

Dated 28th January 1888
 Dean Forest
 George Fulley Esq^r
 a Commissioner of Her Majesty's Woods
 &c.
 —————
 W. H. Hinton Esq^r
 —————
 Lease of premises known as St Briavels Castle in the Parish of St Briavels
 Rent £25 per Annum
 Determinable by the Lessee at the end of 6th year as within mentioned.

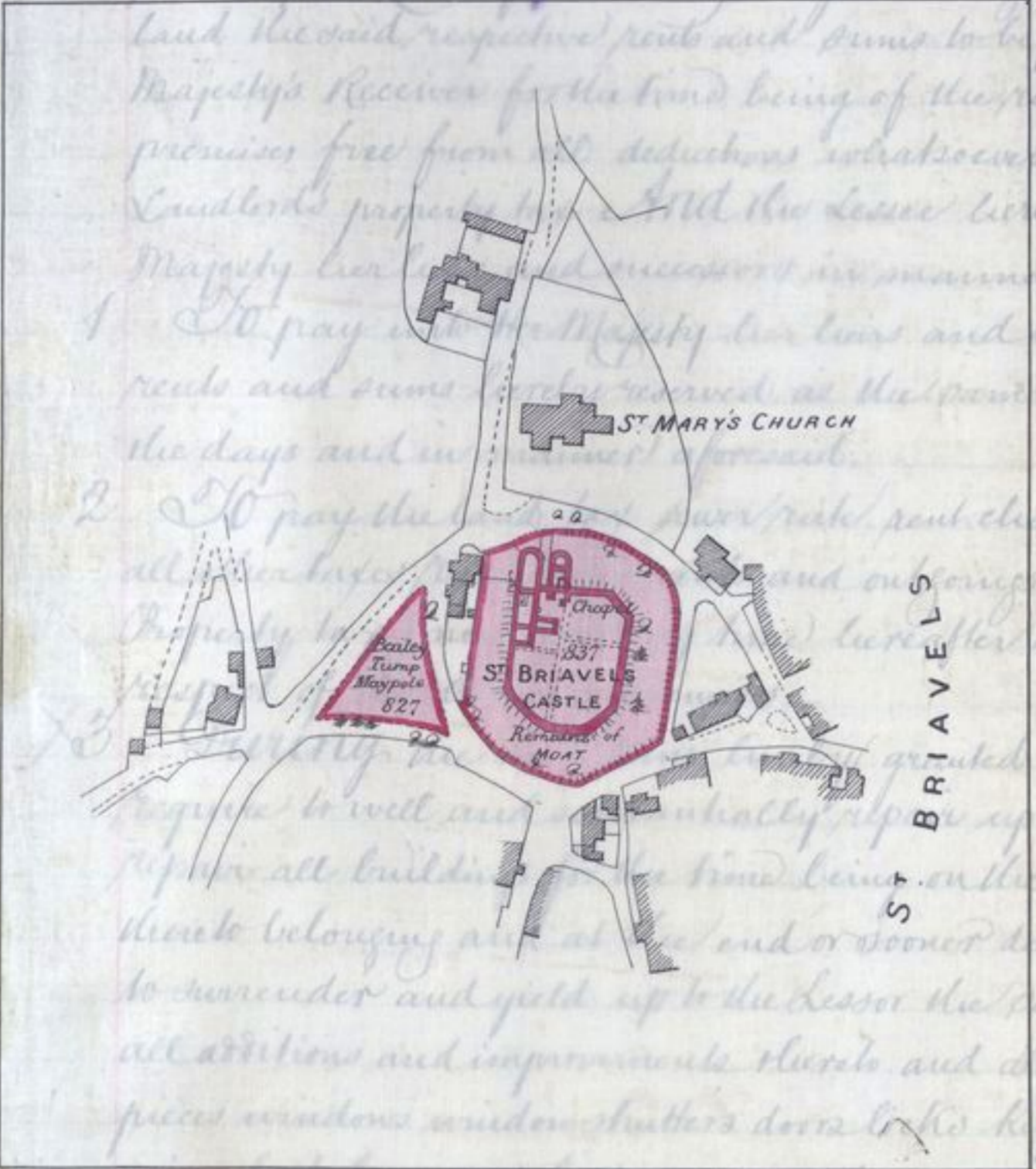
His Indenture made the twenty eighth day of January One thousand eight hundred and eighty eight Between
 The Queen's Most Excellent Majesty of the first part George Fulley Esquire the ^{of Her Majesty's Woods Forests and Land Revenues in charge} Commissioner of the Hereditaments hereinafter demised of the second part and William Henry Hinton of Newnham on Severn in the County of Gloucester Bank Manager, hereinafter called "the Lessee" of the third part Witnesseth that in consideration of the rent and covenants hereinafter reserved and contained The said George Fulley as such Commissioner as aforesaid in exercise of the powers of the Acts 10 George IV, C. 50, and 14th and 15th Victoria C. 42, and of all other powers in anywise enabling him or to do and with the authority of the Commissioners of Her Majesty's Treasury signified by their Warrant dated the second day of December One thousand eight hundred and eighty seven doth on behalf of Her Majesty demise and lease unto the Lessee First All that piece of land containing one acre two roods and eighteen perches or thereabouts situate in the Parish of Saint Briavels in the County of Gloucester Together with the messuage and buildings erected thereon and known as St Briavels Castle And secondly All that piece of land situate near to and usually held with the said Castle and containing two roods or thereabouts which said pieces of land and premises first and secondly hereinafter described are hereinafter referred to as "the said land" and are delineated and coloured red and the dimensions thereof are shown on the plan in the margin hereof Together with all ways lights easements and appurtenances to the said demised premises belonging Reserving unto Her Majesty her heirs and successors all timber and other trees upon and all substrata under the said demised premises And reserving also unto Her Majesty her heirs and successors and the lessee and occupiers for the time being of any other buildings or land belonging to Her Majesty the free passage of water and soil from such other building or land through the channels sewers drains and watercourses for the time being belonging to or running under the said premises hereby demised To hold the said premises unto the Lessee from the twenty fifth day of March One thousand eight hundred and eighty eight for the term of nine years determinable nevertheless as hereinafter provided Paying therefor unto The Queen's Majesty her heirs and successors during the said term the clear yearly rent of Twenty five pounds by equal quarterly payments on the twenty fifth day of March the twenty fourth day of June the twenty ninth day of September and the twenty fifth day of December in every year up to and including the twenty fifth day

