



ANNO PRIMO

VICTORIÆ REGINÆ.

Cap. 30.

An Act for confirming a Partition of Estates devised and bequeathed by the Will of Sir *William East* Baronet, deceased, and other Property; and for confirming a Sale of other Parts of the devised Estates. [12th July 1837.]

WHEREAS Sir *William East*, late of *Hall Place* in the County of *Berks*, Baronet, deceased, did, in such Manner as the Law requires for the Validity of Devises of Real Estates, duly sign and publish his last Will and Testament in Writing, bearing date on or about the Twenty-third Day of *April* One thousand eight hundred and thirteen, and thereby, after making divers specific and pecuniary Bequests, directed that his Household Furniture, Wine, China, Books, Pictures, Glass, ornamental Furniture, and other Implements of Housekeeping, and also all his Silver Plate, being in and about his House at *Hall Place* or elsewhere (except in his House in *Welbeck Street, London*), and all such as he might have deposited at his Bankers or elsewhere for safe Custody, should be used and enjoyed by his Two Sons and the Issue Male of their Bodies lawfully begotten, and by his Grandchildren, as they should successively for the Time being be respectively entitled to and in the actual Possession or Enjoyment of the Rents and Profits of his *Hall Place* and other Estates in the County of *Berks*; and the said Testator, after devising his Fee Farm Rents issuing out of Lands and Premises situate and

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Will of Sir
William
East, Bart.,
23d April
1813.

being in *Essex, Norfolk, Bucks, Yorkshire*, and elsewhere within the Kingdom of *England*, and which were received for him by Mr. *White of Parliament Place*, gave and devised unto *John Sawyer* Esquire, his Sons *Gilbert East* and *Augustus Henry East*, and his Grandson *East George Clayton East* (then *East George Clayton*), subject nevertheless as to the said *East George Clayton East* to a Proviso or Condition therein-after contained as to his attaining the Age of Twenty-one Years, which Proviso or Condition became inoperative on the Attainment of the said *East George Clayton East* to the Age of Twenty-one Years in the Lifetime of the said Testator, and to the Survivors and Survivor of them, and the Heirs and Assigns of such Survivor, all and every his Manors, Messuages, Farms, Lands, Tithes, Tenements, and Hereditaments, and all other his Real Estate, both Freehold and Copyhold, and of what Nature or Kind soever, and wheresoever situate, with their and every of their Rights, Members, and Appurtenances, to hold unto the said *John Sawyer, Gilbert East, Augustus Henry East, and East George Clayton East*, and the Survivors and Survivor of them, and the Heirs and Assigns of such Survivor, upon the several Trusts, and to, for, and upon the several Uses, Ends, Intents, and Purposes therein-after limited, expressed, and declared of and concerning the same and herein-after mentioned; (*videlicet,*) as to his the said Testator's Mansion House called *Hall Place*, with the Park, Farm, Lands, Tenements, Woods, Hereditaments, and Premises thereunto belonging, situate in the Parish of *Hurley* in the said County of *Berks*, as the same were then in his own Occupation, together with the Messuage or Tenement and Premises at *Birchett's Green*, and the Messuage, Tenement, or Farm called *Burtless Farm*, with the several Closes, Pieces or Parcels of Land and Premises thereunto belonging, situate in the said Parish of *Hurley* and in the Manor of *Feenes* in the said County of *Berks*, as the same were then in the Tenure or Occupation of *James Hadaway*, and all other his Real Estates, both Freehold and Copyhold, situate in the said County of *Berks*, to the Use of his eldest Son the said *Gilbert East* and his Assigns for his Life; with Remainder to the Use of the said *John Sawyer, Augustus Henry East, and East George Clayton East*, and the Survivors and Survivor of them, and the Heirs of such Survivor, during the Life of the said *Gilbert East*, in Trust to preserve the contingent Remainders; with Remainder to the Use of the First Son of the Body of the said *Gilbert East* in Tail Male; with Remainder to the Use of the Second, Third, Fourth, Fifth, and all and every other Son and Sons of the Body of the said *Gilbert East* successively according to Seniority in Tail Male; with Remainder to the Use of the said Testator's Second Son *Augustus Henry East* and his Assigns for his Life; with Remainder to the Use of the said *John Sawyer and East George Clayton East*, and the Survivor of them, and the Heirs of such Survivor, during the Life of the said *Augustus Henry East*, in Trust to preserve the contingent Remainders; with Remainder to the Use of the First Son of the Body of the said *Augustus Henry East* in Tail Male; with Remainder to the Use of the Second, Third, Fourth, Fifth, and all and every other Son and Sons of the Body of the said *Augustus Henry East* successively according to Seniority in Tail Male; with Remainder to the Use of the said *East George Clayton East* for his Life (subject nevertheless

to a Proviso or Condition in the said Will contained, to take effect in the Event of the said *East George Clayton East* becoming an eldest Son before his becoming entitled in Possession to the said *Hall Place* Estate, and which Proviso or Condition has become incapable of effect by reason of the said *East George Clayton East* having so become entitled in the Lifetime of his elder Brother); with Remainder to the Use of the said *John Sawyer* and his Heirs during the Life of the said *East George Clayton East*, in Trust to preserve the contingent Remainders; with Remainder to the Use of all and every the Children of the said Testator's Daughter Dame *Mary Clayton*, the Wife of Sir *William Clayton* Baronet, (except her eldest Son,) whether Sons or Daughters, who should be living at the Time of the Decease of the said *East George Clayton East*, their Heirs and Assigns for ever, and in case there should be but One such Child then unto and for such only Child, his or her Heirs or Assigns for ever; and the said Testator did by his said Will declare, that it should be lawful for the said *Gilbert East* and *Augustus Henry East*, and their Issue Male, and the said *East George Clayton East*, as they should respectively be in Possession of his *Hall Place* and other Estates in the said County of *Berks*, to cut down sufficient Timber for the substantial and necessary Repairs of the said Mansion House and other Messuages, Buildings, and Premises; and as to all the Rest and Residue of his the said Testator's Real Estates, Freehold and Copyhold, to hold unto the said *John Sawyer*, *Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, and the Survivors and Survivor of them, and the Heirs and Assigns of such Survivor, to the several Uses, Intents, and Purposes therein-after and herein-after mentioned, expressed, and declared of and concerning the same; (*videlicet*,) to the Use of the said *John Sawyer*, *Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, their Executors, Administrators, and Assigns, for the Term of Five hundred Years, to be computed from the Day of his the said Testator's Decease, nevertheless upon such Trusts, and to and for such Ends, Intents, and Purposes, as were therein-before expressed and declared of and concerning the same Term; and after the Determination of the said Term of Five hundred Years, and in the meantime subject thereto, to the Use of the said *Gilbert East* for his Life; with Remainder to the Use of the said *John Sawyer*, *Augustus Henry East*, and *East George Clayton East*, and the Survivors and Survivor of them, and the Heirs and Assigns of such Survivor, during the Life of the said *Gilbert East*, in Trust to preserve the contingent Remainders; with Remainder to the Use of the First Son of the Body of the said *Gilbert East* in Tail Male; with Remainder to the Use of the Second, Third, Fourth, Fifth, and all and every other Son and Sons of the Body of the said *Gilbert East* successively according to Seniority in Tail Male; with Remainder to the Use of the said *Augustus Henry East* for his Life; with Remainder to the Use of the said *John Sawyer* and *East George Clayton East*, and the Survivor of them, and the Heirs and Assigns of such Survivor, during the Life of the said *Augustus Henry East*, in Trust to preserve the contingent Remainders; with Remainder to the Use of the First Son of the Body of the said *Augustus Henry East* in Tail Male; with Remainder to the Use of the Second, Third, Fourth, Fifth, and all and every

every other Son and Sons of the Body of the said *Augustus Henry East* successively according to Seniority in Tail Male; with Remainder to the Use of all the Children (other than and except an eldest Son) of Dame *Mary Clayton*, whether Sons or Daughters, who should be living on the happening of such Events as aforesaid, to hold to them, their Heirs and Assigns for ever, and in case there should be but One such Child then to the Use of such only Child and his or her Heirs and Assigns for ever; and the said Testator by his said Will gave and bequeathed all his Leasehold Estates whatsoever and wheresoever, as well such as were holden upon Life or Lives as such as were holden for Term or Terms of Years, and also as well such as were not renewable upon Fine or Fines, (except his said House in *Welbeck Street, London*,) unto the said *John Sawyer, Gilbert East, Augustus Henry East*, and *East George Clayton East*, their Executors, Administrators, and Assigns, according to the Nature and Tenure of such Estates respectively, for all his Estate and Interest, Term and Terms of Years therein respectively, subject nevertheless to the Payment of the Rents and Performance of the Covenants and Conditions whereupon and whereby such Estates were respectively holden, upon Trust nevertheless to permit or suffer the Person or Persons who for the Time being should be entitled to be in the actual Possession and Perception of the Rents and Profits of his Real Estates to have, receive, and take the Rents, Issues, and Profits of his said Leasehold Estates so devised to them his said Trustees upon Trust as aforesaid, (he, she, and they duly paying all Rents to grow due for the same, and performing all the Covenants and Agreements in the respective Leases thereof contained and on the Lessee's Part to be paid, done, and performed, and also paying all Fines and Fees payable upon any Renewal of the said Leases or any of them, and taking due Care to apply for and obtain such Renewals from Time to Time according to the usual Customs whereby the same had been theretofore renewed, in all Cases when the same could be reasonably and properly done, and filling up the Lives where the Leases were so held with such as were young and appeared likely to live, and likewise insuring all the Erections and Buildings in and upon the said Leasehold Premises or any Part thereof from Fire in some or one of the established Offices for Insurance of Buildings from Fire within the Cities of *London* and *Westminster* or one of them,) until the Death of the Survivor of his the said Testator's said Two Sons and their Issue Male; and from and after the Decease of the Survivor of them his said Testator's said Two Sons *Gilbert East* and *Augustus Henry East* and their Issue Male, or in default of Issue Male of both his said Two Sons, the said Testator gave and bequeathed all the said Leasehold Estates (except the said House in *Welbeck Street*) unto and to the Use of all the Children of his the said Testator's Daughter Dame *Mary Clayton*, whether Sons (other than and except an eldest Son) or Daughters, who should be living at the Time of the Decease of such Survivor of his the said Testator's said Two Sons, to hold to them, their Executors, Administrators, and Assigns, for all the Residue which should be then to come and unexpired of and in the same respectively; and the said Testator did by his said Will direct, that all Renewals to be had and obtained of his said Leasehold Estates during the Life of his said Two Sons and their Issue Male should from to Time be taken in the Names of his said

said Trustees or the Survivor of them, or the Executors or Administrators of such Survivor, according to the Nature or Tenure of such Leasehold Estates, and did thereby authorize his said Trustees to surrender the existing Lease or Leases from Time to Time for the Purpose of effecting Renewals; and the said Testator did by his said Will declare, that the said Term of Five hundred Years was limited to the said *John Sawyer, Gilbert East, Augustus Henry East, and East George Clayton East*, and the Survivor of them, and the Executors and Administrators of such Survivor, upon the Trusts and for the Uses, Ends, Intents, and Purposes following; *videlicet*, in case it should happen that any or either of the Person or Persons who for the Time being should, under the Directions and Limitations of his said Will, be liable to renew all or any of the said Leasehold Estates, should omit or neglect so to do, and to pay the Fines and Fees attendant upon such Renewal, then that they the said Trustees, and the Survivors or Survivor of them, and the Executors and Administrators of such Survivor, should, by and out of the Rents and Profits of such Freehold Estates, or of any Part or Parts thereof, or by Mortgage of the same Estates or any Part thereof for all or any Part of the said Term, raise and pay all such Monies as might be due and payable for such Fines and Fees respectively, in order to complete and effect such Renewal, and so from Time to Time as often as the Case should happen; and in every such Case it should be lawful for his said Trustees, and the Survivor of them, and the Executors and Administrators of such Survivor, forthwith to enter into the Receipt of the Rents and Profits of his said Freehold and Copyhold Estates, and also of his said Leasehold Estates, and withhold the same from the Party or Person who would be otherwise entitled thereto under the Directions and Limitations of his said Will, until such Fines and Fees, and all Expences attendant upon such Renewal, and also upon such Proceedings as his said Trustees should so take in order to obtain Money to pay the same, should be fully paid and satisfied; and that it should be lawful for his said Trustees, and the Survivors of them, and the Executors and Administrators of such Survivor, in like Manner and by the like Means, to raise and levy all such Rents and Sums of Money which the Person or Persons who for the Time being should, under the Directions and Limitations of his Will, be in Possession of the Rents and Profits of his said Freehold and Copyhold Estates, should omit or neglect to pay, for Rent or other Outgoings attendant upon his said Leasehold Estates, or for the Repairs of any Part of his said Estates, Freehold, Copyhold, or Leasehold, or for insuring from Loss by Fire any of the Buildings thereon, in manner therein-before directed; all which Payments and Repairs his said Trustees should and might lawfully make, do, and pay for the same, and raise the Money for such Purposes by the Means aforesaid; and upon further Trust, that when the said Freehold and Copyhold Estates or any Part thereof should, by virtue of the Trusts, Limitations, and Directions in his Will, vest in Fee Simple in any Person or Persons whomsoever, then that they the said Trustees, or the Survivor of them, or the Executors or Administrators of such Survivor, should assign and transfer the said Trust Term, or so much and such Parts thereof as should not have been mortgaged to raise Money for the Purposes aforesaid, or otherwise release and surrender the same in such Way and Manner as the

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Person

Codicil to
the Will,
4th Feb.
1814.

Second
Codicil,
19th Oct.
1817.

Third
Codicil,
18th April
1818.

Fourth
Codicil,
14th June
1819.

Fifth Codicil,
26th June
1819.

Person or Persons so entitled in Fee Simple should respectively direct: And whereas the said Sir *William East* made a Codicil to his said Will, which Codicil bears Date the Fourth Day of *February* One thousand eight hundred and fourteen, and thereby revoked a Legacy given by his said Will, and in all other respects ratified and confirmed his said Will: And whereas the said Sir *William East* made a Second Codicil to his said Will, which Codicil bears Date the Nineteenth Day of *October* One thousand eight hundred and seventeen, and thereby revoked some of the Legacies given by his said Will, and gave other Legacies, but did not revoke or alter his said Will so far as the same is herein-before recited, but confirmed the same in every Particular thereof not thereby or by his said First Codicil altered or revoked: And whereas the said Sir *William East* made a Third Codicil to his said Will, which Codicil bears Date the Eighteenth Day of *April* One thousand eight hundred and eighteen, and was signed and published by him as by Law is required for the Validity of Devises of Real Estates, and thereby the said Sir *William East*, after reciting the herein-before recited Devise of his residuary Real Estate, did revoke and make void the same Devise in so far as related to all that his Messuage or Tenement, Buildings, Farms, Lands, Tenements, and Hereditaments and Premises situate at *Littlecott* near *Stewkley* in the County of *Bucks*, then in the Occupation of *Thomas Keen*, and also all and every other his Messuages or Tenements, Lands, Hereditaments, and Premises, of what Nature or Kind soever, situate in the said County of *Bucks*, (except Fee Farm Rents, which were by his said Will otherwise disposed of,) and also all Trusts and Uses by his said Will limited, expressed, and declared concerning the same, and in lieu thereof the said Testator gave and devised the same and every Part thereof (except the Fee Farm Rents as aforesaid) unto the said *John Sawyer*, *Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, and the Survivors or Survivor of them, and the Heirs and Assigns of such Survivor, upon the several Trusts, and to and for the several Uses, and Ends, Intents and Purposes, in the said Testator's said Third Codicil declared, limited, and expressed of and concerning the same; and the said Testator did by his said Third Codicil alter and vary the Trusts by his said Will declared of and concerning the said Fee Farm Rents, and also the Dispositions in his said Will contained of certain Parts of his Personal Estate not herein-before specifically mentioned, and did confirm his said Will in every Particular thereof not thereby or by his said First and Second Codicils altered or revoked: And whereas the said Sir *William East* made a Fourth Codicil to his said Will, which bears Date the Fourteenth Day of *June* One thousand eight hundred and nineteen, and related only to his said Testator's Personal Estate not herein-before specifically mentioned: And whereas the said Sir *William East* made a Fifth Codicil to his said Will, which Codicil bears Date the Twenty-sixth Day of *June* One thousand eight hundred and nineteen, and thereby revoked a pecuniary Legacy and Annuity respectively given by his said Will and one of his said Codicils, but did not thereby otherwise alter his said Will or Codicils: And whereas the said Sir *William East* departed this Life on the Twelfth Day of *October* One thousand eight hundred and nineteen, without having revoked or altered his said Will, except so far as the same was revoked or altered by his said Codicils, and
without

without having revoked or altered either of his said Codicils, except so far as any of his said Codicils revoked or altered any other or others of them: And whereas the said *John Sawyer, Gilbert East* (then *Sir Gilbert East*), *Augustus Henry East*, and *East George Clayton East* duly proved the said Will and Codicils on the Twentieth Day of *December* One thousand eight hundred and nineteen in the Prerogative Court of the Archbishop of *Canterbury*: And whereas by an Indenture bearing Date the Thirteenth Day of *May* One thousand eight hundred and twenty-two, and made or expressed to be made between *John Shawe Manley* Esquire and *Catherina Emelia* his Wife, then *Catherina Emelia Clayton* Spinster, of the First Part, *Sir William Clayton* Baronet (since deceased) of the Second Part, and the said *East George Clayton East* (then *East George Clayton*) and *Samuel Pole Shawe* Esquire of the Third Part; after reciting, that a Marriage was solemnized between the said *John Shawe Manley* and *Catherina Emelia* his Wife on the Sixteenth Day of *July* then last at *Florence* in the Grand Duchy of *Tuscany*, where the said *John Shawe Manley* and *Catherina Emelia* his Wife were then resident, and on the Twenty-ninth Day of *October* then following at the Parish Church of *Saint Mary-lebone* in the County of *Middlesex*; and also reciting, that in consequence of the Foreign Residence of the said *John Shawe Manley* and *Catherina Emelia* his Wife a proper Settlement or Articles for a Settlement could not be made previously to the said Marriage, but it was understood as an honorary Agreement between the said Parties and their respective Friends that an annual Sum or yearly Rent of Four hundred Pounds should be provided for the said *Catherina Emelia Manley* in the event of her surviving her said Husband, by way of Jointure, to be charged upon certain Estates of *Isaac George Manley*, Father of the said *John Shawe Manley*, in the County of *Stafford*, and that a further annual Sum or yearly Rent of Two hundred Pounds should be provided for the said *Catherina Emelia Manley* in the event of her surviving her said Husband and *Frances Manley* his Mother, to be charged upon the Reversion of or to which the said *John Shawe Manley* was entitled expectant on the Decease of the said *Frances Manley* of Estates in the County of *Oxford*, and that all the said Estates so charged should be settled to Uses in strict Settlement; and also reciting, that the Settlement of the said Estate in the County of *Stafford* had been carried into effect, or was intended to be carried into effect, by an Indenture bearing equal Date with the Indenture now in recital, and made or expressed to be made between the said *Isaac George Manley* and *Frances* his Wife of the First Part, the said *John Shawe Manley* and *Catherina Emelia* his Wife of the Second Part, the said *Samuel Pole Shawe* and *John Edison* of the Third Part, and the said *East George Clayton East* and *John Gage* Esquire of the Fourth Part; and also reciting, that previously to the Marriage of the said *John Shawe Manley* with the said *Catherina Emelia* his Wife it was agreed that a Settlement of the Fortune of the said *Catherina Emelia Manley* should be made upon her and the said *John Shawe Manley*, and their Issue, in manner therein-after mentioned; and also reciting, that in pursuance of the said Agreement the said *John Shawe Manley* and *Catherina Emelia* his Wife on the Twenty-seventh Day of *October* then last transferred into the Names of the said *East George Clayton East* and *Samuel Pole Shawe* in the Books kept by the Governor and Com-

Settlement made subsequent to the Marriage of John Shawe Manley, Esq., with Miss Catherina Emelia Clayton, 13th May 1822.

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pany of the Bank of *England* the Sum of Three thousand three hundred and thirty-three Pounds Six Shillings and Eight-pence Three Pounds *per Centum* Reduced Bank Annuities; and also reciting, that in pursuance of the said Agreement the said *John Shawe Manley* and *Catherina Emelia* his Wife, by Indenture of Assignment bearing equal Date with the Indenture now in recital, and made between themselves of the one Part, and the said *East George Clayton East* and *Samuel Pole Shawe* of the other Part, had assigned unto the said *East George Clayton East* and *Samuel Pole Shawe*, their Executors, Administrators, and Assigns, the following Share of a Sum of Eight thousand seven hundred Pounds, raisable after the Death of the said Sir *William Clayton* under the Trusts of a Term of One thousand Years created in Estates of the said Sir *William Clayton* in the Counties of *Buckingham* and *Oxford*; (that is to say,) if the said Sir *William Clayton* should die in the Lifetime of the said Dame *Mary Clayton* the Sum of Seven hundred and forty Pounds, and if the said Sir *William Clayton* should survive the said Dame *Mary Clayton* the Sum of One thousand seven hundred and forty Pounds; and by another Indenture of Assignment, bearing the same Date and made between the same Parties, the said *John Shawe Manley* and *Catherina Emelia* his Wife had assigned to the said *East George Clayton East* and *Samuel Pole Shawe*, their Executors, Administrators, and Assigns, a Sum of One thousand Pounds, being One Fifth Part of a Sum of Five thousand Pounds raisable after the Death of the said Sir *William Clayton* under the Trusts of a Term of Two thousand Years created in Estates in the County of *Carmarthen* for the Portions of the Daughters and younger Sons of the said Sir *William Clayton* and the said Dame *Mary* his Wife, and that in each of the said Indentures the Sums thereby assigned to the said *East George Clayton East* and *Samuel Pole Shawe*, their Executors, Administrators, and Assigns, was directed to be held by them upon such Trusts and for such Intents and Purposes as the said *John Shawe Manley* and *Catherina Emelia* his Wife should at any Time or Times thereafter by any Deed or Deeds declare or direct; and it is by the Indenture now in recital witnessed, that in consideration of the Marriage, and of the Settlement so made or intended to be made of the Estates of the said *Isaac George Manley* and *John Shawe Manley*, and in pursuance of the said Agreement, the said *John Shawe Manley* and *Catherina Emelia* his Wife did assign and transfer unto the said *East George Clayton East*, then *East George Clayton*, and *Samuel Pole Shawe*, all that the Sum of Five thousand Pounds Three Pounds *per Centum* Reduced Bank Annuities standing in the Name of the Accountant General of His Majesty's High Court, of Chancery to the Credit of a Cause depending in the same Court, entitled "*Clayton against Gresham*," in the Books kept by the Governor and Company of the Bank of *England*, and which Sum of Five thousand Pounds was provided for a Daughter or Daughters of the said Sir *William Clayton* by the Will of *Martha Clayton* Spinster, deceased, and, in exercise of a Power therein contained, had been appointed to the said *Catherina Emelia Manley*, in contemplation of her Marriage with the said *John Shawe Manley*, and the Dividends and annual Produce of the said Sum of Five thousand Pounds Three Pounds *per Centum* Reduced Bank Annuities, which Interest, Dividends, and annual Produce, the said Sir *William Clayton* being

being entitled to for Life under the said Will, had also, in contemplation of the said then intended Marriage, been assigned to the said *Catherina Emelia Manley*; and all that One Fifth Part or Share of the Monies to arise from Three several Policies of Assurance of Five thousand Pounds each, effected on the Life of the said Sir *William Clayton* in the *Equitable, Rock, and Globe* Insurance Offices, the Premiums of which Insurances were secured to be paid by a Demise of Lands in *Surrey*; and all that One Fifth Part or Share of her the said *Catherina Emelia Manley* of Eighteen thousand Pounds Old *South Sea* Annuities standing in the Names of the said *John Sawyer, Sir Gilbert East, Augustus Henry East, and East George Clayton East*, the Executors named in the Will of the said Sir *William East* deceased, to the Interests and Dividends and annual Produce of which the said *Dame Mary Clayton* was entitled for her Life; and the Share to which the said *Catherina Emelia Manley* was entitled or might thereafter become entitled of an aggregate Consolidated Fund, being the Residue of the Personal Estate of the said Sir *William East*; to hold, receive, and take the same unto the said *East George Clayton East* and *Samuel Pole Shawe*, their Executors, Administrators, and Assigns, upon the Trusts therein-after expressed and declared of and concerning the same; and it is by the Indenture now in recital further witnessed, that for the Considerations therein expressed, and in consideration of the Love and Affection of the said Sir *William Clayton* for the said *Catherina Emelia Manley*, the said Sir *William Clayton*, for himself, his Heirs, Executors, and Administrators, did covenant, promise, and agree with and to the said *East George Clayton East* and *Samuel Pole Shawe*, their Executors and Administrators, in manner following; (that is to say,) that the said Sir *William Clayton* should and would during his Life pay or cause to be paid to the said *East George Clayton East* and *Samuel Pole Shawe*, their Executors, Administrators, or Assigns, Interest after the Rate of Five Pounds *per Centum per Annum* for the said Sum of One thousand Pounds assigned by the Indenture of equal Date with the Indenture now in recital lastly therein-before referred to, without any Deduction or Abatement whatsoever, by equal half-yearly Payments, the first half-yearly Payment to commence from the Solemnization of the said Marriage between the said *John Shawe Manley* and *Catherina Emelia* his Wife; and it was by the Indenture now in recital agreed and declared between and by the Parties to the same Indenture, that the said *East George Clayton East* and *Samuel Pole Shawe*, their Executors, Administrators, and Assigns, should stand and be possessed of and interested in the said Sum of Three thousand three hundred and thirty-three Pounds Six Shillings and Eight-pence Three *per Cent.* Reduced Bank Annuities, and in the Sums of Money assigned by the Indenture of Assignment of equal Date therewith, and all the Personal Estate thereby assigned, upon and for the Trusts, Intents, and Purposes therein-after expressed and herein-after mentioned; (that is to say,) in Trust that the said *East George Clayton East* and *Samuel Pole Shawe*, or the Survivor of them, or the Executors, Administrators, or Assigns of such Survivor, should either permit and suffer the said Sum of Three thousand three hundred and thirty-three Pounds Six Shillings and Eight-pence Three *per Cent.* Reduced Bank Annuities, and the Sums of Money assigned by the said

