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Articles of Agreement made the
 eleventh day of May. One Thousand
 eight hundred and ninety nine. 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
 Nehemiah Harris, of Steam Mills, Cinderford,
 Labourer.
 (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 cottage and garden ground
 situated at Hazel Hill in Littledean Walk in
 the Forest of Dean containing 1700d. 10 1/2 perches
 or thereabouts and No^d 411 on sheet 31.-4 of
 the 25th Ordnance Survey of the County of
 Gloucester and coloured red on the tracing
 attached hereto.

_____ lately in the
 occupation of John Knight + Isaac Waite ~
 together with the fixtures therein TO HOLD the same hereditaments
 to the said tenant.

Enrolled 12th May, 1899
L.R.

of Woods, re.
 17th May, 1899.

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 Coleford,
 Gloucestershire.
 20th May 1899.

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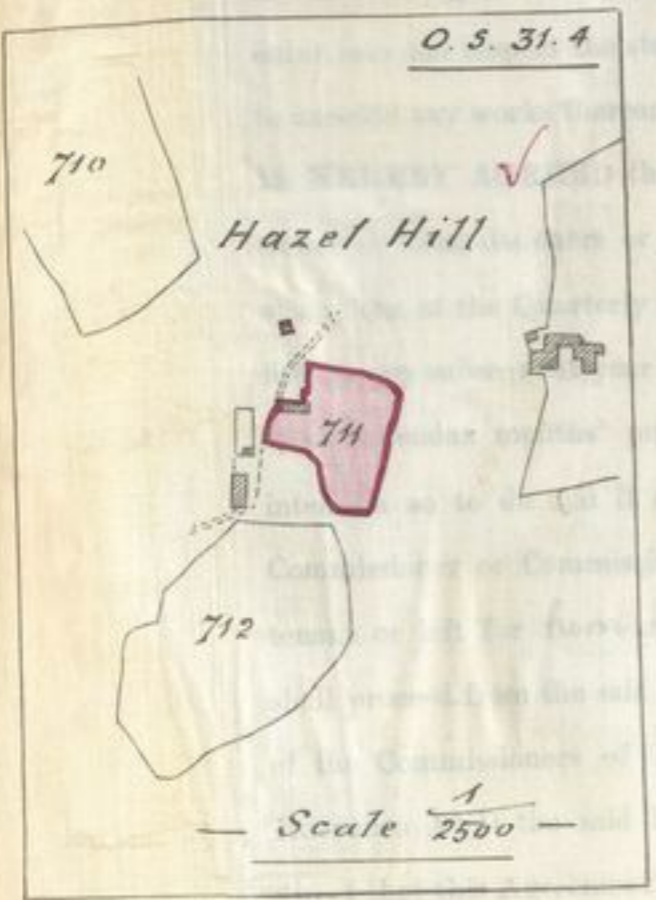
from the *fifth* ——— day of *April 1899* —
 as tenant from year to year (the tenancy being however determinable
 as after mentioned) at the yearly rent of *£4. 0. 0.* ———
 to be paid to *the Deputy Surveyor of Dean Forest*
 free from all taxes rates and deductions whatsoever (except Landlord's
 property tax) by equal Quarterly payments on the *fifth* ———
 day of *July* ——— the *tenth* ——— day of
October ——— the *fifth* ——— day of *January* ———
 and the *fifth* ——— day of *April* ——— in every year
 the first Quarterly payment to be due on the *fifth* ———
 day of *July 1899* ——— AND the said tenant
 hereby agrees that he will pay to the Queen's Majesty the said yearly
 rent of *£4. 0. 0.* ——— 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



Signed by
 EDWARD S
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[Signature]

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appoint AND will permit the said Commissioner or Commissioners or
 to or their agent at any time or times during the said tenancy to
 state and condition of the said premises and
 place thereon any notice AND IT
 shall be lawful for the said Commis-
 tenant to determine this tenancy
 hereinbefore mentioned either in the
 by giving to the other of them
 notice in writing of his or their
 such notice shall proceed from the said
 the same may be given to the said
 said premises and if such notice
 the same shall be left at the Office
 Majesty's Woods Forests and Land
 STAFFORD HOWARD doth hereby
 shall be deemed to be fully and sufficiently
 by the deposit of a duplicate thereof in the Office of Land
 Records and Inrolments and the filing or making an entry

of such deposit to 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

(sd) Chas. E. Howlett,
 Office of Woods,
 Whitehall Place,
 London. S. W.

Ed. Stafford Howard.

Signed by the above-named

Nehemiah Harris.

in the presence of

John Roberts,
 Crown Keeper,
 Forest Lodge.

(sd) *Nehemiah Harris.*

Office of Woods, re.
 17th May, 1899.

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Gloucestershire.

20th May 1899.

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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 to 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

(sd) Chas. E. Howlett,
Office of Woods,
Whitehall Place,
London. S. W.

(sd) E. Stafford Howard.

Signed by the above-named

Nehemiah Harris,

in the presence of

(sd) John Roberts,
Crown Keeper,
Arboret Lodge.

(sd) Nehemiah Harris.

Office of Woods, re.
17th May, 1899.

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20th May 1899.

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Dated 18

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

&c.,
AND

AGREEMENT for letting

on a Yearly Tenancy from the

Rent £ _____ per Annum.

W B & L (s) - 7088 - 1507-98

Dean Forest.
File P. 182.
J. Young. —
Commission
to erect and
maintain —
weighing machine.
14 May 1899

R

Dean Forest.
File P. 182.
B. Young. —
— Permission
to erect and
maintain —
weighing machine.
—
14 May 1899

F. 1193

Dean Forest. File 482

Office of Woods, &c.
17th May, 1899.

Sir,

Mr. Philip Baylis the Deputy Surveyor of the Forest of Dean has reported to Mr. Stafford Howard your application for permission to erect a weighing machine on the piece of brown land coloured pink on the enclosed tracing and I am directed by him to inform you that he is willing to grant you permission to erect and during the pleasure of this Department to maintain a weighing machine subject to the following conditions; namely:-

1. An annual acknowledgment of 5/- is to be paid in advance to the Deputy Surveyor at Whitmead Park, Coleford, the first payment to be made on the acceptance of this offer and subsequent payments on the 5th of April in each year.
2. In the event of this permission being determined you are to clear away the weighing machine and restore the ground to its original state to the satisfaction of the Deputy Surveyor.

If you accept these terms I am to request that you will sign date and return to this Office the enclosed letter

I am, &c.

(sgd) Chas. E. Howlett.

Mr. B. Young.

1193.
File 182.

Arles Level Colliery,
Nr. Coleford,
Gloucestershire.
20th May 1899.

Sir,

Dean Forest.

I beg to accept your offer of permission dated 17th instant to erect a weighing machine in the position shown by pink colour on the tracing which accompanied that letter and I agree to pay the acknowledgment of 5/- per annum and to observe the conditions specified in your letter during the continuance of the permission.

I am, &c.

(sgd) Benjamin Young.

E. Stafford Howard, Esq.
&c. &c. &c.



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Dean Forest.
File 7482.

F. 1143

Dean Forest. File 7482.

