

Dated 24th
January 1856

Dean Forest
The Honble
J. K. Howard
to
Mess: Morgan
& Morse.

Lease of a
small piece of
Waste Land in
the Forest of Dean
in connection with
the Newmam
Shropshire or
Horse Engine Gale
or Colliery.

Commencing — passed in the first and second Years of the Reign of Her present Majesty entitled

25 Dec 1855

Granted 31st Jan "An Act for regulating the Opening and Working of collieries and Quarries in the

Expires 25th 1886

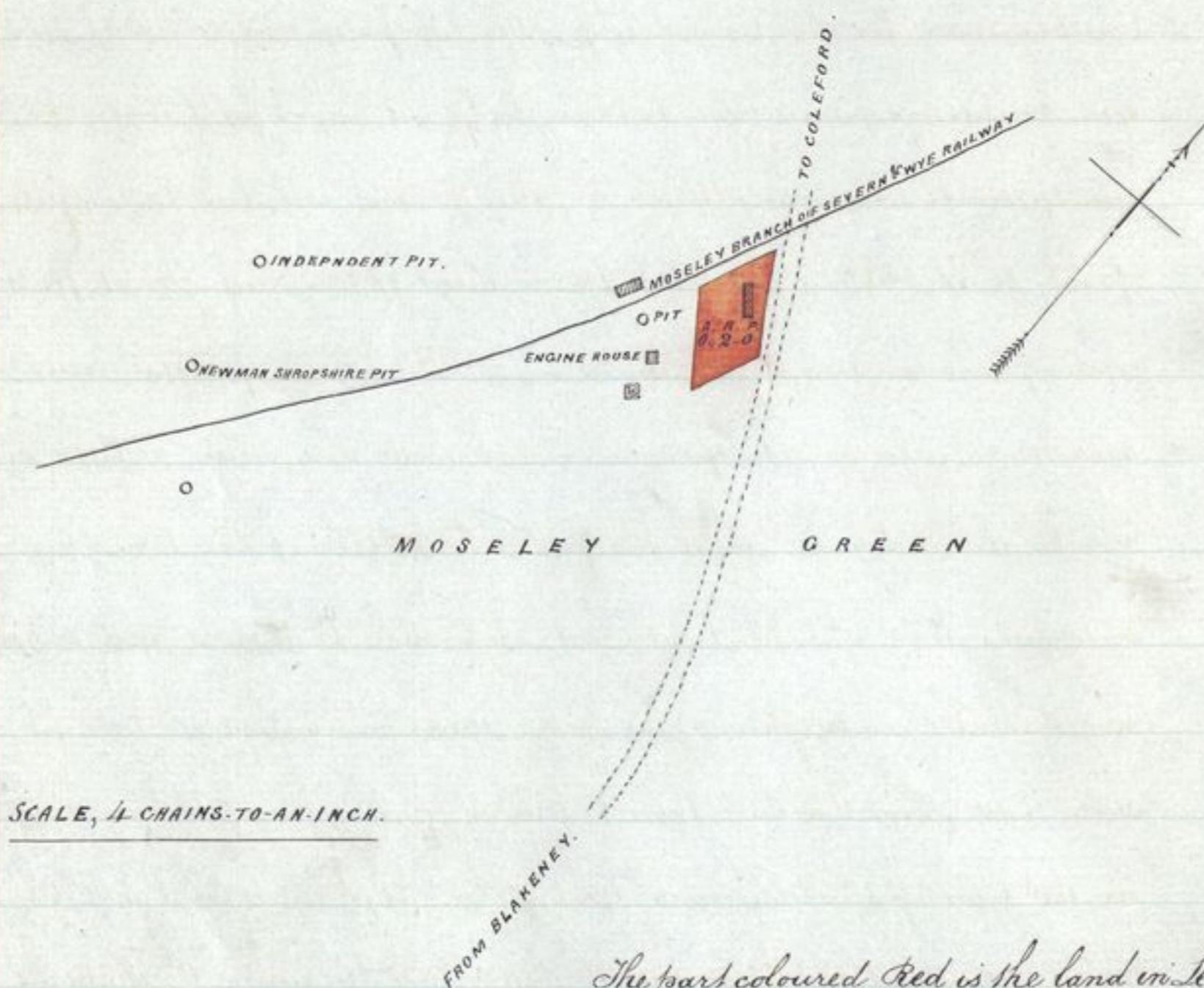
Forest of Dean and Hundred of Saint Briavels in the County of Gloucester" It was by

Rent

10/- per annum the twentyfifth section of the said Act enacted that it should be lawful for the Commissioners for the time being of Her Majesty's Woods Forests Land Revenues Works and Buildings from time to time to grant Leases for terms not exceeding Thirty one Years to any Free Miner or other person entitled to a Gale or Mining Work of any part of the unenclosed Waste Land of the said Forest for the purpose of erecting thereon any House Building or Machinery for the more convenient working any Mine or for any purpose connected with any Mine or Work so as there should not be included more than one and a half Acres of Land in any such Lease and every such Lease should be granted upon such Conditions and subject to such Covenants or restrictions as might appear to the said Commissioners to be fit or proper and every such Lease should within three Calendar Months from the granting thereof be enrolled in the Office of Land Revenue Records and Enrolments and a Munt or Moquet thereof entered in the Office of Woods Forests Land Revenues Works and Buildings And

Whereas the said Edmund Morgan and Richard Morse are the Registered Owners

of a certain Gale or Colliery called or known as the "Newman Shropshire or Horse Engine" Colliery in the said Forest of Dean and as such Registered Owners lately applied to the said James Kenneth Howard as such Commissioner as aforesaid (in whom the powers given to the Commissioners for the time being of Her Majestys Woods Forests Land Revenues Works and Buildings by the said hereinbefore recited Act as afores^d have now become vested) to grant to him a lease of the small piece or parcel of unenclosed Waste Land of the said Forest hereinafter more particularly described for the purpose of erecting thereon a dwellinghouse a Smiths Shop a Stable & a Clerks Office to be held and used in connection with and for the better and more conveniently working the said Gale or Colliery And whereas the said James Kenneth Howard as such Commissioner as aforesaid hath agreed to grant such Lease to the said Edmund Morgan and Richard Morse for such term and under and subject to such rent covenants conditions and restrictions



