

Dated 18 Oct. 1902. This Indenture made the eighteenth day of October One thousand nine hundred and Two Between Charles Berry of R.C. Cottage, Combermere, Barrack, Windsor in the county of Berks Foreman of Works Royal Engineers (hereinafter called "the Vendor") of the first part Edward Stafford Howard Esquire C.B. one of the Commissioners of His Majesty's Woods Forests and Land Revenues of the second part and the King's Most Excellent Majesty of the third part Whereas the Vendor is seized for an estate of inheritance in fee simple in possession free from incumbrances of the messuage and hereditaments hereinafter described and intended to be hereby assured And Whereas the said Edward Stafford Howard in exercise of the powers of the Crown Lands Acts 1829 to 1894 and with the authority of the Lords Commissioners of His Majesty's Treasury signified by their Warrant dated the twenty second day of July One thousand nine hundred and Two has contracted with the Vendor for the purchase on behalf of His Majesty of the said messuage and hereditaments hereinafter described and intended to be hereby assured and the fee simple and inheritance thereof free from all incumbrances for the price of Two hundred pounds Now this Indenture witnesseth that in pursuance of and for effectuating the said sale and in consideration of the sum of Two hundred pounds or before the execution of these Presents paid by the said Edward Stafford Howard on behalf of the King's Majesty to the Vendor of which sum of Two hundred pounds the Vendor hereby acknowledges the receipt the Vendor as Beneficial Owner Doth by these Presents grant bargain and sell unto the King's Majesty His Heirs and Successors All that messuage or tenement with the outbuildings and garden thereunto adjoining and the garden and orchard on the opposite side of the road there containing one rood or thereabouts situate at Portysaizon in the Parish of Frelleck Grange in the County of Monmouth and on the new road from Portysaizon to Frelleck more particularly described in the plan drawn in the margin of these presents whereon the same are coloured dark red To hold the said messuage and premises unto His Majesty His Heirs and Successors in

right



...nth day of October  
 Between Charles  
 ... Windsor in the  
 Engineers (hereinafter  
 and Stafford Howard  
 ... Mapotij's Woods  
 ... and the Kings  
 ... Whereas the  
 ... in fee simple  
 the message and  
 intended to be hereby  
 id Stafford Howard  
 ... Acts 1829 to  
 Commissioners of  
 Warrant dated  
 ... nine hundred  
 for the purchase  
 ... and hereditaments  
 ... assured and  
 from all incumbrance  
 ... this Indenture  
 for effectuating  
 ... sum of Two  
 ... of these Presents  
 on behalf of the  
 ... of Two hundred  
 ... receipt the Vendor  
 grant bargain  
 ... and successors  
 outbuildings and  
 ... garden and orchard  
 ... containing one rood or  
 ... Parish of Trelleck  
 ... and on the new road  
 ... cularly described  
 ... these presents whereon  
 ... the said message  
 and successors in  
 right

right of His brower. 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 first and second parts have



Charles Berry (LS)

Edward Stafford Howard (LS)

TSB

I certify that a duplicate of this Deed has been deposited  
 in the Office of Land Revenue Records and Inrolments and  
 a copy of the same made or filed by me  
 Assistant to the Keeper of the Records



nth day of October  
Between Charles  
Windsor in the  
Engineers (hereinafter  
Stafford Howard  
Majesty's Woods  
and the King

right of His brower. 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 first and second parts have  
hereunto set their hands and seals the day and year  
first above written.

Signed sealed and delivered  
by the above named Charles  
Berry in the presence of  
Ernest Barnett,  
12 St. Marks Road,  
Windsor  
Foreman of Works.

Charles Berry (L.S.)

Signed sealed and delivered  
by the above named Edward  
Stafford Howard in the presence  
of Chas. E. Howlett,  
Office of Woods,  
1 Whitehall Place,  
London, S.W.

E. Stafford Howard. (L.S.)

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

5<sup>th</sup> November, 1902.

Assistant to the Keeper of the Records

*[Handwritten signature]*

aining one rood or  
Parish of Trelleck  
and on the new road  
cularly described  
these presents whereon  
the said message  
and successors in

right



438

30th

nine hundred

MOST EX

STAFFORD

Majesty's V

*Ernest*

(hereinafter

THE

as aforesaid

tenant who

to H<sup>is</sup> M<sup>ajesty</sup>

with

erected

Bron

Park

100

Plan

edge

occupation

together w

to the sai



Copy  
DEAN FOREST.

Articles of Agreement made the  
30th day of October One Thousand  
nine hundred and two Between THE KING'S  
QUEEN'S  
MOST EXCELLENT MAJESTY of the first part EDWARD  
STAFFORD HOWARD Esquire C.B. a Commissioner of Her  
Majesty's Woods Forests and Land Revenues of the second part and  
Ernest Miles (Carpenter).  
(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 Messuage or tenement  
erected thereon, and known as  
Bromley Lodge, situated in  
Parkend Walk, containing 2 acres,  
1 rood, 17 perches as shown on the  
Plan hereunto annexed and thereon  
edged red

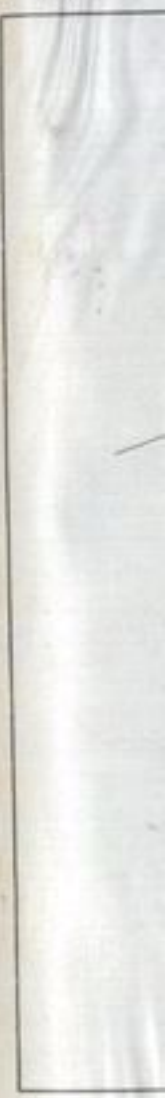
lately in the  
occupation of David J. Beatson  
together with the fixtures therein TO HOLD the same hereditaments  
to the said tenant

Howard

Enrolled 31/10/02



from the *second* day of *October* 1902  
 for the period to the *10 October* 1902 & thereafter  
 as tenant from year to year (the tenancy being however determinable  
*3/11 for the period to the 10 Oct 1902 & thereafter at the yearly*  
 as after mentioned) at the ~~yearly~~ rent of *rent of Seven pounds*  
 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 *January* the *fifth* day of  
*April* the *fifth* day of *July*  
 and the *tenth* day of *October* in every year  
 the first ~~quarterly~~ *of 3/11 having become* payment ~~due~~ due on the *tenth* —  
 day of *October* 1902 *King's* AND the said tenant  
 hereby agrees that he will pay to the *Queen's* Majesty the said yearly  
 rent of *Seven 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 not do or suffer  
 any 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 and doors in good repair and the ceilings and interior walls  
 properly cleaned and whitewashed and will on the determination of  
 the tenancy hereby created deliver up the said premises in such repair  
 and condition as aforesaid to the *King'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 Com-  
 missioners") or to whom he or they may appoint AND will permit

