

Refused

Dated 23rd
November 1896

Co^y of Southampton

E Stafford
Howard Esq^r
a Comm^r of Her
Majesty's Woods &c.

— 10 —

John Carpenter
Garnier Esq^r

LEASE of a
messuage called
West Lodge & land
containing 12. 3. 15¹/₂
together with the
right of shooting
overbelonging
called West Walk
containing 904
acres.

Commencing

1st October 1896

Term of Years 21

Expires 1st Oct^r 1917

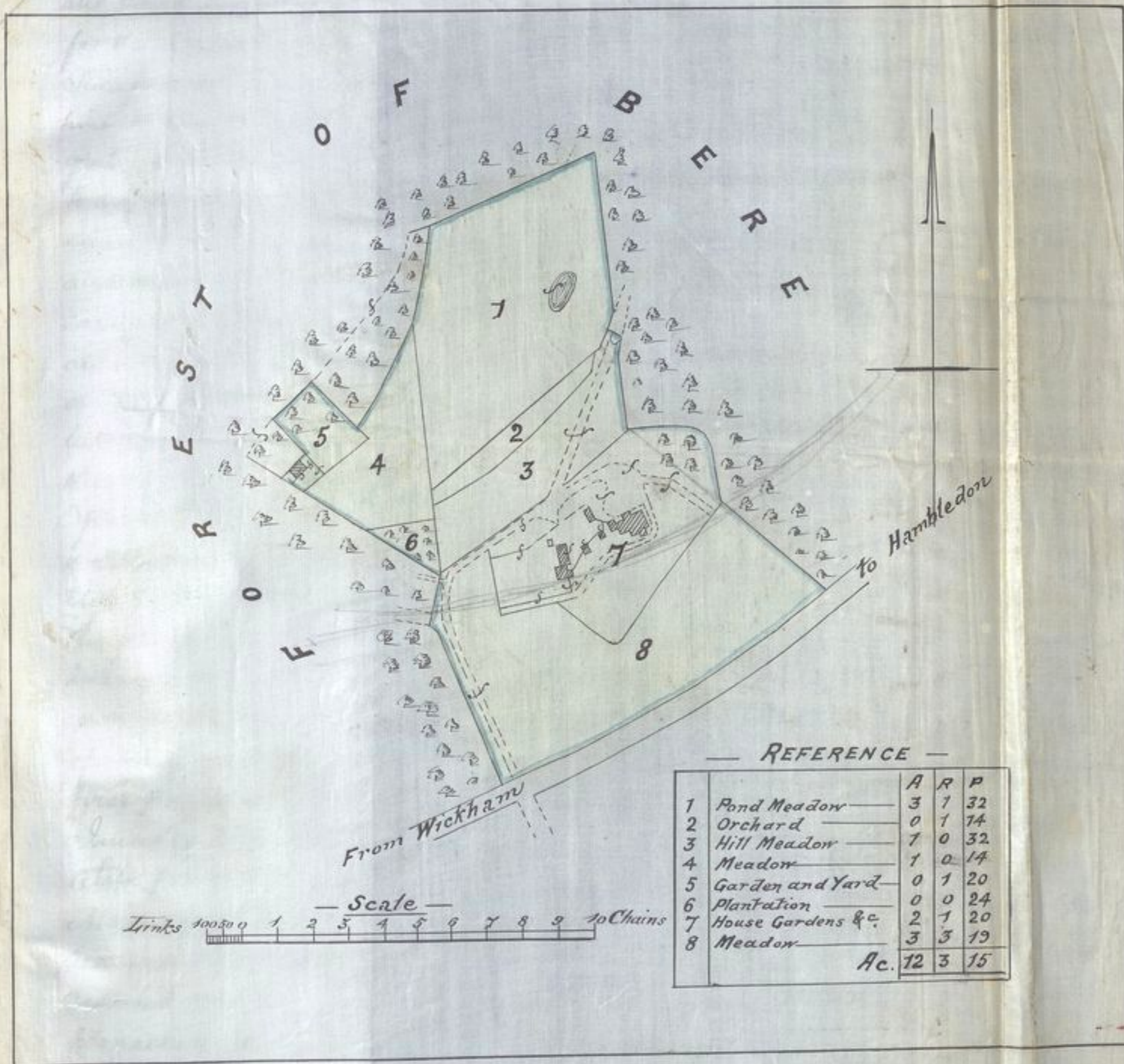
Rent £128

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THISIndenture made the twenty third day of November One thousand eight hundred and ninety six Between The Queen's Most Excellent Majesty of the first part Edward Stafford Howard Esquire the Commissioner of Her Majesty's Woods in charge of the land and hereditaments intended to be hereby demised of the second part and John Carpenter Garnier of Rooksbury Park in the Parish of Mickham in the County of Southampton Esquire (hereinafter called "the Lessee") of the third part Witnesseth that in consideration of the rents and covenants hereinafter reserved and contained and on the part of the Lessee to be paid and performed the said Edward Stafford Howard as such Commissioner as aforesaid in exercise of the powers of the Acts 10th George the 4th Cap 50 and 14th and 15th Victoria Cap: 42 and of all other powers and authorities enabling him so to do DOETH on behalf of The Queen's Majesty and with the consent of the Lord Commissioners of Her Majesty's Treasury signified by their Warrant dated the twelfth day of October West Lodge & land One thousand eight hundred and ninety six demise and lease unto the Lessee All that messuage or dwellinghouse together with the outbuildings gardens and appurtenances thereunto right of shooting overbelonging called West Lodge And also All those pieces or an allotment of land parcels of meadow or pasture land held therewith called West Walk containing together twelve acres three roods and fifteen perches more or less being part of an allotment made to the Crown in the late Forest of Bere which said messuage and land are situate in the Parish of Soberton in the County of Southampton and are delineated and coloured Green and are more particularly described on the plan and reference in the margin of these presents Together with full license and authority for the said Lessee and his friends servants and others with his permission from time to time to enter upon and to preserve shoot kill and take away all hares rabbits pheasants partridges woodcocks and snipes and other game to be found in and upon a certain parcel of land called the West Walk containing nine hundred and four acres or thereabouts being other part of the said allotment in the late Forest of Bere but subject nevertheless to the same rights for the Occupiers for the time being of such last mentioned land to kill and take the ground game upon the premises

£4. 15. 6 per. an. additional Rent payable on account 184
of erection of greenhouse by lessor. See W. S. B. 22. P. 430^a
340^a

in their respective occupations as is conferred upon every occupier of land
by the Ground Game Act 1880 Except and reserved unto The Queen's
Majesty Her Heirs and Successors all timber and other trees spires and
parlives and all



the said additional rent of forty
pounds to be paid quarterly upon the days of payment aforesaid
the first payment thereof to begin and to be made on such of the said
days as shall next happen after the said additional rent shall have
been incurred which said rent of forty pounds per acre is not to be
considered as reserved by way of penalty but as a liquidated and fixed