The part coloured Red is the land in lease

as are hereinafter reserved and contained Now this Indenture witnesseth
that in pursuance of the said Agreement and in consideration of the Rent Covenants
conditions and restrictions hereinafter reserved and contained and on the part of
the said Edmund Morgan and Richard Morse their executors administrators and assigns to
be paid and observed and performed the said James Kenneth Howard as such
Commissioner as aforesaid by virtue and in exercise of the powers and authorities
now vested in him in this behalf and of every other power or authority in him
enabling him so to do Doth by these Presents demise and lease unto the said
Edmund Morgan and Richard Morse as such Registered Owners of the said Newman
Shropshire or Horse Engine Gale or Colliery as aforesaid their executors administrators
and assigns All that small piece or parcel of land part of the unenclosed Waste
Land of the Forest of Dean in the County of Gloucester situate at Moreley Green bounded
on the North East side thereof by the Turnpike Road leading from Blakeney to
Coleford on the North West by the Moreley Branch of the Severn and Wye Dammes
and on the other two sides by Open Waste of the Forest which said piece or parcel
of Land doth contain half an Acre and is more particularly described on the plan
drawn in the Margin of these Presents and thereon colored Red To have
and to hold the said piece or parcel of Land unto the said Edmund Morgan
and Richard Morse as such Registered Owners of the said Newman Shropshire
or Horse Engine Gale or Colliery as aforesaid their executors administrators and
assigns for the Term of Thirty one Years from the Twentyfifth day of Dec
One thousand eight hundred and fifty five (determinable nevertheless as hereinafter
mentioned) for the purpose of erecting thereon a Dwellinghouse and a Jinish Shop
Stable and Clerks Office as aforesaid to be held and used in connection with and for
the better and more convenient working the said Newman Shropshire or Horse Engine
Gale or Colliery Yielding and Paying therefore Yearly and every Year during the
said term unto the Queen's Majesty her heirs and successors the Rent or Sum of

Ten Shillings of lawful Money of Great Britain to be paid half yearly
on the twentyfourth day of June and the twentyfifth day of December in every year
by equal payments without any deduction for land tax or any other Taxes Sewers or
other Rates charges assessments or impositions whatsoever And the said Edmund
Morgan and Richard Morse do hereby for themselves their executors adutors and
assigns Covenant with the Queen's Majesty her heirs and Successors that they the
said Edmund Morgan and Richard Morse their executors adutors or assigns
will during the continuance of this demise pay unto the Queen's Majesty her heirs
and successors the said yearly Rent of Ten shillings on the days herein before
appointed for payment thereof without any deduction or abatement whatsoever
And also will pay the Land Tax and all other Taxes Sewers and other rates
charges assessments and impositions whatsoever which now are or at any time
during the said term may be taxed assessed or imposed upon the said demise
premises or any part thereof And also that they the said Edmund Morgan
and Richard Morse their executors adutors or assigns will forthwith enclose
fence in the said piece or parcel of Land to the satisfaction of the said James
Henneth Howard or other the Commissioner or other Officer or Officers for the
time being exercising the powers now exercised by the said James Henneth
Howard and will during the continuance of this Demise at their own costs keep the
same so well and sufficiently enclosed and fenced as aforesaid and maintain
and keep the same in good and proper Order and Condition with all necessary
and requisite Drains Sewers Watercourses and Amendments whatsoever and will
make good all Damage or injury which at any time or times during the
continuance of this Demise may happen or be occasioned to the Lands Trees
Property or possessions of Her Majesty or of any adjoining Owner or Owners
by reason of the use or occupation of the said Land hereby devised for the purposes
aforesaid And that it shall be lawful for the said James Henneth Howard

or other the Commissioner or other Officer or Officers aforesaid or the Deputy Surveyor
or Deputy Gauger for the time being of the said Forest with Workmen Servants
Agents or others from time to time and at all times during the continuance of this
demise to enter into and upon the said demised premises for the purpose of
viewing and examining the state and condition thereof and the said Edmund
Morgan and Richard Morse do hereby for themselves their heirs executors adutors
and assigns further Covenant with the Queene Majestie her heirs and successors
that they the said Edmund Morgan and Richard Morse their executors
adutors or assigns will not at any time during the continuance of this demise
without the consent in writing of the said James Kenneth Howard as such
Commissioner as aforesaid or other the Commissioner or other Officer or Officers
aforesaid for that purpose first had and obtained erect or build or permit or suffer
to be erected or built upon the said piece or parcel of Land hereby demised or
any part thereof any House Building or machinery whatsoever other than and
except such Dwellinghouse with such Barns Shop Stable and Clerks Office as
aforesaid nor permit or suffer the said demised premises or any part thereof
to be occupied or used otherwise than for the purposes aforesaid and in connection
with the said Newman Shropshire or Horse Engine Gale or Colliery and for
the better and more conveniently working the same and in strict conformity
with (so far as the same may be applicable thereto) the Rules Orders and
Regulations of the Mean Forest Mining Commission made for the working of
Gales Pits Levels and Works in the said Forest and will not commit or suffer to be
committed any waste spoil damage or injury to the said demised premises or any
part thereof or to the Inclosures Lands Trees Property or Possessions of Her Majesty
or of any adjoining Owner or Owners nor do or suffer to be done any act or thing
whatsoever which may be or become a nuisance annoyance or disturbance to
the Queens Majesty her heirs or successors or to the Owners or Occupiers of any

contiguous premises And also that they the said Edmund Morgan and
Richard Morse their executors administrators or assigns will at the end or other
sooner determination of the said term peaceably and quietly leave surrender &
yield up unto the Queens Majesty her heirs and successors or to the said James
Hanneth Howard as such Commissioner as aforesaid or other the Commissioner
or other Officer or Officers aforesaid on behalf of Her Majesty or to whom he or
they shall direct or appoint to receive the same the said demised Premises
in good and proper order and condition And also will at their own costs
within three Calendar Months from the respective dates thereof cause all
Assignments which may at any time hereafter be made of these Presents or of
the Premises hereby demised or any part thereof to be enrolled in the Office of
Land Revenue Records and Involments and Minutes or Bocgrets thereof
respectively to be entered in the Office of the said Commissioners of Her Majestys
Woods Forests and Land Revenues Provided always And these
Presents are granted upon these express Conditions that the said
term hereby granted shall absolutely cease and determine when the said gale
or Colliery called the Newman Shropshire or Horse Engine Gale or Colliery shall
be relinquished or given up or cease to be worked pursuant to the Rules
Orders and Regulations of the New Forest Mining Commissioners made for
working Gales or Collieries in the said Forest Provided Lastly And these
Presents are upon this express Condition that if the said Rent of Ten
Shillings hereby reserved or any part of the same shall be unpaid for thirty
days next after either of the days of payment on which the same ought to be
paid OR if the said Edmund Morgan and Richard Morse their executors
administrators and assigns do not in all things observe perform and keep all and
singular the Covenants Provisions Conditions and Restrictions herein contained
and on their parts to be performed and kept according to the true intent and