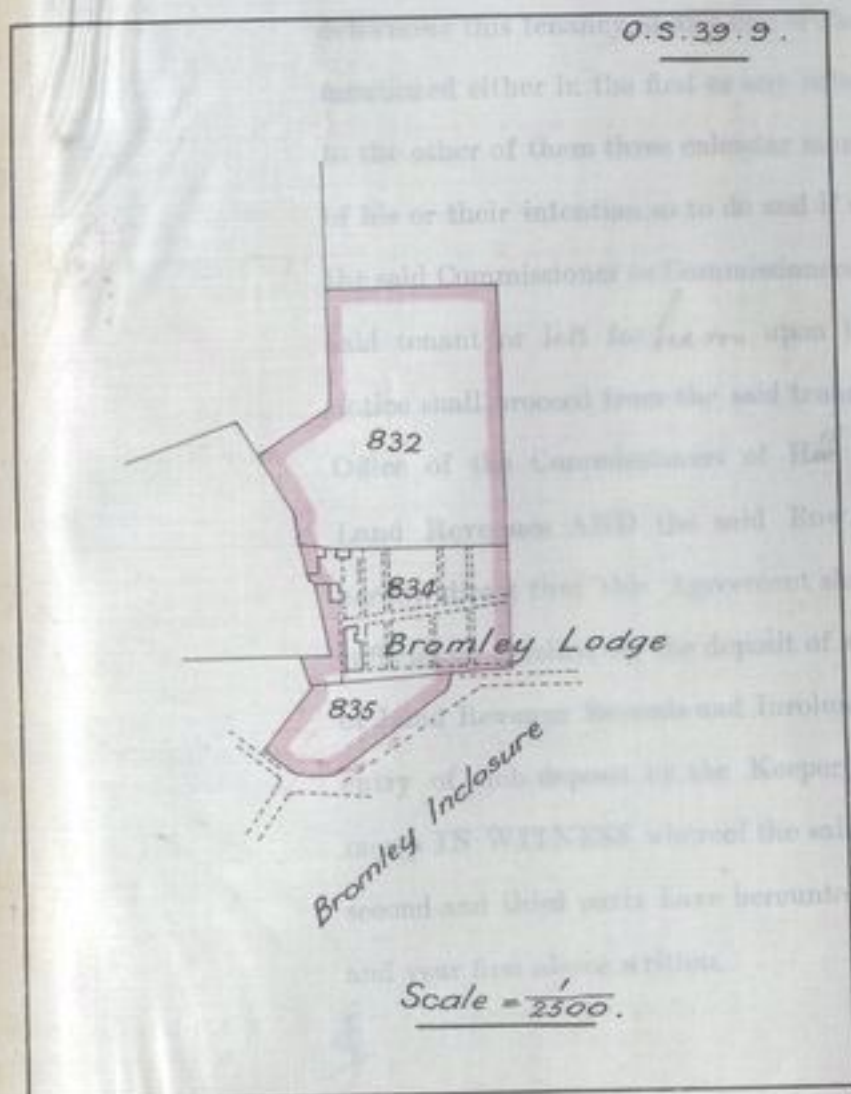


Signe  
 Ed  
 in  
 Signe  
 Ed  
 in



October 1902  
ever determinable  
at the yearly  
Seven pounds  
Dean Forest  
except Landlord's  
fifth  
day of  
July  
in every year  
nth

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 the said tenant further agrees that he will so far as possible keep a watch over and protect the Crown Property in the neighbourhood of the premises from injury or damage AND IT IS HEREBY AGREED that it shall be lawful



or the said tenant to  
Quarterly days hereinbefore  
year thereof by giving  
previous notice in writing  
such notice shall proceed from  
the same may be given to the  
said premises and if such  
same shall be left at the  
Majesty's Woods Forests and  
STAFFORD HOWARD doth  
deemed to be fully and  
duplicate thereof in the Office  
and the filing or making an  
said Records and Inrol-  
to these presents of the  
bed their names the day

(sgd) E. Stafford Howard.

Signed by the above-named  
Edward Stafford Howard  
in the presence of  
Chas. E. Howlett,  
Office of Woods,  
Whitehall Place  
S.W.  
Signed by the above-named  
Ernest Miles.  
in the presence of  
Victor H. Burraston  
Coleford  
(Crown Clerk)

(sgd) Ernest Miles.



ber 1902  
ever determinable  
after at the yearly  
Seven pounds  
Dean Forest  
except Landlord's  
fifth



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 the said tenant further agrees that he will so far as possible keep a watch over and protect the Crown Property in the neighbourhood of the premises from injury or damage 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.

*E*

(sgd.) E. Stafford Howard

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

Chas. E. Howlett,  
Office of Woods,  
1, Whitehall Place  
S.W.

Signed by the above-named  
Ernest Miles.  
in the presence of

Victor A. Burraston  
Cobford  
(Crown Clerk)

(sgd.) Ernest Miles



DEAN FOREST.

Dated \_\_\_\_\_ 19\_\_

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

&c.,  
AND

AGREEMENT for letting

\_\_\_\_\_

on a Yearly Tenancy from the

Rent £ \_\_\_\_\_

per Annum.



*copy noted on Rental*

Articles of Agreement made the  
— 20th — day of *October* — One thousand  
eight hundred and *two* — Between THE ~~QUEEN'S~~ <sup>KING'S</sup>  
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 *Mrs.*  
Eliza Bucksey —————  
(hereinafter called "the said Tenant") of the third part

*Now George  
Norris. see  
back*

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 *plot of land containing*  
*about 1a. Or. 18r. adjoining Bere Woods*  
*in the Parish of Soberton, in the*  
*County of Southampton, and shewn*  
*by pink colour on the annexed*  
*tracing* —————

————— lately in the  
occupation of *Leah Gardener* —————  
together with the fixtures therein TO HOLD the same hereditaments  
to the said tenant —————

*Inrolled 21st October 1902*

DEAN FOREST.

