

Letter Bk. IV become Tenants & to Collect the Rents. The Method these Stewards pursue is this, when a Person has an Inclination to become a Tenant on a Mannour he desires a Survey might be made on such a Part as he shall point out, which being done by the Steward, Certificate thereof is returned by Him to the

p. 84 Agent together with a Lease & Counterpart, the Agent having compared the Certificate & Lease offers them to the Governor & they both Sign & execute the Lease & its Counterpart, the Lease is then returned to the Steward to be entered on his Rentall & dld to the Lessee, but the Counterpart the Agent keeps; This Mode of Proceeding I doubt not but Your Ldp will think very regular & approve of, & for my own Part I am of Opinion that if the Agent was to appoint certain or particular Days for Signing Leases (suppose twice a Year) & would insist upon the Stewards preparing & presenting them on those Days this Business might be transacted without any Difficulty, & tho such Persons as commonly become Tenants in this Part of America are such as have not much property & often little Industry yet I am persuaded that if the Stewards were regularly called on & by a competent Salary or reasonable Reward incited to Collect the Rents as soon as they become due the Tenants would become much more punctual than they are at present, tho as it sometimes happens that a Man loses his whole Crop of Tob<sup>o</sup> without any fault of his own, I am apt to think that it will not at least for many Years be in an Agents power to Account with Your Ldp regularly & punctually for the whole Amount of the Annual Rents of the Mannours, as he might for the other Parts of Your Ldp's Revenue: I mean that some of the Tenants will at times be absolutely unable to pay their Rent when it becomes due, which of Course must occasion a Deficiency in the Agent's Remittance, however if his manour Accounts were regularly kept & transmitted this would occasion no Intricacy or Difficulty. As the Reserve Lands are leased out in the same way as are Tenements on the Mannours they may be also put under the same Regulation. The next part of Your Ldp's Revenue that I shall mention is the

p. 85 Quit Rents & Alienation Fines, & on this Occasion I must say that now the Frontier Inhabitants are quiet & free from Alarms it must be the Agents own Fault if he does not make the Farmers account regularly & make due Payments, since if they neglect to do so he may & ought to put their Bonds in Suit, as I have more than once told him: but indeed several of them have declared to me that they have not been able sometimes to prevail on him to receive their Money or give them Acquittances when he has received it. As to settling the Naval Officers Accounts I cannot conceive there is much