



Dated
9th March 1851

This Indenture made the ninth day of March in the

9th of Southampton year of our Lord one thousand eight hundred and fifty four Between The

The Comrs of Her Maj^{ty}'s Woods &c

to — Honorable Thomas Francis Kennedy the Commissioner of Her

M^{rs} Dickinson

Lease of new Park Farm in the County of Southampton

Commencing 29th Sept 1853

Term granted 21 years Expires 29th Sept 1874

Rent £350 per Ann

William Dickinson of n^o 7 Guezen Street May Fair in the County of

Middlesex Gentlemen of the 3rd part Witnesses that for and in consideration

of the rents hereinafter reserved and of the covenants conditions provisions and

agreements hereinafter contained on the part of the said William Dickinson his

executors administrators and assigns to be paid observed performed and kept the

said Thomas Francis Kennedy as such Commissioner as aforesaid by virtue and

in exercise of all powers and authorities in him vested in anywise howsoever

or in anywise enabling him so to do Both for and on behalf of the Queen's

Majesty (by and with the consent and approbation of two of the Lords

Commissioners of Her Majesty's Treasury of the United Kingdom of Great

Britain and Ireland signified by a Warrant under their hands by these

presente grant demise lease and to farm let unto the said William

Dickinson his executors administrators and assigns All that Farm with the

Principal Dwellinghouse Homestead Farm Buildings and Offices now standing

thereon with the Acre Meadow and Pasture land, garden orchard and

pleasure grounds attached thereto comprising in the whole Two hundred

and sixty eight acres three roods and thirty eight perches or thereabouts

known by the name of The New Park Farm in the New Forest in the

Probate of Will of Wm Dickinson See L. B. 14 n. 73

a r l 268. 3. 38

County of Southampton and which said Farm is more particularly described and distinguished and the respective quantity of such Arable meadow and Pasture land Garden Orchard and Pleasure Ground more particularly stated in the First Schedule hereunder written. Together with all ways easements and appurtenances to the said farm and premises belonging or appertaining And also the exclusive right of shooting hunting and sporting over the said hereditaments and in and over one hundred and seventy four acres of Woodland the Freehold of the Crown adjacent thereto (except nevertheless and always reserved unto the Queen's Majesty her heirs and successors all timber and timber like trees and all sprigs and saplings fit and likely to become Timber and all other great trees and pollards whatsoever growing and being in and upon the said premises hereby demised or any part thereof And all mines veins and beds of Minerals and all quarries of Stone and all Brick earth now being or which shall hereafter be found or discovered in or upon the said demised premises or any part thereof with full liberty and power of ingress egress and regress to and for the Officers granted Agents and Servants of Her Majesty her heirs and successors by themselves and their Workmen Agents Servants and Laborers or any of them with Horses Cattle carts and carriages from time to time and at any time hereafter to enter into and upon the said premises hereby demised or any part thereof and there to view fell cut down grub up saw and convert the said Timber Trees and other Trees Pollards Sprigs and Saplings and to dig search for get up work dress and make merchantable the said Stones Minerals and Brick Earth or any part thereof and the said excepted premises or any part thereof respectively to take and carry away which said premises hereby demised or intended so to be are parcel of the possessions of the Crown of England in the said County of

Shooting
div
175 acres
adjoining

except trees

mines

with former
fell's work

21 years
mark

£35

Southampton To have and to hold the said farm with the principal
 Dwellinghouse Homestead farm buildings and offices standing thereon and the
 Arable Meadow and Pasture land Garden Orchard and Pleasure Grounds
 attached thereto and other the premises hereby demised unto the said William
 Dickinson his executors administrators and assigns as from the twenty ninth
 day of September now last past for and during and unto the full end
 and term of *Twenty one years* Yielding and Paying therefore unto
 the Queen's Majesty her heirs and successors for and in respect of the said premises
 hereby demised or intended so to be the clear yearly rent or sum of Three
 hundred and fifty pounds of lawful money of Great Britain to be paid at
 or upon the days or times and in the proportions following that is to say
 the sum of Eighty seven pounds ten shillings being one fourth part of the said
 yearly rent or sum of Three hundred and fifty pounds on the twenty fifth
 day of December in each and every year during the said term A like sum
 of Eighty seven pounds ten shillings one other fourth part of the said yearly
 rent or sum of Three hundred and fifty pounds on the twenty fifth day
 of March in each and every year during the said term A like sum
 of Eighty seven pounds ten shillings being one other fourth part of the said
 yearly rent or sum of Three hundred and fifty pounds on the twenty
 fourth day of June in each and every year during the said term and
 a like sum of Eighty seven pounds ten shillings being the remaining
 fourth part of the said yearly rent or sum of Three hundred and fifty
 pounds on the twenty ninth day of September in each and every year
 during the said term the sum of One hundred and seventy five pounds
 being one half of the said yearly rent or sum of Three hundred and
 fifty pounds to be paid on the twenty fifth day of March one thousand
 eight hundred and fifty four And also Yielding and Paying

21 years from
 March 1853

£350.

