

Dated 22nd
April 1861.

New Forest

The Hon^{ble}
James K.
Howard a
Comm^r of Her
Majesty's Woods

and
M^r Tho^s Sawes

Agreement

for a Lease of a Farm
and Lands called
Whitley Ridge Lodge
Farm in Whitley
Ridge Walk in the
New Forest in the
County of Hants.

The Agreement made and entered into this 22nd day of April One thousand eight hundred and sixty one Between The Queen's Most Excellent Majesty of the first part The Honorable James Kenneth Howard the Commissioner of Her Majesty's Woods Forests and Land Revenues in charge of the Royal New Forest in the County of Hants of the second part and Thomas Sawes of No 32 City Road in the County of Middlesex Feather Merchant of the third part.

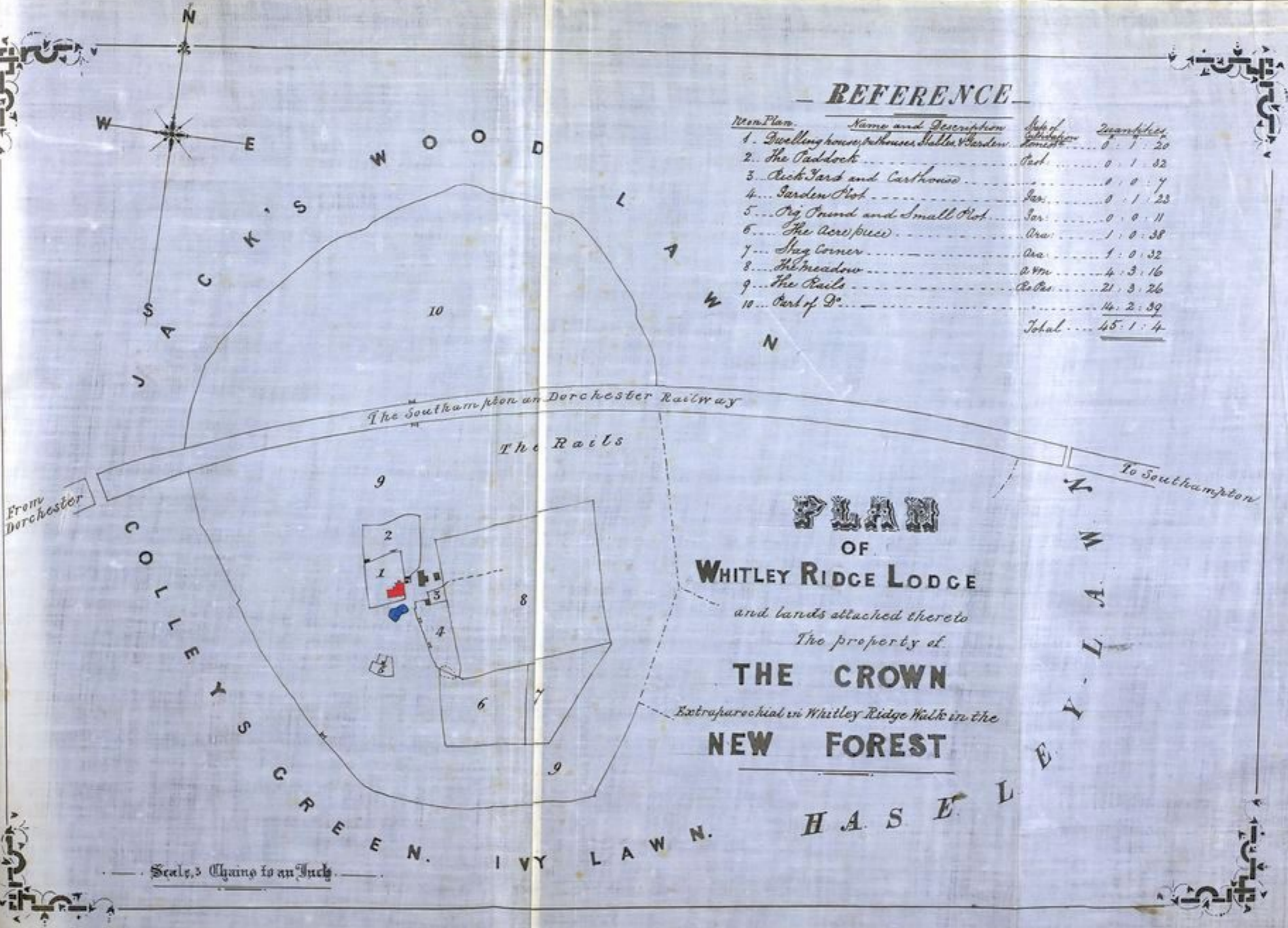
Whereas by an Agreement in writing bearing date on or about the third day of July One thousand eight hundred and fifty eight under the hands and seal of the said James Kenneth Howard as such Commissioner as aforesaid on behalf of Her Majesty and the said Thomas Sawes in consideration of the Buildings alterations and improvements to be done and executed by the said Thomas Sawes on a Farm and lands the property of Her Majesty called Whitley Ridge Lodge Farm in Whitley Ridge Walk in the New Forest in the County of Southampton and for other the considerations therein mentioned the said James Kenneth Howard as such Commissioner as aforesaid agreed to grant a Lease of the said Farm and Lands to the said Thomas Sawes upon the terms and conditions and subject to the stipulations inserted and contained in the said Agreement And whereas it hath been agreed by and between the said parties to the said Agreement and the parties hereto that the said recited Agreement shall as and from the date hereof be null and void and the said James Kenneth Howard as such Commissioner as aforesaid for and on behalf of Her Majesty doth hereby release and discharge the said Thomas Sawes his heirs executors administrators and assigns And the said Thomas Sawes doth hereby release and discharge The Queen's Most Excellent Majesty Her Heirs Successors and assigns and also the said James Kenneth Howard as such Commissioner as aforesaid and the Commissioner for the time being in charge of the said Lands and Tenements and each of them there and each of their heirs executors administrators and assigns from all actions suits reckonings claims and demands whatsoever either at law or in equity for or by reason or on account of the said recited Agreement or any clause covenant matter or thing therein contained and in lieu and substitution of the said recited and hereby cancelled Agreement the said parties have agreed to enter into the Agreement hereinafter mentioned and contained that is to say Now these Presents witness and the said Thomas Sawes hereinafter called the Lessee doth hereby for himself his heirs executors administrators and assigns agree with The Queen's Majesty Her Heirs and Successors That he the said Lessee will at his own proper costs and charges on or before the twenty fifth of March One thousand eight hundred and sixty three in a good substantial and workmanlike

