 收管填界送函查照並地契之紙繪圖一紙以道當以 新界內我年租一千五百文預付銀號字樣塗去於定 章不符並函另填送道當於本月二十日接 日本總領事函標所有特理事由照會

英册道契 第2647號 第2648號

日本總領事函稱所有特租事由照會

英總領事備案外將另填新契一套送派員會勘台序

英總領事來函以日商租戶大谷光勝劃出六畝一分二厘

九毫特與英商馬昔司歸入英冊之契茲按該商等函

各之一契合填二十六百四十七號新契二套送派按章

核辦各等因除函致

英總領事派員會勘將單契文書查驗並分行外合

檢英新契日新契地圖札發札到該員等即便會

同上海縣照

英總領事函稱之員查以單契前住收地按地逐一履勘丈

量繪圖貼說並查備保土名一併具報毋違此札

計札者英中契二紙日中契一紙地圖一紙均收

光緒



二月廿八日

英册道契 第2648號 (四)

上海道札飭會丈局 1b

敬啟者竊思等於本年二月初八日奉

憲臺札開

日本總領事小田切 來函據本國人太谷光勝之經理人佐野即悟稟稱大谷前在上海虹

置地七畝七分三厘毫今將該地內六畝一分二厘九毫承租與沙遜收管另填新契同地圖

送勘並准

英總領事 來函以日商大谷光勝劃出地六畝一分二厘九毫轉與英商馬昔司歸入英冊立

契合填二十六百四十七號新契送勘等因札發新舊契并地圖飭即查明單契履勘丈量繪

圖貼說并查備保土名具覆十二日又接奉

諭飭即訂期會勘各等因奉此卑職等伏查日商大谷光勝租地係列日冊第九號道

契曾經謝委員國恩丈量地六畝六分四厘光緒十七年三月將契內南沿武昌路之地九分二厘三

毫讓與工部局管業另填工部局戶名第十二號新契計九號契內應有劃剩地七畝七分二

厘七毫今該商於此項契內劃出西首一段轉與英商馬昔司立英冊二十六百四十六號新契當與

黃巡檢辦會同

英總領事所派之員丈量地二畝九分九厘四毫又於前項契內劃出東北角地一段轉與英

商派令立英冊二十六百四十七號新契見地三畝一分二厘八毫以上兩地共劃出六畝一分二厘二毫

核與英署函稱劃剩六畝一分二厘九毫之數少地七毫至日冊九號本契本餘地七畝七分二厘七毫除

此次劃出兩地共畝一分二厘二毫外計本契仍餘地六畝六分五毫文見相符該三地均坐落二十

五保三番土名費家宅惟係由道契劃立道契並無原契單所有單契均應於前立日冊


英册道契 第2648號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

九號契時批銷理合將會勘緣由分別繪圖貼說並將該三契丈見弓步畝分四址開具清冊所有奉發之英日中契同地圖一併呈繳仰乞
 大人察核俯賜批示祇遵再前號英契係由日冊九號契劃立英契候填由十二號日契劃出并請
 改會
 英總領事查照更正宜為公便肅稟恭請
 鈞安伏祈
 無鑒 卑職 謹稟
 計呈 清冊和繪圖三紙呈繳英日中契二紙地圖一紙
 一稟 道憲察 稟覆會勘日冊九號契劃立英契二千六百四十六號新契地並圖契清冊由
 謹將會勘英契二千六百四十六號新契暨日冊劃剩餘地九號契丈見弓步畝分四址開摺呈乞
 憲核
 計開
 英册二千六百四十六號新契由日冊九號契劃立
 前地丈見積七百八十八步五分六厘合計地二畝九分九厘四毫四址東至英册二千六百四十七號地
 西至陳姓英册五百二十三號地南至武昌路北至英册二千七百九十二號地
 英册二千六百四十七號新契由日冊九號契劃立
 前地丈見積七百五十七步七分二厘合計地三畝一分二厘八毫四址東至乍浦路并日冊九號地
 西至英册二千六百四十六號地南至武昌路暨日冊九號地北至英册二千七百九十二號地

英册道契 第2648號 (六)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

日冊第九號本契
 該契原有地八畝六分四厘光緒十七年劃與工部局立十二號契分出地九分三厘三毫應餘
 地七畝七分二厘七毫今又劃立英册二千六百四十七號兩契丈實地六畝一分二厘三毫計本
 契仍餘地一畝六分五厘丈見積二百五十五步二分合計地一畝六分五厘核契相符四址東
 至乍浦路西至英册二千六百四十七號地南至武昌路北至英册二千六百四十七號地
 一具清冊
 光緒二十四年二月十五日


英册道契 第2648號 (七)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 c

大清欽命監督江南海關分巡蘇松太兵備道蔡

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利孫 葛某稟請在上海按和約所定界內租業戶 祥記

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

光緒二十四年二月二十二日 給租地契 二千六百五十號

查該地坐落... 光緒二十四年二月二十二日

[TRANSLATION.]

TITLE DEED.

Superintendent of Maritime Customs for the Province of Kean-nan

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

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars one thousand

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

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

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

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

A necessary Deed for the Renting of Land.

Kuangshu 24th year, L. S. 2nd moon 22nd day

14th March 1895.

No. of Lot, 2650, 2650. No. of Title Deed,

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

英册道契 第2650號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官哲照會內開今據本國商人瑪利孫 葛某稟請在上海按和約所定界內租業戶 祥記

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

光緒二十四年二月二十二日 給租地契 二千六百五十號

查該地坐落... 光緒二十四年二月二十二日

[TRANSLATION.]

TITLE DEED.

Superintendent of Maritime Customs for the Province of Kean-nan

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

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars one thousand

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

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

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

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

A necessary Deed for the Renting of Land.

Kuangshu 24th year, L. S. 2nd moon 22nd day

14th March 1895.

No. of Lot, 2651, 2651. No. of Title Deed,

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

英册道契 第2651號 (二)

英册道契 第2651號 (一)

英

中

[TRANSLATION]

TITLE DEED.

Actual copy.

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

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

Yan-g-tai-2ik
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

more, less, or, less, more, bounded
North by _____
South by _____
East by _____
West by _____

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

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

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said 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 unqualified proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
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 *more*, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang-tai 24th year, L. S. *16th* day.

5th March 1895

No. of Lot, *2658*
No. of Title Deed, *2658*

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

Samuel...
Vice-Consul.

英册道契 第2658號 (二)

蔭崇仁兄通守大人閣下十六日奉到

一手書以蔡梅春稟陸秀芳串同地保盜賣充公地一茶查核田單
僅有上半張向來查勘租地凡遇割裂田單必吊取割裂田單
角驗明方能稟辦此單全數祇有七分斷無以半單准作全地
出租之理現正催取下半單尚未繳到惟該地業奉查文充公
即使繳到下半單亦未能准立道契應否將前項英契即行稟
銷等因查陸秀芳呈出田單僅有上半張經

貴局吊驗下半張未到並以該地敝局查文在先未蒙准換道契足

見辦事認真一秉至公實深欽佩茲奉前因自應遵

示辦理乞將該契稟銷可也此復敬請

勛安謹璧

芳版不宣

愚小弟許寶書頓首 四月十八日

英册道契 第2658號 (三)

清丈局總辦轉會丈局移文

逕啟者本月十七日接

英總領事壁 來玉據二千六百五十八號契地租主
稟有地七分係六百九十一號方單坐落二十七保十圍出
租契已往地保蓋戳徑道將契送還謂係外
局充公之地並不指明因何充公緣由聞該地由
外料局售出在日本公館換立道契地保不肯蓋
戳將地保管押勒令蓋戳請移不准換立日本
契等情查該商所租之地執有方單為憑何
得充公出售至請於五日內派員訂期會勘並將
日本地契停止等因除正復呈正致上海縣外用
特奉布即希

執事查照會同王令立

英領事所派之員訂期前往勘辦具復為荷此請

外安

愚弟蔡鈞頓首 九月十九日

英册道契 第 2658 號 (四)
上海道札飭會丈局 1

清丈局許守稟

啟者本月十七日接英總領事壁 來函以二千六百五十八號契地係楊德福租主
加繳租契方單均呈憑信何得無聽該局充公在為之詞遂將該契送還謂係外
局充公之地並不指明因何充公緣由聞該地由外料局售出在日本公館換
立道契地保不肯蓋戳將地保管押勒令蓋戳請移不准換立日本契等情查
該商所租之地執有方單為憑何得充公出售至請於五日內派員訂期會勘
並將日本地契停止等因除正復呈正致上海縣外用特奉布即希
執事查照會同王令立
英領事所派之員訂期前往勘辦具復為荷此請
外安
愚弟蔡鈞頓首 九月十九日

九月十九日

英册道契 第 2658 號 (五)
清丈局總辦稟帖

逕啓者查英冊二千六百五十八號銷契前接
 英總領事正梅單契足憑請即勘給當經
 轉移
 清查局查復嗣准正請於五日內會勘又任正致
 台端會同勘辦在案茲據許守查復前來台抄
 來稟奉布即希
 執事查巡會商
 班領事亦不見復勿遲為荷若函致請
 升安不一
 計抄稟
 愚弟蔡鈞頓首

英册道契 第2658號 (六)
 上海道札飭會丈局2

[TRANSLATION]

TITLE DEED.

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

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

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

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

That the said Renter pay to the said Proprietor a sum of *Dollars* *Five* and
no parts of a Cent

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

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

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

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

A necessary Deed for the Renting of Land.

Kuangshai 24th year, L. S. 2nd moon 22nd day,

14th March 1893.

No. of Lot, 2659 } 2659
 No. of Title Deed, }

REGISTRATION COMPLETED AT
 H.B.M. CONSULATE-GENERAL, SHANGHAI,
 this _____ day of _____, 1893.

Jamieson
 Vice-Consul.

光緒二十四年二月二十二日給

租地 地契 二千六百五十九號

光緒二十四年八月八日接英領事西號專四長向考長特字號九號契地轉與工部局租用相應註明備考

大清欽命監督江南海關分巡蘇松太兵備道蔡

大清欽命監督江南海關分巡蘇松太兵備道蔡
 給出租地契事照得接准
 大英總領事官督照會內開今據本國商人老公茂稟請在上海按和約所定界內租業戶卸惠心堂
 地一段承遠租 畝 分 厘 毫 北 東 南 西
 每畝給價共洋 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
 業戶卸惠心堂 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
 已便亦不得轉與外國人未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住
 又查向章章程雖外國人有通融得之之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由
 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商直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報將其地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
 並每年不將銀號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

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官若照會內開今據本國商人馬士皮稟請在上海按和約所定界內租業戶鍾露堂

給出租地契事照得按准... 業戶鍾露堂... 將該地租給該商收用... 鍾露堂

光緒二十四年二月二十一日 租地 二千六百六十號

查該地係由大西洋第一號契地撥立本契此批... 光緒二十四年二月二十一日

光緒三十四年三月六日 西曆 將本契全地轉租 江南教會租用此批



此契於三十二... 野村信託株式會社... 中華民國三十二年五月十八日

英册道契 第2660號 (一)

The within lot is composed of the Portuguese lots 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

[TRANSLATION]

TITLE DEED.

Notar's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consal-General, stating that George Motby [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chung Ai-long a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ... That the said Renter pay to the said Proprietor a sum of ... being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

Kwang-shai 24th year, L. S. 2nd moon 22nd day. 14th March 1898. No. of Lot, 2660 } 2660. No. of Title Deed, } REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189... Vice-Consul. James West

英册道契 第2660號 (二)



督辦清查上寶灘地召變總局儘先即補府正堂許

為

移查事案據民人蔡梅春稟稱於本年正月價買二十七保十苗陸秀芳
 戶下充公地七分二厘七毫被地保陳耀芳串同盜賣一業經上海縣提訊
 據地保陳耀芳等供稱陸秀芳地在二苗交界是六百九十一號方單於
 二十一年七月已入英冊二千六百五十八號道契等情查陸秀芳之地本年
 正月據該地保陳耀芳到敝局呈報其時再三詰詢堅稱未轉道契
 是以查文充公召變經民人蔡梅春繳價由敝局發給田單執業在案茲據供
 已入英冊二千六百五十八號道契前後詞語矛盾其中必有混查二千
 六百五十八號係在近時掛號租契諒未發給相應備文移查為此移請
 貴局煩為查明二千六百五十八號租契係何時呈請掛號曾否呈出六百
 九十一號田單其田單是否全張有無挖補即希查明賜復再行核辦
 寔為公便須移

英冊道契 第2660號 (三)
清丈局總辦致會丈局總辦移文 a

右

移

辦理會丈租地局楊

光緒



十三日移

英冊道契 第2660號 (四)
清丈局總辦致會丈局總辦移文 b

敬啟者竊奉

憲臺札飭會勘英冊二千六百五十七號新契租地業將二千六百五十七號契地查明勘丈繪圖稟覆在案所有二千六百五十八號新契係據業戶楊四德將坐落二十七保十番念字好六百九十一號戶名陸秀方折田七分租與洋商愛爾德為業附交田單上半紙正在催帛下半單奉

清查灘地台變總局憲許文開據民人蔡梅春稟稱價買二十七保十番陸秀方戶下充公地七分二厘七毫被地保陳耀芳串同盜賣等情經縣提訊陳耀芳據供是地已入英冊二千六百五十八號道契查陸秀方之地先據該地保陳耀芳呈報是以查充公召變經蔡梅春繳價給單執業在案惟該契地呈出田單是否全張有無挖補飭

即查覆等因卑職等伏查前項契地附交田單尚無挖補形跡惟僅有上半單向來卑局查勘租地凡遇割裂田單即非全地出租亦必取割裂單角驗明方能稟辦前地業奉查文充在前自未便准予立契即經稟奉

清查灘地台變總局憲許飭將該契稟銷等因到卑局奉此除將原契田單發還英署外理合將奉發新中契呈繳仰祈

大人俯賜察核示遵恭請

鈞安伏祈

壽鑒卑職謹稟

計呈繳新中契一紙

英冊道契 第2660號(五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

一稟 道憲蔡 稟繳奉勘英冊二千六百五十八號新契查係全地未便立契由

光緒二十四年四月廿六日

准補常州府督糧府楊

上海縣正堂黃

候補縣正堂朱

英冊道契 第2660號(六)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

六

會文局

警
前
英
以

英册道契第2660號
上海道札飭會文局

英册道契 第2660號 (七)
上海道札飭會文局1

致 上海縣王 敬啟者奉

道憲函諭內開接

英德領事壁 來函稱二十六百五十八號契地租主李有地七份係六百九十一號方單坐落二十七
保十各出租契已係地保蓋職徑道將契送還謂係升局充公之地並不指明因何充公係由開波地
由升科局售出至日本公館換立道契地保不肯蓋職將地保管押勒令蓋職法務不准換立日
本契若情查該商該租之地執有方單為憑何得充公出售函請於五日內派員訂期會勘並將日
本地契停止出因除函復並函致上海縣外飭即查照合同訂期前往勘辦具復因奉此查該地
契地者奉

道憲札飭會勘係換業戶楊四德將坐落二十七保十各念字好六百九十一號戶名陸秀芳抄日七
分租與洋商愛爾德為業附交田單上半年派正生確吊下半年奉

升科局憲詳 文開換業楊春等稱便買陸秀芳戶下充公地七分二厘七毫被地保陳耀芳串同
盜賣若情徑知提訊查陸秀芳之地先換該地保呈報是以查文充公係陸梅春散價給單換業在
案惟呈出田單是否全張有否挖補倘印查該地因查該田單尚有挖補形跡惟僅有上半年單
此單若行吊到割裂之單方應查辦該地既查文充公在案未便准予立契業經奉
升科局憲飭將該契字銷生案奉奉因茲准

英德領事派員訂於禮拜一即本月二十四日兩點鐘前往勘文合助函致印行

執事查照屆時過局以便會同前往勘文是切切特示此照

升局惟

此不一

閱

名正甫

前地保已將田單向道憲中存案其
道憲函諭并不知照升科局原單已
均係存案再字知升科局矣

九月二十日

英册道契 第2660號 (八)
會文局總辦致上海知縣函1

致 上海縣王

敬啟者頃接

復函改訂於二十四日四點鐘過局會同往勘英冊二千六百五十八號契地為誌致 錄子協和詳

商以免歧誤若因遲滯 局幫辦 麥葛翁德告

英領事以四點鐘後另有他事 必須准四點鐘到地候在誌

閣下於三點鐘過局以便同往勘丈至遲辦是地之二十七保十各地保陳惠亭並於是日復丈其

冊二千五百五十八號契地之地係徐子良均須到地指丈倘差往後換稱因案在

貴署看管務祈

執事於是日午前傷差押送到局以便隨同赴地指丈子畢仍由原差帶回也肅此啟誌

升步惟

此不一

閱

名正肅

九月

日

英冊道契 第2660號(九)

會丈局總辦致上海知縣函2

會丈局

札

照會內開案查二千六百五十八號新契准函以清

為

札飭 甲本年十月初三日准

英總領事壁 照會內開案查二千六百五十八號新契准函以清

何充公錄由本總領事聞清丈局將該地丈量變售在日本公館換

立道契當於九月十七日本總領事以該地係英商所購不必再立本契

此事未能應允並致在案嗣定期本月二十四日特派本署嘉協辦會

同上海縣王火令會丈局楊分府前往勘丈去後茲據嘉協辦稟

稱丈見該地北首計甲六尺南首計五十一尺東首計一百三十六尺半西首計

二百四十八尺半勘丈既畢將該地保陳惠亭陳耀芳徐子良帶至

會丈局訊問當會丈之時查有地保蓋戳之出租與英商契一紙

英冊道契 第2660號(一〇)

上海道札飭會丈局2a

並請入局出租與日本契一紙核計英契時日在先日契時日在後

詳詢因何立有兩契據地保陳惠亭供稱該地係由陸姓先抵押與

洋商藏克嗣售與溷利喊喇之妻楊四德由楊四德出租與愛爾

德單地相符因此於出租契上加蓋地保戳記清丈局通行查大該書

地畝飭令各業戶呈驗方單清丈局將該地充公勒令地保加蓋戳

記於外科繳價單之出租契上不允即被責押受責不過只得遵依

蓋戳等語陳耀芳徐子良供詞相同上海縣王大令申斥地保陳惠亭

日爾前既蓋戳於出租契上即受清丈局勒送縣重責亦不應蓋

戳於清丈局外科單之出租契上並有允將勘驗情形稟知道憲之

語等情稟復前來本總領事查該地單地相符計所呈大半張方

單約地五分其遺失之半張方單計地二分零至丈出單外多地約一分

零自應照章補行繳價外科相應照會貴道請煩查照並將該

契批印移還給執清丈局嗣後若果再有以勒令蓋戳之據為憑強奪

英商地畝變賣情事即當將清丈局不按律辦事之處照請

南洋大臣並詳請

駐京大臣核辦等因到道准此查此案前據清查局許守查復

當經抄稟使飭商辦在案飾等以前擬另擇合宜之地與之租用誠屬通融

英册道契 第2660號 (一一)

上海道札飭會丈局2b

英總領事不允行時局多艱現正竭意聯英商尚可以權宜辦理不似

因此致啟爭執似不如擇一公地與蔡公記調換將其地收回讓歸英商租用

一面飭提陳惠亭究辦除移商清查局外合再札飭札到該局即便查照辦

理毋違此札

光緒二十四年十月



十月十五

十五

日

英册道契 第2660號 (一二)

上海道札飭會丈局2c

札

盤查荷蘭界地糾葛案

札飭事查英冊二千六百五十八號契地與日商生駒悅租地糾葛一案前經
 蔡前道移商清查局另擇公地與蔡公記調換歸英商租用 班正領事
 用飭勘在案茲接三月初十日 班正領事來函據愛爾德會現
 丈見九分三厘八高厚原係七分多地應照每畝庫平四百五兩
 外科地與高易二千五百九號契地相近高易餘地係照四
 五十四兩外科至方單失去小半張之地應照半價二百二十五兩外
 科區請查照辦理等因查前項議歸英商租用之地
 尚未據該局勘復究竟外多地若干及失單之地有無
 糾葛除行上海與外令就札飭 札到該局即便遵照核
 明原案是否該處時值地價一併 札飭 札到該局即便遵照核

光緒二十五年三月

廿



四月初三日

英册道契 第 2660 號 (一三)

上海道札飭會丈局 3

敬啟者查英冊二千六百五十八號契地與日商生駒悅租地糾葛一案奉

前陛憲李 札開此案經

蔡前道移商清查局另擇公地與蔡公記調換歸英商租用 飭勘在案茲接 班正領事
 來函據愛爾德會原單係七分丈見多地願照附近之高易二千五百九號契外餘地每畝庫平
 銀四百五兩外科至方單失去小半張之地願照半價二百二十五兩外科請查照辦理等因究竟單
 外多地若干及失單之地有無糾葛札飭遵照核明原案並查該處時值地價具復等因奉此
 奉 等查前號契地係楊四德將坐落上邑二十七保十番念字好六百九十二號戶名陸秀方
 折田七分所少半單之地有無糾葛必須根查實在當即查原業楊四德買進是地之上首
 原契係先由陸成增將前地三分五厘租與藏克轉與楊四德嗣又陸朝宗陸朝臣將地
 三分五厘賣與楊四德是楊四德兩次買進是地合計七分有上首兩契可據至所失半單
 據租主以會丈局恐日後查出無人擔保今本商情願擔保將來如有糾葛本商理直
 有英華文保函由

班正領事函送前來 等因查該地七分既有上首兩契可據而所失半單又有該商愛
 爾德華文擔保之函存查自可准予勘辦即與黃令勳會同

班正領事所派之員傳同業戶亭者地保人等前往履勘勘得該地除南首讓出之地歸
 工部局加濶公路外其餘之地四面早築有竹包左右地鄰並無異說其尚無糾葛可知即按
 照竹包界石丈量丈見共積三見步二分八厘合計地八分七厘二毫核與原單七分之地數多地一
 分七厘二毫四址東至二番即英冊二千五百七十三號地西至周姓等地南至公路地北至英冊二

英册道契 第 2660 號 (一四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

千五百七十三號地所多之地因應照章升科其所失半單地
 班正領事請照半價補升渠以為該商係照全單承租已付過全地地價今因失去半單補
 繳半價已吃虧矣尚屬可原惟失去半單應照全單七分半作三分五厘不當目為小半
 單僅以二分零減算至該處時值地價每畝約價洋千元今函請照附近之高易二千一百
 五十九號畝餘地每畝繳庫平銀四百五十二兩五錢等查核前案無異雖所請升科之價比之時價
 較少而為數無多業經案懸數載似不妨姑予通融以清案牘查前契丈見多地二分七厘
 二毫按照每畝庫平銀四百五十二兩計應繳庫平銀七十七兩四錢又失去半單地半半作
 三分五厘以半價二百五十五兩計之應繳庫平銀七十八兩七錢五分兩共庫平銀二百五十六兩七錢五分
 二申規平銀二百七十二兩七錢六分五厘據該業戶如數繳由

大察核俯賜批示祇遵恭請
 安仰乞
 謹稟

計呈 繪圖繳升科庫中規平銀二百七十二兩七錢六分五厘
 一稟 道憲鈞 稟覆並每千六百五十八號新契租地并呈繪圖價銀由

英册道契 第2660號 (一五)
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

光緒二十六年四月廿六日

候補縣正堂朱
 上海縣正堂戴
 候補府左堂高

英册道契 第2660號 (一六)
 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2c

此項租地係由上海道會文局...

南洋英冊三六五十八號新製租地...

英冊道契第2660號(一七) 上海道札飭會文局4a

按之已悉餘有餘則庫升規銀一百七十一兩七錢五分五厘已為數免收...

英冊道契 第2660號 (一七) 上海道札飭會文局 4a

六月十三日到

會文局

批英千六百五十八號上中下新製...

英冊道契 第2660號 (一八) 上海道札飭會文局 4b

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官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

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由己便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實界無妨碍方准租住又查向議章程雖外國人有通融得之權但無准租地實界與華民轉售若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本國總領事官並道憲批准發給其地實界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得銀年租銀一千五百元預付銀號等因前來本道已飭

光緒二十四年二月二十六日給

租地 地契 二千六百六十一號

查該地係由二千五百元號劃出東方一段方本契此
此項租地係由會同勘界使官在界內行名開港地界內地段係由東至西每段三百五十五碼地西至東每段三百五十五碼地南至北每段三百五十五碼地北至南每段三百五十五碼地
光緒二十四年二月二十六日給

The within lot is composed of the E. portion of lot 2257

[TRANSLATION.]

TITLE DEED.

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

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

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

Alfred Carroll Hunt

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

North by
South by
East by
West by

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

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

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

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

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

A necessary Deed for the Renting of Land.

Xuangshui: 24th year, L. S. 2nd moon 26th day.

18th March 1898.

No. of Lot, 2661 } 2661.

No. of Title Deed, }

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

A. W. Mansfield
Acting Consul-General

英册道契 第2661號 (二)

英册道契 第2661號 (一)

會文局

札

鑒 茲據蘇州府知府...

札飭事本年三月初八日接

英署總領事滿 函送英册二千六百六十一三四五號新契五卷二千五百五十七號劃

契上正紙請派員會勘批印存移等因除函復彙行外合檢新中契五卷

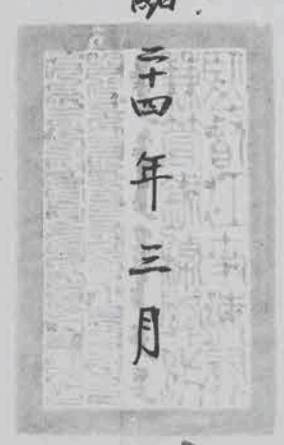
札發札到該員等即便查收刻日會同上海縣暨

英總領事所派之員查明原契由單前往該五地按逐細履勘丈量繪圖

貼說垂查面保在在併具復母遺此札

計札發新中契五紙舊下契一紙仍錄

光緒二十四年三月



廿一日

三月廿三日

英册道契 第2661號 (三)

上海道札飭會文局

督辦清查上實灘地召變遷為儘先即補府正堂許

為

移知事六月初三日奉

道憲移開本年五月初十日接

英總領事壁 來函據一十六號契地租主聖公會稟請

將該地界外漲灘照章升料批入契內租用將上下契送

請會丈核辦等因查該地界外漲灘於水利舟行有無關

碍能否批入契內租用每畝按照時值需價若干除函復並

行會丈局會同勘復外合抄舊契備文移請查照會同勘明

復道核辦等因奉此查該租地在吳淞江邊英冊第一千六

至一千六號計地八畝六分六厘五毫其界外新漲灘地應遵會同



英冊道契 第 2661 號 (四)
清丈局總辦轉會丈局總辦移文 1a

勘丈為此備文移請合移

貴局請煩查照准於本月初八日會同勘丈明確以便稟復望

切須移

右

移

總辦會丈租地局揚

光緒



初六日移

英冊道契 第 2661 號 (五)
清丈局總辦轉會丈局總辦移文 1b

敬稟者，竊奉
憲臺札開，接
英署總領事滿，函送英冊二千六百六十一、二、三、四、五號新契，并二千二百五十七號劃契，請
派員會勘等由。檢契札飭，會查勘丈，繪圖貼說，並查高保土名一併具復等因。奉此。伏
查二千六百六十一號新契，係由二千二百五十七號舊契劃立。該地先由陶五柳堂租與洋
商亨塔，坐落二十七保九番克字圩。丈見實地一畝四分六厘三毫。現由亨塔將該號契地
劃出，約計七分三厘一毫，轉租與麥吉里氏，分立前號新契。卑職等與黃巡檢補會同
英總領事所派之員，傳同業戶地保，前往該地履勘，丈見積一百七十七步八分，合計地七分四
厘三毫四絲。東至英冊二千二百五十四號地，西至英冊二千二百五十七號地，南至英冊二千九十八號
地，北至開江浜灘地，至二千二百五十七號舊契劃剩餘地。查該契前丈見實地一畝四分六
厘三毫，除劃立二千六百六十一號新契地七分四厘三毫，本契應餘地七分二厘九毫。今丈相符。
四址東至英冊二千六百六十一號地，南至英冊二千九百九十五號地，西至英冊一千八百六十四號地，北
至開港浜灘地，尚無違碍。土名開港，除將二千六百六十一、二、三、四、五號新契另行勘履外，理合
將二千六百六十一號轉租契地，會勘緣由，分別繪圖貼說，聯銜稟覆，奉發之新舊契呈
繳仰乞
大憲核俯賜批示，祇遵恭請
鈞安伏祈
垂鑒，卑職培
璣謹稟

英册道契 第 2661 號 (六)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

計呈 繪圖三紙 新中契一紙 舊下契一紙
一稟 道憲 稟覆會勘二千六百六十一號轉租契地並呈圖契由

光緒二十四年四月廿八日

准補常州府督糧府楊

上海縣正堂黃

候補縣正堂朱

英册道契 第 2661 號 (七)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

覆清文向許

敬市者奉月 初日接奉

憲局文開奉

道憲移開接

英總領事 奉函檢一千六百六十一號契租主 會同勘

丈移請在 奉月 初八日會同勘丈以確以便 復字因

首經知照英署 屆期會勘 移租八日 另有先地訂

丈事宜請俟訂定日期再行知照 用 俟訂地字板

外 理合 奉 復 請

勸 委 仰 遵

至 此 佈 告 謹 啟

閱 領 者 主 要 六 月 初 七 日

英册道契 第 2661 號 (八)
會丈局總辦覆清丈局總辦函

移



督辦清丈寶灘地台總局儘先即補印蓋許

為

移知事六月初十日奉

道憲文開本年五月三十日接

英總領事 奉 函 檢 二 千 二 百 五 十 七 號 並 二 千 六 百 六 十 一 號 契 租 主 同 稱 請

將所執契內批註北至開江浜灘地准予按例升科繳價將上下契四紙

送煩查收核辦等因查該兩號契地北至灘地於水利舟行有無開碍能

否准其升科每畝按照時值需價若干除函復並行會丈局會同勘

復外合抄舊契檔文移請查照會同勘明復道核辦等因並抄契到局

奉此查英冊二千二百五十七號租戶亨塔原地一畝四分六厘二毫又二十六百

六十一號租戶麥吉里內原地七分四厘三毫該兩地相連坐落二十七保九首

英册道契 第 2661 號 (九)
清丈局總辦轉會丈局總辦移文 2a

開港地方其界址北臨開港浜所有界外新漲灘地應遵會同勘丈數局

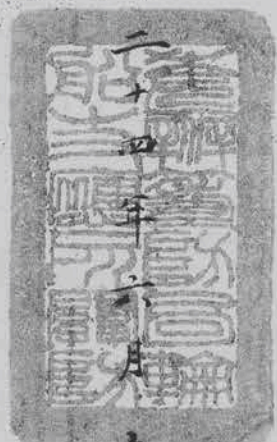
定於本月十七日會同往勘為此備文移請合移

貴局請煩查照施行須至移者

右 移

總辦會文租地局楊

光緒二十四年六月十一日移



六月十三日

英册道契 第2661號 (一〇)
清丈局總辦轉會丈局總辦移文2b

會丈局

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英總領事鑒 奉函以于字號三百五十七百至徑界外漲灘祈飭令

清丈局毋庸會勘希照原案核辦等因查該號界外漲灘前經移請

清丈局會同勘辦在案亦據前因自應仍據子母相生由縣會同會丈局鑒

辦理除函復外別移行外合就札知札到該局即便遵照此次札飭會

同查勘具復核辦毋延切此札

光緒二十四年六月 日



之

六月廿三日

英册道契 第2661號 (一一)
上海道札飭會丈局2

[TRANSLATION.]

Wai's copy.

TITLE DEED.

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

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

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars two hundred and sixteen (\$226.00) 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-shai 24th year, L. S. 2nd moon 26th day.

18th March 1898.

No. of Lot, 2662 } 2662. No. of Title Deed, }

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

G. B. Mansfield, Consul General.

英册道契 第 2662 號 (二)

中

此契存卷 大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官督照會內開本國商人施篤克稟請在上海按和約所定界內租業戶周餘記

給出租地契事照得接准 地一段永遠租 畝 分 厘 毫 北 南 東 西 每畝給價 共洋壹千二百九十元正 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 周 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與外國人未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無妨礙方准居住 又查向議章程雖外國人有通融得之權但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准登報將其地盤分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

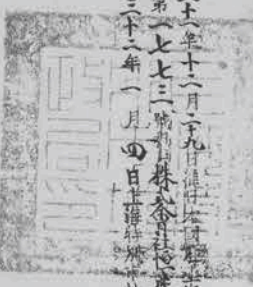
光緒二十四年二月二十六日給 租地 契 二千六百六十三號

查該地坐落三官面臣字坊高楊橋儲此批

光緒二十九年五月五日道勝銀行將本契全地轉與道勝銀行租用此批 光緒三十一年五月五日道勝銀行將本契全地轉與楊士得而租用此批 一千九百零五年三月十六日楊士得而將本契全地轉與愛爾德租用此批

二千六百六十三號

查此契地准 英領事官出請復文業經實同助復文見貴地係收查分案原屬光緒二十四年九月十一日辦解不支涉使楊 吳姓地西至英界九十二號及吳姓地南至楊橋浦路北至該商所辦吳姓地此批民國六年九月十一日辦解不支涉使楊 查此契原有地係收查分案原屬光緒二十四年九月十一日辦解不支涉使楊吳姓地見該地係收查分案原屬光緒二十四年九月十一日辦解不支涉使楊 十四號吳姓地西至英界九十二號及吳姓地南至楊橋浦路北至該商所辦吳姓地此批民國六年九月十一日辦解不支涉使楊 查此契原有地係收查分案原屬光緒二十四年九月十一日辦解不支涉使楊吳姓地見該地係收查分案原屬光緒二十四年九月十一日辦解不支涉使楊 吳姓地西至英界九十二號及吳姓地南至楊橋浦路北至該商所辦吳姓地此批民國六年九月十一日辦解不支涉使楊



此契於十五年一月十九日由吳 主租戶周守聲發給第一次所 有權狀收件 黃守字第二二六號 中華民國三十一年五月十四日

此契於三十一年十二月二十九日由上海領事官 轉立日冊第七七七三號 轉立日冊第七七七三號 中華民國三十一年一月十四日 租字第二七八號

英册道契 第 2663 號 (一)

[TRANSLATION.]

TITLE DEED.

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

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

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars One thousand two hundred & twenty one (\$1,221.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Xuang-hai 24th year, L. S. 2nd moon 26th day.

18th March 1898.

No. of Lot, 2663 } 2663. No. of Title Deed, }

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

P. B. Mansfield Vice-Consul, General

英册道契 第2663号 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官哲照會內開今據本國商人施篤克稟請在上海按和約所定界內租業戶周餘記

給出租地契事照得接准 地一段永遠租 畝分厘毫北 每畝給價共洋五百五十三元正 業戶周姓 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並直憲批准登籍將其地租數分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十四年二月二十六日給租地契 二千六百六十四號

查該商周姓原住上海租界內有自置房屋數間分租與華民居住其地係在界內租業戶周餘記所租之界內

二千六百六十四號

宣統二年十月初八日瑞和行將本契全地轉與高易租用此批

一千九百十二年十月初六日高易將本契全地轉與工部局租用此批

民國二年十二月九日添租業字李祥生地三共業分原租地之說分原租地之說分原租地之說分原租地之說

東至張姓地南至塘溝岸即楊樹浦路西至公路北至小岸該商應照添租故址管業會文高易租用此批

查此契原有地說分原租地之說分原租地之說分原租地之說分原租地之說分原租地之說分原租地之說

說地西至松潘路南至楊樹浦路北至法冊二六五號及王姓地該租主應照現文說址管業此批 中華民國二年五月廿五日



英册道契 第2664号 (一)

[TRANSLATION.]

TITLE DEED.

Sootai's copy

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Chow Yee-chi* [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 *mos*, *fun*, *le*, *hoo*, 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 three (\$553⁰⁰)*

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

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

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

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

A necessary Deed for the Renting of Land.

Huang Shui 24th year, L. S. 2nd moon 26th day.

18th March 1898.

No. of Lot, 2664 }
No. of Title Deed, } 2664

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

R. W. Bramfield
Acting Consul-General

英册道契 第2664號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官督照會內開今據本國商人施篤克稟請在上海按和約所定界內租業戶周餘記

給出租地契事照得按准
地一段承遠租 畝 分 厘 毫 北 東 西
每畝給價共銀壹千五百四十六兩正 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餘記將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與總領事官查視其租地實界無妨碍方准租住又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登報將其地整段分段或已或人另遊房屋轉租華民居住若未領兩國官憲允准憑據前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

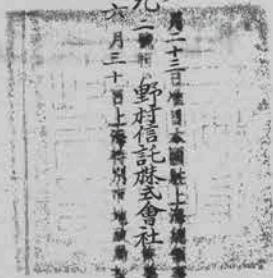
光緒二十四年二月二十六日給租地契二千六百六十五號

查該地坐落上海英租界內... 光緒二十四年二月二十六日給租地契二千六百六十五號

二千六百六十五號

光緒二十八年三月六日蔡來 將本契全地轉與江南海關分巡蘇松太兵備道蔡

光緒二十八年三月六日蔡來 將本契全地轉與江南海關分巡蘇松太兵備道蔡



英册道契 第2665號 (一)

[TRANSLATION.]

TITLE DEED.

last copy

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

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

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

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

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

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

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

A necessary Deed for the Renting of Land.

Shanghai 24th year, L. S. 2nd moon 26th day.

18th March 1898. No. of Lot, 2664 2665. No. of Title Deed,

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189. P. H. Shanfield Vice-Consul General

英册道契 第2665号 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官滿照會內開今據本國商人馬力司稟請在上海按和約所定界內租業戶沈頭號坤金

給出租地契事照得接准 地一段承遠租 畝分厘毫北 每畝給價共洋三百元正 業戶沈姓 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 己便亦不得轉與外國人未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向章章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官直道憲批准登籍將其地體段分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年 日給 地租 契 二千六百六十六號

光緒二十四年正月二日 英界第... 租用和應註明備考

民國四年七月八日全地保英界...

[TRANSLATION.]

TITLE DEED.

last copy

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

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

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

That the said Renter pay to the said Proprietors a sum of Dollars ... being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per 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.

Shanghai 24th year, L. S. 2nd moon 29th day.

21st March 1898. No. of Lot, 2664 2666. 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2666号 (二)

英册道契 第2666号 (一)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官滿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四壽堂

地一段承遠租 畝分 風 毫 北 東 西 南 每畝給價共洋貳千貳百五十元正 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 翟 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實屬無足妨礙方准租住又查向章章程雖外國人有通融得租之處但無准租地實屬與華民轉賃若華民欲在界內租地實須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並違批准登籍將其地分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年三月初二日給租地契 二千六百六十八號

查該地坐落三原五高境字行高凌仁慶此 此項租地係會同各國領事官會同勘定其界內所有墳墓區不與商民交易其地係分置原界內其界內所有墳墓姓等姓地均歸地商至 是地界內所有墳墓姓等姓地均歸地商至 民國五年三月刻地四原五高境字行高凌仁慶此 光緒二十四年九月十日批

二千六百六十八號

英册道契 第2668號 (一)

[TRANSLATION.]

TITLE DEED.

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

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

That the said Renter pay to the said Proprietor a sum of Dollars Two thousand seven hundred & fifty (2,750.00) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

A necessary Deed for the Renting of Land. Kuang Shui 24th year, L. S. 22nd moon 2nd day.

23rd March 1898. No. of Lot, 2668 } 2668 No. of Title Deed, } REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 1898. J. Jamieson Vice-Consul.

英册道契 第2668號 (二)

[TRANSLATION.]

TITLE DEED.

Victor'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 H.M. BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Three hundred (300.00)

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

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

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

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

A necessary Deed for the Renting of Land. Huang Hoi 24 year, L. S. 22 moon 12 day.

2nd April 1898.

No. of Lot, 2669 2669. No. of Title Deed.

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

Signature of Consul-General

英册道契 第2669號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官滿照會內開今據本國商人馬力司稟請在上海按和約所定界內租業戶劉開泉沈陳氏等

給出租地契事照得按准 地一段承遠租 畝分厘毫北 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶劉沈姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實房無足妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該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 並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十四年三月三日 日給 租地 地契 二千六百七十號

查該地坐落三馬路... 光緒二十四年三月三日... 光緒二十四年三月三日... 光緒二十四年三月三日...

二千六百七十號

一千九百零四年九月五日... 馬力司... 安...

此契於二十二年四月二十日... 中華民國二十二年四月二十日...

英册道契 第2670號 (一)

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

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

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

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of Dollars \$144 (14400) being at the rate of...

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

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

A necessary Deed for the Renting of Land.

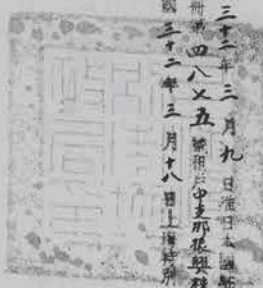
Xiang-hui 24th year, L. S. 2nd moon 12th day.

2nd April 1898.

No. of Lot, 2670 } 2670. No. of Title Deed, }

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

Sastai Vice-Consul.



此契於三十三年三月九日准日上海領事署 字第三四五三號 轉立日册第四八五五號照此中支那租界委員會社候整理前契特給新契 中華民國三十三年三月十八日上海地政局批 租字第三三八一號

此契於三十三年三月十八日由業主 王君恩 簽名為第一次所有 權登記收付同案第廿四號業經 審查完竣 中華民國三十三年七月七日 上海市地政局批

光緒二十四年三月十二日

查該地坐落三保土衙作字坊面白岐路此 此項地租係由會同勘復地籍三保土衙作字坊土庫家觀音堂土庫見實地地籍圖分陸陸改其四地東至李姓地地南至公路西至 觀音堂地北至大路路圖到道政廳地籍圖分四地東至李姓地地南至公路西至 查該地坐落三保土衙作字坊面白岐路此 光緒二十四年三月十二日 光緒三十三年五月二十日通署批

光緒二十四年三月十二日

日給

租地

二千六百七十一號

此中 大英欽命監督江南海關分巡蘇松太兵備道蔡 大清欽命監督江南海關分巡蘇松太兵備道蔡 給出租地契事照得接准 大英總領事官滿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界戶 張益祥 地一段永遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 每畝給價共洋六百元 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 業戶 張 姓 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向該章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不願明本 國總領事官當直批批准登籍將其地數段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

[TRANSLATION.]

TITLE DEED.

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

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

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

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

North by South by East by West by

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

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

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

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...

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

A necessary Deed for the Renting of Land.

Shanghai 21st year, L. S. 3rd moon 12th day.

2nd April 1898.

No. of Lot, 2672 } 2672

No. of Title Deed, } Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI.

this day of 189

英册道契 第2672號 (二)

[TRANSLATION.]

TITLE DEED.

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

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

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

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

North by South by East by West by

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

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

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

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...

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

A necessary Deed for the Renting of Land.

Shanghai 21st year, L. S. 3rd moon 12th day.

2nd April 1898.

No. of Lot, 2673 } 2673

No. of Title Deed, } Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI.

this day of 189

英册道契 第2673號 (二)

光緒二十四年三月十三日

日給

租地 二千六百七十三號

查該地係屬... 民國十年九月五日...

大清欽命監督江南海關分巡蘇松太兵備道蔡... 大英總領事官滿照會內開...

中

英册道契 第2673號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官滿照會內開今據本國商人譚華行

稟請在上海按和約所定界內租業戶周維模

地一段承遠租 畝 分 厘 毫 北 東 西 南

每畝給價共 銀 貳 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

業戶周 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 在 中 國 之 人 必 須 中 國 官 憲 與 總 領 事 官 查 視 其 租 地 實 界 無 足 妨 碍 方 准 租 住

又 查 向 議 程 離 外 國 人 有 通 融 得 益 之 處 但 無 准 租 地 實 界 與 華 民 輕 轉 貨 買 若 華 民 欲 在 界 內 租 地 實 界 須 由

總 領 事 官 與 中 國 官 憲 酌 給 蓋 印 憑 據 始 可 准 行 上 列 各 條 倘 該 商 並 後 代 管 業 之 人 將 來 以 其 地 轉 與 不 察 明 本

國 總 領 事 官 並 道 憲 准 給 蓋 印 憑 據 其 地 實 界 分 段 或 已 或 人 另 造 房 屋 轉 租 華 民 居 住 若 未 領 兩 國 官 憲 允 准 憑 據

並 每 年 預 付 銀 號 一 千 五 百 文 預 付 銀 號 違 犯 斯 章 者 則 此 契 作 為 廢 紙 地 即 歸 官 須 至 租 地 契 者

光緒廿四年三月十九日給 租地 地契 二千六百七十四號

查該地係在蘇州府城隍廟前街

此項租地係由會同勘界官...

光緒廿四年八月五日...

光緒廿五年三月...

光緒廿五年四月...

光緒廿五年五月...

光緒廿五年六月...

光緒廿五年七月...

光緒廿五年八月...

光緒廿五年九月...

光緒廿五年十月...

光緒廿五年十一月...

光緒廿五年十二月...

光緒廿六年一月...

光緒廿六年二月...

光緒廿六年三月...

光緒廿六年四月...

光緒廿六年五月...

光緒廿六年六月...

光緒廿六年七月...

光緒廿六年八月...

光緒廿六年九月...

光緒廿六年十月...

光緒廿六年十一月...

光緒廿六年十二月...

光緒廿七年一月...

光緒廿七年二月...

光緒廿七年三月...

光緒廿七年四月...

光緒廿七年五月...

光緒廿七年六月...

光緒廿七年七月...

光緒廿七年八月...

光緒廿七年九月...

英册道契 第2674號 (一)

[TRANSLATION.]

TITLE DEED.

Recd. copy.