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Indentures

Indentures of Assignment of equal Date therewith, and all the Personal Estate thereby assigned, to continue in their actual State of Investment, or otherwise convert into Money the same or any Part thereof, or any Stocks, Funds, or Securities which might be substituted in lieu thereof or of any Part of the same, and invest the Money produced therefrom in their or his Names or Name in the Public Stocks or Funds, or at Interest upon Government or Real Securities, and repeat such Transpositions of the Trust Fund or any Part thereof as often as it should be thought expedient, provided every such Conversion, Investment, or Transposition during the joint Lives of the said *John Shawe Manley* and *Catherina Emilia* his Wife to be made with their joint Consent in Writing, and that every such Conversion, Investment, or Transposition during the Life of the Survivor of them the said *John Shawe Manley* and *Catherina Emilia* his Wife be made with his or her Consent in Writing; and upon further Trust, that the said *East George Clayton East* and *Samuel Pole Shawe*, or the Survivor of them, or the Executors, Administrators, or Assigns of such Survivor, should pay the Interest, Dividends, and annual Produce of the said Sum of Three thousand three hundred and thirty-three Pounds Six Shillings and Eight-pence Three Pounds *per Centum* Reduced Bank Annuities, or the Stocks, Funds, or Securities which might be substituted in lieu thereof, and all other the Income resulting from the said Sums of Money assigned by the said Indentures of Assignment of equal Date therewith, and the Personal Estate thereby assigned, and the Stocks, Funds, or Securities in or upon which the same or any Part thereof might be invested, and the Income thereby covenanted to be paid by the said Sir *William Clayton*, to the said *John Shawe Manley* during his Life, and after his Decease to the said *Catherina Emilia Manley* during her Life, and after the Decease of the Survivor of them the said *John Shawe Manley* and *Catherina Emilia* his Wife, all the Trust Monies, Stocks, Funds, and Securities, both Principal and Income, should be in Trust for all and every or such One or more exclusively of the other or others of the Children or Child of the said *John Shawe Manley* by the said *Catherina Emilia* his Wife, or the Issue born in the Lifetime of the said *John Shawe Manley* and *Catherina Emilia* his Wife, or the Survivor of them, of any such Children or Child, in such Shares, at such Times, under such Provisions, and generally in such Manner as the said *John Shawe Manley* and *Catherina Emilia* his Wife should at any Time or Times during their joint Lives, by any Deed or Deeds, to be executed and attested as therein mentioned, direct or appoint, and in default of any such Direction or Appointment then as the Survivor of them the said *John Shawe Manley* and *Catherina Emilia* his Wife, by any Deed or Deeds, or by his or her last Will and Testament in Writing, or any Codicil thereto, or testamentary Paper, to be respectively executed and attested in the Manner in the same Indenture mentioned, should direct or appoint; and in default of any such Direction or Appointment as aforesaid in Trust for all the Children of the said *John Shawe Manley* by the said *Catherina Emilia* his Wife who, being a Son or Sons, should attain the Age of Twenty-one Years, but not being an eldest or only Son for the Time being who under that Age would, if Lands were limited to the said *John Shawe Manley* during his Life, and after his Decease to his First and other

Sons by the said *Catherina Emelia* his Wife, severally and successively according to Seniority in Tail Male be entitled to such Lands for an Estate in Tail Male in Possession or in Remainder immediately expectant upon the Decease of the said *John Shawe Manley*, or, being a Daughter or Daughters, should attain the Age of Twenty-one Years or marry under that Age, and should be divided amongst such Children in equal Shares, and in case there should be but One such Child of the said *John Shawe Manley* by the said *Catherina Emelia* his Wife other than an eldest or only Son as aforesaid then in Trust for that One Child, and in case there should be but One Son of the said *John Shawe Manley* by the said *Catherina Emelia* his Wife who should live to attain the Age of Twenty-one Years, and there should not be any Daughter or Daughters of the said *John Shawe Manley* by the said *Catherina Emelia* his Wife who should attain the Age of Twenty-one Years or marry under that Age, then the whole of the said Trust Monies, Stocks, Funds, and Securities should be in Trust for that One Son, the Portion or Portions of a Son or Sons to vest in him or them respectively on his or their respectively attaining the Age of Twenty-one Years, and the Portion or Portions of a Daughter or Daughters to vest in her or them respectively on her or their respectively attaining the Age of Twenty-one Years or marrying under that Age, such Portion or Portions to be payable to the Child or Children for whom the same was or were intended to be thereby provided at the Time or respective Times at which he, she, or they respectively should acquire a vested Interest therein if such Time or Times should happen after the Decease of the Survivor of the said *John Shawe Manley* and *Catherina Emelia* his Wife, but if the same should happen in the Lifetime of the said *John Shawe Manley* and *Catherina Emelia* his Wife, or the Survivor of them, then immediately after the Decease of such Survivor; and it was by the Indenture now in recital agreed and declared, that it should be lawful for the said *East George Clayton East* and *Samuel Pole Shawe*, or the Survivor of them, or the Executors, Administrators, or Assigns of such Survivor, at any Time or Times after the Decease of the Survivor of them the said *John Shawe Manley* and *Catherina Emelia* his Wife, or in the Lifetime of them or the Survivor of them, in case he or she should so direct by any Writing or Writings under their, his, or her Hands or Hand, to levy and raise all or any Part of the presumptive Portion or Portions intended to be thereby provided for such Child or Children as aforesaid, and to pay and apply the Money so to be raised for the Preferment, Advancement, or Benefit of such Child or Children in such Manner as the said *East George Clayton East* and *Samuel Pole Shawe*, or the Survivor of them, or the Executors, Administrators, or Assigns of such Survivor, should, in their or his Discretion, think fit, notwithstanding the Portion or Portions of such Child or Children should not have become vested or payable; and it was by the Indenture now in recital agreed and declared, that after the Decease of both of them the said *John Shawe Manley* and *Catherina Emelia* his Wife it should be lawful for the said *East George Clayton East* and *Samuel Pole Shawe*, and the Survivor of them, or the Executors, Administrators, or Assigns of such Survivor, to apply for or towards the Maintenance and Education of any Child or Children of the said *John Shawe Manley* by the said

said *Catherina Emelia* his Wife whose Portion or Portions should not be then vested all or any Part of the Interest, Dividends, or annual Produce of such Portion or Portions; and it was by the Indenture now in recital agreed and declared, that so much of the Interest, Dividends, or annual Produce of the presumptive Portion or Portions of any Child or Children of the said *John Shawe Manley* by the said *Catherina Emelia* his Wife as should not be applied for the Maintenance and Education of such Child or Children should, during the Suspense of vesting of such Portion or Portions, be accumulated by way of Compound Interest for the Benefit of the Person or Persons who by virtue of the Indenture now in recital should ultimately become entitled to the Fund whence such Accumulations should have proceeded; and it was by the same Indenture agreed and declared, that in case there should not be any Child of the said *John Shawe Manley* by the said *Catherina Emelia* his Wife who under the Trusts or in exercise of the Powers therein contained shall obtain a vested Interest in the said Trust Monies, Stocks, Funds, and Securities, the same Trust Monies, Stocks, Funds, and Securities, subject to the Trusts and Powers therein contained, should be held upon the Trusts therein-after and herein-after mentioned; (that is to say,) in case the said *Catherina Emelia Manley* should survive the said *John Shawe Manley*, in Trust for the said *Catherina Emelia Manley* for her own Use and Benefit, but in case the said *John Shawe Manley* should survive the said *Catherina Emelia Manley*, then in Trust that the said *East George Clayton East* and *Samuel Pole Shawe*, or the Survivor of them, or the Executors, Administrators, or Assigns of such Survivor, should pay, transfer, or assign all the said Trust Monies, Stocks, Funds, and Securities to such Person or Persons or apply the same for such Intents and Purposes as the said *Catherina Emelia Manley* by her last Will and Testament in Writing, or any testamentary Paper to be executed and attested in the Manner in the same Indenture mentioned, should, notwithstanding her Coverture, direct or appoint, and in default of such Direction or Appointment, upon Trust to pay, transfer, or assign the same, or so much thereof as should not be disposed of as aforesaid, to the Person or Persons who, according to the Statutes for the Distribution of the Estates of Intestates, would, at the Decease of the said *Catherina Emelia Manley*, be her next of Kin in case she had survived her Husband; and it was by the same Indenture agreed and declared, that it should be lawful for the said *East George Clayton East* and *Samuel Pole Shawe*, or the Survivor of them, or the Executors, Administrators, or Assigns of such Survivor, at any Time, upon such Request as therein mentioned, to call in and convert into Money the Whole or any Part of the Stocks, Funds, and Securities held for the Time being upon the Trusts of the same Indenture, and to invest the Money produced therefrom in the Purchase of any Messuages, Lands, or Hereditaments as therein mentioned, and the Messuages, Lands, and Hereditaments so to be purchased should be vested in the Trustee or Trustees for the Time being acting in the Trusts thereby created, according to the Tenure of the same respectively, upon Trust, with the Consent in Writing of the said *John Shaw Manley* and *Catherina Emelia* his Wife, or the Survivor of them, and after the Decease of both of them the said *John Shawe Manley* and *Catherina Emelia* his Wife at the Discretion
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and of the sole Authority of the Trustees or Trustee for the Time being, to sell the said Messuages, Lands, and Hereditaments, either by public Auction or private Contract, for such Price or Prices as should be thought reasonable, and that the said Trustees or Trustee should stand possessed of the Monies which should arise from such Sale or Sales upon such Trusts as would then be subsisting or capable of taking effect in the Money which should be invested as aforesaid if the same had not been so applied, and the Messuages, Lands, and Hereditaments so to be purchased should in the meantime be considered as Personal Estate, and the Rents and Profits thereof should be paid and applied to the Person or Persons and in the Manner to whom and in which the Interest, Dividends, or annual Produce of the Money which should be so invested as aforesaid would have been payable or applicable if such Investment had not taken place; and it was by the same Indenture agreed and declared, that in case any Real Estate or Leasehold Property, or Share or Shares of Real Estates or Leasehold Property, to which the said *Catherina Emelia Manley* or the said *John Shawe Manley* were entitled under the last Will and Testament of the said Sir *William East* for any vested or contingent Estate or Interest in Remainder, should fall into Possession, the same should by proper Conveyances and Assurances be vested in the said *East George Clayton East* and *Samuel Pole Shawe*, their Heirs, Executors, Administrators, or Assigns respectively, according to the Nature and Quality of the same Estates or Property, upon such Trusts and under and subject to such Powers and Provisions as were therein-before contained concerning Messuages, Lands, or Hereditaments which might be purchased with any of the Trust Monies under the Power therein-before contained for that Purpose; and it is by the Indenture now in recital declared, that in case the said *East George Clayton East* and *Samuel Pole Shawe*, or any Trustee to be appointed as therein-after was mentioned, should depart this Life, or decline or become incapable to act in the Trusts created by the Indenture now in recital or the said Indentures of Assignment of equal Date therewith, it should be lawful for the said *John Shawe Manley* and *Catherina Emelia* his Wife, and the Survivor of them, and after the Decease of such Survivor for the surviving or continuing Trustees or Trustee, or the Executors or Administrators of the last acting Trustee, by any Writing under their, his, or her Hands or Hand, to appoint any Person or Persons to supply the Place of the Trustees or Trustee so dying, or declining or becoming incapable to act as aforesaid, and that immediately after such Appointment the Trust Funds should be transferred and assured in such Manner that the same might be vested in the new Trustee or Trustees jointly with the surviving or continuing Trustee or Trustees, or solely, as the Case might require: And whereas by an Act of Parliament made and passed in the Fourth Year of the Reign of His late Majesty King *George the Fourth*, intituled *An Act to enable the Trustees of the Will of the late Sir William East Baronet, deceased, and Tenants under the See of Canterbury, to join in Grants of Building and Repairing Leases with the Archbishop of Canterbury for the Time being of Lands in Lambeth Marsh held under the said See*; after reciting, that under or by virtue of the several Indentures of Lease in the First Schedule to the Act now in recital annexed the several Pieces or Parcels of Land therein respectively mentioned and contained, com-

4 G. 4. c. 26.

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prising in the whole the Entirety of a certain Piece or Tract of Land called the *Twenty-one Acres*, situate in *Lambeth Marsh* in the Parish of *Lambeth* in the County of *Surrey*, were, together with the several Buildings and Erections thereon erected and built, for the Considerations therein respectively mentioned, granted and demised by the Most Reverend Father in God *Charles* Lord Archbishop of *Canterbury* to the said *Sir William East*, for and during the Lives of the said *Sir William East* and of his eldest Son the said *Sir Gilbert East*, and *Henry Dalton*, Son of *James Dalton*, then deceased, and of *Sarah* his Wife, then the Wife of *John Edwards* of *Bloomsbury Square*, and for and during the Life of the longest Liver of them, under and subject to the Rents and Covenants therein respectively reserved and contained and on the Tenant's or Lessee's Part to be paid and performed; and also reciting, that all and singular the several Pieces or Parcels of Land or Ground comprised in the said several Indentures of Lease were from Time to Time underlet by the said *Sir William East* to divers Persons for certain Terms of Years determinable on the Decease of the Survivor of them the said *Sir William East*, *Sir Gilbert East*, and *Henry Dalton*; and also reciting (among other things), that the said *Henry Dalton* departed this Life on or about the Fourth Day of *November* One thousand eight hundred and fifteen; and also reciting, that the said *Sir William East* surrendered in his Lifetime the original Lease of Part of the said Tract of Land called the *Twenty-one Acres*, therein mentioned to be in the Occupation of *John Edwards* and his Undertenants, and took a renewed Lease of the same Part of the said Tract of Land, bearing Date the Twentieth Day of *July* One thousand eight hundred and sixteen, and contained in the Second Schedule to the Act now in recital, and the said original Leases of such other Parts of the said Piece or Tract of Land called the *Twenty-one Acres* as were contained in the several other Indentures of Lease specified in the Second Schedule to the Act now in recital annexed were in pursuance of the said Will of the said *Sir William East* duly surrendered by the said *Sir Gilbert East* and *Augustus Henry East*, *East George Clayton East*, and *John Sawyer*, and renewed Leases thereof respectively accepted from the said *Charles* Lord Archbishop of *Canterbury*, of such respective Dates as in the said Second Schedule was set forth, and for the respective Lives of the several Persons and under and subject to the Rents and Covenants in such several Indentures of Lease respectively mentioned, reserved, and contained; and also reciting, that the said *Sir Gilbert East*, *Augustus Henry East*, *East George Clayton East*, and the said *John Sawyer* had also surrendered the Lease mentioned in the First Schedule to the said Act now in recital of the Part of the said Tract of Land called the *Twenty-one Acres* stated to have been in the Tenure of *John Hanbury Beaufoy* and his Undertenants, and that a Portion containing One Acre and One Rood of the same Part had been granted and released to His Majesty's Commissioners for building new Churches under and by virtue of an Act passed in the Fifty-eighth Year of the Reign of His late Majesty, intituled *An Act for building and promoting the building of additional Churches in populous Parishes*, but no renewed Lease of the Residue of the same Part which was contained in the Third Schedule to the Act now in recital annexed, and therein mentioned to have

have been in the Tenure of the said *John Hanbury Beaufoy* and his Undertenants, had been granted to the said *Sir Gilbert East, Augustus Henry East, East George Clayton East*, and the said *John Sawyer*, and the said original Lease also mentioned in the said Third Schedule to the same Act of the Parcel of the said Tract of Land called *Twenty-one Acres*, described to have been underlet by the said *Sir William East* to *Mr. William James*, was then still subsisting; and also reciting, that by an Act of Parliament made and passed in the Forty-seventh Year of the Reign of His late Majesty *George the Third*, intituled *An Act for vesting certain Estates belonging to the See of Canterbury in Trustees, for Sale, and for applying the Purchase Monies, together with other Monies, in the Manner therein mentioned; and for enabling the Archbishop of Canterbury to grant Building and Repairing Leases; and for other Purposes*, it was (amongst other things) enacted, that it should and might be lawful to and for the said *Charles Lord Archbishop of Canterbury*, and his Successors, Archbishops of *Canterbury*, from Time to Time, as to such and so many of his and their Lands and Grounds then built upon or capable of Improvement by building situate in the Parish of *Lambeth* otherwise *Saint Mary Lambeth*, and more particularly mentioned and described in the Second Schedule to the Act then in recital annexed, (of which Lands and Grounds the said Piece or Tract of Ground called the *Twenty-one Acres* so demised to the said *Sir William East* as aforesaid formed Part,) and, as to such and so many of the Buildings then erected and built or thereafter to be erected and built thereon as were and should from Time to Time be out of Lease, solely and alone with the Approbation of the Court of Chancery, to be obtained in manner in the said Act mentioned, and, as to such and so many of his and their said Lands and Grounds, and the Houses and Buildings which were then erected and built, or which were there thereafter to be erected and built thereon, as were or should be in Lease to any Person or Persons whomsoever for Years or on any Life or Lives, jointly and with the Concurrence of the original Lessee or Lessees for the Time being thereof, or his or their Heirs, Executors, Administrators, or Assigns respectively, by Indenture or Indentures, to be sealed and delivered by the Lord Archbishop for the Time being, and also, as to such Leases as were to be granted jointly with such Concurrence as aforesaid, to be sealed and delivered by such Lessee or Lessees, or his or their Heirs, Executors, Administrators, or Assigns respectively, to demise and lease all or any Part of the same Lands and Grounds, Houses and Buildings, or any of them respectively, for any Term or Number of Years not exceeding Years, in Possession or by way of immediate Reversion, to any Person or Persons who should be willing to improve or repair the then present or any future Houses and Buildings, or any of them, or to erect and build other Houses and Buildings in lieu and stead thereof, or to erect and build any House or Houses or other Buildings on any Grounds whereon no Buildings should be then standing, or who should be willing to annex any of the said Lands and Grounds to Buildings then erected and built or thereafter to be erected and built from Time to Time on the said Lands and Grounds or any of them, in such Manner as by such Leases, Demises, or Grants respectively should be specified, and also that it should and might be
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47G.3. c.128.

lawful to and for the said Lord Archbishop and his Successors for the Time being to lay out and appropriate any Part of the same Lands and Grounds as and for a Yard or Yards, Garden or Gardens, to the Buildings then erected and built or to be erected and built on any of the same Lands and Grounds, or for Wharfs, Timber Yards, or other Yards or Places necessary for carrying on any Manufacture or Trade, and also to appropriate any Part of the same Lands or Grounds as and for a Way or Ways, Street or Streets, Square or Squares, Avenue or Avenues, Passage or Passages, Sewer or Sewers, for the general Improvement of the Estate of the said Lord Archbishop or his Successors in the Neighbourhood, and the Accommodation of the Tenants and Occupiers thereof, in such Manner as should be mentioned and agreed upon in such Grant, Demise, or Lease respectively, or in any general Deed to be executed for that Purpose, such general Deed, if any, to be sealed and delivered by the said Lord Archbishop or his Successors for the Time being, and to be enrolled in One of His Majesty's Courts of Record at *Westminster*, and also by such Lease or Leases or general Deed to give and grant such Privileges and other Easements as the said Lord Archbishop or his Successors for the Time being, either alone or with such Concurrence as aforesaid, where such Concurrence should be requisite, should deem reasonable or convenient; so as there should be reserved by every such Lease or Demise the best yearly Rent that could or might be reasonably obtained for the Premises therein comprised, payable half-yearly or oftener; and so as every such Lease or Demise should be made without taking any Fine, Premium, or Foregift for making the same; and so as the Lessee or Lessees in every such Lease should execute a Counterpart thereof; and so as in every such Lease or Demise made for the Purpose of having Buildings erected there should be contained certain Covenants in the said Act expressed, and such Proviso or Condition of Re-entry as in the same Act specified; and that it was thereby further enacted, that the Rent in every such Lease should be reserved and made payable to the Lord Archbishop of *Canterbury* for the Time being and his Successors, except where the Concurrence of the original Lessee or Lessees, or his or their Heirs, Executors, Administrators, or Assigns, should be requisite, and in that Case a Share not exceeding Two Third Parts of such Rent or Rents might be reserved to such original Lessee or Lessees respectively, his, her, or their Heirs, Executors, Administrators, or Assigns, and with such Power of Distress and Covenants for recovering and enforcing the Payment of the same Rent or Rents as the said Lord Archbishop for the Time being, and such Lessee or Lessees for the Time being, his, her, or their Heirs, Executors, Administrators, or Assigns, should think fit to have inserted in each such Lease respectively, and that such Portion of the said Rent so to be reserved by every such Lease to such original Lessee or Lessees respectively, his, her, or their Heirs, Executors, Administrators, or Assigns, should continue payable to him or them during the Term to be granted by such Lease, or during such Portion thereof as should be agreed upon by and between him or them and the said Lord Archbishop for the Time being, notwithstanding the Estate or Interest, or Estates or Interests of such Lessee or Lessees respectively, his, her, or their Heirs, Executors, Administrators, or Assigns,