of December One thousand eight hundred and ninety six the first quarterly payment thereof to be made on the twenty fourth day of June - One thousand eight hundred and eighty eight and the payment of the rent for the last quarter of a year of the said term to be made in advance on the said twenty fifth day of December One thousand eight hundred and ninety six And also Paying on demand unto Her Majesty her heirs and successors in addition to the rent hereinbefore reserved all such sum of money as may in pursuance of the power hereinafter contained be paid by the Lessor for insuring any building or buildings on the said land the said respective rents and sums to be paid into the hands of Her Majesty's Receiver for the time being of the rents and profits of the said premises free from all deductions whatsoever except in respect of Landlord's property tax And the Lessee hereby covenants with the Queen's Majesty her heirs and successors in manner following that is to say

- 1 To pay unto Her Majesty her heirs and successors the said several rents and sums hereby reserved as the same shall become payable on the days and in manner aforesaid.
- 2 To pay the land tax sewer rate rent charge in lieu of tithes and all other taxes rates assessments and outgoings whatsoever (except Landlord's Property tax) now or at any time hereafter during the term payable in respect of the demised premises.
- 3 During the said term hereby granted as often as occasion shall require to well and substantially repair uphold cleanse and keep in repair all buildings for the time being on the said land and all appurtenances thereto belonging and at the end or sooner determination of the said term to surrender and yield up to the Lessor the said premises together with all additions and improvements thereto and all marble and other chimney pieces windows window shutters doors locks keys stoves ranges bells cranks wires bolts bars and fastenings whatsoever and all water closets baths sinks and things belonging thereto respectively cisterns gas water and other pipes pumps wainscots partitions shelves dressers and drawers and all other things at any time fixed or fastened to the demised premises so as to form part of the freehold thereof in good and substantial repair.
- 4 To keep and preserve the said land clean and in good heart and condition and also to preserve all the trees and shrubs for the time being standing or growing on the said premises from injury.
- 5 To pay on demand a reasonable share to be ascertained and determined by the Architect or Surveyor for the time being of the Lessor of the expenses of making repairing and cleansing all party walls and fences sewers drains gutters and other appurtenances and easements used or enjoyed

of December One thousand eight hundred and ninety six the first quarterly payment thereof to be made on the twenty fourth day of June One thousand eight hundred and eighty eight and the payment of the rent for the last quarter of a year of the said term to be made in advance on the said twenty fifth day of December One thousand eight hundred and ninety six And also Paying on demand unto Her Majesty her heirs and successors in addition to the rent hereinbefore reserved all such sum of money

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of the premises hereinafter contained be paid by the lessee or his assigns any building or buildings on the said land the said respective rents and sums to be paid into the hands of Her Majesty's Receiver for the time being of the rents and profits of the said premises free from all deductions whatsoever except in respect of the said several rents and sums reserved as the said shall become payable on the days and in the manner following that is to say

1. To pay unto Her Majesty her heirs and successors the said several rents and sums reserved as the said shall become payable on the days and in the manner following that is to say
2. To pay the said several rents and sums reserved as the said shall become payable in lieu of tithes and all other tithes and offerings whatsoever (except Landlords tithes) during the term payable in
3. To pay the said several rents and sums reserved as the said shall become payable as often as occasion shall require to well and lawfully repair and rebuild and cleanse and keep in repair all buildings on the said land and all appurtenances thereto belonging at the end or sooner determination of the said term to surrender and yield up to the lessor the said premises together with the all additions and improvements thereto and all marble and other chimney pieces windows window shutters doors locks keys stoves ranges bells cranks

things at any time fixed or fastened to the demised premises so as to form part of the freehold thereof in good and substantial repair.

4. To keep and preserve the said land clean and in good heart and condition and also to preserve all the trees and shrubs for the time being standing or growing on the said premises from injury.
5. To pay on demand a reasonable share to be ascertained and determined by the Architect or Surveyor for the time being of the lessor of the expenses of making repairing and cleansing all party walls and fences sewers drains gutters and other appurtenances and easements used or enjoyed

by or capable of being used or enjoyed by the Owners or occupiers of the demised premises in common with the Owners or occupiers of any adjoining premises.