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

I have received a communication from HEN BRITANNIC MAJESTY'S Consul-General, stating that
Wan
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
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, _____ fan, _____ le, _____ Anon, bounded
North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of two thousand
(2000)
being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Shanghai 20th year, L. S. 20 moon 19th day,
9th April 1897
No. of Lot, 2674 } 2674
No. of Title Deed, }
REGISTRATION COMPLETED AT
H. B. M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1897
J. W. Scott
Vice-Consul.

英册道契 第2674號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官滿照會內開今據本國商人 施篤克 稟請在上海按和約所定界內租業戶 祝雲堂

給出租地契事照得接准 地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶祝雲堂 將該地租給商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由 己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官在視其租地實界無足妨礙方准租住 又查向章章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並違憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作廢該地即歸官領至租地契者

光緒二十四年三月十九日給 租地 地契 二千六百七十五號

查該地坐落二十五條頭番智字坊十四號位此批 此項租地係由會同勘復陸路五經高和智字坊老開梅北徐園東首見地陸路分界處東南西三面界線係由內之北界分界處係由西 四經東南西三面界線陸路五經高和智字坊老開梅北徐園東首見地陸路分界處東南西三面界線係由內之北界分界處係由西 光緒二十四年四月十七日施篤克將本契地契給與祝雲堂與金銀行租用此批 一千九百二十五年十月七日正金銀行將本契地契與馬德司租用此批 一千九百二十五年七月十日馬德司將本契地契與廣公司租用此批

查此契原有地契係由祝雲堂分置在陸路五經高和智字坊老開梅北徐園東首見地陸路分界處東南西三面界線係由內之北界分界處係由西 見買地契實屬是地其分置在陸路五經高和智字坊老開梅北徐園東首見地陸路分界處東南西三面界線係由內之北界分界處係由西 一千九百二十四號一千九百二十四號分置在陸路五經高和智字坊老開梅北徐園東首見地陸路分界處東南西三面界線係由內之北界分界處係由西

1890年1月1日 廣公司 馬德司 丁

此契於二十四年六月二十日准日本領事官上海領事官李第(一二二號函) 轉立日冊第一〇一八八號 陸路五經高和智字坊老開梅北徐園東首見地陸路分界處東南西三面界線係由內之北界分界處係由西 中華民國二十四年七月十四日准日本領事官上海領事官李第(一二二號函) 轉立日冊第一〇一八八號

英册道契 第2674號 第2675號

英册道契 第2675號 (一)

[TRANSLATION.]

TITLE DEED.

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

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

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

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

Witnessed at Shanghai, this 19th day of April, 1898.

No. of Lot, 2675 } 2675 No. of Title Deed, }

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

英册道契 第2675號 (二)

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

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

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

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of - Dollars Eighty (\$80.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Wang Hui-chi 24th year, L. S. 24 moon 21st day 11th April 1895

No. of Lot, 2678 } 2678 No. of Title Deed,

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1895. J. A. WILSON Vice-Consul.

英册道契 第2678號(二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官滿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界內 喬聘 閱花 地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 喬 姓 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實房無足妨礙方准租住 又查向章章程雖外國人有通融得之之虞但無准租地實房與華民轉賃若華民欲在界內租地實房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年三月二十二日給 租地 地契 二千六百七十九號

光緒二十四年三月二十二日給 租地 地契 二千六百七十九號

光緒二十四年三月二十二日給 租地 地契 二千六百七十九號

光緒二十四年三月二十二日給 租地 地契 二千六百七十九號

英册道契 第2679號(一)

[TRANSLATION.]

TITLE DEED.

Not a copy.

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

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

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

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

Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189... No. of Lot, 2679. No. of Title Deed, 2679. L. S. 2679 mow 21 1/2 day. 11th April 1898.

此契存卷

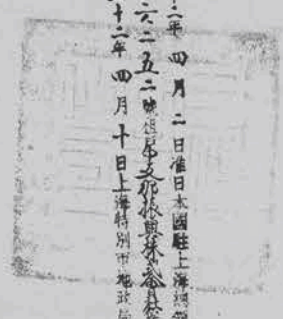
大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官滿照會內開今據本國商人陶德爾 亨生稟請在上海按和約所定界內租業戶 魏錫侯 連全 地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 魏 錫 侯 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得租之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不原明本 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為廢紙地即歸官須至租地契者

光緒二十四年三月二十二日給

租地 二千六百八十號

查該地坐落老徐子面念字打面徐子良此批 此項租地係由會同勘復坐落老徐子面念字打面徐子良實地實界劃分租地四地東至寶源祥地西至公路南至英界西至全境地北至英界 二十四年三月二十二日給 易租用此批 民國四年四月九日才局補註 一九零七年八月廿日通知有限公司 吳全記與高 易租用此批



此契於二十二年四月二日准日本國駐上海總領事署 字第四八三〇號函 轉呈日領事六二二五二號信字及徐子良稟請於整理舊契時換給新契 中華民國二十二年四月十日上海特別市地政局 租字第四五八號

此契於二十二年四月二日准日本國駐上海總領事署 字第四八三〇號函 轉呈日領事六二二五二號信字及徐子良稟請於整理舊契時換給新契 中華民國二十二年四月十日上海特別市地政局 租字第四五八號

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官滿照會內開今據本國商人高易行稟請在上海按和約所定界內租業戶張省

地一段承遠租畝分厘毫北東西南

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

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

光緒二十四年三月二十一日給

租地契 二千六百八十二號

查該地坐落之保字高念字均係徐子良此

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

光緒二十九年閏五月初日高易將本號契地官函分官厘改其轉與工部局租用此批

二千六百八十二號

此契租地由... 光緒二十九年十月初日道署批



英册道契 第2681號 第2682號

英册道契 第2682號 (一)

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that [herein described and called the Renters] have applied to Rent in perpetuity from the 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 area North by South by East by West by

That the said Renters pay to the said Proprietors a sum of [26,400] being at the rate of [15] per mow; and also the Annual Low Rent of Fifteen Hundred Cash per 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 rights the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities: And, whereas, by certain special conventions between the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are - That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or 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.

Kuangshai 24th year, L. S. 3rd moon 21st day 11th April 1895

No. of Lot, 2682 } 2682. No. of Title Deed, } REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1895. Jambrook Vice-Consul.

英册道契 第2682號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官滿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 何燦北

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

光緒三十四年三月二十一日給

租地 地契 二十六百八十五號

查該地坐落三條九首度字坊范泉主此批 其租地係由會同物復全條三三條九首度字坊去徐家宅地東南角中間有張姓地界原在止不與內陸去五見實地界線改修去東 東至陸林陸三姓地界原在止不與內陸去五見實地界線改修去東

此契業經查明 浦東銀行 代表張樹勳所有後經經理黃笑時換給土地執業證 中華民國三十二年五月二十九日上海特別市地政局批 圖字第一〇一九號

共計六千八百八十五號

英册道契 第2685號 (一)

[TRANSLATION]

TITLE DEED.

Victor's copy.

Victor - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 Edgar [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Six hundred & twenty (\$620.00)

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 Authorisation 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 Authorisation 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 sui 24th year, L. S. 22 moon 21st day, 11th April 1898.

No. of Lot, 2685 } 2685 No. of Title Deed, }

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

英册道契 第2685號 (二)

[TRANSLATION.]

Bestai's copy.

TITLE DEED.

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

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

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

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

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

That the said Renter pay to the said Proprietor a sum of *Dollars Three hundred (300⁰⁰)*

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

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

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

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

A necessary Deed for the Renting of Land.
Kuang-shi 24th year, L. S. *30* moon 21st day.

11th April 1898

No. of Lot, 2686 } 2686
No. of Title Deed, }

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

J. J. J. J.
Vice-Consul.

英册道契 第 2686 號 (二)

上海道契 卷九

| | | | | | | |
|-----|---|---------------------|------------|--------------------|---------------------|------------------------------|
| 日 社 | 頌 | 貴局長請煩查照將該號中契一律批註為荷此 | 明逕送美署外相應函致 | 並將英册註銷等情前來據此除將上下契批 | 契全地轉與普益地產公司另入美册立契租用 | 啓者茲據 二千六百六十六 二千九百九十四 號契主稟請將該 |
|-----|---|---------------------|------------|--------------------|---------------------|------------------------------|

第 五 五 二 號

一千九百二十九年十二月三號

萬樂思

上海英署用牋

英册道契 第 2686 號 (三)

英國駐滬總領事致土地局局長函

一一四

[TRANSLATION.]

TITLE DEED.

Actual copy

Superintendent of Maritime Customs for the Province of Kean-nan

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

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

North by South by East by West by

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

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

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

The conditions of this Deed, therefore, are:--That if the 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 their joint assent and concurrence, and for the due registration of the transaction in their respective Records;

Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without their joint assent and concurrence, and for the due registration of the transaction in their respective Records;

Kuang shai 24 year, L. S. 3rd moon 30th day.

20th April 1898.

No. of Lot, 2689 } 2689. No. of Title Deed, }

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

此中

大英欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官滿照會內開今據本國商人 西生 稟請在上海按和約所定界內租業戶李竹雲許登聖張振洋

光緒二十四年三月三十日給

租地 地契 二千六百九十號

查該地係在蘇州府城內... 光緒二十四年三月三十日給

年六十九號

光緒二十六年二月十五日西生將本號文寶地拾玖畝柒分肆厘叁毫轉與雷稅務司遵租此批

光緒二十八年四月初六日雷稅務司將本號契地轉與西生租用此批

一千九百零七年十月十三日西生將本契全地轉與白格爾租用此批

一千九百零九年三月二十六日白格爾將本契全地轉與滙豐銀行租用此批

查此契係英國駐上海總領事署... 中華民國二十年七月十四日上海中土地局印

此契於三十二年四月十日... 中華民國三十二年四月二十三日

[TRANSLATION.]

TITLE DEED.

Notar's copy.

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

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

That the said Renter pay to the said Proprietors a sum of Dollar one thousand eight hundred & forty six & cents only (\$1,846.00) being at the rate of per mos; and also the Annual Low Rent of Fifteen Hundred Cash per mos Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors 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 mos, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xiangshui 24th year, L. S. 3rd moon 30th day. 20th April 1898. No. of Lot, 2690. No. of Title Deed, REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189.

英册道契 第2690号 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官滿照會內開今據本國商人施篤克

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

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

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

又查向議章程雖外國人有通融得之之虞但無准租地貨房與華民轉賃買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前代管業之人將來以其地轉與不稟明本

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

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

光緒二十四年三月三十日給 租地 地契 二千六百九十一號

查該地坐落... 光緒二十四年三月三十日給

光緒二十四年三月三十日給

光緒二十四年三月三十日給

光緒二十四年三月三十日給

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光緒二十四年三月三十日給

光緒二十四年三月三十日給

光緒二十四年三月三十日給

英册道契 第2691号 (一)

[TRANSLATION.]

Notar's copy

TITLE DEED.

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

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

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of ... per mow

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

This coming 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-sui 24th year, L. S. 3rd moon 30th day.

20th April 1898

No. of Lot, 2691 } 2691

No. of Title Deed, }

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

Jamieson

英册道契 第2691號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官滿照會內開今據本國商人瑪利孫葛萊教稟請在上海按和約所定界內租業戶寶源祥

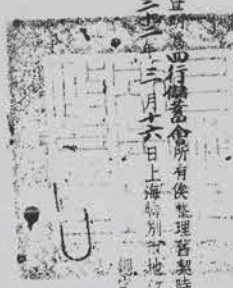
給出租地契事照得接准 地一段承遠租 畝分區 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶寶源祥 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與外國人未准准中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向離章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給印憑據始可准行上列各條倘該商與後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准將地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為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

光緒二十四年三月三十日給 租地 地契 二千六百九十二號

光緒二十四年三月三十日給 租地 地契 二千六百九十二號 查該地坐落三北保南十雷聖字行黃陳蘭建此 茲將地契存卷內開今據本國商人瑪利孫葛萊教稟請在上海按和約所定界內租業戶寶源祥 業戶寶源祥 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與外國人未准准中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向離章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給印憑據始可准行上列各條倘該商與後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准將地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

英二千六百九十二號

宣統元年十月間格打司照本契全地轉與租文 古柏 租地契 每至三十分本局權莊



此契業經宣統元年十月間格打司照本契全地轉與租文 古柏 租地契 每至三十分本局權莊

英册道契 第2692號 (一)

[TRANSLATION.]

TITLE DEED.

Notar's copy.

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

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

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

North by, South by, East by, West by

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

being at the rate of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

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

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns...

Kuang-hsi 24th year, L. S. 30 moon 30th day.

20th April 1898

No. of Lot, 2692 } 2692

No. of Title Deed, }

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

James Smith Vice-Consul.

英册道契 第2692號 (二)

[TRANSLATION.]

TITLE DEED.

Notar's copy.

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

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

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

North by, South by, East by, West by

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

being at the rate of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

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

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns...

Kuang-hsi 24th year, L. S. 30 moon 30th day.

20 April 1898

No. of Lot, 2693 } 2693

No. of Title Deed, }

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

James Smith Vice-Consul.

英册道契 第2693號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官滿照會內開本國商人瑪利孫葛萊敦...

光緒二十四年三月三十日給地契二千六百九十三號

光緒二十四年三月三十日給地契二千六百九十三號

Vertical Chinese text on the right side of the document.

英册道契 第2693號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准

大英總領事官滿照會內開今據本國商人瑪禮徐

葛來敦稟請在上海按和約所定界內租界戶 徐炳春

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

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

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

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

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

國總領事官並直轄批推登籍將其地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十四年三月三十日給

租地 地契 二十六百九十五號

查該地坐落三克保九克字打音徐 姓 知此 此項租地係由徐 姓 承領其地坐落三克保九克字打音徐 姓 知此 相應註明印備考 光緒二十四年三月三十日 印給

英

民國元年五月 日劃出界內依此併入英界一千一百號契本契與剩餘地界分依原契此批

查此項租地係由徐 姓 承領其地坐落三克保九克字打音徐 姓 知此 此項租地係由徐 姓 承領其地坐落三克保九克字打音徐 姓 知此 相應註明印備考 光緒二十四年三月三十日 印給

查此項租地係由徐 姓 承領其地坐落三克保九克字打音徐 姓 知此 此項租地係由徐 姓 承領其地坐落三克保九克字打音徐 姓 知此 相應註明印備考 光緒二十四年三月三十日 印給

英册道契 第2695號 (一)

[TRANSLATION.]

TITLE DEED.

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

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

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

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of \$200 Three hundred (No. 300)

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

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

Kuan-shui 24th year, L. S. 3rd moon, 30th day.

20th April 1898.

No. of Lot, 2695 2695

No. of Title Deed, }

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

英册道契 第2695號 (二)

具稟二十七保九圖地保徐毓淵稟



大老爺 臺下切有業戶徐炳春將坐落身苗克字圩三百三十三號戶名張金海

則田七分七厘五毫內割租五分又同號張廷瑞則田畝八厘內割租四分併租與

洋商瑪禮德轉立英冊二千六百九十五號道契業奉會文在案身伏查張

廷瑞田單一紙張金海戶名田單半紙向與現在龍飛馬房之張妹妹合奉身奉

諭屢次向吊呈驗詎張妹妹仗勢恃強指圖不交為此稟求

大老爺 電賜震即移縣派差吊驗實為公便上稟示

光緒二十六年十一月

日

英册道契 第 2695 號 (三)
上海縣二十七保九圖地保稟帖

會文局

札

飭三署暨江甯瀟沅蘇太糧兼銅裕絕鑿查

為

札催事本年十一月二十二日接

英正領事班來區以二千六百九十五號契地送請核辦未

准移給茲據租主呈催祈飭趕辦移送等因查此

契當經

茲奉前道飭勘在案未據派到茲據之前因除出復外

合就札催札到該局即便遵照之札在辦具後

毋再遲延切此札

英册道契 第 2695 號 (四)
上海道札飭會文局 1a

光緒二十六年十二月



三
光緒

光緒

英册道契 第2695號(五)
上海道札飭會丈局 1b

為移請事案奉

道憲札飭英册二千六百九十五號新製係洋商瑪禮孫租業戶徐炳春坐落二十七保九
畝克字圩地內有二百三十三號戶名張金海原則田七分七厘五毫內劃租五分同號張
廷瑞原田一畝八厘內劃租四分所有田單照章吊驗批註節經飭吊據該畝地保徐毓
卿稟稱戶名張金海田單半張並張廷瑞田單一張係與現在龍飛馬房內之張妹妹
合單屢次向吊一味恃強措匿不交等情稟覆前來查此案現奉
道憲札催未便任其延宕合行備文移請為此合移

貴懸煩為查照希即派差協保吊取張妹妹所執前項戶名張金海田單半張張
廷瑞田單一紙刻日送局以便驗批發還幸勿稽延望切須移

一移 上海縣汪



光緒二十六年十二月 十二日

候補縣正堂陳

陳

英册道契 第2695號(六)
會丈局總辦轉上海知縣移文 1

英公解移准

英國梅副領事 玉據張妹妹將方單半張呈請轉送惟方單
係由本副領事所交無論如何會丈局查對後須仍由解轉交
本副領事之手以清界限等因前來除再函致

英梅副領事將張廷瑞田單一紙送驗外合先將方單半紙移送
查對明白送解轉送等因到縣准此合行移送為此合移
貴局請煩查收核驗仍希將單移還過縣以憑轉送望切須移

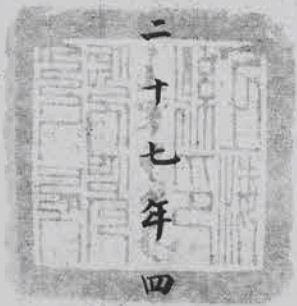
計移送 張金海戶名田單半紙

右

移

英册道契 第2695號 (七)
會丈局總辦致英國駐滬總領事函 a

會丈局總辦陳



光緒二十七年四月 卯三 日移

英册道契 第2695號 (八)
會丈局總辦致英國駐滬總領事函 b

為移還事。案照奉勒英冊二千六百九十五號契地內有張妹所執名張金海田單半紙張廷瑞田單一紙抗匿不交業經移請飭吊。茲准貴縣移准英公解轉由梅副領事函據張妹將張金海戶名田單半紙呈請轉送到局准經核對無訛如蓋騎縫圖章合行備文移還為此合移貴縣煩為查收轉送仍希催吊張廷瑞戶名田單張刻日送局立等驗批發還現奉道憲嚴限清理未便稽滯望速須移計移還戶名張金海田單半紙

一移、上海縣汪

光緒二十七年四月 廿八日

候補縣正堂陳

英冊道契 第 2695 號 (九)
會丈局總辦轉上海知縣移文 2

會丈局 札

為

案照奉勒英冊二千六百九十五號新契祖地前據民人張繼忠來縣具稟係伊嗣父所遺基地因光緒初年抵押與徐秉春將地土房租作息前年備本取賤被徐託瑪禮斯林託騰轉道契亦賜札局將契住鎖並

英冊道契 第 2695 號 (一〇)
上海道札飭會丈局 2a

飭解提訊等情並准

英前正領事俾函請行解審判前來當經本道批飭會審委

員集証訊去後嗣據詳解詳稱此案訊據張炳等供該

地係光緒十五年分張姓族長張允玉劃出五分絕賣與徐東春等隨方

單交付徐姓執憑等語為將該地五分斷歸徐東春等如張姓

甘服准其赴縣控理在案現又據張承申訴張姓既不控理查

與前詳給執憑等情據此查此項地畝未據該局勘丈稟復現准

英副領事催給道契合禮札飭札到該局立即查造趕速查明

復道以便核批送給毋再稽延切此札

光緒二十七年九月 日



九月 日

英册道契 第 2695 號 (一一)
上海道札飭會丈局 2b

敬稟者竊奉

字號札開查英册第千六百九十五號新契租地前據民人張繼忠來稟具稟係伊父所遺基
地因光緒初年抵押與徐東春將地上房租作息前年備本取贖被徐託瑪禮斯掛號騰
轉道契求賜札局將契註銷並飭解提訊等情並准

英前正領事俾函請行解審判前來當經本道批飭會審委員集証去後嗣據
詳解詳稱此案訊據中人張阿炳等供該地係光緒十五年分張姓族長張允玉劃出五分
絕賣與徐東春等隨方單交付徐姓執憑等語當時將地五分斷歸徐東春等如張姓既不
甘服准其赴縣控理在案現又據張承申訴張姓既不控理請查照前詳給契等情據
此查此項地畝未據該局勘丈稟復現准

英副領事催給道契札即趕速查明具復以便核批送給等因奉此卑職等遵查前詳
契地係業戶徐炳春出租與洋商瑪禮斯為業係三百三十三號戶名張金海則田七分五毫內
出租五分又王國顯八厘毫又張廷瑞一畝厘內出租四分計獨單一紙又兩半紙惟該業戶當時
祇交到王國顯田單一紙暨張金海上半單其下半單與張廷瑞單屢次催吊迄未呈驗
經卑縣移請英公解函請

英梅前副領事將張金海下半單先行送查仍函請英署將張廷瑞單送驗等
情由解移縣送局核辦乃張廷瑞單迄未交到此項張廷瑞戶名田單係出租是地之單
與尋常吊驗單角核對者不同現在英署既未交到則該地地何物出租實無從勘辦
應請

憲臺照會
 英副領事諭飭租地洋商迅將張廷瑞田單一紙送交卑局以憑會查勘丈立契理合將稽
 遲緣由聯銜稟復仰祈
 大人察核俯賜批示祇遵恭請
 鈞安伏乞
 手鑒 卑職謹稟
 一 稟 道憲表
 稟英冊三百九十五號契田單未交請與會其要將單送辦由

光緒二十七年九月廿九日

英册道契 第2695號 (一三)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

候補縣正堂陳
 上海縣正堂汪
 即補分府司徒

英册道契 第2695號 (一四)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1c

2615 註冊三... 抄...

敬稟者竊查奉勘英冊二千六百九十五號新契係洋商瑪禮孫葛來敦祖業戶徐炳春生
落上邑二十七保九箇克字圩二百三十三號戶名張金海則田七分六厘五毫內劃租五分又王國顯
八厘四毫又張廷瑞畝八厘內劃租四分當時祇交到王國顯田單紙暨張金海上半單其下
半單與張廷瑞一單屢不交由卑縣移由英公廉函准

英梅前副領事將張金海下半單先行送查其張廷瑞田單仍未交到業經稟奉
憲臺函請

英副領事飭商檢送在案茲接
慈副領事來函據該商檢送上首契一紙載明該單已經遺失本商向上首追查實無着落
願照公平價值并科繳價等情函祈查照詳辦等因卑等與黃令輔會同

英領事所派之員傳同業戶督飭亭者地保前往履勘按址丈量丈見積二百九十一步合地
八分核之王國顯張金海兩戶有單共地五分八厘四毫之數計多地二分一厘六毫四址南至英冊
六百七號地其餘東西北三面均至張姓地尚無違碍土名張家浜查訪該處地段時值每畝
價銀千兩之則前地計多二分一厘六毫按照每畝時值一千兩核算應繳價銀二百十六兩據該業戶
如數呈繳前來卑等復核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
貼說聯銜稟覆奉發新中契同繳到并科價銀併呈繳仰乞

大憲察核兌收俯賜批示祇遵恭請

均安伏祈

西整... 謹稟



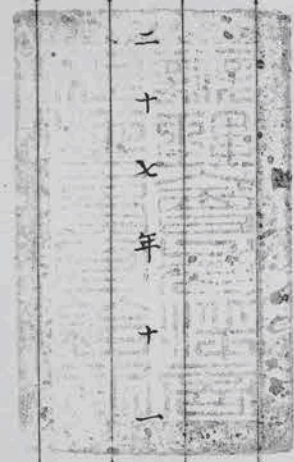
英册道契 第 2695 號

英册道契 第 2695 號 (一五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

計呈 繪圖一幅并科價銀三百十六兩並繳新中契一紙
一稟 道憲奉 稟復會勘英冊二千六百九十五號新契地界王國顯張金海

光緒二十七年十一月 日



候補縣正堂陳

上海縣正堂汪

即補分府司徒

Large stylized signature or seal in black ink, likely belonging to the official mentioned in the text.

英册道契 第 2695 號 (一六)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

一二九

西法地地 北土美丹四十四号三十二号地
 契係土契均
 計地壹一併上下印契二份
 駐滬通商系所係係
 右
 民國元年十二月廿
 總辦周

英册道契 第2695號 (一九)
會丈局總辦轉上海知縣移文 3b

致 上海縣汪

瑤庭仁兄大人閣下敬啟者，現有李勘英册二千六百九十五號契租地內有圖

租之戶名張堂海、田單半張、張廷瑞田單一紙，因與合單執業，即次務吊，特重

不交業，謹移請

派差協吊，未荷送局，現准

英領事函催，未便再稽，合泐奉佈，務祈

執事，先令，文憑，催差，協保，吊取，張妹，一，執，前，項，田，單，一，張，半，刻，日，送，局，幸

驗批，費，還，第，勿，再，稽，是，此，拜，禱，此，誌

升，友，惟

照，不，一

名正肅

二月廿二日

閱

英册道契 第2695號 (二〇)
會丈局總辦致上海知縣函

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官暨照會內開今據本國商人馬立師稟請在上海按和約所定界內租業戶顏海忱

給出租地契事照得按准
地一段承遠租 畝 分 厘 毫 北
每畝給價 共洋五百元正
其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶顏姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住
又查向議章程雖外國人有通商得之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准蓋印憑據將其地實界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每畝不獲預繳年租銀一千五百元預付銀號違犯斯章者則此契作廢概地即歸官須至租地契者

光緒二十四年四月三日 給租地契 二千六百九十六號

查該地坐落五保北酒子坊高陸永茂書亭此批
此租契係由馬立師稟請將該地而由本道准其租與顏海忱收用其地實界無足妨礙方准租住
光緒二十四年四月初二日批

民國九年六月至廿日地籍法冊一千零一號新契本契註銷

二午不百不不

[TRANSLATION]

TITLE DEED.

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

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

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

North by
South by
East by
West by

That the said Renter pay to the said Proprietor a sum of Dollars 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 Hai 24th year, L. S. 4th moon 12th day.
31st May 1898

No. of Lot, 2696 2696
No. of Title Deed,

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

J. A. G. Smith
Vice-Consul.

英册道契 第2696號 (二)

英册道契 第2696號 (一)

德法陸

第百廿三號

啟者茲據二千六百九十六號契主稟請將
該契全地轉與麥素立司另入法冊立契
租用等情將契呈請註銷前來據此除
將上下契批銷送法署外相應函致
貴局長請煩查照將該號中契一律批銷
為荷此頌
日社 名正具

一千九百二十年三月十五號

上海英署用牌十一號

英册道契 第2696號 (三)

英國駐滬總領事致會丈局局長函

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准 大英總領事官滿照會內開今據本國商人 馮士培 稟請在上海按和約所定界內租業戶周瑞卿張雲村

地一段亦遠租 畝分厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶周張姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地整段分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 並每年不將銀號年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年閏三月 二十一日 日給

租地 地契 二千六百九十七號

查該地坐落三原二番章字行而王仁山此批

此項地契係由前任領事官高君... 查該地坐落三原二番章字行而王仁山此批

二千六百九十七號

民國七年十月三十日全地保五英倫九千四百三十二號新契本契註銷

英册道契 第2696號 第2697號

英册道契 第2697號 (一)

[TRANSLATION.]

TITLE DEED.

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

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

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

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

A necessary Deed for the Renting of Land. Kuang-shui 24th year, L. S. 3rd (Int.) moon, 21st day.

11th May 1898 No. of Lot, 2697 No. of Title Deed, 2697

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

Signature of Consul

英册道契 第2697號 (二)

1111111

具稟人二十三保一、二圖地保王仁松



稟為飭吊檢單求緩補驗事切有身圖業戶周瑞卿等將本圖章字圩第壹百拾號

田單戶名朱福順則田伍畝壹分捌厘伍毫正壹分捌厘七條其壹條今得出租與拜商為

士培地四分四厘伍毫正轉立英母道契其壹條地貳畝壹分零五毫前曾出租與普隆洋行立

英冊貳千零五拾叁號道契又壹條地壹厘貳毫出租與鍾需堂立西洋冊第貳號道契又壹條地陸

分壹厘貳毫出租與工部局馬路尚存叁條其壹條地壹畝四分五厘九毫歸張永成張永修執管又壹

條地貳分五厘歸張慶忠執管又壹條地貳分捌厘貳毫歸周月祥執管今奉飭吊身向履催檢交未

面不料張周等俱已在外經商何從查檢是定知欺具情伏乞

局憲大老爺電鑒緩吊以待張周等回家身即向惟檢查明覆呈補驗沾仁上稟

光緒貳拾肆年拾月

日具稟

英冊道契 第2697號 (三)
上海縣二十三保一、二圖地保稟帖

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得按准

大英總領事官滿照會內開今據本國商人

播 威

稟請在上海按和約所定界內租業戶 談 增 桂

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

業戶 談 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地地畝却不能由

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

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

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

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

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

光緒二十四年閏三月 二十一 日給 租地 二千六百九十八號

查該地坐落三、七條三圖字圩面將案吉其批

此項地畝係由前領事官王德全等呈准開闢地畝不與高陸至其租地實界與華民轉轉買賣若華民欲在界內租地實界須由

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

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

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

查此契租地係由前領事官王德全等呈准開闢地畝不與高陸至其租地實界與華民轉轉買賣若華民欲在界內租地實界須由

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

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

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

查此契租地已由該洋商高滿照換立英冊第貳千九百九十九號新契租地已無餘地相應批銷蓋印備考

光緒二十三年二月初日表克格來克將小契地制改分以履轉與高易租用此批

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光緒二十三年二月初日表克格來克將小契地制改分以履轉與高易租用此批

英冊道契 第2698號 (一)

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from His Britannic Majesty's Consul-General, stating that

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

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

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

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

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

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

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

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

A necessary Deed for the Renting of Land.

Shanghai 20th year, L. S. 3rd day, 1894

11th month 1894

No. of Lot, 2698
No. of Title Deed, 2698

REGISTRATION COMPLETED BY
H. D. M. CONSUL-GENERAL, SHANGHAI,
this _____ day of _____ 1894

Handwritten signature and official stamp.

英册道契 第2698號 (二)

光緒二十四年十月

日地保蔣寒吉



票

公便上

大老爺恩賜鑒核施行定為

濛混一經查出惟身是問爰奉前因理合據稟復

價亦遜之詳加察訪眾口僉同並無假捏及以多報少情事倘有

並無買賣去年間有出售者每畝式百元乃係上等之田稍次者

復以憑核辦等因奉此伏查身園內之地今年因市面銀根太緊

傳訊上邑二十七保十三園地價現在時值若干仰即詳細查明稟

局憲大老爺臺前敬稟者竊蒙

票

治下二十七保十三園地保蔣寒吉謹

英册道契 第2698號 (三)

上海縣二十七保十三園地保稟帖

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官滿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 顧亭生 為

地一段承遠租 畝分 厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 顧姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地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營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地轉與他人另造房屋轉租華民居住若未領兩國官憲允准憑據 違者一經查出定將該商及承租人等一併究辦此契作廢該地即歸官領至租地契者

光緒二十四年閏三月 二十一日

日給 租地 地契 二千七百號

查該地係在蘇州府城內... 此契租地已全數由該商... 光緒三十一年五月十五日直署

英 二千七百號

[TRANSLATION]

TITLE DEED.

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

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

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

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

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

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

英册道契 第2700號 (二)

英册道契 第2699號 第2700號 第2701號

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官滿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 顧亭生 姚振 孫阿萬 為

地一段承遠租 畝分 厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 顧姓等 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准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營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地轉與他人另造房屋轉租華民居住若未領兩國官憲允准憑據 違者一經查出定將該商及承租人等一併究辦此契作廢該地即歸官領至租地契者

光緒二十四年閏三月 二十一日

日給 租地 地契 二千七百一號

查該地係在蘇州府城內... 此契租地已全數由該商... 光緒三十一年五月十五日直署

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

英册道契 第2701號 (二)

一三七

中

英册道契 第2701號 (一)

敬稟者竊奉

憲臺札開接

滿前總領事函送英冊二千七百三十四五六七號新契五套請派員會勘等由檢契札飭會查勘文繪圖貼說並查番保主名一併具復等因奉經臬職等與黃巡檢補會同

英總領事所派之員查明二千七百三號新契係由業戶曹潤記將自置坐落二十三保分十九畝內灘地七十四畝二分六厘一毫租與洋商臺惟行為業附交印照一紙查此項灘田在引翔港鎮外灘共有二百畝四分三厘二毫前奉

前憲臺涂撥發普育堂為堂產於光緒二十二年由該堂董曹基善以接派灘地三畝八分三厘九毫繳價外科同已外舊未請照之二百畝四分三厘二毫呈請一併分給兩

照填二百三十畝一項七十四畝二分六厘一毫等情稟由臬職承詳報

前憲臺並分別給照執業各在案今由該業戶曹潤記將分填印照之七十四畝二分六厘一毫灘地出租與臺惟洋行轉立前號新契當傳同業戶督飭其地保前往履勘該地內自東至西南角有出路一條雖係契內之地惟不准阻斷連路文見積一萬七千八百二十二步六分四厘合地七十四畝二分六厘一毫核與原契印照所載之數相符四址東至黃浦江地西至法登出路南至軍工廠地北至沈少記地尚無違碍土名周家嘴北之軍工廠除將印照批明同原契發還英署並將二千七百四五六七號契地另行勘復外理合將二千七百三號新契租地會勘緣由繪圖貼說先行稟覆所有奉發新契契單仰祈大人察核俯賜批示祇遵恭請

英册道契 第2703號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

鈞安伏乞

垂鑒臬職等謹稟

計呈 繪圖一幅並繳新中契一紙

一稟 道憲蔡 稟復會勘英冊二千七百三號新契租地並呈圖契由

光緒二十四年六月

十一日

准補常州府督糧府楊

上海縣正堂黃

候補縣正堂朱

英册道契 第2703號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

會文局

札

英副領事羅 奉玉據二千七百三號契地租五票該契地

為

札飭事本年三月二十五日接



英副領事羅 奉玉據二千七百三號契地租五票該契地

應請復勘檢呈印契請移勘辦等情將上下印契二紙

送請派員訂期復勘等因除函復外合檢上契札飭札到該

局即便遵照查明該契訂期會同洋員前往復勘具復毋

誤

計札發 上契一紙仍發

英册道契 第2703號(五)
上海道札飭會文局 1a

光緒三十三年三月



三月廿八日
光緒三十三年三月

英册道契 第2703號(六)
上海道札飭會文局 1a

改上海縣田
 春堂先生夫人閣下 敬啟者 劉東年
 道崇北地 英冊二千七百零三號 臨租業戶 賄謀自
 地 三十六畝 八分五厘 去年十一月業經合圖
 英領事 勘定 准將該地 讓與 先德 三十二年 正月 初 批
 升一千四百二十號 原地 三十六畝 八分五厘 添入 該契 內
 漢 秋 呈 內 字 批 錄 封 費 准
 英領事 以 該 地 離 海 浦 局 甚 相 于 步 完 屬 海 浦
 局 有 宜 得 准 將 該 地 各 區 海 浦 局 核 界 係 當 收 該
 各 區 海 浦 局 稅 項
 核 務 司 查 稱 該 地 收 入 海 浦 局 用 戶 亦 為 疑 難 定 議 該
 地 入 契 當 將 該 契 批 函 准 原 字 批 錄 不 能 執 業 既 由
 局 字 明
 送 案 批 准 收 已 銷 之 契 而 存 局 另 行 照 填 新 契 送 案 核 選 批
 業 因 事 在 局 將 該 契 批 函 批 錄 批 函 批 錄 批 函 批 錄 批 函 批 錄
 明 海 浦 局 一 併 送 呈
 右 端 叩 拜
 飭 用 印 信 刻 日

英冊道契 第2703號(九)
會丈局總辦致上海知縣函 1a



送 案 批 准 收 已 銷 之 契 而 存 局 另 行 照 填 新 契 送 案 核 選 批
 業 因 事 在 局 將 該 契 批 函 批 錄 批 函 批 錄 批 函 批 錄 批 函 批 錄
 明 海 浦 局 一 併 送 呈
 右 端 叩 拜
 飭 用 印 信 刻 日
 計 送 三 十 三 號 批 錄 一 份 卷 內 批 錄 一 份
 送 案 批 准 收 已 銷 之 契 而 存 局 另 行 照 填 新 契 送 案 核 選 批
 業 因 事 在 局 將 該 契 批 函 批 錄 批 函 批 錄 批 函 批 錄 批 函 批 錄
 明 海 浦 局 一 併 送 呈
 右 端 叩 拜
 飭 用 印 信 刻 日

英冊道契 第2703號(一〇)
會丈局總辦致上海知縣函 1b

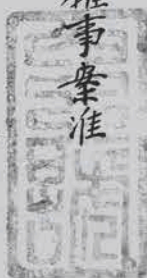
會丈局

札

英領事來函云前上憲覽以二千七百三號添租契地早經勘明

為

札催事案准



給與詢據會丈局云因後浦局尚未核定無從辦理等語茲據核擬

稟催法近飭移准後浦局從速核定將圖移送等因查此項添租契地

前經飭勘究與後浦局線有之圖路未據稟報除函復外合就札催

到該局即便遵照趕辦會同查確具復以憑核辦毋違此札

英册道契 第2703號 (一三)
上海道札飭會丈局 4a

宣
統

元
年
五
月

廿
一
日

宣統元年五月 刻

英册道契 第2703號 (一四)
上海道札飭會丈局 4b

啟者竊查接獲參同奉
 台札勘英册二千七百三號其地添租業戶賄謀自單地約計
 三十八畝分五層坊即查的單其地係在界遠全同勘復昔自
 奉此日查英册二千七百三號其地坐落二十三保分十九
 查并由該其主將前一十四百六十號并科契外漲漲單地三
 十八畝分五層添併入其查該單地係先緒三十三年五月內向
 核估均一減地且非後浦界線甚遠其後浦向去涉管由陸
 令日全同
 英副領事所派之員傳同拒戶情願亭者地保前往該
 履勘核地丈量時又見各說送与
 領事核准簽字送回字樣寫印卷一面將單批銷送
 送候事公卷字向准
 英領事函稱以該其地非上後浦界涉令勘妥洽即可詳
 報而該添租之單究係沿浦邊地恐其暗乘有碍避清時
 契據甚該查仍送後浦局核明核為穩妥甘悟當將該單
 扣留查送後浦局核准
 稅務司向林該委雜離後浦界線尚遠將來開用方在尚
 難預必當議定議從由該其主自至

英册道契 第2703號 (一五)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

後浦局商議請將該地先批入契惟請批該其地將來該
 契地公家需用情願讓出此等情願理決必阻抗而
 後浦局意不為然礙慶平今未能允洽該商現來局風
 請即退銷迨該單業經批銷碍難執業其後該商因情
 該批銷之單照前另換批銷單一俟俾可也舊執業其
 情日查該單前因業經勘丈且其入契是以將單批
 銷字樣送還不查批銷後復准領事函請何送後浦
 局以該石能容納該單現能批銷而地實未用該計科價
 銀早經申能在案所請將批銷之單留存以更換後
 由另給新單一紙似尚近情可否准予照前之案未
 敢擅專理合將批銷該單緣由稟陳伏乞
 鑒核 俯賜恩准換予新單俾資執業並乞
 示 祿 是 恭 叩
 謹 啟
 計呈單卷上與一紙
 宣統元年八月 日

英册道契 第2703號 (一六)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

補用縣正堂黎
上海縣正堂田
前清珠正堂劉

英册道契 第2703號 (一七)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2c

執業田單

江蘇松江府上海縣為給單執業事案奉
憲行查辦無糧公地召變撥充要需等因業經
督辦清查灘地局憲 按戶丈量出示召變在案今據業戶
貽謀公司情願按照時值繳價承買後開地畝除將價銀由局
彙解外合行給單執業為此單給該業戶遵照即將後開地
畝執守管業嗣後買賣即以此單為準須至單者
計開四址 東至黃浦江南至軍工廠西至自地 北至後會堂
二十三保分九畝則畧拾畝捌分伍釐〇〇毫

右單給業戶貽謀公司准此

宣統元年九月初七日給 原丈地保唐樹鴻

第 拾叁 號

存根

江蘇松江府上海縣為給單存根事案奉
憲行查辦無糧公地召變撥用等因業經
督辦清查灘地局憲 查丈出示召變令據業戶貽謀公司
按照時值繳價承買二十三保分九畝則畧拾畝捌分伍釐〇〇毫
除給單執業外須至存根者
計開四址 東黃浦江南軍工廠西自地 北後會堂
宣統元年九月初七日給 原丈地保唐樹鴻

第 拾叁 號

英册道契 第2703號 (一八)

上海縣二十三保分十九圖執業田單

札

經督辦 嚴督工 開辦 務 查 辦 諸 事 均 已 完 竣 茲 將 各 案 結 案 為

札飭 奉 奉 年 正 月 十九 日 接

英 副 領 事 實 來 函 以 二 千 七 百 二 號 契 係 租 贖 煤 公 司

升 科 單 地 前 准 道 函 該 灘 地 後 浦 均 將 來 開 用 其 否 均

難 預 必 應 儘 後 議 進 銷 茲 接 該 商 索 稱 現 在 後 浦 界

線 業 已 定 妥 將 圖 呈 請 札 勘 入 契 前 來 送 請 派 員 會 勘

准 予 入 契 若 因 准 此 查 該 契 係 租 升 科 單 地 完 其 後 浦

界 線 有 無 因 礙 能 否 准 予 入 契 合 檢 來 圖 札 飭 札 到

該 局 即 便 查 勘 訂 期 會 同 後 浦 工 程 司 前 往 該 地 勘

丈 具 復 毋 違 此 札

附 札 卷 地 圖 一 紙 仰 繳

英册道契 第2703號 (一九)
上海道札飭會丈局 5a

宣 統 二 年 正 月

二 七 六 六

日

英册道契 第2703號 (二〇)
上海道札飭會丈局 5b

英冊二千七百〇三號原有地一百十三畝一分二厘一毫添租

印諭申江書院公產黃慶湖地十畝六分八厘一毫

丈見寔地十二畝五分九厘四毫

核計多地九分二厘三毫每畝二百元計應繳洋一百八十三元六角

連原有地共計一百二十四畝七分五毫

英冊道契 第 2703 號 (二一)
英冊道契第 2703 號地會勘報告

會文東清土局

札



英冊道契第 2703 號原有地一百十三畝一分二厘一毫添租

札飭事查英冊二千七百〇三號契添租貽謀公司并科卑地前據該局會勘稟

復添租漲灘均已成地離浚浦界線尚遠並無違碍繪圖送浚浦工師核對據

稱須將東北面截去一大角計地十餘畝該商已升之地無故截去爭執不允應

否函詢稅務司查復俾可折服等情當經檢圖函請

新闢稅務司飭查去後茲准復稱若商升租浦江漲灘照例應由商該地前面界

石起以直角綫推至浚浦局原立之界綫見方逐段分割方為正辦如此則遇前

寬後窄之地不致侵佔兩旁昆連地畝此案究應若何定辦浚局未便擅主

英冊道契 第 2703 號 (二二)
上海道札飭會文局 6a

繪圖併送核辦前來查稅司所言各商接租漲漲須按前界石起以直

角綫推至浦中見方以免此盈彼絀本極公允惟二千七百三號添租之地升科

價銀早經收足南至軍工廠係軍用地又不便劃給祇得姑予通融仍照丈

見添租地畝批印契惟此後遇有升科漲地自應以直角綫推至浦面見

方為是不得仍按斜綫推勘侵及兩旁昆連母地應升之權利以杜爭端

倘昆連之母地業戶自願推讓者不在此例除將二千七百三號批印添租

上下契函送

英副領事分別存給外合檢原契粘單並抄稅司來函契批札飭

札到該局即便遵照辦理并分別銷還毋違此札

計抄來函契批並札發原契粘單各一紙



宣統二年四月

日

二 年 四 月 廿 三 日

英册道契 第2703號 (二三)

上海道札飭會丈局 6b

啓者本月初一日接准 來函業據會丈局稟稱奉飭會勘英册二千七百三號契添租地該公司升科地遵經會同 英署所派之員暨浚浦工程司往該地履勘該商等以該地離浚浦界綫甚遠已成寬地不涉浚浦界綫之處工程司不能預令截去一角並無理由自難照允請詢稅務司查明該地有何違碍宣示折服等情繪圖呈請核辦前來查此項漲漲既據稟稱已成寬地離浚浦界綫甚遠該司恐欲截去一角未免自逞私臆不合定章無怪該洋商不服茲檢該地勘丈繪圖致希轉飭工程司迅將因何截去一角理由聲後核辦等因並附繪圖一紙到關准此查浦江漲灘當各商逐段升科租接之際照例應由各該地首面起以直角綫推至浦中後局原立之界綫見方分割方為正辦如此則寬與各地主原地之前面寬處尺寸即推出後仍屬無稍或缺否則若照各地主原來左右兩旁邊界由後一直推至江邊分割則凡前窄後寬之地自必愈推愈窄而前寬後窄者亦必愈推出則前愈寬勢不至侵佔兩旁昆連之地不止鄙見雖照例見方分割之法本極公道然此業究應若何定辦浚局似未便擅自作主以浚局所可干預者祇應視有無與浚浦妨礙為斷以故此項灘地應行如何劃定界綫之處本係地方官自主之權即屬洋商亦應由地方官會商各該領事可也茲本稅務司已飭浚浦工程司測得英册二千七百三號契地厥分兩起一除東北面截去一角計算共有二十三萬八千四百七十八方英尺一僅以

英册道契 第2703號 (二四)

江海關稅務司致會丈局總辦函 a

定辦浚局似未便擅自作主以浚局所可干預者祇應視有無與浚浦妨礙為斷
以此項灘地應行如何劃定界綫之處本係地方官自主之權即屬洋商亦應由
地方官會商各該領事可也茲本稅務司已飭浚浦工程司測得英冊第二十七三號
契地厥分兩起一陸東北面截去一角計算共有二十三萬八千四百七十八方英尺一僅以
截去之一角計算共有七萬四千五百二十方英尺繪圖一紙呈請察閱前來合將該
圖一併備函復送即祈

貴道查照核辦為荷此頌

日社 計送繪圖一紙

稅務司署奉出四月初六日

英冊二十七號洋務司批注

光緒元年月初日臺惟行將本號契地採拾畝二分六厘毫轉與博易租用此批

光緒三年五月初日博易將本號契地轉與通和行租用此批

光緒三年八月初日通和行將本號契地轉與普愛堂租用此批

光緒三年十月初日普愛堂將本號契地轉與永年公司租用此批

光緒三十四年五月初日永年公司將本號契地轉與通和行租用此批

批前號上中下契內

查此契業准

英副領事函該租主添租貽謀公司單地請飭大明批入等因飭據會同勘後該原租地
七十四畝二分六厘一毫今係租東面接漲灘地丈見計三十六畝八分五厘兩共實地一百三十三畝一分二厘一毫四
北東至黃浦江南至軍工廠地西至兵比至英冊二千八百九號地該租地與浚浦界綫無碍等情給
圖列道該商應照現文故地管業相應批明蓋印備考 宣統二年四月十三日道署批

英冊道契 第2703號 (二五)

江海關稅務司致會丈局總辦函b

查復卷

陸上海縣田

春運先先生大人閣下敬啟者前因英冊二千七百零三號

契添租貽謀公司單地勘丈由原界止銷准稅務司函請

暫緩之契字等

道憲批准另換新契給還原業至收領契單止填送

蓋印副接

台函以撥改三聯字式之契字係在

憲批內與新文填送甘因各案係英冊二千七百零

三號契主現宜次第依領領契單且有各案業

戶字批升科大行多誤用事案未清

各案字用三聯字式之契字

道憲批示為未事

批可各案內舊字與填法未改新式用務在兩案

查示以便核辦為任切禱專此敬請

各安名商 恩戶在口示 十日十七日

英冊道契 第2703號 (二六)

會丈局總辦致上海知縣函2

閱

陸上海縣田
 春運在先生大人閣下。敬啟者。前送呈英册二千七百零
 三號契係租地謀公司單地。因該單未用。批銷未用
 年奉
 道憲照填新單。查身仍舊給與執業。該單填款
 送請
 蓋印。奉
 函。以已奉准改用三聯單。俟奉批照。新日前因該業
 戶未局依領。呈函詢
 左端。奉
 知。友。單。同。在。呈。案。若。同
 呈。交。奉。政。三。聯。案。或。早。准。事
 批。完。竟。如。何。辦。法。在。請
 送。函。詳。示。以。便。核。辦。且。升。科。奉。定。因。改。章。未。定。概
 置。不。少。奉。后。領。者。實。各。以。對。辦。之。請。多。未。便。核。辦
 送。知。各。知。照。此。此。下
 公。不。首
 呈。月。在。呈。案。十。月。九。日

英册道契 第2703號 (二七)
會文局總辦致上海知縣函 3a

閱

陸上海縣田
 春運在先生大人閣下。敬啟者。前送呈英册二千七百零
 三號契係租地謀公司單地。因該單未用。批銷未用
 年奉
 道憲照填新單。查身仍舊給與執業。該單填款
 送請
 蓋印。奉
 函。以已奉准改用三聯單。俟奉批照。新日前因該業
 戶未局依領。呈函詢
 左端。奉
 知。友。單。同。在。呈。案。若。同
 呈。交。奉。政。三。聯。案。或。早。准。事
 批。完。竟。如。何。辦。法。在。請
 送。函。詳。示。以。便。核。辦。且。升。科。奉。定。因。改。章。未。定。概
 置。不。少。奉。后。領。者。實。各。以。對。辦。之。請。多。未。便。核。辦
 送。知。各。知。照。此。此。下
 公。不。首
 呈。月。在。呈。案。十。月。九。日

英册道契 第2703號 (二八)
會文局總辦致上海知縣函 3b

改上海地

春建元先生大人閣下敬啟者

道憲札開接

英副領事寶來函云一千七百三號契係租地謀司
 升科地前准色西人該地後備片時未開用上
 有若難預必准後議進銷若按該商章程既
 後浦界線業已定妥將全呈請札飭前未送
 派員查勘准令入契甘因准在查該契添租升科
 地完上後浦界線有與圖符能全准令入契全檢
 本在札飭札到該商即係遵照日期在國後浦
 程日前往該地勘丈量後因事改查英冊二千零三
 號契係租一千四百零肆升科地該升科系前因
 與圖勘定數額之五系查唯後浦片圖與界線未定
 能後入契進銷收誤按銷三系存
 道憲批准其塔新單送還原案收單其填送
 自應呈請次換該商依候惟至函
 速飭所送原案若因後浦界線定完既准入契存
 似仍可用以原為該商存案

英册道契 第2703號 (二九)
會丈局總辦致上海知縣函 4a

閱

收前送呈批銷原單、圖刻。西送過候以照台勘換
 籍必新單已填內
 伊送原案
 留案署存卷生荷專前在印
 知事 惟希
 三官 不備
 西戶在正前 二月廿九日

英册道契 第2703號 (三〇)
會丈局總辦致上海知縣函 4b

WHANGPOO CONSERVANCY BOARD
ENGINEER IN CHIEF'S OFFICE

D4/70. SHANGHAI, 3rd August, 1916.