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manner and with good sound and proper materials under the inspection and 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 in charge of the said Forest or his Surveyor or Agent for the time being and according to the Plans Sections and Elevations numbered respectively 1, 2, 3, 4, 5 and 6 and the Specifications numbered respectively 1, 2 and 3 which have been approved of by the said James Kenneth Howard and have been signed by the said Thomas James and deposited in the Office of the Commissioners of Her Majesty's Woods Forests and Land Revenues erect and build or otherwise rebuild or restate complete and finish in the place or stead of the existing messuage and buildings a good and substantial messuage or dwellinghouse with proper Offices and Outbuildings Entrance Lodge and all necessary Sewers and drains thereto and shall and will in such Erections Buildings and restatements lay out and expend One thousand two hundred and fifty pounds at the least And also will on or before the said twenty fifth of March One thousand eight hundred and sixty three at his own expense and to the like satisfaction aforesaid lay out and expend the further sum of not less than one hundred and twenty five pounds in making and forming a good hard Road twelve feet wide for Horses and Carriages with proper Drains and Water Talls thereto from the said Dwellinghouse or Lodge to the Road leading from Brockenturnst to Beaulieu and dividing into convenient fields the said demised lands with Posts and Wood fencing - - - - - and shall also at his own expense and within the time herebefore mentioned to the like satisfaction make a Well and erect a forced Pump and secure a sufficient supply of Water for the said House and Buildings and shall and will produce Vouchers for all such Expenditure And these Presents further witness and the said James Kenneth Howard as such Commissioner as aforesaid Doth hereby with the consent and approbation of the Commissioners of Her Majesty's Treasury testified by a Letter from one of the Secretaries dated on or about the fourteenth day of March One thousand eight hundred and sixty one agree with the said Lessee that when and so soon as the erections or buildings and works herebefore mentioned shall be completed as herebefore mentioned and the Surveyor of the Commissioners of Her Majesty's Woods Forests and Land Revenues shall have certified in writing that the same have been erected completed and finished in all respects to his satisfaction and according to the aforesaid Plans Sections Elevations and Specifications and the terms of this Agreement He the said James Kenneth Howard will on behalf of Her Majesty pay to the said Thomas James the sum of One hundred and twenty five pounds And also that the said James Kenneth Howard as such Commissioner as aforesaid or other the Commissioner or other Officer aforesaid shall and will by a good and sufficient Indenture of

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REFERENCE

No. Plan	Name and Description	Sub of	Quantities
1	Dwelling house, outhouses, Hall, & Garden	Arable	0 : 1 : 20
2	The Paddock	Arable	0 : 1 : 32
3	Back Yard and Carthouse	Arable	0 : 0 : 7
4	Garden Plot	Arable	0 : 1 : 23
5	Dig Pond and Small Plot	Arable	0 : 0 : 11
6	The Acre (piece)	Arable	1 : 0 : 38
7	Hay Corner	Arable	1 : 0 : 32
8	The Meadow	Arable	4 : 3 : 16
9	The Rails	Arable	21 : 3 : 26
10	Part of P.	Arable	14 : 2 : 39
Total			45 : 1 : 4

PLAN
 OF
WHITLEY RIDGE LODGE
 and lands attached thereto
 The property of
THE CROWN
 Extrajurisdictional in Whitley Ridge Walk in the
NEW FOREST

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Lease to be prepared by the Solicitor for the time being acting on behalf of the Commissioners of Her Majesty's Woods Forests and Land Revenues in charge of the said Forest but at the costs and charges of the said Lessee demise and lease or cause to be demised and leased unto the said Lessee his executors administrators and assigns the several pieces or parcels of land with the messuage or tenement and other buildings erected and to be erected thereon and the yards gardens and orchards thereto belonging or appertaining situate and being in Whitley Ridge Walk in the New Forest in the County of Hants containing by estimation forty five acres one rood and four perches more particularly described in the Schedule hereunder written and delineated on the Plan hereunto annexed reserving to The Queens Majesty all Timber and other Trees, Spires, Saplings, and Pollards And also all Mines Minerals substances, Stone clay, brick, and Gild, Earth, Sand, Gravel, with liberty to enter upon the premises to view fell cut down grub up dig and search for get work, dress take and carry away the same excepted Premises and for all other necessary and reasonable purposes and also to make Plans and take Surveys of the said premises and of the Works Erections and Buildings from time to time being erected thereon To hold for the term of thirty one years from the twenty fifth day of March One thousand eight hundred and fifty nine at the yearly rent of Thirty pounds payable quarterly on the twenty fourth day of June the twenty ninth day of September the twenty fifth day of December and the twenty fifth day of March in every year except in the last year of the said term in which the last two quarterly payments of Rent shall be paid on the quarter day next preceding the expiration of the said term free and clear of all Rates Taxes Charges Assessments and impositions whatsoever (except the Landlords Property Tax) And the said James Kenneth Howard as such Commissioner as aforesaid and subject to such approval as aforesaid hereby further agrees to drain such of the said Lands as he may think necessary and the said Thomas Lawes shall be required to be drained upon condition that the said Thomas Lawes pay a further Rent of five pounds per centum per annum upon all monies which may be so expended by the said Commissioner And it is hereby mutually agreed by and between the said parties hereto that the said Lease shall contain the following Covenants on the part of the Lessee his executors administrators and assigns videlicet

To pay the said yearly Rent of thirty pounds hereby reserved.

To pay a further Rent of forty pounds for every acre of Meadow or Pasture Land and so in proportion for any less quantity than an acre which shall be ploughed broken up or converted into Tillage or used otherwise than as Meadow or Pasture Land without the consent in writing of the said James Kenneth Howard or other the Commissioner or Officer aforesaid And also a further Rent of Ten pounds for every acre and so in proportion for any less quantity than an acre which at any time during the last five years of the said term the said Lessee shall neglect

or discontinued to cultivate and manure according to the order or course of Husbandry hereinafter mentioned

And also to pay a further Rent after the rate of five pounds per cent per Annum upon every One hundred pounds which shall be laid out or expended by the Commissioners of Her Majesty's Woods Forests and Land Revenues in draining or underdraining any part of the said demised Lands.

To pay the Land tax Sewers rate and all other taxes rates charges assessments and impositions whatsoever now or hereafter to be imposed (Sauldors Property tax excepted)

To repair and keep in good and substantial repair the Dwelling house, Outhouses, Entranced Lodge, and Outbuildings and all new and additional erections or buildings to be erected upon the said Premises together with all fixtures and other things thereto belonging and to repair maintain cleanse and keep all ways passages watercourses gates stiles posts pales rails fences ditches and drains belonging to the premises with all needful 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 sufficient Timber in the rough towards all such repairs and at the end of the term to yield up the said premises and all new erections fixtures and other things therein in good and sufficient repair and condition.

