

Dated 11th Know all Men by these Presents That We Timothy
 February 1860. Bennett of Micheldean in the County of Gloucester Coal Proprietor James
 League of Blakeney in the same County Doctor of Medicine Isaiah Birt
 The Forest of League of Blakeney aforesaid Civil Engineer and Osman Barrett of
 Dean Central Micheldean in the County of Gloucester Gentleman are jointly and severally held
 Railway Act and firmly bound unto Our Sovereign Lady Victoria by the grace of God
 1856. — of the United Kingdom of Great Britain and Ireland Queen Defender of the

Faith in the sum of Six thousand six hundred and sixty six
 M^r. Timothy pounds thirteen shillings and four pence of lawful money of Great
 Bennett and Britain to be paid to our said Lady the Queen Her Heirs or Successors for which
 Others — payment to be well and truly made we bind ourselves and each of us jointly and

to — severally our and every of our heirs executors and administrators firmly by these
 The Queen's Presents Sealed with our respective Seals. Dated this eleventh day of February
 Most Excellent One thousand eight hundred and sixty

Majesty — Whereas by The Forest of Dean Central Railway Act 1856 passed on the 14th
 day of July 1856 certain persons were incorporated by the name of The Forest of
 Dean Central Railway Company for the purpose of making and maintaining

Bond the Railway therein mentioned And whereas the said Company has
 proceeded to execute the said Railway and Marcus Scott an Engineer approved
 by the Commissioners of Her Majesty's Treasury has by Writing under his hand
 dated the 22nd day of September 1859 certified that an amount of Work has been
 done on the said Railway which together with the materials delivered on the
 Ground taken for the said Railway and for the purposes thereof equals in value
 the sum of Ten thousand Pounds and upwards and the said Company have
 thereupon applied to the Commissioners of Her Majesty's Woods Forests and Land
 Revenues to advance to the said Company out of the Annual Income of the
 Possessions and Land Revenues of the Crown for the purpose of making their
 said Railway the sum of Three thousand three hundred and thirty three
 pounds six shillings and eight pence and the said Commissioners have this
 day advanced the said sum to the said Company for the purposes aforesaid
 upon the terms amongst others that the said Timothy Bennett James League
 Isaiah Birt League and Osman Barrett being four of the Subscribers to the
 said Company and approved in that behalf by the Commissioners of Her
 Majesty's Treasury should execute the above written Bond to secure the payment
 of the said money advanced and Interest at Five Pounds per Cent per Annum
 by the said Company as required by the Twenty eighth section of the said Act
 Now the Condition of the above written Bond or Obligation is
 such that if the said Forest of Dean Central Railway Company shall within
 twelve Calendar months from the date hereof pay unto Her Majesty Her Heirs
 or Successors the full sum of Three thousand three hundred and thirty three pounds

six shillings and eight pence and Interest thereon at the rate of Five Pounds per Cent per Annum from the same date Or if the said Railway shall be completed and opened for Traffic within Four years from the passing of the said Act then the above written Bond or Obligation shall be void and of no effect but otherwise shall remain in full force and virtue.

Timothy Bennett (Sd)
 James Teague (Sd)
 J. B. Teague (Sd)
 Osman Barrett (Sd)

Signed and sealed by the said Timothy Bennett, James Teague, Josiah Birt Teague and Osman Barrett in the presence of
 Jas. Campbell
 Whitmead Park, Coleford
 James Wintle
 Solicitor
 Newnham - Gloucestershire

Inrolled in the Office of Land Revenue Records and Inrolments, the 22nd day of February 1860.

J. R. Fearnside
 Keeper of the Records

Dated 7th July 1860. I The within named James Kenneth Howard the Commissioner of Her Majesty's Woods Forests and Land Revenues to whom the management and direction of certain parts of the Land Revenues of the Crown Dean Forest including (amongst other parts thereof) the Royal Forest of Dean and the premises comprised in and granted by the within written Indenture with the The Hon^{ble} duties and powers appertaining thereto have been assigned by order under the James K. hands of two of the Commissioners of Her Majesty's Treasury on behalf of Howard a Her Majesty pursuant to the provisions of the Acts 8 and 9 Victoria Cap. 99 Comm^r V. 5 and the 11th and 15th Victoria Cap. 112 and the 22nd and 23rd Victoria to Cap. 35 and of all other powers or authorities me hereunto enabling Do Lewis Smith hereby at the request and on the application of the within named Lewis License and Consent to assign over the within written Indenture of License and License of 25th June 1859. — to assign over the power license privilege or authority and premises thereby granted unto William Ball of Streams Eaves in the Township of West Dean in the County of Gloucester Quarryman for all the residue now unexpired of the within mentioned term of twenty one years granted by the within Indenture As witness my hand this seventh day of July One thousand eight hundred and sixty.

James K. Howard

Signed by the said James Kenneth Howard in the presence of
Rich^d Dutton
Office of Woods &c

Enrolled in the Office of Land Revenue Records and Involvements
the 11th day of August 1860.

J. R. Tearnside
Keeper of the Records

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Dated 17th July 1860. This Indenture made the 17th day of July 1860 Between
 The Queen's Most Excellent Majesty of the first part The
 Honorable James Kenneth Howard (the Commissioner of
 New Forest Her Majesty's Woods Forests and Land Revenues to whom the management
 and direction of certain parts of the Land Revenues of the Crown including
 The Hon^{ble} James K. Howard amongst other parts thereof the hereditaments hereinafter described Together
 with the duties and powers appertaining thereto have been assigned by
 Order under the hands of the Commissioners of Her Majesty's Treasury)
 of the second part and Henry Edwin Drayson of N^o 2 Palace
 Mess Drayson Yard Westminster in the County of Middlesex and Archibald
 and Campbell Mansfield Campbell of Saint Denis Road Portwood in the
 County of Southampton of the third part Witnesseth that in
 Lease of consideration of the rents hereinafter reserved and of the Covenants hereinafter
 a Messuage or contained on the part of the said Henry Edwin Drayson and Archibald
 Dwellinghouse Mansfield Campbell their executors administrators and assigns to be
 called Eyeworth observed and performed The said James Kenneth Howard as such
 Lodge and Commissioner as aforesaid by virtue and in exercise of all powers and
 43. 1. 3rd of authorities in him vested or in anywise enabling him so to do Doth for
 Land attached and on behalf of The Queen's Majesty by and with the consent and
 thereto in approbation of the Lords Commissioners of Her Majesty's Treasury signified
 Eyeworth Walk by Warrant under their hands bearing date the 16th day of June 1860 by
 these Presents demise lease and to farm let unto the Henry Edwin Drayson
 and Archibald Mansfield Campbell their executors administrators and
 assigns. All that messuage or dwellinghouse called or known as
 Eyeworth Lodge with the Offices Stable Dog Kennel Outhouses and outbuildings
 garden ground and Orchard and several pieces or parcels of Land thereto
 belonging or appertaining situate in Eyeworth Walk in the New Forest in the
 County of Southampton and being Extra parochial containing by recent
 Survey or Admeasurement forty three Acres one rood and thirty six perches
 All of which said Lands and Premises with the names state of cultivation
 or condition and the respective quantities thereof are more particularly
 described in the Schedule hereunder written and are delineated on a Plan
 thereof drawn in the margin of these Presents Together with all ways paths
 passages easements privileges and appurtenances to the said Messuage and
 Premises belonging or appertaining and (except nevertheless and always
 reserved unto the Queen's Majesty her heirs and successors the right of
 shooting over the said demised lands and except also all Timber and
 Timberlike Trees and all Spires and Saplings fit and likely to become
 Timber and all other great Trees and Pollards whatsoever growing and
 being in and upon the said Premises and all Mines Veins and Beds

[Endorsed License
ent^d B^o 11. p. 53.]

[License to assign
to Mr Drayson
ent^d B^o 11. p. 335.]