meaning of these Presents then and from thenceforth and in any of such cases it shall be lawful for her Majesty her heirs and successors or the said James Kenneth Howard as such Commissioner as aforesaid or other the Commissioner or other Officer or Officers aforesaid on behalf of her Majesty her heirs and successors into and upon the said demised Premises or any part of the same in the name of the whole to reenter and the same thenceforth to have again retain repossession and enjoy as in her or their former Estate and the said Edmund Morgan and Richard Morse their executors admors and assignes and all other Occupiers thereof therewith and from thence to expel put out or remove this present Indenture or anything herein contained to the contrary thereof notwithstanding And the said James Kenneth 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 Enrolments and the filing or making of an entry of such deposit by the Keeper of the said Records and Enrolments In witness whereof the said Parties to these Presents have hereunto set their hands and seals the day and year first above written H.

James Kenneth (St) Howard Edmund (St) Morgan
Rich:d (St) Morse

Signed Sealed and Delivered by the within named James Kenneth Howard in the presence of Geo Sale Bedford - Office of Woods &

Signed Sealed and Delivered by the within named Edmund Morgan and Richard Morse in the presence of Wm Shocker

I certify that a Duplicate of this Deed has been deposited in the Office of Land Revenue Records and Enrolments and an entry thereof made or filed by me and also that the within named James Kenneth Howard directed that such Deposit and entry should be sufficient Enrolment of this Deed.

J R. Farnside - Keeper of the Records

26 January 1856

E.O. 10. 4

— Wootton —

Dated 1st Oct: 1828

Manor of Alton
Westbrooke
no 35 in lease book

The Right Honble
In^d Lord Sherborne

to
Mr Edmund
Robinson

Copy Lease
for 99 Years of a
Cottage and two
Acres of Land in
Headley Hants
determinable on 3
lives vizt William
Spier Son of George
Spier aged 39 yrs
James Spier aged
31 Years and Henry
Wheeler Son of Henry
Wheeler aged 14

Fine for adding
two lives to one

£42. 0. 0
Heriot... 0. 5. 0
Quit Rent.. 0. 1. 0

This Indenture made the first day of October in the year of our Lord one thousand eight hundred and twenty eight Between The Right Honorable John Lord Sherborne Baron Sherborne in the County of Gloucester Lord of the Manor of Alton Westbrooke in the County of Southampton of the one part and Edmund Robinson of Headley in the said County of Southampton Cordwainer of the other part witnesseth that as well for and in consideration of the Surrender already made by the said Edmund Robinson and by Richard Windibanke Mortgagee of a former Lease dated the Sixth day of April in the Year of our Lord One thousand seven hundred and ninety eight granted by the Right Honorable Henry Lord Stawell Baron of Somerton in the County of Somerset the then Lord of the said Manor of Alton Westbrooke to George Spier of Binsted in the said County of Southampton Lawyer of the Tenement Cottage or Dwellinghouse and Land with the appurtenances hereinafter devised for the term of Four Score and nineteen Years determinable on the deaths of Elizabeth Asborne and Elizabeth Naish since deceased and William Spier (Son of the s^r George Spier the Lessee) who is now living which said Lease by divers assignments became vested in the said Edmund Robinson and Richard Windibank as Mortgagee As also for and in consideration of the sum of Forty two pounds of lawful Money of Great Britain to him the said John Lord Sherborne in hand paid by the said Edmund Robinson at the time of the sealing and delivery of these Presents for and in the name of a Fine The receipt whereof he the said John Lord Sherborne doth hereby acknowledge and confess and thereof and of the same and every part thereof doth acquit release exonerate and discharge the said Edmund Robinson his executors administrators and assigns and every of them for ever by these Presents And also for and in consideration of the Yearly Rents Covenants provisoies and Agreements hereinafter reserved and contained which on the part and behalf of the said Edmund Robinson his executors

admiristrators and assigns are and ought to be paid observed performed fulfilled
and kept. He the said John Lord Sherborne hath devised granted and to farm
letten and by these Presents doth demise grant and to farm let unto the said
Edmund Robinson his executors adutors and assigns all that Tenement Cottage
or Dwellinghouse and about two acres of Land thereto adjoining situate lying and
being in Headley in the County of Southampton afores^d parcel of the manor
of Alton Westbrooke up^d formerly in the possession or occupation of James Knight
and now of the C^t Edmund Robinson or his assigns. Together with all ways waters
watercourses easements privileges and appurts whatsoever to the same premises
belonging or in anywise appertaining (except and always reserved unto the s^r
John Lord Sherborne his heirs and assigns all Timber Trees and Trees likely to
become Timber and all Royalties whatsoever) To have and to hold the said
Tenement Cottage or Dwellinghouse Land and all and singular other the premises
hereinbefore mentioned and intended to be hereby devised with their and every of
their appurts (except as before excepted) unto the said Edmund Robinson his
executors adutors and assigns from the day of the date of these Presents for and
during and unto the full end and term of Ninety nine Years from thence
next ensuing and fully to be complete and ended if the said William Spier
(Son of George Spier) now or late of Brightelmstone in the County of Sussex
Laborer now aged about Thirtynine Years - James Spier of Binsted aforesaid
Bricklayer now aged about Thirtyone Years and Henry Wheeler Son of Henry
Wheeler of Binsted aforesaid Yeoman now aged about fourteen Years or any or
either of them shall so long live Yielding and Paying therefore Yearly and
every Year during the said term unto the said John Lord Sherborne his heirs &
assigns the Rent or sum of One Shilling of lawful Money of Great Britain on the
two most usual Feasts Days or Times of Payment of Rent in the Year (that is to say)
the Feast days of the Annunciation of the Blessed Virgin Mary and Saint Michael