Assigns, in the Houses, Building, or Ground so to be granted, leased, or demised, should determine in the meantime, and that notwithstanding the Determination of such Estate and Interest the Payment of such Portion of the said Rent should or might be enforced by means of such Power of Distress and Covenant as aforesaid, and that such Power of Distress and Covenant should be annexed to and transferable with the Portion of the said Rent, so as to continue such Remedy to the Assignee or Assignees thereof for the Time being, and that the Residue of the same Rent should be reserved and made payable to the said Lord Archbishop for the Time being and his Successors, and should be and be considered as and in the Nature of of a Rent incident to a Reversion expectant on a Lease for Years; and that it was enacted, that in case any such Lease to be granted with the Concurrence of any original Lessee or Lessees, or his or their Heirs, Executors, Administrators, or Assigns as aforesaid, should be avoided under or by virtue or means of the Power of Re-entry which should be reserved as aforesaid, or any other Power of Re-entry to be inserted in any such Lease, then and in that Case, and notwithstanding the Avoidance of any such Lease, the Person or Persons who for the Time being should be entitled to that Portion of the said Rent which should be reserved to such Lessee or Lessees, his, her, or their Heirs, Executors, Administrators, or Assigns, should continue entitled to such Portion of Rent or Rents for the Residue of the Term granted by the avoided Lease, or during such Part of the said Term as should be agreed on for the Continuance of such Portion of the said Rent or Rents in manner aforesaid, so nevertheless that in case the Rents and Profits which should be actually received by or payable to the said Lord Archbishop or his Successors from or in respect of any Lands, Grounds, Houses, Buildings, or Hereditaments which should be comprised in any Lease so avoided as aforesaid should be less in Amount than the Rent which should have been reserved by such avoided Lease, then and in such Case the original Lessee or Lessees, his, her, or their Executors, Administrators, or Assigns, should not be entitled to have, receive, or demand of or from the said Lord Archbishop or his Successors, or his or their Tenants or Lessees for the Time being of the Lands or Grounds, Houses or Buildings, which should be comprised in such Lease, more than a rateable Share of the Rents or Profits which should be actually received by or payable to the said Lord Archbishop, his Successors or Assigns as aforesaid, proportionate to the Share of such Lessee or Lessees under the Rent reserved by such avoided Lease; and that it was enacted, that in case, when and so often as any such Lease should be avoided, the Person or Persons, if any, entitled to such Portion of Rent which should be reserved to such original Lessee or Lessees, his, her, or their Heirs, Executors, Administrators, or Assigns, whose Concurrence was made requisite to the Validity of such Lease under the Provisions therein-before contained, should and might, if he, she, or they should think fit, and require the same, within Calendar Months next after he, she, or they should have had Notice of such Avoidance, accept and take, and the said Lord Archbishop and his Successors was and were required, authorized, and empowered to execute to him, her, or them, at his, her, or their Expence, a new Lease in
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his, her, or their Name or Names, or in the Name or Names of any Trustee or Trustees for him, her, or them of the Lands or Grounds, Houses or Buildings, and Premises, comprised in such avoided Lease, for the then unexpired Residue of the Term which was granted by the said avoided Lease, at and under and subject to the same or like Rents, Covenants, Conditions, and Agreements as by the said avoided Lease were reserved to and contained in favour of the said Lord Archbishop and his Successors, nevertheless upon the Terms of paying all the Arrears (if any) of Rent due to the said Lord Archbishop for the Time being and his Predecessors, and also paying Rent for the intermediate Time till such new Lease should be taken equal to the Rent which would have been payable to the said Lord Archbishop and his Successors in case the former Lease had not been avoided, and also paying all Costs, Charges, and Expences incurred in recovering Possession of the said Premises in consequence of such Avoidance, and also upon the Terms of performing all such Covenants respecting the Building, Repairs, and Improvements of the Premises to be comprised in such new Lease as ought to have been performed by the former Lessee or Lessees, his, her, or their Heirs, Executors, Administrators, or Assigns, and subject to the same Provisoos, Covenants, and Restrictions as should be contained in such avoided Lease, so far as the same should be applicable; and that it was further enacted, that no Lease which should be granted to any such Lessee or Lessees, his, her, or their Executors, Administrators, or Assigns, under the Provisions last therein-before contained, should be renewable under or by virtue of the same Provision in case such Lease should become voidable and be voided by any Condition of Re-entry which should be contained therein; and that it was further enacted, that it should and might be lawful to and for the said Lord Archbishop for the Time being, as to such of his Lands and Grounds then built upon or capable of Improvement by building as aforesaid, situate in the Parish of *Lambeth* otherwise *Saint Mary Lambeth* aforesaid, and described in the Second Schedule to the said Act annexed, of which Lands and Grounds the said Piece or Tract of Land so demised to the said Sir *William East* as aforesaid formed Part, and the Buildings thereon erected, should from Time to Time be out of Lease, solely and alone with the Approbation of the said Court of Chancery, to be obtained in manner aforesaid, and as to such of his Lands, Grounds, and Buildings as should be under Lease to any Person or Persons whomsoever for Years or for any Life or Lives, jointly with or with the Concurrence of the Lessee or Lessees, his or their Executors, Administrators, or Assigns, to enter into any Contract or Contracts under his, their, or any of their Hands for granting any Lease or Leases of the same Lands or Grounds and Buildings, or any Part thereof, pursuant to the Powers and at the Rent and subject to the Restrictions therein-before contained, so far as the same should be applicable, and to agree, when and as any Land or Building so agreed to be let, or any Part or Parts thereof, should be built upon or repaired in the Manner and to the Extent to be stipulated in any such Contract, by One or more Indenture or Indentures to demise and lease the Lands and Buildings to be let, or such Part or Parts thereof as should be mentioned in such Contract, unto the Person or Persons contracting to take the same as aforesaid, or unto such other Person or Persons as

he or they should nominate and appoint in that Behalf, for and during the Remainder of the Term to be specified in such Contract, and in such Parcels, and under and subject to such Portions of the yearly Rent or Rents to be specified in such Contract, as should be thought proper, but so that if the yearly Rent to be reserved upon any such Lease should bear a Proportion to the whole Rent agreed to be reserved in the Contract greater than the Quantity of Land which should be comprised in such Lease bore to the whole of the Land comprised in the Contract, in such Case the same should not exceed One Seventh Part of the clear yearly Rack Rent Value of the Land and Buildings which should be by such Lease demised; and that it was further enacted, that in every such Contract there should be inserted a Clause or Condition for vacating the same or for Re-entry into such Part or Parts of the Land and Buildings therein comprised and agreed to be let as should not be built upon or repaired in the Manner therein stipulated within a reasonable Time to be therein appointed, also a Clause or Condition that the Person or Persons to whom such Lease or Leases ought to be granted pursuant to such Contract should accept the same and execute a Counterpart or Counterparts thereof, and pay the reasonable Charges for preparing the same within a reasonable Time to be thereby appointed, or that in default thereof such Contract should be void, and all and every such Contract or Contracts, if made with such Concurrence as aforesaid, when such Concurrence should be requisite, should be binding on the said Lord Archbishop for the Time being and his Successors, and on all Persons interested under such original Lease as aforesaid, and should be carried into performance by a Lease or Leases which should be granted in pursuance of the Powers and subject to the Restrictions therein-before contained so far as the same should be applicable; and also reciting, that by an Act of Parliament made and passed in the First Year of the Reign of His said Majesty King *George* the Fourth, intituled *An Act to explain and amend an Act passed in the Forty-seventh Year of the Reign of His late Majesty, intituled 'An Act for vesting certain Estates belonging to the See of Canterbury in Trustees, for Sale, and for applying the Purchase Monies, together with other Monies, in the Manner therein mentioned; and for enabling the Archbishop of Canterbury to grant Building and Repairing Leases; and for other Purposes;'* and also for granting further Powers to the Archbishop for the Time being, in reference to such Leases; and also for enabling the Archbishop for the Time being to grant Leases for working certain Veins of Coal belonging to the See of Canterbury, it was (amongst other things) enacted, that no Lease or Agreement for Lease or Leases to be thereafter made under or by virtue or with a view to the Exercise of the said Power of granting Building or Repairing Leases should be valid or effectual under the said Power contained in the said Act passed in the Forty-seventh Year of the Reign of His then late Majesty, if the Terms of Years thereby granted or agreed to be granted should exceed Ninety-nine Years, and that all Leases made or to be made, and Agreements entered into and which should be entered into, under or in pursuance or with an Intention to exercise the said Power of leasing, and for Terms of Years not exceeding Ninety-nine Years, should, if in other respects warranted by and pursuant to the said Power, or to the Power as altered by the said Act then in recital, be valid and effectual in like Manner as if the said Act of Parliament passed

1G. 4. c. 48.

passed in the Forty-seventh Year of the Reign of His then late Majesty had in express Terms authorized such Leases or Agreements for Leases for Terms of Years not exceeding Ninety-nine Years, so as in such Leases respectively there should be certain Stipulations in the Act then in recital enumerated or specified, and also that the Period of Three Calendar Months after Notice of the Avoidance of any Lease then granted or thereafter to be granted pursuant to the said Act should be the Period within which a new Lease should be required by the original Lessee or Lessees, his, her, or their Executors, Administrators, or Assigns, whose Concurrence was made necessary to the Validity of such Lease; it was amongst other things enacted, that, notwithstanding all or any of the Limitations and Trusts contained in the said Will of the said Sir *William East*, it should be lawful for the said *John Sawyer*, Sir *Gilbert East*, *Augustus Henry East*, and *East George Clayton East* (then *East George Clayton*), their Executors, Administrators, and Assigns, being the Tenants under the said recited Indentures of Lease or under any renewed Leases, and to and for the Trustee or Trustees for the Time being of the said Indentures of Lease therein recited, or of any renewed Leases, and the Estate thereby granted, to join and concur with the Lord Archbishop of *Canterbury* for the Time being in any Lease or Leases, and in any Contract or Contracts for a Lease or Leases, of all or any Part of the said Piece or Parcel of Land or Tract of Ground containing Twenty-one Acres, and of the Messuages, Erections, and Buildings on the same Ground which might be made by the said Lord Archbishop for the Time being, under or by virtue or means of all or any of the Powers or Authorities given or created by the Two several therein-before recited Acts of Parliament, and each and either of them, with the Concurrence of the said *John Sawyer*, Sir *Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, their Executors, Administrators, or Assigns, by virtue of the said Indentures of Lease therein recited, or of any renewed Leases in case no such Trusts had been created by the said Will of the said Sir *William East*, so nevertheless that no Lease or Leases, or Contract or Contracts for a Lease or Leases, to be so granted or made, should be valid by reason of the Concurrence of the said *John Sawyer*, Sir *Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, their Executors, Administrators, or Assigns, unless the same Lease or Leases to be so made, and Contract or Contracts to be entered into, should be made and entered into with the Consent and Approbation of the Person or Persons, being adult, or being a Female or Females should, though under Age, be married, for the Time being, should by virtue of the Trusts of the same Will be entitled to the first beneficial Estate for Life or other greater Estate in the Lands and Tenements to be comprised in such Lease or Leases, Contract or Contracts respectively, and with the Consent of the Husband or Husbands of any such Person or Persons so entitled and being a Female or Females and married, and the Guardian or Guardians of any Persons or Persons so entitled and being a Minor or Minors, and not under Coverture, and also of the Committee or Committees of any Person or Persons so entitled and being a Lunatic or Idiot, every such Consent to be testified by the Execution of every such Lease or Contract respectively by the Person or Persons respectively whose Consent was thereby made requisite;

requisite; and it was by the Act now in recital provided, that all Rents and other Benefits to be obtained by the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, their Executors, Administrators, and Assigns, by virtue of any Lease or Leases, Contract or Contracts in which they should concur as aforesaid, should belong to and be held by them upon such Trusts, for such Intents and Purposes, and with, under, and subject to such Powers, Provisoos, and Declarations as were in the said Will of the said *Sir William East* expressed and declared of and concerning the Lands to be comprised in any Lease or Leases, Contract or Contracts, in which they the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, their Executors, Administrators, and Assigns, should join as aforesaid, or upon such and so many of them as at the Time of concurring in such Leases and Contracts respectively should be then subsisting and capable of taking effect: And whereas by an Indenture bearing Date the Thirteenth Day of *March* One thousand eight hundred and twenty-four, and made between the said *Charles* Lord Archbishop of *Canterbury* of the First Part, the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East* (then *East George Clayton*) of the Second Part, the said *Sir Gilbert East* of the Third Part, and *William Anderson* Builder of the Fourth Part, the said *Charles* Lord Archbishop by virtue of the said Acts of Parliament of the Forty-seventh Year of the Reign of His late Majesty King *George* the Third and the First Year of the Reign of His late Majesty King *George* the Fourth, in obedience to an Order of the High Court of Chancery therein recited, and with the Concurrence of the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, (testified as therein mentioned,) did demise and lease, and the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, by virtue of the Power given to them by the herein-before recited Act of Parliament, and with the Consent and Approbation of the said *Sir Gilbert East* (testified as therein mentioned), did demise, lease, and confirm unto the said *William Anderson*, his Executors, Administrators, and Assigns, all that Piece or Parcel of Ground, with the several Erections and Buildings then erected and built thereon or on some Part thereof, situate, lying, and being in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, and abutting on the Lane theretofore called the *Green Lane*, leading from *Vine Street* towards the *Halfpenny Hatch*, in the said Parish of *Saint Mary Lambeth*, on the South, and containing on that Side One hundred and thirty-five Feet or thereabouts, on the new Way leading from the *Marsh Road* to an Estate called *Prince's Meadow*, belonging to the Duchy of *Cornwall*, towards the East, and containing on that Side Three hundred Feet or thereabouts, on the said Estate called *Prince's Meadow*, and containing on that Side Ninety Feet or thereabouts, towards the North, and on Land then late belonging to the See of *Canterbury*, but then sold to His Majesty's Commissioners for building Churches, for the Site of the new Church of *Saint John* in *Lambeth*, on the West, and containing on that Side Two hundred and fifty Feet or thereabouts, little more or loss, which said Parcel of Ground and Premises were Part of the said Tract or Parcel of Land in *Lambeth Marsh* called the *Twenty-one Acres*, and were then in the Occupation of the said *William Anderson*,

[*Private.*]

Lease for 99
Years to
William An-
derson in
pursuance of
the recited
Act, 13th
March 1834.

Lease for 99
Years to
John Field,
20th March
1824.

Anderson, to hold the same unto the said *William Anderson*, his Executors, Administrators, and Assigns, from the Twenty-ninth Day of *September* then last past for the Term of Ninety-nine Years, yielding and paying therefore yearly during the said Term unto the said Lord Archbishop and his Successors the yearly Rent therein mentioned, and also yielding and paying unto the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, their Executors, Administrators, and Assigns, the yearly Rent of Twelve Pounds Seven Shillings and Sixpence, to be paid at the Times therein mentioned during the Continuance of the Term thereby granted, to be paid free from all Deductions, the first Payment thereof to be made on the Twenty-fifth Day of *March* then instant: And whereas by an Indenture bearing Date the Twentieth Day of *March* One thousand eight hundred and twenty-four, and made between the said *Charles* Lord Archbishop of *Canterbury* of the First Part, the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East* (then *East George Clayton*) of the Second Part, the said *Sir Gilbert East* of the Third Part, and *John Field* Wax Chandler of the Fourth Part, the said *Charles* Lord Archbishop, by virtue of the said Acts of Parliament of the Forty-seventh Year of the Reign of His late Majesty King *George* the Third and the First Year of the Reign of His late Majesty King *George* the Fourth, and in obedience to an Order of the High Court of Chancery therein recited, and with the Concurrence of the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, (testified as therein mentioned,) did demise and lease, and the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Cayton East*, by virtue of the Power given to them by the herein-before recited Act of Parliament, and with the Consent and Approbation of the said *Sir Gilbert East* (testified as therein mentioned), did demise, lease, and confirm unto the said *John Field*, his Executors, Administrators, and Assigns, all that Piece or Parcel of Ground situate, lying, and being on the East Side of the *Waterloo Bridge Road* in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, and abutting North on Land being the other Part of the Premises comprised in an Indenture of Lease of the Twenty-fifth Day of *March* One thousand eight hundred and Twenty-two, therein recited, Two hundred and seventy Feet, little more or less, South on Land and Premises belonging to *Henry Cooke* Esquire, Two hundred and twenty-eight Feet, little more or less, East on the new Way from the *Marsh Road* to *Prince's Meadow*, belonging to the Duchy of *Cornwall*, commonly called *Cornwall Road*, One hundred and forty Feet, little more or less, and West on the *Waterloo Bridge Road* aforesaid, One hundred and fifty-eight Feet, little more or less, which Premises were Part of the said Tract or Parcel of Land in *Lambeth Marsh* called the *Twenty-one Acres*, and were then formerly in the Tenure of *William Curtis* and his Undertenants, and the same were then in the Occupation of the said *John Field* or his Undertenants, together with all Erections and Buildings erected and built and to be erected and built thereon, with their Appurtenances, to hold the same unto the said *John Field*, his Executors, Administrators, and Assigns, from the Twenty-ninth Day of *September* then last past for the Term of Ninety-nine Years, yielding and

and paying therefore yearly during the said Term unto the said *Charles* Lord Archbishop and his Successors the yearly Rent therein mentioned, and also yielding and paying unto the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, their Excecutors, Administrators, and Assigns, the yearly Rent or Sum of Ten Pounds, to be paid at the Times therein mentioned during the Continuance of the Term thereby granted, to be paid free from Deductions, and the first Payment thereof to be made on the Twenty-fifth Day of *March* then instant: And whereas by an Indenture bearing Date the said Twentieth Day of *March* One thousand eight hundred and twenty-four, and made between the said *Charles* Lord Archbishop of *Canterbury* of the First Part, the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East* (then *East George Clayton*) of the Second Part, the said *Sir Gilbert East* of the Third Part, and the said *John Field* of the Fourth Part, the said *Charles* Lord Archbishop, by virtue of the said Acts of Parliament of the Forty-seventh Year of the Reign of His late Majesty King *George* the Third and the First Year of the Reign of His late Majesty King *George* the Fourth, and in obedience to an Order of the High Court of Chancery therein recited, and with the Concurrence of the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, (testified as therein mentioned,) did demise and lease, and the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, by virtue of the Power given to them by the herein-before recited Act of Parliament, and with the Consent and Approbation of the said *Sir Gilbert East* (testified as therein mentioned), did demise, lease, and confirm unto the said *John Field*, his Executors, Administrators, and Assigns, all that Piece or Parcel of Ground, together with the Two Cottages, Warehouses, and other Erections and Buildings then erected and built thereon, with the Appurtenances to the same respectively belonging, situate in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, lying and being on the South Side of the Lane then called *Vine Street*, but then formerly called the *Green Lane*, leading from *Vine Street* towards the *Halfpenny Hatch*, and abutting North on the said *Green Lane* then called *Vine Street*, Three hundred and twenty-one Feet, little more or less, East on the new Way from the *Marsh Road* to *Prince's Meadow*, belonging to the Duchy of *Cornwall*, commonly called *Cornwall Road*, One hundred Feet, South on Land being the other Part of the Premises comprised in an Indenture of Lease bearing Date the Twenty-fifth Day of *March* One thousand eight hundred and twenty-two, therein mentioned, Two hundred and seventy Feet, and West on the *Waterloo Bridge Road* One hundred and ninety Feet, which said Premises were Part of the said Tract or Parcel of Land in *Lambeth Marsh* called the *Twenty-one Acres*, and were formerly in the Tenure of *William Curtis* and his Undertenants, and then in the Occupation of *John Field* or his Undertenants, together with all Erections and Buildings erected and built and to be erected and built thereon, with their Appurtenances, to hold the same unto the said *John Field*, his Executors, Administrators, and Assigns, from the Twenty-ninth Day of *September* then last past for the Term of Ninety-nine Years, yielding and paying therefore yearly during the same Term unto the said

Another
Lease for 99
Years to
John Field,
20th March
1824.

Charles

Lease for 99
Years to
Lancelot
Holland,
21st March
1827.

Charles Lord Archbishop and his Successors the yearly Rent therein mentioned, and also yielding and paying unto the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, their Executors, Administrators, and Assigns, the yearly Rent or Sum of Ten Pounds, to be paid at the Times therein mentioned during the Continuance of the Term thereby granted, to be paid free from Deductions, and the first Payment thereof to be made on the Twenty-fifth Day of *March* then instant: And whereas by an Indenture bearing Date the Twenty-first Day of *March* One thousand eight hundred and twenty-seven, and made between the said *Charles* Lord Archbishop of *Canterbury* of the First Part, the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East* (then *East George Clayton*) of the Second Part, the said *Sir Gilbert East* of the Third Part, and *Lancelot Holland* Esquire of the Fourth Part, the said *Charles* Lord Archbishop, by virtue of the said Acts of Parliament of the Forty-seventh Year of the Reign of His late Majesty King *George* the Third and the First Year of the Reign of His late Majesty King *George* the Fourth, and in obedience to an Order of the High Court of Chancery therein recited, and with the Concurrence of the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, (testified as therein mentioned,) did demise and lease, and the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, by virtue of the Power given to them by the herein-before recited Act of Parliament, with the Consent and Approbation of the said *Sir Gilbert East* (testified as therein mentioned), did demise, lease, and confirm unto the said *Lancelot Holland*, his Executors, Administrators, and Assigns, all that Piece or Parcel of Ground situate on the South Side of *Vine Street*, and in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, belonging to the See of *Canterbury*, called the *Twenty-one Acre* Estate, abutting North on *Vine Street*, and South on a Ditch which divided the same from the Land late of *Henry Cooke* deceased, East on other Part of the Ground and Premises comprised in an Indenture of Lease of the Fifteenth Day of *June* One thousand eight hundred and twenty-four, therein recited, and West on the Ditch which divided the same from the Premises therein first described, and containing in Length from North to South on the East Side thereof Three hundred and forty Feet or thereabouts, and in Breadth next *Vine Street* aforesaid Thirty-three Feet or thereabouts, together with all Erections and Buildings erected and built and to be erected and built on the said Piece or Parcel of Ground, with their Appurtenances, to hold the same unto the said *Lancelot Holland*, his Executors, Administrators, and Assigns, from the Twenty-fourth Day of *June* One thousand eight hundred and twenty-five for the Term of Ninety-nine Years, yielding and paying therefore yearly during the same Term unto the said *Charles* Lord Archbishop and his Successors the yearly Rents therein mentioned, and also yielding and paying unto the said *John Sawyer*, *Sir Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, their Executors, Administrators, and Assigns, the yearly Rent or Sum of Fifteen Pounds Six Shillings and Eight-pence, to be paid at the Times therein mentioned during the Continuance of the Term thereby granted, to be paid free from Deductions, and the first Payment thereof to be made on the Twenty-fifth Day of *March* then instant:

instant: And whereas the said *Augustus Henry East* departed this Life without Issue in the Lifetime of his Brother the said *Sir Gilbert East*, and the said *Sir Gilbert East* departed this Life on or about the Eleventh Day of *December* One thousand eight hundred and twenty-eight, without Issue, leaving the said *East George Clayton East*, and *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and the said *Catherina Emelia Manley*, the only Children of the said Testator's said Daughter *Dame Mary Clayton* (except her eldest Son *William Robert Clayton*), him surviving: And whereas by an Indenture bearing Date the Twentieth Day of *April* One thousand eight hundred and twenty-nine, and made between *William Lord Archbishop of Canterbury* of the First Part, the said *John Sawyer* and *East George Clayton East* (then *East George Clayton*) of the Second Part, the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife of the Third Part, and the said *John Field* and *Agnes Basing* Spinster of the Fourth Part, the said *William Lord Archbishop*, by virtue of the said Acts of Parliament of the Forty-seventh Year of the Reign of His late Majesty King *George* the Third and the First Year of the Reign of His late Majesty King *George* the Fourth, and in obedience to an Order of the High Court of Chancery therein recited, and with the Concurrence of the said *John Sawyer* and *East George Clayton East* (testified as therein mentioned), did demise and lease, and the said *John Sawyer* and *East George Clayton East*, by virtue of the Power given to them by the herein-before recited Act of Parliament, and with the Consent and Approbation of the said Parties thereto of the Third Part (testified as therein mentioned), did demise, lease, and confirm unto the said *John Field* and *Agnes Basing*, their Executors, Administrators, and Assigns, firstly, all that Piece or Parcel of Land containing by Estimation Seven Acres or thereabouts, together with the several Messuages and Tenements and other Erections and Buildings then erected and built thereon or on some Part thereof, with the Gardens, Outhouses, and Appurtenances thereto belonging, situate, lying, and being in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, and on the South-west of *Vine Street* and on the South-east and North-west Sides of other Part of *Vine Street* aforesaid theretofore called the *Green Lane*, leading from *Vine Street* to the *Halfpenny Hatch*, and abutting on the North-west in part on the new Road or Street called *Stamford Street*, but then called *York Road*, leading from the *Waterloo Bridge Road* to the *Westminster Bridge Road*, in other Part on a Piece or Parcel of Ground lying on the South Side of *York Road*, Part of an Estate belonging to the said *William Lord Archbishop* in right of his See of *Canterbury*, called the *Seven Acres*, and then demised to the said *John Field*, and in the remaining Part on a Piece of Ground also belonging to the said *William Lord Archbishop* in right of his said See, lying on the South Side of the said new Road, and therein-before purchased of the Company of Proprietors of the *Waterloo Bridge*, on or towards the East on the Pieces or Parcel of Ground and Premises secondly and thirdly therein-after described, on the South and in part on or towards the West on certain Copyhold Grounds and Hereditaments belonging to *Henry Cooke Esquire*, and on or towards the West on the remaining Part on

Lease for 99
Years to
John Field
and *Agnes*
Basing in
pursuance of
the recited
Act, 20th
April 1829.