Tseng Mien Tai Esq.,
In charge of the Joint Measurement Office,
SHANGHAI.

Dear Sir,

I beg to acknowledge the receipt of your two letters of 24th March and 20th June regarding shengko of B. C. Lot 2703 and, in reply, to say

- (1) that any receipt eventually issued by the Sha Dien Chu for shengko on the Whangpoo would not be valid and can not be recognised;
- (2) that if any shengkoing is desired, Article No. 12 of the Conservancy Agreement regarding shengko must be followed; and
- (3) that the first step is to arrange for a joint measurement by your office, the Board and the Consul concerned.

Yours faithfully,

W. Heidecentay
Engineer-in-Chief.

譯文

送啓者奉三月廿四日六月二十日先後

來函為英冊二七〇三號井村一事茲特奉復如下

一由沙田局在黃浦兩旁灘地所出憑單既非正當不能承認

二倘該地如欲井村應照黃浦章程第十二條井村條款

辦法辦理

三先須約定日期由 尊處立存向及該管領事會同丈量

為此備由奉夏即希

察核為幸專此即頌

台祺 總工程師海德生啓 八月三日

八月三日

英冊道契 第2703號

英冊道契 第2703號 (三一)
浚浦局總工程師致會丈局總辦函

第六十五號

啟者茲據二千七百零三號契地租主稟稱添租
到業戶黃涵之地二十七畝九分八厘一毫請併入
該契租用等情將契呈請核辦前來據此合將
上下印契連同印諭憑單一并函送

貴局長請煩查照訂勘分別添併詳給為荷此頌
日祉 名正具

計送印契二紙印諭憑單各一紙租契一紙

一千九百十一年二月七號

上海英署用牋

閱

一五三

英冊道契 第2703號 (三二)
英國駐滬領事致會丈局總辦函

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官滿照會內開今據本國商人高易行稟請在上海按和約所定界內租界戶魯美部

給出租地契事照得按准... 地一段承遠租... 每畝給價共銀五百二十五兩... 業戶魯美部... 已便亦不得轉與別國未曾准在中國之人必須中國官憲與... 又查向議章程雖外國人有通融得之權但無准租地質與華民轉賃若華民欲在界內租地質須由... 總領事官與中國官憲酌給蓋印憑據始可准行... 國總領事官並道憲批准蓋印憑據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恐據... 並每年不將每畝年租銀一千五百文預備銀號連犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年四月初一日

租地 二千七百十二號

查該地墾墾至三條頭面平字好面嚴子琴此批

此項租地係由... 濱西北面均至英界... 光緒二十四年正月五日 英界第五十四號... 光緒二十四年三月... 滬廣公司將本號契轉與通和行運租此批

英一千七百十二號

此契租地... 約至法西至... 光緒二十四年正月五日

查此契前到地... 楊姓地西至... 光緒二十四年正月五日

光緒二十四年正月五日... 光緒二十四年正月五日

英册道契 第2712號 (一)

[TRANSLATION.]

TITLE DEED.

Yao-lai's copy

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Dowdell Hanson & Co. [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

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

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

That the said Renters pay to the said Proprietor a sum of Two hundred & twenty five (26,025.00)

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

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

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

The conditions of this Deed, therefore, are:- That if the said 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 advances the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Yao-lai 24th year, L. S. 4th moon 1st day.

20th May 1898

No. of Lot, 2712 } 2712
No. of Title Deed, }

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

Signature of Consul

英册道契 第2712號 (二)

啓者
 貴局繪送之 2714 號地圖已由租主簽允
 即將原圖留存備案茲請
 查照將契核辦是荷此即頌
 公綏 敬啓
 此致
 上寶會丈局
 民國七年五月七日

英册道契 第2714號 (三)
 江蘇特派交涉員致會丈局函

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Sapuji Ballang Kalaca & Cawan Kalaca
 [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor
Shen Sung Yuan

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

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

That the said Renters pay to the said Proprietor a sum of *Sollan Ach* _____
 _____ *rightly per (No. 285th)*

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

This coming before me, the Intendant, I do hereby arrange and agree that the said 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 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 moe, then,
 and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
 Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Shui 24th year, L. S. 4th moon, 1st day.

20th May 1898

No. of Lot, 2714 } 2714
 No. of Title Deed, }

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

英册道契 第2714號 (二)

此頌
 日社 名正具
 計送印契六紙英文字據地圖各一紙
 七
 一千九百十八年七月廿號
 上海英署用牋

第 號

啓者茲據馬海稟請將所租之二千七百十四
 七十二號兩地劃為路東路西各一段路東者為
 二千七百十四號路西者為二千七百七十二號並
 請將七千四百七十八號全地及工部局允准入契
 之老租界界石基一并併入二千七百十四號契
 內租用等情檢呈契據請移核辦前來據此
 合行函送
 貴局長請煩查照訂勘分別銷併詳給為荷
 一千九百十年月 號
 上海英署用牋

第 號

英册道契 第2714號 (四)
 英國駐滬領事致會丈局局長函 1

第百五十五號

五月廿一日

啟者茲准

移還二千七百十四號上下印契請查收
存給等因准此當查該契簽允之更正地
係二畝三分二厘五毫今契批二畝三分二厘
七毫殊屬未符自應送請更正以昭核實
合將上下印契函送

貴局長請煩查照更正再行移送為荷此頌

日祉 計送印契二紙 名正具

一千九百十八年三月三號

上海英署用牋

為其結事竊奉 飭查英冊二千七百十四號東首半路能否入契仰即查明
未履具復等因遵查本圖內英冊二千七百十四號契地東首原係公路現在該
地西面已築大連灣路其北首亦築有成發路以致該公路並無通行之必要
早經阻塞該租契將半路入契是可准其歸入契內毫無枝節倘後有糾葛
發生願甘負責合具切結呈實

民國十九年五月

日二十三保十三圖地保孫月亭



英冊道契 第2714號(六)
上海縣二十三保十三圖地保稟帖

英冊道契 第2714號(五)
英國駐滬領事致會丈局局長函2

英冊。萬二千七百

商馬海

十四號 地保
業戶添東首半路地

二十三保十三圖率字圩土名蔡家浜

圖單本 契號

二畝三分二釐五毫

添東首半路地號

。畝。分一釐六毫

號 號 畝 分 釐 毫

共單 張計地 畝 分 釐 毫

出租契 張契價加批費四元並費未收

丈見實地 二畝三分四釐一毫

四址東至半路英冊三三三號地西至大連灣路

南至小路 北至淮山路

添半路地。畝。分一釐六毫繳價已收

十九年六月二十日



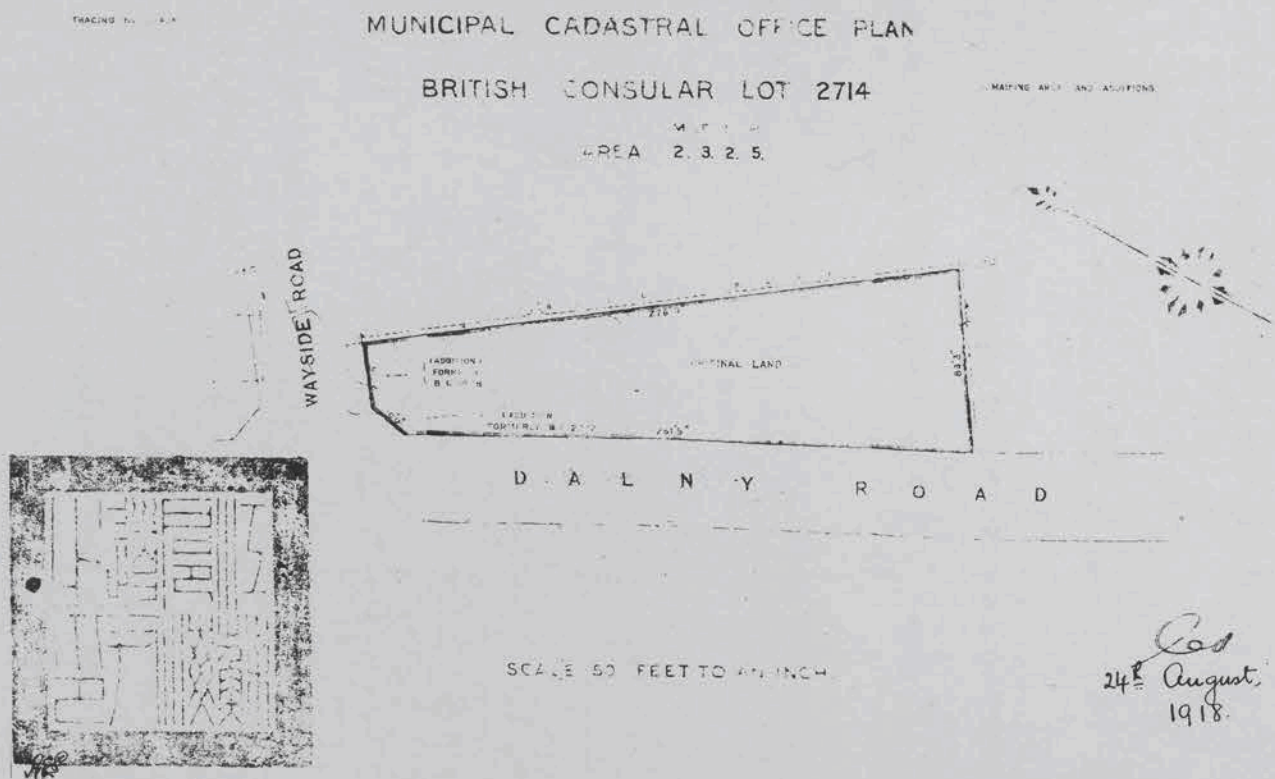
英冊道契 第2714號(七)
英冊道契第2714號地會勘報告

第壹號
 啟者茲據二千七百十四號契主稟請將東
 首半路加入契內租用等情將契呈請核
 辦前來據此合將上下印契函送
 貴局長請煩查照辦理為荷此頌
 日祉
 陶樂爾
 附印契二紙
 一千九百二十五年十月五號
 上海英署用啟

英册道契 第2714號 (九)
 英國駐滬領事致會丈局局長函4

第貳號
 啟者茲據二千七百十四號契主稟請將
 該地復行勘丈等情前來相應據情
 函致
 貴局長請煩查照訂期復勘為荷此頌
 日祉
 陶樂爾
 一千九百二十五年十月五號
 上海英署用啟

英册道契 第2714號 (八)
 英國駐滬領事致會丈局局長函3



英册道契 第2714號 (一〇)
 上海公共租界工部局繪製英册2714號地塊圖

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官滿照會內開今據本國商人瑪利孫 葛果敦稟請在上海按和約所定界內租界...

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地...

光緒二十四年三月二十八日給 租地 地契 二千七百十五號

查該地係由美冊六百七號換立本契此 此項租地係由美冊六百七號換立本契此...

英一千九百零五年

The within lot is composed of the U.S. lot 611.

[TRANSLATION] TITLE DEED. I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel Amos Morrison & Co. Proprietors of the Peking-Chinese Bank...

英册道契 第2715號 (二)

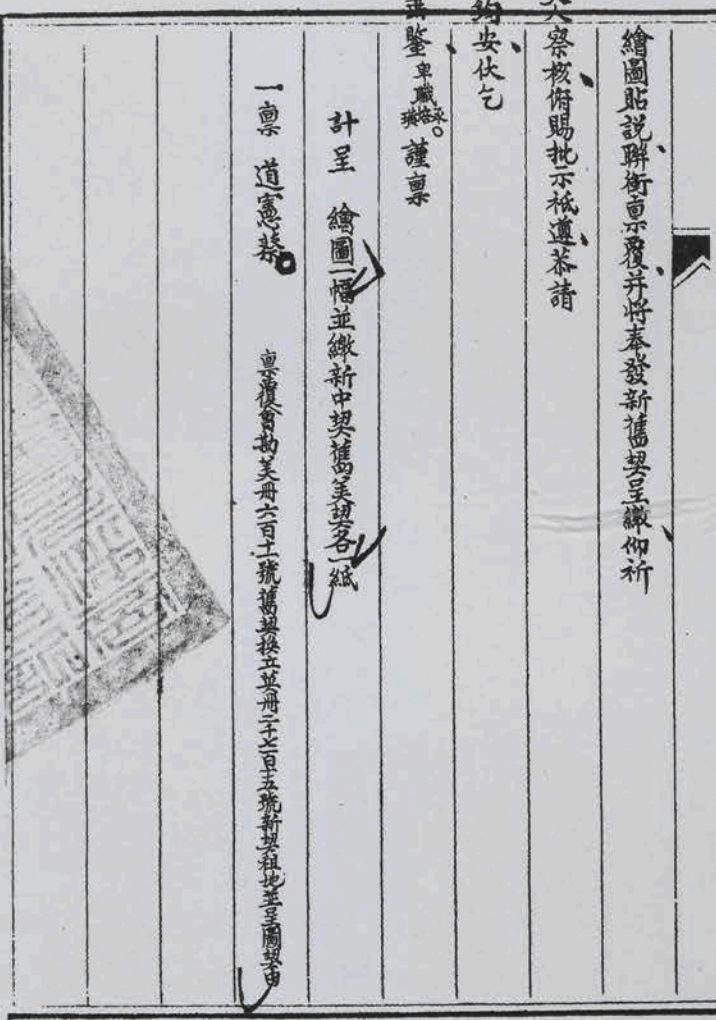
英册道契 第2715號 (一)

敬啟者竊奉

憲臺札開接

英總領事滿 來函以美冊六百七號契地現經道勝銀行轉與瑪禮遜格來查租用將換...

至英冊二千六百五 三號地南至公路北至英冊二千三百二十三號地尚無違碍理合將會勘銀由...



計呈 繪圖一幅並繳新中契據美冊六百七號 一稟 道憲恭 憲臺復會勘美冊六百七號契據...

英册道契 第2715號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒二十四年六月廿二日

准補常州府督糧蘇藩楊

上海縣正堂黃

候補縣正堂朱

英册道契 第2715號 (四)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖

[TRANSLATION.] TITLE DEED. *Sattai's copy.*

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *James Henry Carbridge Parker* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors *Leang-mow-crim & Leang-tih-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, sun, le, haou*, bounded

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

That the said Renter pay to the said Proprietors a sum of *Dollars Two hundred (\$200.00)* 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, legislating such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

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

A necessary Deed for the Renting of Land.

Huang-tai 24th year, L. S. 4th moon, 10th day.
20th May 1898

No. of Lot, 2715 } 2716.
No. of Title Deed, }

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

J. J. Scott
Vice-Consul.

英二千七百六號

查該地坐落上海縣頭面知字村周開慶實地此
項租地係由會丈局同知字村周開慶實地此
至英一千九百零六年三月十二日呈報
查此項租地係由會丈局同知字村周開慶實地此
至英一千九百零六年三月十二日呈報

光緒二十四年四月初一日給租地契二千七百六號

大清欽命監督江南海關分巡蘇松太兵備道蔡
大英總領事官滿照會內開今據本國商人派嘉
給出租地契事照得按准
地一段承遠租 畝分厘毫北
每畝給價共洋貳百元正
業戶梁嘉 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由
已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實界無足妨碍方准租住
又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並違憲批准發給將其地體段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
前每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官領至租地契者

中

[TRANSLATION.]

TITLE DEED.

Soai's copy.

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

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

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

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

That the said Renter pay to the said Proprietor a sum of Dollars one thousand & fifty (\$1,050.00) 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 accorded many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said 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 the occupation of Chinese, or let or permit the 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 Hai 24th year, L. S. 4th moon 1st day.

20th May 1897

No. of Lot, 2718 } 2718 No. of Title Deed, }

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

大英總領事官滿照會內開今據本國商人美德倫稟請在上海按和約所定界內租業戶陸科錫堂陳錫慶

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

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

已便亦不得轉與別國人有通融得之虞但無准租地實與華民轉賃若華民欲在界內租地實須由

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

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

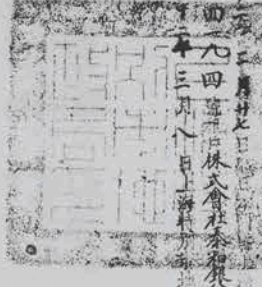
國總領事官並並批批准准將其地轉與他人或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每條不將每年租銀一千五百文預付轉轉違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十四年四月初一日給租地契二千七百十九號

二千七百十九號

此契於三十三年三月廿七日... 字第二七五五號



此項租地係在... 光緒二十四年七月廿七日

一千九百十五年十一月一日授白古拔將本契全地轉與白古拔... 賴用此批

光緒二十四年八月八日

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官滿照會內開今據本國商人馬力司稟請在上海按和約所定界內租業戶張秀...

給出租地契事照得接准... 地一段承遠租... 每畝給價共洋壹百九十三元...

光緒二十四年四月初二日給

租地 二千七百二十一號

查該地坐落... 光緒二十五年正月十日... 英界第一三三號專國英商馬力司...

二千七百二十一號

[TRANSLATION.]

TITLE DEED.

Santai's copy.

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

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

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

That the said Renter pay to the said Proprietor a sum of Dollar One hundred...

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

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

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

The conditions of this Deed, therefore, are:—That if the said Renter, his or their Heirs or Assigns...

A necessary Deed for the Renting of Land.

Huang Hsi 21st year, L. S. 4th moon 2nd day.

21st May 1898

No. of Lot, 2721, 2721. No. of Title Deed,

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

J. A. Scott

Vice-Consul.

英册道契 第2721號 (二)

英册道契 第2721號 (一)

敬稟者竊奉

憲臺札飭會勘英冊二千七百八十七二千七百八十二二千七百八十三二千七百八十四二千七百八十五...

英總領事所派之員查明原契田單傳同業戶督飭亭者地係前往履勘逐一按址丈量...

圖說開具銷契田單號數戶名暨丈見弓步畝分四址清摺...

大英核衙賜批示祇遵恭請 鈞安伏乞

無鑒 卑職 張培承 謹稟

計呈 繪圖三幅清摺一扣並錄新中契三紙銷契一紙

一稟 道憲為 稟覆會勘英冊二千七百七十九二千七百八十二千七百八十一...

謹將會勘英冊二千七百七十九二千七百八十二千七百八十一...

英册道契 第2721號 (三)

上海知縣暨會吏局總辦聯銜呈上海道臺稟帖 a

英册道契

第2720號 第2721號

| | | | | | | | | | | | | |
|---------|----|---|--|----------------------|---------------|---------------|---------------|-----------------|-------------|-----------|-------------|-----------------------------------|
| 實錄金項至捐者 | 計開 | 一英冊二千七百十七號新契係由義冊二號銷契換立該銷契原載地五分四厘五毫八絲九忽現由義商甲把得轉與英商王娘娘換立前號新契文見積二百三十一步二厘三毫五絲合地五分四厘五毫八絲九忽核與該銷契所載之數相符四址東至工部局地西至范姓地南至半浜北至英冊二千六百六號地該地坐落二十三保二番章字圩土名西王家宅 | 一英冊二千七百十九號新契係由業戶陸耕珊堂陳錫慶出租與洋商美德倫坐落二十五保二番過字圩 | 附交四百五十號戶名陸土增則田三分六厘三毫 | 又 陸瑞芳則田三分六厘四毫 | 又 趙坤揚則田九分七厘五毫 | 又 陸了頭則田二分二厘四毫 | 四百五十一號戶名陸德芳則田五分 | 又 陸德芳則田四分八厘 | 又 陸秀芳則田五分 | 又 陸秀芳則田四分八厘 | 以上共計田單八紙共則田三畝八分七厘六毫該地西南北三面半路均屬單內之 |
|---------|----|---|--|----------------------|---------------|---------------|---------------|-----------------|-------------|-----------|-------------|-----------------------------------|

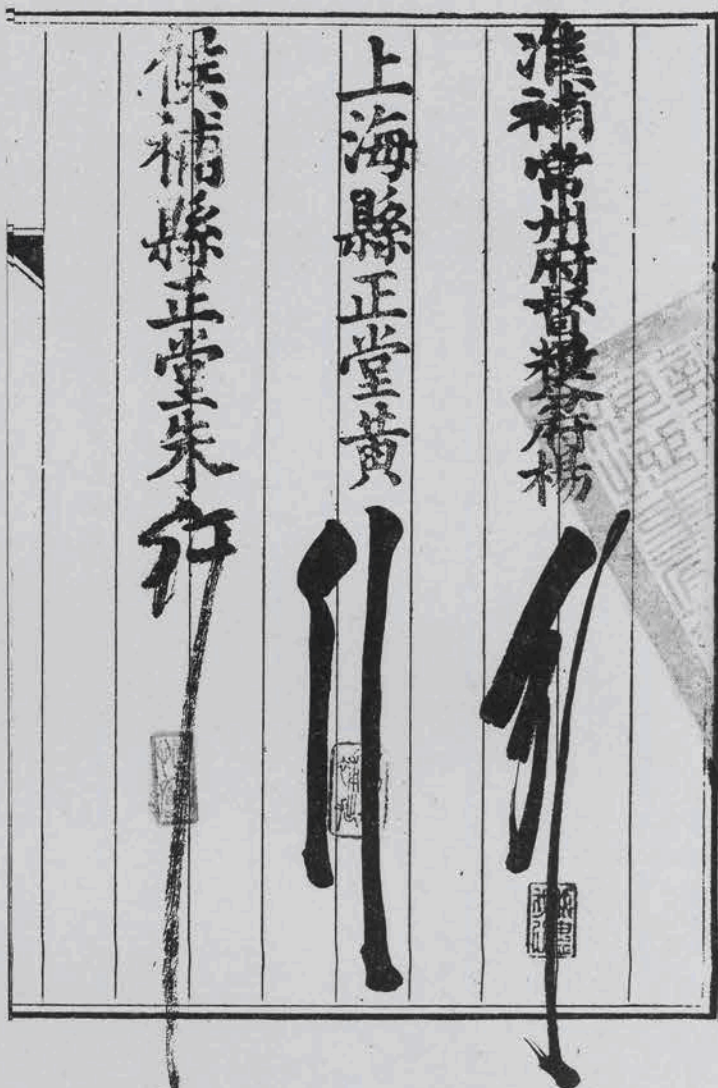
英冊道契 第 2721 號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

| | | | |
|---|--|------|-------------|
| 地連路丈見積九百十七步四厘合地三畝八分二厘二毫核與原契田單所載三畝八分七厘六毫之數餘單五厘五毫當將戶名陸了頭田單截角批還該業戶執業餘地四址東至小路即韓姓地西南兩面均至半路北至半路暨刷布路半路土名西陸家宅 | 一英冊二千七百二十一號新契係由業戶張秀秀出租與洋商馬力司坐落二十七保二番美字圩附交二十八號戶名張學生田單一紙則田四畝六厘四毫文見積二百十四步三分二厘合地八分九厘三毫核與原契田單所載三畝六厘四毫之數少地一分七厘二毫已無餘地將單批銷四址東至莊姓地西至英冊二千四百六十九號地南至小路北至路土名顧家灣 | 一具清摺 | 光緒二十四年五月廿八日 |
|---|--|------|-------------|

英冊道契 第 2721 號 (五)

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2721號 (六)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 d

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Henry Morrison* [herein described and called the Renter] had applied to Rent in perpetuity from the Proprietors *Li Hui-shing & Wang 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, koon, bounded North by South by East by West by

That the said Renter pay to the said Proprietors a sum of Dollars One hundred & fifty (\$150.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Huang Hui 24th year, L. S. *4th* moon *2nd* day.

21st May 1898

No. of Lot, *2722* 2722

No. of Title Deed,

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

Jamiescott
Vice-Consul.

二千七百二十三號

光緒二十四年四月初二日給租地契 二千七百二十三號

查該地係落空保三面系字行面方正則此
此項租地係由會同勘復實係在光緒二十四年正月內由英商馬力司與李桂林等三人
繪圖以通商處度支實收分四份管業利應由明正印倫考光緒二十四年七月初七日批
光緒二十四年正月十一日 英商馬力司與李桂林等三人商馬力司將筆管業主此項租地與馬力司銀行租用和應註明備考

大清欽命監督江南海關分巡蘇松太兵備道蔡
大英總領事官滿照會內開今據本國商人馬力司稟請在上海按和約所定界內租業戶李桂林等發
給出租地契事照得接准
地一段承遠租 畝 分 厘 毫 北
每畝給價 共洋壹萬五千元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶 李 桂 林 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
己便亦不得轉與外國人未曾准在中國之人必須中國官憲與 總領事官查視其租地實屬無妨碍方准租住
又查向議章程雖外國人有通融得益之處但無准租地實屬與華民轉賃若華民欲在界內租地實須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准蓋印憑據將其地盤分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人馬力司稟請在上海按和約所定界內租業戶陳福閣福閣亭

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

光緒二十四年五月初五日

租地 地契 二千七百二十四號

查該地坐落五保四商改字號面成欽章此批 光緒二十四年五月十五日全地劃五英得字號十八里四號於內少地四分二厘二毫築去馬路本契註銷

民國十四年十二月十四日全地劃五英得字號十八里四號於內少地四分二厘二毫築去馬路本契註銷

英二千七百廿四號

[TRANSLATION.]

TITLE DEED.

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

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

Chen Kua-fuh, Chen Yue-tung, Chen Yeh-tung, Chen Ah-shook a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of Dollars Seven hundred and nineteen (0719 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 foresaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

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

A necessary Deed for the Renting of Land.

Kuang Hsin 24th year, L. S. 4th moon 5th day. 24th May 1898

No. of Lot, 2724 2724. No. of Title Deed,

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898. J. A. G. Vice-Consul.

英册道契 第2724號 (二)

此契存卷 大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人愛爾德稟請在上海按和約所定界內租業戶趙景元金裕昌

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

光緒二十四年五月十二日

租地 地契 二千七百二十五號

查該地坐落五保四商改字號面成欽章此批 光緒二十四年五月十五日全地劃五英得字號十八里四號於內少地四分二厘二毫築去馬路本契註銷

英二千七百廿五號 二月廿日 懷脫 將本契全地轉與華 特租用此批

英二千七百廿五號



此契於二十二年二月八日准日本領事官 字第一三〇九號函 轉上日期 以上公使領事官 查該地坐落五保四商改字號面成欽章此批 中華民國二十二年二月十七日上海領事官 租字第一二六二號

英册道契 第2725號 (一)

英册道契 第2723號 第2724號 第2725號

[TRANSLATION.]

TITLE DEED.

Pastai's copy.

Voai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 Edmund Stager*

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

Chiu Yung-nien of *Choo-shua-g-ah* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

mos, *sun*, *le*, *haon*, bounded North by South by East by West by

That the said Renter pay to the said Proprietor a sum of *Dollars one thousand one hundred (A, 1,000)*

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

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

Forasmuch, as the tenore 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 *mos*, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang-hai 24th year, L. S. 5th moon 14th day.

2nd July 1898

No. of Lot, 2725 } 2725
No. of Title Deed, }

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

J. J. Scott
Vice-Consul.

英册道契 第2725號 (二)

會文局

札

英領事官 函送二七二五號新界地契

札 本年五月十八日接

英領事官 函送二七二五號新界地契

會勘地印存移等因除函該地檢閱外合檢新中界札

該員等即便查收刻日會同上海縣署

英領事官所派之員查閱單契之前往該地檢閱並細復勘丈量

繪圖貼誌並查備係去者一併具清冊呈候

計札費 新中界四份均取

光緒



六月初四日

英册道契 第2725號 (四)
上海道札飭會丈局 1b

移文



八月初二日

江蘇松江府上海縣為移請事案據郭成芳衛開春曹永泉等呈控德濟堂已故董事楊寶和王金鏞之子楊芝山王槐亭擅將該堂義塚基地盜賣與王震之冒稱洋商勢將掘毀墳墓求請禁止等情業經飭差提案訊據楊芝山王槐亭同供所有義塚田單二紙早經付交得主黃姓收去現悉此單已由得主送交會丈局查文轉換道契是以一時不能呈繳求請備文移中等詞據供前情除將楊芝山等分別責怨押候後訊外合行備文移請為此合移
貴局煩照來文希即止文加契並請將黃震之前呈三七保善念字圩一百五十五號金裕昌戶名則田一畝四厘七毫又二百九十九

英册道契 第2725號 (五)
上海知縣轉會丈局總辦移文 1a

姚三寶戶名則田一畝三分二厘五毫共計田單二紙迅即查明刻
移送過縣以憑訊辦幸勿有稽望速須移

右 移

會 文 局 楊

光緒二十四年七月三十日移



送交上海道契文局辦理是為一理不謂呈報求請餘文殊不

英册道契 第2725號(六)
上海知縣轉會文局總辦移文1b

敬稟者竊奉

憲臺札開接



英總領事壁函送二千七百二十五號新契請勘印等因檢契札發飭即會
查勘文繪圖具覆等因奉此遵查二千七百二十五號契地係據朱永年趙黃氏將
上邑二十七保十畝念字坊二百九十三號戶名朱炳南則田一畝二百九十二號戶名趙八觀
則田一畝六分又金裕昌將二百八十六號本戶名則田一畝四厘七毫方契出租與英商愛
爾德合立前號新契中職等伏查前三戶出租單地內有金裕昌一百八十六號田單地
現據丹陽公所董事郭成芳等以司事楊芝山等串同地保盜賣公地等情在卑
縣控告有案向章凡有契據未便轉立道契應請先行註銷俟訟案理明再行
核辦至朱永年趙黃氏出租兩地尚無契據本可分別勘辦惟查前號道契所
載出租業戶係朱永年趙黃氏金裕昌三戶立名合立一契其出租地內諒無分界
應請

憲臺函致


英總領事將愛爾德所租朱永年趙黃氏之地另換新契送勘一面諭飭該商於
所租地內分別釘界以免混淆除將原契田單發還英署並將二千七百四十四號
新契另行勘覆外理合將二千七百二十五號契地請銷緣由先行稟覆並將中契
呈繳伏祈

大俯賜察核批示祇遵恭請

英册道契 第2725號(七)
上海知縣暨會文局總辦聯銜呈上海道臺稟帖1a

崇安仰乞
 再鑒 卓裁 謹稟
 計呈繳新中契一紙
 一稟 道憲察 稟獲英冊二千七百二十五號新契租地稅卷錄續繳契許契由
 光緒二十四年八月初三日
 准補常州府甘澤府楊
 上海縣正堂黃
 候補府左堂高



英册道契 第2725號 (八)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

已正改
 英稅領事查照另填新契送勘一面
 該領事方於地內釘界並將未印契
 契附送達銷矣仰知照辦
 八月十二日
 會丈局
 八十八


英册道契 第2725號 (九)
上海道札飭會丈局 2

會文局

札

英總領事壁 來函以英冊二千七百五號新契據祖主稟事已理明仍將原契送請核辦等因除函復外合檢中

為

札飭事本年十月初六日接

英總領事壁 來函以英冊二千七百五號新契據祖主

稟事已理明仍將原契送請核辦等因除函復外合檢中

契札飭札到該局即便查明照章會同勘辦繪圖具復

毋遲此札

計札發中契一紙仍繳

光緒



十月十五日

十月十五日

英冊道契 第2725號 (一〇)

上海道札飭會文局3

為移詢事奉

道憲札開接

英總領事壁 來函以英冊二千七百五號新契據祖主稟事已理明仍將原契送請核辦等因除函復外合檢中契札飭查明照章會同勘辦繪圖具復等因奉此查此案前准

中貴縣移據郭成芳等呈控德濟堂已故董事之子楊芝山等以與賣義塚等情在縣涉訟移請止事等因即將前契稟復

道憲請銷在案茲奉前因究竟此案是否理明曾否呈請

貴縣銷案能否准其轉立道契之處相應移請為此合移

貴縣查照其類查案云覆以遷移辦望加須知

一移 上海縣王

光緒二十四年十一月廿二日

准補常州府知府楊

Large handwritten signature or seal in black ink, likely belonging to the official mentioned in the text.

英冊道契 第2725號 (一一)

會文局總辦移文上海知縣



汪蘇松江府上海縣為移復事准

貴局移奉

道憲札准

英總領事壁來函以英冊二千七百二十五號新契據租主稟事已理明仍將原契送

請核辦等因除函覆外合檢中契札飭查明照章會同勘辦繪圖具復等因奉此查

此案前准貴縣核復據郭成芳等呈控德濟堂已故董事之子楊芝山等盜賣墳地等情

在縣涉訟移請止文等因即將前契稟復

道憲請銷在案茲奉前因免竟此案是否理明曾否呈請貴縣銷案能否准其轉

立道吳之處相應移詢為此合移查照請煩示復等因到縣准此查此案前據郭

成芳等呈控楊芝山盜賣墳地情先等情業經前縣提案說明將楊芝山王槐亭責懲

收所押交方單旋據楊芝山遵諭呈繳該地金裕昌姚三寶戶田單二紙當經前縣

連同新塚方單七紙吳據四紙即經發交末江公所司事黃然等領去官業取其領結

在卷嗣據該公所董事楊本傳等以該地價昂貴恐有不肖利徒再覬覦稟請示禁

等情又經給示勒石永遠不准盜賣在案茲准前因查此項田單既經前縣發交末江公

所領在官業因何現又在外面請道吳其中顯係有人盜賣除飭差查吊另行澈究外

英冊道契 第2725號 (一二)
上海知縣轉會丈局總辦移文 2a

合行移復為此合移

貴局煩照來文希即轉稟

道憲將前項單契一并退還

英領事署所有該處義塚基地永遠不得盜賣以資保護而全善舉望速

須移

右

移

請

會 丈 局 楊

新印之印

光緒二十四年十二月二十九日移



預用 十二 白

七

所司

英冊道契 第2725號 (一三)
上海知縣轉會丈局總辦移文 2b

敬稟者竊奉
 憲臺札開接
 英總領事壁 來函以英冊第 705 號新契據租主稟事已理明仍將原契送請核辦
 等由檢契札飭查明照章會勘繪圖具復等因奉此卑職等依查前項契地內有金裕昌
 一戶係據丹陽公所董事郭成芳等以司事楊芝山等盜賣公地等情在縣涉訟照章繳契請
 銷在案茲奉前因卑職培等移由卑職接。查明原案業經前縣黃令提案訊明將楊芝山等
 責懲收所押繳該地金裕昌姚三寶戶單二紙連同新契方單七紙契據四紙發交京江公
 所司事黃然等領去管業嗣據該公所董事楊奎傳等稟經給示勒石永遠不准盜賣在
 案移覆過局依查印地既經官結存遠不准盜賣似亦似與文立事理合將奉發中契呈
 繳仰祈
 大憲核賜俯賜批示祇遵恭請
 崇安伏乞
 再鑒 卑職培等
 謹稟
 計三級 中契
 一稟 道憲親 稟覆英冊第 705 號新契地業經訊結不准盜賣繳契請銷由

英册道契 第 2725 號 (一四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

光緒二十五年正月
 准補常州府督糧符楊
 上海縣正堂王
 候補府左堂高

英册道契 第 2725 號 (一五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2b

英領事衙門
上海道札飭會文局

已玉致

英領事衙門查亞伯知並將
未印新契附送矣仰即知
此致 正月三十日

會文局

二初

英册道契 第2725號 (一六)
上海道札飭會文局4

會文局

札

英領事衙門查亞伯知並將

札飭事查核卷內接

英領事班 來函以二千四百五號地契因丹陽公所控有盜

賣情事飭據該祖主自來已往兩公心與董事暗商據云盜

賣地私係二千七百七十二號道契之事與該契無干諒係錯

誤請為復行核辦將新契一套送請派員會勘批印

移給等因除函外合行札飭札到該局即便遵照

切查明核辦毋違此札

光緒二十五年三月

十二日

三月

十三

英册道契 第2725號 (一七)
上海道札飭會文局5

示

具呈于七保十番地保徐子良



為多地并科未 恩繳價事 查身苗內有出租洋商之地送請
道契轉立英冊二千七百二十五號之契前蒙 憲勘丈丈見
之數除單多地理宜遵章并科繳價該地坐落新開鄭家浜
西首附近時值地價的實之數每畝計銀壹千五百兩正為此

具稟叩

恩伏乞

局憲大老爺 雷鑒裁 李沾仁 上稟

光緒二十五年七月

日

英冊道契 第2725號 (一八)

上海縣二十七保十圖地保稟帖

敬稟者竊 職查接管卷內奉

前陞憲李 札開接

英領事班 來函以二千七百二十五號地契因丹陽公所控有盜賣情事飭據該租主稟
已往兩公所與董事賠商據云盜賣地畝係二千七百七十三號道契之事與該契無干諒
係錯誤請為復行核辦將新契一套送請派員會勘批印移給等因札即遵照確切查明
核辦等因奉此伏查該號契前因出租單地內有金裕昌戶名一畝四厘七毫之地據丹陽
公所董事郭成芳等稟控司事盜賣在縣涉訟照章稟銷其朱永年趙黃氏出租
兩地並無轉轉承可分別勘辦緣前立之二千七百二十五號道契係朱永年趙黃氏金裕昌
三戶一同列名出租必須除去金裕昌一戶方能辦理經車 局楊前總理稟請

前憲蔡 照會

茲總領事將愛爾德所租朱永年趙黃氏之地另換新契送勘奉批已函致查照等因各
在案茲奉前因 尊職遵查朱永年出租之地坐落上邑二十七保十番念字行二百九十三號
戶名朱炳南則田一畝又趙黃氏出租地係二百九十二號戶名趙六觀則田一畝六分兩共畝六分
計田單兩紙出租與愛爾德為業當與黃巡檢備會同

英領事所派之員傳同業戶等者地保前往該地履勘除前銷之金裕昌單地已由丹
陽公所築牆圍進外所有朱趙兩姓出租單地均已釘有界石即按址丈量見其積六
百六十二步四分合計地二畝七分六厘核與前兩單二畝六分六厘多地一分六厘四址東至京江公
所義塚并公和地南至公路西抵西門均至天主堂地尚無違碍上名南京會館以南所多

英冊道契 第2725號 (一九)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 3a

之地詢據該地保徐子良稟稱係廢溝填平與丹陽公所不涉自應飭令按時值繳價承租并飭據該地保查明該處附近時值每畝實值價銀一千五百兩等情具稟前來前契文見多地一分六厘合繳規平銀二百四十兩應請

憲臺照會

英正領事飭令該商愛爾德照數繳價并科以便給契並業除將田單批明同原契發還英署外理合將遵查會勘緣由繪圖貼說聯銜稟覆仰乞

大人察核俯賜批示祗遵恭請


鈞安伏祈

肅整 卑職 謹稟

計呈 繪圖一紙

一稟 道憲 稟覆會勘英冊子七百二十五號新契租地并呈繪圖由

光緒十五年六月廿四日




英册道契 第2725號 (二〇)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 3b

候補縣正堂朱

上海縣正堂王

候補府左堂高



英册道契 第2725號 (二一)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 3c

欽加三街... 蘇松太兵備道蔡... 批

已據... 班正... 實... 印... 英... 發... 此...

英册道契 第2725號 (二二) 上海道札飭會丈局6

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gilbert Davies... New Haw-chang...

That the said Renter pay to the said Proprietor a sum of Dollars Two hundred & fifty (\$250.00)...

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

Huang Hoi 24th year, L. S. 4th moon 5th day, 24th May 1898

No. of Lot, 2726 } 2726 No. of Title Deed, } Registration completed at H.B.M. Consulate-General, Shanghai...

英册道契 第2726號 (二)

英二千七百二十六號

光緒二十六年四月初五日 租地 地契 二千七百二十六號

查該地... 此項租地... 光緒二十六年四月初五日

大清欽命監督江南海關分巡蘇松太兵備道蔡... 大英總領事官... 沈漢章

英册道契 第2726號 (一)

[TRANSLATION]

TITLE DEED.

Sartin's copy

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that *Abkinion Dallas* [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor *Srai Sze 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

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

That the said Renters pay to the said Proprietor a sum of *Dollars one thousand & four hundred (1,400⁰⁰)*

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hui 20th year, L. S. 4th moon 10th day.

20th May 1898

No. of Lot, 2729 } 2729.
No. of Title Deed, }

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

Jacob Scott
Vice-Consul.