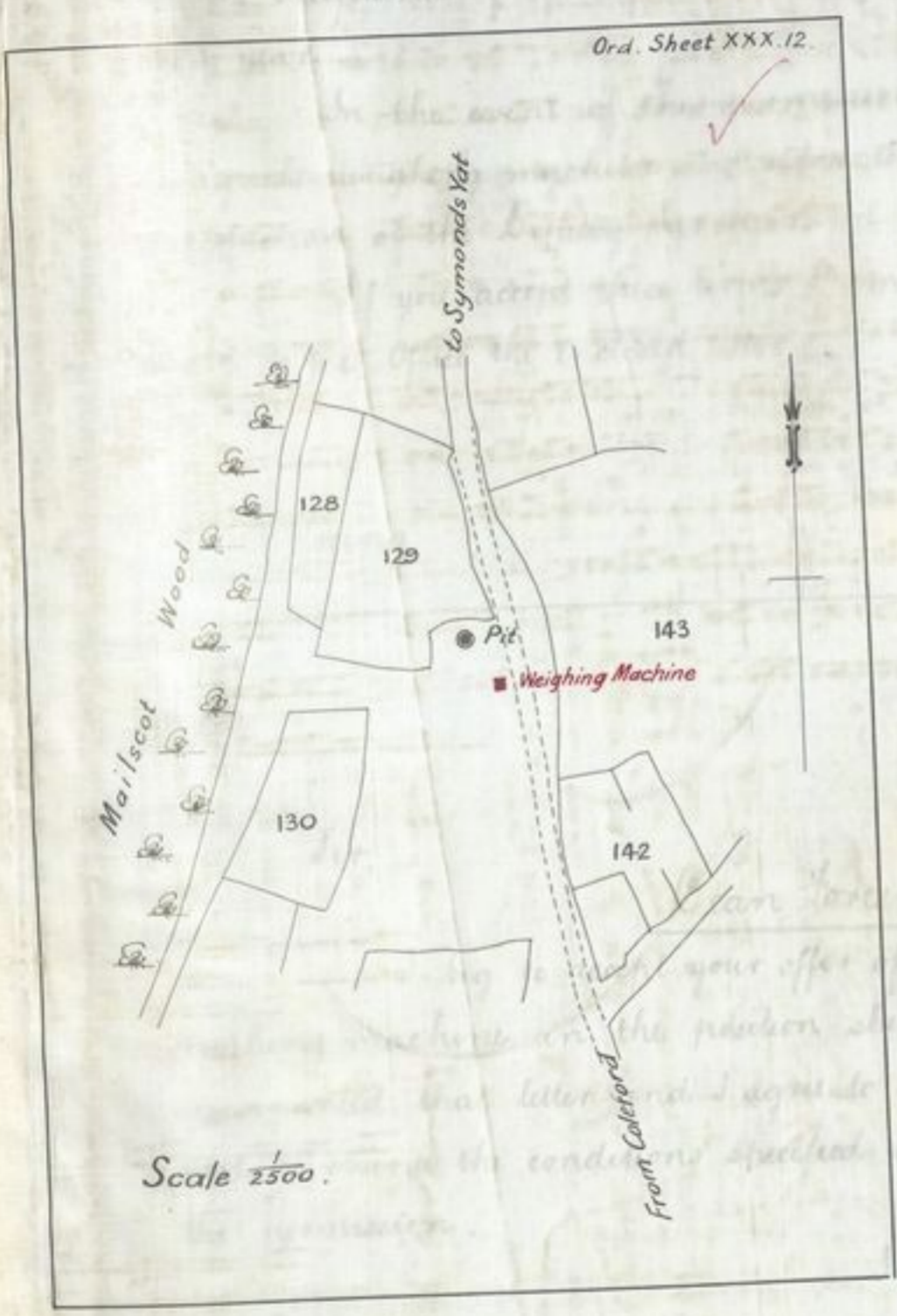
Office of Woods, re.
17th May. 1899.

3. Young. —
Permission
to erect and
maintain —
weighing machine.
—
17 May 1899

Sir,

Mr. Philip Baylis the Deputy Surveyor of the Forest of Dean has reported to Mr. Stafford Howard your application for permission to erect a weighing machine on the piece of brown land coloured pink on the enclosed tracing and I am directed by him to inform you that he is willing to grant you permission to erect and during the pleasure of this Department to maintain a weighing machine subject to the following conditions; namely:-

1. An annual acknowledgment of 5/- is to be paid in advance to the Surveyor at Whitehead Court, Coleford, the first payment to be made in accordance of this order and subsequent payments on the 5th of April in



being determined you are to clear the land to its original state to the request that you will sign date and

has E. Howlett,

Arles Level Colliery,
Mr. Coleford,
Gloucestershire.
20th May 1899.

your offer of permission dated 17th instant to erect a weighing machine on the piece of pink colour on the tracing which I have acknowledged of 5/- per annum in your letter during the continuance of

Benjamin Young.

Lean Forest.
File 947.

Easements.

George Dash. —

— Permission
to fence a piece of
land at New Engine
Colliery, Moseley
Green. —

2nd May 1899

949.

Sir,

Lean Forest. File 947.

Mr. Philip Baylis the Deputy Surveyor has reported to Mr. Stafford Howard your application for permission to fence in a small piece of land adjoining the house occupied by you at Moseley Green.

In reply I am directed by Mr. Howard to state that he is willing to give you permission to erect and maintain during the pleasure of this Department a fence round the land shown by red colour on the enclosed tracing.

This permission is given strictly during pleasure and is subject to an acknowledgment of 2^s/6^d per annum payable in advance on the 3rd April in each year during the continuance of this permission, the payment for the ensuing year to be made at once.

The fence to be erected and kept up to the satisfaction of the Deputy Surveyor.

If you desire to accept these terms you will be good enough to date sign and return the enclosed letter to this Office and pay the sum of 2^s/6^d to Mr. Baylis

I am, &c.

(sgd.) Chas. E. Howlett

Mr. George Dash,

New Engine Colliery, Moseley Green,
Parkend, Glos.

6th May, 1899.

Sir,

I beg to accept the offer contained in your letter of the second instant of permission to fence the piece of land shown by red colour on the tracing accompanying that letter and I agree to pay the acknowledgment and to observe the conditions therein specified.

I am, &c.

(sgd.) George Dash.

E. Stafford Howard, Esq.,

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Handwritten flourish

Leam Forest.
File 944^I

949

Office of Woods, &c.
2nd May, 1899

Easements.

Sir,

Leam Forest. File 944^I

George Lash. —

— Permission
to fence a piece of
land at New Engine
Colliery, Moseley
Green. —

Mr. Philip Baylis the Deputy Surveyor has reported to Mr. Stafford Howard your application for permission to fence in a small piece of land adjoining the house occupied by you at Moseley Green.

In reply I am directed by Mr. Howard to state that he is willing to give you permission to erect and maintain during the pleasure of the Department a fence round the land shown by red colour on the enclosed tracing.

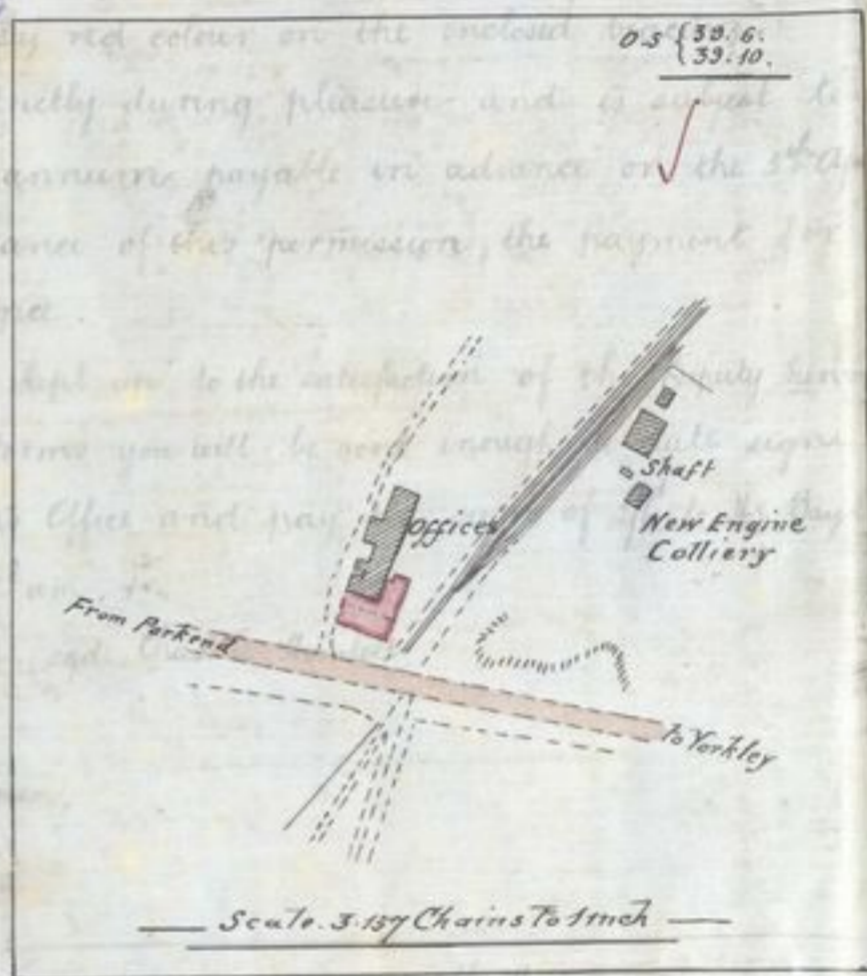
This permission is given strictly during pleasure and is subject to an acknowledgment of 2^d pence annuam payable in advance on the 1st of January in each year during the continuance of this permission, the payment for the ensuing year to be made at once.