£4. 15. 6 per. ac. additional Rent payable on account 184
of erection of greenhouse by Lessor. See W. & B. 22. P. 430^a
340^a

in their respective occupations as is conferred upon every occupier of land by the Ground Game Act 1880 Except and reserved unto The Queen's Majesty Her Heirs and Successors all timber and other trees, spires and saplings and all mines and mineral substances whatsoever and all quarries of Stone and veins or beds of clay brick and tile earth gravel and sand in or upon the said land hereby demised with full liberty for the Officers, grantees, agents and servants of Her Majesty Her Heirs and Successors or any of them with horses, cattle, carts and carriages from time to time to enter upon the said land hereby demised to view, cut down, grub up, saw work and convert the said trees, spires and saplings and to dig, search for, get up work, dress and make merchantable the said mineral substances, stone, clay, brick and tile, earth, gravel and sand and the said excepted premises or any part thereof respectively to carry away and for the several purposes aforesaid to make and erect all warehouses, engines, machines, sheds, saw pits and other conveniences on the said demised land To HAVE and to HOLD the said premises hereby demised unto the Lessee from the first day of October One thousand eight hundred and ninety six for the term of Twenty one years Paying therefor unto the Queen's Majesty Her Heirs and Successors the clear yearly rent of ~~One~~ One hundred and twenty eight pounds to be paid quarterly upon the first day of January the first day of April the first day of July and the first day of October in every year except that the payment for the last quarter of a year of the said term shall be made in advance on the first day of July next preceding the expiration of the same term and the first payment of such rent shall be made on the tenth day of January One thousand eight hundred and ninety seven And also paying yearly during the said term unto The Queen's Majesty Her Heirs and Successors above the said rent hereinbefore reserved the rent of Forty pounds for every acre of land hereby demised which consists of meadow or pasture land and so in proportion for any less quantity than an acre thereof which at any time shall be ploughed, broken up or used otherwise than as meadow or pasture land without the licence in writing of the Lessor as hereinafter defined The said additional rent of Forty pounds to be paid quarterly upon the days of payment aforesaid the first payment thereof to begin and to be made on such of the said days as shall next happen after the said additional rent shall have been incurred which said rent of Forty pounds per acre is not to be considered as reserved by way of penalty but as a liquidated and fixed

rent agreed to be paid in the case aforesaid and which said rents or such of them as may from time to time be payable are to be paid to Her Majesty's Receiver for the time being of the rents and profits of the said premises free from all present and future taxes charges assessments and other impositions whatsoever excepting Landlord's property tax And the Lessee doth hereby covenant with the Queen's Majesty Her Heirs and Successors

- 1 To pay unto The Queen's Majesty Her Heirs and Successors the said rents or sums hereby reserved upon the respective days and in the manner aforesaid
- 2 During the said term to pay the land tax drainage or sewer rates and all other taxes charges rates ~~and~~ assessments and impositions whatsoever now or at any time hereafter to be taxed charged rated assessed or imposed in respect of the said premises except the Landlord's property tax and Fille Rent charge.
- 3 To often as occasion may require to well and sufficiently repair and keep in good and substantial repair the said messuage and other buildings hereby demised and all other buildings from time to time erected on the demised premises together with all fixtures therein and also the walls gates stiles mounds banks and bridges hedges and fences to the said demised premises belonging.
- 4 To paint in a proper manner as often as may be necessary all such parts of the said messuage and buildings hereby demised or which may be hereafter erected as are or have been usually painted And once in every year in a proper manner to clear out and cleause all the ditches watercourses sluices sewers and drains belonging to the said premises.
- 5 To insure and at all times keep insured the said messuage and buildings hereby demised and all other buildings for the time being on the said premises from damage by fire in the joint names of the Lessor and of him the Lessee in some or one of the public Offices of insurance against fire to be approved of in writing by the Lessor in the sum of One thousand five hundred pounds at the least and whenever required so to do to show to Her Majesty's said Receiver of the said premises for the time being the policy of Insurance and the receipt or receipts for the premium which shall

have become payable in respect of such insurance for the current year And in default of such insurance being effected by the Lessee or production of such policy or receipt or receipts as aforesaid then the Lessor shall be at liberty to insure the said messuages and buildings or any of them in such name or names as he may think fit in such amount as hereinbefore mentioned And all monies to be paid for such insurance shall be recoverable as rent reserved and in arrear And in case the said messuages and buildings or any part thereof shall during the said term be destroyed or damaged by fire then as often as the same shall happen all such sums of money as shall be received by virtue of such insurance shall forthwith be applied in rebuilding and reinstating the same to the satisfaction of the Lessor or his Receiver or Surveyor and in case the monies to be received by virtue of such insurance shall not be sufficient for that purpose the Lessee will make good the amount of every such deficiency.

6 On the determination of the said term hereby granted to yield up all the said premises together with all new erections improvements and fixtures well and substantially repaired cleaved and kept in repair as aforesaid unto the Lessor or to such person or persons as he shall authorize to receive the same.

7 To permit the Lessor or his Agent at all reasonable times in the day time to enter into and upon the said premises and to examine the state of the repairs cultivation and condition thereof and to take any map or plan of the said premises And in case the said premises or any part thereof shall upon such examination be found defective or out of repair or not in a proper condition and notice in writing of any such matters shall be given to the Lessee or left for him at the said messuages the Lessee will within the space of three calendar months next after every such notice shall have been so given or left as aforesaid supply and make good all such defects and wants of repair and condition as aforesaid to the satisfaction of the Lessor and if the said first mentioned repairs shall not be well and sufficiently made good within the time aforesaid it shall and may be lawful to and for the Lessor to cause the same to be done by such person or persons as he shall think fit to employ thereon and to charge the Lessee with the expense of such repairs the amount of which shall and ~~may~~ ^{may} be recovered by distress or otherwise as rent reserved and in arrear.

8 To properly manure the said land hereby demised immediately after every two successive crops of hay shall have been taken off the same and at all other times as often as the said land may require manuring

and at all times during the said term to keep and preserve the said land clean and in good heart and condition and not to mow any part of the said land hereby demised more than once during any one year and to leave in and upon the said premises hereby demised in the usual and proper places all the dung, compost and manure arising from or brought upon the said premises during the last year of the said term for the use of Her Majesty Her Heirs and Successors without requiring any allowance to be made for the same.