英册道契 第2729號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官魏照會內開今據本國商人 哈味 稟請在上海按和約所定界內租業戶 魏榮記 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 魏 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向離章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代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錄將其地數分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 而每租不將每畝年租錢一千五百文預付 嚮 號 違犯斯章者則此契作廢廢地即歸官領至租地契者

光緒二十四年四月二十一日 給 租地 地契 二千七百三十號

光緒二十四年四月二十一日 給 租地 地契 二千七百三十號

查該地坐落五保頭面知字村面黃位極此批 光緒二十四年十月十一日 提督署第三號專印英商哈味 將年租一千五百文此批地契轉與匯廣公司租用相照註明備考 光緒二十四年十月十日 哈味將所租二千七百三十號地契交與匯廣公司道例租地此批 光緒二十四年八月十八日 匯廣公司將本契地契轉與法能德租地此批

英二千七百三十號

光緒三十年一月初七日 法能德將本契地契轉與脫里羅租用此批

光緒三十年正月廿八日 脫里羅將本契地契轉與通和行租用此批

查此契准 英領事官魏租主泰租馬桂松等請飭助奉因飭據會同局會同助復地屬昆連文見計地壹畝分叁壹四址東至英冊四十四百四十九號地西至英冊四十二百五十四號地南至本契地北至英冊四十一百九號地至本契原租地壹畝壹分玖厘肆毫合之此契承租而共有地壹畝叁分玖厘肆毫繪圖到道該商應照大英官憲租地章程相應註明蓋印備放光緒三十年九月初四日道署批 查該租地由英商商德泰教母元元元之號與相租用此契相應批領蓋印備考 光緒三十年正月廿四日道署批

英册道契 第2730號 (一)

[TRANSLATION.] Scotai's copy.

TITLE DEED.

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

I have received a communication from Her BRITANNIC MAJESTY'S Consul-General, stating that
James Alexander Harris
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Wei-fung-chi
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
mow, sun, li, Anou, bounded

North by
South by
East by
West by

That the said Renter pay to the said Proprietor a sum of Two Thousand
(20,000)
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, legalising such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

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

A necessary Deed for the Renting of Land.

Huangshai 24th year, L. S. 4th moon 21st day.
9th June 1898

No. of Lot, 273d 2730.
No. of Title Deed, }

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

James A. Harris
Vice-Consul.

英册道契 第2730號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官壁照會內開今據本國商人 利記 稟請在上海按和約所

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

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

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

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

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

國總領事官並道憲批准蓋印憑據將其地轉賃分段或已或人另造房屋轉賃實居住若未領兩國官憲允准憑據

並每年不將領款年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十四年四月二十二日 給 租地 地契 二千七百三十一號

查該地坐落子孫五面寶字行前凌周氏廢址此批

業戶 凌周氏 稟請將該地租與利記 利記 稟請將該地租與利記 利記 稟請將該地租與利記

一千九百二十五年一月八日利記將本契全地轉與裕和租用此批

一千九百二十九年四月三日裕和將本契全地轉與高易租用此批

英一千七百三十五號

查此契原有地契係分租凌周氏四十二百六十七號全契地大見壹畝壹分伍厘壹毫兩共計本契實有地壹畝捌分伍厘玖毫四址東至英冊九千九百

四十八號地南至東有恒路西至英冊二千八百五十六號地北至單外多地並小路該地北首單外餘地壹分壹厘陸毫不入契內不得估估該商應將契據添併該地

營業此批民國九年二月廿日上海特別市土地局地印

一千九百二十年三月一日高易

殷芬格白 力送 華 芬來 特 芬來

民國廿五年一月一日本局地印

此契於三十三年四月二十七日准日本國駐上海領事官 凌周氏 稟請將該地租與利記 利記 稟請將該地租與利記

轉立日期 七〇五五號信地產株式會社 經理 高易 特 芬來

中華民國三十三年五月二日上海特別市土地局地印 地契 第五五六〇號

英册道契 第2731號 (一)

[TRANSLATION.]

TITLE DEED.

Sattai's copy.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that *Atkinson & Dallas*

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

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

North by
South by
East by
West by

That the said Renter pay to the said Proprietor a sum of *Two Thousand* (*No. 70000*)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hui 24th year, L. S. *5th* moon *11th* day.

29th June 1898

No. of Lot, 2732 } 2732.
No. of Title Deed, }

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

Jacob Scott
Vice-Consul.

英册道契 第2732號 (二)

[TRANSLATION.]

TITLE DEED.

Sattai's copy.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that *John Gerrit Dallas*

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Chow Hui-sun Chow Bao-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

North by
South by
East by
West by

That the said Renter pay to the said Proprietor a sum of *Two Thousand* (*No. 1,21000*)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang Hui 24th year, L. S. *3rd* (H.K.) moon *20th* day.

10th May 1898.

No. of Lot, 2733 } 2733.
No. of Title Deed, }

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

Jacob Scott
Vice-Consul.

英册道契 第2733號 (二)

二千七百三十三號

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官滿照會內開今據本國商人賈立士稟請在上海按和約所定界內租業戶陸桂生張氏周寶厚

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

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

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在視其租地實界無足妨碍方准租住

又查向議章程外國人有通融得之之虞但無准租地實界與華民轉賃實若華民欲在界內租地實界須由

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

國總領事官准道憲批准蓋印憑據其地轉與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每畝不得將地租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十四年閏三月二十一日 給租地契 二千七百三十三號

光緒二十四年閏三月二十一日

英册道契 第2733號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官滿照會內開今據本國商人 賈立士 稟請在上海按和約所定界內租地...

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

光緒二十九年閏三月二十一日給

租地 地契 二千七百三十四號

此項地契係由三條士高臣字打高周子成此此 查該地坐落三條士高臣字打高周子成此此...

二千七百三十四號

民國十九年三月廿六日全契地併立日本冊七百四十五號新契本契註銷



英册道契 第2733號 第2734號

英册道契 第2734號 (一)

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that John Garrit Galles [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chen Chirang Chow Yuen-chua a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area...

That the said Renter pay to the said Proprietor a sum of Two Hundred & unity three (\$293.00) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

Xuangshui 20th year, L. S. 3rd (Lute) moon 20th day, 10th May 1899

No. of Lot, 2734 } 2734. No. of Title Deed, }

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

Signature of the Vice-Consul

英册道契 第2734號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人 利記 稟請在上海按和約所定界內租界戶 凌九思 為

地一段承遠租 畝分厘毫 北 東 西 南 每畝給價共庫平銀壹百七十五兩三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 凌九思 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向章章程雖外國人有通融得租之處但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年 五月初二日 給租地契 二千七百三十五號

查該地坐落三保十五面寶字行面凌九思此 蘇松太兵備道蔡 民國十年三月十九日全地轉五美冊二十六百六十六號新契本契註銷

英二千七百三十五號

[TRANSLATION.]

TITLE DEED.

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

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

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

That the said Renter pay to the said Proprietor a sum of Keeping Yack One hundred twenty five mow three (Rp. No. 175.00)

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

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

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

20th June 1898

No. of Lot, 2736 2736

No. of Title Deed, 2736

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

J. A. G. Vice-Consul.

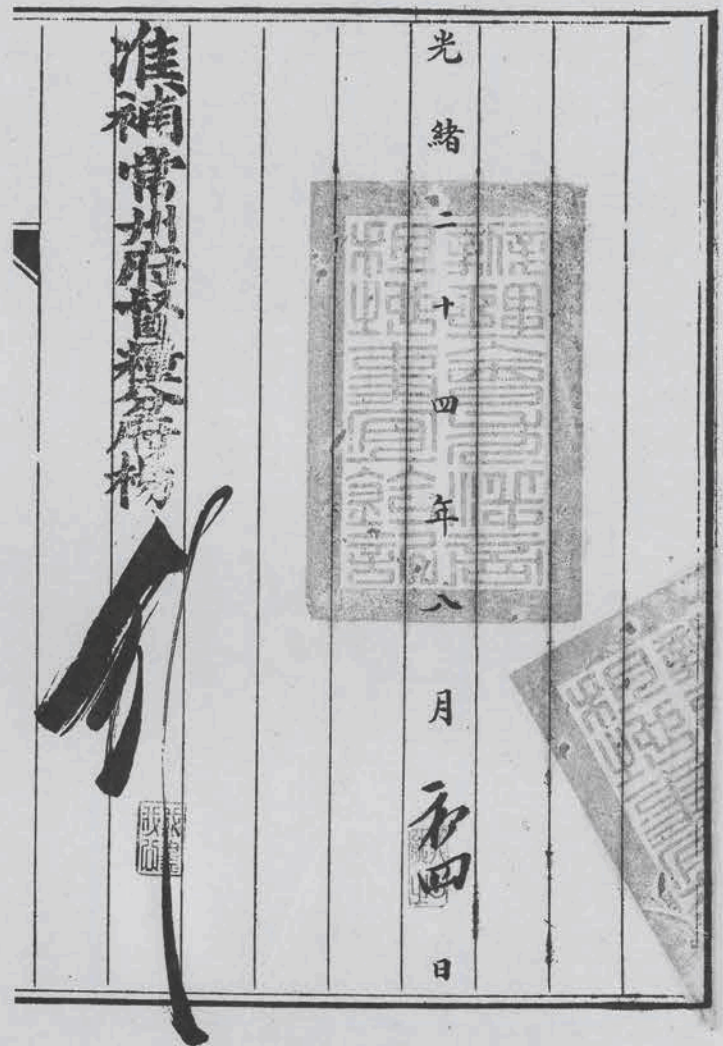
英册道契 第2735號 (二)

英册道契 第2735號 (一)

為移履事八月初二日接准 貴縣文開據郭成芳、衛關春、曹永泉等呈控德濟堂已故董事楊寶和王金鏞之子楊芝山、王槐亭擅將該堂義塚基地盜賣與王震之、稱洋商勢將掘毀 故墓求請禁止等情業經飭差提案訊據楊芝山、王槐亭同供所有義塚由單 二紙早經付交得主黃姓收去現悉此單已由得主送交會文局查文轉換道契是 以一時不能呈繳求請備文移吊等詞據供前情除將楊芝山等分別責懲押 候復訊外合行備文移請為此合移貴局煩照來文希即止文扣契並請將黃 震之前呈二十七保十昌念字圩二百八十五號金裕昌戶名則田一畝四厘七毫又二百九 十二號姚三寶戶名則田一畝三分二厘五毫共計田單二紙送交會文局查文轉換道契 以憑訊辦等因准此查前二戶田單係分五英冊二千七百七十三暨二千七百三十五號契 前經 貴署派差到敝局查詢知該兩戶單地在縣涉訟既有轉轄照章向不准立道契 已稟請 道憲將契送還註銷其田單原契交還英署矣相應移履為此合移 貴縣煩為查照施行須移 一移 上海縣

英册道契 第2735號 (三)

會丈局總辦移文上海知縣 a



英册道契 第2735號 (四)
會丈局總辦移文上海知縣b

英册道契 第2735號 第2736號

中
此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

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

地一段永遠租 畝 分 厘 毫 北 東 西
每畝給價 共洋四百元
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 李 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由
己便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住
又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准將地租分段或已租人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十四年 五 月 十 日 給 租地 二千七百三十六號 地契

查該地坐落三條二高章字打面米沈祥此批
前經本會同總辦移文上海知縣在案茲據該商稟請將該地租與施篤克等商議租價並領印信憑據等情到道查該地坐落三條二高章字打面米沈祥此批
前經本會同總辦移文上海知縣在案茲據該商稟請將該地租與施篤克等商議租價並領印信憑據等情到道查該地坐落三條二高章字打面米沈祥此批

英二千七百三十六號

一九四〇年二月廿日 施本司 將本契
白 施本司 德 廿一 廿四 廿七 三十



此契於 一九四〇年二月廿九日
轉 一九四〇年二月廿九日
中華民國 二十二年一月十四日
中華人民 二十二年一月十四日
三三七號面
三三〇六號

英册道契 第2736號 (一)

一九五

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准 大英總領事官照會內開今據本國商人馬力司稟請在上海接和約所定界內租業戶李志卿

地一段承遠租 畝 分 厘 毫 北 東 南 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶李志卿 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨礙方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不願明本 國總領事官並准租地實界其地應分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並無印不願明本國總領事官並准租地實界者則此契作為廢紙地即歸官須至租地契者

光緒二十四年五月初二日 租地 地契 二千七百三十九號

查該地坐落... 英界... 總領事官... 光緒二十四年五月初二日

光緒三十三年閏四月二十日道勝銀行將本號契地轉與司開立東院租用此批

光緒三十三年五月初四日司開立東院將本號契地轉與天主堂江南教會租用此批

一千九百十五年五月二十日天主堂江南教會將本契地轉與西考院租用此批

二千七百三十九號

查此契係會同局長... 民國八年五月二十六日全地劃立契冊一千一百三十三號新契本契註銷



民國八年五月二十六日全地劃立契冊一千一百三十三號新契本契註銷

英册道契 第2739號 (一)

[TRANSLATION.]

Sootai's copy

TITLE DEED.

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

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

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

That the said Renter pay to the said Proprietor a sum of Dollars One hundred & Twenty (\$120.00)

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

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

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

A necessary Deed for the Renting of Land.

Huang Hai 24th year, L. S. 20th moon 2nd day.

20th June 1898 No. of Lot, 2739 No. of Title Deed, 2739

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

英册道契 第2739號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官照會內開今據本國商人馬力司稟請在上海按和約所定界內租業戶李阿菊

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

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

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

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

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

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

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

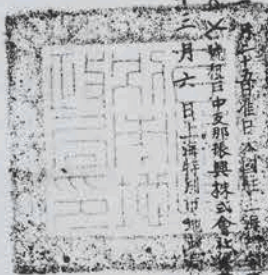
光緒二十四年五月初二日給租地契二千七百四十一號

查該地係在英界內...

光緒二十四年正月十日 英界第九號車函英商馬力司...

一千九百零四年...

此契於三十二年...



英册道契 第2741號 (一)

[TRANSLATION.]

TITLE DEED.

Vaotai's copy.

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

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

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

Le Anshu

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

mos, fun, le, koon, bounded

North by

South by

East by

West by

That the said Renter pay to the said Proprietor a sum of Dollars Eighty four (\$84.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Kuangshui 20th year, L. S. 5th moon 2nd day.

20th June 1898

No. of Lot, 2741

No. of Title Deed, 2741

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

Handwritten signature of the Vice-Consul.

英册道契 第2741號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官馬力司 稟請在上海按和約所定界內租業戶王振邦陸兆貴

給出租地契事照得接准 地一段承遠租 畝分 厘 毫 北 東 南 西 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 王陸姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地地貨無足妨礙方准租住 又查向章章程雖外國人有通融得之之權但無准租地地貨與華民轉賣若華民欲在界內租地地貨須由 總領事官與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數分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付傳號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年五月初二日給租地契 二千七百四十二號

查該地原在五角四角改字行面改飲亭此

光緒二十五年正月五日 英界總領事官馬力司稟請將該地租與王陸姓收用行租和應註明備考

光緒二十八年正月七日道勝將本號與馬力司租用此

二千七百四十二號

此契租地 原在五角四角改字行面改飲亭此 查該地原在五角四角改字行面改飲亭此



查此契原在五角四角改字行面改飲亭此 查該地原在五角四角改字行面改飲亭此

英册道契 第2741號 第2742號

英册道契 第2742號 (一)

[TRANSLATION]

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Henry Morris [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Wang Jee-sung & Tok Koo-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 ... North by ... South by ... East by ... West by ...

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

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

Muang Hai 24th year, L. S. 5th moon 27th day. 20th June 1898

No. of Lot, 2742 } 2742. No. of Title Deed, } REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 1898. J. Smith, Secy. Vice-Consul.

英册道契 第2742號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官照會內開今據本國商人馬力司稟請在上海按和約所定界內租界戶王銀全

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

光緒二十四年五月初二日給租地契二千七百四十三號

查該地坐落五保四畝改字行面成欽章此批

光緒二十五年正月十日 英界第壹百三號 英領事官馬力司將第壹百三號地契轉與道銀行租用相繼註明備考

光緒二十八年正月十日道勝將本號地仍轉與馬力司租用此批

二千七百四十三號



此契租地銀兩 原天地各處屋內除劃出地契原銀兩另立契冊五百九十五號新契租界外本契應剩餘地契分陸陸壹壹復文相附該地其三千七百四十三號地契

民國十四年十月十四日全地併入英界一千六百四十六號契內本契註銷

英册道契 第2743號 (一)

[TRANSLATION]

TITLE DEED.

Saotai's copy

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

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

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of 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 thereon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang-hai 24th 7th mo, L. S. 5th moon 2nd day.

20 June 1894

No. of Lot, 2742 } 2743 No. of Title Deed, }

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

Signature of Vice-Consul

英册道契 第2743號 (二)

敬稟者竊奉

憲臺札委會勘英冊字七百五十四號新契業將二千七百四十四號契地會查勘丈繪圖具復并將二千七百五十四號契票銷各在案茲查二千七百五十四號新契係據洋商馬力師租華民徐姚金坐落上邑二十七保九番克字圩五百九十號戶名徐虎觀則田八分二厘九毫計田單紙分五前兩號新契經與黃巡檢辦會同

英總領事所派之員傳同業戶督飭亭者地保前往該地履勘勘得該地中隔義塚地在塚之南北兩頭相離有五丈餘尺之遠明係兩地向來單地均係地一單從無兩地一單之事况該地中隔義塚當日辦理推收豈有置中間義塚於不顧而以相離五丈餘尺之兩地合為一單之理顯係朦混除將原契田單於還英署外理合稟銷奉發新中契至

繳仰乞

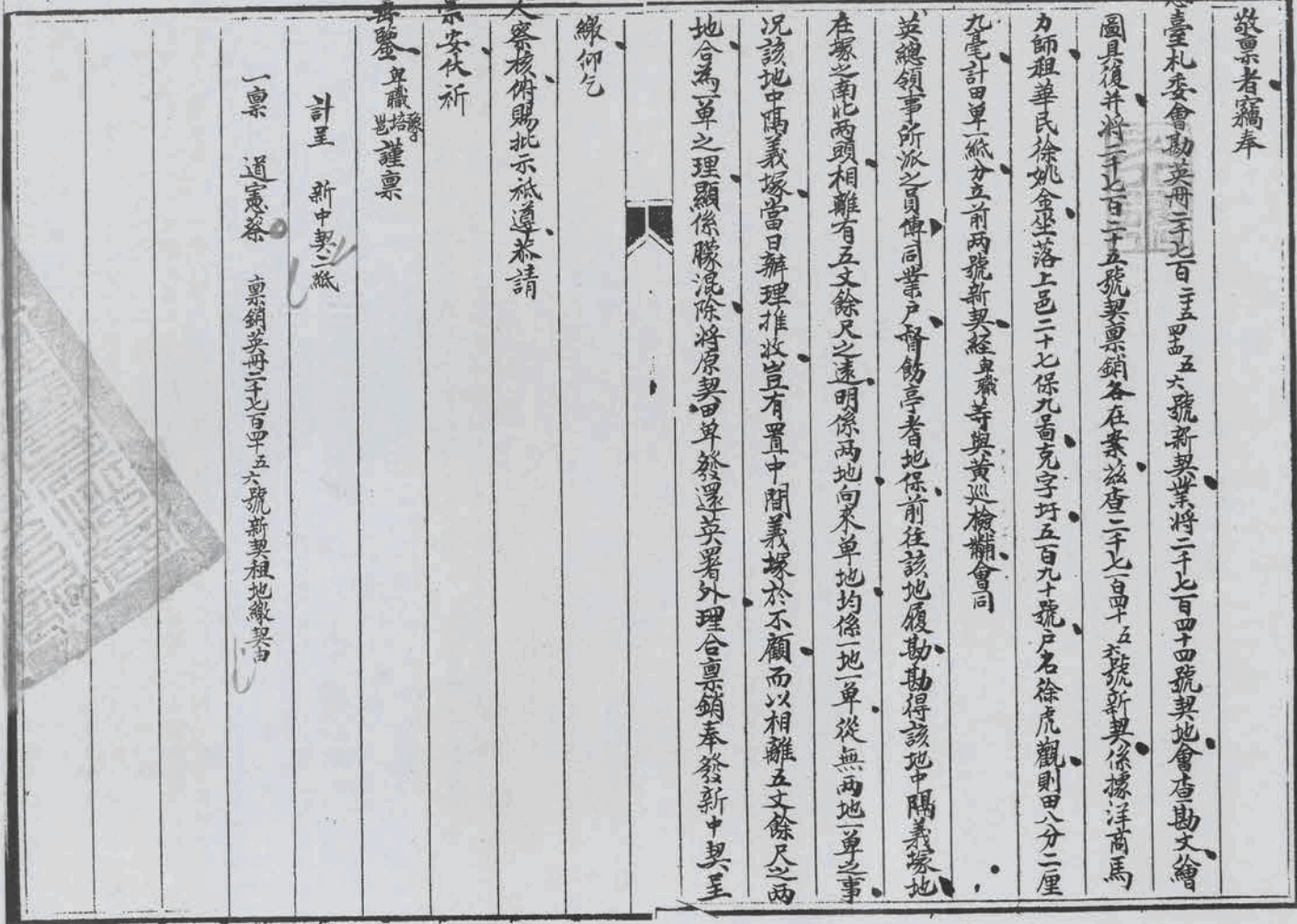
大憲核俯賜批示祇遵恭請

崇安伏祈

毋鑒 卑職 謹稟

計呈 新中契二紙

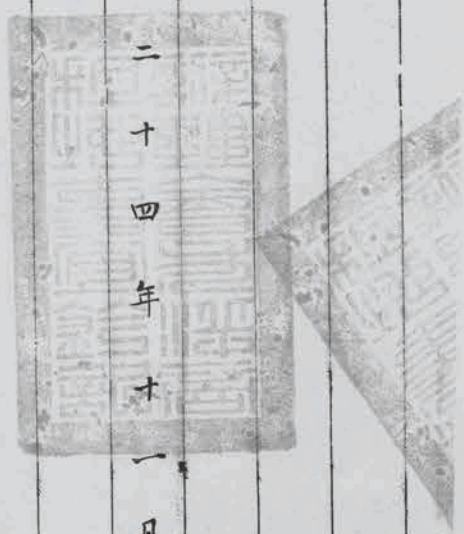
一稟 道憲 稟銷英冊字七百五十四號新契租地緣契



英冊道契 第2744號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

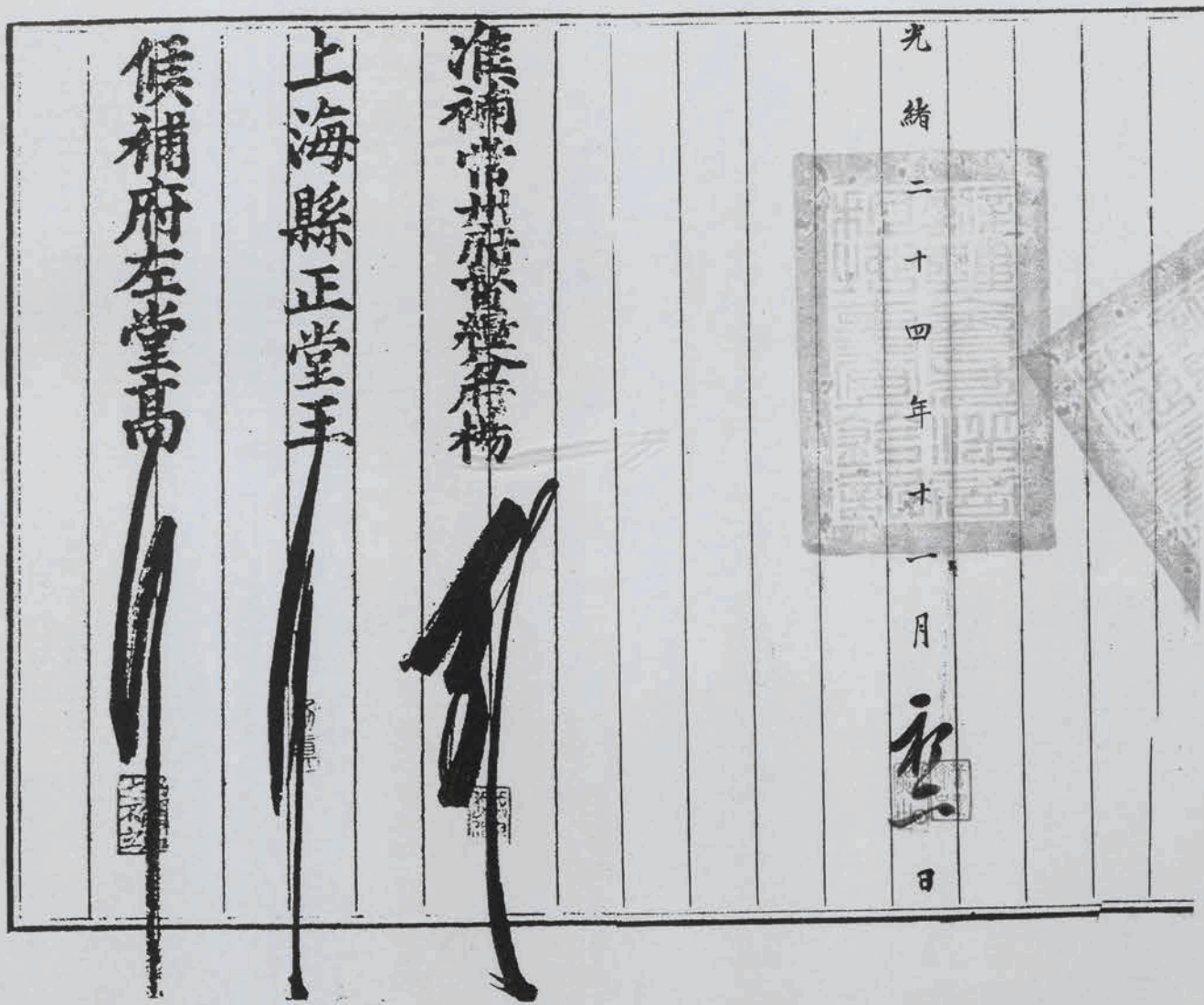
光緒二十四年十一月 日



准補常州府督糧倉楊

上海縣正堂王

候補府左堂高



英冊道契 第2744號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人通和行稟請在上海按和約所定界內租業戶蔚霞

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

光緒二十四年五月十四日 租地 二千七百四十八號

查該地係由德商五號換立本契此批 此項租地係由德商五號換立本契此批

英二千七百四十八號

The within lot is composed of the German Lot 2748.

[TRANSLATION]

TITLE DEED.

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

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

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

North by South by East by West by

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

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

This coming 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 let or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hai 24th year, L. S. 5th moon 14th day.

2nd July 1898

No. of Lot, 2748 } 2748 No. of Title Deed, }

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

英册道契 第2748號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人畢第蘭稟請在上海按和約所定界內租業戶陸小五張瑞廷趙永舟

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地故却不能由業戶陸小五張瑞廷趙永舟等將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地故却不能由

光緒二十四年五月十八日 租地 二千七百四十九號

查該地係由德商五號換立本契此批 此項租地係由德商五號換立本契此批

英二千七百四十九號

[TRANSLATION]

TITLE DEED.

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

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

Lo Hiao-wai, Chang Chung-ting & Chao Yung-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

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 let or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hai 24th year, L. S. 5th moon 18th day.

6th July 1898

No. of Lot, 2749 } 2749 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898. A. J. Mayers Adj. Vice-Consul.

英册道契 第2749號 (二)

英册道契 第2749號 (一)

此契存卷
大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官暨照會內開今據本國商人高易行稟請在上海按和約所定界內租界內徐銀鈺殷氏
給出租地契事照得接准
地一段承遠租 畝分風 畝北 東 西 南
每畝給價共洋壹千八百元 其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶徐銀鈺殷氏將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住
又查向職章程雖外國人有通融得租之處但無准租地實界與華民觀轉買賣若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本
國總領事官並准憲批准蓋印憑據將其地轉與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年五月十六日給租地契 二千七百五十五號

英二千七百五十五號

查該地坐落五條頭西和字行前街位號此批
此項租地係會同勘復五條頭西和字行前街位號此批
商應與會分四地營業相應稅明蓋印備考光緒二十四年八月廿四日批
此契於三十一年三月十六日日本國領事官與總領事官會同勘復五條頭西和字行前街位號此批
轉立日期四七六一號租戶中支那振源棧式會同勘復五條頭西和字行前街位號此批
中華民國二十二年三月十七日上海特別市地政廳批 租字第三二七號

一千九百零年三月廿日 麥充勞 馬斯德 阿丁台而
樹末生 衣將本契全地轉與 陸山騰 騰文
麥充勞 騰文 租用此批 民國卅年三月廿日本局補註

英册道契 第2750號 (一)

[TRANSLATION.]

TITLE DEED.

Bestai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consal-General, stating that
Dowdall Hanson & Co. Mill
[herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors
Soai Ying-ko & Yang-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, ic, haow, bounded

North by
South by
East by
West by

That the said Renters pay to the said Proprietors a sum of Dollars one thousand
eight hundred (6,180⁰⁰)

being at the rate of _____ per mow; and also
the Annual Low Rent of Fifteen Hundred Cash per 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
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese; And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
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 Consal and through him to the Intendant for the 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.

Muang Kwei 24th year, L. S. 5th moon 16th day.

4th July 1898

No. of Lot, 2750 } 2750.
No. of Title Deed, }

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

Vice-Consul.

英册道契 第2750號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

利記 稟請在上海按和約所定界內租界內 周味祜 為

大英總領事官照會內開今據本國商人 利記 稟請在上海按和約所定界內租界內 周味祜 為 地一段承租 畝 分厘毫 北 東 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 周 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向章程離外國人有通融得之虛但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌量准其租地實界或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀二千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十五年五月三十日 給

租地 二千七百五十一號 地契

查該地係在英租界內...

光緒二十五年五月三十日 給 租地 二千七百五十一號 地契

光緒二十五年五月三十日 給 租地 二千七百五十一號 地契

光緒二十五年五月三十日 給

光緒二十五年五月三十日 給 租地 二千七百五十一號 地契

光緒二十五年五月三十日 給 租地 二千七百五十一號 地契

光緒二十五年五月三十日 給 租地 二千七百五十一號 地契

光緒二十五年五月三十日 給 租地 二千七百五十一號 地契



英册道契 第2751號 (一)

[TRANSLATION]

TITLE DEED.

Copy

Sooai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 Allani Lalaca & Cawas Lalaca [herein described and called the Renters] have 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

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Two Hundred and fifty (No. 350) being at the rate of per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Muang Hui 24th year, L. S. 5th moon 30th day. 18th Sep 1898

No. of Lot, 2751, 2751. No. of Title Deed, 2751.

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

S. J. ... Vice-Consul

英册道契 第2751號 (二)

英册道契 第2751號 第2752號 第2753號

This lot comprises the part of lot of 1630 North of the Dorekow Canal

[TRANSLATION.]

TITLE DEED.

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

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

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

North by South by East by West by

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

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

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

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

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

A necessary Deed for the Renting of Land.

Xuang Hui 24th year, L. S. 7th day, 1898.

No. of Lot, 2752. No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898.

英册道契 第2752號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

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

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

又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本國總領事官並道憲批准蓋印憑據將其地轉賃分段或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據

光緒廿四年 日給 租地 地契 二千七百五十二號

查該地係由... 光緒廿四年... 租地... 地契... 二千七百五十二號

英册道契 第2752號 (一)

中

此契存卷 大清欽命監督江南海關分巡蘇松太兵備道蔡

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

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

又查向議章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本國總領事官並道憲批准蓋印憑據將其地轉賃分段或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據

光緒廿四年 日給 租地 地契 二千七百五十三號

查該地係由... 光緒廿四年... 租地... 地契... 二千七百五十三號

英册道契 第2753號 (一)

二〇九

This lot comprises the part of lot No. 1630 North of the Brookline Canal

[TRANSLATION.]

TITLE DEED.

Latin's copy

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

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

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

North by South by East by West by

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

This coming 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.

Xuang Chiu Tuan 24th year, L. S. 4th moon 19th day. 7th June 1898. No. of Lot, 2753. No. of Title Deed, Registration completed at H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898. Vice-Consul.

上海道契 卷九

英册道契 第2753号 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人高易行稟請在上海按和約所定界內租界內三義堂地段一段承租... 光緒二十四年五月十七日給租地契二千七百五十四號

光緒二十四年五月十七日給租地契二千七百五十四號... 查該地坐落... 光緒二十四年五月十七日給租地契二千七百五十四號

本契係本年八月開... 英領事官... 光緒二十四年五月十七日給租地契二千七百五十四號

一九二二年四月四日沙遜 將本契全地轉與 發來司登 因租用此契 民國十一年八月八日地局補註



此契於三十三年六月一日准日本國駐上海領事署... 中華民國三十三年六月八日上海特別市政府地政局批

一一一〇

英册道契 第2754号 (一)

局憲大老爺察核酌奪施行上稟

具稟前充二十五保頭圖地保黃位整

為多地并科飭查實價事竊圖內業戶三義堂將一百五十二號錢金福羅德潤德等戶名田

畝出租與高易洋商轉換二千七百五十四號道契管業夫有餘地該地坐落東界浜其左近時

值每畝價洋壹千元為此據實稟覆叩求

[TRANSLATION]

TITLE DEED.

Partai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Bowdell Hanson & Co. Mill
[herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor
Han Nee Sang

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

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

That the said Renters pay to the said Proprietor a sum of Two thousand
(No. 2,000⁰⁰)

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

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

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

A necessary Deed for the Renting of Land.

Kiang shui 20th year, L. S. 5th moon 17th day.

5th July 1898

No. of Lot 754 } 2754

No. of Title Deed, }

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

J. M. Scott
Vice-Consul.

英册道契 第2754號 (三)
上海縣二十五保頭圖地保稟帖

英册道契 第2754號 (二)

此契於三十一年二月十八日准日本領事署 字第一一〇號由
轉立日册第三五四三號租戶中至那張與張會社後經理暫契時檢給新契
中華民國三十一年三月一日上海縣地政局批 租字第二〇四九號

此契於三十一年二月十八日准日本領事署 字第一一〇號由
轉立日册第三五四三號租戶中至那張與張會社後經理暫契時檢給新契
中華民國三十一年三月一日上海縣地政局批 租字第二〇四九號

英一千九百二十五年五月

一千九百二十四年五月二十一日

一千九百二十四年五月二十一日

光緒二十四年五月二十一日

租地 二千七百五十五號

查該地坐落元保十甫念字行苗棟耀芳此批
此契係由苗棟耀芳與苗會同勸復全港元保十甫念字行上名地保位分界東界西界南界北界均至張姓地西至河共至公器界張姓地繪圖到道讓商處
照大章租分四份業業相與明蓋印備字號于四月二十三日批
民國元年八月十二日添租業戶張會社地保位分界東界西界南界北界均至張姓地西至河共至公器界張姓地繪圖到道讓商處
壹厘肆毫四址東至小路南至張姓地西至張姓地北至公路漢商即照大章租分四份業業本交使使陳 批印

此契存卷
大清欽命 監督 江南海關分巡 蘇松太兵備道 蔡

大英總領事官 照會內開今據本國商人 瑪利孫 葛萊敦 稟請在上海按和約所定界內租業戶 李冷記
給出租地契事照得接准
地一段永遠租 畝分 厘毫 北
每畝給價共洋四百五十九元正
業戶 李 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由
已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住
又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賣若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代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憑據將其地轉與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年將每年租銀一千五百元預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

李冷記

為

英册道契 第2755號 (一)

[TRANSLATION.]

TITLE DEED.

Soai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Cratten [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor...

North by South by East by West by

That the said Renters pay to the said Proprietors 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 Proprietors shall Rent the said quantity of Land to the said Renters upon the following conditions:-

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

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

A necessary Deed for the Renting of Land.

Xuang Hai 24th year, L. S. 0th moon 18th day.

6th July 1894

No. of Lot, 2757 No. of Title Deed, 2757

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

S. J. Mayrho Vice-Consul

英册道契 第2757号 (二)

[TRANSLATION.]

TITLE DEED.

Soai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Frederick Montague Cratten [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor...

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

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars Six hundred & fifty (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 Renters upon the following conditions:-

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

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

A necessary Deed for the Renting of Land.

Xuang Hai 24th year, L. S. 0th moon 18th day.

6th July 1894

No. of Lot, 2758 No. of Title Deed, 2758

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

S. J. Mayrho Vice-Consul

英册道契 第2758号 (二)

光緒二十五年五月十八日

光緒二十四年五月十八日 光緒二十五年正月三日

光緒二十四年五月十八日 日給地契 二千七百五十八號

大清欽命監督江南海關分巡蘇松太兵備道蔡 給出租地契事照得接准 大英總領事官照會內開今據本國商人瑪利孫 葛萊敦稟請在上海按和約所定界內租業戶 陸錫方 地一段承遠租 畝分厘毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 陸錫方 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地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向章章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准登籍將其地實界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

中

英册道契 第2758号 (一)

中

此契存卷
大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准
大英總領事官照會內開今據本國商人愛爾德
地一段承遠租 畝 分 厘 毫 北
每畝給價共銀貳千兩
業戶 黃 姓
將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住
又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並直憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年五月十九日 日給 租地 地契 二千七百六十號

查該地坐落五保頭商知字行前黃姓家此
光緒二十四年五月十九日日本國駐上海總領事官 牛島一四五二號
中華民國三十三年二月十九日上海特別
一四〇五號

二千七百六十號

[TRANSLATION.]

TITLE DEED.

lasted's copy.

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

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

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Two thousand (2,000) per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Huang Chew Kiang year, L. S. 5th moon, 19th day.

No. of Lot, 2760 2760. No. of Title Deed,

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

S. J. Mayrho Aclty. Vice-Consul.

英册道契 第2760號 (二)

中

此契存卷
大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准
大英總領事官照會內開今據本國商人康步虛
地一段承遠租 畝 分 厘 毫 北
每畝給價共銀貳千兩
業戶 姚 姓
將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住
又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並直憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年五月二十二日 日給 租地 地契 二千七百六十一號

查該地坐落五保頭商知字行前黃姓家此
民國十年九月之月全地併公英冊第 二千七百六十一號新契本契
光緒二十四年五月二十二日日本國駐上海總領事官 牛島一四五二號
中華民國三十三年二月十九日上海特別
一四〇五號

二千七百六十號

[TRANSLATION.]

TITLE DEED.

lasted's copy.

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

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Two hundred Twenty (220) per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Huang Chew Kiang year, L. S. 5th moon, 22nd day.

No. of Lot, 2761 2761. No. of Title Deed,

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

S. J. Mayrho Aclty. Vice-Consul.

英册道契 第2761號 (二)

英册道契 第2761號 (一)

敬稟者、竊奉

憲臺札開、接

英總領事暨 函送英冊二千七百零九、一、二、三、四號新契五套、請派員會勘、等由、檢契
 札飭、會查勘文、繪圖、貼說、並查苗保土名、併具復等因、奉經 卑職 等與黃巡檢、會同
 英總領事、分派之員、查明原契、單、傳同業戶地保、前往履勘、分別按址丈量、除二千七百
 零九、一、二、三號契地、另行勘覆外、所有二千七百六十一號新契、係由洋商康步廬、租業戶
 姚琴舟、坐落二十七保八苗、賢字圩、五百五十一號、戶名姚旦初、則田四分七厘四毫、又五百五十一
 號、姚旦初、則田六分八厘六毫、田二畝、共計則田畝一分六厘、丈見積二百七十八步四分、合地一
 畝一分六厘、單地相符、四址、東至英冊二千六百七十三號、暨一千四百一十二號地、西至趙姓地、南北
 兩面、均至康步廬地、又查二千七百六十二號新契、係洋商康步廬、租業戶姚琴舟、坐
 落二十七保八苗、賢字圩、五百五十二號、戶名姚旦初、則田一畝、則田三十二厘二毫、三十九毫、七
 十四步一分六厘、合地三分九毫、核與田單三分二厘二毫之數、少地二厘三毫、四址、東至英冊
 二千一百五十三號地、西至英冊二千三百十六號地、南至康步廬地、北至英冊一千四百一十二號地、
 以上兩地、四址均無違碍、土名姚家宅之南、理合將會勘緣由、分繪圖說、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

崇安伏乞

再鑒、卑職 等 謹稟

英冊道契 第 2761 號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

計呈 繪圖二幅、並繳新中契三紙

一稟 道憲 察 稟覆會勘英冊二千七百零九、一、二、三號新契租地呈圖契由

光緒二十四年七月廿一日

准補常州府督糧府楊

上海縣正堂黃

候補府左堂高

英冊道契 第 2761 號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

[TRANSLATION.]

TITLE DEED.

Sattai's copy

Ssai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 Carroll Bennett* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors *Chang Jui-sun & Chi-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

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

That the said Renter pay to the said Proprietors a sum of *two thousand* (\$2000) being at the rate of _____ per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

Kuangshii 24th year, L. S. 10th moon 22nd day, 10th July 1898

No. of Lot, 2763 } 2763
No. of Title Deed, }

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

S. J. Mayrho
Acty. Vice-Consul.

[TRANSLATION.]

TITLE DEED.

Sattai's copy

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

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

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

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

That the said Renter pay to the said Proprietors a sum of *Dollars 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 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.