To permit and suffer the Commissioners of Her Majesty's Woods Forests and Land Revenues or other the Commissioner or other Officer aforesaid or their or his Surveyor Agent or Agents to enter upon the Premises at all seasonable times to inspect the state thereof and take any plan of the same and see the cultivation of the said Lands and in case the premises shall be out of repair and notice thereof shall be given in writing that be the said Lessee will within the space of three Calendar months next after every such notice repair and amend the same pursuant to such notice and to the satisfaction of the said Commissioners of Her Majesty's Woods Forests and Land Revenues and in default thereof it shall be lawful for the said James Kenneth Howard or other the Commissioner or Officer aforesaid to direct the repairs to be done and to charge the said Lessee with the expense thereof and to recover the same as Rent reserved.

To insure and keep the messuage and all other Buildings to be erected on the premises insured from fire during the said term in some Insurance Office in London or Westminster to be approved of by the said James Kenneth Howard or other the Commissioner or Officer aforesaid in a sum which he shall deem to be not less than three fourths of the value of the said messuage and buildings and in such name or names as he may require such monies to be applied

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in rebuilding or repairing the Property destroyed or damaged and in case the money to be received from such Insurance shall not be sufficient to make good any damage happening by fire then the said Lessee will make good the deficiency.

To imbare lay up and stack in the Barns Outhouses and other convenient places upon the said premises all the Corn Grain and Hay which shall be grown or produced thereon and consume upon the premises all such Hay and all the Straw Staff and other Fodder arising from such Corn and Grain and in a Husbandlike manner spread and expend upon the Premises all the Dung Compost and Manure arising or proceeding therefrom.

To farm and cultivate the said Lands according to the most improved system of modern Husbandry and according to their several natures and qualities.

Not to have more than one half of the Arable Land under White Crops in the same year nor take two successive white crops unless preceded by two successive green crops properly cleaned drilled 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 sown 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 green crop properly cleaned and manured or by some grasses or Cloves.

To preserve from damage all the Timber and other Trees Spices and Saplings on the premises but not to be required to enclose such Trees in Rails or other Fences.

To permit the Commissioners of His Majesty's Woods Forests and Land Revenues and their Surveyor Agent or Servants at any time to enter upon the premises to fell cut sell and carry away any Timber or other Trees Spices or Saplings without any allowance to the said Lessee for any damage which may be thereby occasioned if the same be done with proper care so as not to cause any unnecessary injury to the said Lands and if the same be done at proper Seasons of the year.

Not to plough break up or convert into Tillage or Garden Ground any of the Pasture or Meadow Lands without the consent in writing of the said James Kenneth Howard or other the Commissioners or Officers aforesaid or his or their Surveyor first obtained.

Not to cut down fell strip tops or otherwise damage or destroy any Timber or other Trees Spices or Saplings.

Not to commit any waste spoil or destruction by digging Pits upon the said Lands (except Pits for drinking places for Cattle or for marking the Lands) nor remove any Mineral, Coal, Lime or other Stone Gravel, Sand, Brick, Earth, Clay, Marl or other soil or material (except Marl for dressing the Lands and Materials for making or repairing the Roads) without the consent of the said James Kenneth Howard or other the Commissioners or Officers aforesaid first had and obtained.

Not to commit any waste spoil or destruction upon the Premises.

Not to sow during the last five years two White Crops in succession without a Fallow intervening or a green crop properly hoed intervening and consumed on the premises.

Not to plant more than one crop of Potatoes in any one field during the last five years (garden ground excepted)

Not to cut any of the Trees Shoots or young Plants under pretence of thinning them or of their being decayed or for any other reason whatsoever.

Not to erect build or set up any erection or building whatsoever without the previous consent in writing of the Commissioner in charge of Her Majesty's Woods Forests and Land Revenues.

To lay down with Spring Corn at the commencement of the last year part of the Lands as have been cultivated for green crops or fallow in the preceding season with a sufficient quantity of good Clover and other grass seeds to be paid for by Her Majesty or the incoming Tenant if not fed with Sheep Horses or any kind of Cattle (other than Pigs well ringed) after the twenty month of September preceding the expiration of the term.

To permit Her Majesty or the Incoming Tenant on the twenty fourth of August preceding the expiration of the term with Servants Horses and Carriages to enter upon 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 to prepare the same for cultivation and in like manner also to enter upon the lands sown in the last year with green crops after the same shall have been eaten likewise to prepare the same for cultivation without making any recompense to the said Lessee therefor and also to provide the incoming Tenant and his Servants and Horses with all necessary and reasonable room and accomodation from and after the respective times of entry aforesaid without any abatement of Rent or other deduction or allowance and to permit the incoming Tenant to carry out and spread the Dung and manure then lying upon the premises upon the Land so to be entered upon as aforesaid the value of such Dung and Manure being paid for according to a valuation in the usual manner.

To leave and yield up to Her Majesty or the incoming Tenant on the determination of the said term such part of the last years crop of Hay and Straw and all such Dung Compost or Manure as shall then be remaining and shall not have been consumed on the premises upon being paid for the same according to a valuation thereof in the usual way.

Not to assign or underlet the premises or any part thereof without the consent in writing of the said Commissioners for the time being of Her Majesty's Woods Forests and Land Revenues or one of them.

And the said Lessee hereby agrees to execute a Lease in duplicate of the said farm and premises on the terms hereinafore expressed when required so to

do and to pay all the costs and charges attending the preparation and enrolment of the same and of this Agreement the said Lease to contain in addition to the foregoing Covenants a proviso for re-entry in case the said Lessee shall become Bankrupt or Insolvent or on nonpayment of the Rent for sixty days or upon the breach or nonperformance of any of the Covenants on the part of the said Lessee and all other clauses usually inserted in Crown Leases of a like nature And the said James Kenneth Howard doth hereby direct that this Instrument shall be deemed to be fully and sufficiently enrolled by the deposit of a Duplicate thereof in the Office of Land Revenues Records and Enrolments and the filing or making of an entry of such Deposit by the Keeper of the said Records and Enrolments In witness whereof the said parties hereto 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	Name and Description	State of Cultivation	Quantity		
			A	R	P
1	Dwellinghouse, Outhouses, Stables and Garden	Homestead	"	1	20
2	The Paddock	Pasture	"	1	32
3	Rick Yard and Cart House	"	"	"	7
4	Garden Plot	Garden	"	1	23
5	Pig Pound and small Plot	Garden	"	"	11
6	The New piece	Arable	1	"	38
7	Stag Corner	Arable	1	"	32
8	The Meadow	Arable & Meadow	4	3	16
9	The Rails	Rough Pasture	21	3	26
10	Part of ditto	"	14	2	39
Total A.			15	1	11

James K. Howard (S)
 Thomas Lawes (S)

Signed sealed and delivered by the said James Kenneth Howard in the presence of - Rich^d. Rotton - Office of Woods & Whitehall Place

Signed sealed and delivered by the said Thomas Lawes in the presence of - William Reid Jun^r - Assistant to the Deputy Surveyor of the New Forest.