- 9 At all times during the said term to well and effectually drain such of the lands and premises hereby demised as shall from time to time require the same for the improvement thereof and make and maintain proper drains for that purpose.
- 10 From time to time to plant proper quickset hedges for the better subdivision of the said lands as shall be required by the lessor or by such Land Surveyor as he may appoint for that purpose.
- 11 To preserve all trees tellars pollards spires and saplings for the time being standing or growing upon the said lands hereby demised from bite of Cattle or other injury and not to cut down fell or destroy lop top or prune any of such trees tellars pollards spires or saplings under the penalty of Ten pounds for every such tree tellar pollard spire or sapling to be from time to time paid to The Queen's Majesty Her Heirs and Successors as a liquidated fine in addition to the actual amount of damage so done as aforesaid.
- 12 NOT at any time during the continuance of this demise to raise or remove any mineral substance stone clay brick or tile earth gravel sand or ood from the said premises nor commit or suffer any wilful or voluntary waste spoil or destruction in or upon the said demised premises or any part thereof but on the contrary to use and manage the lands and premises hereby demised in a fair and husbandlike manner.
- 13 During the said term to kill and destroy and effectually keep down the hares and rabbits in and upon the said parcel of land called the West Walk so as to prevent the number of hares and rabbits from increasing or impeding the good management of the said land or injuring the crops trees shrubs and fences thereon and in case the lessee shall neglect

or omit to kill and keep down the said hares and rabbits it shall be lawful for the Lessor (after giving to the said Lessee or leaving for him at or upon the said demised premises fourteen days notice in writing for that purpose) to appoint any person or persons to kill and keep down the said hares and rabbits and the expense occasioned thereby together with the amount of all damage to arise from such neglect or omission shall be borne and paid by the Lessee.

14 NOT to commit or suffer any damage or injury to be done to the lands trees fences or crops of Her Majesty or of Her tenants or occupiers of the said land called West Walk or of any adjoining land belonging to Her Majesty and in case of any such damage or injury being done as aforesaid to make full compensation and recompense for the same to Her Majesty Her Heirs or Successors.

15 At the expiration of the said term to leave a fair and reasonable stock of game upon the said land called West Walk for the use of Her Majesty Her Heirs and Successors.

16 NOT to assign the premises hereby demised or any part thereof without the consent in writing of the Lessor but nothing herein contained is to hinder or prevent the Lessee from demising or underletting the said demised premises including the right of preserving shooting killing and taking away hares and rabbits pheasants partridges woodcocks snipes and other game hereby granted for any part but not the whole of the said term of twenty-one years.

17 At his own costs and charges to procure every assignment which may with such licence as aforesaid be made of these presents or of the premises hereby demised or any part thereof to be within six calendar months from the date thereof enrolled in the Office of Land Revenue Records and Instruments and a minute or docket thereof entered in the Office of the Commissioners of Woods and to pay the usual fees for such enrolment and docketing.

18 Provided always and these presents are upon this express condition nevertheless that if the rent hereby reserved or any part of the same shall be unpaid for the space of forty days next after either of the days hereinbefore appointed for payment thereof respectively or in case the Lessee shall not observe and perform the several covenants agreements and conditions herein contained and which on his part ought to be observed and performed then and in any of the said cases it shall be lawful for the Lessor to enter into and upon and retain possession of the said hereby demised premises as fully and effectually in all respects as if these presents had never been made and thenceforth this present

demise shall cease and determine.

19. Provided lastly and 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 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 Edward Stafford Howard 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 of the second and third parts have hereunto set their hands and seals the day and year first above written.

E Stafford & Howard J Carpenter & Garnier

Signed sealed and delivered by the within named Edward Stafford Howard in the presence of

J. M. Duncan
Office of Woods, P
Whitehall Place

Signed sealed and delivered by the within named John Carpenter Garnier in the presence of

Adela Carpenter Garnier
Spinster
Rothbury Park
Mickham, Hants

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

Maurice Hewlett
Keeper of the Records

27th November 1896

27th Nov
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Dated 28th Nov: 1896 **His Indenture** made the twenty eighth day of November One thousand eight hundred and ninety six Between The Queen's Most Excellent Majesty of the first part Edward Stafford County of Howard Esquire the Commissioner of Her Majesty's Woods Forests and Land Revenues in charge of the premises hereby demised of the second part **William Edmund Royds Littledale** of Decoy Pond Farm in the New Forest and County of Hants Esquire hereinafter called 'the Lessee' of the third part **Winefret** that in consideration of the rents and covenants hereinafter reserved and contained All the said amount of Edward Stafford Howard as such Commissioner as aforesaid in exercise of the powers of the Acts 10th George the Fourth Chapter 50 and 14th and 15th Victoria Chapter 42 and of all other powers and authorities enabling him to do and with the consent of the Lords Commissioners of Her Majesty's Treasury signified by their Warrant dated the eighteenth day of April 1896 N. E. R. One thousand eight hundred and ninety six **God** on behalf of Her Majesty demise and lease unto the Lessee **All that** Farmhouse buildings and lands containing thirty four acres three roods and four perches or thereabouts situate in Denny and Ashurst Walks in the New Forest and County of Hants more particularly described in the Schedule hereto and delineated and coloured red on the plan in the margin of these presents and known as **Decoy Pond Farm** Reserving hereout unto Her Majesty her heirs and successors all timber and other trees tall as called Decoy pollards opines 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 Commencing 25 March 1896 from time to time to enter upon the premises and to work fell cut searche for work make merchantable and carry away the same 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 **To hold** the premises unto the Lessee from the twenty fifth day of March One thousand eight hundred and ninety six for the term of **Fourteen years** Paying unto The Queen's Majesty Her Heirs and Successors the yearly rent of **Sixty pounds** 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

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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 ninety six 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 or pasture land broken up or used otherwise than as meadow or pasture land without the previous licence in writing of the lessor such additional rent (which is reserved as liquidated or fixed rent 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 Deputy Surveyor free from all deduction whatsoever except in respect of the Landlord's property tax and tithe rent charge And the lessor 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 said tax 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 and tithe rent charge) 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 all buildings with the fixtures therein walls gates stiles mounds banks bridges roads drains outfalls culverts water courses sluices sewers hedges ditches and fences now being or that may hereafter be on the demised premises and as to such parts of the said buildings and fences as have been or are usually painted or tarred 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 managed in a good and husbandlike manner Provided that the lessor or his agents may at all times enter upon the premises and examine the same and take any plans