yearly and every year during the said term hereby granted unto the
 Queen's Majesty her heirs and successors over and above and in addition to
 the said rent or sum herebefore reserved the rent or sum of Forty
 pounds of like lawful money as aforesaid for every acre of the land
 herebefore expressed to be hereby demised which consists of old inclosed
 meadow or pasture land and so in proportion for any greater or less
 quantity than an acre thereof which at any time or times during
 the said term hereby demised shall be ploughed broken up or converted
 into tillage or garden ground or sown with any kind of corn grain
 Hemp Flax or used otherwise than as meadow or pasture land without
 license and consent in writing of the lords Commissioners of Her Majesty's
 Treasury or the Commissioners of Her Majesty's Woods Forests and Land
 Revenues for the time being or other the Commissioner or Officer for the
 time being exercising the powers now exercised by the said Thomas Francis
 Kennedy respectively under their or his hands or hand for that purpose
 first had and obtained, other than and except the several closes of land
 mentioned in the Schedule hereunder written and therein described as
 follows (that is to say) N^o 15 Horse close Pasture Ten acres one
 rood and twenty three perches N^o 17 Rams Ground Two roods and
 eighteen perches N^o 18 Long Meadow Eleven acres and twenty seven
 perches and N^o 23 Queen Meadow Twenty two acres three roods and
 thirteen perches which are to be ploughed out of meadow and
 permanently added to the arable land And also except such parts
 of the Old lays or Pasture land as the Commissioners of Her Majesty's
 Woods Forests and Land Revenues for the time being or other the
 Commissioner or Officer for the time being exercising the powers now
 exercised by the said Thomas Francis Kennedy shall from time to

£40 p. ann

breaking up

meadow

except

10 1 23
 2 18
 11 27
 22 3 13
 15 - 11

and land to be
 here "out"

£10 p
 if
 not called
 as
 Govern
 but by
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time determine are worn out and exhausted the same to be seeded down
 by the said William Dickinson his executors administrators or assigns at a
 period to be the subject of special agreement between him or them and
 the said commissioners or commissioner or officer as last aforesaid the
 said additional rent or sum of Forty pounds an acre to be from
 time to time paid quarterly by equal portions at or upon the days of
 payment aforesaid in every year the first payment thereof to begin and
 be made on such of the said days of payment as shall next happen
 after such ploughing breaking up and converting into tillage or garden
 ground or sowing or using the same as aforesaid without such licence or
 consent as aforesaid and to continue payable yearly and every year after-
 wards on the days of payment as aforesaid until the end or other sooner
 determination of the said term hereby granted, And also yielding and
 paying yearly and every year during the last Five years of the said term
 hereby granted unto the Queen's Majesty her heirs and successors over
 and above and in addition to the said rent or sum hereinbefore reserved
 the rent or sum of Ten pounds of like lawful money as aforesaid for
 every acre of land or ground hereby demised and so in proportion for any
 greater or less quantity than an acre thereof which the said William
 Dickinson his executors administrators or assigns shall during the last five
 years of the said term hereby granted without such license or consent
 as aforesaid neglect or discontinue to manage and cultivate according to
 the order or course of husbandry hereinafter mentioned and pursuant to
 and in strict conformity with the covenants hereinafter for that purpose
 contained on the part and behalf of the said William Dickinson his
 executors administrators and assigns to be observed and performed the said
 additional rent or sum of Ten pounds an acre to be from time to time

£10 per acre
 if
 not cultivated
 according to
 the order of
 husbandry
 of the land

paid quarterly by equal portions at or upon the days of payment
 aforesaid the first payment thereof to begin and be made on such of
 the said days of payment as shall next happen after the said William
 Dickinson his executors administrators or assigns shall have neglected or
 discontinued such management or cultivation as aforesaid without such
 license or consent as aforesaid and to continue payable yearly and every
 year afterwards on the days of payment aforesaid until the end or other
 sooner determination of the said term hereby granted which said several
 additional rents or sums of Forty pounds an acre and Ten pounds an
 acre respectively are not to be considered as reserved by way of penalty
 or in terrorem but as liquidated and fixed rents agreed to be paid
 in the cases aforesaid and to be paid from the commencement thereof
 respectively during all the then respective residues of the said term
 hereby granted and which said additional rents or sums respectively
 it is hereby expressly agreed and declared shall not be liable to be
 reduced altered or diminished by any Court of Law or Equity under
 any pretence whatsoever the said yearly rent or sum of Three
 hundred and fifty pounds and the said respective additional rents
 or sums of Forty pounds an acre and Ten pounds an acre to be
 from time to time paid as they shall respectively become due and
 payable into the hands of the Deputy-Surveyor of the New Forest
 for the time being free and clear of and from land tax and all
 taxes rates tithes rent charges payments assessments and impositions whatsoever
 already taxed charged assessed or imposed or which at any time or
 times during the said term hereby granted shall or may be taxed
 charged assessed or imposed upon the said premises hereby demised
 or any part thereof or upon the said William Dickinson his executors