Kuangshii 24th year, L. S. 10th moon 22nd day, 10th July 1898

No. of Lot, 2764 } 2764
No. of Title Deed, }

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

S. J. Mayrho
Acty. Vice-Consul.

光緒二十四年五月二十二日 租地契 二千七百六十四號

大清光緒二十四年五月二十二日 租地契 二千七百六十四號

大清欽命監督江南海關分巡蘇松太兵備道蔡
給出租地契事照得接准
大英總領事官照會內開今據本國商人 通和行 稟請在上海按和約所定界內租界戶 恆和公司
地一段承遠租 畝 分 厘 毫 北 東 西 南
每畝給價 共洋 五百元 正
業戶 恆和 將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住
又查向章章程離外國人有通融得之益但無准租地實界與華民轉賃實若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本
國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
重無不將每年年租銀 五百元 正 隨時領還犯斯章者則此契作爲廢紙地即歸官領至租地契者

會文局

札

英總領事 函送英冊二千七百五十五號新契二套 湯派員會勘批印存抄等因 除函復並分行外 合檢新中契札卷札到

為

札修事 本年六月初四日接

英總領事 函送英冊二千七百五十五號新契二套 湯派員會

勘批印存抄等因 除函復並分行外 合檢新中契札卷札到

該員等即便查收 刻日會同上海縣覽

英總領事 所派之員查明原契田單之附往各該地按地履

勘丈量繪圖貼說並查當詳去名一併具後毋違此札

計札卷 新中契二紙 仰啟

英冊道契 第 2765 號 (三)

上海道札飭會文局 1a

光緒

二十四年六月

十五日

日

六月十八日

英冊道契 第 2765 號 (四)

上海道札飭會文局 1b

會文局

札

英總領事 來函以二千七百六十五號契地業已勘明現在該契
地即欲蓋造醫院特契甚殷函請移給等因除函復外合亟
札催札到該局立即遵照查案赴辦具復毋違此札

札催事本年七月二十八日接

英總領事 來函以二千七百六十五號契地業已勘明現在該契

地即欲蓋造醫院特契甚殷函請移給等因除函復外合亟

札催札到該局立即遵照查案赴辦具復毋違此札

光緒二十四年八月



八月初四日

英册道契 第2765號 (五)

上海道札飭會文局2

敬稟者竊奉

憲臺札開接

英總領事 來函以二千七百六十五號契地業已勘明現在該契
地即欲蓋造醫院特契甚殷函請移給等因除函復外合亟
札催札到該局立即遵照查案赴辦具復毋違此札

大人察核俯賜批示祇遵恭請

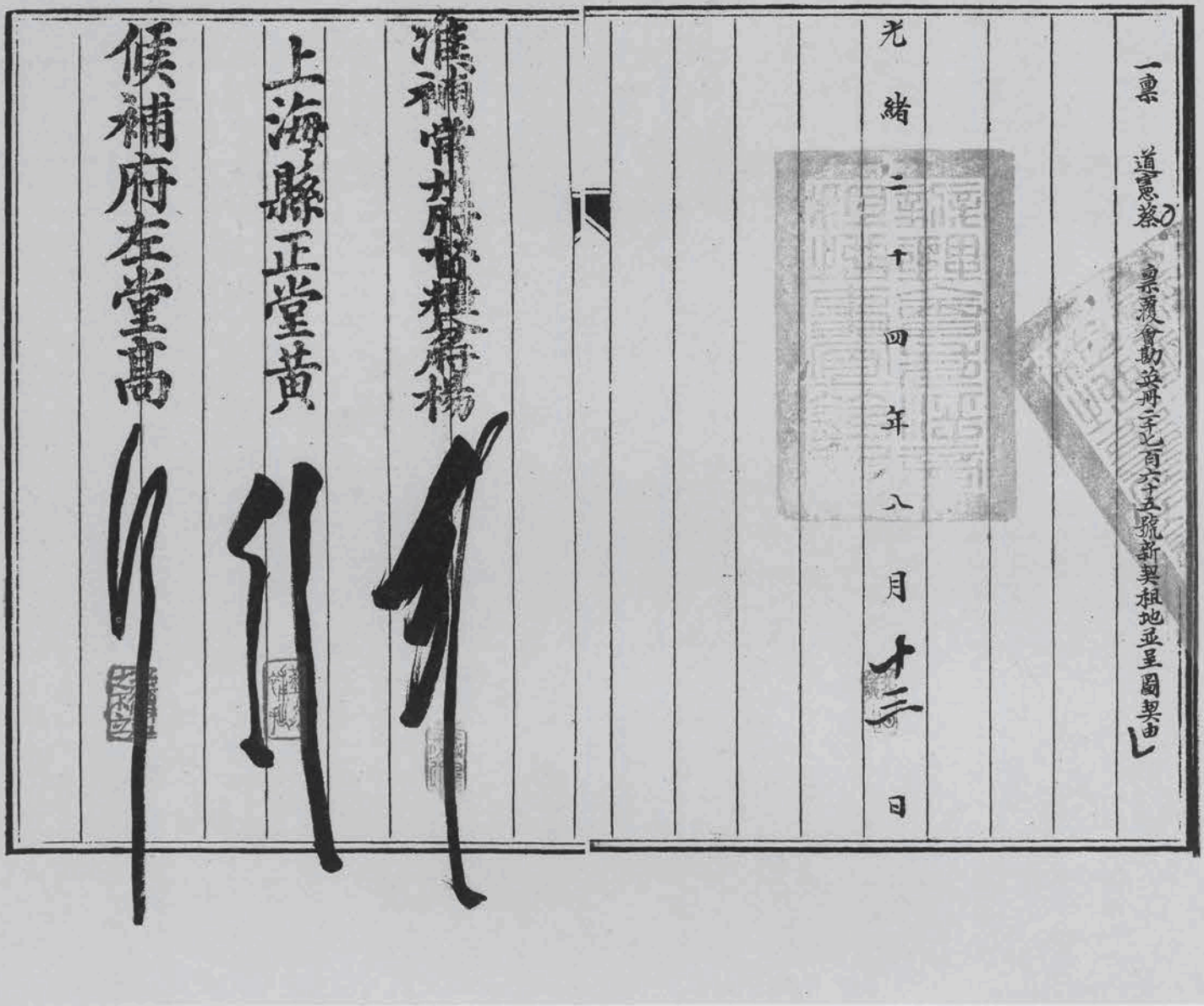
崇安伏乞

垂鑒 謹稟

計呈 繪圖一幅並新中契紙

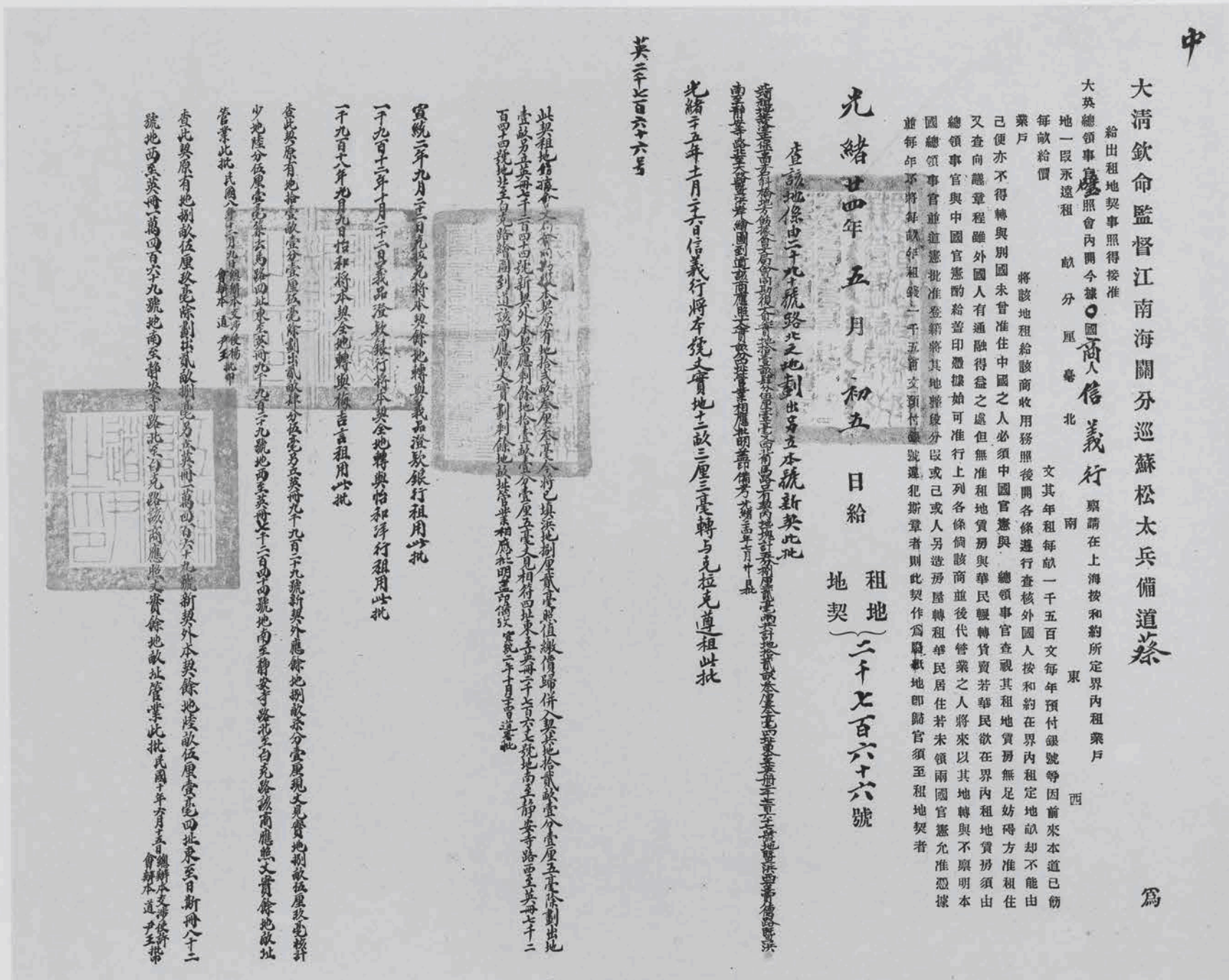
英册道契 第2765號 (六)

上海知縣暨會文局總辦聯銜呈上海道臺稟帖 a



英册道契 第2765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2766號 (一)

This do: comprises the W. portion of lot 2090 N. of the Boubly hill Rd.

[TRANSLATION.]

TITLE DEED.

Tastain Copy

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Messrs. H. Grant & Company [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor

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

North by South by East by West by

That the said 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 this location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any 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.

Kwangsin 24th year, L. S. fifth moon fifth day.

23rd June 1898

No. of Lot, 2766. No. of Title Deed,

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

S. J. Sawyer Acty. Vice-Consul.

查此契原有地陸畝零伍厘壹毫陸絲計出陸厘壹毫陸絲另五厘三二二號新契外本契餘地又見伍畝玖分捌厘捌毫四絲東至美母三二二號西至日斯母二四號南至靜安寺路北至克路該商應照文實餘地地址管業此批



英册道契 第2766號 (二)

上海道契 卷九

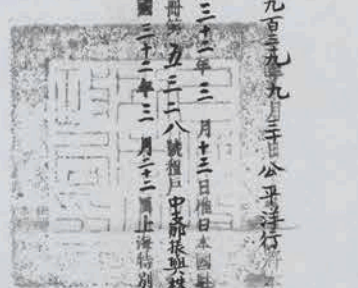
大清欽命監督江南海關分巡蘇松太兵備道蔡

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

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住又查向章程雖外國人有通融得之虛但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登報將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租錢一千五百文預付領號繳納斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿四年 五月初五日 給 租地 地契 二千七百六十七號

查該地係由二千九百號路之地劃出另立本統新契此 僅事租價銀兩備考 光緒廿五年二月二日批 未領三年內 勿信先行將本統契地作廢并立其契與通和行租地此 查此契係由二千九百號路之地劃出另立本統新契此 租地契係由二千九百號路之地劃出另立本統新契此



此契於三十五年三月廿五日由業主 立契入 租請為第一次所有 惟已收件契字第八一號業經 需並完竣 中華民國五年二月十八日 上海市地政局批

一千九百零九年九月廿三日公署洋行 契全地轉讓滙豐銀行租地此批 此契於三十二年三月十三日由日本國駐上海領事署 字第三九〇六號函 轉立日冊第 三二八號租戶中商振興社公會社依管理章程時換給新契 中華民國三十二年三月二十二日上海特別市地政局批 租字第三三三四號

英册道契 第2767號 (一)

一三二四

This doth comprise the S. portion of Lot 2090 N. of the Butchery Hill Rd.

[TRANSLATION.]

TITLE DEED.

Tas-tai Copy.

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

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

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

North by South by East by West by

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kuanghan 24th year, L. S. 5th moon 5th day.

23rd June 1898

No. of Lot, 2767 No. of Title Deed,

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

S. J. Mayers Actg. Vice-Consul.

英册道契 第2767號 (二)

英册道契

第2767號 第2768號

[TRANSLATION.]

TITLE DEED.

Tas-tai's copy.

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

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

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

North by South by East by West by

That the said Renters pay to the said Proprietors a sum of Dollars two hundred eighty five & cents seventy (H 285.75)

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

This coming 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. Kwanghan 24th year, L. S. 0th moon 22nd day.

10th July 1898

No. of Lot, 2768 No. of Title Deed,

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

S. J. Mayers Actg. Vice-Consul.

英册道契 第2768號 (二)

英二千七百六十八號

光緒二十四年五月二十二日給地租地契二千七百六十八號

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官馬力司稟請在上海按和約所定界內租界內明金觀社聖林...

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

英册道契 第2768號 (一)

一一一五

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官暨照會內開今據本國商人馬力司稟請在上海按和約所定界內租業戶鄭祥麟

給出租地契事照得接准 地一段永遠租 畝分厘毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 鄭祥麟 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 己便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實冊無足妨礙方准租住 又查向議章程離外國人有通商得之權但無准租地實冊與華民轉賣若華民欲在界內租地實冊須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官重違憲批准登報將其地轉與分租或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並經不將銀號年租銀一千五百文預付銀號違犯斯章者則此契作廢官憲須至租地契者

光緒二十四年五月二十四日

日給

租地 地契 二千七百六十九號

查該地坐落三保九龍字行商願學生此批

光緒二十四年五月二十四日 光緒二十四年五月二十四日 光緒二十四年五月二十四日

英二千七百六十九號

光緒二十四年五月二十四日

光緒二十四年五月二十四日 光緒二十四年五月二十四日 光緒二十四年五月二十四日



民國十四年十二月八日全地研去英一千九百九十五號新契地二分八厘八毫築去為路本契註銷

英册道契 第2769號 (一)

[TRANSLATION.]

Sootai's copy.

TITLE DEED.

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

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

Cheng Hsing-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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Two Eighty (280) being at the rate of

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

This coming 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, 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.

Kiang-shui 24 year, L. S. 5th moon 24th day.

12th July 1898

No. of Lot, 2769, 2769. No. of Title Deed, 2769.

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

S. J. Mayers Acty. Vice-Consul.

英册道契 第2769號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官照會內開今據本國商人 愛爾德 稟請在上海按和約所定界內租業戶 夏琴堂

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

光緒二十四年五月二十四日

日給

租地 地契 二千七百七十一號

查該地坐落三原路九號九號字行前徐毓輝此批

此項租地係由徐毓輝向本道稟請開辦復經本道准其開辦在案茲據徐毓輝稟稱該地坐落三原路九號九號字行前徐毓輝此批

光緒二十四年五月二十四日 光緒二十四年五月二十四日 光緒二十四年五月二十四日

二千七百七十一號

[TRANSLATION.]

TITLE DEED.

Sootai's copy

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

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of 20000 (No. 20000)

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

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

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

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

A necessary Deed for the Renting of Land.

Huang Kwei 24 year, L. S. 5th moon 24th day.

12th July 1898

No. of Lot, 2771 } 2771. No. of Title Deed, }

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

S. J. Mayers Act. Vice-Consul.

英册道契 第2771號 (二)

英册道契 第2771號 (一)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官照會內開今據本國商人 哥的法祿稟請在上海按和約所定界內租業戶 蔡潘氏

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

光緒二十四年六月二十九日

日給

租地 地契 二千七百七十二號

查該地坐落三原路九號九號字行前徐毓輝此批

此項租地係由徐毓輝向本道稟請開辦復經本道准其開辦在案茲據徐毓輝稟稱該地坐落三原路九號九號字行前徐毓輝此批

光緒二十四年六月二十九日 光緒二十四年六月二十九日 光緒二十四年六月二十九日

二千七百七十二號



查此契係有地處分或厚或薄或出地或分陸地併入英冊二千六百十四號與外餘地均在馬路內已無餘地現由英冊二千七百七十二號契內刻出此地應調入英冊四號東至大連路西至英冊二千六百八十九號地南至英冊二千六百八十九號地該商應調入地址管業相應批明蓋印備考此批

英册道契 第2772號 (一)

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Ssai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 Goodfellow* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

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

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

That the said Renter pay to the said Proprietor a sum of *Dollars One hundred* (\$100⁰⁰)

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

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

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

A necessary Deed for the Renting of Land.
Xuang Shai 24th year, L. S. 6th moon 29th day.
16 August 1898

No. of Lot, 2772 } 2772.
No. of Title Deed, }
REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1898 }
F. S. C. Borne
Rec-Consul.

英册道契 第2772號 (二)

大 察核俯賜批示祇遵恭請

憲臺札開
敬票者竊奉
英總領事鑒 函送英册二千七百七十三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二千七百七十三號新契係據業戶姚三寶將坐落二十七保十
番念字圩二百九十二號戶名姚三寶田單一紙則田一畝三分五厘三毫租與洋商愛爾德
為業查該單地現據郭成芳等在卑縣衙門具控楊芝山等盜賣義塚基地等情
照章未便立契應行稟銷所有二千七百七十五號新契係業戶陸正記將坐落上邑
二十五保頭番知字圩二百五十二號戶名沈和尚田單一紙則田九分五厘又二百五十五號沈
和尚田單一紙原折田七分四厘一毫內劃租六分兩共合計地一畝五分五厘租與洋商
勞勃此為業當傳同業戶地保前往履勘按址丈見積三百六十九步八分四厘合地
一畝五分四厘一毫核與原契所載出租一畝五分五厘之數少地九毫以田單一紙共地
一畝六分九厘一毫全數計之應餘單一分五厘四址東至英册二千七百五十四號地西至
英册二千三百四十五號暨彭姓地南至華真地北至陸姓地尚無違碍土名錢家宅
橋西除飭吊截存之半單核對相符分別批明同原契發還英署暨原業戶執業
餘地並將二千七百七十四號契地另行勘覆外理合將二千七百七十三號契地涉訟糾葛
並二千七百七十五號新契租地會勘緣由繪圖貼說一併稟覆奉發新中契呈繳仰祈
大 察核俯賜批示祇遵恭請

[TRANSLATION]

Best copy.

TITLE DEED.

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

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

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chow Yang-kih.

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

more, less, or, less, 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 more; and also the Annual Low Rent of Fifteen Hundred Cash per more Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said 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 more, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Shanghai 24th year, L. S. 6th moon 1st day.

19th July 1898

No. of Lot, 2774 2774

No. of Title Deed,

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

S. J. Mayrho Secy. Consul.

中 此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官暨照會內開今據本國商人勞勃此稟請在上海按和約所定界內租業戶陸正記

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

每畝給價共銀三百兩 業戶陸正記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由

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

又查向該章程雖外國人有通融得之之虞但無准租地實屬與華民輕轉貨賣若華民欲在界內租地實須由

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

國總領事官准准登籍將其地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

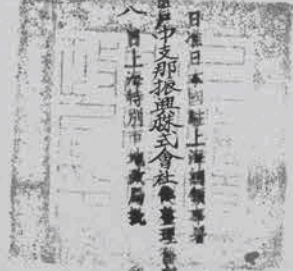
光緒二十六年六月 日給 租地 地契 二千七百七十五號

英一千七百七十五號

一九二二年四月五日失司那

發米因登 同 租地契

民國十一年六月八日本局補正



此契於三十二年六月一日准日本國駐上海領事署第一字第六二九九號函 轉立日曆第七七二六號准其支那租界地契會社會社管理會發給新契 中華民國三十三年六月八日上海特別市地政局批 第一字第六二二八號

[TRANSLATION.]

TITLE DEED.

Soai's copy.

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

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

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Three hundred (No. 300) dollars

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

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

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

A necessary Deed for the Renting of Land. Kuang-shui 21st year, L. S. 6th moon 1st day.

19th July 1898

No. of Lot, 2775 } 2776. No. of Title Deed, }

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

S. J. Hughes Act. Sec. Consul.

英册道契 第2775號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

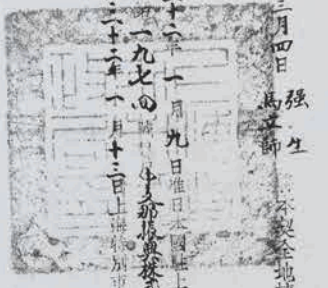
大英總領事官暨照會內開今據本國商人馬禮遜稟請在上海按和約所定界內租業戶廣厚公司

給出租地契事照得接准 地一段承遠租 畝分厘毫 每畝給價共洋一千五百元 業戶廣厚公司將該地租給商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行 上列各條倘該商並後代賃業之人將來以其地轉與不稟明本 國總領事官並違憲批准者將該地收回或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據 前每年不納租銀者將該地收回或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據

光緒廿四年六月十四日給租地契 二千七百七十六號

查該地坐落蘇州府城內... 此項租地倘係會文局會同動復生原主係有金字印及金家宅之東南土見實地查驗劃分位厘毫... 首領岸路及中法應請說明長向不准阻礙事情繪圖到道該商應照文會同分四份官書相應說明並印備卷光緒二十四年八月十五日批

二千七百七十六號



一九四〇年三月四日 強生 不製全地轉與 馬斯德 馬立司 租用此批 此項於二十二年一月九日准日本國駐上海領事署 空第五一號函 轉呈日領事一九七〇年一月十三日上海領事署理新製契新契 中華民國二十二年一月十三日上海領事署地政局批 租字第四七九號

英册道契 第2776號 (一)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔣

為

給出租地契事照得接准 大英總領事官馬禮遜會內開今據本國商人 葛禮遜 稟請在上海按和約所定界內租界內 山平 地一段亦遠租 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 業戶潘 山 平 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與外國人未准往中國之人必須中國官憲與 總領事官查視其租地實無足妨礙方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實與華民轉賃若華民欲在界內租地實須由 總領事官與中國官憲酌給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者其地應即收回或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作廢該地即歸官須至租地契者

光緒廿四年六月十四日 給 租地 地契 二千七百七十八號

光緒廿四年六月十四日 給 租地 地契 二千七百七十八號

租地 地契 二千七百七十八號

查該地坐落...

光緒廿四年正月...

二千七百七十八號

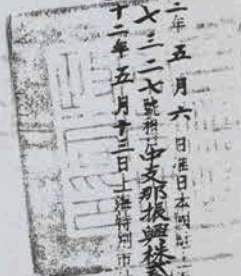
一九百四十年四月三日

馬立師

勞勃 芝安

民國卅五年五月十日

此契於二十二年五月六日准日本國駐上海總領事署 轉立日冊第 七三二七號...



英册道契 第2778號 (一)

Bestai's copy.

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison, Frederick Montague Crallow [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors Pan Han-ping

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

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

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

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

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said 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 acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Shanghai 24th year, L. S. 6th moon 14th day.

1st August 1898

No. of Lot, 2778 } 2778 No. of Title Deed, }

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

J. S. A. Bourne Consul.

英册道契 第2778號 (二)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准

大英總領事官暨照會內開今據本國商人瑪利孫葛萊敦請在上海按和約所定界內租業戶朱姚貴

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶朱姚貴 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不得由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程離外國人有通商得益之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並違憲批准憑據將其地轉與 分段或已或人另造房屋轉租租戶居住若未領兩國官憲允准憑據 並每年不將租銀年租銀一千五百文預付銀號違犯斯章者則此契作為廢地即歸官領至租地契者

光緒二十四年六月十四日

日給

租地 二千七百七十九號

查該地坐落... 光緒二十四年六月十四日

光緒二十四年六月十四日... 宣統三年八月十五日

二千七百七十九號

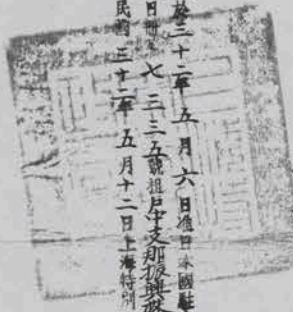


查此契原有... 再按地南首中則原有以死二分功不入及得七

一千九百十四年四月三日

馬立強 唐 司 司

馬立強 唐 司 司



光緒二十四年五月六日... 中華民國三十一年五月十二日

英册道契 第2778號 第2779號

英册道契 第2779號 (一)

[TRANSLATION]

TITLE DEED.

Sao tai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison Frederick Montague Gratton [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Ah Yaw 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, sun, le, haou, bounded

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Six hundred & sixty (\$660.00)

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 Hui 20th year, L. S. 6th moon 14th day.

1st August 1895

No. of Lot, 2779 } 2779. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1895 J. S. A. Bourne Consul.

英册道契 第2779號 (二)

一三五

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官... 馮禮孫 稟請在上海按和約所定界內租業戶五 國 孫 為

給出租地契事照得接准... 地一段承遠租... 每畝給價共洋三百五十九元正... 文其年租每畝一千五百文...

光緒

銷

日給

租地 地契 二千七百八十號

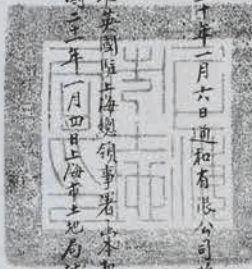
查該地坐落... 光緒二十六年七月二十八日馮禮孫為東家將本稅文實地租分與陸堯堯等...

二千七百八十號

一千九百零八年六月二十一日 施兆元 將本契全地轉與通和有限公司租用此批

一千九百零三年二月六日通和有限公司將本契全地轉與泰昌司福租用此批

查此契係英國駐上海總領事署... 泰昌司福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



中華民國十四年九月廿五日全契地併入法冊四一七六號契內本契註銷

英册道契 第2780號 (一)

[TRANSLATION.]

TITLE DEED.

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

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

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

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

That the said Renters pay to the said Proprietor a sum of Dollars three hundred and fifty (\$350.00)

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

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

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

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

A necessary Deed for the Renting of Land.

Xuang Shui 24th year, L. S. 6th moon 15th day.

2nd August 1898

No. of Lot, 2780 2780. No. of Title Deed, 2780.

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

F. S. A. Bourne Secy. Consul.

英册道契 第2780號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官... 馮禮傑... 劉方氏

給出租地契事照得接准... 馮禮傑... 劉方氏

光緒廿四年六月十四日給

租地契 二千七百八十一號

查該地坐落... 馮禮傑... 劉方氏

宣統二年五月二十四日 馮禮傑將本契全地轉共福勒司脫租用此批

二千七百八十一號

一千九百十六年八月二日福勒司脫將本契全地轉共雷四德租用此批

查此契原有地位... 馮禮傑... 劉方氏

光緒三十三年七月六日... 馮禮傑... 劉方氏

英册道契 第2780號 第2781號

英册道契 第2781號 (一)

[TRANSLATION]

TITLE DEED.

Scotai's copy.

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

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

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...

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, in such that no Proprietor can claim an unlimited or unconditional proprietary right therein...

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

Xuang Hoi 24th year, L. S. 6th moon, 15th day.

2nd August, 1898

No. of Lot, 2781 } 2781. No. of Title Deed, }

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

英册道契 第2781號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官璧照會內開今據本國商人瑪利孫葛萊敦稟請在上海按和約所定界內租界內租界戶王惠生孔阿寶

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

每畝給價 共洋壹千四百六十元正 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

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

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

國總領事官並道憲批准將地租稅分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十四年六月十五日 日給 租地 地契 二千七百八十二號

查該地坐落元保十面念字坊前徐子下此批 此項租地係由會同勘界官璧照會內開今據本國商人瑪利孫葛萊敦稟請在上海按和約所定界內租界內租界戶王惠生孔阿寶

二千七百八十二號

[TRANSLATION.]

TITLE DEED.

Sootai's copy

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that Cabrichon, Superior of the Province of Kean-nan [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietors a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietors a sum of Dollars or Rupees four hundred and sixty (460) per annum; and also the Annual Low Rent of Fifteen Hundred Cash per 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, Tenement, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of 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 Hoi 24th year, L. S. 6th moon 10th day.

2nd August 1898 No. of Lot, 2782 No. of Title Deed, 2782

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

F. S. A. Bourne Consul.

英册道契 第2782號 (二)

英册道契 第2782號 (一)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官璧照會內開今據本國商人瑪利孫葛萊敦稟請在上海按和約所定界內租界內租界戶金

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

每畝給價 共銀四百五十元正 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

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

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

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

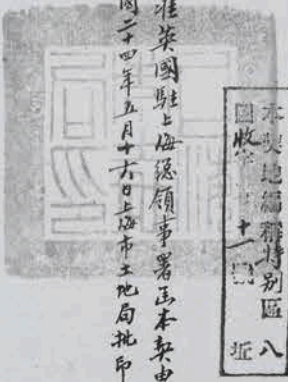
國總領事官並道憲批准將地租稅分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

光緒二十四年六月十五日 日給 租地 地契 二千七百八十三號

查該地坐落元保十面念字坊前陳耀芳此批 此項租地係由會同勘界官璧照會內開今據本國商人瑪利孫葛萊敦稟請在上海按和約所定界內租界內租界戶王惠生孔阿寶

二千七百八十三號

查此契係英國駐上海總領事署函本契由前租主高易得全地將共業廣公司租用等因准此相應加批以資執照此批 中華民國四年五月十六日上海市地政局印



本契地籍簿特別區八 圖收

英册道契 第2783號 (一)

英册道契 第2782號 第2783號 第2784號

[TRANSLATION.] Sartai's copy.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Chai Hui a hoi* [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *moor*, *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 Cents being at the rate of per *moor*; and also the Annual Low Rent of Fifteen Hundred Cash per *moor* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Xuang Hoi 24th year, L. S. 6th moon 15th day.
 2nd August 1898

No. of Lot, 2783 } 2783
 No. of Title Deed, }

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

F. S. A. Bourne
 Consul.

英册道契 第2783號 (二)

[TRANSLATION.] Sartai's copy.

TITLE DEED.

Sartai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 Ballanjidakaca & Cawas (akaca)* [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietors a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *moor*, *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 Cents being at the rate of per *moor*; and also the Annual Low Rent of Fifteen Hundred Cash per *moor* Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Xuang Hoi 24th year, L. S. 6th moon 4th day.
 22nd July 1898

No. of Lot, 2784 } 2784
 No. of Title Deed, }

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

F. S. A. Bourne
 Consul.

英册道契 第2784號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官照會內開今據本國商人利記

地一段承遠租 畝 分 風 毫 北

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

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

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

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

國總領事官並道憲批准將該地轉賃分段或已或人另造房屋轉賃華民居住若未領兩國官憲允准憑據

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

光緒二十四年六月初四日 日給 租地 地契 二千七百八十四號

查該地坐落三條書面臣字村面徐良園此批

此項租地係屬命大英商會勸業局經理之界內地段其地坐落三條書面臣字村面徐良園此批

該商應領文憑費四分四釐官利應批明並印給光緒二十四年六月初四日

英二千七百八十四號

稟請在上海按和約所定界內租業戶陸張氏 桂生 爲

英册道契 第2784號 (一)

一二三九

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人 葛禮傑 稟請在上海按和約所定界內租界葉 壽 源 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 葛禮傑 稟請在上海按和約所定界內租界葉 壽 源 爲 地一段承遠租 畝 分 厘 毫 北 葉 壽 源 每畝給價共洋 肆 千 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 葉 壽 源 姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程離外國人有通融得之益但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准蓋印憑據將其地租與別國或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿四年 七 月 初二 日 給 租 地 契 二 千 七 百 八 十 五 號

查該地坐落五保工番面額畝此 此項地契係由葛禮傑與葉壽源商議將該地租與葉壽源收用後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住又查向議章程離外國人有通融得之益但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代營業之人將來以其地轉與不稟明本國總領事官並道憲批准蓋印憑據將其地租與別國或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

二千七百八十五號

[TRANSLATION.]

TITLE DEED.

Pastor's copy.

Ssai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 J. Spilka & Co. [herein described and called the Renters.] has applied to Rent in perpetuity from the Proprietor Yik Shou-yuan

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

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars four thousand (\$4,000.00)

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, or 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.

Xuangshui 24th year, L. S. 7th moon 2nd day.

18th August 1898

No. of Lot, 2785 No. of Title Deed, 2785

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

F. S. A. Bontue Consul.

英册道契 第2785號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人 葛禮傑 稟請在上海按和約所定界內租界葉 壽 源 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 葛禮傑 稟請在上海按和約所定界內租界葉 壽 源 爲 地一段承遠租 畝 分 厘 毫 北 葉 壽 源 每畝給價共洋 肆 千 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 葉 壽 源 姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程離外國人有通融得之益但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准蓋印憑據將其地租與別國或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒廿四年 七 月 初二 日 給 租 地 契 二 千 七 百 八 十 六 號

查該地坐落五保工番面額畝此 此項地契係由葛禮傑與葉壽源商議將該地租與葉壽源收用後開各條進行查核外國人按和約在界內租地畝却不能由已便亦不得轉與別國未曾准往中國之人必須中國官憲與總領事官查視其租地實界無足妨礙方准租住又查向議章程離外國人有通融得之益但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代營業之人將來以其地轉與不稟明本國總領事官並道憲批准蓋印憑據將其地租與別國或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

二千七百八十六號

[TRANSLATION.]

TITLE DEED.

Pastor's copy.

Ssai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 J. Spilka & Co. [herein described and called the Renters.] has applied to Rent in perpetuity from the Proprietor Yik Shou-yuan

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

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars four thousand (\$4,000.00)

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, or 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.

Xuangshui 24th year, L. S. 7th moon 2nd day.

18th August 1898

No. of Lot, 2786 No. of Title Deed, 2786

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

F. S. A. Bontue Consul.

英册道契 第2786號 (二)

英册道契 第2786號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官會內開今據本國商人 葛禮徐 稟請在上海按和約所定界內租業戶鴻 裕 典 為

地一段承遠租 畝 分 風 毫 北 葛 禮 徐 稟 請 在 上 海 按 和 約 所 定 界 內 租 業 戶 鴻 裕 典 為 每 畝 給 價 共 洋 四 千 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 鴻 裕 典 將 該 地 租 給 該 商 收 用 務 照 後 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 妨 碍 方 准 租 住 又 查 向 議 程 雖 外 國 人 有 通 融 得 益 之 處 但 無 准 租 地 質 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 原 明 本 國 總 領 事 官 查 視 准 租 地 質 房 其 地 質 房 或 已 或 未 另 造 房 屋 轉 租 華 民 居 住 若 未 領 兩 國 官 憲 允 准 憑 據 並 每 年 不 得 每 畝 年 租 銀 一 千 五 百 文 預 付 銀 號 違 犯 斯 章 者 則 此 契 作 廢 該 地 即 歸 官 須 至 租 地 契 者

光緒十四年七月 初二 日 給 租 地 契 二 千 七 百 八 十 七 號

英 二 千 七 百 八 十 七 號

查該地契係由英領事官會內開今據本國商人 葛禮徐 稟請在上海按和約所定界內租業戶鴻 裕 典 為 每畝給價共洋四千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鴻 裕 典 將該地租給該商收用務照後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妨碍方准租住又查向議程雖外國人有通融得益之處但無准租地質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原明本國總領事官查視准租地質房其地質房或已或未另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不得每畝年租銀一千五百文預付銀號違犯斯章者則此契作廢該地即歸官須至租地契者

光緒十四年七月 初二 日 給 租 地 契 二 千 七 百 八 十 七 號

查該地契係由英領事官會內開今據本國商人 葛禮徐 稟請在上海按和約所定界內租業戶鴻 裕 典 為 每畝給價共洋四千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鴻 裕 典 將該地租給該商收用務照後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妨碍方准租住又查向議程雖外國人有通融得益之處但無准租地質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原明本國總領事官查視准租地質房其地質房或已或未另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不得每畝年租銀一千五百文預付銀號違犯斯章者則此契作廢該地即歸官須至租地契者

查該地契係由英領事官會內開今據本國商人 葛禮徐 稟請在上海按和約所定界內租業戶鴻 裕 典 為 每畝給價共洋四千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鴻 裕 典 將該地租給該商收用務照後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妨碍方准租住又查向議程雖外國人有通融得益之處但無准租地質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原明本國總領事官查視准租地質房其地質房或已或未另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不得每畝年租銀一千五百文預付銀號違犯斯章者則此契作廢該地即歸官須至租地契者

查該地契係由英領事官會內開今據本國商人 葛禮徐 稟請在上海按和約所定界內租業戶鴻 裕 典 為 每畝給價共洋四千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鴻 裕 典 將該地租給該商收用務照後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妨碍方准租住又查向議程雖外國人有通融得益之處但無准租地質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原明本國總領事官查視准租地質房其地質房或已或未另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不得每畝年租銀一千五百文預付銀號違犯斯章者則此契作廢該地即歸官須至租地契者

英册道契 第 2785 號 第 2786 號 第 2787 號

英册道契 第 2787 號 (一)

[TRANSLATION] TITLE DEED

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Subrahmaniam for son of Subrahmaniam of the name of G. S. A. BOUTME [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Huang Shui a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mow, fu, le, haou, bounded

North by
South by
East by
West by

That the said Renter pay to the said Proprietor a sum of (\$4,000.00) being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Huang Shui 24th year, L. S. 7th moon 2nd day.
18th August 1898

No. of Lot, 2787 2787
No. of Title Deed, 2787

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

F. S. A. Boutme
Consul

班德瑞

啟者業照二千七百八十七號新契業經辦還飭領在案茲據該商稟契載北至黃浦江查原係六百二十五號契

地今契載不符請移更正前來合將該契函送貴小府請煩查照更正稟詳為荷此頌

日社 附送上下契二紙

十月初九日

英册道契 第 2787 號 (三) 英國駐滬領事致會丈局總辦函

英册道契 第 2787 號 (二)

敬稟者竊查英冊二千七百二十七號新契租地業將會同勘丈緣由繪圖貼說稟蒙
憲臺批印移還給執各在案茲接

英正領事班來函以前地據該商稟稱契載北至黃浦江查原係六百二十五號契地今契
載不符將上下契二紙送請更正稟詳等因並據該地則奉會勘其北至黃浦江
暨土塘路係就此時目擊形勢而言茲准前因復飭傳該地保豐業戶詢據稟稱
該地北首舊係一帶土塘塘以外尚有六百二十五號道契之地嗣因填浦江併土塘亦存一
半惟地雖填沒契未註銷迄今仍歷年完納年費來如能漲平成地仍當憑契管業請
將二千七百二十七號新契北址除去黃浦江三字等語等因當即查該商所執英冊六百
二十五號道契其契載係南至土塘尚屬信而有徵自應將二千七百二十七號新契北
址改作北至土塘暨填浦入浦灘地以昭公允理合將查明應予更正緣由另行繪圖貼
說據情稟陳並將英署送來上下契併呈乞

大憲核俯賜承將上中下新契內北址除去黃浦江三字照圖更正分別存移定為公便

恭請

崇安仰祈
垂鑒、專職、謹稟

計呈 繪圖一紙上下契二紙

一稟 道憲察 稟准英正領事函請將二千七百二十七號新契北址更正移還并呈繪圖由

英冊道契 第2787號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

光緒二十四年十月廿二日



准補會丈局總辦楊

上海縣正堂王

候補府左堂高

英冊道契 第2787號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人 葛禮 稟請在上海按和約所定界內租業戶 鴻 裕 典 為 地一段承遠租 畝 分 厘 毫 北 葛 禮 稟 請 在 上 海 按 和 約 所 定 界 內 租 業 戶 鴻 裕 典 每 畝 給 價 共 洋 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 鴻 裕 典 將 該 地 租 給 該 商 收 用 務 照 後 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 人 未 准 住 中 國 之 人 必 須 中 國 官 憲 與 總 領 事 官 查 視 其 租 地 實 界 無 足 妨 礙 方 准 租 住 又 查 向 議 章 程 雖 外 國 人 有 通 融 得 益 之 處 但 無 准 租 地 實 界 與 華 民 轉 讓 貨 賣 若 華 民 欲 在 界 內 租 地 實 界 須 由 總 領 事 官 與 中 國 官 憲 酌 給 蓋 印 憑 據 始 可 准 行 上 列 各 條 倘 該 商 後 代 管 業 之 人 將 來 以 其 地 轉 與 不 願 明 本 國 總 領 事 官 查 視 准 租 地 實 界 將 其 地 段 或 已 或 人 另 造 房 屋 轉 租 華 民 居 住 若 未 領 兩 國 官 憲 允 准 憑 據 並 每 年 預 付 銀 號 一 千 五 百 文 預 付 銀 號 違 犯 辦 案 者 則 此 契 作 為 廢 紙 地 即 歸 官 須 至 租 地 契 者

光緒廿四年八月二日給 租地 二千七百八十八號 地契

二千七百八十八號

此項地契係由大英總領事官照會內開今據本國商人 葛禮 稟請在上海按和約所定界內租業戶 鴻 裕 典 為 地一段承遠租 畝 分 厘 毫 北 葛 禮 稟 請 在 上 海 按 和 約 所 定 界 內 租 業 戶 鴻 裕 典 每 畝 給 價 共 洋 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 鴻 裕 典 將 該 地 租 給 該 商 收 用 務 照 後 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 人 未 准 住 中 國 之 人 必 須 中 國 官 憲 與 總 領 事 官 查 視 其 租 地 實 界 無 足 妨 礙 方 准 租 住 又 查 向 議 章 程 雖 外 國 人 有 通 融 得 益 之 處 但 無 准 租 地 實 界 與 華 民 轉 讓 貨 賣 若 華 民 欲 在 界 內 租 地 實 界 須 由 總 領 事 官 與 中 國 官 憲 酌 給 蓋 印 憑 據 始 可 准 行 上 列 各 條 倘 該 商 後 代 管 業 之 人 將 來 以 其 地 轉 與 不 願 明 本 國 總 領 事 官 查 視 准 租 地 實 界 將 其 地 段 或 已 或 人 另 造 房 屋 轉 租 華 民 居 住 若 未 領 兩 國 官 憲 允 准 憑 據 並 每 年 預 付 銀 號 一 千 五 百 文 預 付 銀 號 違 犯 辦 案 者 則 此 契 作 為 廢 紙 地 即 歸 官 須 至 租 地 契 者

光緒廿四年八月二日給 租地 二千七百八十八號 地契

此項地契係由大英總領事官照會內開今據本國商人 葛禮 稟請在上海按和約所定界內租業戶 鴻 裕 典 為 地一段承遠租 畝 分 厘 毫 北 葛 禮 稟 請 在 上 海 按 和 約 所 定 界 內 租 業 戶 鴻 裕 典 每 畝 給 價 共 洋 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 鴻 裕 典 將 該 地 租 給 該 商 收 用 務 照 後 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 人 未 准 住 中 國 之 人 必 須 中 國 官 憲 與 總 領 事 官 查 視 其 租 地 實 界 無 足 妨 礙 方 准 租 住 又 查 向 議 章 程 雖 外 國 人 有 通 融 得 益 之 處 但 無 准 租 地 實 界 與 華 民 轉 讓 貨 賣 若 華 民 欲 在 界 內 租 地 實 界 須 由 總 領 事 官 與 中 國 官 憲 酌 給 蓋 印 憑 據 始 可 准 行 上 列 各 條 倘 該 商 後 代 管 業 之 人 將 來 以 其 地 轉 與 不 願 明 本 國 總 領 事 官 查 視 准 租 地 實 界 將 其 地 段 或 已 或 人 另 造 房 屋 轉 租 華 民 居 住 若 未 領 兩 國 官 憲 允 准 憑 據 並 每 年 預 付 銀 號 一 千 五 百 文 預 付 銀 號 違 犯 辦 案 者 則 此 契 作 為 廢 紙 地 即 歸 官 須 至 租 地 契 者

光緒廿四年八月二日給 租地 二千七百八十八號 地契

英册道契 第 2788 號

英册道契 第 2788 號 (一)

[TRANSLATION.]

TITLE DEED.

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

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

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

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars Eight Hundred (800) being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said 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, for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which 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 let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hui 24th year, L. S. 7th moon 3rd day. 19th August 1898

No. of Lot, 2788 2788 No. of Title Deed, 2788

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

英册道契 第 2788 號 (二)

一四三

會丈局

札

監印契據

為

札飭事本年七月初四日接

英總領事壁 函送英冊二千七百八十五、七十八號新契四套請派員

會勘批印存移等因除函復並分行外合檢新中契札卷札

到該局員等即便查收札卷會同上海縣署

英總領事以此之員查明單契前往該四地按地逐細履勘

丈量繪圖貼說並查高保土名一併具清冊呈送此札

計札卷一號中契四紙併錄

英册道契 第2788號 (三)

上海道札飭會丈局1

敬稟者竊奉

憲臺札開接

英總領事壁 函送英冊二千七百八十五、七十八號新契請派員會勘等由檢契札飭會丈勘丈繪圖貼說並查高保土名具復等因奉此卑職等遵與黃巡檢備會同

英總領事所派之員查明原契田單所有二千七百八十七號新契係據洋商瑪禮孫葛來教租業戶鴻裕興地五十五畝四分八厘七毫計田單二十六紙又印照一紙當傳同業戶

督飭亭者地保前往該地履勘按址丈量丈見積一萬三千三百七步二分八厘合計地

五十五畝四分八厘七毫核與原契單照五十五畝四分八厘七毫之數餘單四厘應予批還四

址東至洋涇港南至河並浜又西路及賈姓地西至賈姓地並浜又碼頭公路北至黃浦江

暨上塘路又查二千七百八十八號新契亦係洋商瑪禮孫葛來教租業戶鴻裕興地十

一畝二分三厘八毫計田單五紙印照一紙丈見積二千六百七十步八分合計地十一畝二分三厘八毫

單地相符四址東至浜南至賈姓地並浜西至英冊二千三百九十九號地北至上塘路以上兩地

均坐落二十三保十四番伏字圩四址並無違碍土名賈家角除將田單印照批明同原

契發還英署並將二千七百八十六號契地方行動履外理合將二千七百八十七號新契租

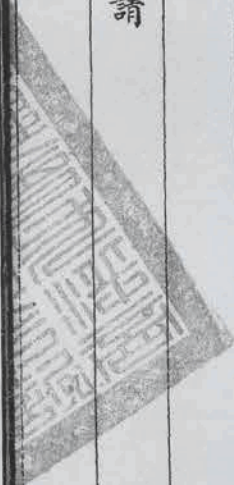
地會勘緣由分別繪圖貼說開具田單號數戶名畝分清單相聯銜稟覆奉發新中

契呈繳仰乞

大憲核批示祇遵恭請

樂安伏祈

大憲核批示祇遵恭請



英册道契 第2788號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1a

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| <p>計呈 繪圖二幅并繳新中契二紙清摺一紙</p> <p>一稟 道憲 稟覆會勘英冊二千七百八十七號新契租地並呈圖製清摺由</p> <p>謹將奉勘英冊二千七百八十七號新契租地坐落二十三保十四番伏字圩田單號數戶名畝分開具清摺呈請</p> <p>憲核</p> | <p>計開</p> <p>二千七百八十七號新契田單</p> <p>三百一十一號賈惠征則田一畝五分</p> <p>三百一十三號賈懷春則田一畝</p> <p>又 賈夫信則田七分五厘</p> <p>又 賈以成則田一畝二分五厘</p> <p>又 賈坤寶則田一畝二分三厘四毫</p> <p>又 金殿華則田一畝</p> <p>三百一十四號賈日新則田一畝二分六厘三毫</p> <p>又 賈德全則田一畝二分六厘二毫</p> <p>又 馬過隆則田一畝五分二厘五毫</p> <p>三百一十五號賈兆新則田一畝四厘七毫 出租一畝二分五厘餘單批還</p> |
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英册道契 第2788號 (五)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1b

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|---|
| <p>又 賈思昌則田一畝</p> <p>三百一十六號賈卜氏則田二畝三厘</p> <p>又 賈士桂則田一畝二分三厘</p> <p>又 賈英才則田一畝四分五厘三毫</p> <p>又 賈育才則田一畝四分五厘四毫</p> <p>又 賈金成則田一畝四分五厘三毫</p> <p>三百一十七號賈聖信則田九分正</p> <p>三百一十八號賈玉成則田七分二厘五毫 餘單截角批還</p> <p>又 賈如玉則田七分七厘二毫</p> <p>又 賈永茂則田三分三厘五毫</p> <p>三百一十九號賈洪達則田一畝五厘</p> <p>三百二十號賈德全則田二分五厘</p> <p>又 賈成德則田九分七厘五毫</p> <p>又 賈懷春則田九分七厘五毫</p> <p>又 賈坤信則田一畝二分</p> <p>又 賈仁桂則田一分二厘</p> <p>共則田二十九畝八分四厘六毫</p> <p>印照壬午年三月給戶名碼裕則田三十畝內劃租二十三畝六分四厘二毫</p> |
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英册道契 第2788號 (六)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1c

以上甲單二十六紙又印照一紙共則田五十五畝四分八厘七毫文見實地五十五畝四分四厘七毫餘單四厘批還該業

二千七百八十八號新契田單

二百五十六號孟成寶則田一畝

二百五十七號賈祥九則田一畝六分三毫

又 賈永九則田一畝六分三毫

又 賈裕發則田一畝六厘六毫

又 賈士龍則田一畝五分

印照二年三月給戶名鴻裕則田三畝內除劃出二十五畝六分四厘一毫五絲

冊二千七百八十七號新契外批存餘地四畝三分五厘九毫

以上甲單五紙印照一紙共則田十一畝一分二厘八毫文見單地相符

一具清摺

英册道契 第2788號(七)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1d

光緒二十四年八月十二日

准補常州府督糧府楊

上海縣正堂黃

候補府左堂高

英册道契 第2788號(八)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 1e

此項契據係在任洋商租界內... 查辦文由... 呈請...