Dated
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 County
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 The
 Ja^s K
 Howard
 Comm^r of
 Majesty
 N. M.
 Dickin
 Lease
 Lodge and
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Quantity	R	P
1	20	
1	32	
	7	
1	23	
	11	
	38	
	32	
3	16	
3	26	
2	39	
1	11	

Dated 11th March 1861. **This Indenture** made the fourteenth day of March One thousand eight hundred and sixty one Between The Queen's Most Excellent Majesty of the first part The Honorable James Kenneth Howard (the Commissioner of the County of Southampton) 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 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 Hon^{ble} of the Commissioners of Her Majesty's Treasury) of the second part and Ja^s Kenneth William Dickinson of New Park in the New Forest in the County of Southampton Gentleman of the third part Witnesseth that in consideration of the parts hereinafter reserved and of the covenants promises and agreements hereinafter contained on the part of the said William Dickinson his executors administrators and assigns to be paid observed performed and kept The said James Kenneth Howard as such Commissioner as aforesaid by virtue and in exercise of all powers and authorities in him vested or in anywise enabling him so to do Doth Dickinson - for and on behalf of the Queen's Majesty (by and with the consent and approbation of the Lords Commissioners of Her Majesty's Treasury signified by a Warrant under the hands of two of them bearing date the eleventh day of January One thousand eight hundred and sixty one by these Presents demise lease Lodge and Lands and to farm let unto the said William Dickinson his executors administrators and assigns All that Messuage or Tenement house yard garden and buildings at Bursley in the New Forest in the County of Southampton together with the several pieces or parcels of arable meadow or pasture and woodland and other land attached thereto known as Bursley Rails or Bursley of Southampton - Lodge garden ground orchard and premises thereto belonging or appertaining situate at Bursley in the New Forest in the County of Southampton and containing in the whole One hundred and fifty nine acres two roods and thirty three perches Also all that Woodman's Cottage garden and land near thereto containing about three roods and seven perches all of which said premises with the respective quantities and names are particularly mentioned and described in the Schedule hereunder written and are delineated on a plan thereof drawn in the margin of these presents such respective quantities including the roads and ways shown on the said plan Together with all buildings ways easements rights privileges and appurtenances to the said farm and premises belonging or appertaining and also the right of Spoken over two hundred and sixty seven acres two roods and thirteen perches of wood lands adjoining the premises hereby demised and known by the names of Spring Wood and Bursley Rails Enclosed (except nevertheless and always reserved unto the Queen's Majesty her Heirs and Successors 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 hereby demised or any part thereof And all mines

Probate of Will of James Dickinson see L. B. 14 h. 267-2-13

Forest

veins and beds of minerals and all quarries of stone and all brick earth now
being or which shall hereafter be found or discovered in or upon the said
premises or any part thereof with full liberty and power of ingress egress and regress
to and for the Officers Grants Agents and Servants of Her Majesty Her Heirs
and Successors by themselves and their Workmen Agents Servants and Laborers or
any of them with horses cattle carts and carriages from time to time and at
all times hereafter to enter into and upon the said premises hereby demised or
any part thereof and there to view fell cut down grub up saw and convert the
said timber trees and other trees pollards spires and saplings to dig search for get
up work drefs and make merchantable the said mines minerals stones and
brick earth or any part thereof and the said excepted premises or any part thereof
respectively to take and carry away And also except nevertheless and always
reserved unto the Queen's Majesty her heirs and Successors the free right of ingress
egress and regress by the gate shown on the said Plan as the South Gate to and
from the Inclosure and Coppice known as Spring Wood which said premises
hereby demised or intended so to be and parcel of the possessions of the Crown in
England in the said County of Southampton To have and to hold the said
mesuages or tenement lands hereditaments and premises hereby demised unto the
said William Dickinson his executors administrators and assigns from the twenty
fifth day of March One thousand eight hundred and fifty four for the term of
Twenty years and one half of another year from thence next ensuing
yielding and paying thereof yearly and every year and so in proportion for
any less time than a year during the said term unto the Queen's Majesty her
heirs and Successors the clear yearly rent or sum of One hundred and forty
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 twenty fifth day of March in each and every year save and except the
last quarterly payment of the said Rent which it is hereby agreed shall be paid
on the 21st day of June immediately next preceding the expiration 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 herebefore reserved the rent or sum of
Forty pounds of like lawful money aforesaid for every acre of the old enclosed
meadow or pasture land hereby demised and colored Red on the plan drawn
in the margin of these presents and so in proportion for any greater or less
quantity than an acre thereof which at any time or times during the said term
shall be ploughed broken up or converted into tillage or garden ground or sown
with any kind of corn grain Hemp or Flax or used otherwise than as meadow
or pasture land without the license and consent in writing of the Lords Commissioners
of Her Majesty's Treasury or the Commissioners of Her Majesty's Woods Forests

25 March 1854
20th Sept 1874

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Proposed

Handwritten notes on a separate sheet of paper, partially visible at the top left of the page. The text is mostly illegible due to the angle and fading, but some words like "Proposed" and "Plan" are discernible.

and Land Revenues for the time being or other the Commissioners or Officer 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 rent or sum of 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 begin and 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 sowing or using the same as
aforesaid without such License or consent as aforesaid and to continue payable
yearly and every year afterwards on the days of payment as aforesaid until the
end or other sooner determination of the said term hereby granted And also
upholding and Paying yearly and every year during the last Five years of
the said term hereby granted unto the Queen's Majesty's her heirs and
successors over and above the said rents or sums herebefore reserved the rent
or sum of Ten pounds of like lawful money as aforesaid for every acre of
land or ground hereby demised and so in proportion for any greater or less
quantity than an acre thereof which the said William Dickinson his executors
administrators or assigns shall during the last five years of the said term
hereby granted without such license or consent as aforesaid neglect or discontinued
to manage and cultivate according to the order or course of husbandry hereafter
mentioned and pursuant to and in strict conformity with the covenants
hereinafter for that purpose contained on the part and behalf of the said
William Dickinson his executors administrators and assigns to be observed and
performed the said additional rent or sum of Ten pounds an acre to be from
time to time paid quarterly by equal portions at or upon the days of payment
aforesaid the first payment whereof to begin and be made on such of the
said days of payment as shall first happen next after the said William
Dickinson his executors administrators or assigns shall have neglected or
discontinued such management or cultivation as aforesaid without such license
or consent as aforesaid and to continue payable yearly and every year afterwards
on the days of payment aforesaid until the end or other sooner determination of
the said term hereby granted which said several additional rents or sums of
Forty pounds an acre and Ten pounds an acre respectively 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 and which said additional
rents or sums respectively it is hereby expressly agreed and declared shall not
be liable to be reduced altered or diminished by any Court of Law or Equity under
any pretence whatsoever the said yearly rent or sum of One hundred and
forty pounds and the said respective additional rents or sums of Forty pounds
an acre and Ten pounds an acre to be from time to time paid as they shall