Dated 19

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



from the *twenty ninth* day of *September 1902*  
 as tenant from year to year (the tenancy being however determinable  
 as after mentioned) at the yearly rent of *£2.5.0*  
 to be paid to *the Deputy Surveyor of Bee Woods*  
 free from all taxes rates and deductions whatsoever (except Landlord's  
 property tax) by equal ~~quarterly~~ *half-yearly* payments on the *twenty fifth*  
 day of *March* and the *twenty ninth* day of  
*September* ~~the~~ ~~day of~~  
 and the ~~quarterly~~ *half-yearly* ~~day of~~ in every year  
 the first ~~quarterly~~ *half-yearly* payment to be due on the *twenty fifth*  
 day of *March 1903* AND the said tenant  
 hereby agrees that he will pay to the ~~Queen's~~ *King's* Majesty the said yearly  
 rent of *Two Pounds, five shillings* 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~~ *heart* and condition to  
 the ~~Queen's~~ *King's* Majesty ~~his~~ <sup>*his*</sup> heirs or successors or to the said EDWARD  
 STAFFORD HOWARD or other the Commissioner or Commissioners for  
 the time being of ~~His~~ <sup>*His*</sup> 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  
Edw  
in th

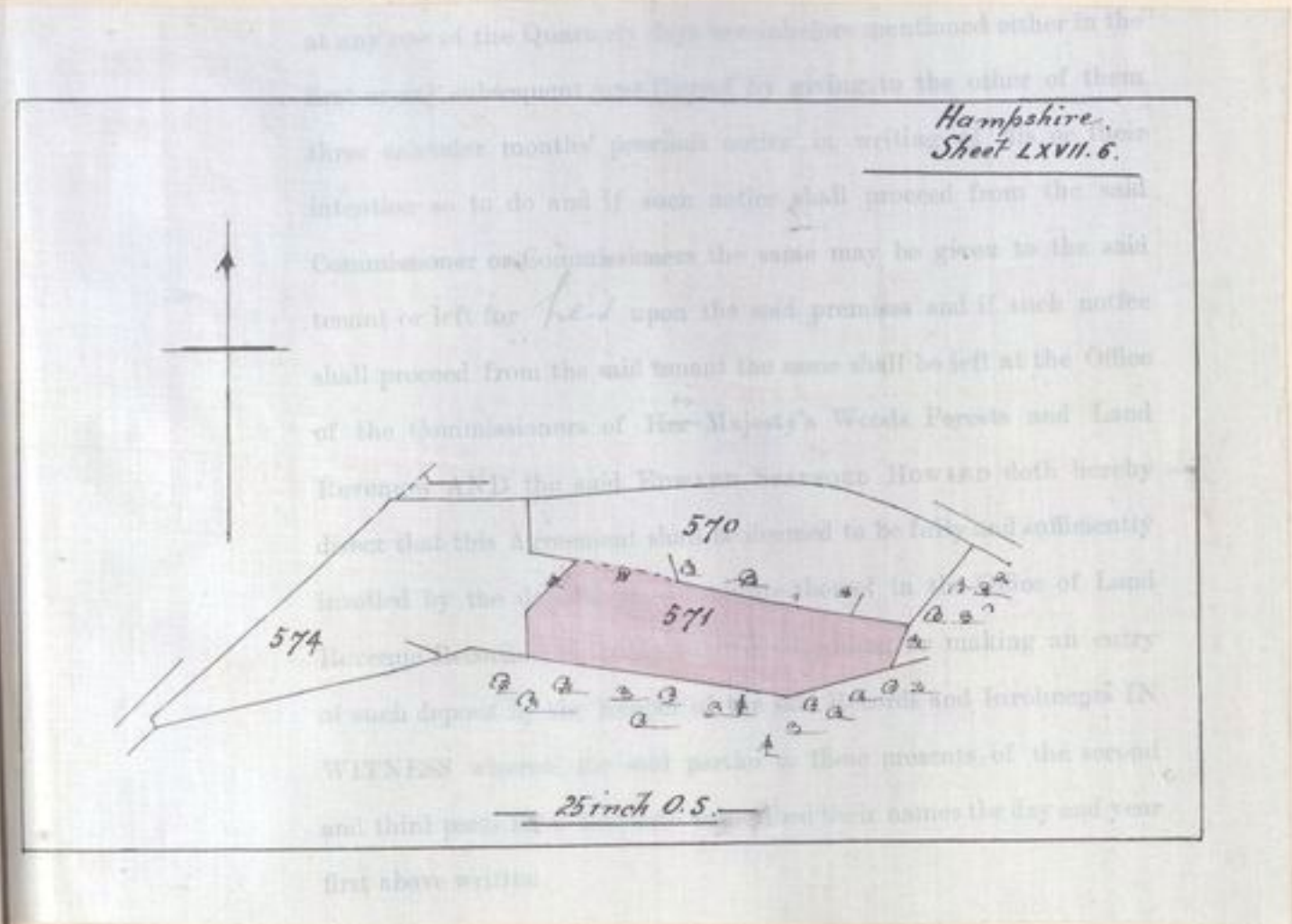
Signed  
in th



September 1902  
however determinable  
5.0  
Mayor of Beve Woods  
ever (except Landlord's  
the twenty fifth  
y ninth day of

in every year  
twenty fifth  
AND the said tenant  
Majesty the said yearly  
llings on the days  
pay the land tax sewer  
assessments whatsoever  
hereafter to be imposed  
with a proportionate part  
between the Quarterly day  
the said tenancy and the  
also will keep the said  
on in good repair and  
waste or damage to the said  
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e windows properly glazed  
on of the tenancy hereby  
d heart  
repair and condition to  
ers or to the said EDWARD  
ioner or Commissioners for  
orests and Land Revenues  
ses (hereinafter called "the  
r 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



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

(sgd) E. Stafford Howard

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

Signed by the above-named Eliza Bucksey  
in the presence of

(sgd) E. Bucksey

Oliver Messam  
Newtown, Solerton  
Labourer



September 1902  
however determinable  
5..0  
of Bee Woods  
ever (except Landlord's  
the twenty fifth  
day of

twenty fifth  
AND the said tenancy  
Majesty the said tenancy  
things on the said  
pay the land tax  
hereafter to be imposed  
with a proportional part  
of the said tenancy and the  
also will keep the said  
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sioner or Commissioners for  
Forests and Land Revenues  
ises (hereinafter called "the  
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 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 *her* 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

(sgd) E Stafford Howard

*Chas. E. Howlett*  
Office of Woods,  
1, Whitehall Place London S.W.

Signed by the above-named *Eliza Bucksey*  
in the presence of \_\_\_\_\_

(sgd) E. Bucksey

*Oliver Messam*  
*Newtown, Solerton*  
*Labourer*



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 U & L (S) - 7447 - 300-10-08

Memorandum. The premises have been let to George Norris of Catherington in the County of Hants at the rent and on the conditions within mentioned as from the 24<sup>th</sup> day of June 1907.