The fence to be erected and kept up to the satisfaction of the Deputy Surveyor.

If you desire to accept of this offer you will be required to sign and return the enclosed letter to the Office and pay the acknowledgment.

2nd May, 1899

Mr. George Lash,
New Engine Colliery, Moseley
Parkend, Glos.



Sir,

I beg to accept the offer contained in your letter of the second instant of permission to fence the piece of land shown by red colour on the tracing accompanying that letter and I agree to pay the acknowledgment and to observe the conditions therein specified.

I am, &c.

sgd. George Lash.

E. Stafford Howard, Esq.

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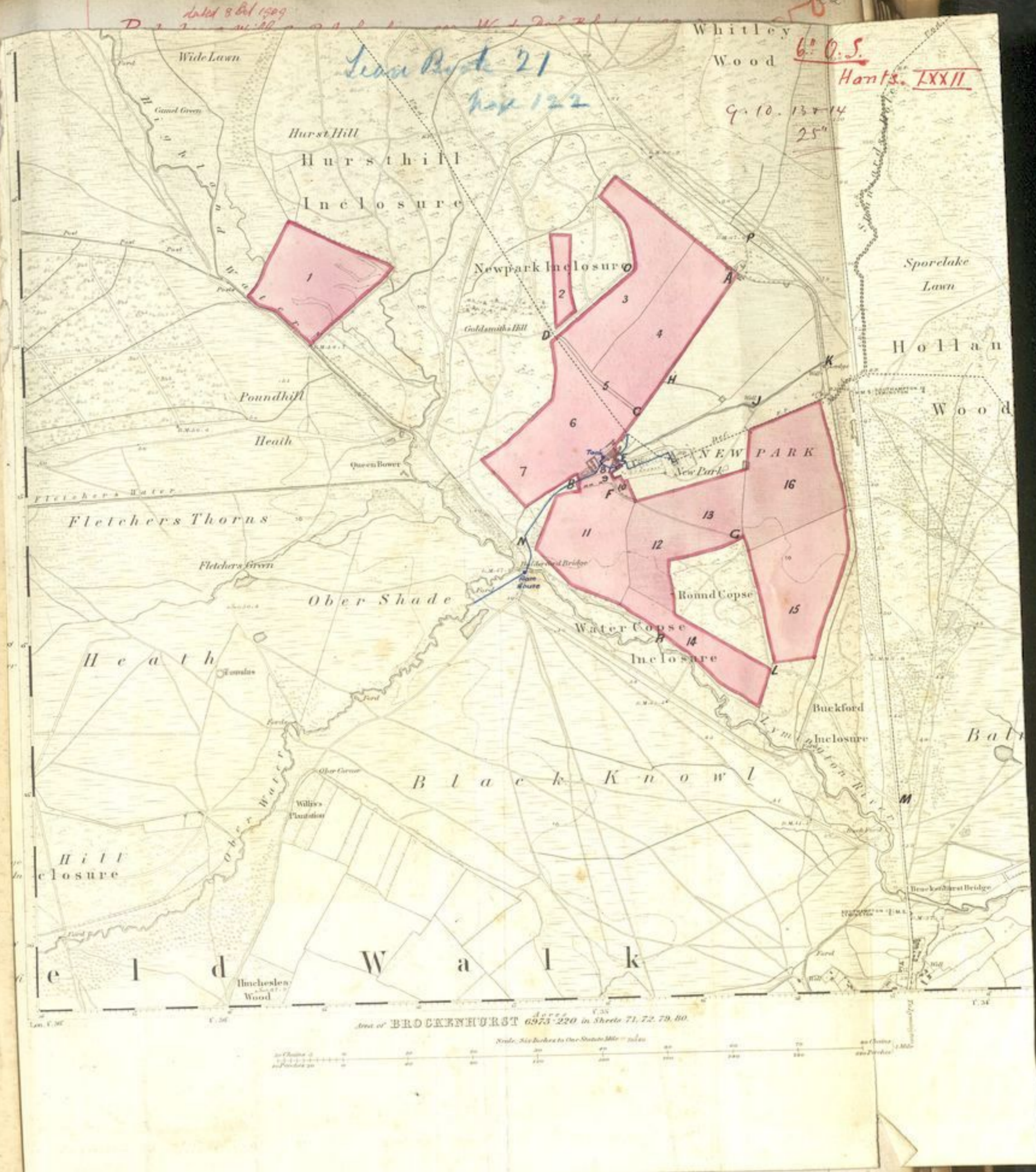
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5 p.a.

dated 8 Oct 1599
Leaf Book 21
page 122
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 5 p.a.
 successors all timber and other trees tillars pollards spires and saplings whether
 on stools or otherwise plantations and all mines and mineral substances
 whatsoever and all quarries of stone and veins or beds of clay brick and tile
 earth gravel sand and other substrata in or upon the said premises with
 full liberty for Her Majesty Her Heirs and Successors and for the Commissioners
 or Commissioners for the time being of Her Majesty's Woods Forests and Land

dated 8th Oct 1899
Probate of Will of P. J. Gosling see Words Doc Bk 1 p 23
Lease vested in Mr J. Gosling as sole executor

502

File 4163^r

Gosling 1899

dated
May 1899
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Southampton
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and Gosling
Commissioner
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New Park
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1898
Term of
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hereafter
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5 p.a.

This Indenture made the tenth day of May one thousand eight hundred and ninety nine 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 Revenues of the Crown in the County of Southampton on behalf of Her Majesty of the second part and Philip James Gosling of New Park Farm in the Parishes of Lyndhurst and Brockenhurst in the County of Southampton Farmer hereinafter called the said Lessee of the third part Witnesseth that in consideration of the rents and covenants hereinafter reserved and contained on the part of the said 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 Fourth Chapter 50 and 11th and 15th Victoria Chapter 112 and of all other powers and authorities enabling him so to do and by and with the consent of the Lords Commissioners of Her Majesty's Treasury signified by their Warrant dated the seventh day of September One thousand eight hundred and ninety eight Doth on behalf of the Queen's Majesty demise and lease unto the said Lessee his executors administrators and assigns All that farm and lands containing together Two hundred and nine acres three rods and thirty seven perches or thereabouts situate in the Parishes of Lyndhurst and Brockenhurst in the New Forest in the County of Southampton together with the buildings thereon which said premises are more particularly described in the Schedule hereunder written and are delineated and colored pink on the Plan annexed to these Presents and are known as New Park Farm and also rights of way with or without horses cattle carts and carriages in common with Her Majesty Her Heirs and Successors and Her and their Grantors Lessees and Tenants and Her and their Agents Servants and Workmen through and over the adjoining lands the property of the Queen's Majesty which said rights of way intended to be hereby granted are delineated and marked E. J. K. H and J, L. L. M., B. W., W. R., D. C. and A. P. respectively on the said Plan Except and reserving to Her Majesty Her Heirs and Successors and Her and their Grantors Lessees and Tenants and Her and their Agents Servants and Workmen similar rights of way through and over the said lands colored pink on the said Plan Which said last mentioned rights of way are delineated and marked A. B., C. D., E. F. G. and C. H. on the said plan and Except and reserving unto the Queen's Majesty Her Heirs and Successors all timber and other trees tallars pollards spruces and saplings whether on stools or otherwise plantations and all mines and mineral substances whatsoever and all quarries of stone and veins or beds of clay brick and tile earth gravel sand and other substrata in or upon the said premises with full liberty for Her Majesty Her Heirs and Successors and for the Commissioner or Commissioners for the time being of Her Majesty's Woods Forests and Land