Covenants
 pay

Land
 Rates

administrators and assigns in respect thereof or upon the said respective
rents or sums hereby respectively reserved or any part of the same by
authority of Parliament or otherwise howsoever (property tax only excepted)
AND the said William Dickinson for himself his heirs executors and
administrators doth covenant with the Queen's Majesty her heirs and
^{successors} administrators by these presents in manner following that is to say that
he the said William Dickinson his executors administrators and assigns
shall from time to time during the said term hereby granted well
and truly pay or cause to be paid unto the Queen's Majesty her
heirs and successors the said Rents respectively hereby reserved on the
respective days and times and in the manner and proportions herein
before mentioned and appointed for the payment thereof respectively and
also that he the said William Dickinson his executors administrators
and assigns shall from time to time during the continuance of the said
term bear pay and discharge the land tax and all other taxes
charges rates payments assessments and impositions of what nature or
kind soever already taxed charged rated assessed or imposed or which
at any time during the said term shall be taxed charged rated
assessed or imposed upon the said premises hereby demised or any
part or parcel thereof or upon the said William Dickinson his executors
administrators or assigns or any of them in respect thereof or upon the
said respective rents or sums hereby severally reserved or any part of the
same respectively by authority of Parliament or otherwise howsoever
(property tax only excepted) AND also that he the said William
Dickinson his executors administrators and assigns shall from time to time
and at all times during the said term when and as often as need
or occasion shall be and require at his and there run proper costs

Covenant to
pay Rents

Said Day
Rates &

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to repair
buildings

To be taken
down

repair
drains
gates rails
hedges

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being allowed
sufficient
timber

and charged well and sufficiently repair or cause to be repaired
 and kept in repair in a good and substantial manner the said
 dwellinghouse with the attached outbuildings thereto the Bailiffs
 cottage in the Farm Yard the Hags Stables and Coach houses the
 Stables for the barhorses with Hay shed and left over and two lodges
 for Garkupers, and all and singular other the premises hereby demised
 (except the Buildings comprised in the 3rd Schedule hereto) and any
 new or additional erections buildings or other works which may at any
 time or times hereafter during the said term hereby granted be erected
 built or set up in or upon the said farm and lands or any part
 or parts thereof respectively together with all fixtures and other things
 thereunto belonging AND also shall well and sufficiently repair
 amend support uphold maintain scour cleanse drain and keep all
 and every the ways paths passages waters and watercourses walls gates
 stiles posts pales rails hedges ditches sluices sewers drains gutters bridges
 fences mounds banks embankments and inclosures of or belonging to
 the said premises hereby demised or any part thereof or which shall
 be made erected or set up in or upon the said premises hereby
 demised at any time or times during the continuance of the said
 term hereby granted in by and with all and all manner of needful
 and necessary reparations and amendments whatsoever (without having or
 taking off and from the said premises or any part thereof any house
 bote hedge bote or any other bote or botes or any estovers or timber
 whatsoever for the same) being allowed by the said Commissioners of
 Majesty's Woods Forests and Land Revenues or other the Commissioners
 or Officer aforesaid for the time being sufficient timber in the rough
 for and towards all such several repairs AND also shall at the

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and expiration or other sooner determination of the said term leave
surrendered and yield up all and singular the said premises respectively
(except the said buildings comprised in the said third Schedule) together
with the several fixtures and other things mentioned in the second
Schedule hereunder written and also all new erections structures and
improvements and all things now fixed or fastened or which shall or
may at any time during the said term be fixed or fastened to the
freehold of the said premises hereby demised or any part thereof or to
any such new erections as aforesaid and usually denominated landrods
to have from fixtures so well and sufficiently repaired amended supported upheld
or repairs maintained scoured cleaned and kept in repair as aforesaid unto the
Queen's Majesty her heirs or successors or to such person or persons as
the Queen's Majesty her heirs or successors shall authorize and appoint
to receive the same; And further that he the said William Dickinson
his executors administrators and assigns shall permit and suffer the
Commissioners of Her Majesty's Woods Forests and Land Revenue or
other the Commissioner or Officer aforesaid for the time being or their
or his Surveyors or Surveyor for the time being respectively or such
other person or persons as they or he shall in that behalf appoint
at reasonable and convenient times in the day time yearly or oftener
during the said term to enter into and upon and to survey examine
and inspect all and every the premises hereby demised with the
appurtenances or any part thereof as to the state of the repairs and
condition thereof and to take any map or plan or maps or plans
of the same premises and in case the same premises or any part
thereof (except the said buildings comprised in the said third Schedule)
shall upon such survey examination and inspection thereof be found

to have from
or repairs

to permit
Surveyors

if not repaired

defective out of repair or not in good order and condition as aforesaid
 notice to be and notice thereof in writing from the said Commissioners of Her Majesty's
 given Woods Forests and Land Revenues or other the Commissioners or other Officer
 aforesaid or their or his Surveyors or Surveyor for the time being respectively
 or such other person or persons as they or he shall appoint shall be given
 to the said William Dickinson his executors administrators and assigns or any
 of them or to the tenant or occupier tenants or occupiers of the said premises
 or any part thereof or left at or on the said premises to or for the said
 William Dickinson his executors administrators or assigns together with a
 particular account of the repairs and amendments necessary or proper to be
 done and made in and upon the same premises (except as aforesaid)
 then and in any such case the said William Dickinson his executors
 administrators and assigns shall within the space of three calendar
 months next after every such notice shall have been so given or left
 necessary repairs as aforesaid or such further time as shall be specified in every such
 notice repair amend and put all and every the same premises (except
 as aforesaid) in good order repair and condition pursuant to such
 notice and that from time to time as often as any such view shall
 be made and notice given or left as aforesaid such repairs to be
 executed under the inspection of and in such manner as shall be
 approved of by the said Commissioners of Her Majesty's Woods Forests
 and Land Revenues or other the Commissioners or Officer aforesaid or
 their or his Surveyors or Surveyor for the time being respectively
 or such other person or persons as shall be appointed by them or
 him for that ^{purpose} and such written notice to be delivered to the tenant or
 occupier tenants or occupiers of the said premises hereby demised or his
 her or their known Agent or Agents or left at the dwellinghouse of any