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 repair within three calendar months next after

such matters shall be discovered to him repair and amend the same according

to the best way (without prejudice to any other thing) cause the same to be repaired

before the expiration of the said term of three months and to pay to Her Majesty

the cost thereof

the said cost shall be paid by the said tenant

in the same manner as the said tenant

is bound to pay for the repairs of the

premises in respect of which the same

shall be paid

and the said tenant shall be bound to

keep the buildings on the premises

in good repair and to pay for the

repairs thereof

in the same manner as the said tenant

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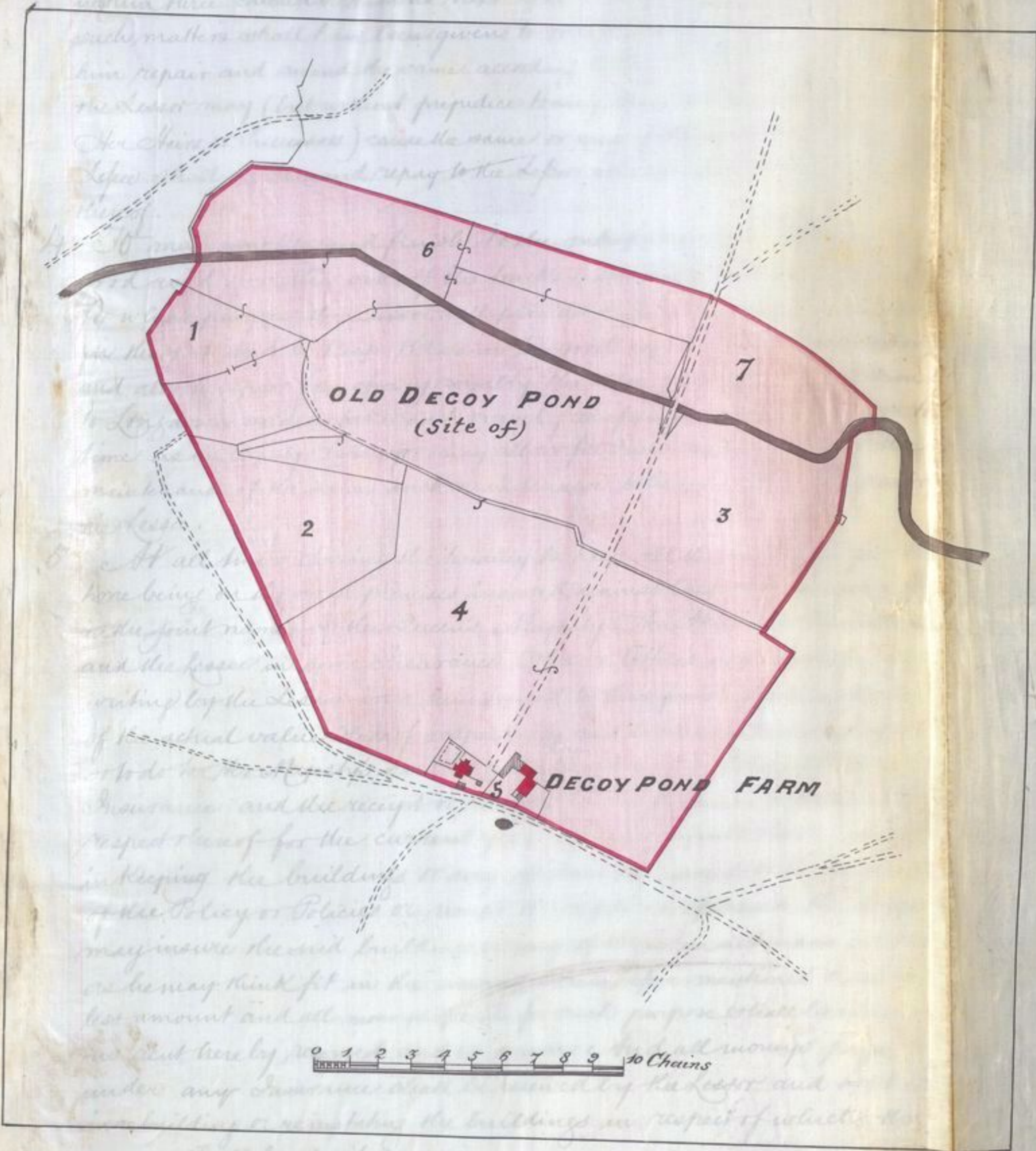
premises in respect of which the same

shall be paid

and the said tenant shall be bound to

keep the buildings on the premises in

good repair and to pay for the repairs



the same in a husbandlike manner and the same to be brought from and brought on the said premises and to pay to Her Majesty

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 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 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 the Lessee shall on demand repay to the Lessor all expenses incurred in respect thereof.

To make complete and finish to the satisfaction of the Lessor a good road over the site of the track leading to Beaulieu Station for which purpose the Lessor will provide sufficient gravel ready picked in the pit and to keep the same in good repair order and condition, and also to repair free of any royalty the older road from the Farm to Longdown and to take such gravel free of any royalty from time to time as the Deputy Surveyor may allow for such repairs and for the maintenance of the same such maintenance to be optional on the part of the Lessee.

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 fourth parts at the least of the actual value thereof respectively and to shew whenever required or to do to Her Majesty's said Deputy Surveyor 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 so insured or in the 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 hereinbefore mentioned or in any less amount and all moneys paid for such purpose shall be recoverable as rent hereby reserved and in arrears and all moneys payable under any Insurance shall be received by the Lessor and applied in rebuilding or reinstating the buildings in respect of which the same shall be paid.

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 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 ought under these presents to 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 Lessor.

7. On the expiration or sooner determination of the term hereby granted to leave in the usual and proper places upon the said premises for the use of the Lessor all the dung and manure then being on the said premises including such as may have arisen thereupon or been brought thereon during the last year of the said term and not to require any allowance or compensation for the same.
8. To reside upon the demised premises unless the Lessor shall by some writing dispense either wholly or partially with such residence.
9. To preserve all the trees tallars pollards spires and saplings for the time being growing upon the said premises from bite 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.
10. NOT to cut for hay more than once a year the meadow land hereby demised and after every crop of hay to spread thereon not less than ten cartloads per acre of good dung or other manure equivalent thereto and at all times to keep cut and levelled the ant hills on such pasture and meadow land.
11. NOT to break up or convert into tillage or garden ground any part of the said land unless with the previous consent in writing of the Lessor but to keep and preserve the same as pasture or meadow land and in the event of the same being at any time broken up with such consent as aforesaid to lay down and restore the same to pasture or meadow land prior to the expiration or determination of the said term and to the satisfaction of the Lessor.
12. NOT to assign or underlet the demised premises or any part thereof 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 Orders of Court Probrates 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 enrolled in the Office of Land Revenue Records and Inrolments and a minute or docket thereof entered in the Office of the Commissioners of Woods.

