

may arise therefrom, it is agreed that in all cases of a sale or conveyance of immoveable property from a British to a foreign subject, the instrument of transfer shall have affixed to it the seals of the Ecclesiastical Court, or those of the competent native authorities, to render the sale valid and lawful.

#### ARTICLE VI.

If a British proprietor die, either wholly intestate or intestate as to his immoveable property, the succession to his immoveable property shall be governed by the same law as the succession, *ab intestato*, to his moveable property, without any let or hindrance on the part of the Tunisian Authorities.

#### ARTICLE VII.

It being established at all times that the Consul-General, or in his absence, his deputy, do administer the estate of a British subject dying intestate in the Regency of Tunis, it is further established and agreed that the same right of administration shall extend to the lands, houses, and tenements of a British subject so dying. And it is, moreover, established that, upon the written declaration of Her Majesty's Agent and Consul-General, or, in his absence, of his deputy, given under the seal of his office, that he has sold, disposed of, or conveyed the immoveable property belonging to the deceased, the courts and legal authorities shall recognize such sale; and shall, upon the testimony of two notaries that the sale was made in due and legal form, furnish the purchaser, being a native or a foreigner coming within the provision of Article V of the present Convention, with such legal instruments or deeds as will enable the said purchaser, in case of contention, sale, conveyance, or mortgage to prove his right over the said property.

#### ARTICLE VIII.

The stipulations of the foregoing Article, and the rights therein reserved, shall also apply to, and shall be exercised by, the Consul-General, or his deputy in his absence, with regard to the immoveable property of a British subject who has become involved in pecuniary difficulties, or who has declared himself insolvent, in order to the payment of his debts and liabilities.

#### ARTICLE IX.

The written declaration of Her Majesty's Agent and Consul-General, or in his absence, of his deputy, that he has disposed of the immoveable property of a British subject, for the reasons and for the purposes specified in Articles VII and VIII, shall be held to free from responsibility the legal authorities and courts recognizing and confirming the transfer of such property; and for the satisfaction of the courts that the transaction has been made in due form, it shall be optional for them to depute their own notaries to assist at such sales and conveyances.

#### ARTICLE X.

In all transactions relating to immoveable property, British subjects shall pay the notarial and other fees which are fixed by law and are paid by natives.

#### ARTICLE XI.

No British subject shall be forced to dispose of his immoveable property, except for objects of public utility, but, in all cases of expropriation, Articles XI and XII of the Municipal Law of

Tunis, shall be the rule for effecting the compulsory expropriation for any public purpose in a lawful manner, and for fixing the amount of the indemnity to be paid, and such indemnity shall be paid in full, and to the satisfaction of the proprietor, before the act of expropriation can be carried out.

#### ARTICLE XII.

As a further protection, however, to proprietors, the Decree declaring the public object for which the expropriation has been rendered necessary shall emanate from His Highness the Bey. The Consul-General or, in his absence, his deputy shall have due information thereof, so that he may have it in his power to watch over the execution of the provisions of Article XI of the Municipal Law heretofore established and agreed upon with reference to the mode of ascertaining and fixing the amount of the indemnity.

#### ARTICLE XIII.

With a view to prevent complaints, abuses, or a misconstruction being put upon an act of expropriation, it is agreed that, should the Bey's Decree, specifying the object of public utility for which the expropriation has been made, be not executed at the expiration of one year after its date, the owner of the immoveable property shall have the right to recover the same by re-imbursing in full the amount of the indemnity.

#### ARTICLE XIV.

Whenever a British subject shall desire to introduce machinery or establish a manufactory in the Regency of Tunis, he shall be bound to apply for and obtain the permission of the Bey for that purpose, and His Highness, in according such permission, shall specify in the body of the Decree or Concession the conditions upon which it has been granted, in order that the Decree shall serve, in case of litigation or of an infraction of any of the conditions, as a rule and a guidance for the equitable adjustment of the point or points at issue.

#### ARTICLE XV.

The building and appurtenances of manufactories being immoveable property, are subject to the conditions and stipulations relating to such property in general. But as a further security to the local government and to the public revenue, it is moreover established and agreed that, upon the written requisition of the Minister for Foreign Affairs, or of the President of the Municipal Council, to the Consul-General, or, in his absence, to his deputy, the fiscal officers shall have the right to ascertain, by personal inspection, that the manufactory has not been diverted from the purpose for which permission was given, and that the internal taxes and imposts levied upon raw materials, either previously to, or after their being manufactured, are duly paid.

#### ARTICLE XVI.

British subjects holding, or hereafter becoming possessed of, property called "anzal" (leasehold), shall continue to enjoy the conditions which constitute and are attached to that description of property, and which conditions are hereby established and confirmed.

#### ARTICLE XVII.

British subjects holding immoveable property in the Regency of Tunis shall, in conforming to the local laws and regulations, exercise and enjoy the