Revenues in charge of the said premises hereinafter called the said
 Commissioner or Commissioners or Her His or their Officers Grantes Agents
 and Servants or any of them with or without horses cattle carts and
 carriages from time to time to enter upon the said premises hereby demised
 to view cut down grub up saw work and convert the said trees tallars
 pollards spires and saplings and plantations and to dig search for and
 get up work dress and make merchantable the said mines and mineral
 substances stone clay brick and tile earth gravel sand and other
 substrata and the said excepted premises or any part thereof respectively
 to carry away and for the several purposes aforesaid to make and erect
 all requisite warehouses engines machines sheds saw pits and other
 conveniences on the said demised premises reasonable compensation being
 made to the said lessee his executors administrators and assigns for
 all damage that may be done to the crops growing on the said land
 by the exercise of any of the foregoing powers the amount of such
 compensation if not agreed upon to be fixed by Arbitration in the
 manner hereinafter provided. And also except and reserving
 out of this demise the right of Sporting and Fowling over the land and
 premises hereby demised with full power to Her Majesty Her Heirs
 Successors and Assigns and the said Commissioner or Commissioners
 and Her and their Servants Agents Appointees and Keepers Grantes
 and Lessees to pursue take and kill all beasts of chase and warren
 game rabbits and any Woodcocks Snipe and Wildfowl in or upon
 the said land and premises Subject to such right for the Occupier to
 kill and take ground game as is conferred by the Ground Game Act
 1850 To have and to hold the said premises hereby demised
 unto the said lessee his executors administrators and assigns (who are
 hereinafter unless otherwise mentioned included in the word lessee)
 from the tenth day of October One thousand eight hundred and ninety
 eight for the term of Three years and thereafter upon a
yearly tenancy Paying therefor unto the Queen's
 Majesty Her Heirs and Successors during the said term the clear
 yearly rent of * Two hundred and twenty five pounds
 by equal quarterly payments upon the fifth day of January the
 fifth day of April the fifth day of July and the tenth day of October
 in every year of the said term the first of such payments having
 become due on the fifth day of January One thousand eight hundred
 and ninety nine and the rent for the last quarter of a year of the said
 term to be paid in advance on the fifth day of July next preceding
 the expiration or determination of the tenancy And also

x
 Supplemental deed
 for reserving
 additional rent
 Tenant to pay
 clear yearly rent
 of £320 after
 10.10.1927
 la NLB 32 p. 181.

Rent reduced by
 £40 a. as from
 10 Oct. 1909 in
 consideration of
 surrender of 2 acres
 of the farm for letting
 to New Forest
 Buckhorns
 Committee.

See Deed 4295.

Paying unto the Queen's Majesty Her Heirs and Successors, in like manner such further rent as will be equal to Five pounds per centum per annum upon all monies charges and expenses that may at any time or times during the said term be laid out and expended or incurred by Her Majesty Her Heirs or Successors at the request of the said Lessee in or in any wise incidental to the erection of any new building or making any improvements in the buildings or otherwise upon the said premises (except such new buildings structures and improvements as are now (One thousand eight hundred and ninety nine) in course of erection and completion) such last mentioned rent to commence from the quarter day next after the day or respective days on which such new buildings and improvements shall have been completed and thenceforth to continue payable on the days aforesaid during the remainder of the said term. And it is hereby agreed and declared that all such new buildings as may be erected upon the said farm hereby demised at the expense of Her Majesty shall be erected in accordance with plans designs sections and specifications to be approved of by the said Commissioner or Commissioners. And it is hereby agreed and declared that as to the amount of the monies charges ^{or} expenses expended or incurred as hereinbefore mentioned and of the fact of the same having been expended or incurred as aforesaid the Certificate in writing of the Deputy Surveyor for the time being of the rents of the said premises hereby demised shall be conclusive evidence. And also Paying yearly in like manner during the said term unto the Queen's Majesty Her Heirs and Successors the further yearly 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 previous licence in writing of the said Commissioner or Commissioners and a further yearly rent of Ten pounds for every acre (and in proportion for a less quantity) of land hereby demised which shall without such licence as aforesaid be managed or cultivated contrary to the covenants hereinafter contained the said additional rents of Forty pounds and Ten pounds per acre to be paid quarterly at or upon the days of payment aforesaid the first payment thereof to begin and to be made on such of the said days of payment as shall next happen after the said additional rent shall have been incurred which said rent is not to be considered as reserved by way of penalty but as liquidated and fixed rents agreed to be paid in the cases aforesaid. All which said rents hereinafore reserved or such of them as may from time to time be payable are 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 present and future taxes charges assessments and other impositions and outgoings whatsoever

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FILE P. 4154

NEW PARK.

MEMORANDUM.

It is hereby agreed that the close boarding put up by Mr.O.T. Price on the gate now standing ^{on land} in lease to Mr.Gossling is to be removed by Mr.Price and in lieu of such close boarding he is to be at liberty to put up at his own expense pales 2 inches wide and 2 inches apart and the top rail, which is to carry the pales, is not to be more than 2 inches wide.

No pale is to rise to a height of more than 5ft. 8ins. from the ground. Mr.Price is also to put up at his own expense a suitable and convenient latch on the gate, which latch can be utilized for opening the gate from either side. The close boarding on the fence on each side of the gate is to be left as it is, and the gate and fence are to be maintained during the pleasure of this Department by Mr.Price, whose workmen are to be allowed access to the gate and fence for the purpose of repairing and maintaining the same.

It is to be noticed that Mr.Gossling has right of access whenever necessary to the standpipe which is on land included in his lease from the Crown which land is on Mr.Price's side of the gate and fence in question. No erection is to be put on this land, nor anything ~~to be~~ deposited on it now is it to be utilized in any way by Mr.Price except for the purpose above stated and as a right of way or approach ~~road~~ over the road leading through the gateway without first obtaining the written consent of Mr.Gossling the lessee of the piece of land in question.

DATED THIS ^{9th} day of July, 1906.
(sgd) P.J.Gossling.

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managed or cultivated
additional rents of
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or after the said
ent is not to be
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rents agreed to be paid in the cases aforesaid all which said rents here-
before reserved or such of them as may from time to time be payable are 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 present and future
taxes charges assessments and other impositions and outgoings whatsoever

except Landlords Property Tax and Tithe Rent Charge and Land Tax. And the said Lessee doth hereby for himself his heirs executors administrators and assigns covenant with the Queens Majesty Her Heirs and Successors in manner following that is to say:-

1. To pay unto the Queens Majesty Her Heirs and Successors the said yearly rent or sum of two hundred and twenty five pounds and (if and when the same shall become payable) the said additional rents hereby reserved upon the respective day and in manner aforesaid.
2. To pay the Land Tax and all drainage and sewer rates and all other taxes charges rates assessments and impositions and outgoings whatsoever now or at any time hereafter to be taxed charged rated assessed or imposed in respect of the said premises under any existing or future Act of Parliament (except the Landlords Property Tax and tithe rent charge) together with a proportionate part thereof up to the day of the end of this demise.
3. To keep in good tenable repair during the said term all buildings on the land hereby demised and all other buildings from time to time erected on the said land together with all fixtures and also the walls gates roads, roadway, stiles mounds banks and bridges culverts hedges ditches and fences on the said land and to paint or tar in a proper manner such parts of the said building and fences as have been usually painted or tarred. Provided that the Commissioners or Commissioners shall from time to time on the written request of the Lessee provide for the repairs and painting of the premises such timber in the rough bricks stones cement tiles slates lime and paint (but not tar) as the Commissioners or Commissioners may consider necessary the same to be provided on the Crown Estate or within seven miles of the demised premises but within that distance to be hauled by the Lessee at his own expense.
4. To clear out and cleanse once in every year in a proper manner all the ditches watercourses sluices sewers and drains belonging to the said premises. And in case the said Lessee shall at any time neglect or omit to cleanse the said ditches watercourses sluices sewers and drains as aforesaid the said Commissioner or Commissioners may cause the same to be done and charge the expense thereof to the said Lessee which may be recovered as rent hereby reserved and in arrears.
5. To keep and maintain in good order repair and condition the pipes and tank upon the demised premises. Provided nevertheless that the said Lessee shall be entitled to be repaid by Her Majesty Her Heirs and Successors a moiety of the expense from time to time incurred by him in maintaining repairing cleansing and painting the said tank and to pay to Her Majesty Her Heirs and Successors or as she or they shall direct during the continuance of the said tenancy a moiety of the cost from time to time incurred by Her Majesty Her Heirs and Successors Her or Their Tenants or Lessees in maintaining

O. J. Price the tenant
of New Park Mancom
from 1956
pays £2 p.a. towards
upkeep of road across
portion of Farm See
ff. in 4157 $\frac{3}{4}$

and repairing the roadways marked E. J. H. upon the said Plan over which a right of way is hereby granted to the said Lessee and a moiety of the cost from time to time incurred of painting maintaining and repairing the Ram and Ramhouse and the pipes connected therewith and with the supply to the said tank which Ram Ramhouse and pipes are described upon the said plan and are thereon coloured blue Provided nevertheless that such covenant by the Lessee in respect of the Ram Ramhouse and pipes connected therewith shall be subject to and in default or nonobservance by any or either of them of any arrangement or agreement that may for the time being be existing or operative between the Lessor the Lessee and John Ball Forman the Tenant or occupier of the adjoining premises called New Park for the painting maintaining and repairing of such Ram Ramhouse and pipes.