respectively become - due and payable 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 tithes rent charges payments assessments and impositions whatsoever already
 taxed charged assessed or imposed or which at any time or times during the said
 term may be taxed charged assessed or imposed upon the said premises or any
 part thereof or upon the said William Dickinson his executors administrators and
 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 (Property tax only excepted) And the said William
 Dickinson doth hereby for himself his heirs executors and administrators covenant
 with the Queen's Majesty her heirs successors and assigns by these Presents in
 manner following that is to say that he the said William Dickinson his
 executors administrators and assigns will from time to time during the said term
 hereby granted well and truly pay or cause to be paid unto the Queen's Majesty
 her heirs and successors the said rents respectively hereby reserved on the respective
 days and times and in the manner and proportions hereinafore mentioned and
 appointed for the payment thereof respectively and will from time to time during the
 continuance of the said term bear pay and discharge the land tax and all
 other taxes charges rates payments assessments and impositions of what nature
 or kindsoever 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 William Dickinson
 his executors administrators or assigns in respect thereof or upon the said respective
 rents or sums hereby reserved or any part of the same respectively by
 authority of Parliament or otherwise howsoever (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 his and their own proper costs and charges
 (being duly allowed rough timber as hereinafter mentioned) well and sufficiently
 repair or cause to be repaired and kept in repair in a good and substantial manner
 the said messuage or tenement and buildings and all and singular other the
 premises hereby demised and any new or additional erections buildings or other works
 which may at any time or times hereafter during the said term hereby granted
 be erected built or set up in or upon the said premises or any part thereof
 together with all fixtures and other things thereunto belonging And also will
 well and sufficiently repair amend support uphold maintain scow cleanse drain
 and keep all and every the ways paths passages waters and watercourses walls
 gates stiles posts pales rails hedges ditches sewers drains gutters bridges fences
 mounds banks embankments and enclosures 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 continuance of the said term hereby granted in by and unto

binding for 14 years

all and all manner of needful and necessary reparations and amendments whatsoever (without having or taking off and from the said premises or any part thereof any housebote ludgebote or any other bote or botes 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 Commissioner or Officer aforesaid for the time being sufficient Timber in the rough on the said demised premises or within a convenient distance and gravel and stones to be dug on the said premises or at some place within a convenient distance to be provided by the said Commissioners for and towards all such several repairs And also will at the end or other sooner determination of the said term leave surrender and yield up all and singular the said premises together with the several fishes and other things therein and also all new erections structures and improvements and all things now fixed or fastened or which shall or may at any time during the said term be fixed or fastened to the freehold of the said premises hereby demised or any part thereof or to any such new erections as aforesaid (and usually denominated Landlords fishes) so well and sufficiently repaired amended supported upheld maintained scoured cleaned and kept in repair as aforesaid unto the Queen's Majesty her heirs or successors or to such person or persons as the Queen's Majesty her heirs or successors shall authorize and appoint to receive the same And further that he the said William Dickinson his executors administrators and assigns 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 or their or his Surveyors or Surveyor for the time being respectively or such other person or persons as they or he shall in that behalf appoint at reasonable 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 every the premises hereby demised with the appurtenances as to the state of the repairs and condition thereof and to take any Map or Plan or Maps or Plans of the same premises and in case the same premises or any part thereof shall upon such survey examination and inspection thereof 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 William Dickinson his executors administrators and assigns or any of them or to the Tenant or Occupier Tenants or Occupiers of the said premises or any part thereof or left at or on the said premises or any part thereof to or for the said William Dickinson his executors administrators or assigns together with a particular account of the repairs and amendments necessary or proper to be done and made in and

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upon the same premises then and in every such case the said William Dickinson his 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 that 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 Commissioned or Officer aforesaid or their or his Surveyor or Surveyors for the time being respectively or such other person or persons as shall be appointed by them or him for that purpose and such written Notice to be delivered to the Tenant or Occupier Tenants or Occupiers of the said premises hereby demised or his her or their known Agent or Agents or left at the Dwellinghouse of any of them such Notice for the repairs of buildings to be delivered some time in the months of March April or May and such Notice for repairing hedges and fences to be delivered in the months of October or November And it is hereby expressly agreed and declared that if such repairs shall not be well and sufficiently made within the time expressed in any such Notice as aforesaid it shall be lawful to and 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 should think fit to employ therein and for such person or persons with Servants Workmen and others to have full and free liberty to enter into or 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 Commissioned or Officer aforesaid or their or his Surveyors or Surveyor for the time being on behalf of Her Majesty respectively to charge the said William Dickinson his executors administrators and assigns with the expense of such repairs as additional rent upon the said premises and that the same shall and may be recovered by distress or otherwise as rents in arrears are recoverable And further that he the said William Dickinson his executors administrators or assigns will from time to time yearly and every year during the said term inlame 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 lands and premises or any part thereof and will from time to time either consumed and spent or caused to be consumed and spent in or upon the said premises or some part thereof all the hay straw chaff and other like fodder arising from such corn and grain which shall be grown produced and

gotten as aforesaid and in a proper and husbandlike manner yearly and every
 year during the said term carry out spread and expend 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 or any part thereof or otherwise shall and will in
 like manner lay and bestow a sufficient quantity of manure upon the said
 lands equal to the quantity of Manure which any hay or straw removed
 therefrom may in every year and in the last year of the said term be estimated
 to produce And further that the said William Dickinson his executors
 administrators and assigns shall leave in and upon the usual and proper places
 for the 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 during such part of
 the year then next following as the said William Dickinson his executors
 administrators or assigns shall continue to occupy the farm house or homestead
 and outbuildings of or belonging to the said premises in pursuance of the proviso
 for that purpose hereinafter contained for the use of the Queen's Majesty her
 heirs and successors payment being made for the same in manner hereinafter
 mentioned And further that he the said William Dickinson his executors
 administrators and assigns shall at all times during the said term dress manure
 or improve farm cultivate and manage all and singular the said lands and
 premises according to the best and most approved 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 white crops
 in the same year and that two successive white or exhausting crops namely Wheat
 Oats Barley Rye hemp flax hazles or wood 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 crop so drilled cleaned and manured which shall
 have sollowed in immediate succession after a clover crop fully manured and
 unless both such white crops shall be sown in rows or be sowed or hand sowed
 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 grapes or clover And also that he the said William Dickinson his
 executors administrators and assigns shall from time to time during the said
 term keep or cause to be kept in good and proper order condition and repair
 all proper ditches walls posts pales rails hedges and fences of or belonging to the
 said premises and leave surrender and yield up the same in such good
 order condition and repair at the end or other sooner determination of the said