Assigned to Clement
Wale & Henry
Bailey (schulke
Inkholder (2)
25 July 1869
L. B. 12 p. 392

of Minerals and all Quarries of Stone and all Buckearth now being or which shall hereafter be found or discovered in or upon the said premises with full liberty of ingress egress and regress to and for the Officers Agents and Servants of Her Majesty her heirs and successors by themselves and their Workmen Servants or Laborers with or without Horses Carts and Carriages from time to time and at all times hereafter to enter into and upon the said Premises and there to view fell cut down grub-up saw and convert the said Timber Trees and other Trees Pollards Spires and Saplings and to dig search for get work dress and make merchantable the said Mines Minerals Stones and Buckearth or any part thereof and the said excepted premises or any part thereof respectively to take and carry away and also full liberty of ingress egress and regress for all other reasonable purposes Which said Premises hereby demised are part of the possessions of the Crown of England in the said County of Southampton To have and to hold the said Messuage or Dwellinghouse Outbuildings Garden Ground Orchard and several pieces or parcels of Land and other the Premises hereinbefore described and hereby intended to be demised with the appurtenances unto the said Henry Edwin Drayson and Archibald Mansfield Campbell their executors administrators and assigns from the 25th day of March 1800 for the full end and term of Thirty one years Yielding and Paying therefore yearly and every year during the said term unto The Queen's Majesty her heirs and successors the clear rent or sum of Sixty pounds of lawful money of Great Britain to be paid quarterly in equal portions on the 21st day of June the 29th day of September the 25th day of December and the 25th day of March in each and every year during the continuance of this Demise (save and except the last quarterly payment of the said Rent which it is hereby agreed shall be paid on the 25th day of December immediately next preceding the expiration or other sooner determination of the said term hereby granted. And also Yielding and Paying yearly and every year during the said term unto The Queen's Majesty her heirs and successors over and above the said yearly rent or sum hereinbefore reserved the rent or sum of Forty pounds of like lawful money aforesaid for every acre of old inclosed meadow or pasture land hereby demised and so in proportion for any greater or less quantity than an acre which at any time during the said term shall be ploughed broken up or converted into tillage or garden ground or used otherwise than as meadow or pasture land without the license and consent in writing of the Commissioners of Her Majesty's Woods Forest and Land Revenues or other the Commissioners or Officers for the time being exercising the powers now exercised by the said James Kenneth Howard under their or his hands or hand for that purpose first had and obtained the said additional or sum of

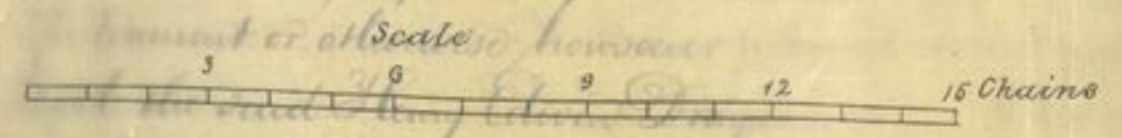
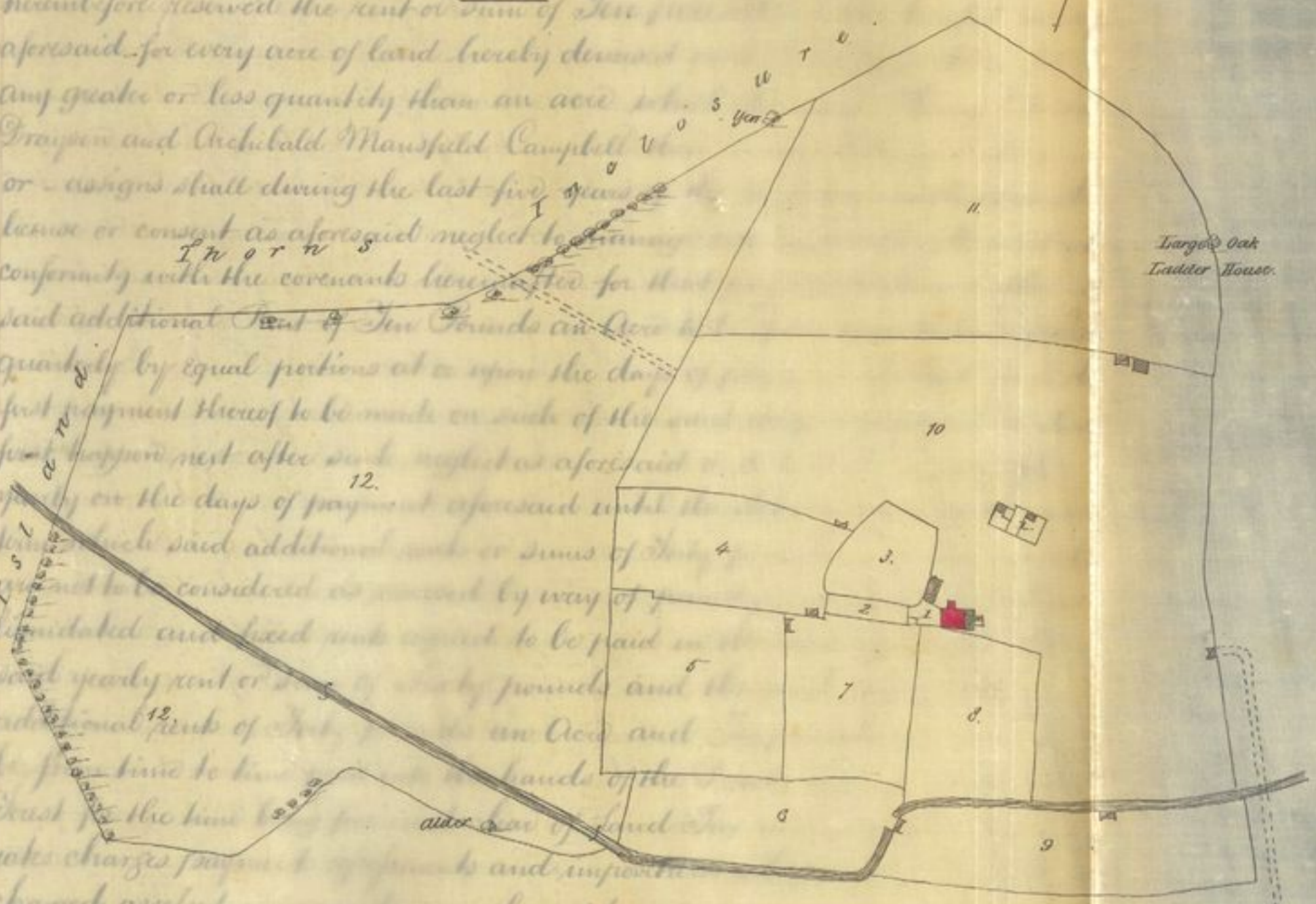
25th March 1860
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Forty pounds an Acre to be from time to time paid quarterly by equal portions at or upon the days of payment aforesaid in every year the first payment thereof to be made on such of the said days of payment as shall first happen next after such ploughing breaking up or converting into tillage or garden ground or using the same as aforesaid and to continue payable yearly and every year afterwards on the days of payment aforesaid until the determination of the said Term hereby granted And also Yielding and Paying yearly and every year during the last years of the said term unto the Queens Majesty her heirs and successors over and above the said Rents heretofore reserved the rent or sum of Ten pounds of like lawful money aforesaid for every acre of land hereby demised and so in proportion for any greater or less quantity than an acre which the said Henry Edwin Drayson and Archibald Mansfield Campbell their executors administrators or assigns shall during the last five years of the said term without such license or consent as aforesaid neglect to manage use and cultivate in strict conformity with the covenants hereinafter for that purpose contained the said additional Rent of Ten Pounds an Acre to be from time to time paid quarterly by equal portions at or upon the days of payment aforesaid and the first payment thereof to be made on such of the said days of payment as shall first happen next after such neglect as aforesaid and to continue payable yearly on the days of payment aforesaid until the determination of the said term which said additional rents or sums of Forty pounds and Ten pounds are not to be considered as reserved by way of penalty or in Terrorem but as liquidated and fixed rents agreed to be paid in the cases aforesaid the said yearly rent or sum of Sixty pounds and the said respective additional rents of Forty pounds an Acre and Ten pounds an acre to be from time to time paid into the hands of the Deputy Surveyor of the New Forest for the time being free and clear of Land Tax and all other taxes rates charges payments assessments and impositions whatsoever already taxed charged assessed or imposed upon the said premises or any part thereof or upon the said Henry Edwin Drayson and Archibald Mansfield Campbell their executors administrators or assigns in respect thereof or upon the said respective rents or sums hereby respectively reserved or any part of the same by authority of Parliament or otherwise howsoever (Landlords Property Tax only excepted) And the said Henry Edwin Drayson and Archibald Mansfield Campbell do hereby for themselves their heirs executors and administrators and each of them doth hereby for himself his heirs executors and administrators covenant with the Queens Majesty her heirs successors and assigns in manner following videlicet That they the said Henry Edwin Drayson and Archibald Mansfield Campbell their or one