- b. To insure forthwith and at all times keep insured the buildings hereby demised and all other buildings that may at any time during the said term be erected on the said premises from damage by fire in the joint names of the Queens Majesty Her Heirs and Successors and of him the said Lessee or his executors administrators or assigns in some or one of the Public Offices of Insurance to be approved of in writing by the said Commissioner or Commissioners in such sum or sums of money as shall be equal to three fourths at the least of the actual value thereof respectively and to show whenever required so to do to Her Majesty's said Receiver of the said premises the Policy of Insurance and the receipt or receipts for the premium in respect of such Insurance for the current year. And in default of such Insurance being so effected or of the production of the Policy or receipt or receipts as aforesaid the Queens Majesty Her Heirs or Successors or the said Commissioner or Commissioners may insure the said buildings in such name or names as she he or they may think fit in such amount as hereinbefore is mentioned or in any less amount. And all moneys paid by Her Majesty Her Heirs or Successors or by the said Commissioner or Commissioners for such Insurance shall be recoverable as rent hereby reserved and in arrear And in case the said buildings or any part thereof shall during the said term be destroyed or damaged by fire then and as often as the same shall happen all such sums of money as shall be received by virtue of such Insurance shall forthwith be paid to the said Commissioner or Commissioners to be applied in rebuilding and reinstating the same buildings to the satisfaction of the said Commissioner or Commissioner or his or their Surveyor and in case the moneys to be received by virtue of such Insurance shall not be sufficient for that purpose the said Lessee will make good the amount of every such deficiency.

4. To cultivate and manage all the said land hereby demised in accordance with the best and most approved system and due course of husbandry practised in the said County of Southampton so far as such system may not be inconsistent with any of the special provisions hereinafter mentioned and to keep the said land clean and in good heart and condition

8. To permit the said Commissioner or Commissioners or his or their Agents 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 buildings or the fences of the said land or any part thereof shall upon such ~ ~ examination be found defective or out of repair or in case the said land shall be found not in a good and proper state of cultivation and condition and notice in writing of any such matters shall be given to the said Lessee or left on the said premises the said Lessee will make good in a tenantable manner within the space of three calendar months next after any such notice shall have been so given or left as aforesaid all such defects and wants of repair and amend such condition or state of cultivation as aforesaid to the satisfaction of the said Commissioner or Commissioners and if the said repairs and amendment shall not be well and sufficiently made good within the time expressed in any such such notice as aforesaid the said Commissioner or Commissioners may cause the same to be done and charge the said Lessee with the expense of such repairs and amendments (other than the cost of materials to be supplied as heretofore provided) the amount of which may be recovered by distress or otherwise as rent hereby reserved and in arrear.
9. To yield up on the expiration or other determination of the said term to the Queens Majesty Her Heirs or Successors or to the said Commissioner or Commissioners all the said premises hereby demised together with all new erections improvements and fixtures as to the said buildings walls gates stiles mounds banks bridges culverts hedges ditches and fences in good and tenantable repair and properly painted and tarred and as to the said land in a good and proper state of cultivation and in good heart and condition.
10. 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 so 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 linned 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 Lessor 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 year) 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.

- 11 To spread and expend yearly in every year of the said term upon the said land or upon such part thereof as may most require the same in a good and husbandlike manner all the dung compost and manure from time to time arising from and brought upon the said premises. And in the last year of the said term such proportion as may be approved by the said commissioners or commissioner of the said dung compost and manure shall be expended by the said lessee upon such part of the land as shall have been properly prepared for root crops green crops and fallows.
- 12 On the expiration or sooner determination of the term hereby granted to have in the usual and proper places upon the said premises for the use of Her Majesty Her Heirs and Successors all the dung compost and manure then being upon the said premises and not to require any allowance or other compensation for the same.
- 13 To reside in or upon some part of the premises hereby demised unless the said commissioner or commissioners shall think fit by some writing under his or their hand or hands to dispense either wholly or partially with such residence.
- 14 To preserve all the trees tellars pollards spires and saplings for the time being standing or growing upon the said premises from bite of cattle or other injury and 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 the damage so done as aforesaid.
- 15 Not to raise or remove or suffer to be raised or removed any mineral substance stone clay brick or tile earth gravel sand or substrata 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 to use and manage the lands hereby demised in a good and husbandlike manner.

- 16 Not to sow plant or cultivate any part of the land hereby demised with hemp flax heazles or wood or other unusual or exhausting crops without the previous consent in writing of the said Commissioner or Commissioners not without such consent leave for seed in any year on the said premises any turneps rape mustard or rye grass or any such plants except so much as may be necessary for seeding the said farm from year to year
- 17 To plant at the lessee's expense from time to time in the Orchard hereby demised such good and proper and healthy young fruit trees as may be required to supply the place of those which may die or be decayed or have become unproductive so as to keep the said Orchard well and sufficiently stocked with fruit trees
- 18 To use his best endeavours to prevent any person or persons from enclosing any waste land lying contiguous to or in front of the land hereby demised or any part thereof And to give notice to the said Commissioner or Commissioners of any attempt to enclose the same within one week next after such attempt shall have been made.
- 19 Once or oftener in every year to spud and destroy the thistles and docks and to cut and level and keep cut and levelled from time to time during the said term in a workmanlike manner all the anthells on the pasture and meadow land hereby demised.
- 20 Not to cut in any one year more than one crop of hay in any one field of meadow land hereby demised and after every second crop of hay made on the said land to spread and bestow thereon ten cart loads per acre of good dung or other manure equivalent thereto.
- 21 Not to sow or plant any part of the land and premises hereby demised with two crops in succession of any of the descriptions usually called white or exhausting crops including therein wheat oats barley and rye without a fallow or a green crop properly hoed and cleaned intervening between such two white crops every such green crop to be eaten and consumed on the premises Not to plant or cultivate more than one crop of potatoes in or on any one field or parcel of the said premises hereby demised in any two years during the said term
- 22 At the commencement of each year of the said tenancy hereby granted in sowing the Spring or Lent corn (such as barley or oats) also to sow such part of the land as shall have been cultivated for

green crops or fallow and properly manured in the preceding season not being less than one sixth part at the least of the arable lands hereby demised with a sufficient quantity of good clover or other grass seeds and properly harrow in the same such clover and grass seeds as shall be sown in the last year of the said tenancy (provided no cattle Sheep or other live stock shall have been depastured thereon) shall be paid for by the said Commissioner or Commissioners or the succeeding or incoming Tenant.

23 To leave at the end of the tenancy (subject as hereinafter mentioned) properly fallowed and sown with turneps or other root crop or green crop properly hoed and managed the one fourth part of the arable lands hereby demised which shall in such last year be in course of succession to be cultivated for root crops green crops or fallows or being paid for the labour and seed properly bestowed on the said land by a valuation to be made in the manner hereinbefore provided. But the said Commissioner or Commissioners or his or their incoming tenant may if he or they think fit enter and make the fallows and the said Lessee will in such case permit and suffer the said Commissioner or Commissioners or his or their incoming tenant and his or their Agents with carts Horses Ploughs and other implements to enter upon such lands so left to be fallowed as aforesaid at any time or times after the commencement of the last year of the said term hereby granted for the purpose of breaking up ploughing fallowing manuring sowing and otherwise preparing the same in the usual course of agriculture.

24 To leave at the end of the tenancy one sixth part of the arable land in clover lay in one year's continuance only and permit the incoming Tenant if he shall so desire at any time or times after the twenty fourth day of August next preceding the expiration of the said term to enter upon break up plough fallow dung manure sow and otherwise prepare and manage the lands so to be left in clover lay as aforesaid as he shall think fit.