6 At all times during the said term to keep all the buildings for the time being on the said land insured in some or one of the public fire insurance Offices in London or Westminster approved of by the Lessor in the joint names of the Queen's Majesty her heirs and successors and of the Lessee in the sum of Two thousand pounds And whenever required so to do to shew to the Lessor or to Her Majesty's said Receiver the policy or policies of such insurance and the receipt or receipts for the premium or premiums of insurance which shall have become payable for the current year And that in case such insurance or insurances shall not be effected or kept on foot or if the said policy or policies and receipt or receipts shall not be produced as aforesaid then the Lessor may insure the said buildings or any of them in the amounts hereinbefore mentioned or any less amount in such name or names as he may deem proper and may recover all monies paid for such purpose as rent under the preservation hereinbefore contained And that all monies payable under any insurance or insurances shall immediately after the receipt thereof be applied in rebuilding and reinstating the building or buildings in respect of which the same shall be paid to the satisfaction of the Lessor or his Architect or Surveyor according to such plan as the Lessor may by writing approve of.

7 To paint twice over with good and proper oil colours in a workmanlike manner and to the satisfaction of the Lessor or his Architect or Surveyor all the outside parts usually painted of all buildings for the time being on the said land in the third sixth and ninth years of the said term, and the inside parts usually painted of such buildings in the sixth and ninth years of the said term.

8 To permit the Steward of the Manor or Lordship of Saint Briavels or his Deputy to hold his customary Manor Courts within the Court Room or other convenient room within the said Castle and to permit the Lessor and his Agents or Servants at all reasonable times to enter into the said premises and to take a plan and examine the condition thereof and also at any time or times during the said term in like manner to enter into the said premises and take a Schedule of the fixtures therein and in case any want of repair or painting of the said premises or any removal of fixtures shall be found the Lessee will upon notice thereof in writing being given to or left on the demised premises for him substantially and properly repair paint and amend

the same accordingly within three calendar months next after any such notice shall have been given or left as aforesaid. And in case the Lessee shall make default in so doing it shall be lawful for the workmen or others to be employed by the Lessor to enter into the demised premises and to perform and complete the said repairs and painting and the Lessee will on demand pay to Her Majesty Her heirs and successors all expenses to be incurred thereby and in case of nonpayment thereof or of any part thereof the same or such part thereof as shall not be paid may be recovered by distress as rent hereby reserved and in arrear.

9. That the Agents workmen and others employed or authorized by the Lessor may at reasonable times in the day time during the said term enter into the said premises to repair any contiguous messuage or building or to empty or repair any of the watercourses drains or gutters belonging to any such contiguous messuage or building as often as occasion may require and in case any dispute shall arise between the Lessee and the Tenant or occupier of any such contiguous messuage or building relating to party walls watercourses drains or gutters or to any other appurtenances or easements whatsoever the Lessor may (if he shall think fit) determine every such dispute on the part of the Lessee in such manner as he the Lessor shall think reasonable and shall by any writing under his hand order and the Lessee will submit to and abide by every such determination.
10. NOT at any time during the said term to exercise or carry on or suffer to be exercised or carried on in or upon the said premises any trade or business whatsoever but to keep the said messuage and premises as a private dwelling house or professional residence only and without making or allowing to be made any show of business therein unless with the consent in writing of the Lessor and not to permit or suffer any part of the demised premises to be used as a brothel or to be occupied or used by any prostitute.
11. NOT to injure or damage any of the Trees upon the said land nor raise any substrate from the said land and generally not to do or permit to be done in or upon the said premises any waste spoil or destruction or any act or thing whatsoever which shall be or become a nuisance annoyance or disturbance to the Lessor or to the Owners or Occupiers of any neighbouring premises.
12. NOT to erect during the said term any additional building upon the said land other than such as shall have been previously approved of in writing by the Lessor or his Architect or Surveyor nor to cut or injure any of the principal timbers or walls nor make any alteration whatsoever in the plan or elevation of the buildings for the time being on the said land nor alter or change any of the architectural decorations of such buildings or the

fence or railings (if any) in front thereof nor make any addition thereto either in height or projection without the previous consent in writing of the Lessor.

13. Not to assign the said premises or any part thereof or part with the possession of this Lease without the consent in writing of the Lessor.

14. At his own charges caused all Assignments which shall be made of these presents or of the premises hereby demised or any part thereof and all Proxies of Wills and Letters of Administration affecting this Lease or the term hereby granted within six months from the respective dates thereof to be enrolled in the Office of Land Revenue Records and Enrolments and minutes or doquets thereof respectively to be entered in the Office of the Commissioners of Her Majesty's Woods Forests and Land Revenues.

15. Provided always and these presents are upon this condition that if any rent hereby reserved shall be in arrear for twenty days or if the Lessee shall not perform and keep the several covenants on his part herein contained the Lessor may enter into and upon and retain possession of the premises hereby demised as fully and effectually in all respects as if these presents had not been made.

16. Provided always and it is hereby agreed and declared that it shall be lawful for the Lessee to determine the term hereby granted at the end of the sixth year thereof by giving to the Lessor six calendar months previous notice in writing for that purpose and paying the rent due and to accrue due up to the end of the term becoming so determined such notice to be sent or left at the Office for the time being of the Commissioners of Woods in London.

17. Provided lastly and it is hereby declared and agreed that the term "Lessor" herein means the Queen's Majesty her heirs successors and assigns or so long as the reversion of the demised premises is vested in the Crown the Commissioners or Commissioners or other the person or persons for the time being entitled by law to the management and direction thereof and that all rights and obligations of the Lessee under these presents shall devolve with the leasehold interest hereby created and be accordingly enjoyed observed and performed by the person or persons in whom such interest shall for the time being be vested.

And the said George Fulley 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 Enrolments and the filing or making an entry of such deposit by the Keeper of the said Records and Enrolments In witness whereof the said parties to these presents of

The second and third parts have hereto set their hands and seals the day and year first above written.