No	Description	State	Quantity
1	Messuage or Dwellinghouse Office	...	...
2	Garden	...	14
3	Orchard	...	...
4	Garden Around	Arable	1.1.8
5	Traver Around	Do	1.3.16
6	Tower Mead	Mead	1.1.13
7	Middle Around	Arable	1.0.34
8	Front Piece	...	0.30
9	Upper Mead	Mead	1.3.5
10	The Pails	...	...
11	Do	...	...
12	Do	...	...
			<u>Total 43.1.36</u>

... reserved the rent or sum of Ten pounds
 aforesaid for every acre of land hereby demised
 any greater or less quantity than an acre
 Traison and Archibald Mansfield Campbell
 or assigns shall during the last five years
 license or consent as aforesaid neglect to
 conformity with the covenants here
 said additional Rent of Ten Pounds an Acre
 quarterly by equal portions at or upon the day of
 first payment thereof to be made on such of the
 first happen next after such neglect as aforesaid
 on the days of payment aforesaid until the
 which said additional rent or sum of Ten
 pounds shall be considered as amount by way of
 liquidated and fixed rent to be paid in
 said yearly rent or sum of Ten pounds and the
 additional rent of Ten pounds an Acre and
 to be paid time to time in the hands of the
 Trust for the time being for the use of the
 rates charges payments and impositions
 charged assessed imposed upon the said premises
 upon the said Trust for Traison and Archibald
 their Executors Administrators or assigns in respect
 said respective premises hereby respectively reserved
 same by authority of the Parliament or otherwise
 Tax only excepted
 Mansfield Campbell for themselves their
 Administrators Executors or assigns hereby for
 creation and maintenance covenant with the Queen
 put in manner following videlicet The
 Traison and Archibald Mansfield Campbell



of their executors administrators or assigns will during the said term hereby
 granted well and truly pay unto the Queens Majesty her heirs and successors
 the said several rents hereby respectively reserved on the respective days and
 times and in the manner and proportions hereinafore appointed for the
 payment thereof and will during the continuance of the said term bear pay
 and discharge the Land Tax and all other taxes rates charges payments
 assessments and impositions of what nature or kind soever already taxed
 charged rated assessed or imposed or which at any time during the said term
 shall be taxed charged rated assessed or imposed upon the said premises or any
 part thereof or upon the said Henry Edwim Drayton and Archibald Mansfield
 Campbell their or one of their executors administrators or assigns in respect
 thereof or upon the said respective rents or sums hereby severally reserved or
 any part of the same respectively by authority of Parliament or otherwise
 howsoever (Landlords Property tax only excepted) And will from time to time
 and at all times during the said term when and as often as need or occasion
 shall require at their or one of their own proper costs and charges well and
 sufficiently repair or cause to be repaired and kept in repair in a good and
 substantial manner the said dwellinghouses outhouses and outbuildings and
 all and singular other the premises hereby demised and all new or additional
 erections buildings or other works which may at any time hereafter
 during the said term hereby granted be erected or built in or upon the
 said premises together with all Landlords fixtures and other things
 therunto belonging and shall and will rebuild and reinstate the same
 in case the same or any part thereof shall during the term hereby granted
 be burnt down or destroyed or damaged by fire or by any explosion of
 Gunpowder or otherwise And also will well and sufficiently repair
 maintain scour cleanse drain and keep all and every the ways paths
 passages waters and watercourses walls gates stiles posts pales rails hedges
 ditches sluices sewers drains gutters bridges fences mounds banks embankments
 and inclosures of or belonging to the said premises or any part thereof or
 which shall be made erected or set up in or upon the same at any time
 during the said term in by and with all manner of needful and necessary
 reparations and amendments whatsoever without having or taking off or
 from the said Premises any house lot hedge lot or any other lot or lots
 or any estovers or timber whatsoever for the same being allowed by the
 Commissioners of Her Majesty's Woods Forests and Land Revenues or
 other the Commissioned or Officer aforesaid for the time being sufficient
 Timber in the rough for or towards all such several repairs and shall and
 will at the end or other sooner determination of the said Term surrender and
 yield up all and singular the said premises and all new erections Landlords

Henry Edwim Drayton
 Archibald Mansfield Campbell

fixtures and other matters and things aforesaid so well and sufficiently repaired
 maintained scoured cleansed and kept in repair as aforesaid unto The Queen's
 Majesty her heirs or successors and will permit and suffer the Commissioners
 of Her Majesty's Woods Forests and Land Revenues or other the Commissioner
 or Officer aforesaid for the time being of Her Majesty her heirs or successors or
 their or his Surveyors or Surveyor for the time being or such other person or
 persons as they or he shall in that behalf appoint at seasonable and convenient
 times in the day time once in every year or oftener as they or he may think fit
 during the said Term to enter into and upon and to survey examine and
 inspect all and singular the Premises hereby demised and see the state of
 the repairs and conditions thereof and to take any Map or Plan of the same
 and in case the same or any part thereof shall be found defective out of
 repair or not in good order and condition as aforesaid and notice thereof in
 writing from the Commissioners of Her Majesty's Woods Forests and Land Revenues
 or other the Commissioner or other Officer as aforesaid or their or his Surveyors
 or Surveyor for the time being respectively or such other person or persons as
 they or he shall appoint shall be given to the said Henry Edwin Drayton
 and Archibald Mansfield Campbell their or one of their executors administrators
 or assigns or be left at or on the said premises to or for the said Henry Edwin
 Drayton and Archibald Mansfield Campbell their or one of their executors
 administrators or assigns or be left at or on the said premises to or for the said
 Henry Edwin Drayton and Archibald Mansfield Campbell their executors
 administrators or assigns together with a particular account of the repairs and
 amendments necessary or proper to be done in and upon the same premises then
 and in every such case the said Henry Edwin Drayton and Archibald
 Mansfield Campbell their or one of their executors administrators and assigns
 shall within the space of three Calendar months next after every such Notice
 shall have been so given or left as aforesaid or such further time as shall be
 specified in every such Notice repair amend and put all and every the
 same premises in good order repair and condition pursuant to such notice
 and from time to time as often as any such view shall be made and
 Notice given or left as aforesaid such repairs to be executed under the
 inspection of and in such manner as shall be approved of by the Commissioners
 of Her Majesty's Woods Forests and Land Revenues or other the Commissioner
 or Officer aforesaid or their or his Surveyors or Surveyor for the time being
 respectively or such other person or persons as shall be appointed by them
 or him for that purpose Notice for the repairs of buildings to be delivered
 some time in March April or May and Notice for repairing Hedges ditches
 and other Fences to be delivered in October or November And it is
 hereby expressly agreed and declared that if such repairs shall

not be well and sufficiently done within the time expressed in any such
 Notice as aforesaid it shall be lawful for the Commissioners of Her Majesty's
 Woods Forests and Land Revenues or other the Commissioner or Officer -
 aforesaid or their or his Surveyors or Surveyor for the time being respectively
 to direct the same to be done by such person or persons as they or he shall
 think fit to employ therein and for such person or persons with Servants
 Workmen and others to have full liberty to enter into and upon the said
 premises or any part thereof to make the repairs aforesaid agreeably to such
 directions as aforesaid And it shall be lawful for the Commissioners of
 Her Majesty's Woods Forests and Land Revenues or other the Commissioner
 or Officer aforesaid on behalf of Her Majesty respectively to charge the said
 Henry Edwin Drayson and Archibald Mansfield Campbell their executors
 administrators and assigns with the expense of such repairs as additional
 rent due in respect of the said premises and the same shall and may be
 recovered by distress or otherwise as rents in arrears are recoverable And
 further that the said Henry Edwin Drayson and Archibald Mansfield
 Campbell their or one of their executors administrators or assigns shall and
 will yearly during the said term imbare lay up and stack in the respective
 barns outhouses and other convenient places upon or belonging to the said
 premises all the corn grain and hay which shall grow or be produced or
 gotten upon the said Farm and Lands and will from time to time
 consume upon the said Premises all the Hay and Straw Chaff and other
 like Fodder arising from such Corn and Grain and shall in a proper
 and husbandlike manner yearly during the said term carry out spread
 spread and bestow in and upon the said Premises or such part or parts
 thereof as shall most need or require the same all the dung compost and
 manure arising or proceeding from such Hay Straw Chaff or other
 Fodder as aforesaid or which shall be made or gathered in or upon the
 same premises and will leave in and upon the usual and proper places
 for that purpose of or belonging to the said premises all the dung compost
 and manure arising or which shall be gotten made gathered or brought
 in or upon the said premises during the last year of the said term and
 will at all times during the said term dress manure improve farm cultivate
 and manage all and singular the said Lands according to the best
 and most improved system of modern husbandry and according to their
 several natures and qualities and in particular that there shall never
 be more than one half of the Arable Land under Milk Crops in the same
 year and that two successive Milk or exhausting Crops shall never be
 taken from the same Land unless preceded by two successive Green Crops
 both properly cleaned drilled and manured or after a Green Crops so drilled