the Archangel by even and equal portions And also Yielding and Paying
unto the said John Lord Sherborne his heirs and assigns the sum of Five
Shillings of like lawful money for and in the name of a Heriot at and upon
the death of the said Edmund Robinson and of every other person that during
the said Term shall die seized or possessed of the said Premises And also on
every alienation that shall be made thereof during the said Term the same to
be paid on such of the said Feast days as shall happen next after such death
or alienation as aforesaid And the said Edmund Robinson for himself his
heirs execs and admoⁿs doth Covenant promise and agree to and with the
said John Lord Sherborne his heirs and assigns by these Presents in manner &
and form following (that is to say) That he the said Edmund Robinson
his execs admoⁿs and assigns or some or one of them shall and will from time
to time and at all times during the said term determinable as aforesaid well
and truly pay or cause to be paid unto the said John Lord Sherborne his
heirs or assigns the said Yearly Rent or sum of One Shilling of lawful Money
of Great Britain and the said Five shillings of like lawful money in the
name of an Heriot at the days and times hereinbefore mentioned and
appointed for payment thereof as aforesaid And also that he the said
Edmund Robinson his execs admoⁿs and assigns shall and will from time
to time and at all times during the said term determinable as aforesaid
at his and their own proper Costs and Charges well and sufficiently uphold
sustain maintain repair amend and keep the aforesaid Tenement Cottage or
Dwellinghouse and premises hereby devised And also all the Hedges Ditches
Mounds Bounds and Fences of and belonging to the said Premises or any of
them in by and with all and all manner of needful and necessary reparations
and amendments whatsoever And the same and every of them so well and
sufficiently upheld sustained maintained repaired amended and kept at the

end or other sooner determination of the said term shall and will quietly and
peaceably yield and deliver up unto the s^r. John Lord Sherborne his heirs or assigns
And also shall and will from time to time and at all times during the said term
bear pay and discharge all and all manner of rates taxes impositions & payments
whatsoever that shall be owing due and payable out of or for the said demised
premises and every or any part thereof and therefrom shall acquit and discharge
the said John Lord Sherborne his heirs and assigns Provided always and
these Presents are upon this condition nevertheless that if it shall happen the s^r.
Yearly Rent of one shilling or the said sum of five shillings or any part thereof
shall be behind or unpaid by the space of Twenty eight days after either of
the said feasts or days of payment on which the same ought to be paid as
aforesaid Or if the said Edmund Robinson his executors administrators
or assigns shall at any time or times during the said term demise let grant
assign or set over these Presents or the said premises hereby demised or any
part thereof to any person or persons whomsoever for the whole or any part
of the said term without the license or consent of the said John Lord Sherborne
his heirs or assigns or his or their known Agent in Writing under his or
their hand or hands in that behalf first had and obtained for that purpose
Or if all or any of the Covenants and Agreements hereinbefore contained on the
Lessees part to be performed shall not be well and truly performed according to
the true intent and meaning of these Presents that then and from thenceforth
it shall and may be lawful to and for the said John Lord Sherborne his heirs and
assigns into the said Premises or any part thereof in the name of the whole to
reenter and the same to have again repossession and enjoy as in his or their former
Estate or Estates and the said Edmund Robinson his executors administrators
and all other possessors and occupiers thereof from thence utterly to expel put out
and remove anything herein contained to the contrary thereof in anywise notwithstanding

And the said John Lord Sherborne for himself his heirs and assigns doth
 Covenant promise and agree to and with the said Edmund Robinson his exec
 adutors and assigns by these Presents that he the said Edmund Robinson his
 executors adutors and assigns paying the said Yearly Rent and Heriots hereinbefore
 reserved and performing the Covenants and Agreements herein contained on his
 and their parts to be performed shall and lawfully may peaceably and quietly
 have hold use occupy possess and enjoy All and singular the s^e Tenement
 Cottage or Dwellinghouse Land and Premises hereby demised for and during
 the said term hereby granted (determinable as aforesaid) without any lawful
 let suit trouble hindrance denial eviction ejection interruption disturbance
 claim or demand whatsoever of him the said John Lord Sherborne his heirs
 or assigns or of any other person or persons lawfully claiming or to claim by from
 under or in trust for him or them or any or either of them In witness
 whereof the said parties to these Presents have hereunto interchangeably set
 their hands and seals the day and year first above written

Sherborne 

Received the day and year first written of and from the within
 named Edmund Robinson by me the within named John Lord Sherborne
 the sum of Forty two pounds being the Consideration Money within mentioned
 to be paid by him to me

L12 0. 0

Sherborne

Witness

Wm Clement
 Jas White Clement

Signed sealed and Delivered by the within named John Lord Sherborne being
 first duly stamped) in the presence of

Wm Clement
 Jas White Clement } Sol^r - Alter

(F)

Dated 26th
Feby 1856

New Forest

The Honble

J. Howard

to

Mr Joseph Scorey

Lease

of a Messuage or

Dwellinghouse

called Eyeworth

Hodge and 13.1.36

of Land attached

thereof extra

parochial in

Eyworts Walk

Commencing

29 Sept. 1855

Term granted

21 yrs

before 29th

Sept. 1876

Rent

£46 per annum:

This Indenture

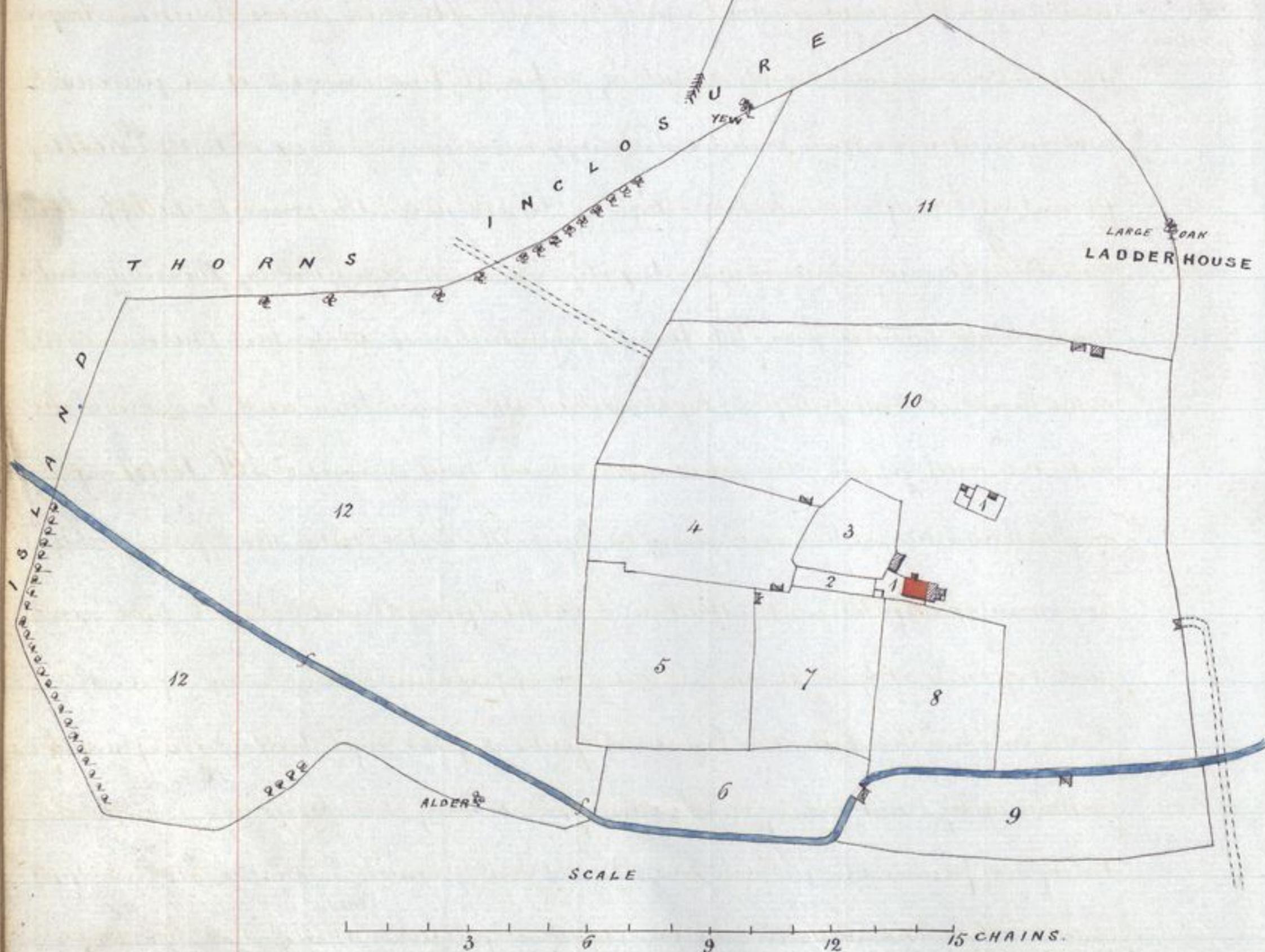
made the Twenty sixth day of February

One thousand eight hundred and fifty six Between The Queen's Most Excellent
Majesty of the first part The Honorable James Kenneth Howard the
Commissioner of Her Majesty's Woods Forests and Land Revenues to whom the
Management and direction of certain parts of the Land Revenues of the Crown
including (amongst other parts thereof) the hereditaments hereinafter described
together with the duties and powers appertaining thereto have been assigned by
Order under the hands of the Commissioners of Her Majesty's Treasury of the
second part and Joseph Scorey of the Punch Bowl Public House Farm Street
Grosvenor Square in the County of Middlesex of the third part Witnesseth

that in consideration of the rents hereinafter reserved and of the Covenants
hereinafter contained on the part of the said Joseph Scorey his executors adutors
and assigns to be paid observed and performed The said James Kenneth Howard
as such Commissioner as aforesaid by virtue and in exercise of all powers
and authorities in him vested or in anywise enabling him so to do Doth
for and on behalf of the Queen's Majesty by and with the consent and approbation
of the Lords Commissioners of Her Majesty's Treasury signified by Warrant under
their hands bearing date the twenty seventh day of December One thousand
eight hundred and fifty five (by these Presents demise lease and to farm let
unto the said Joseph Scorey his executors adutors and assigns All that messuage
or Dwellinghouse called or known as Eyeworth Hodge with the Offices Stable
dog kennel outhouses and outbuildings garden ground and Orchard and several
pieces or parcels of land thereto belonging or appertaining situate in Eyeworth
Walk in New Forest in the County of Southampton and being extra parochial
containing by recent survey or admeasurement Forty three Acres one rood and
thirty six perches all of which said Lands and Premises with the Names state
of cultivation or condition and the respective quantities thereof are more particularly

as described in the Schedule hereunder written and are delineated on a plan thereof drawn in the Margin of these Presents Together with all ways paths passages easements privileges and appurts to the said messuage and premises belonging or appertaining and in particular the exclusive right of shooting over the said demised Lands (except nevertheless and always reserved unto the Queen's Majesty her heirs and successors all Timber and Timberlike Trees and all Spices and

No	DESCRIPTION	REFERENCE.	STATE.			QUANTITY
			A.	R.	P.	
1.	Messuage or Dwelling house, offices Stables, Dogkennel, Outhouses & Garden		"	"	24	
2.	Garden		"	"	14	
3.	Orchard		Pasture	1.	34	
4.	Garden Ground		arable	1.	1.	81
5.	Lower Ground		D.	1.	3.	16
6.	Lower Mead		Mead	1.	1.	13
7.	Middle Ground		arable	1.	"	34
8.	Front Piece		D.	1.	"	36
9.	Upper Mead		Mead	1.	3.	5
10.	The Rails		Pasture	9	"	
11.	Do		Rough D.	6	2	35
12.	Do		D.	18	1.	17
						Total. 43 - 1 - 36



Saplings fit and likely to become Timber and all other great Trees and Pollards
whethoever growing and being in and upon the said premises 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 s^d.
Premises with full liberty of ingress egress and regress to and for the Officers
Agents and Servants of her Majesty her heirs and successors by themselves
and their Workmen Servants or Laborers with or without horses carts and
Carriages from time to time and at all times hereafter to enter into and
upon the said premises and there to view fell cut down grub up saw and
convert the said Timber Trees and other Trees pollards Spikes and Saplings
and to dig search for get work dress and make Merchantable the said
Mines Minerals Stones and Brick earth or any part thereof and the
said excepted premises or any part thereof respectively to take and carry
away and also full liberty of ingress egress and regress for all other reasonable
purposes) Which said premises hereby devised are part of the possessions of
the Crown of England in the said County of Southampton To have and
to hold the said Messuage or dwellinghouse Outbuildings Garden ground
Orchard and several pieces or parcels of Land and other the premises
herein before described and hereby intended to be devised with the Appurts unto
the said Joseph Georcy his executors and assigns from the twenty ninth
day of September One thousand eight hundred and fifty five for the full term
and term of Twenty one Years Yielding and Paying therefore Yearly
and every Year during the said term unto the Queens Majesty her heirs and
successors the clear rent or sum of Thirty six Pounds of lawful Money of Great
Britain to be paid Quarterly in equal portions on the twenty fifth day of December
the twenty fifth day of March the twenty fourth day of June and the twenty
day of September in each and every Year during the continuance of this Demise.

