

the erection of dwellings and the planting of fruit trees, etc. Terms of the leases ran from five to twenty-one years or for three lives, with a strong tendency to favor three lives and twenty-one years, the Proprietor generally refusing to grant leases for any longer terms. When manor land was leased, the steward in charge of the manor ran the lines of the tenement, made out a certificate, and drew a lease in duplicate. These were sent to the agent, who, if he approved, signed the leases himself, secured the Governor's signature, and returned one of the duplicates to the steward to be delivered to the tenant. Each steward was supposed to keep a roll on which all leases were entered and which showed the amounts of rent due. According to this roll the rents were collected and turned over to the agent.⁴²

PATENTS, WARRANTS AND PROPRIETARY LEASES AS ARCHIVAL SERIES

At the beginning, of course, the land records were not divided into series; they were not even segregated and kept as one series. For the first few years land records, Court Proceedings, Assembly Proceedings and every kind of business, were entered into one book in the order of their occurrence, and kept in the office of the Secretary of the province. Because of this circumstance the first volumes of the Land Office records have preserved in copied form valuable records and proceedings otherwise lost. This situation holds true only of the very first volumes, however, for almost immediately separate land records began to be kept. In fact, in Liber A B & H of the *Patents* series we have the case of a volume made up of land records extracted from among the Court Proceedings and other business of Libers A, F and H and put into one convenient volume of just land records.

After the separate set of records for land was established it was still quite a while before any separation of the different types of land records into series took place. Assignments, entry rights, patents, warrants, certificates were all entered just as they came into the office. The first step towards an orderly organization was the putting of little batches of certificates, of warrants, of patents, together. This idea gradually developed and in 1680, just after the

⁴² Gould, p. 91-97.