cleaned and manured which shall have followed in immediate succession
 after a Clover Crop fully manured and unless both such White Crops shall
 be sown in rows and be Horse or hand hoed and cleaned and that the
 second of such White Crops and also each White Crop when taken without
 having been preceded by two such drilled Green Crops shall always be
 succeeded by a drilled Green Crop properly cleaned and manured or by
 sown Grasses or Cloves. And will during the said Term use his and their
 best endeavours to preserve and keep from destruction spoil and damage all
 the Timber Trees and other Trees spires and saplings likely to become
 Timber and which shall be left growing or standing on the same demised
 Premises but for the purpose aforesaid the said Henry Edwin Drayson
 and Archibald Mansfield Campbell their executors administrators or
 assigns shall not be required to enclose such Trees in Rails or other Fences
 and will permit and suffer the Commissioners of Her Majesty's Woods
 Forests and Land Revenues or other the Commissioner or Officer for the
 time being aforesaid or their or his Surveyors or Surveyor for the time
 being or any of them and all other necessary parties at any time or times during
 the said term to enter into and upon the said premises to fell or cut or cause
 to be felled or cut any timber or other Trees standing growing or being in or upon
 the said premises and (if necessary) to sell and dispose of the same by Public
 Auction or otherwise upon the said premises and to remove such Timber and
 other Trees therefrom without making any allowance to the said Henry
 Edwin Drayson and Archibald Mansfield Campbell their executors administrators
 or assigns for any damage which shall or may be occasioned by such felling
 or cutting and removing provided the same shall be done at the proper and
 accustomed Seasons of the year and with proper care so as not to cause any
 unnecessary or avoidable injury to the said Lands and Premises. And it
 is hereby further expressly declared and agreed that they
 the said Henry Edwin Drayson and Archibald Mansfield Campbell their
 or one of their executors administrators and assigns shall yearly and every
 year during the then remainder of the said term pay or cause to be paid
 unto Her Majesty her heirs and successors a further yearly Rent or Sum
 of money equal to interest at Five Pounds per Cent per Annum on such sum
 or sums of money as the said Commissioners or other the Commissioner or
 Officer aforesaid for the time being shall at any time and from time to time
 during the continuance of the said Term at the request of the said Henry
 Edwin Drayson and Archibald Mansfield Campbell and at the Cost and
 on the Account of Her Majesty her heirs and successors lay out and expend
 in the drainage of such of the said demised Lands as the said Commissioners
 or other the Commissioner or Officer aforesaid may determine to be necessary.

such further or additional Rent to be paid quarterly without deduction as aforesaid and to be recoverable or recovered by distress or otherwise as rent in arrear is recoverable and during the whole residue of the said term to come And further that they the said Henry Edwin Drayson and Archibald Mansfield Campbell their executors administrators or assigns will not at any time during the said Term plough break up or convert into tillage or garden ground or use otherwise than as Meadow or Pasture Land the old enclosed Pasture or Meadow Lands hereby demised numbered respectively G and Q on the Plan drawn in the margin of these Presents and in the Schedule hereunder written or any part of the same respectively without the licence and consent in writing of the said Commissioners of Her Majesty's Woods Forests and Land Revenues or other the Commissioned or Officer aforesaid for the time being or their or his Surveyors or Surveyor for the time being respectively for that purpose first had and obtained and will not cut down fell or destroy any Timber Trees Pollards or other Trees or any Spruce or Saplings likely to become Timber which now are or at any time hereafter during the said term shall be growing standing or being upon the said Premises And that in case the said Henry Edwin Drayson and Archibald Mansfield Campbell their or one of their executors administrators or assigns or any of them shall fell cut down or destroy any Timber Tree Pollard or other Tree or any Spruce or Sapling that then and in every such case the said Henry Edwin Drayson and Archibald Mansfield Campbell their or one of their executors administrators and assigns shall and will forfeit and pay unto the Queen's Majesty her heirs and successors the sum of Twenty pounds for every Timber Tree and the sum of Ten pounds for every other Tree Pollard Spruce or Sapling which shall be so felled cut down or destroyed over and above and in addition to the actual value of each of such Timber Trees or other Trees spruce or saplings respectively which said sums of Twenty pounds for each Timber Tree and Ten pounds for each other Tree Pollard Spruce or Sapling shall be so paid not by way of penalty but as liquidated damages now agreed to be paid in every such case and shall not be liable to be reduced altered or diminished by any Court of Law or Equity under any pretence whatsoever And further that they the said Henry Edwin Drayson and Archibald Mansfield Campbell their executors administrators or assigns will not at any time during the said term strip lop or top or otherwise damage or cause or suffer to be stripped lopped topped or otherwise damaged any Timber Trees or other Trees whatsoever And will not at any time during the said term commit any waste spoil or destruction whatsoever upon the said Lands and Premises or any part thereof by digging in or upon the said Lands and Premises or any part

thereof any Pit or Pits whatsoever (except Pits for Drunking Places for Cattle
 or for marking the said Lands) and will not take or remove or suffer to be
 taken or removed from the said Premises any Mineral Coal Marble Lime
 Stone or other Stone Gravel Sand Brick earth Clay Loam Marl or other
 Soil whatsoever (except Marl or other dressing for the said Lands and
 Materials for repairing Roads) without the license and consent in writing
 of the said Commissioners of Her Majesty's Woods Forests and Land Revenues
 or other the Commissioner or Officer aforesaid for the time being or their or
 his Surveyors or Surveyor for the time being respectively for these purposes
 first had and obtained and will not do suffer or permit any other waste
 spoil or destruction whatsoever in or upon the said demised premises and
 will not during the last five years of the said term sow plant or cultivate
 on any part of the said lands and premises two crops in succession of any
 of the kinds or descriptions usually denominated White or exhausting crops
 (that is to say) Wheat Oats Barley Rye Hemp Flax Tares or Wood in
 any two successive years without a fallow or a green or ameliorating crop
 properly hoed intervening between such two White crops (every such green
 or ameliorating crop to be eaten and consumed on the said Premises) and
 will not plant or cultivate more than one crop of Potatoes in any one
 field or parcel of the said premises (Garden ground only excepted) within
 the said space of five years and will not at any time during the said
 term cut any of the Trees stools from Stools or young Plants to be left or
 planted upon the said premises under pretence of thinning them or their
 being decayed or for any other reason whatsoever without the authority
 of the Commissioners for the time being of Her Majesty's Woods Forests
 and Land Revenues or other the Commissioner or other Officer aforesaid
 for the time being or their or his Surveyors or Surveyor for the time
 being first had and obtained and that all such Trees or Plants as shall
 be cut under such Authority shall belong to The Queen's Majesty her heirs
 and successors And will not at any time or times during the said
 term transfer assign over or underlet to any person or persons whomsoever
 the said Premises hereby demised or any part thereof for all or any
 part of the said term without the license and consent in writing of
 the Commissioners of Her Majesty's Woods Forests and Land Revenues
 or other the Commissioner or other Officer for the time being exercising
 the powers now exercised by the said James Kenneth Howard for
 that purpose first had and obtained And further that they
 the said Henry Edwin Drayson and Archibald Mansfield Campbell
 their executors administrators or assigns shall at the commencement of
 the last year of the said term lay down or cause to be laid down with

James
 Kenneth
 Howard

Spring or Lent Corn (such as Barley or Oats) such part of the said land and premises as shall have been cultivated for green crops or fallow in the preceding Season with a sufficient quantity of good clover and other grass seeds such clover and grass seeds to be paid for by the Queens Majesty her heirs or successors or by the succeeding or incoming Tenant of the said Premises provided the same shall not have been fed or depastured with sheep horses or any kind of Cattle (other than Pigs well ringed) after the twenty fourth day of August next preceding the expiration of the said term hereby granted and will at the commencement of the last year of the said term leave to be fallowed one moiety at the least of the lands which shall be then in course of succession to be cultivated for green crops or fallows and on the twenty fourth day of August then next ensuing leave the other moiety thereof in clover lay after cutting the first crop of clover therefrom and permit and suffer the succeeding or incoming Tenant or Tenants of the said premises and his or their Servants or Agents with carts horses ploughs and other necessary implements to enter into and upon the lands so to be left to be fallowed as aforesaid at any time or times and after the commencement of the last year of the said term to break up fallow dung manure sow and otherwise to prepare and manage the same in the usual course of Agriculture.