英領事會勘契冊一千七百八十八號新契租地並呈圖契清冊由

英領事會勘契冊一千七百八十八號新契租地並呈圖契清冊由

字號均悉已查照土實亦分
四址于各該號上中下契內批
注蓋印將上下契四紙函送
英總領事查收存給矣契內
批注並抄粘委印即查照行
縣冊內登注備考及後圖契存

六

三

有

英册道契 第2788號 (九)
上海道札飭會丈局2

英册道契 第2788號

敬稟者為前准

英正領事班 來函以一千七百八十八號契據租主呈請將北至土塘路加批路外係英冊六百二十五號契地更為明晰等因當以向來會勘洋商租地但以四址為界外係何號之地向不併及即經函復去後九月初七日又接

班正領事來函以查得一千七百八十八號契批北至小路路外係馬立司地將上下契仍送請援案辦理等因查該等卷查前勘英冊一千七百八十八號契圖兩項係北至小路外馬立司地並非北至小路路外係馬立司地雖其中祇加減兩字而義意大相逕庭未便援以為請惟查英冊六百二十五號契南址委係至土塘路開與一千七百八十八號契地中該商一人之產其意蓋欲兩面相顧好在該兩號契均有土塘路字樣究不能驟而為一既經

班正領事一再請請似不妨曲從其說擬請於北至土塘路下加批路外係英冊六百二十五號契地字樣併加批不准侵佔土塘路七字似此於通融辦理之中於公事尚無關出入是否當理合據情轉稟並將送來上下契呈乞

大府賜察核辦理并請

批示祇遵恭請

批安伏祈

鑒察謹稟

計呈 上下契二紙

一稟 道憲案

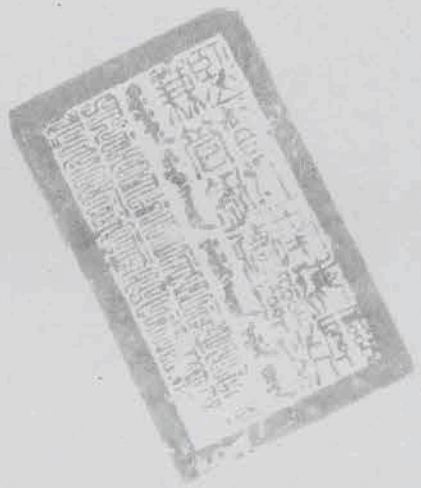
稟准英領事呈請加批英冊一千七百八十八號契北至土塘路呈請 留

英册道契 第2788號 (一〇)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 2a

二四七

會文局

札



英副領事慈 來函案准二千三百九十九二千七百八十八號及六百二十五號

札飭事本年五月二十二日接

等契地租主太古行稟二千七百八十八號契地中間舊有過路一條圖上記

紅色者此路鄉人擬遷至二千三百九十九號契地西首圖上藍色之處將老路

阻塞其新路藍色處讓出地十尺外面起築木碼頭其路則直通後面

為

英册道契 第2788號 (一三)

上海道札飭會文局 4a

已經該處紳董周子青等公允將允函呈請核辦等情前來查該契

地老路本為通渡便道既據該處紳董請遷諒係有益於地方似應

准其搬遷將公函地圖函請查照派員會勘等因除函復外查前項

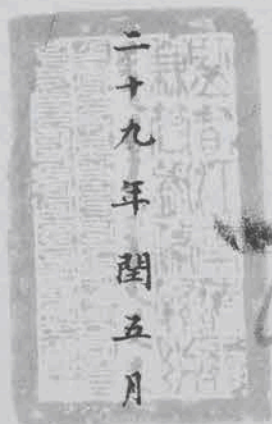
遷搬路地並築碼頭究竟有無窒礙民情是否允洽合檢地圖並抄紳

董公函札飭札到該局即便遵照會縣查明前片該地按址勘丈分

繪圖說稟候核轉毋違此札

計抄粘正札發地圖一幅仍繳

光緒二十九年閏五月



初二

日

閏五月初二日

英册道契 第2788號 (一四)

上海道札飭會文局 4b

具稟于三保十四首地保傳啟明



稟為遵諭查復事竊前奉回諭太古洋行將舊內買家角地方公渡遷移是否有利與情有無不洽着查明稟復等因查得此事已經本會董事與該洋行商議妥洽董事已曾遞函 憲局此渡台本在該行于七百八十七號道契地之中間渡口外沿浦之地早於同治初年轉入六百二十五號道契故渡口久與浦江隔斷往來行人因多不便今太古請將該行二千三百九十九號道契靠西之地以易舊渡之地即將所易西之地開路條約濶丈餘並於沿浦建造碼頭與路連接以作公渡即此轉移間較前增多便利該行又在七百八十七號地內築造水櫃兩個每個約四五尺方圓使洋涇港之水與新溝浜相通更屬有利水道此皆有益地方之舉民情並無不洽理合黏圖稟復叩求

局憲大人恩鑒上稟

光緒三十年四月

日呈

英册道契 第2788號 (一五)

上海縣二十二保十四圖地保稟帖

敬稟者竊奉

憲臺札開接

英副領事慈 來函案准二千三百九十九、七百八十七號及六百二十五號等契地租主太古行稟二千七百八十七號契地中間舊有過路一條圖上記紅色者此路鄉人搬遷至二千三百九十九號契地西首圖上藍色之處將老路阻塞其新路藍色處讓出地十尺外面起築木碼頭其路則直通後面已經該處紳董周子青等公允將允函呈請核辦前來查該契地老路本為通渡便道既據該處紳董請遷諒係有益於地方似應准其搬遷將公函地圖函請查照派員會勘等因除函復外查前項遷搬路地並築碼頭究竟有無窒礙民情是否允洽合檢地圖并抄紳董公函札飭遵照會會縣查明前往該地按地勘丈分繪圖說稟候核辦等因奉此 卑職等遵即會同查明與黃令瀾前往該處詳細履勘該地坐落上邑二千三百十四圖買家角地方其舊有碼頭公路係楊樹浦之對渡在太古行管業之英册二千七百八十七號契地中間因渡口外沿浦之地早於同治初年轉入英册六百二十五號道契今併歸太古執業於沿浦添築水駁致行人多所不便經引翔港董事周樹蓮即周子青等與太古洋行商允將該行所執二千三百九十九號契內西邊讓出地一長條計五百五十三尺濶十尺丈見合地七分五厘永作碼頭公路并於沿浦建造碼頭以作公渡其舊有碼頭公路濶計二十尺長一百尺丈見合地二分七厘六毫本非該商契內之地今由該商將西首契內地讓出七分五厘與此調換并於原有浜地下砌陰溝以通水道當詢據該圖董事周

英册道契 第2788號 (一六)

上海知縣暨會丈局總辦聯銜呈上海道稟帖 3a

樹蓮等、公同函復、并飭據該地保傅啟明、查明具稟、均以民情允洽、毫無窒碍等情、具復前來、理合將查勘緣由、據情稟覆、應請
 憲臺函致
 英副領事、轉諭太古洋行、將二千三百九十九號契、呈請批除、契內地七分五厘、并將二千七百八十七號契內批註、添入地二分七厘六毫、以符檔案、謹附呈繪圖貼說、并繳原圖、呈乞
 大人察核、俯賜批示、祇遵、恭請
 鈞安、伏乞
 密鑒、卑職謹稟

計呈 繪圖并繳原圖各一紙

一稟 道憲表 重覆查勘英冊二千三百九十九號契地與二千七百八十七號契前碼頭路調換并繪圖由

光緒三十年五月十四日

英册道契 第2788號 (一七)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 3b

候補縣正堂俞
 上海縣正堂汪
 即補分府司徒

俞 汪 司徒


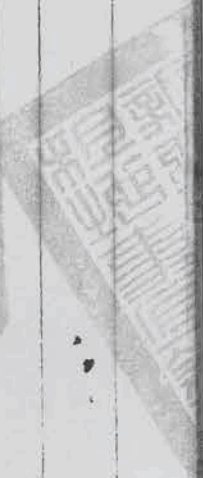
英册道契 第2788號 (一八)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 3c

光緒三十年六月廿四日

候補縣正堂俞

上海縣正堂汪

印補分府司徒

英册道契 第2788號 (二一)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 4b

英册道契第2788號(二一) 上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 4b

查該契係在任知縣汪江瑞任內...

光緒三十年六月廿四日

候補縣正堂俞

上海縣正堂汪

印補分府司徒

會丈局

光緒三十年六月廿四日

英册道契第2788號(二二) 上海道札飭會丈局 6

班德瑞

啟者前准

道台函還二十七百八十八號契當經飭領去
後茲據該租主將契呈請將北至土塘路可否
加批一條北至土塘路外係英冊六百二十五號契
地似此更為明晰前來合行函祈

貴縣煩為查照將契轉詳如批是荷此頌
日社

計送新契上下二紙

七月二十五日

英冊道契 第2788號 (二三)
英國駐滬領事致上海知縣函 1

移文



八月廿五日

上海縣為移請事奉

道憲批發寡婦賈倪氏稟控夫兄賈阿妹盜賣業產霸不分給句
串地保邑錫御勒簽花字盜賣洋商叩求撤縣提斷並求分撥會丈
局扣留等情奉批案經控縣飭理究竟如何理處催令速復否則集
訊究辦具報並轉移會丈局查照粘抄並發等因到縣奉此查此案
前據賈倪氏來縣呈控當經飭差協理在案茲奉前因相應移請為
貴局煩為查照如有十三保十四保三百二十號田單轉契現因在縣控
暫為扣留無任朦混望速須移

英冊道契 第2788號 (二四)
上海知縣移文會丈局總辦 1a

右

欽
知
銜
賞
戴
花
翎
總
辦
會
丈
局
即
補
縣
臺
前

移

光緒三十年八月



日移

英册道契 第2788號 (二五)
上海知縣移文會丈局總辦 1b

班德瑞

九
夏

啟者查二千七百八十八號租主呈契請為加批
緣因四址內批北至土塘路倘再批明路外係六
百二十五號契地更為明晰是以據情函請轉
詳加批乃八月三十日准

來函以會丈但以四址為界此外向不叙及前契路
外之地與該契地毫不相涉碍難詳請等因
查二千七百八十八號契批北至小路路外係馬力司地
是則有案可援並非向未叙及况該地北至確
係路外係六百二十五號契地用再將該契函
送即希

貴縣查收煩為詳請按照二千七百八十八號成案
援例加批是荷此頌

計送上下契二紙 九月初七日

英册道契 第2788號 (二六)
英國駐滬領事致會丈局總辦函

會丈局

札



為

札飭市本年二月十五日接

英副領事慈來函標二千七百八十七號契地租主太古行稟令添

租業戶費順和等單地約計七畝零又賈亭桂等單地約計三

畝三分七厘兩共約地十畝有奇檢呈原契回單前來將上下契送

請派員會勘批印移給等因除函復外合檢上契札飭札到該局

即便遵照查照原契會同洋員前往該地按址勘丈是否昆連各

圖貼說具復毋違此札

札發 上契一紙仍繳



光緒三十一年二月

步

日

二月廿七日到

英册道契 第 2788 號 (二七)
上海道札飭會丈局 7

具稟廿三保十四圖地保傅雲彩

為據實稟覆事竊身奉 傳詢十四圖伏字圩鄉民永遠出租於太古公司之

地有無賈阿妹房屋地基在內當查賈倪氏控告賈阿妹一案上年十一月

初九日奉 上海縣大老爺諭賈阿妹欲以子嗣倪氏扣留應分之產殊

屬非是薄責以儆今既賣出老房修造新房斷令方單裁分新宅並墳地

各半平分約親友立據呈案備查等因今太古公司承租地內僅有賈阿妹

業經賣出之老屋基地二分並無奉斷平分之新宅及墳地在內為此據實稟

覆伏乞

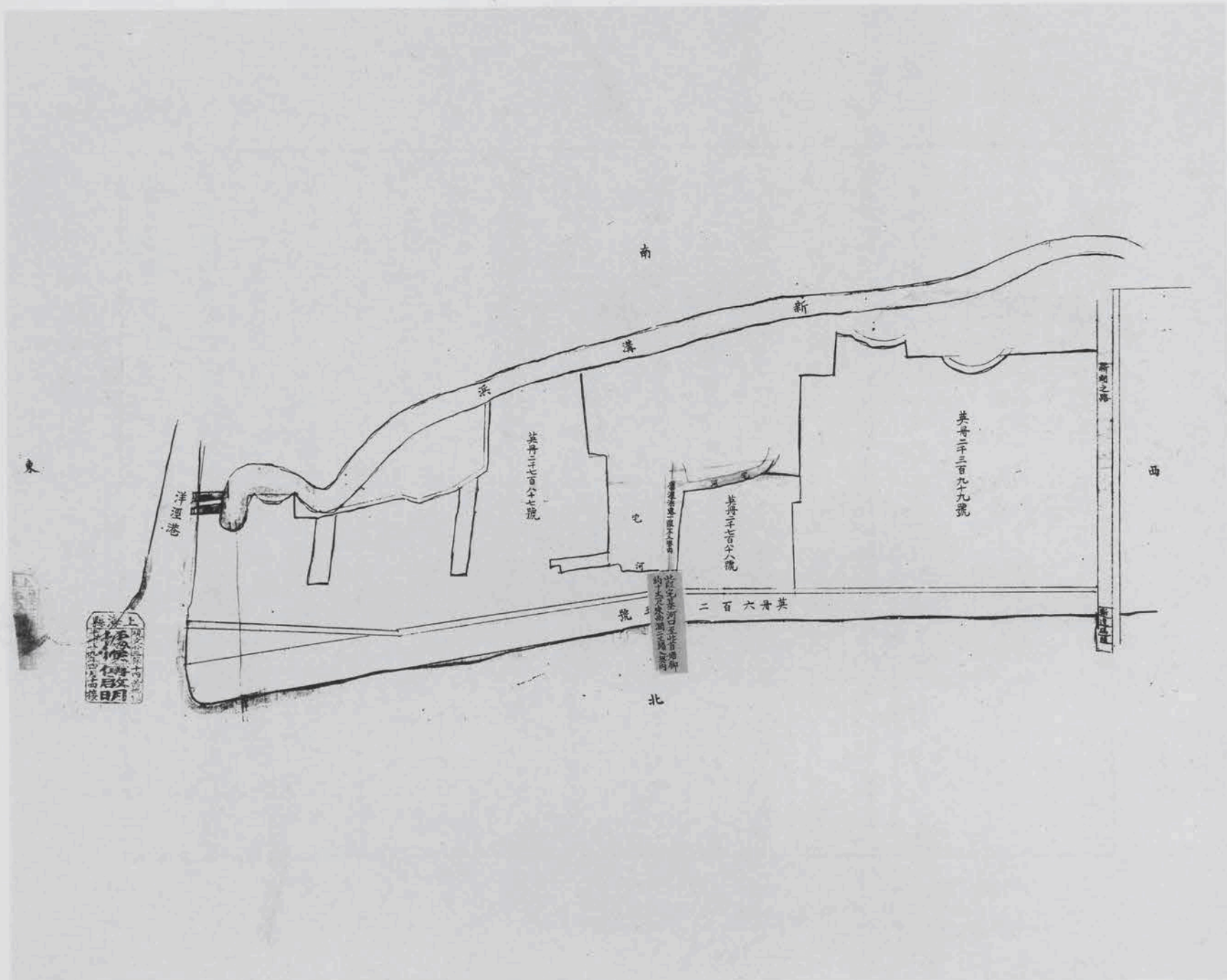
局憲大老爺俯賜鑒核施行

光緒三十一年五月十二

日廿三保十四圖地保傅雲彩稟



英册道契 第 2788 號 (二八)
上海縣二十三保十四圖地保稟帖



英册道契 第2788號 (二九)
上海縣二十三保十四圖地保繪製地塊圖

會丈局

札

光緒三十一年二月十五日接

英副領事慈來函標二千七百八十七號契地租主太古行稟令添

租業戶實順和等單地約計七畝零又賈亭桂等單地約計三

畝三分七厘兩共約地十畝者亦檢呈原契回單前來將上下契送

請派員會勘批印移給等因除函復外合檢上契札飭札到該局

即便遵照查照單與會同洋員前往該地按址勘丈是否毘連合

圖貼說具復毋違此札

札發 上契一紙仍繳

光緒三十一年二月

步

日

二月廿七日到

為移查事奉

道憲札飭查勘英冊二千七百八十七號契地。現由洋商太古行添租業戶賈順和賈阿妹等二十戶坐落二十三保十四番伏字圩三百二十號戶名賈仁貴則田一畝五分又賈乘雲二分又賈育蒸四分一厘又賈斐南三分五厘又賈英才二分八厘一毫又賈英才三分五厘賈育才二分八厘三毫又賈華信九分六厘又賈方周二分五厘計田單九張共地四畝三分三毫添入前號契內准查此項單地前准

貴縣移奉

道憲批發賈倪氏控夫兄賈阿妹盜賣業產串保色錫卿勒簽花字叩求撤縣提斷並求分撤會文局扣留等情移請查照如有三百二十號田單轉契現因在縣控訟暫為扣留等因在案茲奉札勒傳詢該地保傅雲杉據稟此案於上年十一月奉訊堂諭賈阿妹欲以子嗣倪氏扣留應分之產殊屬非是薄責以儆今既賣出老房修造新房斷令方單裁分新宅並收地各半平分等因今太古承租地內僅有賈阿妹業經賣出之老屋基地二分並無奉斷平分之新宅及收地在內等情具稟前來查前請扣留三百二十號田單並無戶名畝分今出租業戶計有二十戶共有田單九張究竟應扣者是何戶名未准聲明無從扣出據該地保所稟該案已奉斷結是否屬實合行備文移查為此合移

一移 上海縣汪

貴縣煩為查明原案能否准予添入契內刻日賜覆以便核辦勿稽須移

英冊道契 第2788號 (三一)

會丈局總辦移文上海知縣 a

光緒三十一年七月二十一日
候補縣正堂俞
印

英冊道契 第2788號 (三二)

會丈局總辦移文上海知縣 b

移文



江蘇松江府上海縣為移復事案據賈倪氏上控夫
 先賈阿妹盜賣業產等情一案前經移請
 貴局將二十三保十四圖三百二十號田單暫扣轉契嗣准
 貴局移查扣轉之單是何戶名畝分若干正在查案
 移復聞即據族親賈雲龍李慶發以與西造同族
 至親不忍坐視幫貼賈阿妹贖單裁分與賈倪
 氏各執取具兩造息結呈請核銷並聲明賈阿妹
 出賣屋單係三百六號賈聖聖戶名三分一厘又
 賈小狗戶名二分等情前來除批准銷案外相應移
 復為此合移
 貴局煩為查照須移

英册道契 第2788號 (三三)
 上海知縣移文會丈局總辦 2a

右

欽加知銜賞戴花翎總理會丈局即補縣正堂俞

移



光緒三十一年六月 初五 日移

英册道契 第2788號 (三四)
 上海知縣移文會丈局總辦 2b

敬稟者稿奉

憲臺札開接

英副領事慈 來函據二千七百七號契地租主太古行稟令添租業戶賈順和等
單地約計七畝零又賈掌桂等單地約計三畝三分七厘兩共約地十畝有奇檢呈原
契田單前來將上下契送請派員會勘等由檢契札飭查明勘丈是否毘連繪圖
貼說具復等因奉此 卑職等遵與黃令輔會同

英副領事所派之員查明原契田單係由業戶賈順和等賈掌桂賈金福賈桂林
賈桂春將坐落上邑三三保十四箇伏字圩二百十號戶名賈日昇則田一畝五分又三百十五號
賈文致一畝六分七厘又楊裕凡二分又賈洪昌一分五厘五毫又三百十八號賈如賢九分五厘五毫

三百二十號賈育蒸四分二厘又賈仁貴畝五分又賈飛雲二分又賈方周二分五厘賈斐南
三分五厘又賈英才三分五厘又賈英才二分八厘三毫又賈育才二分八厘三毫賈華信九分六
厘又三百二十一號賈水華六分六厘九毫又賈雲相六分六厘九毫計田單十六張共田十畝四分

七毫租與洋商太古行為業添令前號契內當傳同業戶督飭亭者地保前往履勘此
項添租單地與原租契地係屬毘連按址丈量大見賈順和等地連共積一千四百五十五
步六分合地六畝六厘五毫又文見賈掌桂等地積四百十二步三分二厘合地一畝七分一厘
八毫又文見賈掌桂等地積三百十三步六分八厘合地一畝三分七毫以上三地九畝九厘核
與出租田單十畝四分七毫之數少地一畝三分二厘七毫由單地明四址東至本契地南至路並
賈姓地暨半洪西至本契並英冊二千七百十八號地暨半洪並路北至本契並英冊二千七百

英册道契 第2788號 (三五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 5a

八十八號地至本契原租地五十五畝五分八厘五毫合之此次添租地九畝九厘本契共有地六
畝六分七厘五毫除將田單分別批明同原契發還英署外理合將會勘後由繪圖貼說聯
銜稟覆並將奉發上契呈繳仰祈

大人察核俯賜批示祇遵恭叩

鈞安伏乞

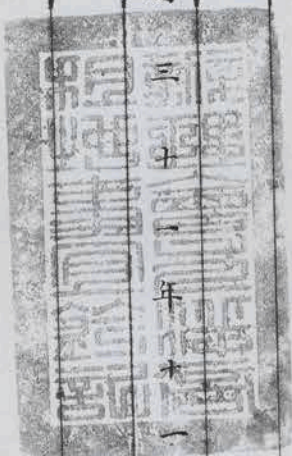
垂鑒卑職 謹稟

計呈 繪圖二幅並線上契一紙

一稟 道憲袁

向覆會勘英冊二千七百七號添租契地呈圖契中

光緒






月 初九

日

英册道契 第2788號 (三六)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 5b

| | | |
|--|--|--|
| 候補縣正堂俞 | 上海縣正堂汪 | 即補分府司徒 |
|  |  |  |

英册道契 第2788號 (三七)
上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 5c

三品銜在任候選道江蘇上海縣知縣汪振凱
總理會丈局委員同知銜候補知縣俞
會丈局委員同知銜候補知縣司徒

稟復會勘英册二千七百六十七號添租契地呈呈圖契由

批
已查照丈宜添租畝地於該號
上中下契內批注加印將上下二契
函送

英副領事查收存信未契批照
抄粘卷仰中查照於冊內登
注備考此據圖存十月廿

十月廿
會丈局

批英册二千七百六十七號下契由
查此契在英册一月內准

英副領事查收存信未契批照
抄粘卷仰中查照於冊內登
注備考此據圖存十月廿
英副領事查收存信未契批照
抄粘卷仰中查照於冊內登
注備考此據圖存十月廿
英副領事查收存信未契批照
抄粘卷仰中查照於冊內登
注備考此據圖存十月廿

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人袁錫山
給出租地契事照得接准
地一段承遠租 畝分厘毫北
每畝給價共銀貳百兩
業戶袁錫山 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由
已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無足妨碍方准租住
又查向職章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並違憲批准將地轉與他人或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將每畝年租銀一千五百文預付銀號違犯者購此契作廢地契即歸官領至租地契者

光緒二十四年六月初七日
日給租地契
二千七百八十九號

光緒二十四年六月初七日

查該地坐落五保四面改字行面成欽章此
光緒二十四年六月初七日
光緒二十四年八月初八日通事紀

二千七百八十九號

民國十年十月十四日全地分在英租界第六號新築核計少地一分層四色葉去馬路承契

英册道契 第2789號 (一)

[TRANSLATION.]

TITLE DEED.

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

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

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Yuan Sic-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, fms, ac, bounded

North by
South by
East by
West by

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

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

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

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

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

A necessary Deed for the Renting of Land.

Shanghai 24th year, L. S. 6th moon 7th day.

25th July 1898

No. of Lot, 2789 } 2789
No. of Title Deed, }

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

F. L. A. Bourne
De. Comm.

英册道契 第2789號 (二)

此美存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准

大英總領事官暨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

徐上卿

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

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

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

又查向章章程雖外國人有通融得之之虞但無准租地實界與華民轉賃實若華民欲在界內租地實界須由

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

國總領事官並違憲批准將地租與分畝或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十四年六月初七日給

租地契 二千七百九十號

查該地坐落... 茲將該地契... 光緒二十四年六月...

一千九百零九年

一九三八年... 馬立司

世... 局補...

光緒二十四年... 租字第六九九〇號



英册道契 第2789號 第2790號

英册道契 第2790號 (一)

[TRANSLATION]

TITLE DEED.

Bestai's copy.

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

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

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 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.

Kuangshui 24th year, L. S. 6th moon 7th day, 25th July 1898

No. of Lot, 2790, 2790. No. of Title Deed, }

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

W. S. A. Bourne Consul.

英册道契 第2790號 (二)

一一六二二

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准

大英總領事官照會內開今據本國商人

瑞第門稟請在上海按和約所定界內租業戶

唐德青姓載明

地一段承遠租

畝分厘毫

北

東

南

西

其年租每畝一千五百文

每年預付銀號等因前來本道已飭

業戶唐姓

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實界無妨碍方准租住

又查向議章程離外國人有通融得之之處但無准租地實界與

華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行

上列各條倘該商並後代營業之人將來以其地轉與不稟明本

國總領事官並道憲批准蓋印憑據將其地整段分段或已或人另

國總領事官並道憲批准蓋印憑據將其地整段分段或已或人另

造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十四年六月初七日

日給

光緒二十四年六月初七日

光緒二十四年六月初七日

日給

租地 二千七百九十一號

地契

查該地坐落三條高賢字行高顯廷署此

此項租地係由會同勘復案據王保高賢字行高顯廷署此

光緒二十四年九月初九日第門本領地併合字號九號租內租用本契批領

光緒二十四年九月初九日第門本領地併合字號九號租內租用本契批領

此項租地係由會同勘復案據王保高賢字行高顯廷署此

庚子年七月九日

[TRANSLATION]

TITLE DEED.

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

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

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

That the said Renter pay to the said Proprietors a sum of ... (No. 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 Renter upon the following conditions:-

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

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

A necessary Deed for the Renting of Land.

Kuang Hwei 24th year, L. S. 6th moon 7th day.

25th July 1898

No. of Lot, 2791 2791. No. of Title Deed, }

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

英册道契 第2791號 (二)

英册道契 第2791號 (一)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准

大英總領事官照會內開今據本國商人

斜橋總會稟請在上海按和約所定界內租業戶

徐炳春

地一段承遠租

畝分厘毫

北

東

南

西

其年租每畝一千五百文

每年預付銀號等因前來本道已飭

業戶徐姓

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實界無妨碍方准租住

又查向議章程離外國人有通融得之之處但無准租地實界與

華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行

上列各條倘該商並後代營業之人將來以其地轉與不稟明本

國總領事官並道憲批准蓋印憑據將其地整段分段或已或人另

國總領事官並道憲批准蓋印憑據將其地整段分段或已或人另

造房屋轉租華民居住若未領兩國官憲允准憑據

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

光緒二十四年六月二十五日

日給

光緒二十四年六月二十五日

光緒二十四年六月二十五日

日給

租地 二千七百九十二號

地契

查該地坐落三條高賢字行高餘毓御此

此項租地係由會同勘復案據王保高賢字行高餘毓御此

光緒二十四年六月二十五日第門本領地併合字號九號租內租用本契批領

庚子年七月九日

[TRANSLATION]

TITLE DEED.

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

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

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

That the said Renter pay to the said Proprietors a sum of ... (No. 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 House or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hwei 24th year, L. S. 6th moon 25th day.

12th August 1898

No. of Lot, 2792 2792. No. of Title Deed, }

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

英册道契 第2792號 (二)

英册道契 第2792號 (一)

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官登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 楊瑞泰

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

光緒二十四年六月二十五日給

租地 地契 二千七百九十三號

查該地坐落子五條四角改字行面以欽事此 續租稅務會文登開列後案查該地高而無綠蔭係屬內之荒廢分文官署界外地段其地實界與華民輾轉買賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商重後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准蓋印憑據將地實界分段或己或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

中華民國三十三年

此契於三十三年三月四日准日本國駐上海總領事官 函稱三〇三八號 轉立日冊第四四七五號租戶林大會社恒產公司 稟請將該地新契 中華民國三十三年三月十三日上海特別市地政局批 註字第一九八一號



英册道契 第2791號 第2792號 第2793號

英册道契 第2793號 (一)

[TRANSLATION.]

TITLE DEED.

Sasai's copy.

Sasai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 Yang Shuey Tai

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Eight hundred & ninety two (\$892.00) being at the rate of Dollars Two hundred (\$200.00) per mou; and also the Annual Low Rent of Fifteen Hundred Cash per mou Yearly in advance to the Government Banker.

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

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

Huang Hai 24th year, L. S. 6th moon 25th day.

12th August 1898

No. of Lot, 2793 No. of Title Deed, 2793

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

J. S. A. Bourne The Consul.

一六五

英册道契 第2793號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

存案 中契

為

大英總領事官璧照會內開今據本國商人 平和行 稟請在上海按和約所定界內租界內租地...

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

光緒二十四年六月二十六日給

租地 二千七百九十五號

查該地坐落...

此項租地...

一千九百十七年七月十一日平和行將本契全地轉與通和有限公司租用此

英一千七百九十五號

第七四號 第二六號 第三八七號

查此契原有地畝...

一千九百二十九年四月十七日通和有限公司將本契全地轉與滙豐銀行租用此

查此契原有地畝...



英册道契 第2794號 第2795號

英册道契 第2795號 (一)

[TRANSLATION.]

TITLE DEED.

Yantai's copy.

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

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

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

North by South by East by West by

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

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

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

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...

13th August 1895

No. of Lot, 2794 } 2795 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1895

F. S. A. Bourne

英册道契 第2795號 (二)

一六七

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

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

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

光緒二十四年六月二十六日 給租地契 二千七百九十六號

查該地坐落三條一高平字村番楊鶴亭此 該項租地係由會同劃界復坐落三條一高平字村番楊鶴亭此 該項租地係由會同劃界復坐落三條一高平字村番楊鶴亭此

英一千九百零九年

註冊

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from Her Britannic Majesty's Consul-General, stating that Charles Oswald Liddell John Liddell [herein described and called the Renters] has applied to Rent in perpetuity from the Proprietors

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

North by South by East by West by

That the said 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 these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang-hsi 24th year, L. S. 6th moon 26th day.

13th August 1898

No. of Lot, 2796, 2796.

No. of Title Deed, F. Bourne

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

英册道契 第 2796 號 (二)

英册道契 第 2796 號 (一)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

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

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

光緒二十四年六月二十二日 給租地契 二千七百九十七號

查該地坐落三條九面霞字村番范泉生此 該項租地係由會同劃界復坐落三條九面霞字村番范泉生此 該項租地係由會同劃界復坐落三條九面霞字村番范泉生此

英一千九百零九年

註冊

[TRANSLATION.]

TITLE DEED.

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

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

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

North by South by East by West by

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

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

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

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

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

A necessary Deed for the Renting of Land.

Kuang-hsi 24th year, L. S. 6th moon 22nd day.

9th August 1898

No. of Lot, 2797, 2797.

No. of Title Deed, F. S. A. Bourne

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

英册道契 第 2797 號 (二)

英册道契 第 2797 號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官鑒照會內開今據本國商人沙利公司稟請在上海按和約所定界內租業戶德商瑞記

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

光緒二十四年七月初三日給

租地 二千七百九十八號

查該地係由德商瑞記換立本契此

此項租地係由德商瑞記換立本契此... 一千九百零八年七月七日...

英二千七百九十八號

英册道契 第2796號 第2797號 第2798號

查此契地係東首築去路地... 查此契地係東首築去路地... 查此契地係東首築去路地...

英册道契 第2798號 (一)

AMERICAN CONSULATE GENERAL. Shanghai, China. August 12, 1916.

Subject: U. S. Lots 629 & 684.

Yang Toheng, Esquire, Special Envoy for Foreign Affairs, Shanghai.

Sir:- I have the honor to acknowledge the receipt of two letters, dated the 1st, instant, from your office requesting me to fix a date for the measurement of the above lots.

In reply, I have the honor to inform you that the records of this office show that the U. S. Lot No. 629 has been transferred to Arnhold Karberg & Company by Mr. A. S. Fobes and the title deed therefore was cancelled in this Consulate General on March 3rd, 1893 for re-registration in the German Consulate General.

I have the honor to be, Sir, Your obedient servant, American Consul General.

652 Bd/M

二六九

英册道契 第2798號 (三) 浦東塘工善後局呈江蘇特派交涉員文

The within lot was formerly the German Lot No. 66.

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Shell Transport & Trading Company Limited [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor 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 this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ...

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

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:- Foremost, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any 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.

Shuang Hui 24th year, L. S. 7th moon 20 day.

19th August 1898

No. of Lot, 2798 } 2798 No. of Title Deed, }

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

F. S. A. Bontme

英册道契 第2798號 (二)

改德例便事案

啟者前奉

特派交涉員楊 飭開據上海縣知事

詳稱某據浦東塘之善後局詳稱三

保志圖內五佃正瑞記土地公司美冊六

百五十九號地內有塘基一道批以不入契

內以被該公司圍用請由德領事會同

英領事會同將該地基劃還

等情仰即查照辦理等因奉此當經

本局訂期由改美領事會同勘丈如據

美領事復該美冊六五十九號地內富爾士

社與瑞記洋行土地契於一千八百九十三年

三月三日在奉署抄銷特由德領事會

詳丹在案等因查該地既已付與德領

記未知曾否付契所列何年向美領

事致公行小語

口祀

英册道契 第2798號(四)
會丈局局長致德國駐滬領事函

西歷一千九百十六年十二月二十八日

啟者接准

來函以美冊六百二十九號由富爾士轉與瑞記行一事請

查明列入德冊何號見復等因茲經飭查得前項契

地大約曾列德冊第六十六號但已於一千八百九十八年八

月十七日註銷轉入英冊矣究竟為時太久清查不

易合就函復請再轉詢諸英署可也此頌

日社

大德總領事署用箋

啟者接准本月十日

來函以二十三保十四苗亞細亞瑞記火油公司美冊

六百二十九號契地曾轉德冊六十六號復於一千

八百九十八年轉入英冊未知列入何冊請飭查明

見復等因准此查該地係列英冊二千七百九十八

號唯函前因相應函復

貴局長請煩查照為荷此頌

日社

名正具

一千九百十七年一月十號

上海英署用箋

英册道契 第2798號(六)
英國駐滬領事致會丈局局長函1

英册道契 第2798號(五)
德國駐滬領事致會丈局局長函

江蘇交涉公署訓令第八十號

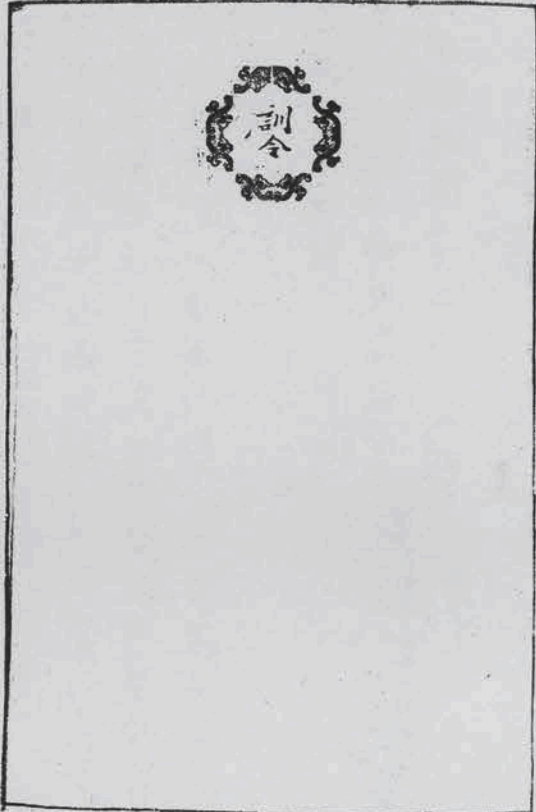
會文局局長

案准英總領事函稱准

前交涉員楊函開以一千七百九十八號契園估塘基請派員會勘並請見

復等因准此查該契園估塘基究有若干應請繪圖送閱俾資明瞭在案前

因相應函復該交涉員請煩查照辦理為荷等由查核管卷內此事前據



行發總制印紙官立省蘇江
分發價完

英册道契 第 2798 號 (七)
江蘇交涉公署下發會文局訓令 a

中華民國六年四月十七日

特派江蘇交涉員朱兆榮

江蘇交涉公署

長官立省蘇江
長官原印
長官原印

所分行發
所處

該上海縣知事本月廿六日來呈即經分別轉函英總領事行知該局並指令上海縣

在案准函前由徐訓令上海縣外合執令行該局長仰即遵照辦理知照具報此令

六年四月十九日

英册道契 第 2798 號 (八)
江蘇交涉公署下發會文局訓令 b

OFFICE OF THE WHANGPOO CONSERVANCY BOARD.

No. 59

OFFICIAL RECEIPT FOR SHENCKO.

RECEIVED from Messrs. Asiatic Petroleum Co., Ltd.

the registered owner of British Consular Lot No. 2798

as payment of shengko for Fifteen mow,

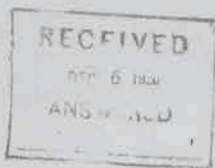
Seven fen One li and Three hou (Mow 15.713)

the sum of Shanghai, Taels. Fourteen thousand eight hundred and seventeen

and cents sixty four only

Sh. Tls. 14,817.64

Shanghai, 4th. December, 1920.



Signature and Secretary title

Vertical Chinese text on the left side of the receipt, likely a receipt or acknowledgment.

致英總領事法

逕啟者據會丈局局長案呈於本月二十七百九十八號係外埠地及係路地

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

契等件函送

貴總領事查收轉致

貴副領事分別存給再本號六厘費年十六元未收並

飭俾為荷此頌

許



計送印契二紙銷契一紙銷備二紙

十年六月十六日

英册道契 第2798號 (一〇) 會丈局局長致英國駐滬領事函1

英册道契 第2798號 (九) 浚浦局出具升科銀收據

英册 〇萬二千七百九十八號 添外埠地及係路地 地保

商亞細亞公司 業戶賈根茂

二十三保十四圖 伏字圩士名賣家南之

田單係外埠地 十五畝四分九釐八毫

添外埠地 〇畝二分八釐三毫

本契號 〇畝二分一釐五毫

共單 張計地 畝 分 釐 毫

出租契 一張契價二百元 丈費未收

丈見實地 五三畝二分一釐一毫

四址東至公路 西至公路

南至 北至 東至 西至

少地 〇畝 六分 一釐 四毫

查本契原有地三畝七分七釐一毫除前項契地外其餘契地

三十六畝一分五釐七毫現係租中同復地一畝二分五釐八毫

遺地八厘五毫外埠地陸東首到以十九不入契內計地二分五釐九毫

九厘八毫五釐地五十三畝二分一釐一毫丈見實地現丈畝心實業此

再本契與南自界連之五十八百十二號契地對等事與該工局同時證明以本契未

兩面共計地六畝四分七釐五毫又五十八百十二號契地亦本而面則去地四分四釐三毫

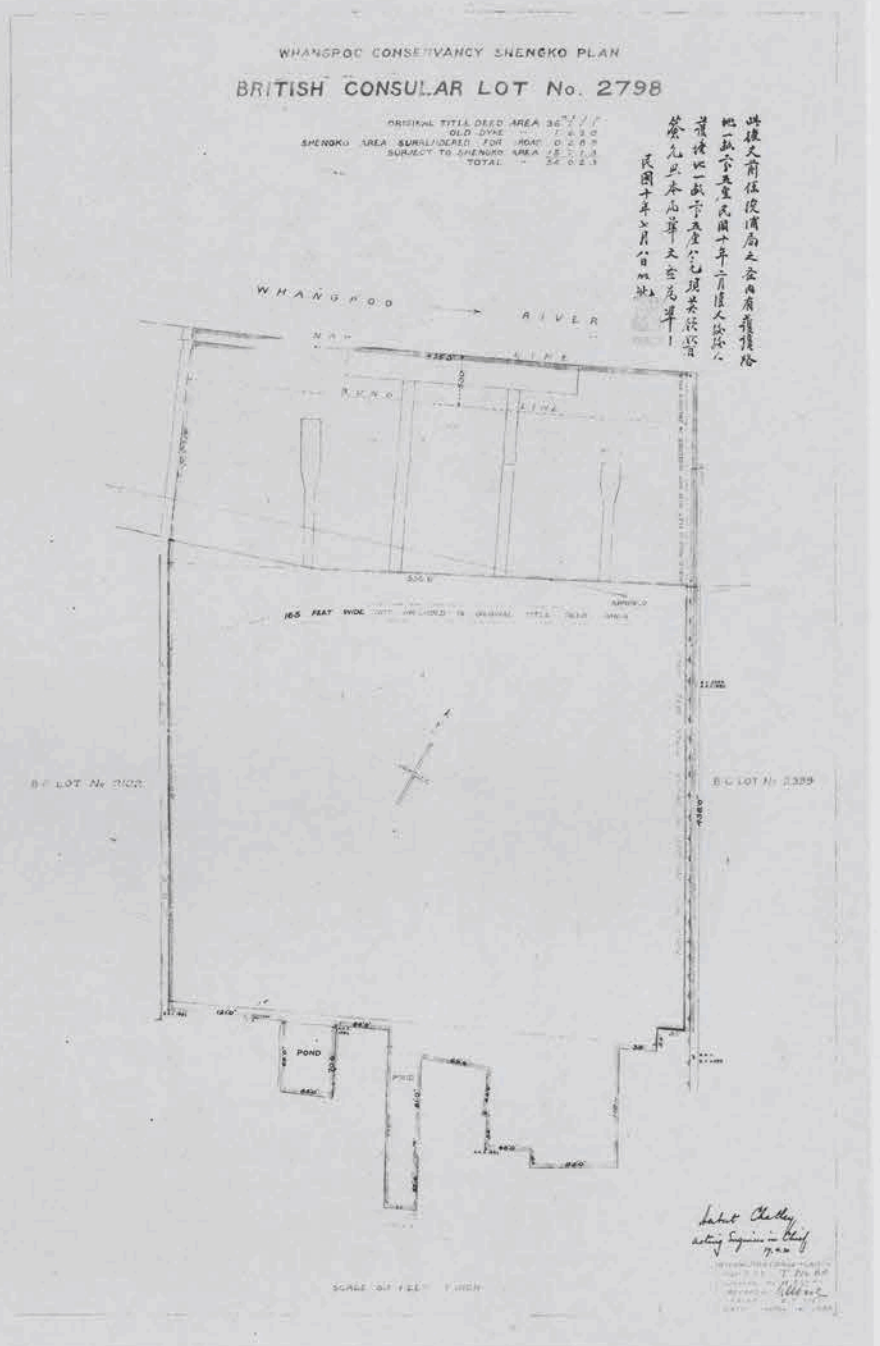
〇五厘七毫就原有公路(舊)放濶築路並由該工局以本契中間未入契之復地一畝二

五厘七毫兼外埠地二分一釐五毫而此一畝四分七釐三毫併與該商互相調換再計地四分二

六毫由該商繳價付由該工局呈報核辦一併歸入契內相覆加此註明備考

十年六月十六日

英册道契 第2798號 (一一) 英册道契第2798號地塊會勘報告



此項地契係由滬局之查冊內所錄
地一畝至五畝民國十年二月間人於此
地一畝至五畝民國十年二月間人於此
地一畝至五畝民國十年二月間人於此
民國十年七月八日

英册道契 第2798號 (一二)
浚浦局繪製英册道契第2798號地塊圖

啟者查二千七百九十八號一案業已議結其印契
印諭前經移送在案所有該商繳呈本署之浚
浦局升科收條茲特備函移送即希
貴局長查照一并加批入契詳請印給為荷
此頌
日祉 璧約翰
計送收條一紙
一千九百二十一年七月八號
上海英署用牋

第五五號

致英副領事
逕啟者英册二千七百九十八號一案業已議結其印契
業已解送滬局該兩局業經印給收條
貴局會議時所定函價銀一千四百元
貴局領事查印收條以便送滬工局
日祉 曹
十年六月廿七日

英册道契 第2798號 (一四)
英國駐滬領事致會丈局局長函2

英册道契 第2798號 (一三)
會丈局局長致英國駐滬領事函2

第卅四號

啟者接准

來函以二千七百九十八號丈費十二元係照賣
契原填價核計並未加增得難減免函請轉
飭等因准此查升科地畝向不再繳丈費此次
添入之墳地該租主曾繳升科價例應不再照
繳丈費况業戶一面不過照據將坟墓遷去而
已既未另立租契何能飭繳丈費如
貴局必欲令其照繳者應請將所繳之升價

一千九百二十年 月 號

上海英署用牋

第 號

發還則本署儘可飭繳否則碍難照辦准函
前因合再函致

貴局長請煩查照為荷此頌

日祉

璧約翰

七月廿一日

一千九百二十一年七月三號

上海英署用牋

英册道契 第2798號 (一五)
英國駐滬領事致會丈局局長函3

第卅五號

啟者查二千七百九十八號添契業經印給在
案茲據該租主將升科價銀一千四百兩呈
繳請為移送前來據此合將支票一紙函送
貴局長請煩查收並希即行
見復為荷此頌

日祉

璧約翰

計送支票一紙

一千九百二十一年七月三號

上海英署用牋

七月廿一日

英册道契 第2798號 (一六)
英國駐滬領事致會丈局局長函4

運啓者據上海縣知事呈稱案查浦東塘工善後局董
清理二十三條十四苗亞細亞瑞記火油公司圍佔塘基
前經詳奉鈞署批示已函致美領事會勘並行會丈
局查照等因在案茲據該局董謝源深朱日宣呈
稱亞細亞瑞記火油公司圍佔塘基之地原列美册六
百二十九號旋經會丈局查照西歷一千八百九十三年即
前清光緒十九年已特列德册六十六號旋又經會丈
局查照西歷一千八百九十八年即前清光緒二十四年

外交部江蘇交涉署信箋

已特列英册二千七百九十八號由會丈局先以函知該契
主擬轉易册圍佔多年現已查照契地確列英册
應請特呈交涉員函轉英領事派員會勘飭行會
丈局查照進行清理妥議等情到縣查美册之地擬
特列入英册自應由英領事派員會勘以便清理公
地埋合具文呈請核核俯賜函轉英領事派員會勘
並行會丈局查照清理妥議費為公便等情據此
除指令一面函知英領事印派員會勘外相應函

外交部江蘇交涉署信箋

英册道契 第 2798 號 (一七)
江蘇交涉公署下發會丈局函 1a

| | | | | | |
|-----|--------|----|----|------|----|
| 達印希 | 查照辦埋此頌 | 日祺 | 楊晟 | 二月八日 | 二月 |
|-----|--------|----|----|------|----|

外交部江蘇交涉署信箋

英册道契 第 2798 號 (一八)
江蘇交涉公署下發會丈局函 1b

致塘工局
逕啟者頃准
蘭商以英冊二千七百九十九號內另有添租更收增
地公座三宅因吾乃卑一以復認八十三兩二併一契業
由故局先送符印後送次察收印符特以高能執
法租入矣前派區則塘基價銀千四百兩有添租契
姓故地一狀分銀分三兩三次在案特依此以資結
束等因派此查該款前當可依銀契兩項送以
茲將友字一紙有兩地送印契

貴局查收印後是荷崇山並啟

公啟

頃送來瑞泰莊西元捌拾叁兩正照收勿

2797
附入
26856

英册道契 第 2798 號 (二一)
會丈局局長致塘工局函 2

[TRANSLATION.]