Signed by the within named E. Stafford Howard in the presence of Morton Evans } E. Stafford Howard.

OFFICE OF WOODS,  
1, WHITEHALL PLACE,  
LONDON, S.W.

Signed by the above named George Norris in the presence of Teresa Street } George Norris.  
Hornbeam Hants  
Assistant



Dated

18

EDWARD STAFFORD HOWARD, Esq.,

a Commissioner of Her Majesty's Woods,

&c.,

AND

is have been let  
ington in the  
nt and on the  
tioned as from  
07.

Stafford Howard.

George Norris.



Dated  
22<sup>nd</sup> October  
1902.

Dear Forest

E. Stafford  
Howard, Esq  
C.B. a  
Commissioner  
of Woods

to  
Mr. George  
St. John

Licensee  
to  
manufacture  
mineral waters  
at the Speech  
House Hotel

Lease of Hotel  
see p. 362

This Indenture made the twenty second day of October one thousand nine hundred and Two Between The King's Most Excellent Majesty of the first part Edward Stafford Howard Esquire C.B. the Commissioner of Woods in charge of the Land Revenues of the Crown in the Royal Forest of Dean in the County of Gloucester of the second part and George St. John of the Speech House Hotel near Coleford in the County of Gloucester Hotel Keeper (hereinafter called "the licensee") of the third part Whereas by an Indenture dated the twenty third day of May One thousand nine hundred and Two and made between the same parties as are parties hereto the messuage and premises known as "The Speech House Hotel" with the gardens and appurtenances thereto are demised to the licensee for the term of Fourteen Years from the twenty fifth day of September One thousand nine hundred and one at the rent and subject to the covenants therein reserved and contained and there is contained a covenant on the part of the licensee not at any time during the said term to carry on or suffer to be exercised or carried on in or upon the said premises any trade or business whatsoever other than that of a Hotel Keeper without previously obtaining the consent in writing of the said Edward Stafford Howard And whereas the licensee has applied to the said Edward Stafford Howard for his license or consent in writing to the manufacture of mineral waters upon the said premises which the said Edward Stafford Howard has consented to give in consideration of the royalty and provisions hereinafter reserved and contained Now these presents witness that the said Edward Stafford Howard as such Commissioner as aforesaid Doth hereby grant unto the licensee license and permission to make or manufacture mineral waters in or upon the premises demised by the above recited Indenture of lease during the continuance of such lease Paying for such license and permission unto the King's Majesty His Heirs and Successors during the first two years of the continuance thereof

Royalty  
reduced to 1/2  
as from 30th  
March 1907  
for remainder  
term of  
subsisting  
lease of Speech  
House Hotel  
see Agreement  
vol. B. 26 p. 29



second day of  
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 B. the commission  
 of the brown  
 bountly of Gloucester  
 of the speech  
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 Licensee") of the  
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 and appurtenances  
 term of Fourteen  
 member One thousand  
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 iciously obtaining  
 ward Stafford Howard  
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 ineral waters upon  
 ward Stafford Howard  
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 and contained  
 he said Edward  
 as aforesaid  
 e license and  
 re mineral waters  
 by the above  
 the continuance of  
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 and Successors  
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Royalty  
 reduced to 1%  
 as from 30th  
 March 1907  
 for remainder  
 term of  
 subsisting  
 lease of Speech  
 House Hotel?  
 See Agreement  
 vol B 26 p. 29

a yearly royalty at the rate of Two pounds per centum on the gross receipts in respects of all mineral waters so made or manufactured and sold for consumption elsewhere than on the premises and thereafter during the continuance of such license a yearly royalty at the rate of Four Pounds <sup>8</sup> per centum to be paid by half yearly payments on the twenty fifth day of March and the twenty ninth day of September in every year And the Licensee hereby covenants with His Majesty his heirs and successors

1. To pay the said royalty at the times and in manner aforesaid.
2. To keep proper books of account with true and regular entries of the mineral waters so made or manufactured and of the persons or person if any to whom and of the places at which the same may have been sold and to produce such books to His Majesty's Agent and permit him to make extracts therefrom and to give any explanation that may be required in relation thereto and to verify any such account by Statutory Declaration if required.
3. Not to assign underlet or part with this license without the consent in writing of the Commissioners of Woods.
4. Provided always that if the royalty or any part thereof shall not be duly accounted for or shall be unpaid for forty days next after either of the days herebefore appointed for payment thereof or if the Licensee shall not well and effectually perform and keep the covenants herein contained then this license shall absolutely cease and be void anything herein contained to the contrary thereof notwithstanding And the said Edward Stafford Howard doth hereby direct that this Deed shall be desired 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 Inrolment 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

Signed



1442

Signed sealed and delivered  
by the above named Edward  
Stafford Howard in the  
presence of Chas. E. Howlett

E. Stafford Howard *(L.S.)*

Office of Woods,  
1 Whitehall Place,  
London S.W.

Signed sealed and delivered  
by the above named George  
St. John in the presence of  
Edward Louey.

George St. John *(L.S.)*

with Urrett, Moore, Bayley & Co.  
Solicitors,  
Birmingham.

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

W. J. Green  
8th November 1902. Assistant to the Keeper of the Records.

*(Signature)*

ated  
Oct. 1902

Stafford  
Howard Esq  
to  
Collonette

Agreement  
or letting  
of  
Burhou  
from  
14th Oct.  
1902.

Rent  
£5 p.



Edward Howard (L.S.)

St. John (L.S.)

Deed has been  
in Records and  
made or filed by me

of the Records

Agreement made the ninth day of October One thousand  
 nine hundred and <sup>and</sup> Between The King's Most Excellent  
 Majesty of the first part Edward Stafford Howard Esquire  
 Stafford b.B. a Commissioner of His Majesty's Woods of the second part  
 Edward Esq and Nicholas Colenette of Bray Street, Alderney (heremafter  
 to called the Tenant) of the third part Whereby the said Edward  
 Stafford Howard on behalf of His Majesty agrees to let to the  
 Tenant who agrees with His Majesty to take All that the  
 Island of Burhou in the British Channel adjacent to the  
 Island of Alderney together with the messuage and buildings  
 standing thereon and the appurtenances which said premises  
 are coloured red on the plan in the margin hereof Except  
 and reserving unto the King's Majesty His Heirs and Successors  
 all mines and mineral substances and other substrata in or  
 upon the said premises with full liberty to work and carry  
 away the same To hold the said premises to the tenant from  
 the tenth day of October One thousand nine hundred and Two  
 as tenant from year to year determinable as hereafter  
 mentioned At the clear yearly rent of Five pounds by equal  
 half yearly payments to be paid to the Crown Receiver on the  
 fifth day of April and the tenth day of October in every year the  
 last payment to be made in advance one calendar month  
 before the expiration of the tenancy And the tenant hereby  
 agrees