And also permit and suffer the Queens Majesty her heirs and successors or the succeeding or incoming Tenant or Tenants as aforesaid at any time after the twenty fourth day of August next preceding the expiration of the said term in like manner to enter upon break up fallow plough dung manure sow and otherwise prepare and manage the land so to be left in clover lay as aforesaid as he or they shall think fit and to hold the part or parts of the said premises respectively so to be left for fallow and in clover lay as aforesaid from the respective times at which the same shall be so left and entered upon as aforesaid during the then residue of the said term without making any recompense or satisfaction to the said Henry Edwin Drayson and Archibald Mansfield Campbell their or either of their executors administrators or assigns in respect thereof And further shall and will find and provide in the Farm house or Homestead and Outhouses on the said premises necessary convenient and reasonable room and accommodation for the Officers and Workmen of Her Majesty her heirs and successors or for such succeeding or incoming Tenant or Tenants and for his her or their Servants and horses from and after the respective times of entry aforesaid to the end of the said term without any abatement of rent or other deduction or allowance to them the said Henry Edwin Drayson and

Archibald Mansfield Campbell their or either of their executors administrators
or assigns for the same and further shall permit and suffer the Officers
Servants and Workmen of Her Majesty her heirs or successors or such
succeeding or incoming Tenant or Tenants and his her or their Servants
or Agents to carry out and spread the dung and manure remaining and
being in the Farm yards and other parts of the said premises to and
upon the lands so to be left in fallow and clover land as aforesaid
Provided always And it is hereby agreed by and between the
said parties hereto that the said Henry Edwin Drayson and Archibald
Mansfield Campbell their executors administrators or assigns shall on
the determination of the said Term be paid by the Queen's Majesty her
heirs or successors or by the succeeding or incoming tenant the full and
fair value of all hay straw and other Fodder of the last years Crop
which may be left on the said premises on the determination of the
said term such Valuation to be made by two competent persons one to
be chosen by the said Henry Edwin Drayson and Archibald Mansfield
Campbell their executors administrators or assigns and the other to be
chosen by or on behalf of Her Majesty her heirs or successors or other the
person or persons taking or entering upon the said premises and in
case the said two persons so named shall disagree as to the amount of
such Valuation then the same shall be referred to the valuation of a
third competent person to be chosen by the two so first chosen before entering
upon their valuation and in case either party shall neglect or refuse to
name a Valuer for the purposes aforesaid for fourteen days next after
such notice in writing from the other of them requiring the same (such
Notice to be left at the last known or usual place of abode or business
of the party to whom the same may be directed and to contain the name
and description of the Valuer appointed by the party giving such Notice)
then such Valuation shall be made by the party named in such
Notice and the Valuation so to be made by the said two Valuers or by
one of them in case of default as aforesaid or by their Umpire as the
case may be shall be binding and conclusive upon all parties And
it is hereby agreed that the submission hereby made shall be
made a Rule of Her Majesty's Court of Exchequer And further
the said Henry Edwin Drayson and Archibald Mansfield Campbell
do hereby for themselves their heirs executors administrators and assigns
and each of them doth hereby for himself his heirs executors administrators
and assigns covenant with the Queen's Majesty her heirs successors and
assigns That they the said Henry Edwin Drayson and Archibald
Mansfield Campbell their or one of their executors administrators or assigns

shall and will within the first three years of the said term hereby granted well and substantially erect at his or their own costs and charges under the inspection and to the approbation of the Surveyor for the time being of Her Majesty her heirs or successors the erections or buildings hereinafter particularly mentioned *vide licet* - First - A Cylindrical house for burning wood into Charcoal to be built of Brick or Stone - 2 - A Saltpetre Refinery for refining saltpetre to be built of Brick or Stone - 3 - A Crystallising house to Ditto to be built of Wood - 4 - A Storehouse to be built of Brick or Stone - 5 - A mixing house to be built of Wood - 6 - A Gunpowder Mill for making powder to be built of brick or stone and wood (partly of each). 7 - A Corning house for making the powder into grain to be built of wood - 8 - A Store for drying the powder to be built of Stone or brick - 9 - A glazing and dusting house for dusting and glazing the Powder to be built partly of Brick or Stone and wood - 10 - A Magazine to be built of brick or stone - 11 - A Magazine to be built of wood (commonly called a Charge house) - and 12 - A packing house for packing up the Powder to be built of wood - such erections or buildings to be erected and built upon such part of the premises hereby demised as shall have been previously approved of in the writing by the said Commissioners or other the Commissioner or other Officer of Her Majesty for the time being as aforesaid under their or his hands or hand and shall and will expend in such erections the sum of Five hundred pounds at the least and the sum of Ten hundred pounds in machinery and utensils for the manufacture of gunpowder And further that they the said Henry Edwin Drayson and Archibald Mansfield Campbell their or one of their executors administrators or assigns shall and will forthwith under the inspection and to the satisfaction of the Surveyor for the time being of Her Majesty plant suitable belts of Trees around the several buildings erected or to be erected for the purposes of the manufacture or safe keeping of Gunpowder and shall and will on demand make full recompense and satisfaction to Her Majesty her heirs successors and assigns for all damage loss or injury which the Plantations or other Property of Her Majesty her heirs successors or assigns may sustain by reason of explosions or from the manufacture of Gunpowder on the premises hereby demised or any part thereof And further that they the said Henry Edwin Drayson and Archibald Mansfield Campbell their or one of their executors administrators and assigns shall and will at his and their own costs and charges within the space of six calendar months from the date hereof cause or procure this present Indenture of Lease to be enrolled in the Office of Land Revenue Records and Enrolments and entered in the Office of the said Commissioners of Her Majesty's Woods Forests and Land Revenues

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and at his and their like costs and charges cause or procure all and every Assignments and Assignment which may at any time hereafter be made of the premises hereby demised to be in like manner within six calendar months from the respective dates thereof enrolled in the said Office of Land Revenue Records and Inrolments and Minutes or Docquets thereof respectively to be entered in the Office of the said Commissioners for the time being of Her Majesty's Woods Forests and Land Revenues Provided always and these Presents are upon this express condition nevertheless that if it shall happen that the said yearly Rent or sum of Sixty pounds or any part of the same or the said additional rents or sums of Forty pounds an acre and ten pounds an acre or any part or parts of the same respectively shall be unpaid for the space of Sixty days next over or after any of the days or times respectively whereon the same are hereby reserved to be paid or in case the said Henry Edwin Drayson and Archibald Mansfield Campbell their executors administrators and assigns shall not well truly and effectually observe perform and keep all and every the covenants conditions and agreements in these Presents contained and which on the part and behalf of the said Henry Edwin Drayson and Archibald Mansfield Campbell their executors administrators and assigns are or ought to be observed performed fulfilled and kept then and in either or any of the said cases happening it shall and may be lawful for the Queen's Majesty her heirs successors or assigns into and upon all and singular the said demised premises or any part thereof in the name of the whole to re-enter and therefrom to expel put out and remove the said Henry Edwin Drayson and Archibald Mansfield Campbell their executors administrators and assigns and all other Occupiers of the said demised premises and thenceforth to retain repossess and re-enjoy the same as fully and effectually to all intents and purposes as if these presents had never been made And the said James Kenneth Howard as such Commissioner as aforesaid doth hereby direct that this Deed shall be deemed to be fully and sufficiently enrolled by the deposit of a Duplicate thereof in the Office of Land Revenue Records and Inrolments and the filing or making an entry of such Deposit by the Keeper of the said Records and Inrolments In witness whereof the said parties to these Presents have hereunto set their hands and seals the day and year first above written

The Schedule above referred to

Number	Description	State of Cultivation or Condition	Quantity		
			A	R	P
1	Messuage or dwellinghouse Offices Stable dog kennel outhouses and garden				2 1/2
2	Garden				1 1/2

The Schedule continued

Number	Description	State of Cultivation or Condition	Quantity
3	Orchard	Pasture	1 3/4
4	Garden ground	Arable	1 1 8
5	Lower ground	Arable	1 3 16
6	Lower mead	Mead	1 1 13
7	Middle ground	Arable	1 3/4
8	Front piece	Arable	1 3/4
9	Upper mead	Mead	1 3 5
10	Rails	Pasture	9 . .
11	Ditto	Rough pasture	6 2 35
12	Ditto	Arable	18 1 17
		A	43 1 36

James Kth Howard Henry Edwinth Drayson Archibald Mansfield Campbell

Signed sealed and delivered by the within named James Kenneth Howard in the presence of - Richard Rotton Office of Woods & Mitchell Place.