Geo (H) Fulley

W A (H) Hinton

Signed sealed and delivered by the within named George Fulley in the presence of

J A P A Fulley
Metwood Hall

Northumberland

Signed sealed and delivered by the within named William Henry Hinton in the presence of

Wm Carpenter
Newnham Glos:
Bank Cashier

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.

A. G. Hewlett
Keeper of the Records

2^d February 1888

[Handwritten initials]

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Probate of will of Major Talbot W. Doc. B. 1 p 9
Lease assigned to E. Lucas. 1907 to Doc Book 1 Page 11

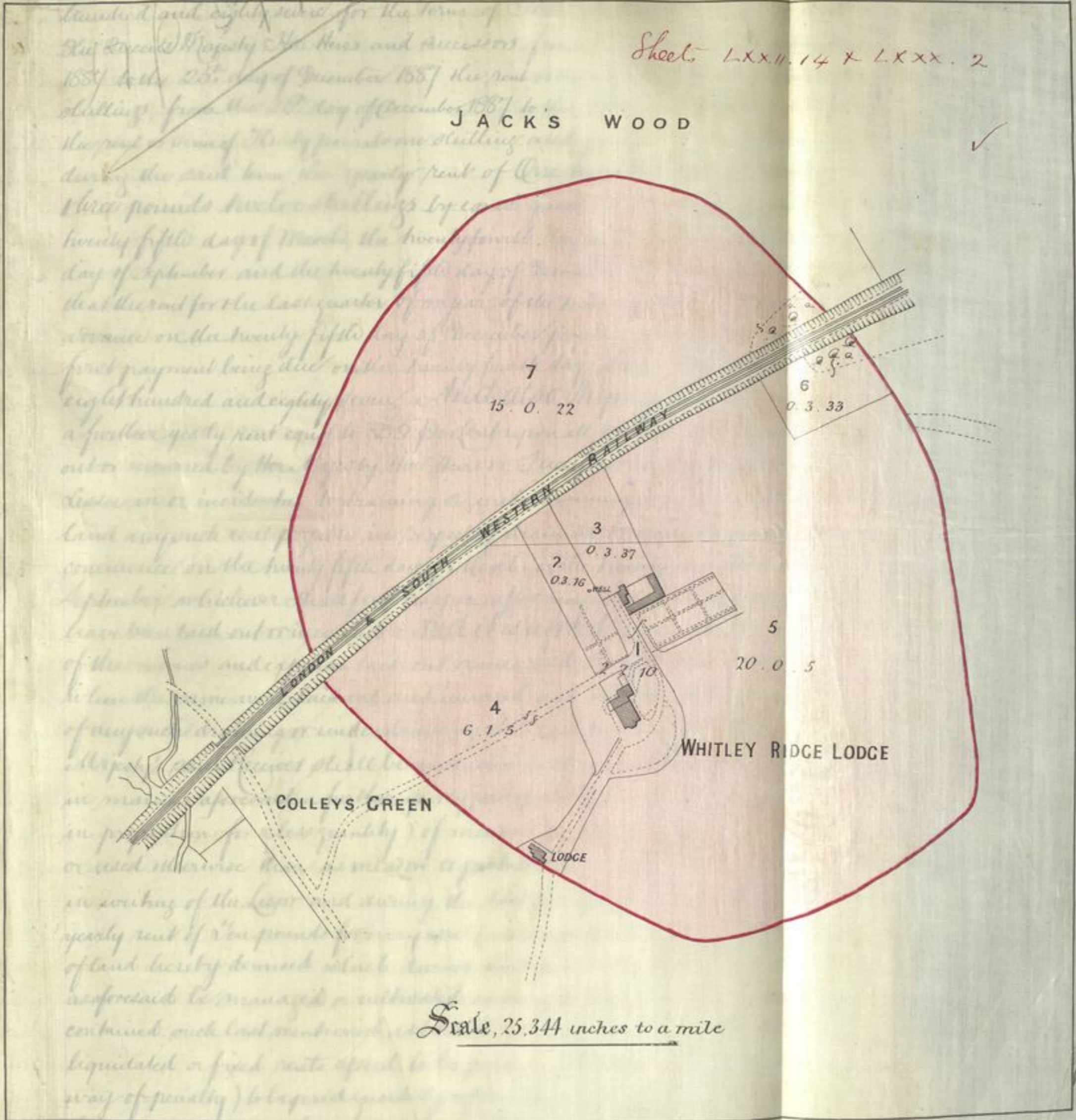
Dated 23rd
February 1888
New Forest
George Culley
Esq: a Commissioner
of Her Majesty's
Hoods &
_____ to _____
Major H. Charles
Talbot.