25 To find and provide in the farmhouse or homestead and outhouses on the said premises hereby demised necessary convenient and reasonable room and accommodation for the said Commissioner or Commissioners or his or their Agent or the incoming tenant and for his and their servants horses and cattle from and after the respective times hereinbefore mentioned and ~~manage the lands~~ appointed for his or their entering upon the lands so to be left for fallow and in clover lay to the end of the said term without any abatement of rent or other deduction or allowance for the same and to permit and suffer such succeeding or incoming tenant and his servants or agents to carry out and spread the dung and manure remaining and being in the farm yards and other parts of the said premises to and upon the lands so to be left for fallow and in clover

- lay as aforesaid or any of them
- 26 And it is hereby declared and agreed that the said lessee may until the twenty fifth day of March next after the determination of the tenancy (unless determined by reentry under the provisions hereinbefore contained) have and enjoy the use of the barns outhouses yards farm yards and usual foddering and watering places upon the said premises hereby demised rendering up the same in good repair to lay his corn grain and hay and feed foddet and in a husbandlike manner consume the same by his horses and cattle therein and to thresh out and dispose of the said corn and grain and other produce of the said lands and premises hereby demised (except hay and straw) and for other usual purposes.
- 27 To yield up to the said Commissioner or Commissioners or the incoming tenants such hay straw and other foddet upon the said premises as shall not at the expiration of the tenancy have been consumed on the said lands and premises by his (the said lessee's) own cattle in pursuance of the covenant No 10 hereinbefore contained upon being paid for the same at a valuation to be made in the manner hereinbefore provided as for consumption on the said premises.
- 28 And it is hereby further agreed and declared that upon the expiration of the said tenancy and upon delivering up possession of the said premises the said lessee shall be entitled in addition to the other allowances herein specified to be paid a sum equal to one half of the money expended by the said lessee in the purchase of linseed cotton and rape cake eaten and consumed on the said premises in a proper and husbandlike manner by the cattle of the said lessee (hereinafter called consumed cake) in the last year of the said term provided that no corn grain hay or pulse crop has thereafter been taken and provided also that the said lessee shall not by virtue of this clause be paid a sum exceeding one half of the average annual expenditure for consumed cake during the said term.
- 29 Not to assign or underlet the said premises hereby demised or any part thereof (except as hereinafter mentioned) or part with the possession of this lease without the licence and consent in writing of the said Commissioner or Commissioners but this covenant shall not prevent the said lessee from underletting any cottages upon the said premises.
- 30 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 and all Orders of Court Probatos of wills and

Letters of Administration affecting this lease or the term hereby granted to be within six calendar months from the date thereof respectively insollid in the Office of Land Revenue Records and Inrolments and a minute or docquet thereof entered in the Office of the said Commissioners and to pay the usual fees therefor

31

Provided always and these Presents are upon this condition that if the said yearly rent of Two hundred and twenty five pounds or any part thereof or the said additional rents hereby reserved or either of them or any part of the same respectively shall be unpaid for the space of forty days next after either of the said days hereinbefore appointed for the payment thereof respectively or in case the said Lessee his executors administrators or assigns shall not observe and perform the several covenants and agreements and conditions herein contained and which on his or their part ought to be observed or performed or in case whilst the demised premises or any part thereof are vested in him or them for all or any part of the term hereby granted a Receiver in Bankruptcy of his or their estate shall be appointed or a Receiving Order made against him or them or if he or they shall either voluntarily or involuntarily do or suffer to be done any act matter or thing whereby or in consequence whereof the term and interest hereby granted or any part thereof shall without such consent as aforesaid become vested in any person or persons whomsoever except by bequest or by representation as executor or administrator. Then and in any of the said cases it shall be lawful for Her Majesty Her Heirs and Successors or the said Commissioner or Commissioners on behalf of Her Majesty Her Heirs and Successors to enter into and upon and retain possession of the said hereby demised premises as fully and effectually in all respects as if these Presents had not been made

And it is hereby covenanted and declared that in case any reentry shall be made under the proviso lastly hereinbefore contained these shall be payable by the said Lessee to Her Majesty Her Heirs and Successors in addition to any rent then due in respect of the said premises a proportionate part of the accruing rent for the then current quarter of a year from the last quarterly day for payment up to the day on which such reentry shall have been made

32

Provided always And it is hereby agreed and declared that the powers in this Lease given to the said Commissioner or Commissioners to do divers acts and to take divers proceedings in case the said Lessee does not perform and keep certain of the covenants hereinbefore contained shall be in any case deemed to be in addition to and ^{not} in substitution for the rights of the Crown in respect of or consequent upon the breach of any covenant by the said Lessee and all such rights may be enforced in due course of law either by proceedings to recover possession of the said demised premises or to recover damages or by other proceedings

- notwithstanding any of the provisions in this Lease contained
- 33 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 or any fruit plants trees or bushes or any similar crops he shall be entitled before the end of the 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 any way 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.
- 34 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.
- 35 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 and 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 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.

The Schedule above referred to.

no.	Name or description.	Cultivation.	Quantity		
			a.	r.	p.
1.	Queen's meadow.	Pasture.	22	3	21
2.	Furze Pound.	"	4	0	39
3.	Round Hill	"	21	1	36
4.	Buck Kilm Field	"	24	0	16
5.	Road	Road		3	14
6.	Upper Oxhouse Ground.	Pasture.	16	1	4
7.	Lower " "	Arable	10	2	0
8.	Farm Yards and buildings	Homestead	1	2	30
9.	Stackyard and Garden.	"		3	10
10.	Three cottages and Gardens	Gardens		2	34
11.	Twenty Acres.	Arable	19	2	20
12.	Horse Close.	Pasture	9	-	-
13.	Home Ground	"	14	0	11
14.	Long meadow	"	12	1	4
15.	Lower Hollands wood ground.	"	24	3	1
16.	Upper " " "	"	26	2	31
Acres			209	3	37.

E. Stafford (LS) Howard

Philip James (LS) Gosling

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

Chas. E. Howlett

Office of Woods &c

1 Whitehall Place

London SW

Signed Sealed and delivered by the within named Philip
James Gossling in the presence of

J. E. Gossling

Solicitor

Bournemouth

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

15th May, 1899

Maurice Howlett

Keeper of the Records.

New Lease dated 1 April 1913 (W.L.B. 50. W.HO to Mr. F.B. Mathews, which operates as a Surrender
Dated 13th May 1899 This Indenture made the 13th day of May 1899
County of Southampton Between The Queens Most Excellent Majesty of the first
New Forest. part Edward Stafford Howard Esquire the Commissioner of
E. Stafford Howard Esq. Her Majesty's Woods Forests and Land Revenues in charge of the lands
a Commissioner of and hereditaments hereinafter mentioned of the second part and John
Her Majesty's Woods Ball Forman of New Park Lyndhurst in the County of
Esq. — to — Southampton Esquire (hereinafter called "the lessee") of the third
J. B. Forman Esq. part Witnesseth that in consideration of the rent and covenants
Lease hereinafter reserved and contained and on the part of the lessee to be
of a Mansion House paid and performed The said Edward Stafford Howard as such
and Lands containing Commissioner as aforesaid in exercise of the powers of the Acts 10th George
15. C. 4 called New the Fourth Chapter 50 and 11th and 15th Victoria Chapter 42 and of all
Park and rights of other powers and authorities enabling him so to do and by and with the
Sporting over additional consent of the Lords Commissioners of Her Majesty's Treasury signified
land adjoining by their warrant dated the 11th day of November 1898 both on behalf
containing 422. 1. 36. of the Queen's Majesty demise and lease unto the lessee All
Commencing 29th September that messuage or mansion House called New Park and All
1898. Term of Years 20 those several pieces of land therewith usually held containing together
Expires 29th September 1918 with the site of the said messuage 65. 0. 1/4 or thereabouts with the
Rent £. 302. per annum cottages lodge and other buildings thereon which said premises are more

Agreement for payment of additional ^{rent see W.L.B. 25 p. 457}
Consent given to subletting to ^{Wetley} Mr. H. Wetley 27th Oct 1900. 136
See File 4154².