[Private.]

8 a

certain

certain Grounds and Tenements theretofore demised to the said Sir *William East*, and by him underleased to *John Edwards*; secondly, all that Slip of Land situate, lying, and being in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, containing in Length from North to South Three hundred and sixty-five Feet or thereabouts, and in Breadth at or near the North End thereof Twenty-one Feet Six Inches, and at or near the South End thereof Seventeen Feet or thereabouts, abutting East on the *Waterloo Bridge Road* leading from the *Waterloo Bridge* to the Obelisk in *Saint George's Fields*, West on Part of the Ground and Hereditaments firstly thereinbefore demised, North on *Vine Street*, and South on the said Ground and Hereditaments of the said *Henry Cooke*; thirdly, all that Slip of Land situate, lying, and being in the said Parish of *Saint Mary Lambeth* in the said County of *Surrey*, containing in Length from North to South Two hundred and thirty-two Feet Nine Inches or thereabouts, and in Breadth at or near the North End thereof Twenty-three Feet Six Inches or thereabouts, and at or near the South End thereof Twenty-one Feet Six Inches or thereabouts, abutting East on the said *Waterloo Bridge Road*, West on other Part of the Ground and Hereditaments firstly thereby demised, North on the said Piece of Ground purchased of the Company of Proprietors of the said *Waterloo Bridge*, South on *Vine Street* aforesaid, and all Erections and Buildings erected and built or to be erected and built on the same Pieces or Parcels of Ground by the Indenture now being stated demised; all which said Hereditaments and Premises by the Indenture now being stated firstly, secondly, and thirdly described were respectively Part of the said Tract or Parcel of Land in *Lambeth Marsh* aforesaid called the *Twenty-one Acres*, and the same were then in the Tenure or Occupation of the said *John Field* and *Agnes Basing*, or their Undertenants; to hold the same unto the said *John Field* and *Agnes Basing*, their Executors, Administrators, and Assigns, from the Twenty-ninth Day of *September* One thousand eight hundred and twenty-three for the Term of Ninety-nine Years, yielding and paying therefore yearly during the same Term unto the said *William Lord Archbishop* and his Successors the yearly Rents therein mentioned, and also yielding and paying unto the said *John Sawyer* and the said *East George Clayton East*, their Executors, Administrators, and Assigns, the yearly Rents therein-after and herein-after mentioned, (that is to say,) in respect of the Premises firstly thereby demised the yearly Rent of One hundred Pounds, in respect of the Premises secondly thereby demised the yearly Rent of Seven Pounds Ten Shillings, and in respect of the Premises thirdly thereby demised the yearly Rent of Seven Pounds Ten Shillings, the same yearly Rents to be paid at the Times therein mentioned during the Continuance of the Term thereby granted, to be paid free from all Deductions, and the next Payment thereof to be made on the Twenty-fourth Day of *June* then next: And whereas by an Indenture bearing Date the Second Day of *June* One thousand eight hundred and twenty-nine, and made between the said *William Lord Archbishop of Canterbury* of the First Part, the said *John Sawyer* and *East George Clayton East* (then *East George Clayton*) of the Second Part, the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and

Lease for 99
Years to
William
Howis, 2d
June 1829.

and *Catherina Emelia* his Wife of the Third Part, and *William Howis* Timber Merchant of the Fourth Part, the said *William* Lord Archbishop, by virtue of the said Acts of Parliament of the Forty-seventh Year of the Reign of His late Majesty King *George* the Third and the First Year of the Reign of His late Majesty King *George* the Fourth, in obedience to an Order of the High Court of Chancery therein recited, and with the Concurrence of the said *John Sawyer* and *East George Clayton East* (testified as therein mentioned), did demise and lease, and the said *John Sawyer* and *East George Clayton East*, by virtue of the Power given to them by the herein-before recited Acts of Parliament, and with the Consent and Approbation of the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife, (testified as therein mentioned,) did demise, lease, and confirm unto the said *William Howis*, his Executors, Administrators, and Assigns, all that Piece or Parcel of Ground situate, lying, and being on the West Side of *York Road* and on the South Side of *Vine Street* in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, abutting towards the East on *York Road* aforesaid, towards the North on *Vine Street* aforesaid, towards the West on other Land belonging to the said *William* Lord Archbishop of *Canterbury*, being Ground which was surrendered by *William James*, and which was demised to the said *Lancelot Holland*, and towards the South on a Ditch which separated the Ground intended to be thereby demised from Ground belonging to *Griffin* Esquire, which said Parcel of Ground thereby demised contained in Front next *York Road* Three hundred and five Feet or thereabouts, in Front next *Vine Street* One hundred and ninety-three Feet or thereabouts, and in the West Side thereof Three hundred and forty Feet or thereabouts, were the same Dimensions little more or less, to hold the same unto the said *William Howis*, his Executors, Administrators, and Assigns, from the Twenty-ninth Day of *September* then last for the Term of Ninety-nine Years, yielding and paying therefore during the same Term unto the said *William* Lord Archbishop and his Successors the yearly Rent therein mentioned, and also yielding and paying unto the said *John Sawyer* and *East George Clayton East*, their Executors, Administrators, and Assigns, the yearly Rent of One hundred Pounds, to be paid at the Times therein mentioned during the Continuance of the Term thereby granted, to be paid free from all Deductions, and the first Payment thereof to be made on the Twenty-fourth Day of *June* then instant: And whereas by an Indenture bearing Date the Eighth Day of *March* One thousand eight hundred and thirty-one, and made between the said *William* Lord Archbishop of *Canterbury* of the First Part, the said *John Sawyer* and *East George Clayton East* of the Second Part, the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emilia* his Wife of the Third Part, and *Alexander Tillett* Gentleman of the Fourth Part, the said *William* Lord Archbishop, by virtue of the said Acts of Parliament of the Forty-seventh Year of the Reign of His late Majesty King *George* the Third and the First Year of the Reign of His late Majesty King *George* the Fourth, and of an Act of Parliament passed in the Eighth Year

Lease for 99
Years to
*Alexander
Tillett*, 8th
March 1831.

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c. 50.

Year of the Reign of His said late Majesty King *George* the Fourth, intituled *An Act to explain and amend certain Acts passed in the Forty-seventh and Fifty-first Years of the Reign of His late Majesty, and in the First and Fifth Years of the Reign of His present Majesty, for enabling the Archbishop of Canterbury to grant Building and Repairing Leases*, and in obedience to an Order of the High Court of Chancery therein recited, and with the Concurrence of the said *John Sawyer* and *East George Clayton East* (testified as therein mentioned), did demise and lease, and the said *John Sawyer* and *East George Clayton East*, by virtue of the Power given to them by the herein-before recited Act of Parliament, and with the Consent and Approbation of the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife, (testified as therein mentioned,) did demise, lease, and confirm unto the said *Alexander Tillett*, his Executors, Administrators, and Assigns, first, all that Piece or Parcel of Ground situate, lying, and being on the North Side of *Vine Street* in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, abutting towards the South on *Vine Street* aforesaid, towards the North in part on other Land belonging to the said *William Lord Archbishop* demised to *Henry Warburton* Esquire, and in other Part on the Piece or Parcel of Ground by a certain Contract therein recited fourthly agreed to be demised to the said *Alexander Tillett*, towards the West on a Ditch which separated the Ground thereby demised from other Ground then belonging to the said *William Lord Archbishop*, being Part of an Estate called *Float Mead*, and being Part of the Premises by the said Contract thirdly agreed to be demised to the said *Alexander Tillett*, and towards the East on the Slip of Ground therein-after described, which said Parcel of Ground first thereby demised contained in Front next *Vine Street* Two hundred and thirty-seven Feet or thereabouts, and on the East Side next the Slip, Piece, or Parcel of Ground secondly thereby demised Two hundred and ninety-five Feet or thereabouts, and, secondly, all that Slip, Piece, or Parcel of Ground situate, lying, and being on the West Side of *York Road* in the Parish of *Saint Mary Lambeth*, and lying betwixt *York Road* and the Parcel of Ground first thereby demised, abutting towards the East on *York Road* aforesaid, and towards the West on the Piece or Parcel of Ground first therein-before described, and drawing to a Point at the North and South Ends thereof respectively, which said Slip of Ground secondly thereby demised contained in Front next *York Road* aforesaid and also on the West Side thereof Two hundred and ninety-five Feet or thereabouts, and in Width near the Centre thereof Ten Feet or thereabouts, be the same Dimensions little more or less, and the said Premises thereby demised, or expressed and intended so to be, contained in the Whole by Admeasurement Nine thousand four hundred and forty-five Square Yards or thereabouts, more or less, and were respectively Part of the said Estate called *Twenty-one Acres*, and also all those Three Messuages or Dwelling Houses fronting *York Road* aforesaid, and all those Six Messuages or Dwelling Houses fronting *Vine Street*, and all those Four Messuages or Dwelling Houses in the Rear, all which said Messuages had been then lately erected on the said Pieces or Parcels of Ground or some Part thereof, with the Appurtenances, to hold the same unto the said
Alexander

Alexander Tillett, his Executors, Administrators, and Assigns, from the Twenty-ninth Day of *September* One thousand eight hundred and twenty-four for the Term of Ninety-nine Years, yielding and paying therefore yearly during the said Term unto the said *William* Lord Archbishop and his Successors the yearly Rents therein mentioned, and also yielding and paying unto the said *John Sawyer* and *East George Clayton East*, their Executors, Administrators, and Assigns, in respect of the Premises first thereby demised, the yearly Rent of Twenty-eight Pounds and Five Shillings, and in respect of the Premises secondly thereby demised the yearly Rent of a Peppercorn, if the same should be lawfully demanded, the same to be paid at the Times therein mentioned during the Continuance of the Term thereby granted, and to be paid free from all Deductions, and the first Payment thereof to be made on the Twenty-fifth Day of *March* then instant: And whereas by an Indenture of Release and Assignment, bearing Date the Twenty-eighth Day of *February* One thousand eight hundred and twenty-nine, and grounded as a Release on a Lease for a Year made by an Indenture of Bargain and Sale bearing Date the Twenty-seventh Day of the same Month, the Release and Assignment being made or expressed to be made between the said *East George Clayton East* (then *East George Clayton*), *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife of the First Part, *Arthur Salwey* therein described of the Second Part, *William Broderip* therein described of the Third Part, and the Reverend *Henry Talbot* Clerk, of the Fourth Part; after reciting, that the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *Catherina Emelia Manley*, or the said *John Shawe Manley* in her Right, were seised to them and their Heirs in Joint Tenancy in Possession of and in divers Messuages, Farms, Lands, Tithes, Tenements, Hereditaments, and Real Estates, with their Rights, Members, and Appurtenances, and which were particularly mentioned or referred to and given and devised in and by the said Will of the said Sir *William East*; and also reciting, that the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife had agreed to sever their Estate in Joint Tenancy, and to convert the same into Tenancies in Common in Fee Simple, as therein mentioned; it is witnessed, that the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife, according to their several and respective Estates and Interests in the Hereditaments thereby granted and released, or intended so to be, and so far as they severally lawfully might or could, but not further or otherwise, did grant, release, and confirm unto the said *Arthur Salwey* and his Heirs all and every the aforesaid Manors, Messuages, Farms, Lands, Tithes, Tenements, Hereditaments, and Real Estate, with their and every of their Rights, Members, and Appurtenances which were particularly mentioned or referred to and given and devised in and by the said Will of the said Sir *William East*, and any Codicil or Codicils thereto, to hold the same unto the said *Arthur Salwey* and his Heirs, as to, for, and concerning One full undivided Fifth Part or Share thereof, to such Uses, upon such Trusts, and to and for such Intents and Purposes, and with, under, and sub-

Indenture of
Release and
Assignment,
27th and
28th Feb.
1829.

[Private.]

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ject to such Powers, Provisoos, Limitations, and Declarations as the said *East George Clayton East*, by any Deed or Deeds, Instrument or Instruments in Writing, to be sealed and delivered by him in the Presence of and to be attested by Two or more credible Persons, should direct, limit, or appoint, and in default of such Direction, Limitation, or Appointment, to the Use of the said *East George Clayton East* for his Life, with Remainder to the Use of the said *William Broderip* and his Heirs during the Life of the said *East George Clayton East* and his Assigns, with Remainder to the Use of the said *East George Clayton East*, his Heirs and Assigns for ever; and as to One other full undivided Fifth Part or Share thereof to the Use of the said *John Lloyd Clayton*, his Heirs and Assigns for ever; and as to One other full undivided Fifth Part or Share thereof to the Use of the said *Rice Richard Clayton*, his Heirs and Assigns for ever; and as to One other full undivided Fifth Part or Share thereof to such Uses, upon such Trusts, and to and for such Intents and Purposes, and with, under, and subject to such Powers, Provisoos, Limitations, and Declarations as the said *Augustus Philip Clayton*, by any Deed or Deeds or Instrument or Instruments in Writing, to be sealed and delivered by him in the Presence of and to be attested by Two or more credible Persons, should direct, limit, or appoint, and in default of and until such Direction, Limitation, or Appointment to the Use of the said *Augustus Philip Clayton*, for his Life, with Remainder to the Use of the said *Henry Talbot* and his Heirs during the Life of the said *Augustus Philip Clayton*, in Trust for the said *Augustus Philip Clayton* and his Assigns, with Remainder to the Use of the said *Augustus Philip Clayton*, his Heirs and Assigns for ever; and as to One other full undivided Fifth Part or Share thereof to such Uses, upon such Trusts, and to and for such Intents and Purposes, and with, under, and subject to such Powers, Provisoos, Declarations, and Limitations as the said *John Shawe Manley*, by any Deed or Deeds, to be sealed and delivered by him in the Presence of and to be attested by Two or more credible Persons, should direct, limit, or appoint, and in default of such Direction, Limitation, or Appointment to the Use of the said *John Shawe Manley* for his Life, with Remainder to such Uses, upon such Trusts, and to and for such Intents and Purposes, and with, under, and subject to such Powers, Provisoos, Declarations, and Limitations as the said *Catherina Emelia Manley*, by her last Will and Testament in Writing, or any Writing purporting to be or being in the Nature of her last Will and Testament, or any Codicil or Codicils thereto, to be respectively signed and published by her in the Manner in the Indenture now in recital mentioned, should, notwithstanding her then present or any future Coverture, and as if she were sole and unmarried, direct, limit, or appoint, and in default of such Direction, Limitation, or Appointment to the Use of the said *Catherina Emelia Manley* for her Life, with Remainder to the Use of the Heirs and Assigns of the said *Catherina Emelia Manley* for ever; and in the Indenture now in recital is contained a Covenant by the said *John Shawe Manley* that he and the said *Catherina Emelia* his Wife would, as therein mentioned, levy a Fine of One full undivided Fifth Part or Share of and in the said Hereditaments and Premises by the same Indenture granted and released, to enure to the Uses aforesaid, and which Fine was afterwards duly levied accordingly;

and by the Indenture now in recital, after reciting that the said *East George Clayton East, John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton, and John Shawe Manley* in right of the said *Catherina Emelia* his Wife, were possessed of or entitled unto all and every the Leasehold Estates whatsoever, and of what Nature or Kind soever, with their and every of their Rights, Members, and Appurtenances, particularly mentioned or referred to in and by the Will of the said Sir *William East*, or by any Codicil or Codicils thereto, for the Residue and Remainder of the several Terms of Years then to come and unexpired therein respectively, in Joint Tenancy; and also reciting, that the said *East George Clayton East, John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton, and John Shawe Manley* in right of the said *Catherina Emelia* his Wife, had agreed to sever their Estate in Joint Tenancy, and to convert the same into Tenancies in Common as therein-after mentioned; it is further witnessed, that for the Considerations therein mentioned the said *East George Clayton East, John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton, and John Shawe Manley*, according to their respective Estates and Interests therein, did bargain, sell, assign, transfer, and set over unto the said *Arthur Salwey*, his Executors, Administrators, and Assigns, all and every the Leasehold Messuages, Lands, Tenements, Estates, and Hereditaments whatsoever, of what Nature or Kind soever, with their and every of their Rights, Members, and Appurtenances, particularly mentioned or referred to in and by the said Will of the said Sir *William East*, or any Codicil or Codicils thereto, to hold the same unto the said *Arthur Salwey*, his Executors, Administrators, and Assigns, thenceforth for and during the Residue and Remainder of the said several Terms of Years which might be then to come and unexpired in the said Premises, subject nevertheless to the Payment of the Rents and to the Performance of the Covenants by and in the Lease or Leases of the same Premises reserved and contained, and on the Tenant's Part to be paid and performed, upon Trust that the said *Arthur Salwey*, his Executors, Administrators, or Assigns, should within Three Days next after the Date of the Indenture now in recital, by an Indenture to be indorsed thereupon, reconvey and assign all the same Leasehold Estates, Hereditaments, and Premises in manner following; (that is to say,) as to One full undivided Fifth Part or Share thereof unto and for the sole proper Use and Benefit of the said *East George Clayton East*, his Executors, Administrators, and Assigns, for the Residue of the said several Terms of Years then to come and unexpired in the same Premises, subject nevertheless to the Payment of One Fifth Part of the Rents and Performance of the Covenants on the Tenant's Part to be respectively paid and performed for and in respect of the same Fifth Part and Premises; and as to One other full undivided Fifth Part or Share of and in the said Leasehold Premises unto and for the sole proper Use and Benefit of the said *John Lloyd Clayton*, his Executors, Administrators, and Assigns, for all the Residue of the said several Terms of Years then to come and unexpired in the same Premises, subject nevertheless to the Payment of One Fifth Part of the Rent and Performance of the Covenants on the Tenant's Part to be respectively paid and performed for or in respect of the same Fifth Part and Premises; and as to One other full undivided Fifth Part or Share of
and

and in the same Leasehold Premises unto and for the sole Use and Benefit of the said *Rice Richard Clayton*, his Executors, Administrators, and Assigns, for and during the Residue of the said several Terms of Years then to come and unexpired in the same Premises, subject nevertheless to the Payment of One Fifth Part of the Rents and Performance of the Covenants on the Tenant's Part to be respectively paid and performed for or in respect of the same Fifth Part and Premises; and as to One other full undivided Fifth Part of and in the same Leasehold Premises unto and for the sole proper Use and Benefit of the said *Augustus Philip Clayton*, his Executors, Administrators, and Assigns, for the Residue of the said several Terms of Years then to come in the same Premises, subject nevertheless to the Payment of One Fifth Part of the Rents and to the Performance of the Covenants on the Tenant's Part to be respectively paid and performed for or in respect of the same Fifth Part and Premises; and as to One other undivided One Fifth Part or Share of and in the same Leasehold Premises unto or for the proper Use and Benefit of the said *John Shawe Manley*, his Executors, Administrators, and Assigns, for the Residue of the said several Terms of Years then to come in the same Premises, subject nevertheless to the Payment of One Fifth Part of the Rents and Performance of the Covenants on the Tenant's Part to be respectively paid and performed for or in respect of the same Fifth Part and Premises: And whereas the said *Arthur Salwey* afterwards, by Five several Indentures of Assignment, bearing Date respectively the Third Day of *March* One thousand eight hundred and twenty-nine, and respectively endorsed on the Five several Parts of the last herein-before recited Indenture of Release and Assignment, did, in performance of the Trusts reposed in him by the same Indenture, duly assign One Fifth Part of the said Leasehold Premises assigned by the last-mentioned Indenture unto each of them the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley*, their Executors, Administrators, and Assigns, in Severalty, for all the Residue then to come and unexpired of the said several Terms of Years then to come, but subject as in the last-mentioned Indenture is mentioned: And whereas at a Court holden for the Manor of *Watford* with the Members in the County of *Hertford* on the Twenty-second Day of *April* One thousand eight hundred and twenty-nine the said *East George Clayton East* was duly admitted Tenant to a Messuage or Tenement formerly in the Occupation of *William Rogers*, and a Barn situate and being in *Watford* aforesaid, abutting on the *Rose and Crown Inn* on the West Part on a Lane adjoining to the said Inn, formerly in the Occupation of *Ralph Williams* or his Assigns, some Time since divided into several Tenements, which Premises formed Part of the residuary Real Estate of the said *Sir William East*, to hold to him and his Heirs at the Will of the Lord according to the Custom of the same Manor: And whereas at a Court Baron holden for the Manor of *Barking* in the County of *Essex* on the Seventh Day of *May* One thousand eight hundred and twenty-nine the said *East George Clayton East* and *John Sawyer* were duly admitted Tenants to all that Messuage or Tenement and Twenty Acres of Land to the same belonging, situate, lying, and being at *Bentry Heath* in the Parish of *Dagenham*, with their Appurtenances, theretofore in the Occupation

Admission of
East George
Clayton East
to Premises
held of the
Manor of
Watford,
22d April
1829.

Admission of
East George
Clayton East
and John
Sawyer to
Premises
held of the
Manor of
Barking, 7th
May 1829.