This Indenture made the twenty third day of February One thousand eight hundred and eighty eight Between The Queen's Most Excellent Majesty of the first part George Culley Esquire the Commissioner of Her Majesty's Woods Forests and Land Revenues in charge of the premises hereby demised of the second part and Henry Charles Talbot of No. 12 Eaton Square in the County of Middlesex late a Major in Her Majesty's Army hereinafter called the Lessee of the third part Witnesseth that in consideration of the rents and covenants hereinafter reserved and contained He the said George Culley as such Commissioner as aforesaid in exercise of the powers of the Acts 10 George the fourth Chapter 5 and 14 and 15 Victoria Chapter 12 and of all other powers and authorities enabling him so to do and with the consent of the Lord Commissioners of Her Majesty's Treasury signified by their Warrant dated the eighteenth day of April One thousand eight hundred and eighty seven Both on behalf of Her Majesty demise and lease unto the Lessee **All that** messuage tenement or dwellinghouse called or known as Whitley Ridge Lodge with the Entrance Lodge yard garden Orchard outhouses outbuildings and land there adjoining and belonging containing forty six acres two roods and thirty eight perches or thereabouts situate at Whitley Ridge Walk in the New Forest in the County of Hants as the same are more particularly described in the Schedule hereto and delineated and colored Red on the plan in the margin of these Presents Together with the appurtenances Reserving thereunto Her Majesty her heirs and Successors all timber and other trees tallars pollards spires saplings (whether on stools or otherwise) and plantations and all mineral substances and substrata whatsoever (except such materials as may be required for making and repairing roads upon the premises) with liberty for the Lessor and his Grantees and Agents or any of them with or without horses cattle carts engines and carriages from time to time to enter upon the premises and to mark fell cut search for work make merchantable and carry away or sell or dispose of the same by Public Auction or otherwise respectively and for such purposes to make and erect all requisite conveniences on the demised premises paying reasonable compensation for damage done to the Crops on the land the amount thereof if not agreed upon being fixed by a Valuation made by two Arbitrators or their Umpire appointed in manner hereinafter provided and also reserving full liberty of ingress egress & regress for all other reasonable purposes and also to make plans and take surveys of the said premises To hold the premises

Lease of
Whitley Ridge Lodge
and land attached
thereto
_____ Commencing
25th March 1887
Term of years 30
Expires 25 March 1917
Rent £123. 12/-
per Annum

unto the Lessee from the twenty fifth day of March One thousand eight
 hundred and eighty seven for the term of Thirty Years Paying unto
 Her Majesty Her Heirs and Successors from the said 25th day of March
 1887 to the 25th day of December 1887 the rent or sum of Eighty two pounds ten
 shillings, from the 25th day of December 1887 to the 25th day of March 1888 -
 the rent or sum of Thirty pounds one shilling and fourpence and thereafter
 during the said term the yearly rent of One hundred and twenty
 three pounds twelve shillings by equal quarterly payments upon the
 twenty fifth day of March, the twenty fourth day of June, the twenty ninth
 day of September and the twenty fifth day of December in every year (except
 that the rent for the last quarter of a year of the tenancy shall be paid in
 advance on the twenty fifth day of December preceding the end thereof) the
 first payment being due on the twenty fourth day of June One thousand
 eight hundred and eighty seven. And also Paying in manner aforesaid
 a further yearly rent equal to 50 Percent upon all monies and expenses laid
 out or incurred by Her Majesty Her Heirs or Successors at the request of the
 Lessee in or incidental to draining or underdraining any part of the said
 land any such rent payable in respect of draining or underdraining to
 commence on the twenty fifth day of March or the twenty ninth day of
 September whichever shall first happen after any monies or expenses shall
 have been laid out or incurred. And it is agreed that as to the amount
 of the monies and expenses laid out or incurred as aforesaid and the dates
 when the same were laid out and incurred and as to the date of completion
 of any such draining or underdraining the Certificate in writing of Her
 Majesty's said Receiver shall be conclusive evidence. And also Paying
 in manner aforesaid a further yearly rent of Forty pounds for every acre (and
 in proportion for a less quantity) of meadow pasture or grass land broken up
 or used otherwise than as meadow or pasture land without the previous license
 in writing of the Lessor and during the last five years of the tenancy a further
 yearly rent of Ten pounds for every acre (and in proportion for a less quantity)
 of land hereby demised which during that period shall without such license
 as aforesaid be managed or cultivated contrary to the covenants hereinafter
 contained such last mentioned additional rents (which are reserved as
 liquidated or fixed rents agreed to be paid in the cases aforesaid and not by
 way of penalty) to be paid quarterly upon the days aforesaid the first payment
 thereof respectively to be made on such of the said days as shall next happen
 after the same rent or rents shall have been incurred. All which said several
 rents hereinbefore reserved or such of them as may from time to time be
 payable are to be paid into the hands of Her Majesty's said Receiver free from
 all deduction whatsoever except in respect of the Landlord's Property Tax. And

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into the said forest the twenty fifth day
 hundred and eighty seven for the term of
 His Majesty King George the Third and Successors from
 1787 to the 25th day of November 1857 the rent
 shilling, from the 25th day of December 1857 to
 the next term of thirty pounds one shilling and
 during the said term the yearly rent of the
 three pounds twelve shillings by the
 twenty fifth day of March the twenty fourth
 day of September and the twenty fifth day of
 that the rent for the last quarter of the year
 advance on the twenty fifth day of December for
 first payment being due on the twenty fifth day
 eight hundred and eighty seven and the said
 a further yearly rent equal to 250 feet square
 out or measured by the surveyor of the
 estate or its incident to the drawing of a
 land except that part in the drawing of a
 commenced on the twenty fifth day of
 September whichever shall be the first
 have been laid out or measured by the
 of the said land and the said land shall be
 in the drawing of a plan and the said land
 of any part of the said land or any part
 of the said land or any part of the said
 in the drawing of a plan and the said land
 in the drawing of a plan and the said land
 or used otherwise than as aforesaid or
 in writing of the said land during the
 yearly rent of ten pounds for any one
 of land hereby demised which shall be
 as aforesaid to be managed and
 continued such land and the said
 liquidated or fixed rate of rent to be
 way of penalty) to be paid quarterly
 thereof respectively to be made on
 after the same rate or rate of rent
 rate to be made for the said

payable) are to be paid into the hands of Her Majesty's said Receiver free from
 all deduction whatsoever except in respect of the said Landlord's Property tax and

the Lessee hereby covenants with the Queen's Majesty her heirs and successors in manner following that is to say