(save and except the last Quarterly payment of the said Rent which it is hereby
agreed shall be paid on the twentyfourth day of June immediately next preceding the
expiration or other sooner determination of the said term hereby granted) And also
Yielding and Paying Yearly and every Year during the said term unto
the Queen's Majesty her heirs and successors over and above the said Yearly rent
or sum hereinbefore reserved the rent or sum of Sixty pounds of like lawful money
aforesaid for every Acre of old inclosed Meadow or pasture Land hereby demised &
so in proportion for any greater or less quantity than an Acre which at any time
during the said term shall be ploughed broken up or converted into Village or
Garden ground or used otherwise than as Meadow or Pasture land without
the Licence and consent in writing of the Commissioners of Her Majesty's Woods
Forests and Land Revenues or other the Commissioner or Officer for the time
being exercising the powers now exercised by the S^t James Kenneth Howard
under their or his hands or hand for that purpose first had and obtained the
said additional rent or sum of Sixty 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 be made on such of the said days of
payment as shall first happen next after such ploughing breaking up or
converting into Village or Garden ground or using the same as aforesaid and
to continue payable Yearly and every Year afterwards on the days of payment
aforesd until the 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 unto the Queen's Majesty her heirs and successors over and above
the said Rents hereinbefore reserved the rent or sum of Ten pounds of like
lawful money aforesd for every acre of Land hereby demised and so in proportion
for any greater or less quantity than an acre which the S^t Joseph Scorer his
executors adutors or assigns shall during the last five Years of the said Term

without such licence or consent as afores^d neglect to manage use and cultivate
in strict conformity with the Covenants hereinafter for that purpose contained the
said additional Rent of Ten pounds an acre to be from time to time paid
quarterly by equal portions at or upon the days of payment aforesaid and
the first payment thereof to be made on such of the said days of payment
as shall first happen next after such neglect as aforesaid and to continue payable
Yearly on the days of payment aforesaid until the determination of the
Term which said additional rents or sums of Forty pounds and Ten pounds
are not to be considered as reserved by way of penalty or in Tercorem but as
liquidated and fixed rents agreed to be paid in the cases aforesaid the said
Yearly rent or sum of Forty six pounds and the said respective additional rents
of Forty pounds an acre and Ten pounds an acre to be from time to time paid
into the hands of the Deputy Surveyor of the New Forest for the time being free &
clear of Land Tax and all other Taxes rates charges payments assessments and
impositions whatsoever already taxed charged affected or imposed upon the said
Premises or any part thereof or upon the said Joseph Scory his executors administrators
or 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 (Landlords Property Tax only excepted) And the said
Joseph Scory doth hereby for himself his heirs executors and administrators Covenant
with the Queens Majesty her heirs successors and assigns in manner following
videlicet That he the said Joseph Scory his executors and assigns will during
the said term hereby granted well and truly pay unto the Queens Majesty her
heirs and successors the said several rents hereby respectively reserved on the respective
days and times and in the manner and proportions hereinbefore appointed for the
payment thereof and will during the continuance of the said Term bear pay
and discharge the Land Tax and all other taxes rates charges 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 or any part thereof
or upon the said Joseph Geory his execs admons or assigns in respect thereof or
upon the said respective rents or sums hereby severally reserved or any part thereof
of the same respectively by authority of Parliament or otherwise howsoever (Landlords
Property Tax only excepted) And will from time to time and at all times during
the said term when and as often as need or occasion shall require at his own
their own proper costs and charges well and sufficiently repair or cause to be
repaired and kept in repair in a good and substantial manner the said
dwellinghouse outhouses and buildings and all and singular other the
premises hereby demised and all new or additional erections buildings or
other works which may at any time hereafter during the said term hereby
granted be erected or built in or upon the said premises together with all
Landlords fixtures and other things therunto belonging And also will well
and sufficiently repair maintain scour cleanse drain and keep all and every
the ways paths passages waters and watercourses walls gates stiles posts
stakes rails hedges ditches sluices sewers drains gutters bridges fences mounds
banks embankments and enclosures of or belonging to the said Premises or
any part thereof or which shall be made erected or set up in or upon the
same at any time during the said term in by and with all manner of
needful and necessary reparations and amendments whatsoever (without
✓ having or taking off or from the said Premises any House bote Hedge bote
or any other bote or botes or any Estovers or Timber whatsoever for the same)
being allowed by the Commissioners of Her Majestys Woods Forests and Land
Revenues or other the Commissioner or Officer aforesaid for the time being
sufficient Timber in the rough for and towards all such several repairs

✓ and shall and will at the end or other sooner determination of the said term
surrender and yield up all and singular the said premises and all new
crections Landlords fixtures and other matter and things aforesaid so well &
sufficiently repaired maintained scoured cleansed and kept in repair as
aforesaid unto the Queen's Majesty her heirs or successors and will furnish and
suffer the 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 or such other person or persons as they or he shall
in that behalf appoint at reasonable and convenient times in the day time
once in every Year or oftener as they or he may think fit during the said term
to enter into and upon and to Survey examine and inspect all and singular
the premises hereby demised and see to the state of the repairs and condition
thereof and to take any Map or plan of the same and in case the same or any
part thereof shall be found defective out of repair or not in good order and
condition as aforesaid and notice thereof in writing from the Commissioners
of Her Majesty's Woods Forests and Land Revenues or other the Commissioners
or other Officer as 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 Joseph Georey his execs adutors or assigns or be left
at or on the said Premises to or for the said Joseph Georey his execs adutors
or assigns together with a particular Account of the repairs and amendments
necessary or proper to be done in and upon the same Premises then and in every
such case the said Joseph Georey his execs adutors and assigns shall within the
space of Three Calendar months next after every such Notice shall have been so
given or left as aforesaid or such further time as shall be specified in every such
Notice repair amend and put all and every the same Premises in good order repair
and condition pursuant to such Notice and 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 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 or such other person or persons as shall be now appointed by them or him for that purpose Notice for the Repairs of Buildings to be delivered some time in March April or May and Notice for repairing or Hedges Ditches and other Fences to be delivered in October or November And it is hereby expressly agreed and declared that if such repairs shall not be well and sufficiently done within the time expressed in any such Notice as aforesaid it shall be lawful for the 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 shall think fit to employ therein & for such person or persons with Servants Workmen and others to have full liberty to enter into and upon the said Premises or any part thereof to make the Repairs aforesaid agreeably to such directions as aforesaid and it shall be lawful for the Commissioners of Her Majesty's Woods Forests and Land Revenues or other the Commissioner or Officer aforesaid on behalf of Her Majesty respectively to charge the said Joseph Scory his executors admisors and assigns with the expence of such repairs as additional rent due in respect of the said premises and the same shall and may be recovered by distress or otherwise as Rents in Arrear are recoverable And further that the said Joseph Scory his executors admisors or assigns shall and will yearly during the said term inbarn 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 said Farm and Lands and will from time to time consume upon the said Premises all the Hay and Straw Chaff and other like Fodder arising from such Corn and grain and shall in a proper and husbandlike manner Yearly during the said term carry out spred expnd and bestow in and upon the sd Premises or such 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 and will 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 will at all times during the said Term dress manure improve farm cultivate and manage all and singular the said Lands according to the best and most improved system of modern husbandry and according to their several natures and qualities and in particular that there shall never be more than one half of the Arable Land under White Crops 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 and 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 grass or Clover And will during the said Term use his and their best endeavours to preserve and keep from destruction spoil and damage all the Timber Trees and other great Spars and Japtlings likely to become Timber and which shall be left