of them such notice for the repairs of buildings to be delivered some
time in the months of March April or May and such notice for repairing
hedges and fences to be delivered in the months of October or November
And it is hereby ^{expressly} agreed and declared that if such repairs shall
not be well and sufficiently made within the time expressed in any such
notice as aforesaid it shall be lawful to and for the said Commissioners of
Her Majesty's Woods Forests and Land Revenues or other the Commissioner or
Officer aforesaid or their or his Surveyors ^{or Surveyor} for the time being respectively
to direct the same to be done by such person or persons as they or he
should think fit to employ therein And also for such person or persons
with servants workmen and others to have full and free liberty to enter
into or upon the said premises or any part thereof to make the repairs
aforesaid agreeably to such directions as aforesaid with power for the
said Commissioners of Her Majesty's Woods Forests and Land Revenues or
other the Commissioner or Officer aforesaid or their or his Surveyors or
Surveyor for the time being respectively to charge the said William
Dickinson his executors administrators and assigns with the expense of such
repairs as an additional rent upon the said premises and that the same
shall and may be recovered by distress or otherwise as rents in arrear
are recoverable And further that the said William Dickinson his executors
administrators or assigns shall from time to time yearly and every year
during the said term in-barn lay up and stack in the respective
Barns Outhouses and other convenient places upon or belonging to the
said premises all the corn grain and Hay which shall grow or be
produced or gotten upon the lands and premises or any part thereof
and shall from time to time either consume and spend or cause to be
consumed and spent in or upon the said premises or some part thereof

resaid
Majesty's
Hedges & fences
And it is hereby
not be well
notice as aforesaid
Her Majesty's Woods Forests and Land Revenues or other the Commissioner or
Officer aforesaid or their or his Surveyors
to direct the same
should think fit
with servants workmen and others
into or upon the said premises
aforesaid agreeably
said Commissioners of Her Majesty's Woods Forests and Land Revenues or
other the Commissioner or Officer aforesaid or their or his Surveyors or
Surveyor for the time being respectively
charge the said William
Dickinson his executors administrators and assigns
repairs as an additional rent
shall and may be recovered
are recoverable
And further that the said William Dickinson his executors
administrators or assigns shall
during the said term
Barns Outhouses and other
said premises all the corn grain and Hay
and shall from time to time
consumed and spent

all the Hay and all the Straw chaff and other like Fodder
 arising from such corn and grain which shall be grown produced
 and gotten as aforesaid and shall in a proper and husbandlike
 manner yearly and every year during the said term carry out
 spread and expend and bestow in and upon the said premises or
 any part or parts thereof as shall most need or require the same
 all the Dung compost and Manure arising or proceeding from such
 Hay Straw chaff or other fodder as aforesaid or which shall be made
 or gathered in or upon the same premises or any part thereof or
 otherwise shall and will in the like manner lay and bestow a
 sufficient quantity of manure upon the said lands equal to the
 quantity of manure which any hay or straw removed therefrom
 may in every year and in the last year of the said term
 be estimated to produce And further that the said William
 Dickinson his executors administrators and assigns shall leave in and
 upon the usual and proper places for that purpose of or belonging
 to the said premises all the dung compost and manure arising or
 which shall be gotten made gathered or brought in or upon the
 said premises during the last year of the said term and during
 such part of the year then next following as the said William
 Dickinson his executors administrators or assigns shall continue to
 occupy the ^{said} farm house or homestead and outbuildings of or belonging
 to the said premises in pursuance of the proviso for that purpose
 hereinafter contained for the use of the Queen's Majesty her heirs
 and successors payment being made for the same in manner herein
 after mentioned And further that to the said William Dickinson
 his executors administrators and assigns shall from time to time and

at all times during the said term dress manure or improve farm
 cultivate and manage all and singular the said lands and premises
 according to their several natures and qualities agreeably to the rules of
 good husbandry and in particular that there shall never be more than
 one half of the arable land under white crop in the same year and
 that two successive white or exhausting crops shall never be taken from
 the same land unless preceded by two successive green crops both properly
 cleaned drilled and manured or after a green crop so drilled cleaned and
 manured which shall have followed in immediate succession after a clover
 crop fully manured and unless both such white crops shall be sown in
 rows and be horse or hand hoed and cleaned that the second of such
 white crops and also each white crop when taken without having been preceded
 by two such drilled green crops shall always be succeeded by a drilled
 green crop properly cleaned and manured or by sown grasses or clover AND
 also that he the said William Dickinson his executors ~~his executors~~
 administrators and assigns shall from time to time during the said
 term keep or cause to be kept in good and proper order condition
 and repair all proper ditches walls hedges and fences of or belonging
 to the said premises and leave surrender and yield up the same in
 such good order condition and repair at the end or other sooner
 determination of the said term AND also that he the said William
 Dickinson his executors administrators and assigns shall from time to time
 during the continuance of this demise use his and their best endeavors
 to preserve and keep from destruction spoil and damage all the
 Timber Trees and other Trees Spruces and Saplings likely to become
 timber which now are or hereafter shall be growing on the said
 demised premises or any part thereof but for the purpose aforesaid