Occupation of *George Hook*, since of the *Widow Bridge*, afterwards of *Samuel Seabrooke*, then of *Phœbe Seabrooke* Widow, and which said Premises were within and Parcel of the said Manor, and formed Part of the residuary Real Estate, to hold to them, their Heirs and Assigns for ever, at the Will of the Lord, according to the Custom of the same Manor: And whereas at a special Court Baron held for the Manor of *Kennington* in the County of *Surrey* on or about the Eighth Day of *August* One thousand eight hundred and twenty-nine the said *East George Clayton East* was duly admitted Tenant to all those Eighteen Dwelling Houses whereof Eight were in *Kennington Road* (the *White Bear* Public House being one), Nine were in *Cumberland Row*, and One in the *New Road*, with Stables, Sheds, Courts, Yards, Passages, Gardens, and Ground, abutting East upon *Kennington Road* Three hundred and sixty Feet, West upon the *New Road* Two hundred and ten Feet, and upon the Copyhold Estate then late of *Mary Cleaver* and then of *John Bowden* Esquire One hundred and fifty-two Feet, together Three hundred and sixty-two Feet, North upon the said Estate of the said *John Bowden* Six hundred and eighty-five Feet and One hundred and sixteen Feet Nine Inches, and upon *Kennington Road* Three Feet, together Eight hundred and four Feet Nine Inches, and South upon the Copyhold Estate then or then late of *John Croke* Esquire Five hundred and seventy-seven Feet Six Inches, and upon *Kennington Green* One hundred and fifty-three Feet, together Seven hundred and thirty Feet Six Inches, containing Six Acres and Thirty-five Perches; and also all those Seventeen Brick Dwelling Houses, Coach-houses, Stables, Workshops, Sheds, Yards, Gardens, and Field, Pieces or Parcels of Pasture and Meadow Ground, situate on the North Side of *Kennington Lane*, abutting South upon *Kennington Lane* Seven hundred and eighty-eight Feet, North on the *Prince's Walk* in a curved Line One thousand two hundred and five Feet, West upon the *Rabbit Warren Field*, Part of the Demesnes in Lease to Sir *William Clayton* Baronet, Seven hundred and twenty-two Feet, East upon other Part of the said Demesnes in Lease to the said Sir *William Clayton* Six hundred and eighty-seven Feet, and upon a public Passage Eighty-six Feet Six Inches, together Seven hundred and seventy-three Feet Six Inches, containing Sixteen Acres Two Roods and Thirty-six Perches and Five Tenths of a Perch, which said Estates and Premises were the same as were described upon the Admission of the said Sir *William East* in the Year One thousand seven hundred and thirty-eight as all those Eight Messuages, Twelve Cottages, Ten Gardens, and Sixteen Acres of Pasture, with the Appurtenances, situate, lying, and being at *Kennington* in the County of *Surrey* aforesaid, and within the said Manor, and now or late in the several Tenures or Occupations of *John Jackson*, *Sir Isaac Shard* Knight, *William Banks*, *Anne Horne*, *Robert Mory*, *Mary Texier*, *William Hammond*, *Thomas Mills*, *Robert Skinner*, and others, their Undertenants or Assigns, with their Rights, Members, and Appurtenances, which Premises formed Part of the residuary Real Estate of the said Sir *William East*, to hold to him, his Heirs and Assigns, pursuant to and according to the Tenor and Effect of the said Will of the said Sir *William East*, of the Lord of the said Manor, by the Rod, at the Will of the Lord, according to the Custom

Admission
of East
George
Clayton
East to Pre-
mises held
of the Manor
of Ken-
nington,
8th Aug.
1829.

[Private.]

Indenture of
Release,
12th Aug.
1829.

of the same Manor, by the yearly Rents of Ten Shillings and Tenpence, Suit of Court and other Services therefore due and of Right accustomed: And whereas by an Indenture bearing Date the Twelfth Day of *August* One thousand eight hundred and twenty-nine, and made or expressed to be made between the said *John Sawyer* of the First Part, the said *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife of the Second Part, and the said *East George Clayton East* of the Third Part, after reciting (amongst other things), that on the Death of *Augustus Henry East* and *Sir Gilbert East* the legal Estate in Fee of and in the several Copyhold Hereditaments therein-after mentioned became and then was legally vested in the said *John Sawyer* and *East George Clayton East*, and their Heirs, in Joint Tenancy, by Survivorship, upon the Trusts declared thereof by the Will of the said *Sir William East*, and also reciting, that the said *John Sawyer* had, at the Request and by the Direction of the said Parties to the Indenture now in recital of the Second Part, consented and agreed to release all his Estate, Right, Title, and Interest of, in, and to the aforesaid Copyhold Messuages or Tenements, Lands, Hereditaments, and Premises, with their and every of their Rights, Members, and Appurtenances, unto the said *East George Clayton East* in the Manner therein-after expressed, it is witnessed, that for the Considerations therein mentioned the said *John Sawyer*, at the Request and by the Direction of the said Parties thereto of the Second Part, did demise, release, and for ever quit claim unto the said *East George Clayton East* and his Heirs all the Estate, Right, Title, and Interest, Use, Trust, Property, Possession, Benefit, Claim, and Demand whatsoever, both at Law and in Equity, of him the said *John Sawyer*, of, in, to, or out of or concerning the several Copyhold Hereditaments devised by the Will of the said *Sir William East*, and which became vested in the said *John Sawyer* and *East George Clayton East* and their Heirs by Survivorship as aforesaid; and it is by the Indenture now in recital stated further witnessed, and the said *East George Clayton East*, for himself and his Heirs, did covenant, promise, declare, and agree with and to the said *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife, and each of them, their and each of their respective Heirs and Assigns, that he the said *East George Clayton East* and his Heirs and Assigns would thenceforth and at all Times thereafter stand and be seised or possessed of or interested in all and every the said Copyhold Lands, Hereditaments, and Premises, with their and every of their Rights, Members, and Appurtenances, upon the several Trusts and to and for the Ends, Intents, and Purposes therein-after expressed and declared of and concerning the same Premises and herein-after mentioned; (that is to say,) as to One full undivided Fifth Part or Share of the same Hereditaments and Premises, with their Appurtenances, in Trust for the sole proper Use and Benefit of the said *John Lloyd Clayton*, his Heirs and Assigns; and as to One other full undivided Fifth Part or Share of and in the same Hereditaments and Premises, with their Appurtenances, in Trust for the sole proper Use and Benefit of the said *Rice Richard Clayton*, his Heirs and Assigns; and as to One other full undivided Fifth Part or Share of and in the same Hereditaments and Premises,

with their Appurtenances, in Trust for the sole proper Use and Benefit of the said *Augustus Philip Clayton*, his Heirs and Assigns; and as to One other full undivided Fifth Part or Share of and in the same Hereditaments and Premises, with their Appurtenances, upon such Trusts and to and for such Intents and Purposes as the said *John Shawe Manley*, by any Deed or Instrument, to be sealed and delivered by him in the Presence of and attested by One or more Witness or Witnesses, should direct, limit, or appoint, and in default of such Direction, Limitation, or Appointment in Trust for the said *John Shawe Manley* for his Life, and from and after his Decease upon such Trusts and for such Intents and Purposes as the said *Catherina Emilia Manley* by her last Will and Testament in Writing, or any Writing purporting to be or being in the Nature of her last Will and Testament, or any Codicil or Codicils thereto, to be respectively signed and published by her in the Manner in the Indenture now in recital mentioned, should, notwithstanding her then present or any future Coverture, and as if she were sole and unmarried, direct, limit, or appoint, and in default of and until such Direction, Limitation, or Appointment, or, in case of any, then subject thereto, in Trust for the said *Catherina Emilia Manley* or her Life, and from and immediately after her Decease then in Trust for her Heirs and Assigns; and as to the remaining One full undivided Fifth Part or Share of the same Hereditaments and Premises in Trust for the sole proper Use and Benefit of the said *East George Clayton East*, his Heirs and Assigns: And whereas by an Indenture bearing Date the Twenty-fourth Day of *March* One thousand eight hundred and twenty-nine, and made or expressed to be made between the Right Honourable and Right Reverend Father in God *Charles James* Lord Bishop of *London* of the one Part, and the said *East George Clayton East* (then *East George Clayton*) of the other Part, it is witnessed, that the said Right Reverend Father, for and in consideration that the said *John Sawyer* and *East George Clayton East* had by Indenture bearing Date the Day next before the Day of the Date of the Indenture now in recital, at the Request and by the Direction of the Persons therein described to be the Parties beneficially interested in the Premises intended to be thereby demised, surrendered, and yielded up, and that the said *John Sawyer* had remised, released, and for ever quit claimed all his Term, Estate, and Interest in a former Lease bearing Date the Thirteenth Day of *July* One thousand eight hundred and twenty-five, and made by *William* then Lord Bishop of *London* unto the said *Sir Gilbert East*, *Augustus Henry East*, and *John Sawyer*, and the said *East George Clayton East*, of the Parsonage and Hereditaments therein-after demised, which Premises were held by the said *Sir William East* under a prior Lease thereof from the Bishop of *London*, and were Part of the Leasehold Estate bequeathed by his said Will as herein-after is mentioned, did demise, grant, and to farm let unto the said *East George Clayton East*, his Heirs and Assigns, all that the Parsonage of *Witham* lying and being in the County of *Essex*, with all Houses, Edifices, Buildings, Glebe Lands, and all and all manner of Tithes, of what Kind or Nature soever, Oblations, Pensions, Portions, Emoluments, and other Commodities and Appurtenances thereto belonging, to hold the same unto the said *East George Clayton East*, his Heirs and Assigns, from the making thereof for and during the natural

Lease from
the Bishop
of London to
East George
Clayton
East of
Witham
Parsonage,
24th March
1829.

natural Lives of *Henry Micklem*, then aged Forty Years or thereabouts, *John Shelton*, then aged Eleven Years or thereabouts, and *Henry Barnard*, then aged Eleven Years or thereabouts, and the Lives and Life of the longest Liver of them, at and under the Rents and Reservations thereby reserved, and under and subject to the Covenants, Provisoos, and Agreements therein contained and on the Tenant's Part to be observed or performed: And whereas by a Policy of Assurance, bearing Date the Twenty-second Day of *July* One thousand eight hundred and twenty-five, under the Common Seal of the Corporation of the *Royal Exchange* Assurance Company, and numbered 20,262, the Sum of One thousand Pounds was assured by the same Company on the Life of the said *John Shelton*, and to be paid to the said *Sir Gilbert East*, his Executors, Administrators, or Assigns, within Three Months after the Death of the said *John Shelton*, in consideration of an annual Sum thereby agreed to be paid to the said Company by the said *Sir Gilbert East* or his Assigns during the Life of the said *John Shelton*: And whereas by an Indenture bearing Date the Twenty-seventh Day of *December* One thousand eight hundred and thirty, and made or expressed to be made between the said *East George Clayton East* of the one Part, and the said *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife of the other Part, after reciting the herein-before recited Indenture of the Twenty-fourth Day of *March* One thousand eight hundred and twenty-nine, and also reciting, that upon the granting the said therein-before recited Indenture of Lease to the said *East George Clayton East* a certain Sum of Money by way of Fine was paid to the said *Charles James* Lord Bishop of *London* by the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* in equal Shares, it is witnessed, that the said *East George Clayton East* did covenant, declare, and agree that he, his Heirs and Assigns, should thenceforth stand seised of and interested in the said Rectory and Parsonage of *Witham*, with the Tithes, Glebe Lands, and other the Hereditaments and Premises thereunto belonging, for and during the several Lives and Life of the several Persons named in the said Lease thereof, upon the Trusts therein mentioned; (that is to say,) as to One full undivided Fifth Part thereof in Trust for the sole proper Use and Benefit of the said *John Lloyd Clayton*, his Heirs, Executors, Administrators, and Assigns, during the several Lives and Life mentioned in the said Lease thereof, subject nevertheless to the Payment of One Fifth Part of the Rents and Performance of the Covenants respectively reserved and contained in the said Lease, and on the Tenant's Part to be respectively paid and performed in respect of the same Fifth Part and Premises; and as to One other full undivided Fifth Part of the said Rectory and Premises in Trust for the sole proper Use and Benefit of the said *Rice Richard Clayton*, his Heirs, Executors, Administrators, and Assigns, during the Lives and Life mentioned in the said Lease, subject nevertheless to the Payment of One Fifth Part of the Rents and Performance of the Covenants respectively reserved and contained in the said Lease and on the Tenant's Part to be paid and performed in respect of the same Fifth Part and Premises; and

Covenant by
East George
Clayton East
to stand
seised of the
Parsonage of
Witham to
certain Uses,
27th Dec.
1830.

and as to One other full undivided Fifth Part of the said Rectory and Premises in Trust for the sole proper Use and Benefit of the said *Augustus Philip Clayton*, his Heirs, Executors, Administrators, and Assigns, during the Lives and Life mentioned in the said Lease, subject nevertheless to the Payment of One Fifth Part of the Rents and Performance of the Covenants respectively reserved and contained in the said Lease, and on the Tenant's Part to be paid and performed in respect of the same Fifth Part and Premises; and as to One other full undivided Fifth Part of the said Rectory and Premises upon such Trusts, and to and for such Intents and Purposes as the said *John Shawe Manley*, by any Deed or Deeds, or by his last Will and Testament in Writing, or any Writing purporting to be or being in the Nature of his last Will and Testament, or any Codicil or Codicils thereto, to be respectively signed, sealed, and delivered by him in the Presence of and to be attested by One or more Witness or Witnesses, should direct, limit, or appoint concerning the said last-mentioned One Fifth Part and Premises, and in default of and until any such Direction, Limitation, or Appointment, or, in case of any such, then subject thereto, in Trust for the said *John Shawe Manley* and his Assigns during the Lives and Life mentioned in the said Lease, subject nevertheless to the Payment of One Fifth Part of the said Rents and Performance of the Covenants reserved and contained in the same Lease and on the Tenant's Part to be respectively paid and performed in respect of the same Fifth Part and Premises, with divers Remainders over; and as to the remaining One Fifth Part of the said Rectory and Premises in Trust for the sole proper Use and Benefit of the said *East George Clayton East*, his Heirs, Executors, Administrators, and Assigns, during the Lives and Life mentioned in the said Lease, subject nevertheless to the Payment of the Rents and Performance of the Covenants respectively reserved and contained in the said Lease and on the Tenant's Part to be paid and performed in respect of the same Fifth Part and Premises, and to, for, or upon no other Use, Trust, Intent, or Purpose whatsoever: And whereas by an Indenture bearing Date the Twenty-third Day of *July* One thousand eight hundred and twenty-nine, and made or expressed to be made between *Samuel Girdlestone* and *Samuel Twyford*, therein mentioned to be the Executors of the Will of the said *Sir Gilbert East*, then deceased, of the First Part, the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* of the Second Part, and the said *East George Clayton East* of the Third Part, after reciting (amongst other things) the said Policy of Assurance bearing Date the Twenty-second Day of *July* One thousand eight hundred and twenty-five under the Common Seal of the Corporation of the *Royal Exchange Assurance Office* in the City of *London*, and numbered Twenty thousand two hundred and sixty-two, it is witnessed, that for the nominal Consideration therein expressed the said *Samuel Girdlestone* and *Samuel Twyford*, at the Request and by the Direction of the several Persons Parties thereto of the Second Part, did bargain, sell, and assign unto the said *East George Clayton East*, his Executors, Administrators, and Assigns, the said Policy of Assurance numbered Twenty thousand two hundred and sixty-two, together with all and every Sum and Sums of Money which should at any Time or

[Private.]

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Times

Times be due and recoverable upon or by virtue thereof, to hold the same unto the said *East George Clayton East*, his Executors, Administrators, and Assigns, as to One Fifth Part thereof, in Trust for the sole proper Use and Benefit of the said *John Lloyd Clayton*, his Executors, Administrators, and Assigns, as to One other Fifth Part thereof, in Trust for the sole Use and Benefit of the said *Rice Richard Clayton*, his Executors, Administrators, and Assigns, as to One other Fifth Part thereof, in Trust for the sole Use and Benefit of the said *Augustus Philip Clayton*, his Executors, Administrators, and Assigns, as to One other Fifth Part thereof, in Trust for the sole Use and Benefit of the said *John Shawe Manley*, his Executors, Administrators, and Assigns, and as to the remaining One Fifth Part thereof, in Trust to permit and suffer the said *East George Clayton East*, his Executors, Administrators, and Assigns, to retain the same to and for his and their own Use and Benefit: And whereas by a Policy of Assurance bearing Date the Sixteenth Day of *April* One thousand eight hundred and twenty-nine, purporting to be under the Hands of Three of the Directors of the *Crown Life Assurance Company*, numbered One thousand and twenty-eight, the Sum of One thousand Pounds was assured by the same Company on the Life of the said *Henry Barnard*, to be paid to the said *East George Clayton East*, his Executors, Administrators, or Assigns, within Three Calendar Months after the Death of the said *Henry Barnard*, in consideration of an annual Sum therein agreed to be paid to the same Company by the said *East George Clayton East* or his Assigns during the Life of the said *Henry Barnard*: And whereas by another Policy of Assurance bearing Date the Fifteenth Day of *June* One thousand eight hundred and thirty, purporting to be under the Hands of Three of the Directors of the said *Crown Life Assurance Company*, numbered One thousand two hundred and fifty-six, the further Sum of Three hundred Pounds was assured by the same Company on the Life of the said *Henry Barnard*, to be paid to the said *East George Clayton East*, his Executors, Administrators, or Assigns, within Three Calendar Months after the Death of the said *Henry Barnard*, in consideration of an annual Sum therein agreed to be paid to the same Company by the said *East George Clayton East* or his Assigns during the Life of the said *Henry Barnard*: And whereas by another Policy of Assurance bearing Date the Fifteenth Day of *May* One thousand eight hundred and thirty, purporting to be under the Hands of Three of the Directors of the said *Crown Life Assurance Company*, numbered One thousand two hundred and forty-three, the Sum of One thousand Pounds was assured by the said Company on the Life of the said *Henry Micklem*, to be paid to the said *East George Clayton East*, his Executors, Administrators, or Assigns, within Three Calendar Months after the Death of the said *Henry Micklem*, in consideration of an annual Sum therein agreed to be paid to the said Company by the said *East George Clayton East* or his Assigns during the Life of the said *Henry Micklem*: And whereas by another Policy of Assurance, bearing Date the Fifteenth Day of *June* One thousand eight hundred and thirty, purporting to be under the Hands of Three of the Directors of the said *Crown Life Assurance Company*, and numbered One thousand two hundred and fifty-seven, the further Sum of Three hundred Pounds was assured by the same Company on the Life of the said

Henry Micklem, and to be paid to the said *East George Clayton East*, his Executors, Administrators, and Assigns, within Three Calendar Months next after the Death of the said *Henry Micklem*, in consideration of an annual Sum then agreed to be paid to the same Company by the said *East George Clayton East* or his Assigns during the Life of the said *Henry Micklem*: And whereas by another Policy of Assurance, bearing Date the Thirteenth Day of *July* One thousand eight hundred and thirty, purporting to be under the Hands of Three of the Directors of the said *Crown Life Assurance Company*, and numbered One thousand two hundred and seventy-four, the Sum of Three hundred Pounds was assured by the same Company on the Life of the said *John Shelton*, and to be paid to the said *East George Clayton East*, his Executors, Administrators, or Assigns, within Three Calendar Months after the Death of the said *John Shelton*, in consideration of an annual Sum thereby agreed to be paid to the same Company by the said *East George Clayton East* or his Assigns during the Life of the said *John Shelton*: And whereas by an Indenture of Lease, with Livery of Seisin endorsed, bearing Date the Eighth Day of *August* One thousand eight hundred and twenty-nine, and made or expressed to be made between the said *William Lord Archbishop of Canterbury* of the one Part, and the said *East George Clayton East* of the other Part, it is witnessed, that the said *William Lord Archbishop*, for and in consideration that the said *John Sawyer* and *East George Clayton East* had by an Indenture bearing Date the Day next before the Day of the Date of the said Indenture now in recital, at the Request and by the Direction of the Persons therein described to be beneficially interested in the Hereditaments thereby intended to be demised, surrendered, and yielded up, and that the said *John Sawyer* did by the same Indenture remise, release, and for ever quit claim all his Term, Estate, and Interest in a former Lease bearing Date the Fifteenth Day of *June* One thousand eight hundred and twenty-four, and made by *Charles* then Lord Archbishop of *Canterbury* unto the said *Sir Gilbert East*, *Augustus Henry East*, *John Sawyer*, and the said *East George Clayton East*, of (amongst other Hereditaments) the Hereditaments therein-after demised, which Premises were held by the said *Sir William East* under a prior Lease thereof from the said Archbishop of *Canterbury*, and were Part of the Leasehold Estates bequeathed by his said Will, as herein-before is mentioned, did demise, grant, and to farm let unto the said *East George Clayton East*, his Heirs and Assigns, all that Piece or Parcel of Ground situate, lying, and being on the South Side of *Vine Street*, *Lambeth Marsh*, and on the South-east Side of a certain Road or Street called the *York Road*, leading from the *Waterloo Bridge Road* to the *Westminster Bridge Road*, and in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, Parcel of the said *Twenty-one Acre* Estate, together with the several Erections and Buildings then erected and being on the said Piece or Parcel of Ground thereby demised, and the Gardens, Outhouses, and Appurtenances thereto belonging or appertaining, abutting towards the North-east on *Vine Street* aforesaid, towards the South-west on a Ditch or Sewer dividing the same from Ground then late belonging to *John Cooke* Esquire, deceased, and then forming a certain Street called *Griffin Street*, towards the South-east on Ground and Tenements, other Part of the said

Lease from the Archbishop of Canterbury to East George Clayton East for Three Lives, 8th Aug. 1829.

said *Twenty-one Acre* Estate, theretofore demised to the said Sir *William East*, and by him underleased to *John Edwards*, and then about to be demised by Indenture bearing even Date with the Indenture now in recital to the said *East George Clayton East*, and towards the West on *York Road* aforesaid, all which said Hereditaments by the Indenture now in recital demised were (together with certain other Hereditaments) demised by *Charles* then late Lord Archbishop of *Canterbury* to *Lancelot Holland* by Indenture of Lease bearing Date the Twenty-first Day of *March* One thousand eight hundred and twenty-seven, and together with certain other Hereditaments demised by the said *William* Archbishop of *Canterbury* to *William Howis* by Indenture bearing Date the Second Day of *June* One thousand eight hundred and twenty-nine, comprised in the said surrendered Indenture of Lease of the Fifteenth Day of *June* One thousand eight hundred and twenty-four, to hold the same unto the said *East George Clayton East*, his Heirs and Assigns, from the making of the Indenture now in recital for and during the natural Lives of the said *Rice Richard Clayton*, then aged Twenty-nine Years or thereabouts, the said *Augustus Philip Clayton*, then aged Twenty-eight Years or thereabouts, and *Harriet Jane James*, then aged Twenty-two Years or thereabouts, and for and during the Lives and Life of the longest Liver of them, at and under the Rents and Reservations thereby reserved, and under and subject to the Covenants, Provisoos, and Agreements therein contained and on the Tenant's Part to be observed or performed: And whereas by an Indenture of Lease, with Livery of Seisin, bearing Date the said Eighth Day of *August* One thousand eight hundred and twenty-nine, and made or expressed to be made between the said *William* Lord Archbishop of *Canterbury* of the one Part, and the said *East George Clayton East* of the other Part, it is witnessed, that the said *William* Lord Archbishop, for and in consideration that the said *John Sawyer* and *East George Clayton East* had by Indenture bearing Date the Day next before the Day of the Date of the Indenture now in recital, at the Request and by the Direction of the Persons therein described to be beneficially interested in the Hereditaments therein intended to be demised, surrendered, and yielded up, and that the said *John Sawyer* did by the same Indenture remise, release, and for ever quit claim all his Term, Estate, and Interest in a former Lease bearing Date the Twentieth Day of *July* One thousand eight hundred and sixteen, and made by *Charles* then Lord Archbishop of *Canterbury* unto the said Sir *William East* of the Hereditaments therein-after demised, did demise, grant, and to farm let unto the said *East George Clayton East*, his Heirs and Assigns, all that Piece or Parcel of Land, with the Mansion House, Mill-house, and several Messuages or Tenements and other Erections and Buildings then erected and built thereon or on some Part thereof, together with the Pleasure Grounds, Gardens, Out-houses, and Appurtenances thereto belonging or appertaining, situate, standing, lying, and being partly in and partly adjoining *Vine Street*, and theretofore described as situate on the South-east Side of the *Green Lane* running Eastward from the South-east End of *Vine Street* in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, abutting towards the North-east on Gardens and Tenements in

Lease from
the Arch-
bishop of
Canterbury
to East
George
Clayton East
for Three
Lives, 8th
Aug. 1829.

in the Possession of *William Bazing* or his Undertenants, on the South-east on a Ditch which separated the Premises thereby demised from Ground then late belonging to *John Cooke* Esquire, deceased, and towards the South-west on Lands belonging to Mister *Richard James*, towards the North-west in part on *Vine Street* and in part on Land and Tenements theretofore leased to the said Sir *William East*, also, by Indenture bearing even Date with the Indenture now in recital, about to be demised to the said *East George Clayton East*, and in the Occupation of the said *Richard James* or his Undertenants, being other Part of the Lands belonging to the See of *Canterbury*, all which said Premises were Part and Parcel of the said Tract or Parcel of Land in *Lambeth Marsh* called the *Twenty-one Acre Estate*, and then late were in the Tenure of *Robert James* Doctor of Physic, but then or then late were in the several Occupations of *John Edwards Vaughan* and his Undertenants, to hold the same unto the said *East George Clayton East*, his Heirs and Assigns, from the making of the Indenture now being stated for and during the natural Lives of *Benjamin Lyon*, then aged Forty Years or thereabouts, and of *Thomas Williams*, then aged Thirty-six Years or thereabouts, and of *Jesse Edwards Vaughan*, then aged Seventeen Years or thereabouts, and for and during the natural Lives and Life of the longest Livers and Liver of them, at and under the Rents and Reservations thereby reserved, and under and subject to the Covenants, Provisoos, and Agreements therein contained, and on the Tenant's Part to be observed and performed: And whereas the Fines paid to the said Lord Archbishop on the granting of the Two last herein-before recited Leases were the proper Monies of the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley*, in equal Shares: And whereas by Indentures of Lease and Release bearing Date respectively the First and Second Days of *May* One thousand eight hundred and thirty, the Release being made or expressed to be made between *Richard Smith* and *Robert Riddell Bayley* Gentlemen, of the First Part, *Charles Shard* and *Richard Nicholl* Esquires of the Second Part, the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* of the Third Part, the said *Arthur Salwey* of the Fourth Part, the said *William Broderip* of the Fifth Part, and the said *Henry Talbot* of the Sixth Part, in consideration of the Sum of Seven hundred and fifty Pounds paid by the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley*, in equal Proportions, to the said *Richard Smith* and *Robert Riddell Bayley*, and for nominal Considerations, the Two Fields or Closes of Land called *Dover's Hill* otherwise *Oak of Honor*, situate on the East Side of *Peckham Rye Common* in the Parish of *Saint Giles Camberwell* in the said County of *Surrey*, therein-after more particularly mentioned, and herein-after stated to have been conveyed to Uses for the Benefit of the said *East George Clayton East*, his Heirs, Appointees, and Assigns, were conveyed or expressed to be conveyed by the said *Richard Smith*, *Robert Riddell Bayley*, *Charles Shard*, and *Richard Nicholl* unto the said *Arthur Salwey* and his Heirs, as to One Fifth Part thereof, to such Uses, upon such Trusts, and with, under, and subject to such Powers, Provisoos, Limitations, and De-

Indentures
of 1st and
2d May
1830.