TITLE DEED.

Santai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Gabriel James Morrison & Rudrick Potaque Grantor
[herein described as the Renters] has applied to Rent in perpetuity from the Proprietors
Sao Yuan Huang & Co. Chi

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mow, _____ fan, _____ le, _____ 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*
a eight hundred (\$1,800 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 these several cases, this Deed shall become null and void, and the 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 Hou 24th year, L. S. *7th* moon *1st* day.

17th August 1895

No. of Lot, *2799* *2799.*
No. of Title Deed, _____

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

英册道契 第 2799 號 (二)

二千七百九十九號

大清欽命監督江南海關分巡蘇松太兵備道蔡
給出租地契事照得接准
大英總領事官照會內開今據本國商人瑪札孫 葛美稟請在上海按和約所定界內租業戶閱記 寶源祥
地一段承遠租 畝 分 厘 毫 北
每畝給價 共 洋 壹 千 八 百 元 正 其 年 租 每 畝 一 千 五 百 文 每 年 預 付 銀 號 等 因 前 來 本 道 已 飭
業戶 閱 記 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 人 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 轉 賃 若 華 民 欲 在 界 內 租 地 賃 房 須 由
總 領 事 官 與 中 國 官 憲 酌 給 蓋 印 憑 據 始 可 准 行 上 列 各 條 倘 該 商 並 後 代 管 業 之 人 將 來 以 其 地 轉 與 不 稟 明 本
國 總 領 事 官 官 憲 酌 給 蓋 印 憑 據 分 段 或 已 或 人 另 造 房 屋 轉 租 華 民 居 住 若 未 領 兩 國 官 憲 允 准 憑 據
前 條 在 不 將 年 租 每 畝 一 千 五 百 文 預 付 銀 號 違 犯 斯 章 者 則 此 契 作 爲 廢 紙 地 畝 歸 官 須 至 租 地 契 者

光緒二十一年七月初一日
日給
租地
地契 二千七百九十九號

光緒二十一年七月十六日

英册道契 第 2799 號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

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

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 業戶 張 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向章章程雖外國人有通融得之益但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准蓋印憑據將其地轉與他人或人另造房屋轉租華民居住若未領兩國官憲允准憑據 而擅自轉與他人或人另造房屋轉租華民居住者則此契作廢地即歸官領至租地契者

光緒二十四年七月初一日

租地 契 二千八百號

查該地坐落手八九龍虛字坊面曹維新此 地契 二千八百號

[TRANSLATION.]

TITLE DEED

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

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of 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 Hoi 24th year, L. S. 7th moon 1st day.

17th August 1898

No. of Lot, 2800 2800

No. of Title Deed,

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

F. S. A. Bourne Vice-Consul.

英册道契 第2800號 (二)

英册道契 第2800號 (一)

[TRANSLATION.]

TITLE DEED

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that William Macdonnell hereinafter described and called the Renter] has applied to Rent in perpetuity from the Proprietor Chang Shiu-wo

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Two Hundred (200.00)

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 Hoi 24th year, L. S. 7th moon 1st day.

17th August 1898

No. of Lot, 2801 2801

No. of Title Deed,

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

F. S. A. Bourne Vice-Consul.

英册道契 第2801號 (二)

英册道契 第2801號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官... 高易行... 錫祥... 光緒二十四年七月初一日

光緒二十四年七月初一日 租地契 二千八百二號

查該地坐落... 高易行... 錫祥... 光緒二十四年七月初一日

二千八百二號

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

英册道契 第2802號 (二)

英册道契 第2800號 第2801號 第2802號 第2803號

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官... 高易行... 錫祥... 光緒二十四年七月初一日

光緒二十四年七月初一日 租地契 二千八百三號

查該地坐落... 高易行... 錫祥... 光緒二十四年七月初一日

二千八百三號

光緒二十四年七月初一日... 錫祥... 錫祥... 錫祥... 錫祥...

英册道契 第2803號 (一)

一二七九

[TRANSLATION.]

Saotai's copy

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Bowdell, son of Amiel Bowdell, (herein described and called the Renters) have applied to Rent in perpetuity from the Proprietors...

North by South by East by West by

That the said Renters pay to the said Proprietors a sum of one hundred & twenty six Dollars...

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

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

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

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

Kuang-hai 24th year, L. S. 7th moon 3rd day.

19th August 1898

No. of Lot, 2803 } 2803 No. of Title Deed, }

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

F. S. A. Bourne, Consul.

英册道契 第2803號 (二)

[TRANSLATION.]

Saotai's copy

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Salome Elizabeth Middleton (herein described and called the Renter) has applied to Rent in perpetuity from the Proprietor...

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars Four hundred (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...

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

Kuang-hai 24th year, L. S. 7th moon 14th day.

30th August 1898

No. of Lot, 2804 } 2804 No. of Title Deed, }

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

F. S. A. Bourne, Consul.

英册道契 第2804號 (二)

光緒二十四年

光緒二十四年七月十四日 查該地坐落三保二面章字坊面王仁松此...

光緒二十四年七月十四日

日給

租地 地契 二千八百四號

大英欽命監督江南海關分巡蘇松太兵備道蔡 給出租地契事照得接准 大英總領事官照會內開今據本國婦人密倫氏...

大清欽命監督江南海關分巡蘇松太兵備道蔡 為

英册道契 第2804號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

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

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 業戶 蘇利記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准憑據將地實界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每歲不將每歲年租銀一千五百元預付銀號等因前來本道已飭

光緒二十四年七月初一日 租地 地契 二千八百五號

光緒二十四年七月初一日 租地 地契 二千八百五號 光緒二十四年七月五日道署批 此契租地已由該商會數轉與德商美商時德德商三九號新契給執本契執銷作廢 光緒二十四年七月五日道署批

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel van Rossum & Frederik van der Grinten [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Chuan Li-chi

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

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of 30000000 (30,000,000) a yearly (36,32000)

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

This coming 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.

Kuangshih 24th year, L. S. 7th moon 10th day. 25th August 1898

No. of Lot, 2805 } 2805 No. of Title Deed, }

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

英册道契 第2804號 第2805號 第2806號

英册道契 第2805號 (二)

英册道契 第2805號 (一)

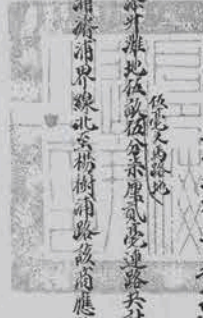
大清欽命監督江南海關分巡蘇松太兵備道蔡

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

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 業戶 蘇文 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准憑據將地實界分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每歲不將每歲年租銀一千五百元預付銀號等因前來本道已飭

光緒二十四年七月初三日 租地 地契 二千八百六號

光緒二十四年七月初三日 租地 地契 二千八百六號 光緒二十四年七月五日道署批 此契租地已由該商會數轉與德商美商時德德商三九號新契給執本契執銷作廢 光緒二十四年七月五日道署批



光緒二十四年七月初三日 租地 地契 二千八百六號 光緒二十四年七月五日道署批 此契租地已由該商會數轉與德商美商時德德商三九號新契給執本契執銷作廢 光緒二十四年七月五日道署批

英册道契 第2806號 (一)

The within lot is composed of the E. portion of the Japanese Lot No. 12.

[TRANSLATION]

TITLE DEED.

Sasai's copy.

Sasai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 Hewan [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

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

North by South by East by West by

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

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

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

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

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

A necessary Deed for the Renting of Land. Kwanghoo 24th year, L. S. 7th moon 3rd day.

19th August 1898

No. of Lot, 2806 } 2806 No. of Title Deed, }

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

F. S. A. Bonte Vice-Consul.

英册道契 第2806號 (二)

英領事館 札到該員等即便遵照會同洋員按地勘丈

札到該員等

前日本總領事來函以商人山邊丈夫金澤仁作等在前購地

劃出五畝膏與英人湯任高其地法在日冊內註明並送

英總領事函開以一千八百六號地契係英商蘇文由日本冊去號

劃出另之本契除日契係由日署送外將形勢送法派員

會勘地界形勢等因除分別函復並送

日本總領事函開會勘地契送道暨分行外合檢於中其

日係其札發札到該員等即便遵照會同洋員按地勘丈

繪圖給說字法核辦再送此札

計札者 鈔案其為日契各一紙何如

英册道契 第2806號 (三)

上海道札飭會丈局 1a

訂札者 新案其係日界各一紙何款

光緒二十四年七月



立

七月廿八日

日

英册道契 第2806號 (四)
上海道札飭會丈局 1b

會丈局

札

照得前據上海道札飭會丈局呈稱...

為

札飭事本年七月二十八日接

日本總領事諸井 來函以商人山邊等購地劃出五畝賣

與英人協任應由道函訂會勘日期示知以便屆時派員會

勘惟上下新契現尚未備俟刷成後送請核辦等因查此

契前准

英署來出三千八百六號契條日冊十二號換立當查日冊十二號

租戶並非該商之契將十四號十九號戶名山邊等虹口租地日契

英册道契 第2806號 (五)
上海道札飭會丈局 2a

發局勘丈在案茲接前因復查該商楊樹浦之地並未立有

道契前次發局之契並非該地此次自應勘丈確實另立日冊

新契除出致

英總領事定期遲致

日本總領事派員會勘外合就札飭札到該局即便遵

照辦理具復毋違此札

光

緒

二十四年八月



為

八月初八日

英册道契 第2806號 (六)

上海道札飭會丈局2b

敬啟者竊卑職等先後奉

憲臺札開接

日本總領事來函以商人山邊丈夫金澤仁作等在前購地內劃出五畝賣與英人協任
為業函請在日冊註明等語

英總領事函送二千六百六號新契以英商蘇文由日冊十二號地內劃立本契請勘印等因
當查日冊十二號非該商之契前次發局之十四號契亦非該地查該商楊樹浦之地並未立有
道契此次勘丈確實應另立日冊新契飭即會查勘丈繪圖稟覆核辦各等因奉此

等伏查前地坐落楊樹浦地方實原列英冊一千六百六號道契當時轉與日商山邊丈夫等
係將原契執業並未另換日契茲由該商將契內東首劃出地五畝轉與英商蘇文換立英冊二
千六百六號新契卑職等當與黃巡檢會同
英總領事所派之員傳同業之專者地保前往履勘該地南首沿浦築有木廠連漲灘
一併圍進在內自應分別勘丈計丈見契內劃出地積一千二百三十五步二分二厘合實地四畝七分一
厘三毫又丈見漲灘地積六十八步八分八厘合計地二分八厘五毫此項漲灘係屬官地應照章繳
價升科據該英商蘇文聲稱轉租之地係就地論價契外漲灘應歸日商山邊等繳價與
伊轉租之人無涉等語所有該處附近地段時值飭據該商地保查明時值每畝約計價銀
一千兩之譜等情具稟前來卑職等覆查無異應請

憲臺函致

日本總領事轉諭該商山邊等照數繳價升科以便印立新契至一千六百六號舊契原載地

英册道契 第2806號 (七)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

二千畝三分六厘七毫。光緒十九年十月劃出地七分八厘八毫。另立英冊二千三號新契。又劃立二千八百六號英契。文實地四畝七分二厘三毫。本契仍餘地十四畝八分六厘六毫。應併請日本總領事將英冊二千六百六十一號舊契送請批銷。另行換立自冊新契。以付檔案。再查該舊契劃剩餘地。其南首沿浦。亦有木墩圍進漲灘。應否併文令外科。抑俟該地轉契時。再行會文補令繳價之處。伏候

憲裁。理合將會勘緣由。分別繪圖貼說。聯銜稟覆。四址各載明繪圖。奉發新中契暨十四號日契及附圖。併呈繳仰乞

大憲察核。俯賜批示。祇遵。恭請

崇安。伏祈

垂鑒。卑職。謹稟

計呈 繪圖二紙。并繳新中契暨十四號日契各一紙。及附圖

一稟 道憲 察

稟覆會勘英冊二千六百六十一號舊契內劃出地並圖說

光緒二十四年八月十七日

英册道契 第2806號 (八)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

准補中丞左堂高

上海縣正堂黃

候補府左堂高

英册道契 第2806號 (九)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 c

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

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

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

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars two hundred (\$200.00)

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

This coming 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.

Huanghoi 24th year, L. S. 7th moon 9th day. 20th August 1898

No. of Lot, 2808 } 2808. No. of Title Deed, }

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

英册道契 第2808號 (二)

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

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

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

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

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

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Dollars six hundred and ninety one (\$6,591.00)

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.

Huanghoi 24th year, L. S. 7th moon 14th day. 30th August 1898

No. of Lot, 2809 } 2809. No. of Title Deed, }

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

英册道契 第2809號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

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

地一段承遠租 畝分厘毫北 其年租每畝一千五百文每年預付銀號等因前來本道已飭

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

已便亦不得轉與外國人未准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住

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

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

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

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

光緒二十四年七月十四日 日給 租地 契 二千八百九號

二千八百九號

英册道契 第2809號 (一)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官照會內開今據本國商人施篤克稟請在上海按和約所定界內租業戶李雲卿發

給出租地契事照得接准... 地一段承遠租... 每畝給價銀貳百八十兩... 業戶李姓... 將該地租給該商收用... 後開各條... 查核外國人按和約在界內租定地畝... 却不能由... 已便亦不得轉與別國未曾准在中國之人必須中國官憲與... 總領事官查視其租地實界無足妨礙方准租住... 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由... 總領事官與中國官憲酌給蓋印憑據始可准行... 上列各條倘該商並後代營業之人將來以其地轉與不稟明本... 國總領事官並道憲批准登報將其地租分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據... 並每年不將每畝年租錢一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官領至租地契者

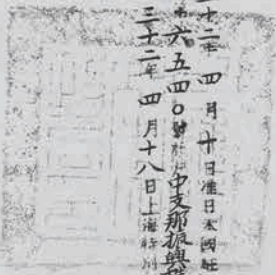
光緒二十四年七月十七日給

租地 地契 二千八百十號

查該地係在... 施篤克... 李雲卿... 光緒二十四年七月十七日... 一千二百五十五號... 施篤克... 李雲卿... 光緒二十四年七月十七日... 一千二百五十五號... 施篤克... 李雲卿... 光緒二十四年七月十七日... 一千二百五十五號...

二千八百十號

此契於三十二年四月十日准日本領事署... 轉立日期六五四〇號... 中華民國三十三年四月十八日上海特種地稅局... 字第五二八號... 中華民國三十三年四月十八日上海特種地稅局... 字第五〇四六號



英册道契 第2809號 第2810號

英册道契 第2810號 (一)

[TRANSLATION.]

TITLE DEED.

Sakai's copy.

Sakai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 Toke [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor.

Li Yuen-ching & Son, a Lot of Land situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mos. fan. le. haou, bounded

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Two Hundred eighty (No. 280) being at the rate of per mos; and also the Annual Low Rent of Fifteen Hundred Cash per mos Yearly in advance to the Government Banker.

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

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

A necessary Deed for the Renting of Land. Kuang-shai 24 year, L. S. 7/1 moon 17 day.

2nd September 1898 No. of Lot, 2810 } 2810 No. of Title Deed, }

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

二八九

英册道契 第2810號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人 愛爾德 稟請在上海按和約所定界內租業戶侯克如 查辦記唐九 地一段承遠租 畝 分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 侯姓等 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登簿將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官領至租地契者

光緒二十四年七月十五日 日給 租地 地契 二千八百十三號

查該地坐落子係五面形字號王于培此批 該商應照全章辦理業經地明蓋印備考 光緒二十四年九月初十日 是號其地接 英領事官璧照會內開今據本國商人 侯姓等 稟請在上海按和約所定界內租業戶侯克如 查辦記唐九 地一段承遠租 畝 分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 侯姓等 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登簿將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官領至租地契者

二千八百十三號

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Selger [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Yuan Sang-chi, Yang Wen-ching & Wang Kuei-ye a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ... That the said Renter pay to the said Proprietor a sum of ...

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

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

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

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

A necessary Deed for the Renting of Land.

Huangshai 24th year, L. S. 7th moon, 10th day.

31st August, 1898

No. of Lot, 2873 } 2873

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189... F. S. A. Bontme Rec-Consul.

英册道契 第 2813 號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官璧照會內開今據本國商人 通和行 稟請在上海按和約所定界內租業戶 恒和公司 地一段承遠租 畝 分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 恒和 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登簿將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官領至租地契者

光緒二十四年七月十五日 日給 租地 地契 二千八百十四號

查該地坐落子係五面形字號王于培此批 該商應照全章辦理業經地明蓋印備考 光緒二十四年九月初十日 是號其地接 英領事官璧照會內開今據本國商人 侯姓等 稟請在上海按和約所定界內租業戶侯克如 查辦記唐九 地一段承遠租 畝 分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 侯姓等 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登簿將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官領至租地契者

二千八百十四號

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Roman Wilkinson & Arthur Dallas [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors Wang Ho-see a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ... North by ... South by ... East by ... West by ... That the said Renter pay to the said Proprietor a sum of ...

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

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

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

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

A necessary Deed for the Renting of Land.

Huangshai 24th year, L. S. 7th moon, 10th day.

31st August, 1898

No. of Lot, 2814 } 2814

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this ... day of ... 189... F. S. A. Bontme Rec-Consul.

英册道契 第 2814 號 (二)

英册道契 第 2814 號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官暨照會內開今據本國商人施篤克 稟請在上海按和約所定界內租業戶有餘公司...

光緒二十四年七月二十一日 租地契 二千八百十五號

查該地坐落... 此項租地係由... 民國八年三月...

[TRANSLATION.]

TITLE DEED.

Soanai's copy. Soanai Superintendent of Maritime Customs for the Province of Kean-nan...

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...

That the said Renter pay to the said Proprietor a sum of Dollars 2000000 (2000000) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

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

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

Kuang Hui 24th year, L. S. 7th moon 20th day. 5th September 1898.

No. of Lot, 2815 } 2815. No. of Title Deed, } F. S. A. Bourne Consul.

英册道契 第2815號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官暨照會內開今據本國商人高易行 稟請在上海按和約所定界內租業戶李斌記...

光緒二十四年七月二十八日 租地契 二千八百十六號

查該地坐落... 此項租地係由... 民國八年三月...

[TRANSLATION.]

TITLE DEED.

Soanai's copy. Soanai Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Bowdell John Arnie Hanson & Duncan McKail [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor...

That the said Renters pay to the said Proprietor a sum of Dollars Three thousand six hundred & eighty seven & one hundred and seven (3687007) being at the rate of ... per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

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

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

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

Kuang Hui 24th year, L. S. 7th moon 28th day. 13th September 1898.

No. of Lot, 2816 } 2816. No. of Title Deed, } F. S. A. Bourne Consul.

英册道契 第2816號 (二)

英册道契 第2813號 第2814號 第2815號 第2816號

二一九三

英册道契 第2816號 (一)

下

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得按准 大英總領事官暨照會內開今據本國商人晉隆行 稟請在上海按和約所定界內租業戶威趙氏于既昌 爲

地一段示遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 威 姓 將該地租給該商收用務須開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住 又查向章章程雖外國人有通融得之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商前代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地體段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每畝不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作爲廢紙地即歸官須至租地契者

光緒二十四年七月二十八日給 租地 地契 二千八百十七號

查該地坐落... 光緒二十四年七月二十八日晉隆行將本號契地業在任厘轉與白納脫氏租此批

光緒二十四年七月二十八日白納脫氏將本號契地業在任厘轉與晉隆行行此批

On this 27th day of August 1901, We, Laura Etta Bennett, and Laurita Anderson, Executors of the within named Charles Carroll Bennett (Probate with Copy of Will annexed, dated 13th May 1901 produced) hereby transfer the whole of the within Lot No. 2817 to Laura Etta Bennett to rent and to hold subject to the conditions of the Title deed granted for the said Lot of land. And I, Laura Etta Bennett hereby accept the above transfer as witness our hands and seals.

signed Sealed and delivered. Before me (sd.) L. O. Pitzipios Vice-Consul. (sd.) Laura E. Bennett L.S. (sd.) L. Anderson L.S. (sd.) Laura E. Bennett L.S. True copy



In this 19th day of July 1901, I, Charles Robert Bennett, the Executor of Laura Etta Bennett deceased (Copy of Probate granted on 13th May 1901) hereby transfer the whole of the within Lot No. 2817 to Charles Robert Bennett to rent and to hold subject to the conditions of the Title Deed granted for the said Lot of land. And I, Charles Robert Bennett, hereby accept the above transfer as witness our hands and seals. Signed sealed before us (sd.) C. R. Bennett (sd.) J. J. Pitzipios Vice-Consul (sd.) J. J. Pitzipios Vice-Consul (sd.) C. R. Bennett (sd.) J. J. Pitzipios Vice-Consul

At the request of Charles Robert Bennett the Title Deed of the within Lot No. 2817 is cancelled this 19th day of July 1901 and the registration transferred to the U.S. Consulate-General (sd.) J. J. Pitzipios Vice-Consul (sd.) C. R. Bennett True Copy (sd.) J. J. Pitzipios Vice-Consul

英册道契 第2817號 (一)

此契全地已由該商... 光緒三十四年二月十九日批



[TRANSLATION.] TITLE DEED. Official copy

Solai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c. hereby gives this Deed for the Renting of Land. I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Carroll Bennett [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor Sheng Chaoshi, Sheng Wang shi & son a Lots of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area 10 mu, bounded North by Lot No. 1433, South by Sheng's land, East by Shen's land and Lot No. 1433, West by Lot No. 1433. That the said Renter pay to the said Proprietor a sum of 300000 (No. 300000) being at the rate of per mu; and also the Annual Low Rent of Fifteen Hundred Cash per mu Yearly in advance to the Government Banker. This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietors 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 mu, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land.

Kuang-hai 24th year, L. S. 7th moon 28th day. 13th September 1898. No. of Lot, 2817 } 2817. No. of Title Deed, } REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this 26 day of Jan 1899.



英册道契 第2817號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官... 蘇松太兵備道蔡

將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地... 蘇松太兵備道蔡

光緒二十四年七月二十四日給 租地 地契 二千八百十八號

查該地係由英商... 蘇松太兵備道蔡

二千八百十八號

查此契准英國駐上海總領事... 蘇松太兵備道蔡

本契地編得特別區六

查此契准英國駐上海總領事... 蘇松太兵備道蔡

查此契准英國駐上海總領事... 蘇松太兵備道蔡

英册道契 第2817號 第2818號

英册道契 第2818號 (一)

The within lot is composed of lots 706, 779 & 780

[TRANSLATION.]

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that William Henry James Hogg & Lindsay Hogg [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

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

North by South by East by West by

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

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

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

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

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the 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 Shui 20 year, L. S. 7 moon 24 day.

9th September 1898

No. of Lot, 2818 } 2818. No. of Title Deed, }

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

J. S. G. Bowne Consul.

英册道契 第2818號 (二)

二九五

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官鑒照會內開今據本國商人 通和行稟請在上海按和約所定界內租業戶 崇禮堂玉記

給出租地契事照得按准 地一段永遠租 畝分 厘毫 北 東 西 南 每畝給價 共洋七千三百五十九元...

光緒二十四年七月三十日給

租地 地契 二千八百十九號

查該地坐落... 瑞御此札... 瑞御此札...

二千八百十九號

查本契原有地... 瑞御此札... 瑞御此札...

英册道契 第2819號 (一)

[TRANSLATION]

TITLE DEED.

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Brennan Atkinson & Arthur Dallas [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Chung Li Sang Yui chi a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area ...

That the said Renters pay to the said Proprietor a sum of Dollars seven thousand three hundred & fifty (\$7,350.00) being at the rate of ... per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions: Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities...

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, 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 Grounds, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit 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 acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Shanghai 20th year, L. S. 18th September 1898

No. of Lot, 2819, 2819. No. of Title Deed, F. S. A. Bourne Consul.

英册道契 第2819號 (三)

英國駐滬領事致會丈局局長函 1

英册道契 第2819號 (二)

啟者茲據二千八百十九號契主稟稱該號契外灘地現擬繳價升科入契租用呈契請移勘丈等情前來據此合將上下印契函送貴局長請煩查照訂期勘丈為荷此頌 日社 附印契二紙 陶樂爾

一千九百二十四年五月九號

上海英署用啟

五月十日

致浚浦局
 逕啟者本月十日准英領事館來函云其
 通事稱該地外埠地現擬撥作料入
 東租田其地係在滬西因在該地坐落浦東
 西濱航船修能予以添打大與相居云云
 貴局查照不致以便核辦為荷順此
 日誌
 五月廿一日
 上海濟浦總局用啟

英册道契 第2819號 (五)
 會丈局局長致浚浦局總工程師函1

致接三局
 逕啟者本月十日准英領事館來函云其
 通事稱該地外埠地現擬撥作料入東租田其
 地係在滬西因在該地坐落浦東西濱航船修
 能予以添打大與相居云云
 貴局查照不致以便核辦為荷順此
 日誌
 五月廿一日
 上海濟浦總局用啟

英册道契 第2819號 (四)
 會丈局局長致浦東塘工善後局函1

登簿
 逕啟者接奉本月三十日
 大函關於二八九號契主要求并料該地一事奉的
 應准其西請望將平常式之并料信及正式圖樣
 賜下可也並祈
 通知會丈日期為盼祇頌
 台社 代理總工程師查利 五月二十一日
 五月廿一日
 上海濟浦總局用啟

WHANGPOO CONSERVANCY BOARD
 ENGINEER IN CHIEF'S OFFICE

D14/183
 CABLE ADD. "CONSERVANCY"
 A.B.C. 5TH & 6TH EDS.
 P. O. Box No. 159.

SHANGHAI, May 31st, 1924.

Tseng Mien Tsi, Esq.,
 Joint Measurement Office,
 SHANGHAI.

Dear Sir,

re B. C. LOT 2819. RIP. LOT P-72:

In reply to your letter of the 30th, there is no objection to the shengkoing of this foreshore and I shall be glad to receive the usual form of application and the official plan, and to be notified of the time of appointment for joint survey.

Yours faithfully,

Hubert Chatley

Acting Engineer-in-Chief.

HC/THT

英册道契 第2819號 (六)
 浚浦局總工程師致會丈局函1

逕復者頃准

大函以准英領函開據二千八百十九號契主通和稟稱該號契外塘路灘地現擬繳價升科入契租用等情請查照訂期勘丈等因查該地坐落浦東西溝航船灣能否准予添升入契相應函查示復核辦等因到局准此查該號契地坐落浦東二十三條四十三圖該地東西地至本有西臺浦河道載在邑志可攷前雖入契現在敝局規劃該處原有河道仍須劃出寬五丈東至西溝馬家浜河道沿河現應劃留路寬六丈因該河道尚須留寬所有劃留東西河路之地共計若干畝

即以沿浦灘地抵還仍與該商無所損失土塘仍應留契外至勘丈一節關係浚浦界綫應請

貴局長訂期示知會同到地可也復頌

公綏

朱日宣

宣統三年六月一日

民國十三年五月

三日到

英册道契 第 2819 號 (七)

浦東塘工善後局致會丈局局長函

致英副領事陶

逕呈者頃准

來云據通和稟稱該號契外塘路灘地現擬繳價升科入契租用等情請查照訂期勘丈等因查該地坐落浦東西溝航船灣能否准予添升入契相應函查示復核辦等因到局准此查該號契地坐落浦東二十三條四十三圖該地東西地至本有西臺浦河道載在邑志可攷前雖入契現在敝局規劃該處原有河道仍須劃出寬五丈東至西溝馬家浜河道沿河現應劃留路寬六丈因該河道尚須留寬所有劃留東西河路之地共計若干畝

貴副領事本公館係是存順以

日示

曹

十三年六月廿九日發

英册道契 第 2819 號 (八)

會丈局局長致英國駐滬領事函

登簿

啟者查二千八百十九號請升塘路灘地一案接准本月九日
 函開准塘工局函稱規劃該處原有河道該地東首應劃出
 六丈西首劃出五丈所劃之地將來即在添升灘地內扣還
 與該商並無損失至於土塘仍應留出不加入契內等
 語函請查照轉飭等因准經飭知去後茲據該租主
 稟稱該處土塘其東西兩端業已阻斷而塘工局再
 欲在於中間留此極短之土塘不知有何用處然在地
 主方面則甚關緊要因該土塘將路完全截斷故也

一千九百二十年 月 號

上海英署用牋

第 壹 號

英册道契 第2819號 (一〇)
英國駐滬領事致會丈局局長函2a

致塘工局領事
 啟者英母六千首之挽登二千首九號添升灘地
 茲訂於六月十九日即禮拜四 下午
 點鐘會丈屆時請
 貴局派員同往順頌
 日社 曾

十三年六月十七日

十七日

英册道契 第2819號 (九)
會丈局局長致浦東塘工善後局函2

訓令

民國十三年六月廿一日到

行檢科所仰場工一第五第蘇江
分 室 價 定

如果中國官場允許將塘路歸入契內則本商亦
 願將該地留出東首六丈西首五丈以作公路之用
 所有留出之地即於升灘內扣除請為移復
 等情前來相應據情函致即希
 貴局長查照辦理為荷此頌
 日社 陶樂爾

一千九百二十四年六月三號

上海英署用牋

六月三日

第 一 號

英册道契 第2819號 (一一)
英國駐滬領事致會丈局局長函2b

江蘇交涉公署訓令第卅號

令會丈局長

據上海外知事呈稱據浦東塘工善後局呈稱
口實呈稱以同十三年五月三日准令丈局呈准
吳領示據二千八百九十九年英主通知等稱該等

英外塘路離地現擬修築計種入契租用
請查照訂期會勘查該地坐落浦東西溝
航船灣林石堆等計入英商請查照示後
由到戶准此情查該地坐落浦東二十二保
四十三番南五路北五黃浦西五本有西臺浦

英册道契 第 2819 號 (一二)
江蘇特派交涉員下發會丈局局長訓令 1a

道教在邑者致前排入契現由量局規畫該地
原有河道仍須劃出寬五丈至西溝馬家區河
道沿河現應劃留路寬六丈因該河道尚須
留寬所有劃留東西河路之地共計若干故中
沿浦離地地現仍與該局查照換失土壤仍應

留出英外該地關係係海浦界線似應訂期會
同勘丈除函海外請轉呈江蘇特派交涉員令
到令丈局查照外惟到知理台長文財呈仰祈查核
原勿令丈局查照外惟據此合行該局
長何中查照此令

英册道契 第 2819 號 (一三)
江蘇特派交涉員下發會丈局局長訓令 1b

中華民國十三年六月廿五日

特派江蘇交涉員許沅

日

致浚浦局

啓者日前會同勘丈英冊二千八百九十九號外灘地
茲特繪送地圖即祈
貴局 察收查明示復並將原圖送還以
便核辦順頌
日祉

計送地圖五紙

十三年七月九日

英册道契 第2819號 (一五)
會丈局局長致浚浦局總工程師函2

英册道契 第2819號 (一四)
江蘇特派交涉員下發會丈局局長訓令 1c

訓令

民國十三年八月四日

江蘇交涉公署訓令 第三〇一號

會丈局局長

據上海縣知事呈稱據浦東塘工善後局董朱日宣
呈稱第英冊二千八百九十九號契地滲升塘致灘地
一案因該契地西有西台浦河道早被入契現因董
局規畫其原河道仍須劃出寬三丈至西溝馬
家浜沿河必須劃出且該河尚須放寬故請劃出寬
六丈土塘仍應留出來外查中據估函送會丈局

英册道契 第2819號 (一六)
江蘇特派交涉員下發會丈局局長訓令 2a

漢于六月十三日具文呈請核轉特派交涉員令新會
 大局查並業蒙指令在案嗣准會文局函訂六月十九
 日令勘界第六千七百一十一號暨二千八百十九號契地添升
 灘地屆期經令大局令領署潘浦局前往勘丈前准
 令大局函准英領事以英冊二千八百十九號契地增設
 灘地一業據該地主李侯處士據其東西兩端業已
 阻斷而塘工局再欲在塘中間留此極短之土塘不知
 有何用處然在地方則甚固學兵因該土塘將地
 完全截斷故也如果中國官場允許將塘路歸入契
 內則奉商亦願將該地出東首六丈西首五丈以作

公路之用所有留出之地即於外灘內扣除該方移後等
 情轉函查並示後等由到局准以查前項契地於清光
 緒二十五年黃前縣在內核轉該地西有西台浦河道東浜
 馬家浜蘆灘一併入契當時董局尚未設立現在計畫
 東面馬家浜沿河必須劃留該地以達出浦西面西台
 浦故址必須回濬以通浦潮此皆國平水陸交通極為重
 要現因英領事函叙詞意在乎交換而董局籌辦塘工兼
 便規畫河道均均所注重不能不分別劃留次第修
 築此中情形非訂期會議恐難解決為特查案並給
 呈圖呈請核轉呈令行令大局並圖劃留並

英册道契 第 2819 號 (一七)
 江蘇特派交涉員下發會丈局局長訓令 2b

函致英領事訂期會同妥議等情並附圖說到縣
 理合具文轉呈仰祈鑒核賜令行令大局並圖劃
 留並函致英領事訂期會議等情并附圖三帶到署
 查此事前於本年六月間據上海縣知事來呈查經
 令行該局查並查案據呈前情除函英領事查
 並俟得後再令知定期會議外合將該圖一併令
 行該局長仰即查並辦理此令
 計發給圖一併

中華民國十三年八月 一 日

江蘇特派交涉員
 長 處

校對蔡信銓

英册道契 第 2819 號 (一八)
 江蘇特派交涉員下發會丈局局長訓令 2c

WHANGPOO CONSERVANCY BOARD

ENGINEER IN CHIEF'S OFFICE

D14/341.
Cable Add. "CONSERVANCY"
A.B.C. 5th & 6th Esq.
P. O. Box No. 159.

SHANGHAI August 4th 1924.

Tseng Mien Tsi, Esq.,
in Charge of Joint Measurement Office,
SHANGHAI.

Dear Sir,

re B.C. Lot 2619. Rip. Lots P-72-73.

In accordance with Supplementary Article No. 12 to the Conservancy Agreement of 1912, I beg to forward herewith three shengko 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,

Hubert Chatley

Acting Engineer-in-Chief.

Encls: 3 plans.

Note: Copy of this letter has been sent to the Consulate concerned and the owner, Messrs. Atkinson & Dallas respectively for information.

J.H. THH

登簿
 遺者吳再六八洋英地地料一事據五二九一二年後據由牙
 十三條加案款亦將將上項英地地由律考上三分其應外、計與
 地位內任記前明晰一分請轉交地主一十轉呈該署領事一分即請
 善察察核如該地主承領也即本知當由本局親其材料、實
 此項
 台社
 備案再六八洋英地地圖二節
 再考內已將圖送該領事乃該地主知照去
 八月四日
 上海濟浦總局用啟

英册道契 第2819號 (一九)
 後浦局總工程師致會丈局函2

上海縣知事公署 為

給諭事案據浦東塘工善後局董朱日宣呈稱英冊貳千捌百玖號契地添升
 塘路灘地一案業將會議結束情形另文繪圖呈報並請發給塘路印諭一紙在
 案惟查該契地塘路外老灘計叁拾柒畝玖分叁毫內除東面規定路綫寬陸丈劃
 用契地陸畝叁分陸釐肆毫西面回復西台浦河道寬伍丈劃用契地壹畝肆分伍毫均
 於灘地抵扣外實在計老灘地叁拾畝壹分叁釐肆毫每畝議定價銀叁百兩共計銀
 玖千零肆拾兩貳錢玖塘工路政工需呈請給印諭一紙並呈報
 道尹備案函致會丈局查照等情附送圖說到縣除分別呈報函知並令行冊書列冊
 外合行給諭仰英冊貳千捌百玖號契地租戶將上項老灘地叁拾畝壹分叁釐肆毫憑
 諭此諭

致後浦局

送呈英冊二千八百九拾號契地前經

貴局洽送地令印信特送英冊以答其函

此函及已由該局之答允相之送印以

貴局查妥為有暇此

日誌

勇

十五年八月廿日

中華民國

民國十三年會勘此項
老灘基地由英商通
和行向塘工局承租併
蘇天官九號契內此項

諭

上海縣知事沈寶昌

第肆百陸拾捌號

右諭給英冊貳千捌百玖號契地租戶收執

月 廿六 日

民國十三年八月廿六日

上海縣知事公署公函 十三年上字第二二四號

英册道契 第2819號 (二三)
上海知縣致會丈局局長函 1a

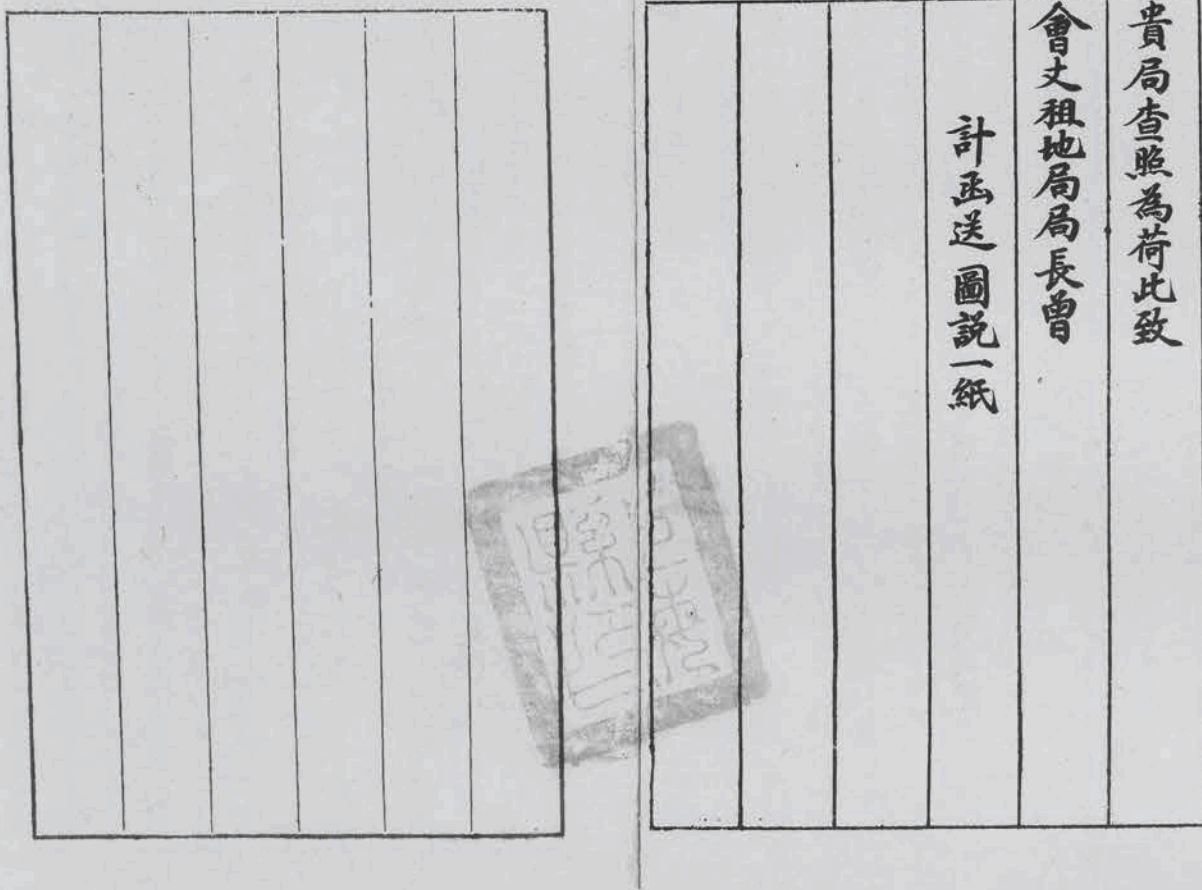
英册道契 第2819號 (二二)
上海縣知事公署給租戶諭 b

逕啓者案據浦東塘工善後局董朱日宣呈稱英冊二千
八百十九號契地添升塘路准地一案業將會議結束情
形另文繪圖呈報並請發給塘路印諭一紙在案惟查
該契地塘外老灘計三十七畝九分三毫內除東面規定
路綫寬六丈劃用契地六畝三分六厘四毫西面回復西台浦
河道寬五丈劃用契地一畝四分五毫均於准地抵扣外實

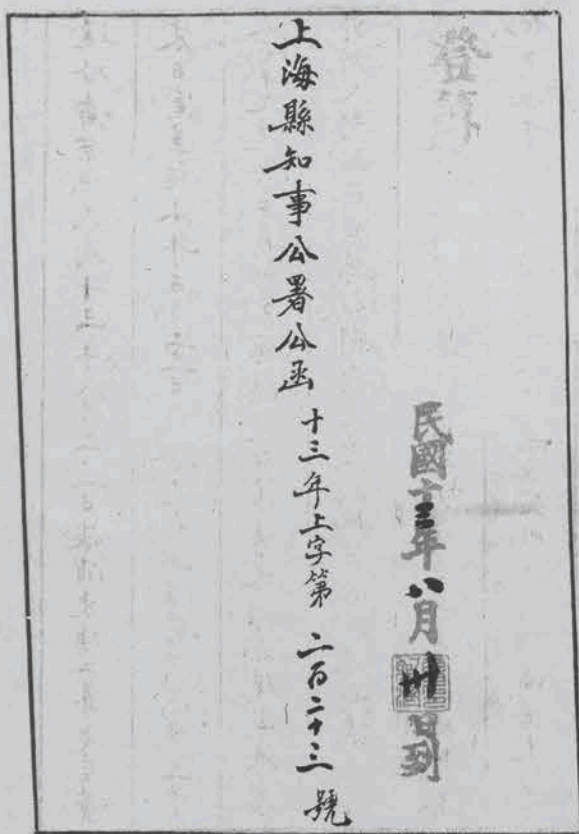
在計老灘三十畝一分三厘四毫每畝議價定銀三百兩共
計繳銀九千零四兩二錢以充塘工路政工需理合具文
呈請制手給印諭一紙並呈報

道尹備案函致會丈局查照等情附送圖說到縣
交涉員除給諭令行冊書列冊並呈報外相應檢同圖說
函請

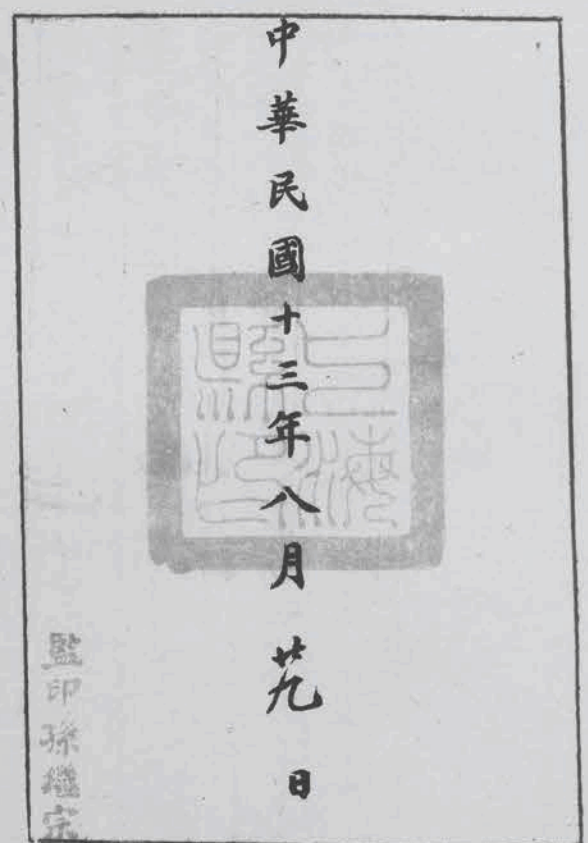
英册道契 第2819號 (二四)
上海知縣致會丈局局長函 1b



英册道契 第2819號 (二五)
上海知縣致會丈局局長函 1c



英册道契 第2819號 (二七)
上海知縣致會丈局局長函 2a



英册道契 第2819號 (二六)
上海知縣致會丈局局長函 1d

| | |
|--|--|
| 送啓者業照民國十三年八月二十一日據浦東塘工善後局董 朱日宣呈稱本年五月二十日准會丈局函准英領事函據二千 八百十九號契主通和稟稱該契外塘路灘地現擬繳價 升科入契租用查照訂期勘丈查該地坐落浦東西溝航船 灣能否准予添升入契函請查明示復等由當查該號契 地坐落浦東二三保四十三面南至路北至黃浦西至本有 | 西台浦河道前雖入契現由董局規畫該處河道仍須劃 出寬五丈以通浦潮東至西溝馬家浜河道現應劃留路綫 并留寬河道須劃寬六丈直達出浦所劃之地合若干畝即以 沿浦灘地抵還與契主無所損失土塘仍應留契外當於 六月十三日呈請核轉訂期會勘嗣准會丈局函訂六月十九 日會勘二千八百十九號契地添升灘地屆期經會丈局會同領 |
|--|--|

英册道契 第2819號 (二八)

上海知縣致會丈局局長函 2b

| | |
|--|--|
| 署後浦局前往勘丈續准會丈局函轉英領事函以英冊二千八 百十九號請升塘路灘地據該租主稟稱該處塘路其東西兩 端業已阻斷而塘工局有何用處然在地主方面則甚關緊要 如果中國官場允許將塘路歸入契內則本商亦願將該地 留出東首六丈西首五丈以作公路之用所有留出之地即 於外灘內扣除請為移復轉函查照等由當以董局籌 | 辦塘工善後規畫河道路綫均所注重不能不分別劃留 次第修築此中情形非訂期會議恐難解決復於 月四日呈請核轉 交涉員函致英領事訂期會議旋奉鈞署第七四號訓 令奉 交涉公署訓令准英總領事復稱據該租主稟稱此案 |
|--|--|

英册道契 第2819號 (二九)

上海知縣致會丈局局長函 2c

| | | | | | | | | | |
|--|------------------------|-------------------------|--------------------------|---------------------------|---|--------------------------|--------|-------------------------|-----|
| 可否訂於下星期一即十八日下午三點半鐘在交涉公署會文局內會同妥議請為移復函致查照令行轉飭塘工局知照等因 | 董依期赴議會同會文局曾局長契主英商通和大班暨 | 經理磋商至再該商以塘路橫梗契地窒碍建築董局以東 | 西面河路攸關水陸交通為地方永久便利故不得不劃留契 | 地雙方兼顧各就便利議決塘路每畝繳價銀二千五百兩東面 | 劃路寬六丈餘契地六畝三分六厘四毫西首留河寬五丈餘契地一畝四分五毫均在老灘內劃抵該商情願承認計塘路合地六畝四分八厘五毫每畝二千五百兩應繳價銀一萬六千二百二十五錢議由 | 董局請給甲諭交該租主繳價入契事經會議妥洽呈請頒給 | 印諭一紙呈報 | 道尹備查並致會文局查照等情附送圖說到縣除給諭令 | 交涉員 |
|--|------------------------|-------------------------|--------------------------|---------------------------|---|--------------------------|--------|-------------------------|-----|

英册道契 第2819號 (三〇)
上海知縣致會文局局长函 2d

| | | | | | | | | | |
|-------------------|----------|----------|---------|--|--|--|--|--|--|
| 行冊書列冊並呈報外相應檢同圖說函請 | 貴局查照為荷此致 | 會文租地局局长曾 | 針函送圖說一紙 | | | | | | |
|-------------------|----------|----------|---------|--|--|--|--|--|--|

英册道契 第2819號 (三一)
上海知縣致會文局局长函 2e



第 2819 號

啟者查二千八百十九號升科灘地業經勘
明在案茲據該租主檢呈浚浦局繳價收
條請為移送給契等情據此相應函送
貴局長請煩查照詳請給契為荷此頌
日祉
陶樂爾

附浚浦局升科收據一紙

一千九百二十四年九月四號

上海英署用啟

英册道契 第 2819 號 (三三)
英國駐滬領事致會丈局局長函 3

英册道契 第 2819 號 (三二)
上海知縣致會丈局局長函 2f

OFFICE OF THE WHANGPOO CONSERVANCY BOARD.