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term. And also that he the said William Dickinson his executors administrators and assigns shall from time to time during the continuance of this demise use his and their best endeavours to preserve and keep from destruction spoil and damage all the timber trees and other trees sprigs and saplings likely to become Timber which shall be left growing or standing on the said demise premises or any part thereof but for the purpose aforesaid the said William Dickinson his executors administrators or assigns shall not be required to enclose such Trees with rails or other fences. And also that he the said William Dickinson his executors administrators and assigns will permit and suffer the Commissioners of Her Majesty's Woods Forests and Land Revenues or other the Commissioners or Officers aforesaid for the time being or their or his Surveyor or Surveyors 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 or any part thereof 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 (the stooks and rooks of such trees being at the same time guthed and removed) and if necessary to sell and dispose of the same or any part thereof by Public Auction or otherwise upon the said premises or any part thereof and to remove such timber and other trees therefrom without making any allowance to the said William Dickinson his 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 due with due and proper attention and care so as not to cause any unnecessary or avoidable injury to the said lands and premises and provided the same be done at the proper or usual seasons of the year. And it is hereby further expressly declared and agreed that he the said William Dickinson his executors administrators and assigns shall yearly and every year during the said term pay or cause to be paid unto Her Majesty her Heirs or Successors a further yearly rent or sum of money equal to the interest at the rate of Five pounds per centum per Annum on the sum of Seven hundred and sixty eight pounds six shillings and eight pence already laid out and expended. And also during the remainder of the said term on all such sum or sums of money as the said Commissioners of Her Majesty's Woods Forests and Land Revenues or other the Commissioners or Officers 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 William Dickinson his executors administrators or assigns and at the costs and on the account of Her Majesty her Heirs and Successors lay out and expend in the erection of such additional farm buildings labourers cottages drainage or other fencing on the said hereby demise premises as may be determined 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 arrears is recoverable and during the whole term or residue of the said term to come as the case may be. And the said William Dickinson doth hereby for

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himself his heirs executors administrators and assigns further covenant with the
 Queen's Majesty her heirs and successors That he the said William Dickinson
 his executors administrators and assigns shall not at any time or times during
 the said term plough break up or convert into tillage or garden ground or sown with
 any kind of corn grain Hemp or Flax or use otherwise than as Meadow or
 Pasture land or permit or suffer to be ploughed broken up or converted into tillage
 or garden ground or sown with any kind of corn grain Hemp or Flax or used
 otherwise than as Meadow or Pasture land all or any part of the Meadow
 or Pasture land numbered respectively on the said Plan 11 and 15 and colored
 red and so much of M^o 20 also shown on the said Plan as is also colored red
 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 that purpose first had and obtained and shall not cut down fell or
 destroy or cause or suffer to be cut down felled or destroyed any timber trees pollards
 or other Trees or any Spruce or Saplings fit or likely to become timber which now
 are or which at any time or times hereafter during the said term shall be growing
 standing or being upon the said premises or any part thereof and in case the
 said William Dickinson his executors administrators and assigns or any of them
 shall fell cut down or destroy or cause to be felled cut down or destroyed any
 Timber Tree Pollard or other Tree or any spruce or sapling that then and in every
 such case the said William Dickinson his executors administrators and assigns
 shall forfeit and pay unto the Queen's Majesty her heirs and successors the sum of
 twenty pounds of like lawful money of Great Britain for every Timber Tree and
 the sum of ten pounds for every other Tree Pollard Spruce or Sapling which shall
 be so respectively cut down felled 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
 and for the fixed value or liquidated damages now agreed to be paid in every
 such case and which sums shall not be liable to be reduced altered or diminished
 by any Court of Law or equity under any pretence whatever And further that
 the said William Dickinson his executors administrators or assigns shall not
 at any time or times during the said term strip lop or top or otherwise damage or
 cause or suffer to be stripped lopped or topped or otherwise damaged any timber
 trees or other trees whatsoever (except such trees as have been pollarded or periodically
 lopped previous to the commencement of the said term) now standing growing or being
 or which at any time or times during the said term shall be standing growing
 or being in or upon the said premises or any part thereof and shall not strip lop
 or top or permit or suffer to be stripped lopped or topped any of the pollards of

the last mentioned description but at the times when the fences belonging to the said hereby demised premises are repairing during the said term and shall not nor will at any time or times during the said term hereby granted commit or suffer to be committed 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 drinking places for Cattle or for mending the said lands or repairing roads) without the license and consent of the said Commissioners or other Officer as aforesaid first had and obtained and shall not take or remove or suffer to be taken or removed from or off the said premises or any part thereof any Mineral Coal Marble Lime Stone or other stone Gravel Sand Bricks Earth, Clay Loam, Marl or other Soil whatsoever except Material for the roads or mo or other dressing for the said lands) 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 Surveyor or Surveyors for the time being respectively for those purposes first had and obtained as aforesaid and shall not do suffer or commit any wilful or voluntary waste spoil or destruction in or upon the said demised premises or any part thereof but on the contrary shall use and manage the lands and premises according to the best and most approved system of modern husbandry And further that he the said William Dickinson his executors administrators or assigns will not during the last five years of the said term sow plant or cultivate on any part of the lands and premises two crops in succession of any of the kinds or descriptions usually denominated white or exhausting crops heretofore described in any two successive years without a fallow or a green crop or ameliorating crop properly heed 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 on any one field or parcel of the said premises (Garden Ground and Orchards only excepted) within the said space of five years And also that the said William Dickinson his executors administrators and assigns shall not at any time or times during the continuance of the said term cut or cause to be cut any of the Trees shoots from stools or young plants to be left 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 Surveyor or Surveyors for the time being or such persons or person to be appointed by them as aforesaid and that all such trees or plants when cut under such authority as aforesaid shall belong to the Queen's Majesty her heirs and successors And further that he the said William Dickinson his executors administrators or assigns or any of them shall not at any time or times during the continuance of this demise transfer assign over or underlet to any person or persons