improvement
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 metal of
 arable land
 when white
 crop
 to maintain
 fences
 to preserve
 Timber trees

the said William Dickinson his executors administrators or assigns shall
 not be required to enclose such trees in rails or other fences **AND**
 Also that he the said William Dickinson his executors administrators
 and assigns shall permit and suffer the said commissioners of
 Her Majesty's Woods Forests and Land Revenues or other the Commissioner
 or Officer aforesaid for the time being or their or his Surveyor or
 Surveyors for the time being or any or either of them and all other
which may be necessary parties at any time or times during the said term to enter
into and upon into and upon all and every the lands and premises or any part
 thereof and to fell or cut or cause to be felled or cut any timber or
 other trees standing growing and being in and upon the said
 premises and if necessary to sell and dispose of the same or any
 part thereof by public auction or otherwise upon the said land and
 premises or any part thereof and to remove such timber and other
 trees therefrom without making any allowance to the said William
 Dickinson his executors administrators or assigns for any damage which
 shall or may be occasioned by such felling or cutting and removing
 provided the same shall be done with due and proper attention
 and care so as not to cause any unnecessary or avoidable
 injury to the said lands and premises and provided the same be
 done at the proper or usual seasons of the year **(And it is hereby**
further expressly declared and agreed that he the said William
Dickinson his executors administrators and assigns shall yearly and
every year during the then remainder of the said term pay or cause
to be paid unto Her Majesty her heirs or successors a further yearly
rent or sum of money equal to the interest at five pounds per
cent per annum on such sum or sums of money as the said

to pay Interest

Commissioners of Her Majesty's Woods Forests and Land Revenues or other
 the Commissioner or officer aforesaid for the time being shall at any
 time during the continuance of the said term at the request of the
 said William Dickinson his executors administrators or assigns and at the
 costs and on the account of Her Majesty her heirs and successors lay out
 and expend in the erection of new Farm ~~house~~ buildings on the said
 hereby demised premises, and other incidental works for the general
 service of the said Farm, and for the purpose of irrigating the same
 with liquid manure and also in draining the said lands with tile
 drains and other works of the nature of permanent agricultural
appliances on the said land and premises such further or additional
 rent to be paid quarterly without deduction as aforesaid and to be
 recoverable or recovered by distress or otherwise as rent in arrear is
 recoverable, and during the whole residue of the said term to come It
 having been arranged and agreed by the Commissioner by and on
 behalf of Her Majesty (with the consent and authority of the Commis-
 sioners of Her Majesty's Treasury) with the said William Dickinson
 prior to and as part of the terms of the acceptance by him of
 the demise or lease hereby made, that so soon as the necessary plans
 and specifications can be arranged and agreed upon by and between
 the parties hereto the several works aforesaid shall be executed) And
 the said William Dickinson for himself his heirs executors administrators
 and assigns doth further covenant with the Queen's Majesty her heirs and
 successors by these presents in manner following (that is to say) that
 he the said William Dickinson his executors administrators and assigns
 shall not at any time or times during the said term plough break
 up or convert into tillage or garden ground or sow with any kind of

been grain Hemp or Flax or use otherwise than as Meadow or pasture
 land or permit or suffer to be ploughed broken up or converted into
 tillage or garden ground or sown with any kind of corn grain Hemp
 or Flax or used otherwise than as Meadow or ^{all or any part of the meadow or pasture land} Pasture land (other
 than and except the several closes of land mentioned in the said
 Schedule hereunder written and therein numbered respectively 15. 17. 18
 and 23 as aforesaid) without the license and consent in writing of the
 said Commissioners of Her Majesty's Woods Forests and Land Revenues
 or other the Commissioner or Officer aforesaid for the time being or their
 or his Surveyors or Surveyor for the time being respectively for that
 purpose first had and obtained and shall not cut down fell or
 destroy or cause or suffer to be cut down felled or destroyed any
^{any full Timber} timber trees pollards or other trees or any spires or saplings fit or
 likely to become timber which now are or which at any time or
 times hereafter during the said term shall be growing standing or
 being upon the said premises or any part thereof - And in case the said
 William Dickinson his executors administrators and assigns or any of them
 shall fell cut down or destroy or cause to be felled cut down or destroyed
 any Timber Tree pollard or other Tree or any Spire or sapling that
 then and in any such case the said William Dickinson his executors
 administrators and assigns shall forfeit and pay unto the Queen's
^{£20 for each} Majesty her heirs and successors the sum of Twenty pounds of like
^{free £10 for} lawful money of Great Britain for every Timber Tree and the sum
^{and fines} of Ten pounds for every other Tree pollard Spire or sapling which
 shall be so respectively cut down felled or destroyed over and above
 and in addition to the actual value of each of such timber trees or
 other trees spires or saplings respectively which said sums of Twenty