Rent  
£5 p.a

1. To pay to His Majesty the said yearly rent of Five pounds  
 on the days and in the manner hereinbefore appointed
2. To pay all taxes rates assessments and impositions whatsoever  
 now or hereafter to be charged or imposed in respect of the said  
 premises
3. As often as occasion shall require to well and substantially  
 repair uphold cleanse and keep in repair the said messuage  
 and all other buildings hereafter to be erected on the said island  
 and all walls mounds banks posts pales rails and fences and  
 all other matters and things whatsoever now or hereafter  
 appertaining to the said premises and paint or tar or whitewash  
 such parts of the said messuage buildings matters and things as  
 are now or are usually painted tarred or whitewashed  
 respectively and so to deliver up the same on the determination

of



of the tenancy with all fixtures additions or improvements thereto.

4. At all times during the tenancy to insure the messuage and buildings for the time being on the said premises in some public office of Insurance approved of by the said Edward Stafford Howard or other the Commissioner or Commissioners of Woods for the time being hereinafter referred to as the Commissioner in the joint names of the King's Majesty and of the Tenant in a sum or sums equal to three fourths at the least of the full value thereof And to show whenever required so to do to His Majesty's said Receiver or to the Commissioner the policy and receipt for the premium of insurance in respect thereof for the current year And in default of such insurance then the Commissioner may insure the said messuage and buildings in the amounts heretofore mentioned or any less amount and recover all monies paid for such purpose from the Tenant And that all moneys payable under any insurance shall be applied in rebuilding and reinstating the buildings to the satisfaction of the Commissioner And in case the moneys shall not be sufficient for that purpose the Tenant will make good the amount of every such deficiency

5. To permit the Commissioner and his Agents or Servants at all reasonable times to enter into the said premises and examine the condition thereof and in case any defect or want of repair of the said premises shall then be found the tenant will upon notice thereof in writing being given or sent by post to him or left at his last known or most usual place of abode in the United Kingdom or at or upon the said premises substantially and properly repair and amend the said premises within three calendar months next after such notice shall have been given or left as aforesaid And in case the Tenant shall make default in so doing it shall be lawful for the workmen or others to be employed by the Commissioner to enter into the said premises and to

perform

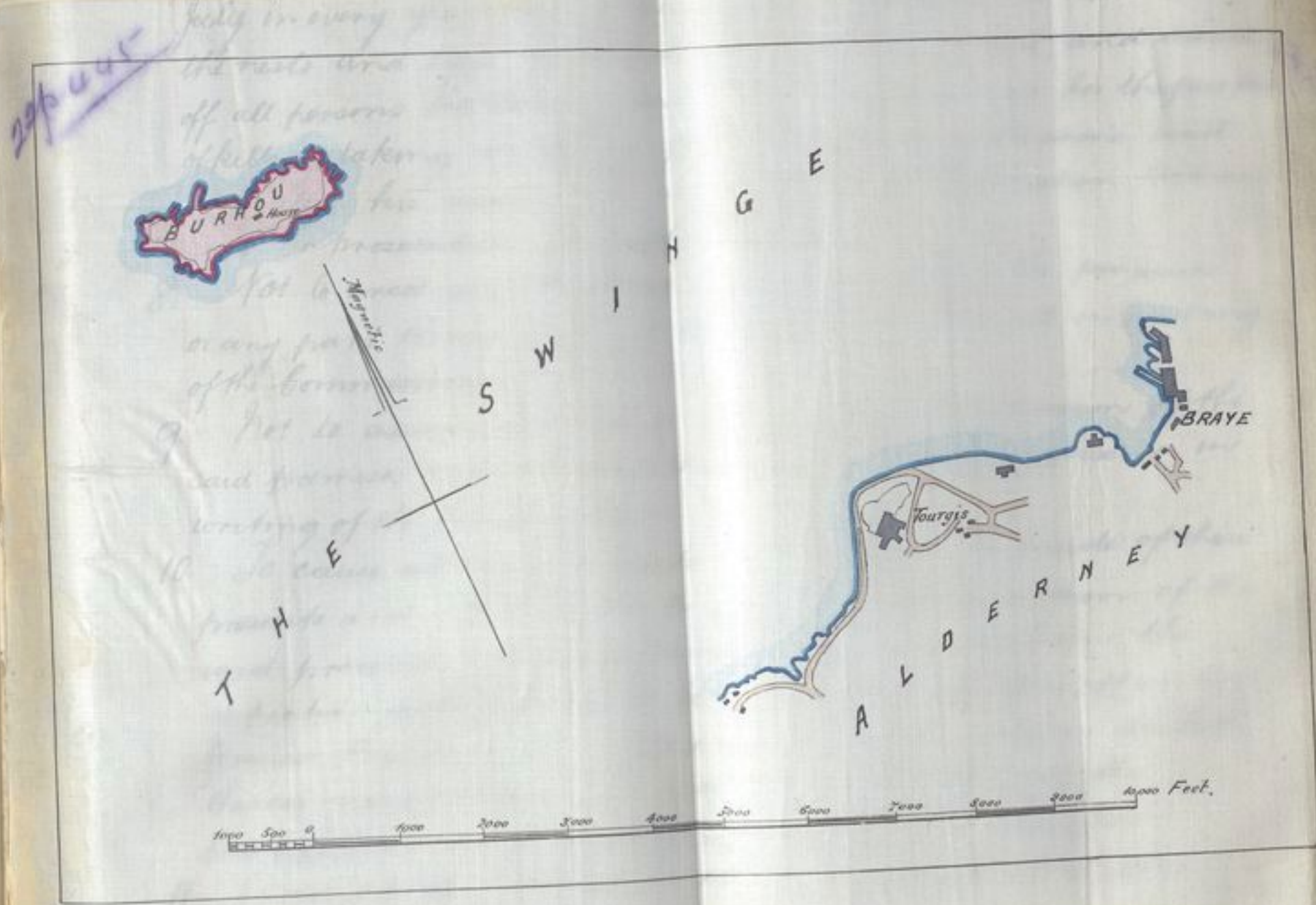


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perform and complete the same and the Tenant will on demand pay to His Majesty His Heirs and Successors the expenses to be incurred thereby

- 6. Not to do or permit to be done in or upon the said premises any waste spoil or destruction whatsoever.
- 7. Not to destroy without the previous consent in writing of the Commissioner any sea pies oyster catchers curlews or other birds otherwise stormy petrels at any time during the continuance of this tenancy and not to destroy other sea birds during the period from sixteenth March to thirty first.



payment of the rent for Twenty one days whether lawfully demanded or not or on breach of any of the agreements on the part of the Tenant hererri contained.