- 1 To pay unto the Queen's Majesty her heirs and successors the rents hereby reserved at the times and in manner aforesaid.
- 2 To pay the land tax, tithe rent charge, drainage and sewer rates and all other taxes rates and outgoings whatsoever now or at any time hereafter payable in respect of the said premises (except the Landlord's property tax) together with a proportionate part thereof up to the end of the tenancy.
- 3 To keep and at the end of the tenancy to leave in good and substantial repair order and condition the said dwellinghouse, outhouses, entrance lodge and all buildings (with the fixtures therein), walls, gables, stiles, mounds, banks, ledges, drains, outfalls, culverts, watercourses, sluices, sewers, hedges, ditches and fences now being or that may hereafter be on the demised premises being allowed by the Lessor sufficient timber in the rough for and towards all such repairs but without having or taking off from the said premises any house, bole, hedge, bole or any other bole or boles or any castovers or timber whatsoever and as to such parts of the said buildings and fences as have been or are usually painted or tarred to keep and at the end of the tenancy to leave the same properly painted and tarred and to keep and at the end of the tenancy to leave the demised land clean and in good heart and condition and cultivated and managed in a good and husbandlike manner and in accordance with the special provisions hereinafter contained. Provided that the Lessor or his Agents may at all times enter upon the premises and examine the same and take any plan thereof and if any want of repair shall be found or any ditches, watercourses, sluices, sewers or drains shall be found not properly cleared out or if the land shall be found not in good condition and properly cultivated and the Lessee shall not within three calendar months next after a notice in writing of any such matters shall have been given to or left on the said premises for him to repair and amend the same according to the covenants herein contained the Lessor may (but without prejudice to any other remedy of Her Majesty Her Heirs or Successors) cause the same or any of them to be done and charge the Lessee with all expense incurred which may be recovered by distress or otherwise as rent hereby reserved and in arrear.
- 4 At all times during the tenancy to keep all the buildings for the time being on the said premises insured against loss or damage by fire in the joint names of the Queen's Majesty Her heirs and successors and the Lessee in some Insurance Office or Offices approved of in writing by the Lessor in a sum equal to three fourths at the least of the actual value thereof respectively and to show whenever required or to do to Her Majesty's

said Receiver the policy or policies of Insurance and the receipt or receipts for the premium or premiums in respect thereof for the current year And if default shall be made in keeping the buildings or any of them insured or in production of the policy or policies or receipt or receipts as aforesaid the Lessor may insure the said buildings or any of them in such name or names as he may think fit in the amount hereinafore mentioned or in any less amount and all monies paid for such purpose shall be recoverable as rent hereby reserved and in arrear And all monies payable under any insurance shall immediately upon the receipt thereof be applied in rebuilding or reinstating the buildings in respect of which the same shall be paid such rebuilding or reinstating to be carried out to the satisfaction in all respects of the Lessor or his Surveyor or Architect.

5. To lay up and stack in the barns or other convenient places upon the demised premises all the corn grain hay and straw produced thereon and to consume and spend thereon all such hay and straw and the chaff and other fodder arising from the said corn and grain and to leave on the premises at the end of the tenancy or much of such hay straw chaff and other fodder as may be unconsumed being paid for the same as for consumption on the premises And also to consume on the premises all the root crops and green crops grown thereon and all linseed cake cotton cake and other feeding stuff which shall be brought on the premises in pursuance of any of the provisions herein contained And to pay to Her Majesty her heirs and successors as liquidated damages the sum of Five pounds for every load of any of the produce of the premises which should under these presents be consumed on the premises or of dung or manure which shall be carried off the said premises without the consent in writing of the Lessee Provided that until the Lessor shall by notice in writing given to or left on the premises for the Lessee require him to discontinue doing so the Lessee may sell and carry off the premises hay and wheat straw (except the produce of the last two years) not exceeding one half of the produce in any year on condition of bringing back upon the premises within six months after any such sale or carrying off either one half of the market value of the hay and straw sold or carried off in good rotten dung bones or other manure approved of in writing by the Lessor or three fourths of such market value in linseed cake cotton cake or other feeding stuff not produced on the holding and approved of in writing by the Lessor And the Lessee shall if required produce correct and duly vouched Accounts of all hay and straw sold or carried off and of all manure cake and feeding stuff brought back specifying therein the times of sale or carrying off and bringing back respectively.

- 6 To spread over the said land or such part thereof as may most require the same in a husbandlike manner all the dung and manure arising from and brought on the said premises and in the last year of the tenancy to spread such proportion as may be approved of by the Lessor or the incoming tenant over such part of the land as shall have been properly prepared for root crops green crops and fallows and at the end of the tenancy to leave in the proper places upon the said premises all the dung and manure then being thereupon without requiring any compensation for the same.
- 7 NOT to cut down fell or destroy any timber or other trees spires saplings or pollards which now are or at any time hereafter during the said term shall be growing or being upon the said land or to cut any coppice wood or underwood growing upon the said land at any other periods than those fixed by the custom of the Country nor without giving to the Lessor one calendar months previous notice in writing of his intention so to do and not to cut any tellars whether growing from stools or otherwise without the consent in writing of the Lessor who may plant upon the said Coppice or wood land any quantity of young trees that he may think proper.
- 8 To preserve all the trees tellars pollards spires and saplings for the time being growing upon the said premises from lye of cattle or other injury and not to commit or suffer any wilful or voluntary waste spoil or destruction in or upon the said demised premises or any part thereof or dig any pits in or upon the said demised premises or any part thereof (except pits for drinking places for cattle or for marking the said land).
- 9 NOT to cultivate any part of the demised land with hemp flax or heales wood or other unusual or exhausting crops nor leave for seed on the said premises a greater quantity of turneps rapemustard rye grass or any such plants than may be necessary for seeding the farm from year to year without the previous consent in writing of the Lessor.
- 10 NOT to cut for hay more than once in the year the meadow or grass land hereby demised and after every second crop of hay to spread thereon not less than ten cartloads per acre of good dung or other manure or equivalent thereto and once at least in every year to spud and destroy the thistles and docks on such meadow or grass land and at all times to keep cut and levelled the ant-hills thereon.
- 11 NOT to cultivate during the last two years of the tenancy more than one half of the arable land with any white straw crops including wheat oats barley and rye and not to cultivate in the last year of the tenancy with any such crops any part cultivated with any such crops in the preceding year and not to plant any field with potatoes more than