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trees or
Twenty

pounds for each timber tree and Ten pounds for each other tree pollard
spire or sapling shall be so paid not by way of penalty but as
and for the fixed value or liquidated damages now agreed to be
paid in every such case and which sums shall not be liable to be
reduced altered or diminished by any court of law or Equity under any
pretence whatever And further that the said William Dickinson his
executors administrators or assigns shall not at any time or times during
the said term strip top or top or otherwise damage or cause or suffer
to be stripped topped or lopped or otherwise damaged any timber trees
or other trees whatsoever (except such trees as have been pollarded or
periodically lopped previous to the commencement of the said term) now
standing growing or being or which at any time or times during
the said term shall be standing growing or being in or upon the
said premises or any part thereof and shall not strip top or top
or permit or suffer to be stripped lopped or topped any of the
pollards of the last mentioned description but at the times when the
fences belonging to the said hereby demised premises are repairing and
then not oftener than once in every ten years during the said term
And shall not nor will at any time or times during the said term
hereby granted commit or suffer to be committed any waste spoil or
destruction whatsoever upon the said lands and premises or any part
thereof by digging in or upon the said lands and premises or any part
thereof any pit or pits whatsoever (except pits for drinking places for
cattle or for marking the said lands with the license and consent
of the said Commissioner or other Officer as aforesaid first had and
obtained or repairing the roads and shall not take remove or carry
or cause or suffer to be taken removed or carried from or off the said

whilst
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for water
for
improvement

premises or any part thereof either by such pit or pits or by and
 along any dyke or level now opened or which may hereafter during
 the said term be opened on the said premises or any lands adjoining
 thereto any mineral coal stone or other stone gravel sand buck earth
 clay loam/marl or other soil whatsoever (except materials for roads
 or marl or other dressing for the said lands and premises as aforesaid)
 without the license and consent in writing of the said Commissioners of
 Her Majesty's Woods Forests and Land Revenues or other the Commissioner
 or officer aforesaid for the time being or their or his Surveyor or
 Surveyor for the time being respectively for those purposes first had
 and obtained as aforesaid and shall not do ^{nor} or commit any wilful or
 voluntary waste spoil or destruction in or upon the said demised
 premises or any part thereof but on the contrary shall use and manage
 the lands and premises in a fair and husbandlike manner And
 further that he the said William Dickinson his executors administrators
 or assigns shall not during the last five years of the said term
 sow plant or cultivate on any part of the lands and premises two crops
 in succession of any of the kinds or descriptions usually denominated
 white or exhausting crops (that is to say) wheat oats barley rye/
 hemp flax hezles or wood in any two successive years without a
 fallow or a green crop or ameliorating crop properly hold intervening
 between such two white crops (every such green or ameliorating crop
 to be eaten and consumed on the said premises) and shall not
 plant or cultivate more than one crop of Potatoes on any one field
 or parcel of the said premises (garden ground only excepted) within
 the said space of five years And also that the said William
 Dickinson his executors administrators and assigns shall not at any

Last 5 years

against

exhausting crops

not

slow

not of

under

but by

lay down

down

time or times during the continuance of the said term cut or cause to
 not be cut be cut any of the trees shoots from stools or young plants to be left
 or planted upon the said premises under pretence of thinning them or
 their being decayed or for any other reason whatsoever without the
 authority of the said Commissioners for the time being of Her Majesty's
 Woods Forests and Land Revenues or other the Commissioner or Officer
 aforesaid for the time being or their or his Surveyor or Surveyors for the
 time being or such persons or person to be appointed by them or either
 of them as aforesaid And that all such trees or plants when cut
 under such authority as aforesaid shall belong to the Queen's Majesty her
 heirs and successors and further that he the said William Dickinson his
 executors administrators or assigns or any of them shall not at any time
 or times during the continuance of this demise transfer assign over or
 underlet to any person or persons whomsoever the said premises hereby
 demised or any part or parts thereof for all or any part of the said
 term without the licence and consent in writing of the said Commissioners
 or Commissioner or Officer for the time being executing the powers now
 exercised by the said Thomas Francis Kennedy for that purpose first
 had and obtained And further that the said William Dickinson his
 executors administrators or assigns shall at the commencement of the last
 year of the said term lay down or cause to be laid down with the
 spring or lent corn (such as Barley or Oats) such part of the land
 and premises as shall have been cultivated for green crops or
 fallow in the preceding season with a sufficient quantity of good
 clover and other grass seeds, such clover and grass seeds to be
 paid for by the Queen's Majesty her heirs or successors or by the
 succeeding or incoming tenant of the said premises And further

that the said William Dickinson his executors administrators and
 assigns shall on the twenty fourth day of August next preceding the
 expiration of the said term leave all the clover lay then being in
 or upon the said premises and shall and will permit and suffer the
 Queen's Majesty her heirs or successors or the succeeding or incoming
 tenant or tenants of the said premises and her his or their servants
 or Agents with carts horses ploughs and other necessary implements to
 enter into and upon the lands so to be left as aforesaid to break
 up plough fallow dung manure sow and otherwise prepare and
 manage the lands so to be left in clover lay as aforesaid as she
 he or they shall think fit and to hold the part or parts of the said
 premises so to be left in clover lay as aforesaid from the time at
 which the same shall be so left and entered upon as aforesaid
 during the then residue of the said term without making any
 recompense or satisfaction to the said William Dickinson his executors
 administrators or assigns in respect thereof and shall find and
 provide in the farmhouse or homestead and outhouses on the said
 premises necessary convenient and reasonable room and accommodation
 for the Officers and Workmen of Her Majesty her heirs and successors
 or for such succeeding or incoming tenant or tenants and for her his or
 their servants and Horses from and after the time hereinafore mentioned
 and appointed for his her or their entering upon the lands so to
 be left in clover lay as last hereinbefore mentioned to the end of the
 said term without any abatement of rent or other deduction or allowance
 for the same and shall permit and suffer the Officers servants and
 Workmen of Her Majesty her heirs or successors or such succeeding or
 incoming tenant or tenants and her his or their servants or Agents to