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whomsoever the said premises hereby demised or any part or parts thereof for all or any part of the said term without the licence and consent in writing of the Lords Commissioners of Her Majesty's Treasury for the time being or of such person as they may appoint for that purpose first had and obtained And further that he the said William Dickinson his 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 Spring or Lent Corn (such as Barley or Oats such part of the 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 Queen's Majesty her heirs or successors or by the succeeding or incoming Tenant of the said premises And further that the said William Dickinson his executors administrators and assigns shall and will on the twenty fourth day of August next preceding the expiration of the said term leave all the Clover lay then being in or upon the said premises and shall and will permit and suffer the Queen's 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 so to be left as aforesaid to break up plough fallow dung manure sow and otherwise prepare and manage the land so to be left in clover lay as aforesaid as she he or they shall think fit and to hold the part or parts of the said premises so to be left in clover lay as aforesaid from the time 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 William Dickinson his executors administrators or assigns in respect thereof and shall also find and provide in the farmhouse 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 her his or their Servants and Horses from and after the time herebefore mentioned and appointed for his her or their entering upon the lands so to be left in Clover Lay as last herebefore mentioned to the end of the said term without any abatement of rent or other deduction or allowance to the said William Dickinson his 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 her his or their Servants or Agents to carry out and spread the dung and manure remaining and being in the Farm Wards and other parts of the said premises to and upon the lands so to be left in Clover Lay as aforesaid or any of them the quantity and value of such dung and manure having been first settled as after mentioned Provided always And it is hereby agreed by and between the said parties hereto That he the said William Dickinson his executors administrators or assigns

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shall and may at any time during the said term hereby granted if he shall so think fit remove and carry away the old and decayed barn now standing on the Ruckyard No 15 and may also remove the fences separating the same from Little Merry Sands No 11 and also if he shall so think fit may remove the fences separating the said lands 11 and 15 from so much of the rails No 20 as lies between the said lands 11 and 15 and the road from Bury to Bury Lodge on the North West side thereof And also that he the said William Dickinson his executors administrators and assigns shall on the determination of the said term receive from or be paid by the Queen's Majesty her heirs or successors or from or by the incoming Tenant the full and said value of all Green Crops still in the ground on the expiration of the said term hereby granted and for all hay and straw of the last crop and for all ploughings dressings labour tillages and seeds and for all such dung made during the last year of the said term as may be left on the said premises on the expiration of the said term as hereinbefore provided such Valuation to be made by two competent persons one to be chosen by the said William Dickinson his 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 the same 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 who shall have been previously chosen by the two so first chosen before entering upon the valuation And in case either party shall neglect or refuse to name a Valuer for the purposes aforesaid for fourteen days next after 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 Arbitrator as the case may be shall be binding and conclusive upon all the said parties And it is agreed that the said Valuers or Valuer as the case may be shall be at liberty to make one or more Award or Awards touching the matters so referred as aforesaid And it is hereby agreed that the Submission hereby made may be made a rule of Her Majesty's Court of Exchequer Provided always and it is hereby declared and agreed that it shall be lawful to and for the said William Dickinson his executors administrators and assigns to have and enjoy the use of the said barns and stack yard upon the said premises to lay his and their corn and grain and to thrash out and dispose of the said corn and grain

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and the other produce of the said lands and premises (except hay and straw) together with convenient lodging and room in the said premises for his servants and horses and carts occupied as last mentioned for the space of six calendar months next after the expiration of the said term with liberty of ingress egress or regress into and from the same doing as little damage as may be in using and occupying the same. And the said William Dickinson for himself his heirs executors administrators and assigns doth hereby further covenant with the Queens Majesty her heirs and Successors that he the said William Dickinson his executors administrators or assigns will not at any time or times during the said term erect build or set up or permit or suffer to be erected built or set up in or upon the said farm and lands or any part or parts thereof respectively any erection or building whatsoever without the previous consent of the said Commissioners of Her Majesty's Woods Forests and Land Revenues or other the Commissioner or Officer aforesaid for the time being aforesaid in writing under their or his hands or hand for that purpose first had and obtained. And also that he the said William Dickinson his executors administrators or assigns will at his or their own costs and charges within the space of six calendar months from the date hereof cause or procure the present Indenture of Lease to be enrolled in the Office of Land Revenue Records and Inrolments and entered in the Office of the said Commissioners of Her Majesty's Woods Forests and Land Revenues and also shall at his or their like costs and charges cause or procure all and every Assignments and Assignments which shall or may at any time or times hereafter be made of these presents or of the premises hereby demised or any part thereof 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 Records 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. And also that he the said William Dickinson his executors administrators or assigns shall at his or their own costs and charges forthwith insure and keep insured in some Insurance Office to be approved of by the Lords of Her Majesty's Treasury for the time being the said messuages or tenement and buildings and all other erections or buildings now or at any time hereafter to be erected or standing or being in or upon the said premises against loss or damage by fire in the sum of One thousand five hundred pounds at least during the continuance of this present demise such Insurance to be effected in the joint names of the said William Dickinson and of the Lords Commissioners of Her Majesty's Treasury for the time being and will regularly produce to the said Commissioners of Her Majesty's Woods Forests and Land Revenues or other the Commissioner or Officer aforesaid for the time being if required so to do the Policies of Insurance and the receipt for the premium and duty of Insurance which shall have last become payable thereon and that in case the whole or any part of the said premises shall be destroyed or damaged by fire the money shall thereupon become

payable in respect of the said Insurance shall be applied in making good the damage sustained by the said premises but the said yearly rent or any part thereof shall not be discontinued but shall be paid as if no such fire had happened and that if the money to become payable in respect of the said Insurance shall be found insufficient to make good any such damage sustained by the said premises Then and in that case the said William Dickinson his executors administrators or assigns shall at his or their own sole cost and expence and within two years from the date of such fire happening complete the repairs required in consequence of any such damage Provided always and these Presents are upon this express condition nevertheless that if it shall happen that the said yearly rent or sum of One hundred and forty 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 the said further or additional yearly rent or rents equal to interest at four per cent per annum on such sum or sums of money as have already been expended for the erection of additional farm buildings drainage or innes-fencing or other works as heretofore mentioned hereby severally reserved or any of them or any part of the same respectively shall be unpaid for the space of sixty days next over or after any of the days and times respectively whereon the same respectively become due and are hereby reserved and made payable as aforesaid Or in case the said William Dickinson his executors administrators and assigns shall not well and 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 William Dickinson his executors administrators and assigns are or ought to be observed performed fulfilled and kept then and in either or any of the said cases and thenceforth the Queen's Majesty her heirs or successors shall and may reenter into and upon all and singular the said hereby demised premises or any part or parts thereof and espel put out and remove therefrom the said William Dickinson his executors administrators and assigns and all other occupiers of the said demised premises and thenceforth retain possess and enjoy the same as fully and effectually in all respects 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.