13 And it is hereby agreed and declared that the Lessor will at his own expense during the said term when required by and on receiving reasonable notice from the Lessee provide the Lessee with 1500 tiles for the purpose of draining the land hereby demised or part thereof Provided that such tiles shall be compensation for and in substitution for any compensation which the Lessee shall be entitled to receive or claim under the Agricultural Holdings Act 1883 or any other Statute in respect of such improvement.

14 And it is also agreed that in the event of the Lessee sowing or planting any part of the demised premises with any asparagus rhubarb peppermint lavender hops or any perennial crop sown or any fruit trees or plants bushes or any similar crops he shall be entitled before the end or determination of his tenancy to remove such crops so sown or planted by him if he shall desire so to do but he shall not be entitled to be paid any compensation whatsoever for or in anyway in respect of any such crops plants or bushes that may not be so removed and nothing herein contained shall be deemed or taken to be a consent by the landlord within the meaning of the Agricultural Holdings (England) Act 1883 to an improvement by the making of any garden or by the planting of any Orchards or fruit bushes nor shall the holding be treated as a market garden.

15 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 which either the Lessor or the Lessee may be entitled to make against the other of them under these presents 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 Land 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.

16. 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 situate 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.

17. 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 a Receiver in Bankruptcy of his Estate shall be appointed or a Receiving Order made against him while the premises hereby demised or any part thereof remain vested in him or if the Lessee shall 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 reenter 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 reentry 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 receipt shall have been made.

18 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 Edward Stafford Howard 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 Plans	Description	Cultivation	Quantity		
			a	r	p
1	Decoy Pond close	Pasture	9	1	38
2	West close	"	2	1	18
3	Bridge ground	"	3	2	6
4	Home ground	"	11	3	38
5	Dwelling house &c.	House garden & land	0	1	39
6	North close	Pasture	4	3	28
7	North Bridge Ground	"	1	3	17
			A	34	3 44

E Stafford Howard W E R Littledale

Signed sealed and delivered by the within named Edward Stafford Howard in the presence

197

of

J M Duncan

Office of Woods &c

Mitchell Place

Signed sealed and delivered by the within named
William Edmund Royds Littledate in the presence of

J H Roberts

Ashurst Lodge, Lyndhurst

Assistant to the Deputy Surveyor
of the New Forest.

I certify that a duplicate of this Deed has been
deposited in the Office of Land Revenue Records and
Involvements and an entry thereof made or filed by
me.

Maurice Hewlett

Keeper of the Records

17th December 1896

L.R.A.

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Articles of Agreement made the

third day of *October* One thousand eight hundred and *ninety five* Between THE QUEEN'S

MOST EXCELLENT MAJESTY of the first part ~~GEORGE~~
Edward Stafford Howard
~~CULLEY~~ Esquire a Commissioner of Her Majesty's Woods Forests and Land Revenues of the second part and *John Morris*

of *Marions Lodge Berry Hill near Bradford*
a *Crown Labourer*
(hereinafter called "the said Tenant") of the third part

Edward Stafford Howard

THE said ~~GEORGE CULLEY~~ as such Commissioner as aforesaid on behalf of Her Majesty hereby agrees to let to the said tenant who hereby agrees with Her Majesty to take and rent as tenant to Her Majesty ALL THAT dwelling house called

Marions Lodge with the garden and land therewith containing in the whole One acre three roods and thirty eight perches situate in the Parish of Newland in the County of Gloucester and numbered 6 and 7 on Sheet N. XXX 16 of the 25 inch Ordnance Survey of the County of Gloucester (Western Division)

lately in the occupation of *Henry Jones a Crown Woodman* together with the fixtures therein TO HOLD the same hereditaments to the said tenant

named

been
by

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from the *twenty fifth* day of *March 1894*
 as tenant from year to year (the tenancy being however determinable
 as after mentioned) at the yearly rent of *Four pounds*
 to be paid to *the Deputy Surveyor of H.M. Forest of Dean*
 free from all taxes rates and deductions whatsoever (except Landlord's
 property tax) by equal Quarterly payments 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
 the first Quarterly payment ^{having become} due on the *twenty fourth*
 day of *June 1894* ——— AND the said tenant
 hereby agrees that he will pay to the Queen's Majesty the said yearly
 rent of *Four pounds* ——— on the days
 and in the manner aforesaid And will also pay the land tax sewer
 rates and all other rates taxes and assessments whatsoever
 (except the Landlord's property tax) now or hereafter to be imposed
 in respect of the said premises Together with a proportionate part
 thereof for the period which shall elapse between the Quarterly day
 of payment next preceding the expiration of the said tenancy and the
 day on which the same shall expire AND also will keep the said
 premises and any fences and gates thereon in good repair and
 condition and will not do or suffer any waste or damage to the said
 premises and will at all times well and properly manage and
 cultivate the said land and keep and leave the same clean and in good
 heart and condition and will also keep the windows properly glazed
 and mended and will on the determination of the ~~tenancy~~ hereby
 created deliver up the said premises in good repair and condition to
 the Queen's Majesty her heirs or successors or to the said ~~General~~
Edward Stafford Howard or other the Commissioner or Commissioners for the time
 being of Her Majesty's Woods Forests and Land Revenues having
 the Management of the said premises (hereinafter called "the said
 Commissioner or Commissioners") or to whom he or they may appoint

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AND will permit the said Commissioner or Commissioners or his or their Agent at any time or times during the said tenancy to enter into and inspect the state and condition of the said premises and to execute any works thereon or to place thereon any notice AND IT IS HEREBY AGREED that it shall be lawful for the said Commissioner or Commissioners or the said tenant to determine this tenancy at any one of the Quarterly days hereinbefore mentioned either in the first or any subsequent year thereof by giving to the other of them three calendar months previous notice in writing of his or their intention so to do and if such notice shall proceed from the said Commissioner or Commissioners the same may be given to the said tenant or left for *him* upon the said premises and if such notice shall proceed from the said tenant the same shall be left at the Office of the Commissioners of Her Majesty's Woods Forests and Land Revenues IN WITNESS whereof the said parties to these presents of the second and third parts have hereunto subscribed their names the day and year first above written.

Signed by the above-named ~~Edward Alfred Stewart~~ *George Cullen* in the presence of

Thospt Baylis

Thospt Baylis

Signed by the above-named *John Morris* in the presence of

John Morris

Witness *William H Morris*
Forest Keeper

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W. H. & L. (S) 22077-23102

Rent £ 4 ——— per Annum.

on a Yearly Tenancy from the
25th March 1894

Marions Lodge

AGREEMENT for letting

John Morris

AND

Esq.

a Commissioner of Her Majesty's Woods,

Edward Stafford Howard
Esq.