carry out and spread the dung and manure remaining and being in the
 farm yards and other parts of the said premises to and upon the lands
 so to be left in clover lay as aforesaid or any of them the quantity
 and value thereof having been first settled as after mentioned Provided
 always and it is hereby agreed by and between the said parties hereto
 that he the said William Dickinson his executors administrators or assigns
 shall on the determination of the said term receive and be paid by the
 Queen's Majesty her heirs or successors or by the incoming tenant the full
 green value and fair value of all green crops still in the ground on the expiration
 of the said term hereby granted and for all seeds and for all hay and
 straw of the last crop and for all such dung made during the last
 year of the said term as may be left on the said premises on the
 expiration of the said term as heretofore provided such valuation to be
 made by two competent persons one of them to be chosen by the said
 William Dickinson his executors administrators or assigns and the other of
 them to be chosen by or on behalf of Her Majesty her heirs or successors
 or other the person or persons taking the same and in case the said
 two persons so named shall disagree as to the amount of such
 valuation then the same shall be referred to the valuation of a third
 competent person to be chosen by the two so first chosen and in case
 either the Queen's Majesty her heirs or successors or the said William
 Dickinson his executors administrators or assigns or either of them shall
 neglect or refuse to name a valuer for the purposes aforesaid for fourteen
 days next after notice in writing from the other of them requiring him or
 them so to do (such notice to be left at the last known or usual
 place of abode or business of the party to whom the same may
 be directed and such notice also containing the name and description

of the valuer appointed by the party giving such notice) then such
 valuation shall be made by the party named in such notice and the
 valuation so to be made by the said two valuers or by one of them
 in case of default as aforesaid or by their Umpire as the case may
 be shall be binding and conclusive upon all the said parties And
 it is agreed that the said Valuers or Valuer as the case may be
 shall be at liberty to make one or more award or awards touching
 the matters so referred as aforesaid And it is hereby agreed that
 the submission hereby made may be made a rule of Her Majesty's
 Court of Exchequer Provided always and it is hereby declared and
 agreed that it shall be lawful to and for the said William
^{to hold} Dickinson his executors administrators and assigns to have and enjoy
^{Barns & Yards} for 6 months the use of the said Barns and Stack yard upon the said premises
 to lay his and their corn and grain and to thrash out and dispose
 of the said corn and grain and the other produce of the said lands
 and premises (except hay and straw) together with convenient lodging and
 room on the said premises for his servants and horses and carts
 occupied as last mentioned for the space of six calendar months next
 after the expiration of the said term with liberty of ingress egress and
 regress into and from the same, doing as little damage as may be in
 using and occupying the same And the said William Dickinson for
 himself his heirs executors administrators and assigns doth hereby further
 covenant with the Queen's Majesty his heirs and successors that he
^{to build} the said William Dickinson his executors administrators or assigns shall
 not at any time or times during the said term erect build or set
 up or permit or suffer to be erected built or set up in or upon the
 said farm and lands or any part or parts thereof respectively any

erection or building whatsoever without the previous consent of the said
 Commissioners of Her Majesty's Woods, Forests and Land Revenues or other the
 Commissioner or Officer aforesaid for the time being as aforesaid in writing
 under their or his hands or hand for that purpose first had and
 obtained AND also that the said William Dickinson his executors
 administrators or assigns shall at his or their own costs and charges within
 the space of six calendar months from the date hereof cause or procure
 this present Indenture of lease to be enrolled in the Office of Land Revenue
 Records and Inrolments and entered in the Office of the said Commissioners
 of Her Majesty's Woods Forests and Land Revenues and also shall at his
 or their like costs and charges cause or procure all and every assignment
 and assignment which shall or may at any time or times hereafter
 be made of these presents or of the premises hereby demised or any
 part thereof to be in like manner within six calendar months from
 the respective dates thereof enrolled in the said Office of Land Revenue
 Records and Inrolments and Minutes or Doquets thereof respectively to
 be entered in the Office of the said Commissioners for the time being of
 Her Majesty's Woods Forests and Land Revenues AND also that the said
 William Dickinson his executors administrators or assigns shall at his or
 their own costs and charges insure and keep insured in some Insurance
 Office to be approved of by the Lords of Her Majesty's Treasury for
 the time being the said Dwellinghouse Homestead Farm Buildings and
 offices and all other buildings for the time being in or upon the said
 premises against loss or damage by fire in the sum of Two thousand
 pounds at least during the continuance of this present demise such
 insurance to be effected in the joint names of the said William
 Dickinson and of such other person or persons as the said Commissioners