once in such last two years.

12. In each of the last two years of the tenancy to sow with the Spring Corn (such as barley or oats) the land which shall have been cultivated with green crops or fallowed and properly manured in the preceding season with a sufficient quantity of good clover or other grass seeds and properly harrow in the same the clover and grass seeds sown in the last year (provided no cattle sleep or other live stock shall have been depastured thereon) to be paid for by the Lessor.

13. To leave at the end of the tenancy (subject as hereinafter mentioned) properly fallowed and sown with turnips or other root or green crop properly bred and managed one fourth part of the arable lands hereby demised which shall be in due course for the same the labour and seeds properly bestowed on the land being paid for by the Lessor but the Lessor or the incoming tenant may if he so desire enter with servants and Agents and with horses carts ploughs and other implements upon such lands to be left fallowed at any time after the tenth day of October in the last year of the tenancy for the purpose of making such fallows sowing and otherwise preparing and manuring the land in the usual course of agriculture.

14. To permit if required the Lessor or the incoming tenant at any time after the twenty fourth day of August next preceding the end of the tenancy to enter upon plough sow and otherwise prepare for cultivation 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 or which shall have been ~~sown~~ in the last year of the term with green crops after the same shall have been eaten.

15. To give up to the Lessor or the incoming tenant proper and sufficient accommodation on the premises for him or his Agent and for his servants horses carts implements and cattle from the respective times hereinafore mentioned for entering upon the lands to be left for fallow and in clover lay to the end of the tenancy without any abatement of rent or other allowance for the same and to permit him and them to carry out and spread the manure upon the said premises to and upon the lands to be left for fallow and in clover lay.

16. NOT to assign or underlet the demised premises or any part thereof (except that Cottages may be underlet) or part with the possession of these presents without the previous consent in writing of the Lessor and to procure every Assignment of the demised premises or any part thereof and all probates of Wills and Letters of Administration affecting these presents or the tenancy hereby created to be within six Calendar months from the date thereof respectively.

inrolled in the Office of Land Revenue Records and Inrolments and a Minute or docket thereof entered in the Office of the Commissioners of Woods.

17 And it is agreed that in the event of the Lessee not making any claim on the determination (as to the whole or part of the demised premises) of the tenancy for compensation under the Agricultural Holdings (England) Act 1883 all claims by the Lessor against the Lessee under the Covenant N^o 3 and all claims by the Lessee under the provision for resuming possession of part of the demised premises and under the Covenants N^o 5, 12 and 13 or any of them shall be referred to two arbitrators or their Umpire to be respectively appointed in conformity with the provisions of Sections 9 and 10 of the last mentioned Act except that the President for the time being of the Surveyors Institution shall be substituted for the County Court and for the said Commissioners and every such Arbitration shall be subject to the provisions as to references contained in the said last mentioned Act and the Arbitrators or Arbitrator or Umpire appointed hereunder shall have and may exercise all the powers conferred on a referee or Umpire appointed under such Act and their or his Award shall be made within the respective times limited by and in all other respects in conformity with the provisions of such Act with reference to Awards of a referee or umpire appointed thereunder and as if the Arbitrators or Arbitrator or Umpire appointed under these presents were referees or a referee or umpire duly appointed under that Act except that the Award in writing shall be final and conclusive and that each party shall bear the costs and charges of the Arbitrator appointed by him or on his behalf and all expenses incurred by him with reference to such Arbitration and that the costs and charges of the Umpire (if any) shall be divided equally between the said parties.

18. Provided that at the end of the tenancy the Lessee shall not be entitled to any payment allowance compensation or rights founded upon the custom of the district in which the demised premises are situated and further that all money due to Her Majesty Her heirs or successors from the Lessee for rent breaches of Covenant or otherwise shall be deducted from any compensation to which the Lessee may be entitled under these presents or otherwise.

19 Provided always And these presents are upon this condition that if any rent hereby reserved shall be in arrear for forty days or if there shall be a breach of any of the Covenants and conditions on the part of the Lessee herein contained or if the Lessee shall become

bankrupt or either voluntarily or involuntarily do or suffer anything in consequence whereof his interest in the demised premises shall without such consent as aforesaid become vested in any other person except by bequest or by representation as Executor or administrator. Then and in any of the said cases the Lessor may ^{re-}enter and retain possession ^{of the demised premises} as fully in all respects as if these Presents had not been made and in case of any such recovery there shall be payable by the Lessee to Her Majesty her heirs and successors in addition to any rent then due a proportionate part of the accruing rent for the then current quarter of a year up to the day on which such recovery shall have been made.

