

with a Lease & Counterpart, the Agent having compared the Certificate  
& can offer 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 Rentroll & set to the Ledger but the Counterpart the Agent keeps;  
This Mode of Proceeding I doubt not but Your Ldp will think very regu-  
lar & 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 his 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 some-  
times happens that a Man loses his whole Crop of Tob: 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 Agents Remittance; how-  
ever if his Mannour 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 quit Rents & Alienation fines, & on this Occasion I