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clarations

clarations as the said *East George Clayton East*, by any Deed or Deeds, Instrument or Instruments in Writing, to be sealed and delivered by him in the Presence of and to be attested by Two or more credible Persons, should direct, limit, or appoint, and in default of such Direction, Limitation, or Appointment, to the Use of the said *East George Clayton East* and his Assigns for his Life, with Remainder to the Use of the said *William Broderip*, his Executors and Administrators, during the Life of the said *East George Clayton East*, in Trust for the said *East George Clayton East* and his Assigns, with Remainder to the Use of the said *East George Clayton East*, his Heirs and Assigns for ever; and as to One other Fifth Part thereof, to the Use of the said *John Lloyd Clayton*, his Heirs and Assigns for ever; and as to One other Fifth Part thereof, to the Use of the said *Rice Richard Clayton*, his Heirs and Assigns for ever; and as to One other Fifth Part thereof, to such Uses, upon such Trusts, and with, under, and subject to such Powers, Provisoos, Limitations, and Declarations, as the said *Augustus Philip Clayton*, by any Deed or Deeds, Instrument or Instruments in Writing, to be sealed and delivered by him in the Presence of and to be attested by Two or more credible Persons, should direct, limit, or appoint, and in default of such Direction, Limitation, or Appointment, to the Use of the said *Augustus Philip Clayton* during his Life, with Remainder to the Use of the said *Henry Talbot*, his Executors and Administrators, during the Life of the said *Augustus Philip Clayton*, in Trust for the said *Augustus Philip Clayton* and his Assigns, with Remainder to the Use of the said *Augustus Philip Clayton*, his Heirs and Assigns for ever; and as to the remaining Fifth Part thereof, to such Uses, upon such Trusts, and with, under, and subject to such Powers, Provisoos, Limitations, and Declarations as the said *John Shawe Manley*, by any Deed or Deeds, Instrument or Instruments in Writing, to be sealed and delivered by him in the Presence of and to be attested by Two or more credible Persons, should direct, limit, or appoint, and in default of such Direction, Limitation, or Appointment to the Use of the said *John Shawe Manley* and his Assigns for his Life, with Remainder to such Uses, upon such Trusts, and with, under, and subject to such Powers, Provisoos, Limitations, and Declarations as the said *Catherina Emelia Manley* by her last Will and Testament in Writing, or any Writing purporting to be or being in the Nature of her last Will and Testament, or any Codicil or Codicils thereto, to be respectively signed and published by her in the Manner in the Indenture of Release now in recital mentioned, should, notwithstanding her then present or any future Coverture, and as if she were sole and unmarried, direct, limit, or appoint, and in default of such Direction, Limitation, or Appointment to the Use of the said *Catherina Emelia Manley* for her Life, with Remainder to the Use of the said *John Shawe Manley*, his Heirs and Assigns for ever: And whereas by Indentures of Lease and of Appointment and Release, bearing Date the Nineteenth and Twentieth Days of *October* One thousand eight hundred and thirty, the Appointment and Release being made or expressed to be made between *John Beauclerk* Esquire and *Cornwallis* Viscount *Hawarden* of the First Part, *William Cartwright* Esquire and *Mary Ann* his Wife of the Second Part, the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* of the Third Part,

Indenture of
19th and
20th Oct.
1830.

Part, the said *Arthur Salwey* of the Fourth Part, the said *William Broderip* of the Fifth Part, and the said *Henry Talbot* of the Sixth Part, in consideration of the Sum of Four hundred and seventy Pounds to the said *John Beauclerk* and *Cornwallis Viscount Hawarden* paid by the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley*, in equal Proportions, and for nominal Considerations, the Field called the *Oak of Honor*, being Part and Parcel of a Farm called *Fryerum* otherwise *Friern Court Farm*, therein-after more particularly mentioned, and also stated to have been conveyed to Uses for the Benefit of the said *East George Clayton East*, his Heirs, Appointees, and Assigns, with the Appurtenances, were conveyed or expressed to be conveyed by the said *John Beauclerk* and *Cornwallis Viscount Hawarden*, *William Cartwright* and *Mary* his Wife, unto the said *Arthur Salwey* and his Heirs, as to One Fifth Part thereof, to such Uses, upon such Trusts, and with, under, and subject to such Powers, Provisoos, Limitations, and Declarations as the said *East George Clayton East*, by any Deed or Deeds, Instrument or Instruments in Writing, to be sealed and delivered by him in the Presence of and to be attested by Two or more credible Persons, should direct or appoint, and in default of such Direction, Limitation, or Appointment, to the Use of the said *East George Clayton East* and his Assigns for his Life, with Remainder to the Use of the said *William Broderip*, his Executors and Administrators, during the Life of the said *East George Clayton East*, in Trust for the said *East George Clayton East* and his Assigns, with Remainder to the Use of the said *East George Clayton East*, his Heirs and Assigns for ever; and as to One other Fifth Part thereof, to the Use of the said *John Lloyd Clayton*, his Heirs and Assigns for ever; and as to One other Fifth Part thereof, to the Use of the said *Rice Richard Clayton*, his Heirs and Assigns for ever; and as to One other Fifth Part thereof, to such Uses, upon such Trusts, and with, under, and subject to such Powers, Provisoos, Limitations, and Declarations, as the said *Augustus Philip Clayton*, by any Deed or Deeds, Instrument or Instruments in Writing, to be sealed and delivered by him in the Presence of and to be attested by Two or more credible Persons, should direct, limit, or appoint, or in default of such Direction, Limitation, or Appointment, to the Use of the said *Augustus Philip Clayton* and his Assigns during his Life, with Remainder to the Use of the said *Henry Talbot*, his Executors and Administrators, during the Life of the said *Augustus Philip Clayton*, in Trust for the said *Augustus Philip Clayton* and his Assigns, with Remainder to the Use of the said *Augustus Philip Clayton*, his Heirs and Assigns for ever; and as to the remaining Fifth Part thereof, to such Uses, upon such Trusts, and with, under, and subject to such Powers, Provisoos, Limitations, and Declarations, as the said *John Shawe Manley*, by any Deed or Deeds, Instrument or Instruments in Writing, to be sealed and delivered by him in the Presence of and to be attested by Two or more credible Persons, should direct, limit, or appoint; or in default of such Direction, Limitation, or Appointment, to the Use of the said *John Shawe Manley* and his Assigns during his Life, with Remainder to such Uses, upon such Trusts, and with, under, and subject to such Powers, Provisoos, Limitations, and Declarations, as the said *Catherina Emelia Manley*, by her last Will and Testament in Writing, or any Writing

Lease for 21
Years from
the Arch-
bishop of
Canterbury
to East
George
Clayton East,
21st Nov.
1830.

Declaration
of Trust by
East George
Clayton East
of the Pre-
mises com-
prised in the
last-men-
tioned Lease,
27th Dec.
1830.

Writing purporting to be or being in the Nature of her last Will and Testament, or any Codicil or Codicils thereto, to be respectively signed and published by her in the Manner in the Indenture of Appointment and Release now in recital mentioned, should, notwithstanding her Coverture, direct, limit, and appoint, and in default of such Direction, Limitation, or Appointment to the Use of the said *Catherina Emelia Manley* for her Life, with Remainder to the Use of the said *John Shawe Manley*, his Heirs and Assigns for ever: And whereas by an Indenture of Lease bearing Date the Twenty-first Day of *November* One thousand eight hundred and thirty, and made or expressed to be made between the said *William* Lord Archbishop of *Canterbury* of the one Part, and the said *East George Clayton East* of the other Part, after reciting an Indenture bearing Date the Day next before the Day of the Date of the Indenture now in recital, whereby the said *John Sawyer* and *East George Clayton East* and the said *William Robert Clayton* surrendered and yielded up, and the said *John Sawyer* remised, released, and for ever quit claimed unto the said *William* Lord Archbishop of *Canterbury* and his Successors the Hereditaments herein-after mentioned to have been by the Indenture now in recital demised for all the Residue of the Terms granted by a former Lease bearing Date the Twenty-eighth Day of *September* One thousand eight hundred and sixteen, and made by the Lord Archbishop of *Canterbury* unto the said *Sir William East*, and by a concurrent Lease bearing Date the Twenty-first Day of *November* One thousand eight hundred and twenty-three, and made by the Lord Archbishop of *Canterbury* unto the Right Honourable *Charles Manners Sutton*, who assigned the same unto the said *William Robert Clayton*, his Executors, Administrators, and Assigns, in Trust for the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley*, in equal Fifth Parts, as Tenants in Common, all those several Parcels of Arable and Pasture Ground theretofore Wood Ground, and then formerly grubbed up and converted into Arable and Pasture Ground, theretofore called by the Names of *Milkwood* and *Wickwood*, and containing in the whole by Estimation Eighty-eight Acres Two Roods and Thirty Perches, little more or less, and all those Capital Messuages or Tenements, with the Barns, Stables, Outhouses, Buildings, and other the Appurtenances then standing and being thereon, all which Premises were situate, lying, and being in the said Parish of *Lambeth* in the said County of *Surrey*, to hold the same Premises, with the Appurtenances, unto the said *East George Clayton East*, his Executors, Administrators, and Assigns, from the making of the Indenture now in recital for the Term of Twenty-one Years, at and under the Rents and Reservations thereby reserved, and under and subject to the Covenants, Provisoos, and Agreements therein contained on the Tenant's Part to be observed or performed: And whereas by an Indenture bearing Date the Twenty-seventh Day of *December* One thousand eight hundred and thirty, and made or expressed to be made between the said *East George Clayton East* of the one Part, and the said *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife of the other Part, after reciting the herein-before recited Indenture of Lease of the Twenty-first Day of *November* One thousand eight hundred and thirty, and also reciting, that

that upon the granting the same Lease to the said *East George Clayton East*, a certain Sum of Money by way of Fine was paid to the said *William Lord Archbishop* by the said *East George Clayton East, John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton, and John Shawe Manley*, in equal Proportions, it is witnessed, that the said *East George Clayton East* did thereby covenant, promise, and declare that he, his Executors and Administrators, should stand possessed of and interested in the Premises demised by the therein-before recited Indenture of Lease, as to One Fifth Part or Share thereof, in Trust for the sole proper Use and Benefit of the said *John Lloyd Clayton*, his Executors, Administrators, and Assigns, for the Remainder then to come of the said Term of Twenty-one Years, subject nevertheless to the Payment of One Fifth Part of the Rents and Performance of the Covenants reserved and contained in the said Indenture and on the Tenant's Part to be paid and performed for or in respect of the same Fifth Part and Premises; and as to One other Fifth Part of the said Premises, in Trust for the sole proper Use and Benefit of the said *Rice Richard Clayton*, his Executors, Administrators, and Assigns, for the Remainder then to come of the said Term of Twenty-one Years, subject nevertheless to the Payment of One Fifth Part of the Rents and Performance of the Covenants reserved and contained in the same Lease and on the Tenant's Part to be paid and performed in respect of the same Fifth Part and Premises; and as to One other Fifth Part of the same Premises, in Trust for the sole proper Use and Benefit of the said *Augustus Philip Clayton*, his Executors, Administrators, and Assigns, for the Remainder then to come of the said Term of Twenty-one Years, subject to the Payment of One Fifth Part of the Rents and Performance of the Covenants reserved and contained in the same Lease and on the Tenant's Part to be paid and performed in respect of the same Premises; and as to One other Fifth Part of the same Premises, in Trust for the sole proper Use and Benefit of the said *John Shawe Manley*, his Executors, Administrators, and Assigns, during the Remainder then to come of the said Term of Twenty-one Years, subject to the Payment of One Fifth Part of the Rents and Performance of the Covenants in the same Indenture of Lease reserved and contained and on the Tenant's Part to be paid and performed in respect of the same Fifth Part and Premises; and as to the remaining One Fifth Part of the same Premises, in Trust for the sole Use and Benefit of the said *East George Clayton East*, his Executors, Administrators, and Assigns, for the Remainder then to come of the said Term of Twenty-one Years, subject to the Payment of One Fifth Part of the Rents and Performance of the Covenants respectively reserved and contained in the same Lease and on the Tenant's Part to be paid and performed in respect of the same Fifth Part and Premises, and for or upon no other Trust, Intent, or Purpose whatsoever: And whereas by an Indenture of Lease bearing Date the Nineteenth Day of *December* One thousand eight hundred and thirty-three, and made or expressed to be made between the Right Reverend Father in God *Bowyer Edward* Lord Bishop of *Ely* of the First Part, the said *East George Clayton East* of the Second Part, *William Barnard* Gentleman and *John Turner* Yeoman of the Third Part, and *John Betts* and *Thomas Cooper* Yeomen of the Fourth Part, it is witnessed, that for and in con-

Lease from the Bishop of Ely to East George Clayton East of the Rectory of Langley, 19th Dec. 1833.

[Private.]

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sideration

sideration of the Surrender and yielding up of a former Lease of the Hereditaments therein-after demised, bearing Date the Eleventh Day of *June* One thousand eight hundred and thirty, and made between the said Lord Bishop of *Ely* of the First Part, the said *East George Clayton East* of the Second Part, the said *William Barnard* and *John Turner* of the Third Part, and the said *John Betts* and *Thomas Cooper* of the Fourth Part, (which Premises were held by the said Sir *William East* under a former Lease thereof from the Bishop of *Ely*, and were Part of the Leasehold Estates bequeathed by his said Will, as herein-before is mentioned,) the said Lord Bishop of *Ely* did demise, grant, and to farm let unto the said *East George Clayton East*, his Heirs and Assigns, all that Rectory or Parsonage of *Langley*, with the Rights, Members, and Appurtenances thereunto belonging, situate, lying, and being within the County of *Hertford* or elsewhere, being theretofore Part or Parcel of the Lands and Possessions belonging to the Priory of *Langley Regis* otherwise *King's Langley*, formerly in the Tenure or Occupation of Dame *Sarah Glasstock* or her Assigns, afterwards of *Anne East* and *George Cooke* or of their Assigns, then late of the said Sir *William East*, and then in the Tenure or Occupation of the said *East George Clayton East* or his Undertenants, together with all Tithes, Glebe Lands, and other Rights, Members, and Appurtenances whatsoever to the same belonging, and all that Close of Land called *Pastures*, containing by Estimation Four Acres, and all that Field or Parcel of Meadow called *Dell Edge*, containing by Estimation Sixteen Acres, and all that Field or Parcel of Arable Ground called *Hall Field*, containing by Estimation Twelve Acres, and all that Field or Parcel of Ground called *Brooksfeld*, containing by Estimation Twelve Acres, and all that Field or Parcel of Ground called *Whiteberrys*, and all that Close or Parcel of Ground thereunto adjoining, containing by Estimation Eleven Acres, and all that Grove or Pasture Ground called *Parsonage Grove*, and all that Pightle or Parcel of Ground adjoining to the said Grove, upon which a House was some Time built, containing by Estimation Five Acres, and all that Marsh or Sedge Ground containing by Estimation Eight Acres, and all Tithes of Corn, Grass, and Hay renewing or growing in *Langley* aforesaid which were some Time reserved in the Hands of the Prior of *Langley* at the Time of the Dissolution of the Monastery, and all that little Tenement, One Acre of Land, and Garden Plot thereunto adjoining, some Time in the Tenure or Occupation of the Widow *Babee*, all which said Tithes, Lands, Tenements, and Hereditaments were then in the Occupation of the said *John Betts*, as Tenant of the said *East George Clayton East*, (except and always reserving unto the said Lord Bishop of *Ely* and his Successors all and all manner of great Trees of Timber, Mines, and Quarries growing, renewing, or being in and upon the same Premises or any Part thereof, and the Advowson, Gift, Right of Patronage and Presentation of and to the Vicarage of the Parish Church of *Langley Regis* aforesaid,) to hold the same unto the said *East George Clayton East*, his Heirs and Assigns, for and during the Term of the natural Lives and Life of *Richard Allison*, then aged Eighteen Years or thereabouts, of *William Shelton*, then aged Twenty-five Years or thereabouts, and *Augusta Frances Clayton East*, then aged Twelve Years or thereabouts, and for and during the Lives and Life of the
ongest

longest Liver of them, at and under the Rents and Reservations thereby reserved, and under and subject to the Covenants, Provisoos, and Agreements therein contained and on the Tenant's Part to be observed or performed: And whereas the Fine paid to the said Bishop of *Ely* on the granting of the last-recited Lease was the proper Monies of the said *East George Clayton East, John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton, and John Shawe Manley*, in equal Shares: And whereas by a Policy of Assurance bearing Date the Twenty-fourth Day of *April* One thousand eight hundred and twenty-four, under the Common Seal of the *Royal Exchange Assurance Company*, and numbered 19,709, the Sum of One thousand Pounds was assured by that Company on the Life of the said *Richard Allison*, and to be paid to the said *Sir Gilbert East*, his Executors, Administrators, or Assigns, within Three Calendar Months after the Death of the said *Richard Allison*, in consideration of an annual Sum thereby agreed to be paid to the said Company by the said *Sir Gilbert East* or his Assigns during the Life of the said *Richard Allison*: And whereas by an Indenture bearing Date the Twenty-third Day of *July* One thousand eight hundred and twenty-nine, and made or expressed to be made between the said *Samuel Girdlestone* and *Samuel Twyford* of the First Part, the said *East George Clayton East, John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton, and John Shawe Manley* of the Second Part, and the said *East George Clayton East* of the Third Part, after reciting (amongst other things) the said Policy of Assurance bearing Date the Twenty-fourth Day of *April* One thousand eight hundred and twenty-four, under the Common Seal of the Corporation of the *Royal Exchange Assurance of Houses and Goods from Fire in London*, and numbered Nineteen thousand seven hundred and nine, it is witnessed, that for the Considerations therein mentioned the said *Samuel Girdlestone* and *Samuel Twyford* did bargain, sell, and assign unto the said *East George Clayton East*, his Executors, Administrators, and Assigns, the said Policy of Assurance numbered Nineteen thousand seven hundred and nine, together with all and every Sum and Sums of Money which should at any Time or Times be due and recoverable upon or by virtue thereof, to hold the same unto the said *East George Clayton East*, his Executors, Administrators, and Assigns, as to One Fifth Part thereof, in Trust for the sole Use and Benefit of the said *John Lloyd Clayton*, his Executors, Administrators, and Assigns, as to One other Fifth Part thereof, in Trust for the sole Use and Benefit of the said *Rice Richard Clayton*, his Executors, Administrators, and Assigns, as to One other Fifth Part thereof, in Trust for the said *Augustus Philip Clayton*, his Executors, Administrators, and Assigns, as to One other Fifth Part thereof, in Trust for the said *John Shawe Manley*, his Executors, Administrators, and Assigns, and as to the remaining Fifth Part thereof, in Trust to permit and suffer the said *East George Clayton East*, his Executors, Administrators, or Assigns, to retain the same to and for his and their own Use and Benefit: And whereas by a Policy of Assurance bearing Date the Sixth Day of *July* One thousand eight hundred and thirty, purporting to be under the Hands of Three of the Directors of the said *Crown Life Assurance Company*, and numbered One thousand two hundred and seventy-one, the Sum of Four hundred

hundred Pounds was assured by the same Company on the Life of the said *Richard Allison*, and to be paid to the said *East George Clayton East*, his Executors, Administrators, or Assigns, within Three Calendar Months after the Death of the said *Richard Allison*, in consideration of an annual Sum thereby agreed to be paid to the said Company by the said *East George Clayton East* or his Assigns during the Life of the said *Richard Allison*: And whereas by another Policy of Assurance bearing Date the Twentieth Day of *September* One thousand eight hundred and thirty, purporting to be under the Hands of Three of the Directors of the said *Crown Life Assurance Company*, and numbered One thousand two hundred and ninety-seven, the Sum of One thousand four hundred Pounds was assured by the same Company on the Life of the said *William Shelton*, and to be paid to the said *East George Clayton East*, his Executors, Administrators, or Assigns, within Three Calendar Months after the Death of the said *William Shelton*, in consideration of an annual Sum thereby agreed to be paid to the said Company by the said *East George Clayton East* or his Assigns during the Life of the said *William Shelton*: And whereas by another Policy of Assurance bearing Date the Twenty-seventh Day of *January* One thousand eight hundred and thirty-four, purporting to be under the Hands of Three of the Directors of the said *Crown Life Assurance Company*, and numbered One thousand nine hundred and ninety-three, the Sum of One thousand three hundred Pounds was assured by the said Company on the Life of the said *Augusta Frances Clayton East*, then aged Fourteen Years or thereabouts, to be paid to the said *East George Clayton East*, his Executors, Administrators, or Assigns, within Three Calendar Months after the Death of the said *Augusta Frances Clayton East*, in consideration of an annual Sum thereby agreed to be paid to the said Company by the said *East George Clayton East* or his Assigns during the Life of the said *Augusta Frances Clayton East*: And whereas by an Indenture of Lease bearing Date the Sixteenth Day of *April* One thousand eight hundred and thirty-three, and made or expressed to be made between the Warden and Scholars of the House or College of Scholars of *Merton* in the University of *Oxford* of the one Part, and the said *East George Clayton East* of the other Part, it is witnessed, that in consideration of Two hundred and fifty-four Pounds Six Shillings and Five-pence the said Warden and Scholars with one Consent and Assent did demise, grant, and to farm let unto the said *East George Clayton East* all that their Corner House situate in the Market Place in the Town of *Watford* in the County of *Hertford*, with the Garden and Appurtenances thereunto belonging, and other the Tenements and a Garden and Stable thereunto also belonging, together with Five Closes thereunto also belonging, containing by Estimation Thirteen Acres, more or less, all which Premises were theretofore in the Occupation of *Nicholas Finch* and *Seaman* Widow, (and which Premises were held by the said *Sir William East* under a former Lease thereof from the said Warden and Scholars, and were Part of the Leasehold Premises so as aforesaid bequeathed by his said Will,) to hold the same unto the said *East George Clayton East*, his Executors and Administrators, from the Tenth Day of *October* then last for the Term of Twenty-one Years, at and under the Rents and Reservations thereby reserved, and under
and