to insure

to lease

to insure

to insure

of Her Majesty's Treasury shall direct and in default of any such direction in the name of the said William Dickinson his executors administrators or assigns and will regularly produce to the said Commissioners of Her Majesty's Woods Forests and Land Revenues or other the Commissioner or Officer aforesaid for the time being if required so to do the policies of Insurance and the receipt for the premium of Insurance which shall have last become payable thereon in order to shew that such Insurance is made and continued and that in case the whole or any part of the said premises shall be destroyed or damaged by fire the money that shall thereupon become payable in respect of the said Insurance shall be applied in making good the damage sustained by the said premises but the said yearly rent or any part thereof shall not be discontinued but shall be paid as if no such fire had happened and that if the money to become payable in respect of the said Insurance shall be found insufficient to make good any such damage sustained by the said premises then and in that case the said William Dickinson his executors administrators or assigns shall at his or their own sole cost and expense complete the repairs required in consequence of any such damage provided also And these presents are upon this express condition nevertheless that if it shall happen that the said rents or sums of eighty seven pounds ten shillings, eighty seven pounds ten shillings eighty seven pounds ten shillings and eighty seven pounds ten shillings or any part of the same or the said additional rents or sums of forty pounds an acre or ten pounds an acre or the said further or additional yearly rent equal to interest at five per cent per Annum on such sum or sums of money as may be expended in

to apply same money

And to be paid as before

to complete repairs

failure of performance

shall be void

the erection of Farm Buildings or on other works as heretofore mentioned
 hereby severally reserved or either of them or any part of the same —
 respectively shall be unpaid for the space of sixty days next over or after
 either or any of the said days and times respectively wherein the same
 shall become due and are reserved and made payable as aforesaid & in
 case the said William Dickinson his ^{administrators} executors and assigns shall not well
 duly and effectually observe perform and keep all and every the covenants
 conditions and agreements in these presents contained and which on the part
 and behalf of the said William Dickinson his executors administrators and
 assigns are or ought to be observed performed fulfilled and kept then and
 in either or any of the said cases and therefore the Queen's Majesty
 her heirs or successors shall and may re-enter into and upon all and
 singular the said hereby demised premises or any part or parts thereof,
 and expel put out and remove therefrom the said William Dickinson his
 executors administrators and assigns and all other occupiers of the said
 demised premises and shall thereupon retain, possess and enjoy the
 same as fully and effectually in all respects as if these presents had
 never been made. And the said Thomas Francis Kennedy as such
 Commissioner as aforesaid doth hereby direct that this Deed shall be
 deemed to be fully and sufficiently enrolled by the Deposit of a Duplicate
 thereof in the Office of Land Revenue Records and Inrolments and the
 filing or making an entry of such Deposit by the Keeper of the said
 Records and Inrolments, In witness whereof the said parties to these
 presents have herunto set their hands and seals the day and
 year first above written.

The

The First Schedule above referred to.

No	Description	State of Cultivation	Quantity		
			a	r	p
1	Mansion and grounds	Garden and Shrubbery	3	1	5
2	Barton Yard and Farm Buildings	Homestead	1	2	23
3	Carpenter's Yard			3	
4	Garden	Garden		2	20
5	The Pound	Pasture	21	3	13
6	Spur Lake	"	37	3	10
7	Lodge House Shrubbery and Garden	Garden		2	23
8	Cottage and Garden	Garden			24
9	Buck Hill Fields	Arable	23	1	20
10	Round Hill	"	50	3	21
11	Suzzy Pound or Hay Pound	Pasture	3	3	21
12	Road	Road		2	27
13	Ex House Ground	Arable	26		1
14	Twenty Acres	"	19	2	30
✓ 15	Horn Close	Pasture	10	1	23
16	Home Ground	"	12	1	22
17	Rams Pound	"		2	18
18	Long Meadow	"	11		27
19	Lower Hollands Wood-ground	Arable	24	1	14
✓ 21	Great Meadow or Hollands Wood-ground	Pasture	26		13
23	Queen's Meadow	"	22	3	13
Total			268	3	38

26. 1/2
 26. 1/2
 26. 1/2
 26. 1/2
 26. 1/2
 26. 1/2

I certify that a duplicate of this List has been deposited in the Office of Land Revenue Records and Enrolments and an entry is made in the index of the said Office.

The

The Second Schedule above referred to
Fixtures at New Park House belonging to the Crown.

Little parlour - 2 cupboards - Office 2 cupboards - Partry 5 cupboards
3 Shelves, Dresser with 3 Drawers - Kitchen Dresser and Shelves -
Scullery - Pump and trough - Larder meat safe 5 Shelves, Dairy set of
Shelves Bed Room No 2 cupboard Bed Room No 3 - 2 cupboards under
Windows - Bed Room No 5 cupboard - Passage - one cupboard - Attic -
one cupboard.

The Third Schedule above referred to.

The whole of the Buildings now standing on the demised premises
except the dwellinghouse and attached outbuildings, the Bailiffs cottage
in the Farm yard, the Nag Stables and coachhouses, the Stables for the
best Horses with Hay Shed and loft over and 2 lodges for Gatekeepers.

T. F. Kennedy (S) William (S) Dickinson.

Signed Sealed and Delivered by the within named Thomas Francis
Kennedy in the presence of

John Gardiner - 1 Whitehall Place.

Signed Sealed and Delivered by the within named William
Dickinson in the presence of

Stephen Gardard

13 Suffolk Street, Pall Mall East

Whitehall
10th March 1854

I certify that a duplicate of this Deed has been deposited in
the Office of Land Revenue Records and Instruments and an entry
thereof made or put by me and also that the within named
Thomas Francis Kennedy deputed that such deposit and entry
should be sufficient in law of this Deed
J. R. Beaumonts Keeper of Records 10th March 1854

x^d J. G. L.

11/5/54