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The Schedule above referred to

N ^o	Description	State of Cultivation	Quantity		
			A	R	P
1	House (known as Burley Lodge) Wood Garden and Buildings			2	1

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No	Description	State of Cultivation	Quantity		
			A	R	P
2	Orchard			2	
3	Ditto			2	2
4 & 5	Grassary Meadow	Arable	5	1	24
7 to 12	Arable formerly known as				
	7 South Mead				
	8 Row in ditto				
	9 Part of Long Strips	Arable	8	3	8
	10 Part of ditto				
	11 Rows in ditto				
	12 Middle Ground				
13	Two Plot now forms one Enclosure with 16 and 17	Arable	1	3	25
14	Little Merry Lands	Meadow	1	3	34
15	Barn and Rick Yards				26
16	Old Orchard	Arable		1	6
17	Great Merry Lands	Arable	4		7
18, 19 and part 20	Burley Micket Ground	Arable	9		13
20	The Rails	Arable and Pasture	106	2	10
21	Bridge Ground	Arable	8	1	28
22	Second Bridge Ground	Arable	5	2	32
23	Third Bridge Ground	Arable	4		9
24	The Upper Ground	Arable	1	3	38
		A	159	2	33
25	Woodmans Cottage Garden and part of Meadow			3	7
		A	160	2	

James K (Lt) Howard William (Lt) Dickinson

Signed sealed and delivered by the within named William Dickinson in the presence of - Stephen Garrard - 13 Suffolk Street Pall Mall London - Rich^d. Rotton - Office of Woods P. - Whitehall Place

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

I certify that a Duplicate of this Deed has been deposited in the Office of Land Revenue Records and Instruments 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.

J. R. Teasdale
Keeper of the Records

16th March 1861.

Quantity		
A	R	P
	2	1

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Dated 16th
April 1861.

Dean Forest

The Hon^{ble}
Ja^s. K. Howard
a Comm^r of Woods &
Gaveller of Dean
Forest —

— and —

Mess^{rs} Hartland

and others. —

Agreement

The said James Kenneth Howard as such Commissioner and Gaveller as aforesaid by virtue of all powers in him vested for this purpose hereby agrees to let and the said Nathaniel Hartland Lindsey Minterbotham and Samuel Jones hereby agree to take as Tenants to Her Majesty The Messuage tenement dwellinghouse and premises adjoining to the Gavelers Office in the Town of Coleford in the County of Gloucester as lately occupied by Thomas James deceased and as now occupied by the said Nathaniel Hartland Lindsey Minterbotham and Samuel Jones as Premises at Coleford in such Tenants as aforesaid for the purpose of a Branch Bank at Coleford in the County of Gloucester and except out of the said premises the use of the Privy and such out offices and other premises as are now used or occupied or may be occasionally required to be used or occupied by the Gaveller or Deputy Gaveller or other Officers of the Crown James Esq^r deceased.

To hold the same unto the said Nathaniel Hartland Lindsey Minterbotham and Samuel Jones their executors and administrators from the first day of January One thousand eight hundred and sixty one as Tenants from year to year determinable nevertheless at any time as hereinafter provided or mentioned Resolving and paying unto The Queen's Majesty her heirs and Successors the yearly rent or sum of Fifty pounds to be paid quarterly on the first day of April the first day of July the first day of October and the first day of January in every year during the subsistence of the said Tenancy And also paying a proportionate part of such rent from the last quarterly day of payment of Rent to the day such Tenancy may be determined on behalf of Her Majesty in pursuance of the power hereinafter contained and Paying also one moiety or half part of all the Rates Taxes Assessments and other impositions which may be charged or assessed or in any way imposed upon the whole of the said Dwellinghouse Offices and other premises now occupied by the said Nathaniel Hartland Lindsey Minterbotham and Samuel Jones and by the

Memorandum of an Agreement made and entered into this sixteenth day of April One thousand eight hundred and sixty one Between The Honorable James Kenneth Howard the Commissioner of Her Majesty's Woods Forests and Land Revenues to whom the management and direction of certain of the Woods Forests and Land Revenues of the Crown including therein the Royal Forest of Dean in the County of Gloucester with the duties and powers appertaining thereto have been assigned by order under the hands of two of the Commissioners of Her Majesty's Treasury the said James Kenneth Howard being also the Gaveller of the said Forest of the one part and Nathaniel Hartland of Charlton Kings Lindsey Minterbotham of Thord and Samuel Jones of Freshme all in the County of Gloucester Esquires (Trustees of the Gloucester Banking Company) of the other part.

Gaveller or Deputy Gaveller as aforesaid And the said Nathaniel Hartland Lindsey Winterbotham and Samuel Jones do hereby agree to keep the interior of the said House Offices and premises in their occupation in as good order repaired and condition in every respect as the same are now in and not to make any alteration therein or without the previous consent in writing of the said James Kenneth Howard or other the Commisioner or Gaveller aforesaid for the time being first had and obtained and at the termination of the said Tenancy to restore and make good to the satisfaction of the said James Kenneth Howard or other the Commisioner and Gaveller for the time being aforesaid any damage or injury which may be made or occasioned by them the said Nathaniel Hartland Lindsey Winterbotham and Samuel Jones their executors or administrators to the said premises or any alteration which with such consent as aforesaid they may make or cause to be made in the said premises during the subsistence of the said Tenancy Provided always that if the said Rent hereby reserved shall be unpaid for the space of twenty days next after any of the days of payment of rent as aforesaid or if the said Nathaniel Hartland Lindsey Winterbotham and Samuel Jones their executors or administrators shall not in all things duly observe and perform all and singular the conditions of this Agreement then and in such case it shall be lawful for the Queen's Majesty her heirs or successors or the said James Kenneth Howard or other the Commisioner or Gaveller for the time being aforesaid on behalf of Her Majesty into and upon the said premises to re-enter and to retain possession thereof as fully and effectually as if these presents had not been made Provided lastly And it is hereby expressly declared and agreed by and between the said parties hereto that the said James Kenneth Howard as such Commisioner and Gaveller as aforesaid or other the Commisioner or Gaveller for the time being aforesaid shall have full power to determine and put an end to this Tenancy upon any day or at any time upon giving three months notice in writing of such his intention so to do but that the said Nathaniel Hartland Lindsey Winterbotham and Samuel Jones their executors or administrators shall only be at liberty to determine the same upon six months notice determinable at one of the quarterly days of payment of Rent hereinafore mentioned And the said James Kenneth Howard doth hereby direct that this Instrument shall be deemed to be well and sufficiently inrolled by the deposit of a Duplicate thereof in the Office of Land Revenue Records and Inrolments and the filing or making of an entry of such deposit by the Keeper of the said Records and Inrolments As witness the hands of the said parties the day and year first above written

James K. Howard (S)
 Nathl. Hartland (S)
 L. Winterbotham (S)
 Saml. Jones (S)

Signed by the said James Kenneth Howard in the presence of - Rich^d. Rotton. Office

of Woods B. Mitchell Field - London.

Signed by the said Nathaniel Hartland, Lindsey Minterbotham, and Samuel Jones in the presence of - M. G. Tunstall - Bank, Gloucester.

I Certify that a Duplicate of this Deed has been deposited in the Office of Land Revenue Records and Inrolments 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 Inrolment of this Deed.

J. R. Fearnside

Keeper of the Records

18th April 1861.

Dated

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