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Edward Stafford Howard
~~Esquire~~ Esq.,

Commissioner of Her Majesty's Woods,

Esq.,

AND

John & Morris

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Rent @ 6^d per week per annum

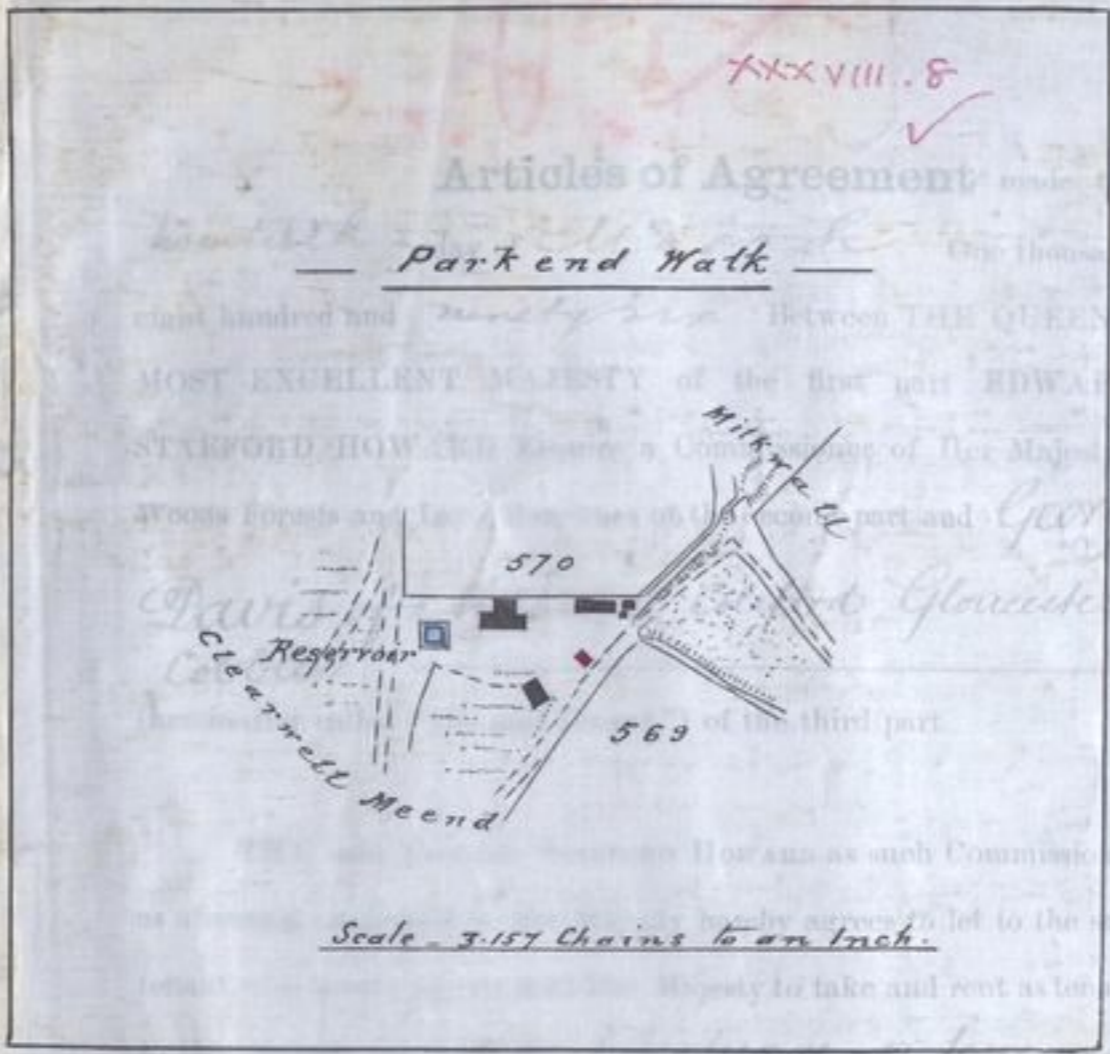
AGREEMENT for letting
old Bay Office
Easter from Mine
on a ^{weekly} ~~yearly~~ Tenancy from the

George Davis

AND

EDWARD STAFFORD HOWARD, Esq.,
a Commissioner of Her Majesty's Woods

19th 199



_____ on Clearwell
 Meend in the Forest of Dean and
 County of Gloucester as more
 particularly delineated on the plans
 herewith annexed and thereon
 coloured red _____

_____ lately in the
 occupation of a pay Office at the Easter Iron Mine
 together with the fixtures therein TO HOLD the same hereditaments
 to the said tenant _____

19th 199

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Articles of Agreement made the
twentieth — day of *March* One thousand
 eight hundred and *ninety six* Between THE QUEEN'S
 MOST EXCELLENT MAJESTY of the first part EDWARD
 STAFFORD HOWARD Esquire a Commissioner of Her Majesty's
 Woods Forests and Land Revenues of the second part *George*
Davis of Milkwall, Coleford, Gloucestershire,
Cobbler
 (hereinafter called "the said Tenant") of the third part

THE said EDWARD STAFFORD HOWARD as such Commissioner
 as aforesaid on behalf of Her Majesty hereby agrees to let to the said
 tenant who hereby agrees with Her Majesty to take and rent as tenant
 to Her Majesty ALL THAT *Messuage or tenement*
situate at Milkwall on Clearwell
Meend in the Forest of Dean and
County of Gloucester as more
particularly delineated on the plans
hereto annexed and thereon
coloured red

_____ lately in the
~~occupation of~~ a *pay Office at the Eastern Iron Mine*
 together with the fixtures therein TO HOLD the same hereditaments
 to the said tenant _____