Lease from
Merton Col-
lege to East
George
Clayton East
of Premises
at Hertford,
16th April
1833.

and subject to the Covenants, Provisoos, and Agreements therein contained and on the Tenant's Part to be observed or performed: And whereas by an Indenture bearing Date the Nineteenth Day of *August* One thousand eight hundred and thirty-three, and made or expressed to be made between the said *East George Clayton East* of the one Part, and the said *John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton, and John Shawe Manley* of the other Part, after reciting the herein-before recited Indenture of Lease of the Sixteenth Day of *April* One thousand eight hundred and thirty-three, and also reciting, that upon the granting of the therein-before recited Indenture a certain Sum of Money by way of Fine was paid to or for the Use of the said Warden and Scholars by the said *East George Clayton East, John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton, and John Shawe Manley*, in equal Proportions, it is witnessed, that the said *East George Clayton East* did thereby covenant, promise, and agree that he, his Executors and Administrators, should thenceforth stand possessed of and interested in all the said Premises so demised as last aforesaid upon the Trusts therein-after mentioned; (that is to say,) as to One full undivided Fifth Part thereof, in Trust for the absolute Use and Benefit of the said *John Lloyd Clayton*, his Executors, Administrators, and Assigns, for the Remainder then to come of the said Term of Twenty-one Years, subject nevertheless to the Payment of One Fifth Part of the Rents or Sums of Money and to the Performance of the Covenants respectively reserved and contained in the therein-before recited Indenture and on the Tenant's Part to be paid and performed for or in respect of the same One Fifth and Premises; and as to One other full undivided Fifth Part of the same Premises, in Trust for the absolute Use and Benefit of the said *Rice Richard Clayton*, his Executors, Administrators, and Assigns, for the Remainder then to come of the said Term of Twenty-one Years, subject to the Payment of One Fifth Part of the Rents or Sums of Money and to the Performance of the Covenants in the therein-before recited Indenture reserved and contained and on the Tenant's Part to be paid and performed in respect of the same Fifth Part and Premises; and as to One other full undivided Fifth Part of the same Premises, in Trust for the absolute Use and Benefit of the said *Augustus Philip Clayton*, his Executors, Administrators, and Assigns, during the Remainder then to come of the said Term of Twenty-one Years, subject to the Payment of One Fifth Part of the said Rents or Sums of Money and to the Performance of the Covenants in the said therein-before recited Indenture reserved and contained and on the Tenant's Part to be paid and performed in respect of the same Fifth Part and Premises; and as to One other full undivided Fifth Part of the same Premises, in Trust for the absolute Use and Benefit of the said *John Shawe Manley*, his Executors, Administrators, and Assigns, for the Remainder then to come of the said Term of Twenty-one Years, subject to the Payment of One Fifth Part of the Rents or Sums of Money and to the Performance of the Covenants in the therein-before recited Indenture reserved and contained and on the Tenant's Part to be paid and performed in respect of the same Fifth Part and Premises; and as to the remaining One Fifth Part of the same Premises, in Trust for the absolute Use and Benefit of the said *East George Clayton*

[*Private.*]

Declaration
of Trust by
East George
Clayton East
of the Pre-
mises com-
prised in the
last-men-
tioned Lease,
19th Aug.
1833.

Clayton East, his Executors, Administrators, and Assigns, for the Remainder then to come of the said Term of Twenty-one Years, subject to the Payment of One Fifth Part of the Rents or Sums of Money and to the Performance of the Covenants in the therein-before recited Lease reserved and contained and on the Tenant's Part to be paid and performed in respect of the same Fifth Part and Premises: And whereas previous to the Execution of the several Indentures hereinafter mentioned to bear Date respectively the Twenty-sixth and Twenty-seventh Days of *August* One thousand eight hundred and thirty-five the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife agreed to make a Partition and Division of the said residuary Real Estate of the said Sir *William East* not situate in the said County of *Bucks*, and of the said Leasehold Premises bequeathed by the said Will of the said Sir *William East*, (except the said House in *Welbeck Street*, and also except the Leasehold Premises demised under the Authority of the herein-before stated Act, as herein-before is mentioned,) and also of the said several Rents so reserved to the said *John Sawyer*, Sir *Gilbert East*, *Augustus Henry East*, and *East George Clayton East*, their Executors, Administrators, and Assigns, and to the said *John Sawyer* and *East George Clayton East*, their Executors, Administrators, and Assigns respectively, as herein-before is mentioned, and also of the said Hereditaments and Premises comprised in and conveyed by the herein-before recited Indentures of the First and Second Days of *May* One thousand eight hundred and thirty and the Nineteenth and Twentieth Days of *October* One thousand eight hundred and thirty; and it was thereupon agreed that the said several Policies of Assurance should be taken by the respective Persons by whom the Lands held on Leases for the Lives of the same Policies insured on such Partition and Division be respectively taken, and with a view to such Partition and Division a Valuation was made of the Hereditaments and Premises so agreed to be divided and taken on Partition as aforesaid, and the same Hereditaments and Premises were divided into Five Lots of equal Value according to the Valuation so made as aforesaid, or as near thereto as might be, and the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* drew Lots for the Purpose of ascertaining the Lot to be taken upon such Partition by each of them the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and by them the said *John Shawe Manley* and *Catherina Emelia* his Wife, and Lot Three was drawn by the said *East George Clayton East*, Lot Four was drawn by the said *John Lloyd Clayton*, Lot Five was drawn by the said *Rice Richard Clayton*, Lot One was drawn by the said *Augustus Philip Clayton*, and Lot Two was drawn by the said *John Shawe Manley*: And whereas by an Indenture of Appointment and Release bearing Date the Twenty-seventh Day of *August* One thousand eight hundred and thirty-five, and grounded as a Release on a Lease for a Year made by an Indenture of Bargain and Sale bearing Date the Twenty-sixth Day of the same Month, the Appointment and Release being made or expressed to be made between the said *East George Clayton East* of the First Part, the said *John Lloyd Clayton*, *Rice*

Deeds of
Partition,
26th and
27th Aug.
1835.

Richard Clayton, Augustus Philip Clayton, and John Shawe Manley and Catherina Emelia his Wife of the Second Part, Charles Ranken Esquire of the Third Part, and the said East George Clayton East and Samuel Pole Shawe of the Fourth Part, it is witnessed, that, in pursuance and part Performance of the said Agreement for a Partition and Division, the said John Shawe Manley, in pursuance and exercise of the Power and Authority given to and vested in him in and by the herein-before recited Indenture of the Twenty-eighth Day of February One thousand eight hundred and twenty-nine, and of all other Powers and Authorities at any Time or Times theretofore given to and vested in him or them in anywise enabling in that Behalf, did direct, limit, and appoint that all and every the said Parsonage, Tithes, Hereditaments, and Premises comprised in and demised by the Indenture bearing Date the Twenty-fourth Day of March One thousand eight hundred and twenty-nine (which Parsonage, Tithes, Hereditaments, and Premises comprised in Lot Two aforesaid) should thenceforth go, remain, and be to and for the Uses, Ends, Intents, and Purposes therein-after expressed and declared of and concerning the same; and it is by the same Indenture of Appointment and Release also witnessed, that in further pursuance of the said Agreement, and for nominal Considerations, the said East George Clayton East, with the Consent and by the Direction of the said several Persons Parties thereto of the Second Part (testified as therein mentioned), did grant, bargain, sell, and release, and the said several Persons Parties thereto of the Second Part did ratify and confirm unto the said Charles Ranken, his Heirs and Assigns, all and every the said Parsonage, Tithes, Glebe Lands, Oblations, Pensions, Hereditaments, and Premises mentioned and comprised in the said Indenture of the Twenty-seventh Day of December One thousand eight hundred and thirty, and thereby granted and demised, or intended so to be, with their Appurtenances, to hold the same unto the said Charles Ranken and his Heirs; and it was by the same Indenture of Appointment and Release declared and agreed, that as well the Limitation and Appointment as the Grant and Release therein-before respectively contained should thenceforth be and enure to the Use of the said East George Clayton East and Samuel Pole Shawe, their Heirs and Assigns, for and during the natural Lives of the said Henry Micklem, John Shelton, and Henry Barnard, and the natural Lives and Life of the longest Liver of them, but subject to the Payment of the Rents and to the Performance of the Covenants in the said Indenture of the Twenty-seventh Day of December One thousand eight hundred and thirty contained, and thenceforth on the Tenant's, Lessee's, or Assignee's Part to be paid and performed: And whereas by an Indenture bearing Date the said Twenty-seventh Day of August One thousand eight hundred and thirty-five, and made or expressed to be made between the said East George Clayton East of the First Part, the said John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton, and John Shawe Manley and Catherina Emelia his Wife of the Second Part, the said Charles Ranken of the Third Part, and the said East George Clayton East and Samuel Pole Shawe of the Fourth Part, it is witnessed, that in pursuance of the said Agreement for a Partition and Division, and for a nominal Consideration, the said East George Clayton East, with the Privity and by the Direction of the said

said several Persons Parties thereto of the Second Part, and on the Nomination of the said *John Shawe Manley* and *Catherina Emelia* his Wife, testified as therein mentioned, did assign, transfer, and set over, and the said several Persons Parties thereto of the Second Part did ratify and confirm unto the said *Charles Ranken*, his Executors, Administrators, and Assigns, all and every the said Six several Policies of Assurance herein-before mentioned to be numbered respectively Twenty thousand two hundred and sixty-two, One thousand two hundred and fifty-six, One thousand and twenty-eight, One thousand two hundred and forty-three, One thousand two hundred and fifty-seven, and One thousand two hundred and seventy-four, and all and every the Monies thereby respectively assured, and to be recoverable or recovered thereon, and all Powers and Remedies then vested in him the said *East George Clayton East* for recovering and compelling Payment thereof (being other Part of the Premises comprised in Lot Two aforesaid), to hold the same unto the said *Charles Ranken*, his Executors, Administrators, and Assigns, upon Trust that he and they should, within Three Days next ensuing the Day of the Date of the Indenture now in recital, by Endorsement thereon, by the Direction of the said *John Shawe Manley* and *Catherina Emelia* his Wife, assign and convey the same, and all Powers intended to be thereby created and given to the said *Charles Ranken*, his Executors, Administrators, and Assigns, unto the said *East George Clayton East* and *Samuel Pole Shawe*, their Executors, Administrators, and Assigns, absolutely: And whereas by an Indenture bearing Date the Ninth Day of September One thousand eight hundred and thirty-five, endorsed on the last herein-before recited Indenture, and made or expressed to be made between the said *Charles Ranken* of the First Part, the said *John Shawe Manley* and *Catherina Emelia* his Wife of the Second Part, and the said *East George Clayton East* and *Samuel Pole Shawe* of the Third Part, the Policies, Powers, and Premises by the last herein-before recited Indenture assigned unto the said *Charles Ranken* as herein-before mentioned were in pursuance of the same Indenture assigned by him unto the said *East George Clayton East* and *Samuel Pole Shawe*, their Executors, Administrators, and Assigns: And whereas by an Indenture of Appointment and Release bearing Date the said Twenty-seventh Day of August One thousand eight hundred and thirty-five, and grounded on a Lease for a Year made by an Indenture of Bargain and Sale bearing Date the Twenty-sixth Day of the same Month, the Appointment and Release being made or expressed to be made between the said *East George Clayton East* of the First Part, the said *John Lloyd Clayton* of the Second Part, the said *Rice Richard Clayton* of the Third Part, the said *Augustus Philip Clayton* of the Fourth Part, the said *John Shawe Manley* and *Catherina Emelia* his Wife of the Fifth Part, the said *John Sawyer* of the Sixth Part, the said *East George Clayton East* and the said *Samuel Pole Shawe* of the Seventh Part, and the said *Charles Ranken* of the Eighth Part, it is witnessed, that in pursuance of the said Agreement for a Partition and Division, and for the Considerations therein-after mentioned, the said *East George Clayton East*, *Augustus Philip Clayton*, and *John Shawe Manley*, in pursuance and exercise of the Powers and Authorities contained in the herein-before stated Indenture of the Twenty-eighth Day of February One thousand eight

Conveyance,
27th Aug.
1835.

eight hundred and twenty-nine, and of all other Powers and Authorities at any Time or Times theretofore given to and vested in them or any of them, or in anywise enabling them in that Behalf, did direct, limit, and appoint that all and every the Messuages, Lands, Tenements, and Hereditaments therein-after mentioned to be thereby granted and released should thenceforth go, remain, continue, and be to, for, and upon the Uses, Ends, Intents, and Purposes thereafter expressed and declared of and concerning the same; and it is by the same Indenture of Appointment and Release also witnessed, that in further pursuance of the said Agreement for Partition and Division, and in consideration of the Sum of Fifty-two Pounds Eighteen Shillings and Ten-pence to the said *Rice Richard Clayton* by the said *John Shawe Manley* paid for Equality of Partition, and for nominal Considerations, the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley*, by and with the Privity and Direction of the said *John Shawe Manley* and *Catherina Emelia* his Wife (testified as therein mentioned), did grant, release, and confirm unto the said *Charles Ranken*, his Heirs and Assigns, all that Messuage or Tenement No. 58, situate on the East Side of *Bread Street* in the Parish of *Allhallows Bread Street* in the City of *London*, some Time then since in the Tenure or Occupation of *Green*, and then in the Tenure or Occupation of *Thomas Hamlet* or his Undertenants; and also all that Messuage or Tenement and Warehouse No. 60, situate and being on the East Side of *Bread Street, Cheapside*, in the Parish of *Allhallows* in the said City of *London*; and also all that Messuage or Tenement No. 59, situate, lying, and being on the East Side of *Bread Street* in the Parish of *Allhallows* in the said City of *London*, then or then late in the Tenure or Occupation of *Henry William Dinsdale* or his Undertenants or Assigns; and also all that Piece or Parcel of Meadow or Pasture Ground lying and being in the Parish of *Saint Giles Camberwell* in the said County of *Surrey*, containing about Three Acres, then late in the Tenure or Occupation of *Robert Stevens*, and then of *John Smith*, his Undertenants or Assigns, and adjoining the high Road leading from *Greenwich* to *London*, containing at the East End thereof Two hundred and fifty-six Feet of Assize, little more or less, together with the several Brick Messuages or Tenements, Erections, and Buildings then erected thereon; and also so much and such Part and Parts as were Freehold and not Copyhold of and in all that Messuage or Tenement, Barn, Stable, Backside, Orchard, and Five Closes of Pasture and Arable Land, and Two little Hoppetts, containing by Estimation Twenty-one Acres, more or less, as they laid near and adjoining the said Messuage or Tenement, which said Premises were situate, lying, and being near *Bentree Heath* in the said County of *Essex*; and also all those several Pieces or Parcels of Marsh Land therein-after mentioned, lying and being in the Parish of *Dagenham* in the said County of *Essex*, (that is to say,) all that Acre of Marsh Land lying in *Sickle Corner* in *Dagenham* aforesaid, and all that Piece or Parcel of Marsh Land lying near *Westham* in the said Parish of *Dagenham*, containing by Estimation Five Acres, were the same more or less, and all those Two Acres of Common Marsh Land lying in *West Common* in the said Parish of *Dagenham*, and all those Three Acres of Marsh Land adjoining to *West Common* aforesaid upon the South and upon the Reed Ground upon the West, and also One Rood of

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Ground,

Ground, more or less, Part of the above-mentioned Five Acres, which was not overflowed in the Inundation, all which Premises were then in the Possession of *Phæbe Seabrooke* Widow, with all and every the Rights, Members, and Appurtenances thereunto belonging, or howsoever otherwise the said Messuages or Tenements, Hereditaments, and Premises, or any or either of them, or any Part or Parcel thereof, then were or was, at any Time or Times theretofore were or was, numbered, situated, tenanted, described, called, known, or distinguished, with the Appurtenances, (being other Part of Lot Two aforesaid,) to hold the same, or so much and such Part and Parts thereof as was or were of Freehold Tenure and not Copyhold, unto the said *Charles Ranken*, his Heirs and Assigns, to, for, and upon the Uses, Trusts, Ends, Intents, and Purposes therein-after expressed and declared of and concerning the same; and it is by the same Indenture of Appointment and Release witnessed, that in further pursuance of the said Agreement for Partition and Division, and for the Considerations aforesaid, the said *East George Clayton East*, for himself, his Heirs, Executors, and Administrators, and the said *John Sawyer*, for himself, his Heirs, Executors, and Administrators, did separately, and not jointly, covenant, declare, and agree to and with the said *Charles Ranken*, his Heirs and Assigns, by and with the Privity and Consent of the several Persons Parties to the same Indentures of Appointment and Release of the Second, Third, Fourth, and Fifth Parts, and testified as aforesaid, that they the said *East George Clayton East* and *John Sawyer*, or their Customary Heirs, should, at the proper Costs and Charges of the said *John Shawe Manley*, his Heirs, Executors, or Administrators, at the next General or Special Court Baron to be holden in and for the said Manor of *Barking*, well and effectually surrender or cause and procure to be surrendered the said Copyhold Hereditaments and Premises holden of the same Manor to which they were so admitted Tenants as aforesaid, and which said Copyhold Hereditaments were intermixed with the said Freehold Hereditaments therein-before mentioned to be situate, lying, and being in the Parish of *Dagenham* in the said County of *Essex*, together with all and every the Rights, Members, and Appurtenances thereunto belonging, (being the Residue of the Premises contained in Lot Two aforesaid,) unto the said *Charles Ranken* and his Heirs, or otherwise so and in such Manner as that the said *East George Clayton East* and *Samuel Pole Shawe*, their Heirs and Assigns, might be admitted Tenants thereto according to the Custom of the same Manor, but nevertheless upon and for the Trusts, Ends, Intents, and Purposes therein-after expressed and declared of and concerning the same; and that the said several Persons Parties to the Indenture now in recital of the First, Second, Third, Fourth, and Fifth Parts did thereby severally release, acquit, and for ever discharge all and every the said Copyhold Hereditaments and Premises thereby covenanted to be surrendered of and from all the equitable and other Estates and Interests which they or any or either of them were or was in any Manner entitled unto previous to the Execution of the same Indenture; and it was by the same Indenture of Appointment and Release declared, that the said Limitation and Appointment, Grant and Release, therein-before respectively made of the said Freehold Hereditaments and Premises thereby conveyed to the said *Charles Ranken*, his Heirs and Assigns, should thenceforth
be

be and enure, and that the said *Charles Ranken* and his Heirs should thenceforth stand and be seised of and in the same, to the Use of the said *East George Clayton East* and *Samuel Pole Shawe*, their Heirs and Assigns, and that the said *East George Clayton East* and *Samuel Pole Shawe*, their Heirs, Executors, Administrators, and Assigns, should stand and be seised and possessed of the same Freehold Hereditaments and Premises, and also of and in the said Copyhold Hereditaments thereby covenanted to be surrendered, and also of and in the said Parsonage of *Witham*, and of the Tithes, Glebe Lands, Oblations, Hereditaments, and Premises thereunto belonging, and of the said Six Policies of Assurance assigned to them as herein-before mentioned, and of all the Monies to arise or be received thereby, and other the Premises so assigned to them as aforesaid, upon Trust for such and the same Persons, upon and for such and the same Estates and Interest therein, and under such and the same Limitations, and subject to such and the same Powers, Provisions, and Stipulations as were in and by the herein-before recited Indenture of Settlement of the Thirteenth Day of *May* One thousand eight hundred and twenty-two mentioned, expressed, and declared of and concerning the Trust Monies and Premises thereby settled, and the Messuages, Lands, and Hereditaments to be purchased therewith, or such of them as then remained undetermined and capable of taking effect, or as near thereto as the different Natures of the said Estates, Hereditaments, and Premises, and the Rules of Law and Equity, and other Circumstances, would admit: And whereas at a Court Baron held in and for the said Manor of *Barking* on the Twenty-ninth Day of *October* One thousand eight hundred and thirty-five the said *East George Clayton East*, in pursuance of his said Covenant in that Behalf contained in the last herein-before recited Indenture, surrendered the said Copyhold Hereditaments and Premises held of the said Manor of *Barking* into the Hands of the Lord of the same Manor, to the Use of the said *East George Clayton East* and *Samuel Pole Shawe*, their Heirs and Assigns, according to the Custom of the same Manor, and the said *East George Clayton East* and *Samuel Pole Shawe* were thereupon duly admitted Tenants of the same Hereditaments and Premises: And whereas by an Indenture of Appointment and Release bearing Date the said Twenty-seventh Day of *August* One thousand eight hundred and thirty-five, and grounded on a Lease made by an Indenture of Bargain and Sale bearing Date the said Twenty-sixth Day of the same Month, the Appointment and Release being made or expressed to be made between the said *John Lloyd Clayton* of the First Part, the said *Rice Richard Clayton* of the Second Part, the said *Augustus Philip Clayton* of the Third Part, the said *John Shawe Manley* and *Catherina Emelia* his Wife of the Fourth Part, the said *East George Clayton East* of the Fifth Part, and *Richard Wyatt Edgell* Esquire of the Sixth Part, it is witnessed, that in pursuance of the said Agreement for Partition and Division, and for the Considerations therein-after mentioned, the said *Augustus Philip Clayton* and *John Shawe Manley*, in pursuance and exercise of the Powers and Authorities contained in the herein-before recited Indenture of the Twenty-eighth Day of *February* One thousand eight hundred and twenty-nine, and of all other Powers and Authorities at any Time or Times theretofore given to and vested in them or in anywise enabling them in that Behalf,

Conveyance
to East
George
Clayton East
of Part of
Lot 3, dated
26th and
27th Aug.
1835.