20. It is hereby agreed and declared that the term "Lessor" herein means the Queen's Majesty her heirs successors and assigns or so long as the reversion of the demised premises is vested in the Crown the Commissioner or Commissioners or other the person or persons for the time being entitled by law to the management and direction thereof and that all rights and obligations of the lessee under these presents shall devolve with the leasehold interest hereby created and be accordingly enjoyed observed and performed by the person or persons in whom such interest shall for the time being be vested.

And the said George Fulley doth hereby direct that this Deed shall be deemed to be fully and sufficiently inrolled 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 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

No on Plan	Description	Cultivation	Quantity
1	House Offices Entrance Lodge Lawn Shrubberies		A 5 12
2	Kitchen Garden Farm yard and buildings		2 2 10
3	Orchard		. 3 16
4	Paddock	Grass Land	. 3 27
5	Lower Park	d ^o	6 1 5
6	Upper Park	d ^o	20 0 5
7	Potato Ground	Arable	. 3 33
	Jackwood piece	Grass Land	15 . 22
		A	46 2 38

George Fulley (S) Henry C Talbot (S)

605

Signed sealed and delivered by the within named George
Fulley in the presence of

J Russell Sowray
Office of Woods, &
Whitehall Place

Signed sealed and delivered by the within named Henry
Charles Talbot in the presence of

Philoh John Creek
Butler
Whitley Ridge Lodge

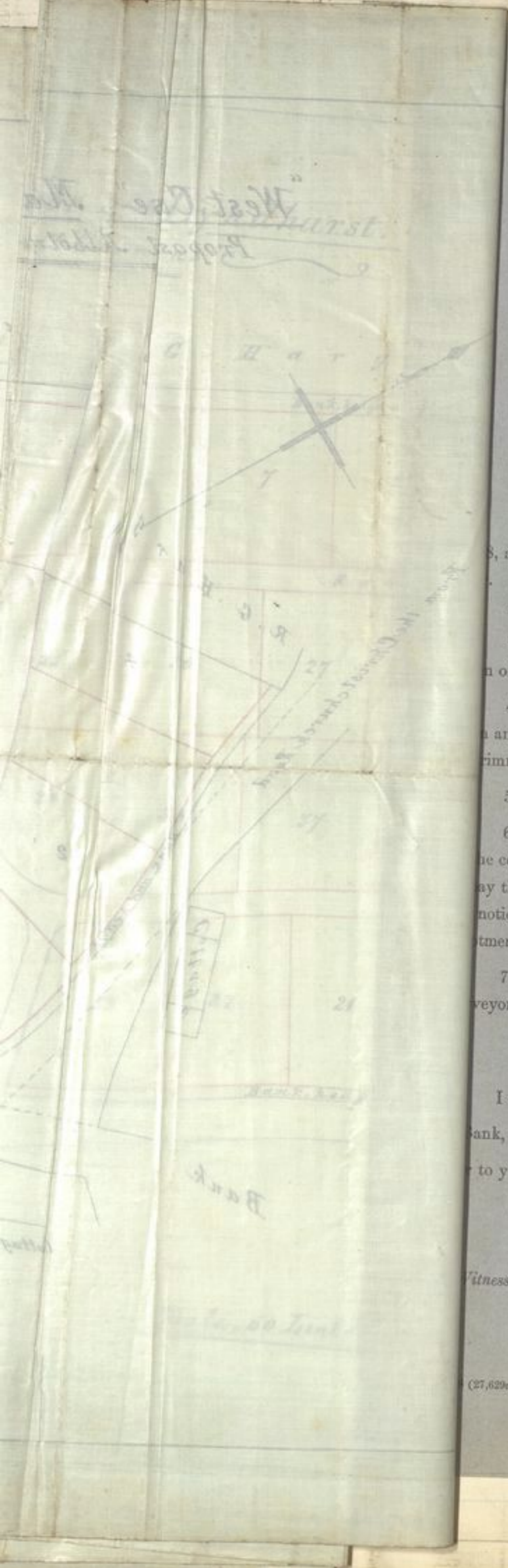
Charged & indexed
May 1888
H.S.

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

H. G. Hewlett
Keeper of the Records

2nd March 1888

and George Dated Oct 1887.



NEW FOREST.

BANK ALLOTMENTS, LYNDHURST.

RULES.

1. The Rent of each Allotment to be 2s. 6d. for the period to 31st December, 1887, and 5s. per year afterwards, payable in advance on the 1st of January in each year.
2. The Rates and Taxes will be paid by the Crown.
3. The tenancy may be terminated by six months' notice on either side, to be given on or before July 1st in any one year.
4. The Allotment shall be worked by spade husbandry alone, and shall be kept in good heart, and the footpaths and fences adjoining each Allotment shall be trimmed and kept in order by the Tenant thereof.
5. No part of any Allotment shall be sub-let.
6. In case the Rent shall not be paid as aforesaid, or in case of a breach of any of the conditions above mentioned, one month's notice shall be given to the Occupier to pay the Rent or to observe the Rules, and at the expiration of that time (unless the notice be complied with) the Crown shall be at liberty to take possession of the Allotment, and the Tenant shall at once quit it and give up quiet possession.
7. All disputes between Allotment-holders shall be settled by the Deputy-Surveyor of the New Forest, whose decision shall be final in all cases.

I agree to take the Allotment numbered _____ on the plan of Allotments Bank, which I have seen, for one year as from January 1st, 1887, and so on from year to year, and I agree to be bound by and to observe the Rules above printed.

Signed

Witness

Dated