197 199

from the *twenty fourth* day of *February* 189*6*
as tenant from ~~year to year~~ ^{week week} (the tenancy being however determinable
as after mentioned) at the ~~yearly~~ ^{weekly} rent of *Six pence* —
to be paid to *the Deputy Surveyor of the Forest of Dean*
free from all taxes rates and deductions whatsoever (except Landlord's
property tax) by equal ~~quarterly~~ ^{weekly} payments on the
day of _____ the _____ day of _____
_____ the _____ day of _____
and the _____ day of _____ in every year
the first ~~Quarterly~~ payment to be due on the *second* _____
day of *March* 189*6* — AND the said tenant
hereby agrees that he will pay to the Queen's Majesty the said ~~yearly~~
rent of *six pence per week* — on the days
and in the manner aforesaid And will also pay the land tax sewer
rates and all other rates taxes and assessments whatsoever
(except the Landlord's property tax) now or hereafter to be imposed
in respect of the said premises ~~Together with a proportionate part
thereof for the period which shall elapse between the Quarterly day
of payment next preceding the expiration of the said tenancy and the
day on which the same shall expire~~ AND also will keep the said
premises ~~and any fences and gates thereon~~ in good repair and
condition and will not do or suffer any waste or damage to the said
premises and will at all times well and properly manage ~~and~~
~~cultivate the said land~~ and keep and leave the same clean and in good
~~heart and~~ condition and will also keep the windows properly glazed
and mended and will on the determination of the tenancy hereby
created deliver up the said premises in good repair and condition to
the Queen's Majesty her heirs or successors or to the said EDWARD
STAFFORD HOWARD or other the Commissioner or Commissioners for
the time being of Her Majesty's Woods Forests and Land Revenues
having the Management of the said premises (hereinafter called "the
said Commissioner or Commissioners") or to whom he or they may

appoint AND will permit the said Commissioner or Commissioners or
his or their Agent at any time or times during the said tenancy to
enter into and inspect the state and condition of the said premises and
to execute any works thereon or to place thereon any notice AND IT
IS HEREBY AGREED that it shall be lawful for the said Commis-
sioner or Commissioners or the said tenant to determine this tenancy
at ~~any one of the Quarterly days hereinbefore mentioned~~ ^{the expiration of any week} either in the
first or any subsequent year ~~thereof~~ by giving to the other of them
~~three calendar months~~ ^{one week's} previous notice in writing of his or their in-
tention so to do and if such notice shall proceed from the said Com-
missioner or Commissioners the same may be given to the said tenant
or left for *him* upon the said premises and if such notice shall
proceed from the said tenant the same shall be left at the Office of
the Commissioners of Her Majesty's Woods Forests and Land
Revenues AND the said EDWARD STAFFORD HOWARD doth hereby
direct that this Agreement 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 subscribed their names the day and year
first above written.

Signed by the above-named
EDWARD STAFFORD HOWARD
in the presence of

T. A. C. Hampton Barrister at Law
12 Old St. London E.C. 1

Signed by the above-named
George Davis —
in the presence of

John Tyler
Crown Woodman
Stags Head Lodge

Edward Stafford Howard

George Davis

EDWARD STAFFORD HOWARD, Esq.,
a Commissioner of Her Majesty's Woods,

&c.,

AND

David Tolson

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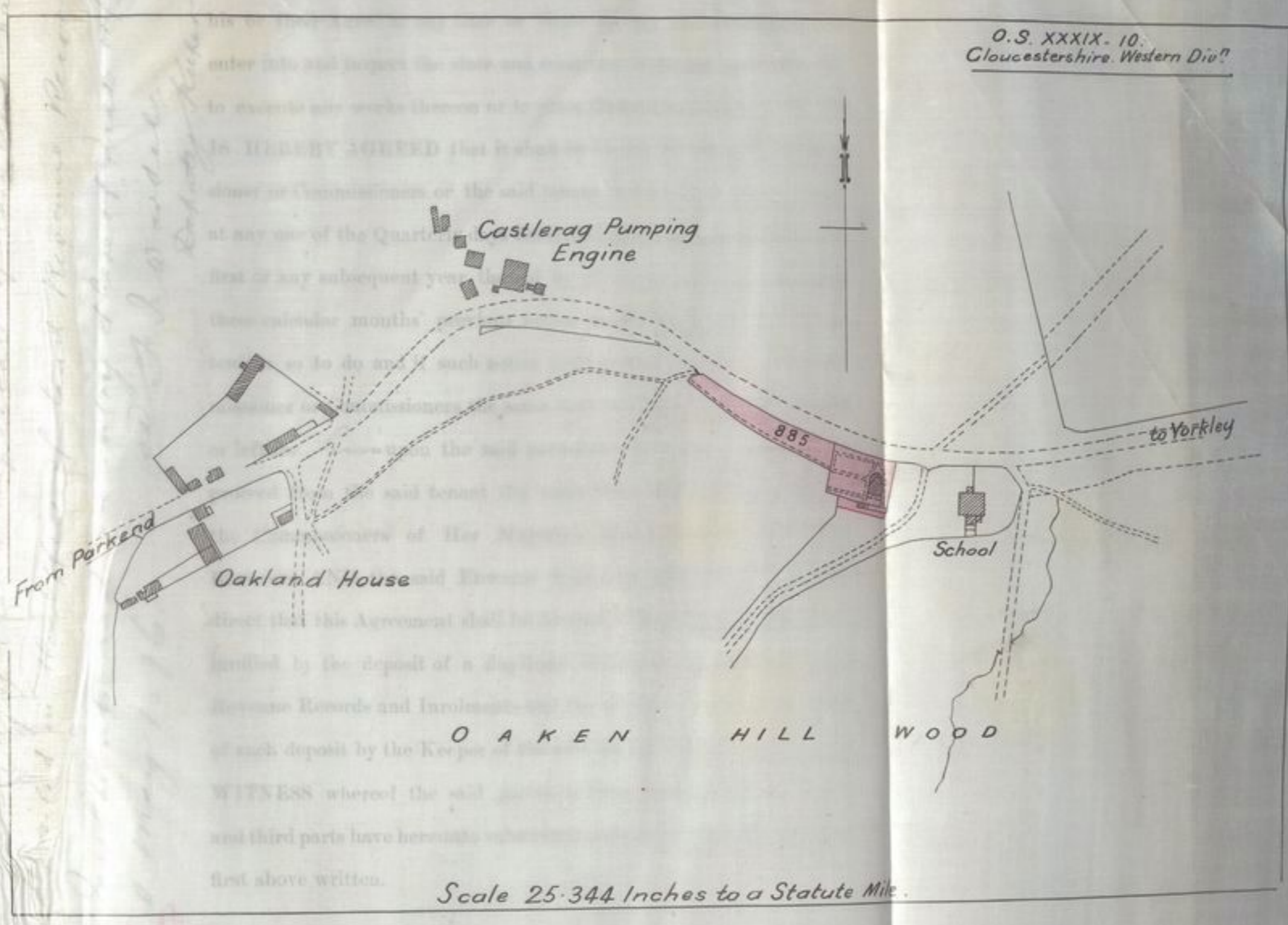
Articles of Agreement made the
fourth day of *May* — One thousand
eight hundred and *ninety six* Between THE QUEEN'S
MOST EXCELLENT MAJESTY of the first part EDWARD
STAFFORD HOWARD Esquire a Commissioner of Her Majesty's
Woods Forests and Land Revenues of the second part and *David*
Robins of Parkend near Sydney
Gloucestershire
(hereinafter called "the said Tenant") of the third part