- 12. Provided always and it is hereby further agreed and declared that if at any time during the tenancy the premises or any part thereof shall be required for the public service or for any public work it shall be lawful

for

perform



perform and complete the same and the Tenant will on demand pay to His Majesty His Heirs and Successors the expenses to be incurred thereby

6. Not to do or permit to be done in or upon the said premises any waste spoil or destruction whatsoever.

7. Not to destroy without the previous consent in writing of the Commissioner any sea pies oyster catchers curlews or Mother Carey's chickens otherwise Stormy petrels at any time during the continuance of this tenancy and not to destroy other sea birds during the period from sixteenth March to thirty first July in every year but to protect and preserve the same and the nests and eggs of all such birds as aforesaid and warn off all persons trespassing upon the said premises for the purpose of killing taking searching for or following the same and also allow his name to be used in any Information Action suit or prosecution for such trespass

8. Not to erect any building or erection upon the premises or any part thereof without the previous approval in writing of the Commissioner.

9. Not to assign underlet or part with the possession of the said premises or any part thereof without the consent in writing of the Commissioner

10. To cause all assignments which shall be made of these presents and all documents effecting the devolution of the said premises within six calendar months from the respective dates thereof to be intolled in the Office of Land Revenue Records and Inrolments and minutes or docketts thereof respectively to be entered in the Office of the Commissioner and to pay the usual fees therefor.

11. And it is hereby further agreed that the Commissioner shall have the right of reentry on non-payment of the rent for Twenty one days whether lawfully demanded or not or on breach of any of the agreements on the part of the Tenant herein contained.

12. Provided always and it is hereby further agreed and declared that if at any time during the tenancy the premises or any part thereof shall be required for the public service or for any public work it shall be lawful

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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.

No. J. Green  
Assistant to the Keeper of the Records

13<sup>th</sup> Novr 1902

446

for the Commissioner to determine the Tenancy upon giving to the Tenant three calendar months notice in writing for that purpose in manner hereinbefore mentioned which notice may expire at any time of the year and on the expiration of such notice the Tenancy shall cease and determine and it shall be lawful for his Majesty and for the Commissioners to enter into and resume possession of the said premises and no compensation whatever shall be paid to or be required by the Tenant on account of such resumption of possession.

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

Signed sealed and delivered by the above named Edward Stafford Howard in the presence of Chas. E. Howlett.  
Office of Woods  
1 Whitehall Place  
London S.W.

E. Stafford Howard (L.S.)

Signed sealed and delivered by the above named Nicholas De Bollerette in the presence of Wm Gaurain.  
Alderman  
St. M's Recovers

N. Bollerette (L.S.)

*[Handwritten mark]*

Dated 17<sup>th</sup> October 1902.

County of Monmouth

E. Stafford Howard Esq

+ J. Williams

Surrender by Wm Williams of his existing tenancy of house mill buildings and land at Penalt and Aq't with him for new year tenancy of portion thereof from 2<sup>nd</sup> Feb 1902.

Rent £20 p.a



*Revised*

Tenancy upon  
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Dated  
October  
1902.  
County of  
Monmouth  
E. Stafford  
Howard, Esq  
+  
J. Williams  
Surrender  
by J. Williams  
of his existing  
tenancy of a  
house mill  
buildings  
and land  
at Penalt  
and Aijt  
with him  
for new yearly  
tenancy of  
portion thereof  
from 2<sup>nd</sup> Feb.  
1902.

This Indenture made the eighteenth day of October One thousand nine hundred and two Between the Kings Most Excellent Majesty of the first part Edward Stafford Howard Esquire C. B. the Commissioner of Woods in charge of the premises hereinafter described of the second part and John Williams of Rydar Farm Mitchel Troy in the County of Monmouth (heremafter called the Tenant) of the third part Whereas the pieces or parcels of land hereinafter described with the messuage mills and buildings thereon are held by the Tenant as Tenant to His Majesty upon a yearly tenancy and for the purpose of carrying out certain arrangements and agreements entered into by him he has requested the said Edward Stafford Howard as such Commissioner as aforesaid to accept on behalf of His Majesty Surrender as from the twenty ninth day of September One thousand nine hundred and one of All those pieces or parcels of land containing together Thirty acres two roods and eight perches or thereabouts situate in the Parish of Penalt in the County of Monmouth together with the messuage mill stable and buildings thereon which premises are delineated on the plan marked A annexed hereto and are thereon edged with a red line which the said Edward Stafford Howard with the consent of the Lords Commissioners of His Majesty's Treasury signified by their Warrant dated the twenty third day of February One thousand nine hundred and one has agreed to do Now this Indenture witnesseth that in pursuance of the premises he the Tenant as Beneficial Owner with the consent of the said Edward Stafford Howard testified by his executing these Presents Doth surrender to the Kings Majesty from the second day of February One thousand nine hundred and two All those the said pieces or parcels of land messuage mill stable and buildings hereinafter described To the intent and purpose that the tenancy and all the estate and interest of the Tenant now subsisting in the said premises may be merged and extinguished in the reversion freehold and inheritance of the said premises now vested in His Majesty in right of His Crown And this Indenture further witnesseth that in consideration of the rent hereby reserved

Rent  
£20 p. a

and



and of the Tenants covenants hereinafter contained the said Edward Stafford Howard as such Commissioners, as aforesaid hereby agrees to let to the Tenant who hereby agrees to take from year to year on the terms and subject to the conditions and reservations following the farm lands together with the messuage stable mill and buildings thereon situate in the said Parish of Peralt and containing Seventeen acres three roods and seventeen perches or thereabouts more particularly described in the Schedule hereto and delineated and coloured pink on the plan hereto marked B.

1. The tenancy to commence on the second day of February One thousand nine hundred and two and to continue yearly until the Commissioners or Commissioners for the time being of His Majesty's Woods in charge of the premises (hereinafter called the Commissioners) or the tenant determine the same on the second day of February in any year by six months previous notice in writing. And if such notice proceed from the Commissioners the same may be given to the Tenant or left upon the premises for him or sent to him by registered post and if such notice shall proceed from the Tenant the same shall be left at the local Office of the Commissioners of Woods and the 33<sup>rd</sup> Section of the Agricultural Holdings (England) Act 1883 shall not apply.