Signed sealed and delivered by the within named Henry Edwin Drayson in the presence of - James Redman Foot, Clerk to Deputy Surveyor of the New Forest.

Signed sealed and delivered by the within named Archibald Mansfield Campbell in the presence of - James Redman Foot - Clerk to Deputy Surveyor of the New Forest.

I certify that a Duplicate of this Deed has been deposited in the Office of Land Revenue Records and Enrolments and an entry thereof made or filed by me. And also that the within named James Kenneth Howard directed that such deposit and entry should be sufficient enrolment of this Deed.

18th July 1860

J. R. Fearnside
Keeper of the Records

Date
July
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and 12
of Land
Little
Walk
Forest of

Quantity		
1	1	31
1	1	8
1	3	16
1	1	13
1	1	31
1	1	36
1	3	5
9	1	1
6	2	35
18	1	17
43	1	36

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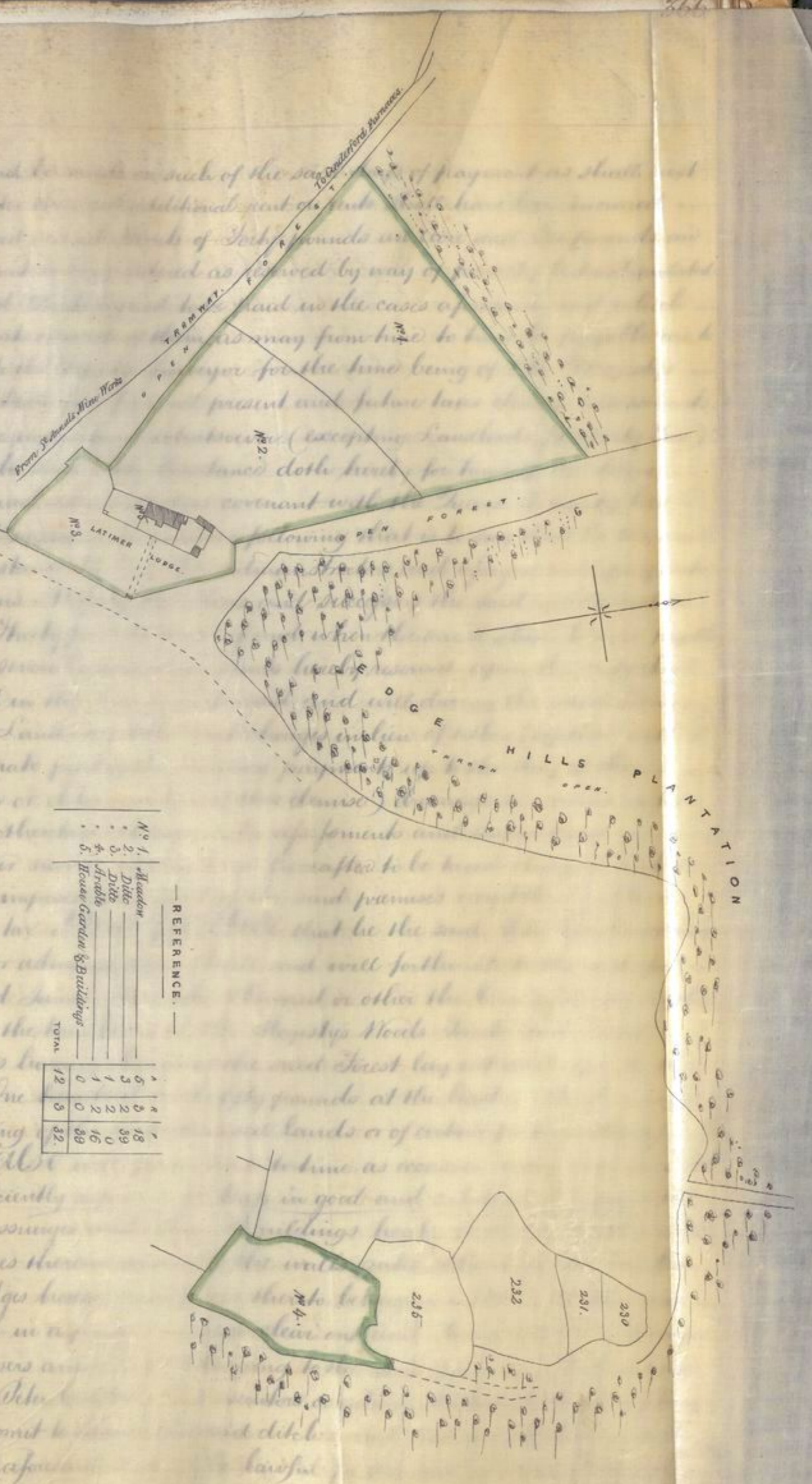
in the
thereof
Kenneth
involment

Dated 17th This Indenture made the seventeenth day of July in the
 July 1860 year of Our Lord One thousand eight hundred and sixty Between
 The Queens Most Excellent Majesty of the first part
 Dean Forest The Honorable James Kenneth Howard one of
 the Commissioners of Her Majesty's Woods Forests and Land Revenues
 The Hon^{ble} to whom the management and direction of certain parts of the Land
 James K Revenues of the Crown (including amongst other parts thereof the Land
 Howard a and hereditaments hereinafter mentioned) with the duties and powers
 Comm^r V. — appertaining thereto have been assigned by order under the hands of two of
 — to — the Commissioners of Her Majesty's Treasury on behalf of Her Majesty
 M^r Peter of the second part and Peter Constance of Bilson in the County of
 Constance Gloucester Farmer of the third part Witnesseth that in consideration
 of the rents and covenants hereinafter reserved and contained and on the
 LEASE of a part of the said Peter Constance his executors administrators and assigns to
 Messuage called be paid and performed The said James Kenneth Howard as such
 Latimer Lodge Commissioner as aforesaid in exercise of the powers in him vested by an
 and 12. 3. 32 Act passed in the tenth year of the Reign of His late Majesty King
 of Land in George the 1st Cap: 50. an Act passed in the fiftenth year of the Reign
 Little Dean of Her present Majesty Chapter 112 and an Act passed in the eighteenth
 Walk in the year of the Reign of Her said Majesty Cap: 16 some or one of them and
 Forest of Dean of all other powers and authorities enabling him so to do Both on behalf
 of the Queens Majesty and with the Consent of the Commissioners of Her
 Majesty's Treasury signified by a Warrant under the hands of two of such
 Commissioners dated the 25th day of May 1860 demise and lease unto the said
 Peter Constance his executors administrators and assigns All that Messuage
 or Dwellinghouse called or known as Latimer Lodge with the Garden Stable
 and Buildings and pieces or parcels of Land thereto belonging or therewith
 held or enjoyed situate in Little Dean or Latimer Walk in the Township of
 East Dean in Her Majesty's Forest of Dean in the said County of Gloucester
 containing together by admeasurement Twelve acres three roods and thirty two
 perches or thereabouts which said Messuage or dwellinghouse lands and
 premises are more particularly described in the Schedule hereunder written
 and delineated or shewn on the Plan drawn in the margin of these
 Presents and thereon edged Green and numbered respectively 1, 2, 3, 4 and
 5 together with the rights members and appurtenances thereunto belonging
 Except and reserved unto the Queens Majesty her heirs and successors all
 timber and other Trees spurs and saplings and all coal iron and other
 mines and mineral substances whatsoever and all quarries of Stone and
 Veins or beds of clay brick and tile earth gravel and sand in or upon the
 said premises with full liberty for the Officers Grants Agents and Servants