growing or standing on the same demised premises but for the purpose aforesaid
 the said Joseph Georcy his executors admours or assigns shall not be required to
 enclose such Trees in rails or other fences and will permit and suffer the
 Commissioners of Her Majestys Woods Forests and Land Revenues or other the
 Commissioner or Officer for the time being aforesaid or their or his Surveyors
 or Surveyor for the time being or any of them and all other necessary or
 parties at any time or times during the said term to enter into and upon
 the said Premises to fell or cut or cause to be felled or cut any Timber or
 other Trees standing growing or being in or upon the said Premises & if
 necessary to sell and dispose of the same by Public Auction or otherwise
 upon the said premises and to remove such Timber and other Trees therefrom
 without making any allowance to the said Joseph Georcy his execs admours
 or assigns for any damage which shall or may be occasioned by such
 felling or cutting and removing provided the same shall be done at the proper
 and accustomed seasons of the Year and with proper care so as not to
 cause any unnecessary or avoidable injury to the said Lands and Premises
 And it is hereby further expressly declared and agreed that the said
 Joseph Georcy his executors admours 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 and successors a further Yearly Rent or sum of
 Money equal to interest at Five pounds per Cent per annum on such sum
 or sums of Money as the said Commissioners or other the Commissioner or
 Officer aforesaid for the time being shall at any time and from time to
 time during the continuance of the said Term at the costs and on the
 account of Her Majesty her heirs and successors lay out and expend in
 the drainage of such of the said demised Lands as the said Commissioners
 or other the Commissioner or Officer aforesaid may determine to be necessary

such further or additional rent to be paid Quarterly without deduction as afores^d 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 & thence further that he the said Joseph Georey his executors adiutors and assigns will not at any time during the said term plough break up or convert into Tillage or Garden ground or use otherwise than as meadow or pasture land the old enclosed pasture or meadow lands hereby demised numbered respectively 6 and 9 on the plan drawn in the margin of these Presents and in the Schedule hereunder written or any part of the same respectively without the licence and consent in writing of the said Commissioners of Her Majestys Woods Forests and Land Revenues or other the Commissioners or Officers 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 will not cut down fell or destroy any Timber Trees- Pollards or other Trees or any Spikes or Saplings likely to become timber which now are or at any time hereafter during the said term shall be growing standing or being upon the said premises and that in case the said Joseph Georey his executors adiutors & assigns or any of them shall fell cut down or destroy any Timber Tree pollard or other Tree or any Spike or Sapling that then and in every such case the said Joseph ^{Georey} his executors administrators and assigns shall and will forfeit and pay unto the Queens Majesty her heirs and successors the sum of Twenty pounds for every Timber Tree and the sum of Ten pounds for every other Tree Pollard Spike or Sapling which shall be so felled cut down or destroyed over and above and in addition to the actual value of each of such Timber Trees or other Trees- Spikes or Saplings respectively which said sums of Twenty pounds for each Timber Tree and Ten pounds for each other Tree Pollard Spike or Sapling shall be paid not by way of Penalty but as liquidated damages now agreed to be paid

in every such case and shall not be liable to be reduced altered or diminished by any Court of Law or Equity under any pretence whatsoever And further that he the said Joseph Georcy his executors administrators or assigns will not at any time during the said term strip lop or top or otherwise damage or cause or suffer to be stripped lopped topped or otherwise damaged any Timber Trees or other Trees whatsoever And will not at any time during the said term commit 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 mauling the said Lands) and will not take or remove or suffer to be taken or removed from the said Premises any Mineral Coal marble lime stone or other stone gravel sand brick earth clay loam marl or other soil whatsoever (except marl or other dressing for the said lands and materials for repairing the Roads) without the Licence and consent in writing of the said Commissioners of Her Majestys 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 those purposes first had and obtained and will not do suffer or commit any other Waste spoil or destruction whatsoever in or upon the said demised Premises and will not during the last five Years of the said term sow plant or cultivate on any part of the said 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 teagles or woad in any two successive Years without a fallow or a green or ameliorating Crop properly hoed intervening between such two white Crops (every such green or ameliorating Crop to be eaten and consumed on the said Premises) and will not plant or cultivate more than one Crop of Potatoes in any one field

or parcel of the said premises (garden ground only excepted) within the said space of five years and will not at any time during the said term 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 Commissioners for the time being of Her Majestys Woods Forests and Land Revenues or other the Commissioner or other Officer aforesaid for the time being or their or his Surveyors or Surveyor for the time being first had and obtained and that all such trees or Plants as shall be cut under such authority shall belong to the Queens Majestys her heirs and successors And will not at any time or times during the said term transfer assign over or underlet to any person or persons whomsoever the said premises hereby demised or any part thereof for all or any part of the said term without the license and consent in writing of the Commissioners of Her Majestys Woods Forests and Land Revenues or other the Commissioner or other Officer for the time being exercising the powers now exercised by the said James Kenneth Howard for that purpose first had & obtained And further that he the said Joseph Scorey 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 spring or heat Corn (such as barley or oats) such part of the said 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 Queens Majestys her heirs and successors or by the succeeding or incoming Tenant of the said premises provided the same shall not have been fed or depastured with Sheep Horses or any kind of Cattle (other than Pigs well ringed) after the twentyfourth day of August next preceding the expiration of the said term hereby granted and will at the commencement of the last