Probate of the will of J. B. Foman entered W.D.B. 18

Assignment to ^{W. H. Wetley entered W.D.B. p. 8} Mr. W. H. Wetley entered W.D.B. p. 8
particulars of ^{of the} described in the first part of the ¹⁷ Schedule hereunder written and are
delineated and colored green on the Plan annexed to these Presents And also
the right of sporting and shooting but not of killing deer over all those other
plantations and lands thereto adjoining containing together $422 \frac{1}{2} \text{ } 36$ or thereabouts
and more particularly described in the second part of the said Schedule and delineated and
colored blue and pink on the said plan Subject nevertheless to the rights which are
conferred by a lease dated the 10th day of May 1899 made between The Queen's most
Excellent Majesty of the first part Edward Stafford Howard Esquire of the second part
and Philip James Gosling of the third part and ~~and~~ to the right for the Occupiers for
the time being of such last mentioned premises and lands to kill and take the Ground
Game upon the premises in the respective occupations as is conferred upon every
Occupier of land by the Ground Game Act 1880 All which said premises herein-
before described are situate in the Parishes of Lyndhurst and Brockenhurst in the
said County of Southampton Together with rights of way and passages with or without
horses cattle carts and carriages in common with Her Majesty Her Heirs and
Successors and Her and their grantees lessees and tenants and Her and their
Agents Servants and Workmen through and over part of the said lands colored pink
on the said plan between the points thereon marked respectively A and B C and D
E and F and G and H Except and reserving to Her Majesty Her Heirs and
Successors and Her and their grantees lessees and tenants and Her or their Agents
Servants and Workmen a similar right of way through and over the said lands
colored green on the said plan between the points thereon marked E and F
and G and H respectively And except and reserving unto the Queen's
Majesty Her Heirs and Successors all timber and other trees tallars pollards
spires and saplings whether on stools or otherwise plantations and all mines
and mineral substances whatsoever and all quarries of stone and veins or beds
of clay brick and tile earth gravel sand and other substrata in or upon the
said premises with full liberty for the Lessor (the term "Lessor" being defined
in the 22nd clause hereof) or his Officers Grantees Agents and Servants or any
of them with or without horses cattle carts and carriages from time to time
to enter upon the said premises hereby demised to view cut down grub up saw
work and convert the said trees tallars pollards spires and saplings and
plantations and to dig search for and get up work dress and make merchantable
the said mines and mineral substances stone clay brick and tile earth gravel
sand and other substrata and the said excepted premises or any part
thereof respectively to carry away and for the several purposes aforesaid to make
and erect all requisite warehouses engines machines sheds saw pits and other
conveniences on the said demised premises reasonable compensation being made
to the Lessee for all damage that may be done to the crops growing on the
said land by the exercise of any ^{of} such powers the amount of such

compensation if not agreed upon to be fixed by two Arbitrators or in
 case of their disagreement by an Umpire to be by them chosen one of
 such Arbitrators being appointed by the lessor and the other by the
 lessee To hold the said premises hereby demised unto the lessee from
 the 29th day of September 1898 for the term of Twenty years
 Paying therefor unto the Queens Majesty Her Heirs and
 Successors during the said term the clear yearly rent of £302 by
 equal quarterly payments upon the 25th day of December the 25th
 day of March the 24th day of June and the 29th day of September
 in every year of the said term the first of such payments having
 become due on the 25th day of December 1898 and the rent for the
 last quarter of a year of the said term to be paid in advance on the
 24th day of June next preceding the expiration of the said term
 And also paying unto the Queen's Majesty Her Heirs and
 Successors in like manner such further rent as will be equal to £5
 per cent per annum upon all moneys charges and expenses that
 may at any time or times during the said term be laid out and
 expended or incurred by Her Majesty Her Heirs or Successors at the
 request of the lessee in or in anywise incidental to draining or
 underdraining any part of the said land such rent to commence
 from the quarter day next after the day or respective days on which
 such monies shall have been laid out or incurred. And that
 as to the amount of the monies charges and expenses expended or
 incurred as hereinbefore mentioned and of the fact of the same
 having been expended or incurred as aforesaid the certificate in
 writing of the Receiver for the time being of the rents of the said
 premises hereby demised shall be conclusive evidence. And also
 Paying yearly in like manner during the said term unto the
 Queen's Majesty Her Heirs and Successors the further yearly rent of
 £40 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 previous
 licence in writing of the lessor such rent to be paid quarterly at
 or upon the days of payment aforesaid the first payment thereof to
 begin and to be made on such of the said days of payment as shall
 next happen after the same shall have been incurred which
 said rent of £40 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 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 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 and outgoings whatsoever except landlords Property Tax. And the Lessee doth hereby covenant with the Queens Majesty Her Heirs and Successors in manner following that is to say -

1. To pay unto the Queens Majesty Her Heirs and Successors the said yearly rent or sum of £302 and (if and when the same shall become payable) the said several additional rents hereby reserved upon the respective days and in manner aforesaid.
2. To pay the Land tax tithes and all other drainage or sewer rates and all other taxes charges rates assessments and impositions and outgoings whatsoever now or at any time hereafter to be taxed charged rated assessed or imposed in respect of the said premises under any existing or future Act of Parliament (except the Landlord's Property Tax) together with a proportionate part thereof up to the day of the end of this demise.
3. To keep in good and substantial repair the messuage and all other buildings on the land hereby demised and all other buildings from time to time erected on the said land together with all fixtures and also the walls gates roads roadways stiles mounds banks and bridges drains outfalls culverts hedges ditches and fences now being or that may hereafter be on the said land on being allowed by the Lessor rough timber for that purpose to be fetched by and at the cost of the Lessee and to paint or tar in a proper manner such parts of the said buildings and fences as have been or are usually painted or tarred and in particular in every fourth and also in the last year of the term hereby granted to paint three times over with good and proper oil colours in a workmanlike manner and to the satisfaction of the Lessor all the outside wood and iron work of the messuage buildings and premises hereby demised and all other buildings then being on the said demised premises where before or usually painted and to paint the inside parts usually painted of such messuage.

and buildings in the 7th 14th and 20th years of the said term Provided nevertheless that the Lessee shall not be required to repair paint tax or maintain the fences shown thus X X X X round the Woods coloured blue on the said Plan over which sporting rights only are granted by these Presents and shall be entitled to be repaid by Her Majesty Her Heirs and Successors a moiety of the expense from time to time incurred by him in maintaining and repairing the roadway marked E. J. K. upon the said Plan during the exercise by Her Majesty Her Heirs and Successors and Her and their grantees lessee and tenants and Her and their Agents servants and workmen of the rights over the same hereby reserved.

4 To clear out and cleanse once in every year in a proper manner all the ditches watercourses sluices sewers and drains belonging to the same premises. And in case the Lessee shall at any time neglect or omit to cleanse the said ditches watercourses sluices sewers and drains as aforesaid the Lessor may cause the same to be done and charge the expense thereof to the Lessee which may be recovered as rent hereby reserved and in arrear.

5 To keep and maintain in good order repair and condition the pipes which directly supply the demised premises with water from the Tank erected on the adjoining Farm buildings in the occupation of Philip James Gosling and to pay to Her Majesty Her Heirs and Successors or as she or they shall direct a moiety of the cost from time to time incurred by Her or them or Her or their Tenants or Lessees of painting maintaining and repairing the said Tank and the Ram and Ramhouse and the pipes connected therewith and with the supply to the said Tank which Tank Ram Ramhouse and pipes are described upon the said plan and thereon coloured blue. Provided nevertheless that such

covenant by the Lessee in respect of the Tank Ram
 Ramhouse and pipes shall be subject to and in default
 or nonobservance by any or either of them of any
 arrangement or agreement that may for the time
 being be existing and operative between the Lessor and
 Lessee and the said Philip James Gosling or other
 the Tenant or Occupier for the time being of New Park
 Farm for the painting maintaining and repairing of
 such Tank Ram Ramhouse and pipes as last aforesaid.

b To insure forthwith and at all times keep insured
 the messuage and buildings hereby demised and all
 other buildings that may at any time during the
 said term be erected on the said premises from
 damage by fire in the joint names of the Queen's
 Majesty Her Heirs and Successors and of the Lessee
 in some or one of the Public Offices of Insurance to
 be approved of in writing by the Lessor in such sum
 or sums of money as shall be equal to three fourths
 parts at the least of the actual value thereof
 respectively and to shew whenever required so to do
 to Her Majesty's said Receiver of the said premises
 the Policy of Insurance and the receipt or receipts
 for the premium in respect of such Insurance for the
 current year. And in default of such Insurance being
 so effected or of the production of the Policy or
 receipt or receipts as aforesaid the Lessor may insure
 the said buildings in such name or names as he may
 think fit in such amount as hereinbefore is
 mentioned or in any less amount. And all monies
 paid by the Lessor for such Insurance shall be
 recoverable as rent hereby reserved and in arrears. And
 in case the said messuage and buildings or any
 part thereof shall during the said term be destroyed
 or damaged by fire then and 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
 messuage or buildings to the satisfaction of the Lessor
 or his Surveyor and in case the moneys 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.

7. To manage the lands hereby demised in accordance with the best system of husbandry in the District in which they are situate and to keep the said lands clean and in good heart and condition.

