

reserved Lands called Manors situate and being within the said Province which are capable of great Im-
provements by proper Encouragement to purchasers And: I being desirous to promote the Settlement and
Cultivation of my said Province and the Prosperity and well being of my good People and Tenants there
in by granting them such firmament Interests in my said Reserved Lands and upon such beneficial
Terms as may induce them to take up and prosecute the Improvement thereof by my Commission or In-
strument in Writing under my hand and Letter Seal at times bearing even date with these Presents
Notwithstanding and Empowered You or the Survivors of You to sell and Dispose or to Contract and agree for
the Sale and Disposal of my said reserved Lands as well such of them as are already under Cultiva-
tion as such of them as shall remain Uncultivated upon such Terms never the less and under such Restric-
tions as should by my Instructions thereto be referred to Direct and appoint for that purpose

And my Instructions are And it is my Will and Intention

1st That you do cause my said Commission of even date together with these Instructions to be Entered in the
Council Books of my said Province

2nd That you do forthwith if necessary cause an Exact Survey and Return to be made of all my said Re-
served Lands or Manors Distinguishing what are cultivated and Tenanted and what are not so with
the Counties and Parishes where they respectively lye and the Numbers of Acres, Situation, Soil, Circum-
stances and Conditions thereof respectively And as to the Lands already cultivated and Tenanted further
distinguishing the respective Leases and Holdings to what Persons and in what Quantities and for
what Number of years or other Term and at what yearly or other Rents and upon what Terms respec-
tively Let holden or enjoyed In making which Returns and in Accomplishing every part of the Busi-
ness of this my Commission all the Officers of my said Province are to contribute their utmost Assistance
when called upon by you for that purpose as they will answer the contrary at their Peril

3rd That all and every such Sales Dispositions or Contracts which shall be so made by Virtue and under
the Authority of my said Commission shall Observe and pursue and shall become Valid and Effectual by
the Concurrence and Assentance of and under the following Terms Conditions and Restrictions and in
other wise that is to say

4th That all the said Reserved Lands cultivated and Uncultivated be Put up to Sale in Different Lots
and Apartments to be by you previously made and regulated, not exceeding five hundred Acres where the Lands
are already cultivated, nor a Thousand ^{Acres} where they still remain Uncultivated, in each Lot but I would
recommend it to my Commissioners rather to Moderate and reduce the Particular Allotments below this Stan-
dard than to carry them to the Extent Limited where the Circumstances of the Case do not require it of
which my Commissioners will give me Satisfaction

5th That proper and Exact Maps or Plans if necessary be faithfully delineated and made of each
Lot to be Publicly Exhibited to Inspected by every Person requiring the same without Fee or Reward at
such convenient times not being less than thirty days before each Sale and at such Places as you shall
appoint for that purpose by Proclamation or Notice in the Maryland Gazette to be continued therein eight
times within One Month and that the time of the intended Sale be likewise specified therein