of Her Majesty her heirs and successors or any of them with horses cattle carts
 and carriages from time to time to enter upon the said premises hereby
 demised to view cut down grub up saw work and convert the said timber
 and other trees spires and saplings and to dig search for get up work dress
 and make merchantable the said coal iron and other mineral substances
 stone clay brick and tile earth gravel and sand and the said excepted
 premises or any part thereof respectively to carry away and for the several
 purposes aforesaid to make and erect all warehouses engines machines
 sheds saw pits and other conveniences on the said demised premises which
 said premises hereby demised are parcel of the possessions of the Crown of
 England in the said County of Gloucester To have and to hold the
 said premises hereby demised unto the said Peter Constance his executors
 administrators and assigns from the 25th day of March 1860 for a Term
 of **Thirty one years** thence next ensuing and fully to be complete and
 ended **Paying** therefore during the said term unto the Queen's Majesty
 her Heirs and Successors the clear yearly Rent of **Thirty pounds** to
 be paid quarterly in equal portions upon the 21st day of June the 29th
 day of September the 25th day of December and the 25th day of March
 in every year during the said term save and except the payment for the
 last quarters Rent of the said term which it is hereby agreed shall be made
 on the 25th day of December next preceding the expiration of the said Term
And also paying yearly during the said term unto the Queen's
 Majesty her heirs and successors above the said rent herebefore reserved
 the Rent of **Forty pounds** for every Acre of Land hereby demised
 which consist of meadow or pasture land and so in proportion for any
 greater or less quantity than an acre thereof which at any time shall be
 ploughed broken up or used otherwise than as meadow or pasture land
 without the license in writing of the said James Kenneth Howard or
 other the Commissioner or Commissioners of Her Majesty's Woods Forests
 and Land Revenues for the time being having the management and
 direction of the premises expressed to be hereby demised **And also**
 paying yearly in like manner during the last five years of the said
 term the further Rent of **Ten pounds** for every acre of land hereby
 demised and so in proportion for any greater or less quantity than an acre
 thereof which he the said Peter Constance his executors administrators or
 assigns shall during that period without such License as aforesaid neglect
 or discontinue to manage and cultivate in conformity with the Covenants
 hereinafter contained the said additional rent or rents sum or sums of
Forty pounds per Acre and **Ten pounds per Acre** respectively to be paid
 quarterly at or upon the days of payment aforesaid the first payment thereof

to begin and be made on such of the said days of payment as shall next happen after the said additional rent or rents shall have been incurred which said several Rents of Forty pounds an Acre and Ten pounds an Acre are not to be considered as reserved by way of penalty but as liquidated and fixed Rents agreed to be paid in the cases aforesaid and which said Rents or such of them as may from time to time be payable are to be paid to the Deputy Surveyor for the time being of Her Majesty's Forest of Dean free from all present and future taxes charges assessments and other impositions whatsoever (excepting Landlords Property Tax) And the said Peter Constance doth hereby for himself his heirs executors and administrators covenant with the Queens Majesty her heirs and successors in manner following that is to say that he the said Peter Constance his executors administrators and assigns will pay unto the Queens Majesty her Heirs and successors the said yearly rent or sum of Thirty pounds and (if and when the same shall become payable the said several additional Rents hereby reserved upon the respective days and in the manner aforesaid and will during the said Term pay the Land Tax tithe rent charges in lieu of tithes (together with a proportionate part of the accruing payments up to the day of the expiration or determination of this demise) drainage or sewers rates and all other taxes charges rates assessments and impositions whatsoever now or at any time hereafter to be taxed charged rated assessed or imposed in respect of the said premises except the Landlords Property tax And further that he the said Peter Constance his executors or administrators shall and will forthwith to the satisfaction of the said James Kenneth Howard or other the Commissioner or other Officer for the time being of Her Majesty's Woods Forests and Land Revenues having charge of the said Forest lay out and expend the sum of One hundred and fifty pounds at the least in the drainage and fencing of the said demised lands or of certain portions thereof And also will from time to time as occasion may require well and sufficiently repair and keep in good and substantial repair the said Messuages and other Buildings hereby demised together with all fixtures therein and also the walls gates stiles mounds banks and bridges hedges and fences thereto belonging And will also once in every year in a proper manner clear out and cleanse all the watercourses sluices sewers and drains belonging to the said premises And in case the said Peter Constance his executors or administrators shall at any time neglect or omit to cleanse the said ditches and watercourses sewers and drains as aforesaid it shall be lawful for the said James Kenneth

to begin and to make in such of the said... of payment as shall...
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 are and... as... by way of...
 and paid... in the cases of...
 said... may from here to...
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 forest of... present and future...
 and other... (excepting...
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REFERENCE. —

No.	Item	Value
1.	Headon	5
2.	Ditch	5
3.	Ditch	2
4.	Arable	2
5.	House Garden & Buildings	2
TOTAL		32

Scale
 5 Chains to 1 Inch

Howard or other the Commissioner or Commissioners to direct the same to be done and to charge the expenses thereof to the said Peter Constance his executors or administrators which may be recovered as Rent reserved and in arrear And also that he the said Peter Constance his executors administrators and assigns will forthwith insure and at all times keep insured the said Messuage and buildings hereby demised from damage by fire in the joint names of the Queen's Majesty her heirs and successors and of him the said Peter Constance his executors administrators and assigns in some or one of the Public Offices of Insurance against Fire to be approved of in writing by the said James Kenneth Howard or such other Commissioner or Commissioners as aforesaid in such sum or sums of money as shall be equal to three fourth parts at least of the actual value thereof and will whenever required so to do shew to the said Deputy Surveyor for the time being the Policy of Insurance and the receipt or receipts for the Premium and Duty which shall have become payable in respect of such Insurance for the current year And in default of such Insurance being effected by the said Peter Constance his executors administrators or assigns or of his or their producing such policy or receipt or receipts as aforesaid then the Queen's Majesty her heirs or successors or the said James Kenneth Howard or such other Commissioner or Commissioners as aforesaid shall be at liberty to insure the said messuage and buildings in such name or names as he or they may think fit in such amount as hereinbefore mentioned and all monies to be paid for such Insurance shall be recoverable as Rent reserved and in arrear and in case the said messuage and buildings or any part thereof shall during the said term be destroyed or damaged by fire then as often as the same shall happen all such sums of money as shall be received by virtue of such Insurance shall forthwith be applied in rebuilding and restating the same to the satisfaction of the said James Kenneth Howard or such other Commissioner or Commissioners as aforesaid or his or their Surveyor and in case the monies to be received by virtue of such Insurance shall not be sufficient for that purpose he the said Peter Constance his executors administrators or assigns will make good the amount of every such deficiency And also will on the determination of the said term hereby granted yield up all the said premises together with all new erections improvements and fixtures well and substantially repaired cleaved and kept in repair as aforesaid unto the Queen's Majesty her heirs and successors or to such person or persons as the Queen's Majesty her heirs and successors or the said James Kenneth Howard or other the Commissioner or Commissioners as aforesaid shall authorize to receive the same And further that he the said Peter Constance his

executors administrators and assigns will permit the said James Kenneth
 Howard or such other Commissioner or Commissioners as aforesaid or his or
 their Agent at all reasonable times in the day time to enter into and upon
 the said premises and to examine the state of the repairs cultivation and
 condition thereof and to take any map or plan of the said premises and in
 case the said premises or any part thereof shall upon such examination be
 found defective out of repair or not in a proper state of cultivation and
 notice in writing of any such matters shall be given to the said Peter
 Constance his executors administrators and assigns or left for him or them
 on the same premises the said Peter Constance his executors administrators
 and assigns will within the space of three calendar months next after every
 such Notice shall have been so given or left as aforesaid supply and make
 good all such defects and wants of repair and amend such state of cultivation
 as aforesaid to the satisfaction of the said James Kenneth Howard or such
 other Commissioner or Commissioners as aforesaid and if the said first mentioned
 repairs shall not be well and sufficiently made good within the time expressed
 in any such Notice as aforesaid it shall and may be lawful to and for the
 said James Kenneth Howard or such other Commissioner or Commissioners as
 aforesaid to direct the same to be done by such person or persons as he or they
 shall think fit to employ therein and to charge the said Peter Constance his
 executors administrators and assigns with the expense of such repairs the amount
 of which shall and may be recovered by distress or otherwise as rent reserved and
 in arrears And further that he the said Peter Constance his executors
 administrators and assigns will yearly during the said term imbarrow lay up
 and stack in the Barns out houses and other convenient places upon the
 said premises all the corn grain hay and straw which shall be produced
 upon the said lands and premises And consume and spend upon the said
 premises or some part thereof all the hay straw chaff and other fodder arising
 from such corn and grain or which shall be produced as aforesaid and will
 in every year of the said term spread and expend all the dung compost and
 manure arising from the premises in and upon the said lands hereby
 demised or such part or parts thereof as shall most need or require the same
 And will leave in and upon the said premises hereby demised in the
 usual and proper places all the dung compost and manure arising from
 or brought upon the said premises during the last year of the said term for
 the use of Her Majesty her heirs and successors (without requiring any
 allowance to be made for the same) And further that he the said Peter
 Constance his executors administrators and assigns will at all times during
 the said Term well and effectually drain such of the lands and premises
 hereby demised as shall from time to time require the same for the improvement