Year of the said term leave to be fallowed one Moity at the least of the lands
which shall be then in course of succession to be cultivated for Green Crops or
falls and on the twentyfourth day of August then next ensuing leave the
other moity thereof in Clover lay after cutting the first Crop of Clover therefrom
and permit and suffer the succeeding or incoming Servants or Tenants of the
said premises and 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 to be fallowed as aforesaid at any time or times and after the commencement
of the last Year of the said term to break up plough fallow dung manure
sow and otherwise to prepare and manage the same in the usual course
of Agriculture And also will permit and suffer the Queens Majesty her
heirs and successors or the succeeding or incoming Tenant or Tenants as
aforesaid at any time after the twentyfourth day of August next preceding
the expiration of the said term in like manner to enter upon break up
fallow plough dung manure sow and otherwise prepare and manage
the Lands so to be left in clover lay as aforesaid as he or they shall think
fit and to hold the part or parts of the said Premises respectively so to
be left for fallow and in clover lay as aforesaid from the respective times
at which the same shall be so left and entered upon as aforesaid during
the then residue of the said term without making any recompence or
satisfaction to the said Joseph Gorey his executors admours or assigns in
respect thereof And further shall and will find and provide in the
farm house 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 his her or their Servants and horses
from and after the respective times of entry aforesaid to the end of the s^d

term without any abatement of rent or other deduction or allowance to him
the said Joseph Scorey his executors administrators or assigns for the same and further
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 fallow and clover
lay as aforesaid Provided always and it is hereby agreed by and
between the said Parties hereto that he the said Joseph Scorey his executors
administrators or assigns shall on the determination of the said term
be paid by the Queen's Majesty her heirs or successors or by the succeeding
or incoming Tenant the full and fair value of all hay straw and other
fodder of the last Years Crop which may be left on the said Premises on the
determination of the said Term such valuation to be made by two competent
persons one to be chosen by the said Joseph Scorey his executors administrators or assigns
and the other to be chosen by or on behalf of the Majesty her heirs or successors
or other the person or persons taking or entering upon the said Premises 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 before entering upon
their valuation and in case either party 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 the same (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 to contain 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 Plumpice
as the case may be shall be binding and conclusive upon all Parties And
it is hereby agreed that the submission hereby made shall be made a
Rule of Her Majestys Court of Exchequer And further that he the said
✓ Joseph Georey his executors admours or assignts will not at any time or times during
the said term erect build or set up upon the said Farm and Lands or any
part thereof any erection or building whatsoever without the previous
consent of the said Commissioners of Her Majestys Woods Forests and Land
Revenues or other the Commissioner or Officer for the time being aforesaid
in writing under their or his hands or hand for that purpose first had &
obtained And further that he the said Joseph Georey his executors admours
and assignts shall and will at his and 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 Involments and entered in the Office of the said Commissioners of Her
Majestys Woods Forests and Land Revenues and at his and their like costs
and charges cause or procure all and every assignment and assigment
which may at any time hereafter be made of the premises hereby demised
to be in like manner within six Calendar Months from the respective dates
hereof enrolled in the said Office of Land Revenue Records and Involments
and entries or Docquets thereof respectively to be entered in the Office of the
said Commissioners for the time being of Her Majestys Woods Forests and Land
Revenues And also shall at his or their own costs or charges insure and
keep insured in some Insurance Office to be approved of by the Lord of
Her Majestys Treasury for the time being the said Messuage Tenement or
Dwellinghouse Outhouses Outbuildings and all other erections or buildings now
or at any time hereafter to be erected standing or being in or upon the said

Premises against loss or damage by fire in the sum of five hundred pounds at
the least during the continuance of this present demise such Insurance to be
effected in the joint Names of the said Joseph Scorey and of such other person
or persons as the Lords Commissioners of Her Majesty's Treasury shall direct
and in default of any such direction in the name of the said Joseph Scorey
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 Commissioners
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 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 rents
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 Joseph
Scorey his executors administrators or assigns shall at his or their own sole
cost and expence and within one Year from the date of such fire happening
complete the repairs required in consequence of any such damage Provided
always And these Presents are upon this express Condition Nevertheless that
if it shall happen that the said Yearly rent or sum of Forty six pounds or
any part of the same or the said additional rents or sums of Forty pounds an
Acre and Ten pounds an Acre or any part or parts of the same respectively shall
be unpaid for the space of Sixty days next over or after any of the days or times
respectively whereon the same are hereby reserved to be paid or in case the said
Joseph Scorey his executors administrators and assigns shall not well duly and effectually

observe perform and keep all and every the covenants conditions & agreements
 in these Presents contained and which on the part and behalf of the said
 Joseph Scorey his executors aduers and assigns are or ought to be observed
 performed fulfilled and kept then and in either or any of the said Cases con-
 happing it shall and may be lawful for the Queen's Majesty her heirs
 successors or assigns into and upon all and singular the said demised premises
 or any part thereof in the name of the whole to reenter and therefrom to
 expel put out and remove the said Joseph Scorey his executors aduers & assigns
 and all other occupiers of the said demised Premises and thereforth to retain
 reposess and reenjoy the same as fully and effectually to all intents and
 purposes as if these Presents had never been made And the said James
 Kenneth Howard as such Commissioner as aforesaid doth hereby direct
 that this Deed shall be deemed to be fully and sufficiently enrolled by a
 deposit of a Duplicate hereof in the Office of Land Revenue Records and
 Inventories and the filing or making of an Entry of such deposit by the
 Keeper of the said Records and Inventories In witness whereof the said
 Parties to these Presents have hereunto set their hands and seals the day
 and Year first above written H.C.

The Schedule above referred to

No	Description	State of cultivation or condition	Quantity
1	Messuage or Dwellinghouse office Stable Dog kennell Out houses and Garbers	"	24
2	Garden	"	14
3	Orchard	Pasture	1 34
4	Garden ground	Arable	1 1 0
5	Lower Ground	Arable	1 3 16
6	Lower Meadow	Meadow	1 1 13
7	Middle Ground	Arable	1 " 34
8	Front piece	Arable	1 " 36
9	Upper Meadow	Meadow	1 3 5
10	Rails	Pasture	9 "
11	ditto	Rough Pasture	6 2 35
12	ditto	Rough Pasture	10 1 17
		X.	43 1 36

James Kenneth Howard

Joseph Scorey

W.W.G.
22

Signed Sealed and Delivered by the within named James Kenneth Howard in the presence of Geo Sale Bedford - Office of Woods &c

Signed Sealed and Delivered by the within named Joseph Scory in the presence of Geo Sale Bedford - Office of Woods &c.

I certify that a Duplicate of this Deed has been deposited in the Office of Land Revenue Records and Enrolments and an Entry thereof made or filed by me and also that the within named James Kenneth Howard directed that such deposit and entry should be sufficient Enrolment of this Deed.

JR Fearnside

Keeper of the Records

28 February 1856.