8. To permit the Lessor or his Agents at all reasonable times in the day time to enter into and upon the said premises and to examine the state of the repairs and condition thereof and to take any map or plan of the said premises and in case the said messuage and buildings or the fences roadways or pipes for the supply of water on the said land or any part thereof shall upon such examination be found defective or out of repair or in case the said land shall be found not in a good and proper condition and notice in writing of any such matters shall be given to the Lessee or left on the said premises the Lessee will make good in a substantial manner within the space of three calendar months next after every such notice shall have been so given or left as aforesaid all such defects and wants of repair and amend such condition as aforesaid to the satisfaction of the Lessor and if the said repairs and amendments shall not be well and sufficiently made good within the time aforesaid the Lessor may cause the same to be done and charge the Lessee with the expense of such repairs and amendments the amount of which may be recovered by distress or otherwise as rent hereby reserved and in arrears.

9. To yield up on the expiration or other sooner determination of the said term to the Lessor all the said premises hereby demised together with all new erections improvements and fixtures as to the buildings wall gates roads roadways stiles mounds banks bridges pipes drains outfalls culverts hedges ditches and fences in good and substantial repair and properly painted and tarred and as to the

land clean and in good heart and condition.

10. To preserve the trees tellers pollards spires and saplings for the time being standing or growing upon the said premises from bite of cattle or other injury and not to cut down fell or destroy lop top or prune any of such trees tellers pollards spires or saplings under the penalty of £10 for every such tree teller 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 the damage so done as aforesaid.
11. Not to raise or remove or suffer to be raised or removed any mineral substances stone clay brick or tile earth gravel sand or substrata 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 to use and manage the lands hereby demised in a good and husbandlike manner.
12. Once or oftener in every year to spud and destroy the thistles and docks on the meadow land hereby demised and not to cut such meadow land for hay more than once in the year and after every second crop of hay to spread thereon not less than 10 cart loads per acre of good dung or other manure equivalent thereto and at all times to keep cut and levelled the anthills on such meadow land.
13. Not to erect any additional building on the land hereby demised nor cut or injure any of the principal timbers or walls or make any alteration whatsoever in the plan or elevation of the messuage and buildings hereby demised or of any other building hereafter erected on the demised premises without in each case first obtaining the consent in writing of the Lessor or his Architect or Surveyor.
14. Not to use the messuage and buildings hereby demised nor any other building for the time being on the premises hereby demised otherwise than as a private residence and cottages and buildings held therewith.
15. To permit the Lessor or his Agent at all reasonable times in the daytime to enter into and upon the said lands to kill any deer which may be thereon.

16. From time to time during the said term to kill or destroy and effectually keep down the hares and rabbits upon the said land coloured Green and Blue on the said Plan so as to prevent the number of them from increasing or impeding the good management of such lands or injuring the crops trees shrubs, and fences on any part of such lands and in case the Lessee shall neglect or omit so to do within 7 days after being required by notice in writing signed by or on behalf of the Lessor and given to the Lessee or left as hereinbefore mentioned it shall be lawful for the Lessor at his discretion to appoint any person or persons and for such person or persons to take such steps as he or they shall think fit for killing and reducing the said hares and rabbits to such number as shall in the opinion of the Lessor be consistent with the good management of the said lands and prevent injury to the said crops trees shrubs and fences and the costs and charges of the appointment and proceedings of such person or persons together with the amount of all damage occasioned by such neglect or omission as aforesaid (which shall be ascertained by a Valuer to be appointed by the Lessor) shall be paid by the Lessee to Her Majesty Her Heirs or Successors on demand.

17. Not to interfere with or permit to be interfered with the sport of any pack of hounds authorised by the Lessor to hunt over the New Forest and not to kill or destroy any foxes on the said lands and not to commit or suffer to be done any damage or injury to the trees fences or crops of the Lessor or of the Tenants or Occupiers of the land coloured blue on the said plan and in case of such damage or injury being done to make full compensation to the Lessor or to the Tenants or Occupiers as the case may be of such land for all such damage or injury and the amount of compensation to be paid shall be ascertained by a Valuer to be appointed by the Lessor.

18. To leave at the end or other sooner determination of the term hereby granted a fair and reasonable stock of game on the said land, coloured blue on the said plan.
19. Not to assign or underlet the said premises hereby demised or any part thereof (except as hereinafter mentioned) without the licence and consent of the Lessor but this covenant shall not prevent the Lessee from underletting any cottages upon the said premises.
20. 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 and all Orders of Court Probates of Wills and Letters of Administration affecting this Lease or the term hereby granted to be within six calendar months from the date thereof insollid in the Office of Land Revenue Records and Insollments and a minute or docket thereof entered in the Office of the said Commissioners and to pay the usual fees therefor.
21. Provided always and these Presents are upon this condition that if the said yearly rent of £302 or any part thereof or the said additional rents hereby reserved or any of them or any part of the same respectively shall be unpaid for the space of 40 days next after either of the said days hereinbefore appointed for the payment thereof respectively or in case the Lessee shall not observe and perform the several covenants agreements and conditions 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 he shall either voluntarily or involuntarily do or suffer to be done any act matter or thing whereby or in consequence whereof the term and interest hereby granted or any part thereof shall without such consent as aforesaid become vested in any person or persons whomsoever except by bequest or representation as executor or administrator 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 not been made.
22. 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 for the time 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 2nd and 3rd parts have hereunto set their hands and seals the day and year first above written.

The Schedule above referred to.
Part 1

N ^o or Mon.	Name or Description	Cultivation	Quantity			Total Quantity		
			A	R	P	A	R	P
1	Mansion House and Grounds.	Garden and Shrubberies	5	0	16			
2 ^d	Bailiffs cottage coachhouse Stables and Farm Buildings	Homestead		1	10			
5	The Pond.	Pasture.	58	3	9			
6	Spar Lake	Meadow						
7	Lodge Shrubbery and Garden	Garden		2	10			
8	Cottage and Garden				39			
Total of Part. 1.						65	4	

Part 2.

No. on Plan	Name or Description	Cultivation	Quantity			Total Quantity		
			A	R	P	A	R	P
Brought Forward						65	0	4
20.	Row in Hollands Wood Ground.	Coppice	2	2	38			
22	Row in Great Meadow or Ditto	D ^o	1	-	33			
24	Round Coppice	D ^o	17	2	31			
25	Water Coppice	D ^o	43	-	9			
26	Round Hill Coppice.	D ^o	103	-	30			
<p>Note, Over parts of the above lands coloured Blue rights of way with or without horses carts and carriages in common with His Majesty His Heirs and Successors and Her and their Grants Lessees and Tenants and Her and their Agents servants and workmen are exercisable by the Tenant for the time being to Her Majesty of the land coloured Pink on the Plan attached hereto which rights of way are delineated and marked. S. L. M. N. N. R. D. C. and U. P. on the said Plan.</p>								
2	Berton Yard and Farm Buildings	Homestead	1	2	30			
3	Stack Yard			3	10			
4	Cottages and Gardens	Garden.		2	34			
9	Brick Kiln Field	Arable	24	-	16			
10	Round Hill	"	21	1	36			
11	Fitzroy Pound and Stray Pound	Meadow.	4	-	39			
12	Road	Road		3	17			
13	Oxhouse Ground.	Arable.	26	3	4			
14	20 Acres.	"	19	2	20			
15	Horse Close	"	12	3	38			
16	Home Ground	Meadow	10	-	16			
17	Rams Ground	} Arable	12	1	4			
18	Long Meadow							
19	Lower Hollands Wood Grounds	"	24	3	1			
21	Great Meadow or Hollands Wood Ground.	Meadow	26	2	31			
23	Queens Meadow.	"	22	3	21			
24	Black Knoll Enclosure		6	2	22			
25	Buckford D ^o		37	3	36	422	1	36
Total . A.			487	2	0			

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Total Quantity		
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5	4	

E. Stafford (L.S.) Howard. John Ball (L.S.) Forman

Signed Sealed and delivered by the within name Edward Stafford Howard in the presence of.

Chas. E. Howlett.
Office of Woods &c.
1 Whitehall Place.
London. S. W.

Signed Sealed and delivered by the within named. John Ball Forman in the presence of.

R. S. Hankinson.
Southampton.
Banker.

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

18th May. 1899.

Maurice Howlett.
Keeper of the Records.

10/1
ERR

13th May 1899.
County of Gloucester
Edward Howard Esq.
Commissioner of
Majesty's Woods
to
Lighten Esq.
Lease
the Right of
hooting over
of Birchan
at Newland.
morning 5th April
99. Term of years
ies 5th April 1906
Rent £2-10-0
or annum.