thereof and make and maintain proper drains for that purpose and shall and
 will cultivate and manage all the said lands and premises hereby demised -
 properly and in accordance with the best and most approved system of -
 husbandry practised in the County of Gloucester so far as such system may not
 be inconsistent with any of the specific provisions herein contained and keeps
 and leave the said lands clean and in good heart and condition And that
 he the said Peter Constance his executors administrators or assigns will during
 the continuance of this demise reside in or upon some part of the premises -
 hereby demised unless the said James Kenneth Howard or other the
 Commissioner or Commissioners as aforesaid shall think fit by some writing
 under his or their hand or hands to dispense either wholly or partially with
 such residence And also that he the said Peter Constance his executors -
 administrators and assigns will preserve all the Timber and other trees tellars
 pollards spires and saplings for the time being standing or growing upon the
 said premises from bite of cattle or other injury and will not cut down fell
 or destroy lop top or prune any of such Timber or other trees tellars pollards
 spires or saplings under the penalty of Twenty pounds for every timber tree
 and Ten pounds for every other Tree tellar pollard spire or sapling to be -
 from time to time paid to the Queens Majesty her heirs and successors as
 a liquidated fine in addition to the actual amount of the damage so done
 as aforesaid And shall not nor will at any time during the continuance of
 this demise raise or remove any Coal Iron or other mineral substance stone
 clay brick or tile earth gravel sand or soil from the said premises except
 materials for making new roads or repairing existing roads in or upon the
 said premises and shall not commit or suffer any wilful or voluntary waste -
 spoil or destruction in or upon the said demised premises or any part thereof
 but on the contrary shall and will use and manage the lands and premises
 hereby demised in a fair and husbandlike manner And further that
 he the said Peter Constance his executors administrators or assigns will not
 during the last five years of the said Term sow or plant any part of the
 lands and premises hereby demised with two crops in succession of any of the
 descriptions usually called white or exhausting crops including therein wheat
 oats barley rye hemp flax teazle and wood without a fallow or a Green crop
 properly hoed intervening between such two white crops every such Green or
 ameliorating crop to be eaten and consumed on the said premises and will
 not plant or cultivate more than one crop of Potatoes in or on any one Field or
 parcel of the said Premises hereby demised within the said space of Five -
 years And will not cut for Hay any part of the Pasture or Meadow Land
 hereby demised but will once or oftener in every year spud or destroy the thistles
 and Docks thereon And further that he the said Peter Constance his -

Executors administrators or assigns shall and will at the commencement of each
 of the last two years of the said term hereby granted in sowing the Land which
 shall be for Spring or Lent Corn (such as Barley or Oats) also sow such part
 of the Land as shall have been cultivated for Green crops or Fallow and
 properly manured in the preceding Season with a sufficient quantity of good
 Clover or other grass seeds and properly harrow in the same (such Clover and
 Grass seeds as shall be sown in the last year of the said term to be paid for by
 the succeeding or incoming Tenant and the amount to be so paid shall in case
 of difference be settled by a Valuation to be made by two Arbitrators or in case
 of their disagreement by an Umpire to be by them chosen one of such Arbitrators
 being appointed by the said James Kenneth Howard or such other Commissioner
 or Commissioners as aforesaid and the other being appointed by the said
 Peter Constance his Executors administrators or assigns) And further
 that he the said Peter Constance his Executors administrators and assigns shall
 and will on the twenty fourth day of August next preceding the expiration of
 the said term permit and suffer the Queens Majesty her heirs or successors
 or the succeeding or incoming Tenant or Tenants of the said premises and
 her his or their Servants or Agents with Carts Horses Ploughs and other
 necessary Implements to enter into and upon and take possession of the
 Lands which shall have been in Corn or Pulse crops during the previous
 Season or from which a Clover crop shall have been twice mown and to break
 up plough fallow dung manure sow or otherwise prepare and manage the
 same as she he or they shall think fit and in like manner from time to
 time to enter upon the respective Lands which in the last year of the said
 term shall have been sown with Turnips or other Green crops from and
 immediately after any such Turnip or Green Crops shall have been eaten and
 consumed and to plough dung manure sow and otherwise prepare and
 manage the same as she he or they shall think fit and the several and
 respective parts of the said premises so to be entered upon as aforesaid to
 hold from the respective times at which the same shall be so entered
 upon as aforesaid during the then respective residues of the said term
 without making any recompense or satisfaction to the said Peter Constance
 his Executors administrators or assigns in respect thereof and shall find
 and provide in the Farmhouse or homestead and outhouses on the said
 premises hereby demised necessary accomodation for the Officers and
 Workmen of Her Majesty her heirs and successors or for the succeeding or
 incoming Tenant or Tenants and for her or his or their Servants Horses
 and Cattle from and after the respective times of entry aforesaid to the end
 of the said Term without any abatement of rent or other deduction or
 allowance for the same and shall and will permit and suffer the Officers

and Servants of Her Majesty her heirs and Successors or such succeeding or incoming Tenant or Tenants and her his or their Servants or Agents to carry out and spread the dung and manure remaining and being in the Farm Yards and other parts of the said premises to and upon the Lands so to be entered upon as aforesaid the quantity and value of such dung and manure being first paid for by valuation as before mentioned. And further that he the said Peter Constance his executors administrators or assigns will yield up to the said James Kenneth Howard or other the Commissioner or Commissioners as aforesaid or the incoming Tenant all such Hay Straw and other Fodder of the last years crop as shall not at the expiration of the said term have been consumed on the said Lands and Premises upon being paid for the same at a valuation to be made in the manner herebefore provided. And also that he the said Peter Constance his executors or administrators will not assign or underlet the said premises hereby demised or any part thereof without the license and consent in writing of the said James Kenneth Howard or such other Commissioner or Commissioners as aforesaid. And further that he the said Peter Constance his executors administrators or assigns will at his or their costs and charges procure every assignment which may with such License as aforesaid be made of these Presents or of the Premises hereby demised or any part thereof to be within six calendar months from the date thereof enrolled in the Office of Land Revenue Records and Involvements and a Minute or Docquet thereof entered in the Office of the said Commissioners for the time being of Her Majesty's Woods Forests and Land Revenues. Provided and these Presents are upon this express condition nevertheless that if the said yearly rent of Thirty pounds or any part thereof or the said additional rents hereby severally reserved or either of them or any part of the same respectively shall be unpaid for the space of Forty days next after either of the said days herebefore appointed for the payment thereof respectively or in case the said Peter Constance his executors administrators or assigns shall not observe and perform the several covenants agreements and conditions herein contained and which on his or their part ought to be observed or performed or in case any Fiat in Bankruptcy shall be issued against the said Peter Constance his executors administrators or assigns or in case he or they shall petition for relief or be found or declared Bankrupt or Insolvent under any Act relating to Bankrupts or Insolvents then and in any of the said cases it shall be lawful for Her said Majesty her heirs and successors or the said James Kenneth Howard or other the Commissioner or Commissioners for the time being as aforesaid on behalf of Her said Majesty her heirs and successors to enter into and upon

and retain possession of the said hereby demised Premises as fully and effectually in all respects as if these Presents had never been made And it is hereby covenanted and declared that in case the said Peter Constance his executors administrators or assigns shall become Bankrupt or Insolvent during the continuance of this demise there shall be payable by him or them to the Queens Majesty her heirs and successors in addition to any rent then due in respect of the said premises a proportionate part of the accruing Rent for the then current quarter of a year from the last quarterly day of payment up to the day of the said Peter Constance his executors administrators or assigns so becoming Bankrupt or Insolvent as aforesaid And the said James Kenneth Howard as such Commissioner as aforesaid doth hereby direct that this deed shall be deemed to be fully and sufficiently enrolled by the deposit of a Duplicate thereof in the Office of Land Revenue Records and Involments and the filing or making an entry of such Deposit by the Keeper of the said Records and Involments In witness whereof the said parties to these Presents of the second and third parts have hereunto set their hands and seals the day and year first above written.

The Schedule above referred to.

N ^o . on Plan	Premises demised and state of Cultivation	Quantity		
1	Meadow	5	3	18
2	Meadow	3	2	39
3	Meadow	1	2	.
4	Arable	1	2	16
5	House Garden and Buildings	.	.	39
		12	3	32

James K. Howard Peter Constance

Signed sealed and delivered by the within named James Kenneth Howard in the presence of - Rich^d. Potton, Office of Woods & Whitehall Place.

Signed sealed and delivered by the within named Peter Constance in the presence of - Marmaduke Lower, Whitehead Park.

I certify that a Duplicate of this Deed has been deposited in the Office of Land Revenue Records and Involments and an entry thereof made or filed by me, and also that the within named James Kenneth Howard directed that such deposit and entry should be sufficient involment of this Deed.

J. R. Fearnside
Keeper of the Records

18th July 1860