THE said EDWARD STAFFORD HOWARD as such Commissioner
as aforesaid on behalf of Her Majesty hereby agrees to let to the said
tenant who hereby agrees with Her Majesty to take and rent as tenant
to Her Majesty ALL THAT *piece or parcel*
of land with the cottage and
outbuildings erected thereon
containing a.c. 170. 32 p. or
thereabouts situate at Parkend
near Sydney in the County of
Gloucester and more particularly
delineated on the plan thereunto
annexed and thereon coloured
pink lately held with the Parkend
National School. lately in the
occupation of _____
together with the fixtures therein TO HOLD the same hereditaments
to the said tenant

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from the *second* day of *February* 1896.
as tenant from year to year (the tenancy being however determinable
as after mentioned) at the yearly rent of *four pounds*
to be paid to *to the Deputy Surveyors of the Forest of Dean*
free from all taxes rates and deductions whatsoever (except Landlord's
property tax) by equal Quarterly payments on the *second*
day of *May* the *second* day of
August the *second* day of *November*
and the *second* day of *February* in every year
the first Quarterly payment to be due on the *second*
day of *May* 1896. — AND the said tenant
hereby agrees that he will pay to the Queen's Majesty the said yearly
rent of *four pounds* — on the days
and in the manner aforesaid And will also pay the land tax sewer
rates and all other rates taxes and assessments whatsoever
(except the Landlord's property tax) now or hereafter to be imposed
in respect of the said premises Together with a proportionate part
thereof for the period which shall elapse between the Quarterly day
of payment next preceding the expiration of the said tenancy and the
day on which the same shall expire AND also will keep the said
premises and any fences and gates thereon in good repair and
condition and will not do or suffer any waste or damage to the said
premises and will at all times well and properly manage and
cultivate the said land and keep and leave the same clean and in good
heart and condition and will also keep the windows properly glazed
and mended and will on the determination of the tenancy hereby
created deliver up the said premises in good repair and condition to
the Queen's Majesty her heirs or successors or to the said EDWARD
STAFFORD HOWARD or other the Commissioner or Commissioners for
the time being of Her Majesty's Woods Forests and Land Revenues
having the Management of the said premises (hereinafter called "the
said Commissioner or Commissioners") or to whom he or they may

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Signed by the above-named
EDWARD STAFFORD HOWARD
in the presence of

Ed Stafford Howard

Ed Jnr Duncan
Office of Woods etc.
Whitehall Place.

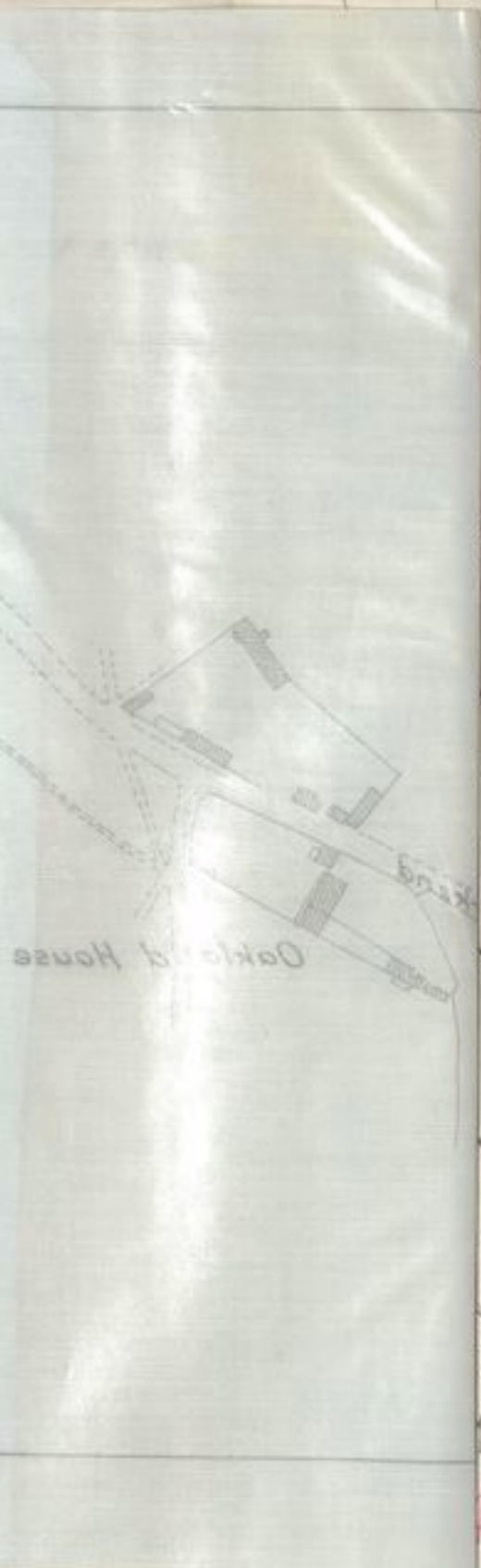
Signed by the above-named
David Robins
in the presence of

Ed David Robins

Ed William H Morris
Forest Keeper.

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enrolments and an entry thereof made or filed by me,
Edw. J. Wardale
Deputy Keeper of the Records
11 May 1896.



appoint AND will permit the said Commissioner or Commissioners or his or their Agent at any time or times during the said tenancy to enter into and inspect the state and condition of the said premises and to execute any works thereon or to place thereon any notice AND IT IS HEREBY AGREED that it shall be lawful for the said Commissioner or Commissioners or the said tenant to determine this tenancy at any one of the Quarterly days hereinbefore mentioned either in the first or any subsequent year thereof by giving to the other of them three calendar months' previous notice in writing of his or their intention so to do and if such notice shall proceed from the said Commissioner or Commissioners the same may be given to the said tenant or left for *him* upon the said premises and if such notice shall proceed from the said tenant the same shall be left at the Office of the Commissioners of Her Majesty's Woods Forests and Land Revenues AND the said EDWARD STAFFORD HOWARD doth hereby direct that this Agreement 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 subscribed their names the day and year first above written.

Signed by the above-named
EDWARD STAFFORD HOWARD
in the presence of

Edw. Stafford Howard

Edw. Duncan
Office of Woods etc.
Whitehall Place.

Signed by the above-named
David Robins
in the presence of

Edw. David Robins

Edw. William St Morris
Forest Keeper.

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EDWARD STAFFORD HOWARD, Esq.,
a Commissioner of Her Majesty's Woods,

AND

David Holman

AGREEMENT for letting

*House and Land
at Parkend*
on a Yearly Tenancy from the

2nd February 1911

Rent £ *4* - - - per Annum.

W H A L (S) - 55056 - 20-1-05