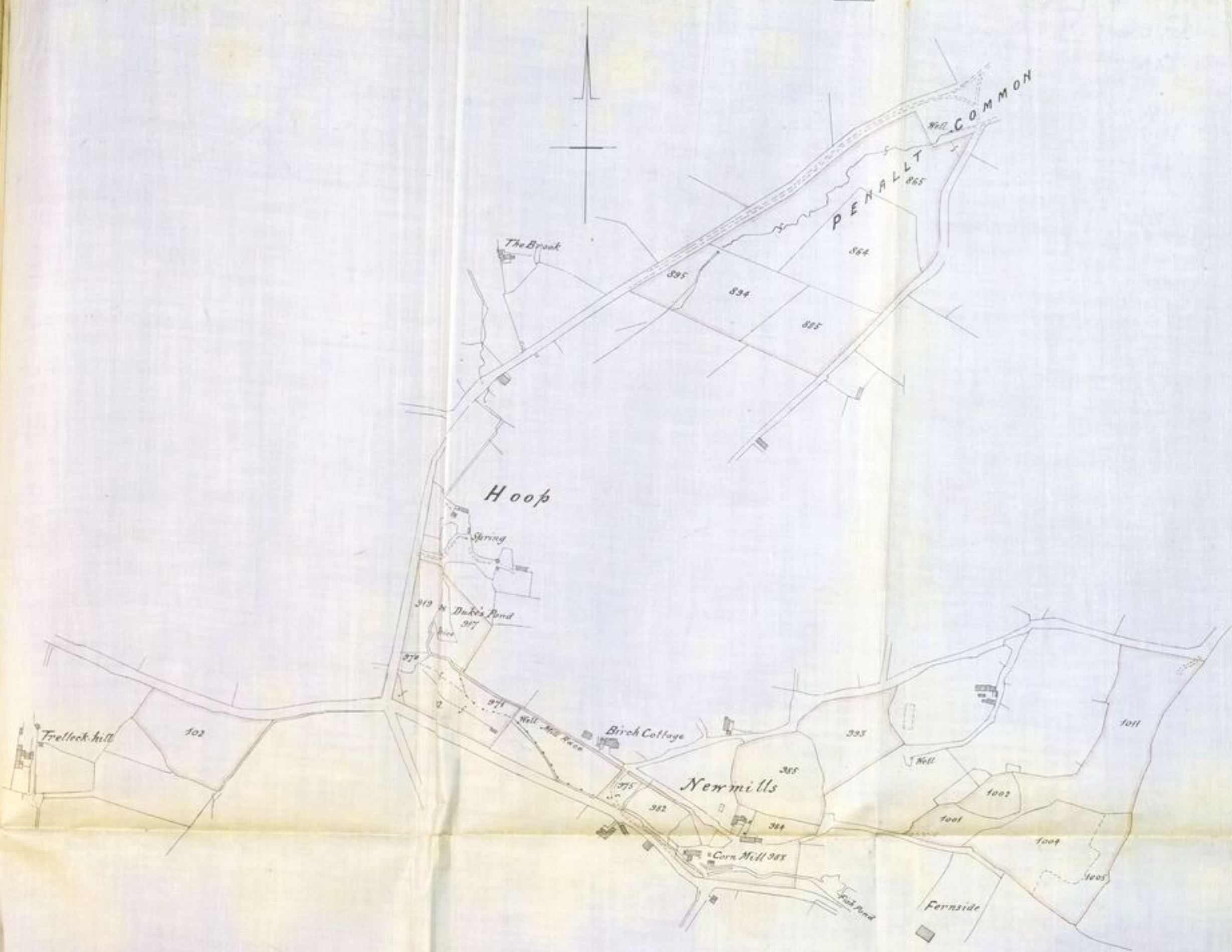
2. The rent to be Twenty Pounds per annum payable half yearly to the Crown Receiver for Monmouth on the second day of August and the second day of February in each year. An additional yearly rent to be paid of Twenty Pounds for each acre (and so in proportion for any less quantity than an acre) of meadow or permanent pasture land hereby agreed to be let which the Tenant shall without the required consent plough break up or dig for any purpose the first payment of such additional rent to be made on such of the said half yearly days as shall first happen after any such ploughing breaking up or digging and to continue payable during the residue of the tenancy.

Provided that in the event of the Tenant leaving after giving or receiving notice or otherwise upon any



A

Sheet XIV. 16.  
Monmouthshire.



Scale, 25,344 Inches to a Mile.



1117

determination of the Tenancy the last half years' rent shall be deemed to be and shall be due and payable on the second day of August next previous to quitting.

3. The Tenancy hereby created is taken by the Tenant subject to all rights of way and passage legally exercisable by any person or persons over the premises hereby let or any part thereof and also subject to the reservation to His Majesty His Heirs and Successors or the Commissioners and any person or persons authorized by him or them of a right of way and passage with or without carts vehicles and engines and horses cattle and other animals across and over the said premises hereby let or any part thereof as a means of access to any adjoining or neighbouring lands or property of His Majesty His Heirs or Successors.
4. Tenant to bear and pay all Parliamentary parochial and other rates taxes and other outgoings whatsoever for or in respect of the said premises except Landlords Property Tax and Title Rent charge.
5. Tenant not to plough or break up or dig for any purpose any meadow or permanent pasture land without the consent in writing of the Commissioner in each case. All minerals quarries and beds of stone gravel <sup>or</sup> sand and also all woods and all timber and other trees saplings and underwood and brushwood is reserved to His Majesty His Successors and Assigns with full power to get took cut fell stack and carry away the same respectively doing as little damage as the nature of the case may admit.
6. All game woodcock snipes fish and wildfowl on the premises and the exclusive right of sporting on the same premises are reserved to His Majesty His Successors and Assigns but subject as to hares and rabbits to such concurrent rights as the Tenant may if he thinks fit exercise under the provisions of the 13<sup>th</sup> and 14<sup>th</sup> Victoria Chapter 47.
7. Tenant to manage all the land in a good and husbandlike manner and not to mow any portion of the meadow or permanent pasture land more than once in any one year.
8. The Tenant to keep the inside of the said messuage stable mill and buildings except the machinery within the mill building in good repair and condition and the windows

property



properly glazed and mended and also to keep in good and substantial repair all gates fences ditches and embankments of watercourses and to keep open all drains outfalls and watercourses. Tenant to haul free of charge all materials needful for repairing all farmhouses and buildings in his occupation.