No. 73

OFFICIAL RECEIPT FOR SHENCKO.

RECEIVED from Messrs. Atkinson & Dallas

the registered owner of British Consular Lot No. 2819

as payment of shengko for Fifty-eight mow,

Four fen Eight li and Two hou (Mow 58.482

the sum of Shanghai, Taels Five Thousand Eight Hundred Forty-eight

and Cents Twenty only

Sh. Tls. 5,848.20

Shanghai, September 2nd 19 24

C. A. Green Secretary

此係開戶收條分儲以五八四八二...

英册道契 第 2819 號 (三四)
浚浦局升科銀收據

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人賴以生 稟請在上海按和約所定界內租業戶以將 崇讓 為

地一段承遠租 畝分厘毫 北 南 東 西 每畝給價共銀 三百五十兩 正 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 業戶以將 姓將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並違憲批准登籍將其地租與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准據 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

光緒三十四年 月 廿七 日給

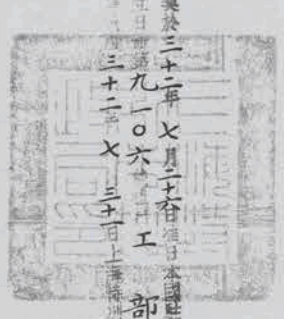
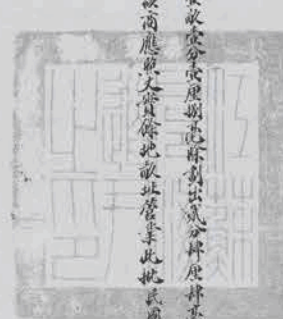
租地 二千八百二十號

查該地坐落共得九面充字均係徐煜卿此批

民國十五年一月四日全地併入英冊二千六百六十三號 契內餘地八分七厘四毫築去馬路本契註銷

二千八百三十號 再查本契尚有餘地在於馬路之內前此係屬徐煜卿相應加批更正備改

查此契原有此堂收契印信原係徐煜卿出氣併原印信併入英冊下六百六十三號契內其餘地則分給徐煜卿回此東至馬路西至馬路南至英冊下 六百六十三號地處商應與大英官憲此批民國十五年一月四日 總辦外交事務部 會辦本道才備批中



此契於三十三年七月二十日准日本國駐上海總領事官 轉立日地九一〇六六號工部局 第三十二號七三十九號七五九九號

英册道契 第2820號

英册道契 第2820號 (一)

[TRANSLATION.] TITLE DEED. *Saitan's copy*

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

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that *Stale Elwe Wrightson* [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor *Seai Chung-fay* a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area *moor, sun, le, know*, bounded

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

That the said Renter pay to the said Proprietor a sum of *two three hundred fifty (2300)* being at the rate of _____ per moor; and also the Annual Low Rent of Fifteen Hundred Cash per moor Yearly in advance to the Government Banker.

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

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

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

A necessary Deed for the Renting of Land.

Xuang Hsin 24 year, L. S. *8* moon *27* day.
 12th October 1898

No. of Lot, 2820 } 2820
 No. of Title Deed, }

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

F. Bourne
 Free-Consul.

英册道契 第2820號 (二)

三〇九

致英總領事法

逕啟者據會丈局局長案呈差冊二千分二十五號清租
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

貴總領事查收轉致

貴副領事分別存給再本號

為荷此頌

日社

楊 費
沈 閱

計送印契二份銷契一份銷字一份

收並頌

曹核 二月九日

八年二月十一日

英册道契 第2821號 (四)
會丈局局長致英國駐滬領事函

[TRANSLATION.]

TITLE DEED.

Santai's copy

Seai - Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &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 Olga
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Cheng King Kaiang
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

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

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

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

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

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
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 small build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mou, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Huang Hoi 2dth year, L. S. 8th moon 27th day.

12 October 1898

No. of Lot, 2822 } 2822.
No. of Title Deed, }

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

F. Bourne
Consul.

二千八百二十二號

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官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鄭鳳相

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

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

已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地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賃買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

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

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

光緒廿四年

廿七日

租地 二千八百二十二號

地契

查該地坐落英界內充字坊前顧堂此地

民國十八年六月六日全地併立英冊一萬二千六百七十號

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官羅照會內開今據本國商人譚華行 稟請在上海按和約所定界內租業戶楊毛 毛 爲

地一段永遠租 畝 分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶楊 姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登簿將其地撥分段或已或人另造房屋轉租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

光緒十四年八月廿七日給

租地 契 二千八百二十四號

查該地坐落甘三保字面道字行番顧月才此批 此項租地係由大英總領事官羅照會內開今據本國商人譚華行 稟請在上海按和約所定界內租業戶楊毛 毛 爲 業戶楊 姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並道憲批准登簿將其地撥分段或已或人另造房屋轉租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

二千八百二十四號

民國七年十月八日全地併入英冊二千八百二十五號契內本契註銷

英册道契 第2823號 第2824號

英册道契 第2824號 (一)

[TRANSLATION.]

TITLE DEED.

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

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

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

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

North by South by East by West by

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

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

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

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

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

12th October 1898

No. of Lot, 2824 } 2824. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898

英册道契 第2824號 (二)

1111111

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事官譚華行 稟請在上海按和約所定界內租業戶葉子雲

地一段承遠租 畝 分 厘 毫 北 東 西 南

每畝給價共 銀 三百 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

業戶葉子雲 姓將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無妨碍方准租住

又查向議章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登報將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年八月廿七日 給 租地 地契 二千八百二十五號

查該地坐落三保三保高道守行顧月不此批

此批地係會同勘核後給與葉子雲等字號名師登東洋界內有公餘餘在界內租地實界無妨碍方准租住

壹壹四址坐落三保三保高道守行顧月不此批

光緒二十五年二月三日 英界總領事官譚華行 稟請與上海商議行將此契與上海商議行

光緒二十五年二月三日 日准廣公司將本契全地轉與上海商議行

一千九百零八年四月十九日 華商銀行將本契全地轉與上海商議行

查此契原有地牌號分致原案完全查齊英界一千八百二十四號全契地壹畝壹分伍毫三共合計地陸畝

分茶屋壹塊地壹畝壹分肆毫陸絲分四厘地壹畝壹分肆毫陸絲分四厘地壹畝壹分肆毫陸絲分四厘地

管業此批民國元年五月八日 辦解小文海樓批

英册道契 第2825號 (一)

[TRANSLATION.] Sato's copy

TITLE DEED.

Sato Superintendent of Maritime Customs for the Province of Kean-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Sato
[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor
Yeh wa yan
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area
_____ mow, _____ fan, _____ le, _____ hao, bounded

North by _____
South by _____
East by _____
West by _____

That the said Renter pay to the said Proprietor a sum of *Sato three hundred*
fifty (76,350)

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.

Xuangotsii 24th year, L. S. 8th moon, 27th day.
12th October 1898

No. of Lot, 2825 } 2825
No. of Title Deed, }
REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189 _____

F. Bourne
The Consul.

英册道契 第2825號 (二)

敬稟者竊奉

憲臺札開接

英總領事鑒 函送英冊字八百二十四號新契請派員會勘等由檢契札飭會同勘丈繪圖貼說並查保土名具復等因奉此卑職等遵與黃巡檢備會同

英總領事所派之員查明原契田單所有二千八百二十四號新契係由華民楊毛毛將坐

落上邑二十三保十苗通字圩第三號田單一紙戶名楊聖榮則田畝一分三厘一毫租與洋商

譚華行為業當傳同業戶督飭各耆地保前往履勘該地中間有出入路一條亦係契內之

地自應分文合計丈見路地積四步三分二厘合地一厘一毫又路南地積二百六十二步九分六厘

合地六分七厘九毫又路北地積九十二步六分四厘合地三分八厘六毫三共實有地一畝八厘三

毫核與原契田單一畝一分三厘一毫之數餘單三厘八毫批還該業四址東至董姓地南至

浜西至陳姓地北至小路又查字八百二十五號新契係據華民葉子雲將坐落上邑二十三

三保十苗通字圩第二號戶名張錫庚則田三畝五分四厘六毫又第三號張秀則田一畝一

分三厘一毫計田單二紙共則田畝六分六厘七毫租與譚華行為業該地中間亦有公路系

分文合計丈見路地積十八步七分三厘合地七厘八毫又路南地積七百三十八步九分六厘合地三

畝七厘九毫路北地積二百四十八步一分六厘合地一畝三厘四毫三共實地四畝一分九厘一毫核與

原契田單四畝六分六厘七毫之數餘單四分七厘六毫於張錫庚單內批還四址東至陳姓地南

至浜西北均系路以上兩地老仙師庵東至該號契所有公路應請批註契內不准阻塞除

將田單批明同原契發還並署外理合將會勘緣由分繪圖說換領契履奉發之新中契

英册道契 第2825號 (三)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

呈繳仰乞

大憲核批示祇遵再查該兩地坐落之二十三保十苗向未立過道契惟與立有道契之二十三保十苗係屬混連合併聲明恭請

崇安伏祈

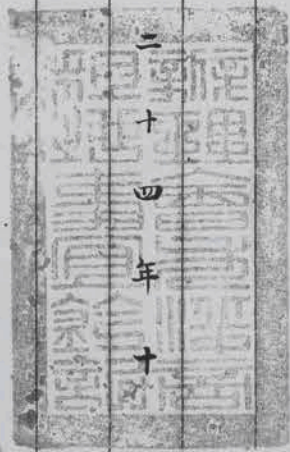
垂鑒 東職 謹稟

計呈 繪圖二幅新中契二紙

一稟 道憲發 稟覆會勘英冊字八百二十四號新契租地並呈圖契由

光緒二十四年十月廿三日

光緒二十四年十月廿三日



英册道契 第2825號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

准補府左堂高
上海縣正堂王
候補府左堂高

英册道契 第2825號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 c

[TRANSLATION.]

TITLE DEED.

Ssai—Superintendent of Maritime Customs for the Province of Keen-nan
Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting
of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that
Cabriel James Morrison & Frederic Montague Galloway
[herein described and called the Renters] has applied to Rent in perpetuity from the Proprietor

Chia Yuan Hsiang
a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the
Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by _____
South by _____
East by _____
West by _____

That the said Renters pay to the said Proprietor a sum of *Dollars Eight hundred*
(800⁰⁰)

being at the rate of _____ per *mos*; and also
the Annual Low Rent of Fifteen Hundred Cash per *mos* Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor
shall Rent the said quantity of Land to the said Renters upon the following conditions:—

Inasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart
for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right
therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within
the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection
on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between
the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the
conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in
them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any
Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities
grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which
said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or
Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without
reporting the same to his or their Consul and through him to the Intendant for the time being, for
their joint assent and concurrence, and for the due registration of the transaction in their respective Records;
or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole
or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or
Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased
or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said
Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per *mos*, then,
and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said
Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuang Hsiu 24th year, L. S. 8th moon 29th day.
14th October 1898

No. of Lot, 2825
No. of Title Deed, 2826

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 1898

F. Bourne
Consul.

英册道契 第2826號 (二)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官照會內開今據本國商人瑪利蘇葛美敦稟請在上海按和約所定界內租業戶寶源祥

地一段承遠租 畝分厘毫北

每畝給價共洋八百元正

業戶寶源祥將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由

已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無妨礙方准租住

又查向章章程雖外國人有通融得宜之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給印照准給可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本

國總領事官並道憲批准登籍將其地轉與分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢地即歸官領至租地契者

光緒二十四年八月二十九日給

租地 地契 二千八百二十六號

查該地坐落字七保十甫念字并番徐于良此批

光緒二十四年八月二十九日給
租地 地契 二千八百二十六號
查該地坐落字七保十甫念字并番徐于良此批

英一千八百九十八年八月二十九日
光緒二十四年八月二十九日
租地 地契 二千八百二十六號
查該地坐落字七保十甫念字并番徐于良此批

英册道契 第2826號 (一)

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官暨照會內開今據本國商人瑪羅 葛敦稟請在上海按和約所定界內租業戶寶源祥

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶寶源祥 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未准准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃買賣若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不與明本 國總領事官並道憲批准登籍將其地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年九月初一日給 租地 二千八百二十七號 地契

查該地坐落... 此契租地... 光緒二十四年九月初一日

英册道契 第2827號 (一)

[TRANSLATION.] TITLE DEED. I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Cabrilhamo Johnson & Frederick Montague Gratton [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Bao Yuan Shiang a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area mos, fun, le, kao, bounded North by South by East by West by That the said Renters pay to the said Proprietor a sum of 500000 (No. 500000) being at the rate of per mos; and also the Annual Low Rent of Fifteen Hundred Cash per mos Yearly in advance to the Government Banker. This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:— Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:—That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mos, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil. A necessary Deed for the Renting of Land. Kwang Hui 24th year, L. S. 9th moon 1st day. 15th October 1898. No. of Lot, 2827 } 2827. No. of Title Deed, } 7. Bourne H.B.M. CONSUL-GENERAL, SHANGHAI, this day of 189.

英册道契 第2827號 (二)

具稟二十七保十圖地保徐子良 為奉諭飭查聲明章示覆事竊身奉諭飭查寶源祥出租洋商英冊二千 八百二十七號契地內有改地一段係屬何號方單茲查得該地係本國念字 好五百九十六號業戶錢張氏則田五分之單地現今完糧戶名張茂榮應完四分 五厘糧串執業並不在寶源祥出租單地之內此係據實聲明並無影射 情弊如有虛偽等情惟身是問為此理合稟示 覆伏乞 局憲大老爺 鑒核謹示 粘呈稟申

英册道契 第2827號 (三) 上海縣二十七保十圖地保稟帖

光緒二十七年二月初四日

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英總領事官照會內開今據本國商人瑪利孫葛萊教稟請在上海按和約所定界內租業戶陳金鞠

給出租地契事照得按准 地一段承遠租 畝分厘毫北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶陳姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之虛但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不察明本 國總領事官並道憲批准將地地地或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年九月初一日給

租地 地契 二千八百二十八號

查該地坐落... 光緒二十四年九月十六日 英界第十七號專函以英商... 租地契 備考

二千八百二十八號

中華民國十九年九月二十七日令契地轉立卷冊一三五三號新契字號

英册道契 第2828號 (一)

[TRANSLATION.]

Notar's copy

TITLE DEED.

Ysai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &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 Cratton [herein described and called the Rentors] have applied to Rent in perpetuity from the Proprietors:

Chen Chinkow & Chiu Anan a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Rentors at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Rentors pay to the said Proprietors 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 Proprietors shall Rent the said quantity of Land to the said Rentors upon the following conditions:-

First, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Rentors, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Rentors, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow 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 Rentors neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xisai 24th year, L. S. 9th moon 1st day. 16th October 1898

No. of Lot, 2828 } 2828. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898 F. Bourne Vice-Consul

英册道契 第2828號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出地契事照得接准 大英總領事官照會內開今據本國商人瑪利孫 葛美敦 稟請在上海按和約所定界內租業戶 孫芸記

地一段承遠租 畝 分 厘 毫 北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 孫 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官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租之處但無准租地貨房與華民轉賃若華民欲在界內租地貨房須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本 國總領事官並道憲批准登籍將其地分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 而每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年九月初二日

日給

租地 地契 二千八百二十九號

查該地坐落子五條路看和字坊前張福和此批

此項租地係由會商開辦之五條路看和字坊前張福和此批 光緒二十四年九月初二日 英領事官瑪利孫 葛美敦 稟請將此契與愛爾德租用相應註明備考

二千八百二十九號

中華民國十九年九月二七日全案地籍立契冊三五二號三五三號新契本契註銷

英册道契 第2828號 第2829號

英册道契 第2829號 (一)

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Sootai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Johnson & Frederick Montague Cratten [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor Sain Yuen chi

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of two hundred and fifty (No. 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 Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion: The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per mow, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land. Huang Hui 24th year, L. S. 9th moon 1st day.

15th October 1898

No. of Lot, 2829 } 2829 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898 F. Bourne Consul.

英册道契 第2829號 (二)

中此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得按准
大英總領事官璧照會內開本國商人瑪利孫葛萊稟請在上海按和約所定界內租業戶孫去記

地一段承遠租 畝分厘毫北東西
每畝給價 共洋壹百五十九元正 其年租每畝一千五百文每年預付銀號等因前來本道已飭
業戶孫去記 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地地畝却不能由
已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實租無足妨碍方准租住
又查向議章程雖外國人有通融得之虞但無准租地實租與華民轉賃若華民欲在界內租地實租須由
總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本
國總領事官並道憲批准登請將其地地段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據
並每年不將得款年租錄一千五百文交預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年九月初一日

日給

租地 二千八百三十號
地契

查該地坐落五條頭前知字坊前發福和此契

光緒二十四年九月初一日 英界第九號專員以英商瑪利孫葛萊稟請將該地轉與愛爾德租用相應註明備考

二千八百三十號

光緒廿六年 十一月一日愛爾德 將本契空地轉與工部局租用此批



光緒廿六年 十一月一日愛爾德 將本契空地轉與工部局租用此批

英册道契 第2830號 (一)

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Sootai - Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Gabriel Lamoignon & Frederic Montagne Frater [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by
South by
East by
West by

That the said Renters pay to the said Proprietor a sum of Dollars One hundred & fifty (\$150.00)

being at the rate of per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renters, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renters, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any House or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renters neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuangshui 24th year, L. S. 9th moon 1st day, 15 Oct 1898

No. of Lot, 2830 }
No. of Title Deed, } 2830

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this day of 189

F. Bourne
Consul.

英册道契 第2830號 (二)

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准

大英總領事官照會內開今據本國商人瑪孫葛萊稟請在上海按和約所定界內租業戶孫芸記

地一段承遠租 畝分厘毫北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 孫 葛 萊 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實屬無足妨礙方准租住 又查向議章程雖外國人有通融得之虞但無准租地實屬與華民轉賃買賣若華民欲在界內租地實須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並違憲批准登報將其地盤分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將租銀年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年九月初一

日給

租地 二千八百三十號 地契

查該地坐落五保頭面知字坊高張福和此批

此項租地係由大英總領事官照會內開今據本國商人瑪孫葛萊稟請在上海按和約所定界內租業戶孫芸記 地一段承遠租 畝分厘毫北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 孫 葛 萊 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實屬無足妨礙方准租住 又查向議章程雖外國人有通融得之虞但無准租地實屬與華民轉賃買賣若華民欲在界內租地實須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並違憲批准登報將其地盤分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將租銀年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十六年五月初三日瑪孫葛萊稟請將本號上實地官租劃分官厘聲亮轉與租地

光緒二十八年五月二十三日瑪孫葛萊稟請將本號與地轉與租地

0002

二千八百三十號

光緒二十九年七月初九日瑪孫葛萊稟請將本號與地劃出官租劃分官厘聲亮轉與租地

此契租地係由大英總領事官照會內開今據本國商人瑪孫葛萊稟請在上海按和約所定界內租業戶孫芸記 地一段承遠租 畝分厘毫北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 孫 葛 萊 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實屬無足妨礙方准租住 又查向議章程雖外國人有通融得之虞但無准租地實屬與華民轉賃買賣若華民欲在界內租地實須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並違憲批准登報將其地盤分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將租銀年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

查此契係由大英總領事官照會內開今據本國商人瑪孫葛萊稟請在上海按和約所定界內租業戶孫芸記 地一段承遠租 畝分厘毫北 東 西 南 其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 孫 葛 萊 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租定地畝却不能由 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實屬無足妨礙方准租住 又查向議章程雖外國人有通融得之虞但無准租地實屬與華民轉賃買賣若華民欲在界內租地實須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並違憲批准登報將其地盤分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將租銀年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者



0003

英册道契 第2830號 第2831號

英册道契 第2831號 (一)

0004

[TRANSLATION.]

TITLE DEED.

Sastai's copy.

Sastai, Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the So-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from H.M. BRITANNIC MAJESTY'S Consul-General, stating that Gabriel James Morrison & Robertus J. P. P. (Grafton) [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renters pay to the said Proprietor a sum of Dollars 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 Proprietor shall Rent the said quantity of Land to the said Renters upon the following conditions:-

Formsuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognized right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said 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-shai 24th year, L. S. 9th moon 1st day, 15th Oct. 1898

No. of Lot, 2831 } 2831 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne Consul.

英册道契 第2831號 (二)

11111

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

給出租地契事照得接准 大英總領事官照會內開今據本國商人 紀林 稟請在上海按和約所定界內租業戶陸子香 陳月堂 地一段承遠租 畝分 厘毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭 業戶 陸 陳 姓 將該地租給該商收用務照後開各條進行查核外國人按和約在界內租地畝却不能由 已便亦不得轉與別國未曾准住中國之人必須中國官憲與 總領事官查視其租地實界無足妨礙方准租住 又查向議章程雖外國人有通融得之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並違憲批准登籍將其地變賣分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據 並每年不將銀號年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年八月初六日給租地契二千八百三十三號

查該地係由二千七百九號契內有不相見連一小塊另立本契此批

此種契據查閱同前契據無異其地界清楚並無糾葛倘有糾葛與本道無涉此批

光緒二十四年八月

二千八百三十三號

查此契現已轉與華人吳紀林為業合將本契註銷另給土地執業証此批

英册道契 第 2832 號 (一)

[TRANSLATION.]

TITLE DEED.

Saitai's copy.

Saitai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors

Chun Yuh-tang & Koh Yeh-siang

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by

South by

East by

West by

That the said Renter pay to the said Proprietors a sum of

being at the rate of per mow; and also the Annual Low Rent of Fifteen Hundred Cash per mow Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said 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.

Xiang-shui 26th year, L. S. 8th moon 6th day.

21st September 1898

No. of Lot, 2832 } 2832

No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

J. S. A. Boumy Consul.

英册道契 第 2832 號 (二)

一一一

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准 大英總領事官照會內開今據本國商人愛爾德稟請在上海按和約所定界內租業戶黃占祥

地一段永遠租 畝分厘毫 北 東 南 西 黃占祥 業戶黃 每畝給價共 銀五百兩 其年租每畝一千五百文每年預付銀號等因前來本道已飭 已便亦不得轉與別國未曾准在中國之人必須中國官憲與 總領事官查視其租地實界無妨礙方准租住 又查向議章程雖外國人有通融得租之處但無准租地實界與華民轉賃若華民欲在界內租地實界須由 總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代營業之人將來以其地轉與不稟明本 國總領事官並違憲批准將地轉賃或已或人另造房屋轉賃華人居住若未領兩國官憲允准憑據 並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒三十年九月十三日

租地 二千八百三十三號

查該地係在蘇州府城內...

此項地契係由會同勘復... 光緒三十年七月廿日...

英

查此契係有地六分三厘七毫... 英冊道契 第 2833 號

一千九百零六年...

此契於三十三年二月二十五日... 中華民國三十三年三月七日



英冊道契 第 2833 號 (一)

[TRANSLATION.]

TITLE DEED.

Soai Superintendent of Maritime Customs for the Province of Kean-nan...

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Albert Edmund Alga...

Shiang Chew-hsing a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai...

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of 2833.000000 (28,330.00) 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 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 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 Authorisation 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.

Shiang Chew-hsing 21st year, L. S. 9 moon 30 day.

17th October 1898

No. of Lot, 2833 } 2833. No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 189

F. Bourne The Consul.

英冊道契 第 2833 號 (二)

敬陳者竊奉
 道長黃下民人黃掌寶等控黃勝祥盜
 賣祖墳騰清轉契清為由以夫汪領等情奉
 批黃位整和將墳基任地騰請道契業經
 去公解控進未結近有黃勝祥振毀墳基煩
 率地保騰請封契等情去否為實仰會文局、
 長先行止契傳集地保訊究確情具復登存倘
 與公解控案有同并由局移解錄案候此批奉
 茲仍改等因奉此當經傳該業戶等來
 局訊問在案黃掌寶等稱前因堂批黃勝
 祥不先與民商允擅將祖墳搬遷是以具控
 沈任執上執友及地保理勸將所遷費與
 民公同購買相宜因將墳基妥為遷葬已
 憑勸允洽和息了事請予銷案等情理合
 據情陳復呈附繳原手印乞
 鑒核尚案案以公便行陳
 計繳奉 卷在案二件
 右 陳

英册道契 第 2833 號 (三)
會文局呈滬海道尹文 a

滬海道尹文
 王 漢陳
 元年二月廿一日
 三

英册道契 第 2833 號 (四)
會文局呈滬海道尹文 b

[TRANSLATION.]

TITLE DEED.

Sootai's copy.

Sootai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Charles Bowdall John Currie Hanson & Duncan McNeill [herein described and called the Renters] have applied to Rent in perpetuity from the Proprietor

Chang Shu-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

North by _____
South by _____
East by _____
West by _____

That the said Renters pay to the said Proprietor a sum of Dollars Two thousand (\$2000) being at the rate of _____ per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said 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 acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Xuang Hui 24 year, L. S. 9 moon 32 day.

17th October 1898

No. of Lot, 2835 } 2835
No. of Title Deed, }

REGISTRATION COMPLETED AT
H.B.M. CONSULATE-GENERAL, SHANGHAI,
this _____ day of _____ 189_____

F. Bourne
The Consul.

英册道契 第2835號 (二)

具票二十五保二亩 冊書陸泰焜
地保陳文榮
票為據實票陳叩求鑒核事切據 亩內業戶張華珍稱有故父張顯兆於同治年間
價買四百二十八號至四百三十三號莊秀觀等戶名則田六畝零田單遺失出立代單過戶
納稅承糧管業嗣於光緒九年開將地劃租三畝五分與公和永洋商為業即將此稅契印
串轉換英冊一千四百三十八號道契執業今劃剩餘地二畝四分五釐三毫仍歸張顯兆承糧執
管現在出租與高易洋商轉換道契糧地與冊查明相符並無移借等情為此據實票陳
伏叩

局憲大老爺俯賜鑒核施行上稟

光緒二十五年七月

上

日具稟 冊書陸泰焜
地保陳文榮

英册道契 第2835號 (三)
上海縣二十五保二圖地保暨冊書票帖

敬稟者稿 卑職 查接管卷內先後奉

前憲臺察 札內開接

英總領事壁 來函以高易租張華塔地有原契尾糧串可憑前因地保陸潮江
 延不蓋戳致被金世英升科立契現經冊書地保查冊相符簽押蓋戳將原契并另填
 二千八百三十五號新契送請勘印等由札發申契等件飭即會同勘丈繪圖具復并
 將金世英所稟無庸立契之三千三百十三號新中契送送英署塗銷各等因楊前總理
 未及查勘移交到申職奉此除將三千三百十三號新中契送送英署塗銷外核查高
 易租張華塔坐落上邑二十五保二區通字序四百三十三號戶名徐學成則田畝五分二厘
 六毫又折田六分五厘四毫又四百三十三號戶名莊秀現則田二分七厘二毫計共二畝四分五
 厘二毫田單遺匪遺失有布字四千五百八號稅印契尾粘連上業曹松筠同治十三
 年所立代單蓋有騎縫縣印該契原載地六畝批有光緒九年分出三畝五分售與公
 和永立英冊千四百三十八號道契今將餘地租與高易立二千八百三十五號新契卑職等
 伏查代單一項向不存憑第此項代單係粘連投稅印契蓋有騎縫縣印似與尋常
 所立代單有間且查契尾原載地六畝前於光緒九年在已失田單之後業已分出三畝
 五分售與公和永立英冊千四百三十八號道契檢查是說契案經謝委員國恩會勘屬
 實且有歷年完糧印串核對完糧戶冊張顯兆名下實餘地二畝四分五厘二毫是該業
 戶是地經已劃租轉道契於前餘地事同一律似難辦理兩以卑職等與該地檢辦會同
 英領事所派員傳同業戶等查地保前往履勘該地有舊日所造房屋即張姓住宅當

英册道契 第 2835 號 (四)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 a

按址丈量見積五百八步四分厘合計地二畝四分五厘二毫核與糧冊餘地相符四址東至
 公路西至宋姓地南至大路北至同仁廟元堂地理合將會勘緣由繪圖貼說聯銜稟覆奉
 發新中契串契等件并卑職等吊驗歷年糧串三紙一併呈繳仰乞
 大察核俯賜批示祇遵恭請

謝安伏祈

卑職 卑職 謹稟

計呈繪圖級并發新中契二紙原單三紙單圖契尾代單已未蓋戳租契各紙糧串三紙歷年糧串三紙
 二票 道憲會 稟覆會勘單存不台百三十五號新契租地并呈圖契串由

光緒二十五年八月 日



光緒二十五年八月 日

光緒二十五年八月 日

英册道契 第 2835 號 (五)

上海知縣暨會丈局總辦聯銜呈上海道臺稟帖 b

茲將移借將本契及另於二十分五五作新再一套送煩派

負會勘批印存為等因查二十二二十三號道契之則准其

勘俟查明實在再行勘辦倘有知在案茲存之而因除出後已

分行外合給中契原存存件札札到該局即依遵照辦理切切此

訂期會同員按地勘丈給圖具清核辦毋各宜切切此札

計札奉 督署一函原字二扣 惟半五成草圖一函 未 且 勘 批 印 存 為 等 因 查 二 十 二 三 號 道 契 之 則 准 其 負 會 勘 批 印 存 為 等 因 查 二 十 二 三 號 道 契 之 則 准 其



光緒二十四年九月

九月十七日

英册道契 第 2835 號 (八)
上海道札飭會丈局 b

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

大英總領事 照會內開 今據 各國 通和行 稟請在上海按和約所定界內租界戶沐 恩 堂

地一段承遠租 畝 分 厘 毫 北 南 東 西 每畝給價共 洋 八 百 二 十 元 正 文 其 年 租 每 畝 一 千 五 百 文 每 年 預 付 銀 兩 等 因 前 來 本 道 已 飭

業戶沐 恩 堂 將 該 地 租 給 該 商 收 用 務 照 後 開 各 條 行 查 核 外 國 人 按 和 約 在 界 內 租 定 地 畝 却 不 能 由 已 便 亦 不 得 轉 與 別 國 未 曾 准 在 中 國 之 人 必 須 中 國 官 憲 與 總 領 事 官 查 視 其 租 地 實 界 無 足 妨 碍 方 准 租 住

又 查 向 議 章 程 雖 外 國 人 有 通 融 得 益 之 處 但 無 准 租 地 實 界 與 華 民 艱 難 貨 買 若 華 民 欲 在 界 內 租 地 實 界 須 由 總 領 事 官 與 中 國 官 憲 酌 給 蓋 印 憑 據 始 可 准 行 上 列 各 條 倘 該 商 並 後 代 管 業 之 人 將 來 以 其 地 轉 與 不 原 明 本 國 總 領 事 官 並 道 憲 批 准 登 報 將 其 地 段 分 段 或 已 或 人 另 租 房 屋 轉 租 華 民 居 住 若 未 領 兩 國 官 憲 允 准 憑 據 並 每 年 不 將 每 畝 年 租 銀 一 千 五 百 文 預 付 銀 兩 繳 還 犯 斯 章 者 則 此 契 作 為 廢 紙 地 即 歸 官 領 至 租 地 契 者

光緒廿四年九月初三日 給 租地 地契 二千八百三十六號

查該地坐落廿三保二區章字坊面王仁私地

茲據該商會同勘丈員將該地實界與華民艱難貨買若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不原明本國總領事官並道憲批准登報將其地段分段或已或人另租房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀兩繳還犯斯章者則此契作為廢紙地即歸官領至租地契者

光緒二十六年五月五日通和行將本號契地劃出約肆分文免轉與高易行併入六百三十三號契內通租此批

同日高易行將六百三十三號契內劃出約壹分壹厘陸毫陸絲併入本契通租此批

光緒二十六年閏八月九日通和行將本號契之地轉與陶德爾子生參根尼租用此批



查此契原有地畝畝分茶厘毫絲毫併入英界下八百三十三號契內外應餘地畝畝分陸厘毫復由英界下八百三十三號契內劃出壹分壹厘陸毫併入本契會計陸厘併入本契會計應有地畝畝分陸厘毫併入此批 民國九年一月五日 會辦本道 尹玉鼎 批

再該地西址東界英界下八百三十三號地西界沙港港南界英界下八百三十三號地北界三多堂地該商應照文書收執管業業相應加批備改 本年三月五日 批

復查本契原有地畝畝分茶厘毫絲毫併入英界下八百三十三號契內復由英界下八百三十三號契內劃出地壹分壹厘陸毫併入本契會計應有地畝畝分陸厘毫併入本契會計應有地畝畝分陸厘毫併入此批 民國九年一月五日 會辦本道 尹玉鼎 批

因此東界英界下八百三十三號地西界沙港港南界英界下八百三十三號地北界三多堂地該商應照文書收執管業業相應加批備改 本年三月五日 批

此契於二十二年三月十六日准口... 主 廣 普 源 一 月 十 八 日 批
五三四四號地... 租字第三八五一號

此契於二十二年三月十六日准口... 主 廣 普 源 一 月 十 八 日 批
五三四四號地... 租字第三八五一號

英册道契 第 2836 號 (一)

中

大清欽命監督江南海關分巡蘇松太兵備道蔡

給出租地契事照得接准

大英總領事官內閣今據本國商

柏藍能稟請在上海按和約所定界內租業戶

王順桂 順桂 為

地一段永遠租 畝 分 厘 毫 北 文其年租每畝一千五百文每年預付銀號等因前來本道已飭

每畝給價共 洋 叁 百 元 姓將該地租給該商收用務照後開各條遵行查核外國人按和約在界內租地畝却不能由

業戶 王 已便亦不得轉與別國未曾准往中國之人必須中國官憲與 總領事官查視其租地實界無足妨碍方准租住

又查向議章程雖外國人有通融得之之虞但無准租地實界與華民轉賃若華民欲在界內租地實界須由

總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代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分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據

前每年不將每畝年租銀一千五百文預付備繳違犯斯章者則此契作為廢地即歸官領至租地契者

光緒廿四年九月初三日給

租地 二千八百三十八號 地契

上查該地坐落廿五保頭苗知字圩面積福和此批

苗知字圩面積福和此批... 苗知字圩面積福和此批... 苗知字圩面積福和此批...

一千九百零五年三月五日日本國領事官陳兆煜...

光緒卅五年三月五日日本國領事官



此契於三十三年二月廿五日日本國領事官... 中華民國三十三年三月五日上海特別租界地政局批

英册道契 第2838號 (一)

[TRANSLATION.]

TITLE DEED.

Saito's copy.

Sai - Superintendent of Maritime Customs for the Province of Kean-nan... hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that...

[herein described and called the Renter] has applied to Rent in perpetuity from the Proprietors...

a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Rentors at this Port of Shanghai, measuring in area...

North by... South by... East by... West by...

That the said Renter pay to the said Proprietors a sum of Dollars three hundred (\$300.00)...

being at the rate of... per acre; and also the Annual Low Rent of Fifteen Hundred Cash per acre Yearly in advance to the Government Banker.

This coming before me, the Intendant, I do hereby arrange and agree that the said Proprietor shall Rent the said quantity of Land to the said Renter upon the following conditions:-

Forasmuch, as the tenure of Ground held by Foreigners under Treaty within the Limits set apart for their location, is such that no Proprietor can claim an unlimited or unconditional proprietary right therein, or exercise any right to transfer except to a foreigner, having a recognised right of residence within the Dominions of China, and to whose occupation of Land and Tenement there exists no valid objection on the part of the Consular or Chinese Authorities: And, whereas, by certain special conventions between the Local and Consular Authorities, Foreigners have been secured many privileges in addition to the right of renting and occupying Land and Houses, but have neither by Treaty nor by the several local conventions entered into, obtained any right to acquire Land and Houses for the purpose of trading in them with the Chinese: And, inasmuch, as no Chinese Subject can legally enter into possession of any Land, Tenements, or Houses, within the aforesaid limits, unless both Chinese and Consular Authorities grant him an Official Act of Authorization under their seals, legalizing such transfer of interest, which said Act may be granted or refused in the exercise of their discretion:

The conditions of this Deed, therefore, are:- That if the said Renter, his or their Heirs or Assigns, shall hereafter make over his or their interest in the Ground now rented to another party, without reporting the same to his or their Consul and through him to the Intendant for the time being, for their joint assent and concurrence, and for the due registration of the transaction in their respective Records; or if the said Renter, his or their Heirs or Assigns, shall at any time transfer or make over the whole or any portion of the above specified Lot of Ground, or shall build, or allow to be built, any Houses or Tenements of whatever kind thereupon for the occupation of Chinese, or let or permit the same to be leased or let to Chinese without the before-mentioned Act of Authorization first had and obtained; or if the said Renter neglect to pay Yearly in advance the said Low Rent of Fifteen Hundred Cash per acre, then, and in each of these several cases, this Deed shall become null and void, and the proprietorship of the said Land, Houses, and Tenements, shall revert to the Lord of the Soil.

A necessary Deed for the Renting of Land.

Kuangchi 24th year, L. S. 9th moon 30 day.

17th October 1898

No. of Lot, 2838 } 2838 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898

F. Bourne Consul.

英册道契 第2838號 (二)

二二二二二

定案據是實

Yangtze Lake Land



立定案據顧孟氏金子願了頭茲因正用今將坐落上邑二十五保二畝過字圩院內基地約文改正今自願立定案據與

楊世德承為世業憑中議得時值價銀伍百兩正其銀五契

日一併收清另立收條言明中費一切在內今憑中言定先收定

洋文百元正擇日立據銀契兩交立此存也

計開 贖出田單 贖出田單 贖出田單 贖出田單 贖出田單

方單四百拾柒號王金現戶名手也

北 中內庄陸姓原英洋壹百零拾元正

又 洋商顧允康英洋壹拾元正

又 大阿姐原英洋壹拾元正

又 失主自收英洋壹拾元正

又 東至小路 南至腰路 西至數姓地北至出洪

光緒拾捌年柒月廿三日立定案據顧孟氏

金子願了頭

中 趙發茂

二 張北岐

代 張芝堂

英册道契 第2838號 (三)
上海縣二十五保二圖華人原業主稟帖

具稟西婦楊世德

直承為叩求銷案事切婦于昔年曾定鄉婦顧孟氏坐落二十五保二畝過字圩第四百十號王金現戶名之則田二畝零當付定洋三百元立有定案嗣由該氏將是地價賣與寶源祥為業致婦之定洋懸宕多年現已經中理妥收回定洋將定案檢還以清轉轄是以求請銷案伏乞

局憲大老爺 電稟呈准施行上稟示

二十五保二圖地保潘志欽



光緒二十五年二月廿日

英册道契 第2838號 (四)
上海縣二十五保二圖地保稟帖

此契存卷

大清欽命監督江南海關分巡蘇松太兵備道蔡

為

大英領事官照會內開今據本國商人

鉛甯

票請在上海按和約所定界內租業戶

張益祥

地一段承遠租 畝 分 厘 毫 北

東

西

南

每畝給價共銀三百兩正 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地畝却不能由已便亦不得轉與別國未曾准在中國之人必須中國官憲與總領事官查視其租地實界無妨碍方准租住又查向章程雖外國人有通融得之之權但無准租地實界與華民轉賃若華民欲在界內租地實界須由總領事官與中國官憲酌給蓋印憑據始可准行上列各條倘該商並後代管業之人將來以其地轉與不稟明本國總領事官並道憲批准登籍將其地整段分段或已或人另造房屋轉租華民居住若未領兩國官憲允准憑據並每年不將每畝年租銀一千五百文預付銀號違犯斯章者則此契作為廢紙地即歸官須至租地契者

光緒二十四年九月初十日給

租地 二千八百四十號 地契

查該地坐落元元保高德字坊面沈聚山此批

業租應批胡蓋印備考 光緒二十四年九月十五日 總領事官 蔡廷幹 印給

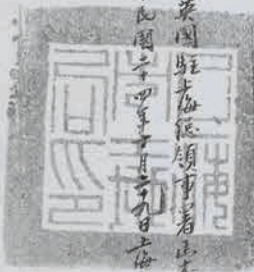
一千九百一十三年十月九日能將本契全地轉共義品放款銀行租用此批

英一千八百四十號

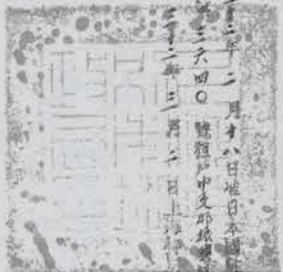
一千九百一十八年七月二十日義品放款銀行將本契全地轉共義品放款銀行租用此批



查此契准英國駐上海領事官小本英中前租主能將本契全地轉共義品放款銀行租用此批



此契於一千九百一十二年十月八日由日本領事官... 轉立日得第三六四〇號... 中華民國七年十月九日... 租戶第二四六號



英册道契 第2840號 (一)

[TRANSLATION]

TITLE DEED.

Santai's copy.

Wai Superintendent of Maritime Customs for the Province of Kean-nan Intendant of the Soo-sung-tae Circuit, &c., &c., hereby gives this Deed for the Renting of Land.

I have received a communication from HER BRITANNIC MAJESTY'S Consul-General, stating that Norman Edwin Russell Philip Canning [herein described and called the Renter] has applied to Rent in perpetuity from the Proprietor

Chang H. H. H. a Lot of Land, situated within the Boundaries of Ground set apart, in accordance with the Treaty, for the location of Foreign Renters at this Port of Shanghai, measuring in area

North by South by East by West by

That the said Renter pay to the said Proprietor a sum of Three hundred taels (\$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.

Wang Hui 24th year, L. S. 9th moon 10th day.

24th October 1898

No. of Lot, 2840 } 2840 No. of Title Deed, }

REGISTRATION COMPLETED AT H.B.M. CONSULATE-GENERAL, SHANGHAI, this day of 1898

F. Bourne The Consul.

此契於一千九百一十二年十月九日... 中華民國七年十月九日... 政府局批

英册道契 第2840號 (二)