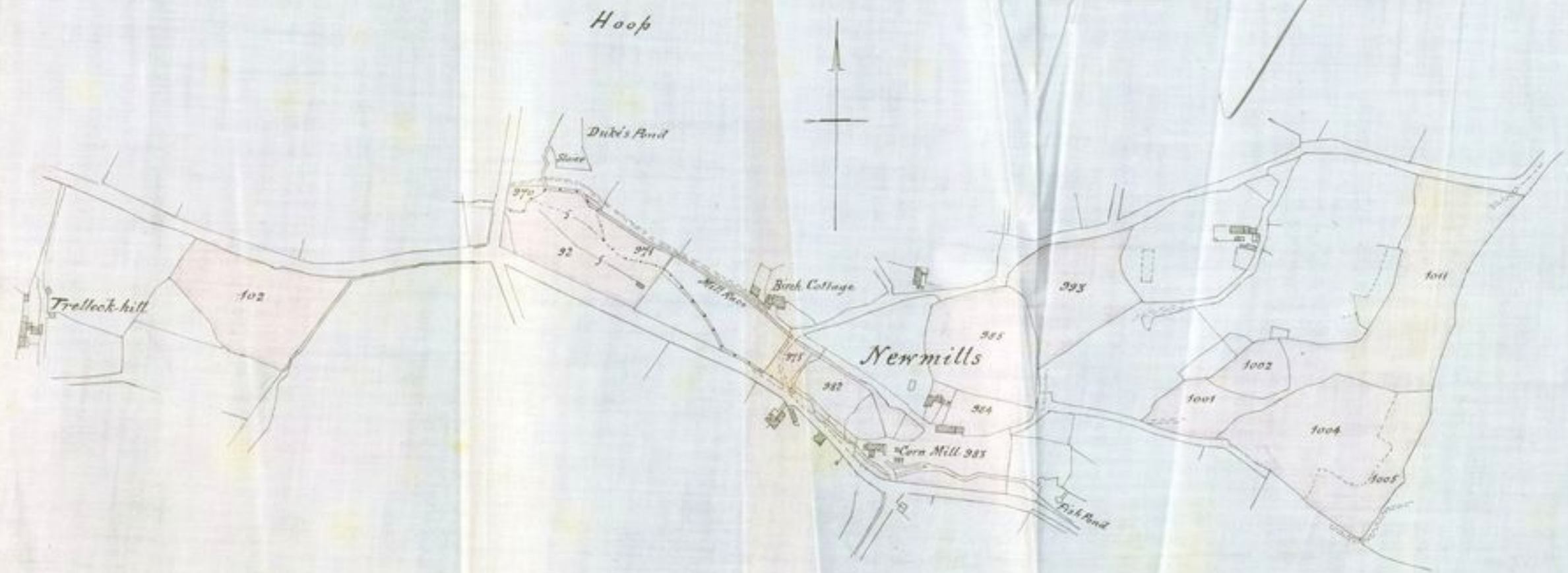
9. Tenant at all times to live in the dwellinghouse and not to underlet or part with the possession thereof or of the lands or premises or of any part thereof.
- 10 The Tenant to feed and consume on the premises all hay and other consumable produce and to carry out and spread all manure arising therefrom on the land.
- 11 The Commissioner reserves the power of taking at any time after the expiration of one month's notice given to the Tenant <sup>any</sup> portion of the land for planting or building or quarrying or inclosing or any improvement allowing the Tenant a proportionate reduction from the rent for every acre or part of an acre so taken and making reasonable compensation for damage to any growing crop.
- 12 Tenant at the expiration of <sup>this</sup> the tenure to be allowed the use of and such part of the sheds and fold as may be assigned by the Commissioner to feed his cattle and consume the hay straw and other produce of the farm until the first day of May next after the expiration of his tenancy he leaving the dung and manure arising therefrom on the premises and all other arrangements between the outgoing Tenant and the incoming Tenant or the Commissioner to be settled according to the custom of the County which custom the Tenant hereby declares to be fair and reasonable subject nevertheless to the conditions and stipulations contained in these Presents so far as such conditions and stipulations extend.
- 13 All claims (other than for rent) which either the Landlord or Tenant may be entitled to make against the other of them under these presents or otherwise shall if not agreed to be settled by two arbitrators or their umpire in conformity with the provisions for arbitration under the Agricultural Holdings Act 1900 and shall have



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D.S. XIV. 16.  
Monmouthshire.

B.



Scale, 25344 Inches to a Mile.



to keep in good  
ditches and  
open all drains

a like effect as an arbitration under such Act  
 14. The Commissioner to have a right of reentry on nonpayment of the rent for twenty one days whether legally demanded or not or on breach of any of the tenants Agreements  
 15. In case the tenant shall become bankrupt or make any assignment of his effects or in case any execution shall be levied upon his goods and chattels the Commissioner shall have the power to take possession of the whole of the land and premises the subject of this Agreement without any notice to quit being served and in such case this Agreement shall become null and void and the Commissioner shall have immediate possession of the whole taking but shall be entitled to claim and recover rent up to the time at which possession is taken 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 herewith referred to.

No. on Ordinance Survey Map Edition 1881	No. on Ordinance Survey Map Edition 1951	Description of land or building	Area a r p
943	970		1 6 16
963	971		1 12
1003	975		3 8
1004 }	982		
1005 }			
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1007 }			1 2 37
1008 }	984		1 3 6
1070	985		1 2 31
1015	993		2 4
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	1001		
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1036	1005		1 3 19
53	102		1 1 32
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77	75		
			a 17 3 1

shall  
arbitrators or their  
arbitration  
1900 and shall have



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

E Stafford Howard ES

Office of Woods,  
1, Whitehall Place  
London, SW.

Signed sealed and delivered  
by the within named John  
Williams in the presence of  
Hugh C. Brerley

John Williams ES

Land Agents' Assist<sup>t</sup> (P.A.S.D.)  
Brown Offices,  
Loy,  
Monmouth.

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

W J Green,  
Assist<sup>t</sup> to the Keeper of the Records

Nov. 19<sup>th</sup> 1902.

*[Signature]*

Dated  
10<sup>th</sup> October  
1902.

County  
of Monmouth

E Stafford  
Howard ES

Chas & Howlett  
Office of Woods to

and  
Markham  
David Esq

Lease  
of lands

containing  
12a. 2r. 30p

the Parish of  
Penallt.

From 2/2/10  
Term -  
Expires 2/2/11

Rent  
£20 p. a.

assigned  
to M. S. &  
Geo. C. &  
S. B. & pa

assigned  
to Geo. C. &  
S. B. & pa

assigned  
to J. Ball &  
see copy of

of assign  
in file 4  
Dated