Behalf, did direct, limit, and appoint that all and every the Messuages, Farms, Lands, Rent-charge, Tenements, and Hereditaments therein-after particularly mentioned and described, granted, released, and conveyed, with their Appurtenances, should thenceforth go, remain, continue, and be to the Uses, upon the Trusts, and for the Intents and Purposes therein-after expressed and declared of and concerning the same; and it is by the same Indenture of Appointment and Release also witnessed, that in further pursuance of the said Agreement for Partition and Division, and in consideration of the Sum of Two hundred and eighty-one Pounds and Nine-pence to the said *Rice Richard Clayton* by the said *East George Clayton East* paid for Equality of Partition, and for a nominal Consideration, the said *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Sharwe Manley* did grant, release, and confirm unto the said *Richard Wyatt Edgell*, his Heirs and Assigns, all that Messuage or Tenement No. 34, situate and being on the West Side of *Queen Street* in the Parish of *Saint Thomas the Apostle* in the City of *London*, with the Workshops, Buildings, and Appurtenances attached or belonging thereto, then in the Tenure or Occupation of *John Chambers* Ironmonger, his Undertenants or Assigns; and also all that Capital Messuage or Tenement and Inn commonly called or known by the Name of the *Spur Inn*, situate and being in the Parish of *Saint Saviour* in the Borough of *Southwark* in the County of *Surrey*, with the Yards, Stables, Shops, and other Warehouses and Buildings belonging to the same Inn, then in the Tenure or Occupation of *Stephen Field*, his Undertenants or Assigns; and also all that Messuage or Tenement, with the Barn, Stables, Outhouses, Edifices, and Buildings, Yards, Gardens, and Orchard, and also all those several Pieces or Parcels of Meadow or Pasture Land to the same Messuage or Tenement belonging, with their Rights, Members, and Appurtenances, containing by a late Survey and Admeasurement thereof, including the Sites of the same Messuage, Forty-five Acres One Rood and Thirty-seven Perches, little more or less, situate, lying, and being at or near *Peckham Rye* in the Parish of *Saint Giles Camberwell* in the said County of *Surrey*; and also all those the said Two Fields or Closes of Land called *Dovers Hill* otherwise *Oak of Honor*, one whereof formerly consisted of a Coppice or little Wood, but was afterwards converted into Arable Land, and then lately laid down for Pasture, and the other was a Field of Pasture Land adjoining thereto, and the same were situate on the East Side of *Peckham Rye Common* in the Parish of *Saint Giles Camberwell* in the said County of *Surrey*, and contained Ten Acres One Rood and Twenty-six Perches, more or less, which said Premises were anciently in the Tenure or Occupation of *Stephen Hall*, afterwards of the Widow *Spicer*, since of *John Hoppe* and *Thomas Bond*, and then or late of *Thomas Abel*, and then of *Thomas Buxton*, and were then lately purchased by [the said Parties thereto of the First, Second, Third, Fourth, and Fifth Parts, of the Trustees of *Charles Shard* of *Hedgerley Park* in the County of *Bucks*, Esquire (which Two Fields or Closes of Land last herein-before described are the Closes of Land herein-before mentioned to have been comprised in and conveyed by the herein-before recited Indentures of the First and Second Days of *May* One thousand eight hundred and thirty); and also all that

Field called the *Oak of Honor*, containing by Estimation Five Acres, little more or less, and which in the ancient Title Deeds was described to be situate East from the Messuage or Tenement and Farm called *Fryerum* otherwise *Frerem Court Farm*, and to abut North on Lands belonging to *East Esquire*, and West on a Wood belonging to *John Chambers Yeoman*, and East on Lands of *Isaac Peccatus Shard Esquire*, and to be situate at a certain Place called *Peckham Rye*, in the Parish of *Camberwell* in the said County of *Surrey*, and to be in the Possession or Occupation of *William Stevens* or his Undertenants, which said Field was then better known and distinguished by the Description and Abuttals following, (that is to say,) all that Field, Piece or Parcel of Pasture Land or Ground, containing by Estimation Five Acres, little more or less, called or known by the Name of the *Oak of Honor Field*, being Part and Parcel of the said Farm called *Frierum* otherwise *Friern Court Farm*, abutting on *Forest Hill Wood* towards the South-east, on Lands belonging to the Devises of the said *Sir William East* towards the North-east and North-west, on *Cherry Tree Hill* towards the South-west, and then or then late in the Tenure or Occupation of *Henry Brown*, and was situate at *Peckham Rye* in the Parish of *Saint Giles Camberwell* in the County of *Surrey*, and was then lately purchased by the said Parties thereto of the First, Second, Third, Fourth, and Fifth Parts of the Trustees of *William Cartwright of Aynho* in the County of *Northampton*, Esquire, and *Mary* his Wife, which said Field, Piece or Parcel of Land, last herein-before described, is the Field herein-before mentioned to have been comprised in and conveyed by the herein-before recited Indentures of the Nineteenth and Twentieth Days of *October* One thousand eight hundred and thirty; and also all that Annuity, yearly Rent-charge, or Sum of Forty Pounds issuing and payable out of all that Manor or Farm called or known by the Name of *Paibles* alias *Payables*, and out of all Houses, Lands, Tenements, Woods, Wood Grounds, and Hereditaments whatsoever to the same or any Part thereof belonging or in anywise appertaining, situate, lying, and being in *Woodcot* and *Slade* or *Exslade* or elsewhere in the Parish of *Stoke* in the County of *Oxford*, and also out of all that Farm called *Dean* alias *Deanes Farm*, and out of all Houses, Lands, Tenements, Woods, Wood Grounds, and Hereditaments whatsoever to the same or any Part thereof belonging or in anywise appertaining, lying and being in *Woodcott* and *Exslade* and elsewhere in the said Parish of *Stoke*, which said yearly Rent-charge of Forty Pounds was purchased by *William East*, formerly of the Parish of *Saint James Westminster* in the County of *Middlesex*, Esquire, of *George Cooke Esquire*, who, by Indenture enrolled in the Court of Common Pleas at *Westminster* in *Michaelmas* Term in the Thirty-second Year of the Reign of *George* the Second, and bearing Date the Twentieth Day of *July* One thousand seven hundred and fifty-eight, granted and conveyed the same unto and to the Use of the said *William East*, his Heirs and Assigns for ever; or howsoever otherwise the said Messuages or Tenements, Farm, Lands, Rent-charge, Hereditaments, and Premises, or any or either of them, or any Part or Parcel thereof, then or at any Time theretofore were or was numbered, situated, tenanted, described, called, known, or distinguished, with their Appurtenances, being Part of the Premises comprised in Lot

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Three aforesaid, to hold the same unto the said *Richard Wyatt Edgell* and his Heirs to such Uses, upon such Trusts, and to and for such Intents and Purposes, and with, under, and subject to such Powers, Provisoos, Limitations, and Declarations as the said *East George Clayton East*, by any Deed or Deeds, or Instrument or Instruments in Writing, to be sealed and delivered by him in the Presence of and to be attested by Two or more credible Persons, should direct, limit, or appoint of and concerning the said Hereditaments and Premises thereby released and conveyed, or mentioned or intended so to be, or any Part or Parts thereof, and in default of and until any such Direction, Limitation, or Appointment, to the Use of the said *East George Clayton East* and his Assigns during his Life, with Remainder to the Use of the said *Richard Wyatt Edgell* and his Heirs during the Life of the said *East George Clayton East*, in Trust for the said *East George Clayton East* and his Assigns, with Remainder to the Use of the said *East George Clayton East*, his Heirs and Assigns for ever: And whereas by an Indenture bearing Date the said Twenty-seventh Day of *August* One thousand eight hundred and thirty-five, and made between the said *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife, of the one Part, and the said *East George Clayton East* of the other Part, it is witnessed, that in pursuance and performance of the said Agreement for a Partition and Division, and for nominal Considerations, the said *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife, according to their several and respective Estates and Interests, and so far as they severally and respectively lawfully might or could, but not further or otherwise, did remise and release unto the said *East George Clayton East* and his Heirs all the Estate, Right, Title, Interest, Use, Property, Possession, Benefit, Claim, and Demand whatsoever, both at Law and in Equity, of them the said *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife, and each and every of them, of, in, to, out of, or concerning the said Messuages or Tenements, Lands, Hereditaments, and Premises to which the said *East George Clayton East* was admitted Tenant at the said Court Baron held for the Manor of *Kennington* as aforesaid, being the Residue of the said Premises comprised in Lot Three aforesaid: And whereas by an Indenture of Appointment and Release bearing Date the said Twenty-seventh Day of *August* One thousand eight hundred and thirty-five, and grounded as a Release on a Lease for a Year made by an Indenture of Bargain and Sale bearing Date the said Twenty-sixth Day of the same Month, the Appointment and Release being made or expressed to be made between the said *East George Clayton East* of the First Part, the said *John Lloyd Clayton* of the Second Part, the said *Rice Richard Clayton* of the Third Part, the said *John Shawe Manley* and *Catherina Emelia* his Wife of the Fourth Part, the said *Augustus Philip Clayton* of the Fifth Part, the said *East George Clayton East* of the Sixth Part, and the said *Henry Talbot* of the Seventh Part, it is witnessed, that in pursuance of the said Agreement for Partition and Division, and for the Considerations thereafter mentioned, the said *East George Clayton East* and *John Shawe Manley*,

Release,
27th Aug.
1835.

Conveyance,
26th and
27th Aug.
1835.

Manley, in pursuance and exercise of the Powers and Authorities given and reserved by the herein-before recited Indenture of the Twenty-eighth Day of *February* One thousand eight hundred and twenty-nine, and of all other Powers and Authorities at any Time or Times theretofore given to and vested in them or either of them, or in anywise enabling them in that Behalf, did direct, limit, and appoint, that all and every the Messuages or Tenements and Hereditaments therein-after particularly mentioned and described, granted, released, and conveyed, with their Appurtenances, should thenceforth go, remain, continue, and be to the Uses, upon the Trusts, and for the Intents and Purposes therein-after expressed and declared of and concerning the same; and it is by the same Indenture of Appointment and Release also witnessed, that in further pursuance of the said Agreement for a Partition and Division, and in consideration of the Sum of Six hundred and ninety-nine Pounds Sixteen Shillings and Nine-pence to the said *Rice Richard Clayton* by the said *Augustus Philip Clayton* paid for Equality of Partition, and for nominal Considerations, the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, and *John Shawe Manley* did grant, release, and confirm unto the said *Henry Talbot*, his Heirs and Assigns, all that Messuage, Tenement, or Inn situate and being on the North Side of *Leadenhall Street* in the Parish of *Saint Peter Cornhill* in the City of *London*, commonly called or known by the Name or Sign of the *Bull Inn*, some Time since in the Tenure or Occupation of *Sarah Piper*, and then of *Robert Stevens*, his Undertenants or Assigns; and also all those Two Messuages or Tenements situate, lying, and being on the North Side of *Leadenhall Street* in the said Parish of *Saint Peter Cornhill* in the City of *London*, and numbered One hundred and forty-nine and One hundred and fifty, then in the Tenure or Occupation of *Edmund Briggs*, his Undertenants or Assigns; and also all that Messuage or Tenement numbered One hundred and fifty-two, situate, lying, and being on the North Side of *Leadenhall Street* in the said Parish of *Saint Peter Cornhill* in the City of *London*, then in the Tenure or Occupation of *Lawrence Gwynne* Doctor of Laws, his Undertenants or Assigns; or howsoever otherwise the same Messuages or Tenements, Hereditaments, and Premises, or any or either of them, or any Part or Parcel thereof, then were or was, or at any Time or Times theretofore were or was, numbered, situated, tenanted, described, called, known, or distinguished, with their Appurtenances, (being Part of the Premises comprised in Lot One aforesaid,) to hold the same unto the said *Henry Talbot* and his Heirs to such Uses, upon such Trusts, and to and for such Intents and Purposes, and with, under, and subject to such Powers, Provisoos, Limitations, and Declarations as the said *Augustus Philip Clayton*, by any Deed or Deeds, or Instrument or Instruments in Writing, to be sealed and delivered by him in the Presence of and to be attested by Two or more credible Persons, should direct, limit, or appoint, of or concerning the same Hereditaments and Premises, or any Part or Parts thereof, and in default of and until such Direction, Limitation, or Appointment, to the Use of the said *Augustus Philip Clayton* and his Assigns during his Life, with Remainder to the Use of the said *Henry Talbot* during the Life of the said *Augustus Philip Clayton*, in Trust for the said *Augustus Philip Clayton* and his Assigns, with
Remainder

Conveyance,
26th and
27th Aug.
1835.

Remainder to the Use of the said *Augustus Philip Clayton*, his Heirs and Assigns for ever; and it is by the same Indenture further witnessed, that for the Considerations therein-before mentioned the said *John Lloyd Clayton*, *Rice Richard Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife did severally release, acquit, and for ever discharge all and every the said Copyhold Hereditaments and Premises, with the Appurtenances, held under the said Manor of *Watford* with the Members, therein-after covenanted to be surrendered, of and from all and every the equitable and other Estates and Interests which they or any of them were or was in any Manner entitled unto, by, from, or under the said recited Will or otherwise howsoever; and by the same Indenture the said *East George Clayton East* covenanted with the said *Augustus Philip Clayton*, his Appointees, Heirs, and Assigns, that he or his Customary Heirs would, by and with the Privity and Consent of the said *John Lloyd Clayton*, *Rice Richard Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife, at or before the next General or other Court Baron to be holden in and for the said Manor of *Watford* with the Members, surrender or cause to be surrendered into the Hands of the Lord or Lords, Lady or Ladies of the same Manor according to the Custom thereof all that the said Copyhold Messuage or Tenement holden of the said Manor of *Watford* with the Members to which the said *East George Clayton East* was admitted Tenant to him and his Heirs at the Court held for the same Manor on the said Twenty-second Day of *April* One thousand eight hundred and twenty-nine as aforesaid, (being other Part of the Premises comprised in Lot One aforesaid,) so and in such Manner that the said *Augustus Philip Clayton* should be duly and effectually admitted to the same Messuage or Tenement and Premises to him and his Heirs according to the Custom of the same Manor: And whereas by an Indenture of Release bearing Date the said Twenty-seventh Day of *August* One thousand eight hundred and thirty-five, and grounded on a Lease for a Year, and made by an Indenture of Bargain and Sale bearing Date the said Twenty-sixth Day of the same Month, the Release being made or expressed to be made between the said *East George Clayton East* of the First Part, the said *John Lloyd Clayton*, *Rice Richard Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife of the Second Part, and the said *Augustus Philip Clayton* of the Third Part, it is witnessed, that in pursuance of the said Agreement for a Partition and Division, and for nominal Considerations, the said *East George Clayton East*, with the Consent and by the Direction of the said several Persons Parties thereto of the Second Part (testified as therein mentioned), did grant, bargain, sell, and release, and the said several Persons Parties thereto of the Second Part did ratify and confirm, unto the said *Augustus Philip Clayton* and his Heirs and Assigns, all and every the said Rectory or Parsonage of *King's Langley*, together with all Tithes, Glebe Lands, Messuages or Tenements and Buildings, and all and singular other the Hereditaments and Premises comprised in and demised by the herein-before recited Indenture of the Nineteenth Day of *December* One thousand eight hundred and thirty-three (being other Part of the Premises comprised in Lot One aforesaid), to hold the same unto and to the Use of the said *Augustus Philip Clayton*, his Heirs and Assigns, for
and

and during the natural Life of the said *Richard Alleson, William Shelton,* and *Augusta Frances Clayton East,* and the natural Lives and Life of the longest Liver of them, subject nevertheless to the Payment of the Rents and the Performance of the Covenants in the herein-before recited Indenture of the Nineteenth Day of *December* One thousand eight hundred and thirty-three reserved and contained: And whereas by an Indenture bearing Date the said Twenty-seventh Day of *August* One thousand eight hundred and thirty-five, and made or expressed to be made between the said *East George Clayton East* of the First Part, the said *John Lloyd Clayton, Rice Richard Clayton,* and *John Shawe Manley* and *Catherina Emelia* his Wife of the Second Part, and the said *Augustus Philip Clayton* of the Third Part, it is witnessed, that in pursuance of the said Agreement for a Partition and Division, and for nominal Considerations, the said *East George Clayton East,* with the Privity and by the Direction of the said several Persons Parties thereto of the Second Part (testified as therein mentioned), did assign, transfer, and set over, and the said several Persons Parties thereto of the Second Part did ratify and confirm, unto the said *Augustus Philip Clayton,* his Executors, Administrators, and Assigns, all and every the said Four several Policies of Assurance herein-before mentioned to be numbered respectively Nineteen thousand seven hundred and nine, One thousand two hundred and seventy-one, One thousand two hundred and ninety-seven, and One thousand nine hundred and ninety-three, and all and every the Monies thereby respectively assured, and to be recoverable or recovered thereon, and all Powers and Remedies then vested in him the said *East George Clayton East* for recovering and compelling Payment thereof, (being other Part of the Premises comprised in Lot One aforesaid,) to hold the same unto the said *Augustus Philip Clayton,* his Executors, Administrators, and Assigns, to and for his and their own proper Use and Benefit absolutely: And whereas by an Indenture bearing Date the said Twenty-seventh Day of *August* One thousand eight hundred and thirty-five, and made or expressed to be made between the said *East George Clayton East* of the First Part, the said *John Lloyd Clayton, Rice Richard Clayton, John Shawe Manley* and *Catherina Emelia* his Wife of the Second Part, and the said *Augustus Philip Clayton* of the Third Part, it is witnessed, that in pursuance of the said Agreement for a Partition and Division, and for nominal Considerations, the said *East George Clayton East,* with the Consent and by the Direction of the said several Persons Parties thereto of the Second Part (testified as therein mentioned), did bargain, sell, and assign, and the said several Persons Parties thereto of the Second Part did ratify and confirm, unto the said *Augustus Philip Clayton,* his Executors, Administrators, and Assigns, all that the Corner House and Premises comprised in and demised by the herein-before recited Indenture of the Sixteenth Day of *April* One thousand eight hundred and thirty-three, with the Appurtenances, (being the Residue of the Premises comprised in Lot One aforesaid,) to hold the same unto the said *Augustus Philip Clayton,* his Executors, Administrators, and Assigns, thenceforth for all the Residue of the said Term of Twenty-one Years in and by the last-mentioned Indenture granted, and then to come and unexpired, subject nevertheless to the Payment of the Rents or Sums of Money, and Performance of the Covenants,

Assignment,
27th Aug.
1835.

Assignment,
27th Aug.
1835.

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Clauses,

Conveyance,
26th and
27th Aug.
1835.

Clauses, and Agreements in the last-mentioned Indenture reserved and contained, and thenceforth on the Tenant's, Lessee's, or Assignee's Part to be respectively paid and performed: And whereas by an Indenture of Appointment and Release, bearing Date the said Twenty-seventh Day of *August* One thousand eight hundred and thirty-five, and grounded as a Release on a Lease for a Year made by an Indenture of Bargain and Sale bearing Date the said Twenty-sixth Day of the same Month, the Appointment and Release being made or expressed to be made between the said *East George Clayton East* of the First Part, the said *Rice Richard Clayton* of the Second Part, the said *Augustus Philip Clayton* of the Third Part, the said *John Shawe Manley* and *Catherina Emelia* his Wife of the Fourth Part, the said *John Lloyd Clayton* of the Fifth Part, and *Charles Richard Littledale* Esquire, of the Sixth Part, it is witnessed, that in pursuance of the said Agreement for a Partition and Division, and for the Considerations therein-after mentioned, the said *East George Clayton East*, *Augustus Philip Clayton*, and *John Shawe Manley*, in pursuance and exercise of the Powers and Authorities given and reserved to them respectively in and by the herein-before recited Indenture of the Twenty-eighth Day of *February* One thousand eight hundred and twenty-nine, and of all other Powers and Authorities at any Time or Times theretofore given to and vested in them or either of them, or in anywise enabling them in that Behalf, did direct, limit, and appoint that all and every the Messuages, or Tenements, Farm, Lands, and Hereditaments therein-after particularly mentioned and described, granted, released, and conveyed, with their Appurtenances, should thenceforth go, remain, continue, and be to the Uses, upon and for the Trusts, and for the Intents and Purposes therein-after expressed and declared of and concerning the same; and it is by the Indenture of Appointment and Release now in recital also witnessed, that in further pursuance of the said Agreement for Partition and Division, and in consideration of the Sum of Sixty-three Pounds Fourteen Shillings and Three-pence to the said *Rice Richard Clayton* by the said *John Lloyd Clayton* paid for Equality of Partition, and for nominal Considerations, the said *East George Clayton East*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* did grant, bargain, sell, release, and confirm unto the said *Charles Richard Littledale* and his Heirs all that Messuage or Tenement and Farm called or known by the Name of *Bell House Farm*, with the Barns, Stables, Outhouses, Buildings, Yards, Orchards, Gardens, and Appurtenances thereto belonging, and also the several Pieces or Parcels of Land therein-after particularly mentioned, that is to say, the *Barn Field*, containing by Estimation Twelve Acres or thereabouts, the *Eight Acre Holme Field*, containing by Estimation Eight Acres or thereabouts, the *Eight Acre Corner Field*, containing by Estimation Eight Acres or thereabouts, the *Eight Acre Further Field*, containing by Estimation Eight Acres or thereabouts, the *Six Acre Further Field*, containing by Estimation Six Acres or thereabouts, the *Four Acre Further Field*, containing by Estimation Four Acres or thereabouts, the *Six Acre House Field*, containing by Estimation Six Acres, more or less, the *Four Acre House Field*, containing by Estimation Four Acres, more or less, the *Three Acre Home Field*, containing by Estimation Three Acres, more or less, the *Two Acre Rushy Close*, containing by Estimation

mation Two Acres or thereabouts, the *Further Rushy Close*, containing by Estimation Two Acres, more or less, the *Seven Acre Field*, containing by Estimation Seven Acres or thereabouts, the *Long Field*, containing by Estimation Six Acres or thereabouts, the *Three Acre Field*, containing by Estimation Three Acres or thereabouts, the *Little Four Acre Field*, containing by Estimation Four Acres or thereabouts, and the *Dagenham Rushy Field*, containing by Estimation Three Acres or thereabouts, all which said Closes or Pieces of Land contained together by Estimation Eighty-six Acres, were the same more or less, and which said Messuage or Tenement, Farm, and Lands were in the Tenure or Occupation of *Elizabeth Haws* Widow, as Tenant at Will, and were situate, lying, and being in the Parishes of *Romford* and *Dagenham*, or One of them, in the County of *Essex*; and also all that Piece of Marsh Land situate in *Oak Tree Marsh, Ripple Level, Barking*, in the said County of *Essex*, some Time since in the Occupation of *Mrs. Stock* Widow, afterwards of *John White*, and then of the said *Elizabeth Haws*; and also all that Messuage, Tenement, or Dwelling House, Counting-house, Tap-house, or Public House, Coach-houses, Stables, Granaries, Lofts, Rooms, and all other Erections and Buildings to the said Messuage, Tenement, or Dwelling House belonging or usually occupied therewith, all which Hereditaments and Premises were situate, lying, and being in *One Swan Yard* in the Parish of *Saint Botolph without Bishopsgate* in the City of *London*, and were some Time in the Tenure or Occupation of *Richard Sexton*, afterwards of *Edward White*, then of *Stephen Underwood* or his Undertenants; and also all that Messuage or Tenement No. 180, situate, lying, and being on the West Side of *Bishopsgate Street* in the Parish of *Saint Botolph without Bishopsgate* in the City of *London*, then in the Tenure or Occupation of *Henry Sanford* Ironmonger or his Undertenants; and also all that Messuage or Tenement and Warehouse No. 177, situate and being on the West Side of *Bishopsgate Street* in the Parish of *Saint Botolph without Bishopsgate* in the City of *London*, then in the Tenure or Occupation of *William Cory* or his Undertenants; and also all that Messuage or Tenement No. 12, with the Rights, Members, and Appurtenances, situate and being on the South Side of *Ludgate Street* in the Parish of *Saint Martin Ludgate* in the City of *London*, then late in the Tenure or Occupation of *John Appleton*, and then of *Thomas Pearce* Lamp Manufacturer or his Undertenants; or howsoever otherwise the said Messuages or Tenements, Farm, Land, Hereditaments, and Premises thereby granted or released, or intended so to be, or any or either of them, or any Part or Parcel thereof, then were or was, or at any Time or Times theretofore were or was, numbered, situate, tenanted, described, called, known, or distinguished, with their Appurtenances (being Part of the Premises comprised in Lot Four aforesaid); to hold the same unto the said *Charles Richard Littledale* and his Heirs, to such Uses, upon such Trusts, and to and for such Intents and Purposes, and with, under, and subject to such Powers, Provisoos, Limitations, and Declarations as the said *John Lloyd Clayton*, by any Deed or Deeds, Instrument or Instruments in Writing, to be sealed and delivered by him in the Presence of and to be attested by Two or more credible Persons, should direct, limit, or appoint, and in default of and until any such Direction, Limitation, or Appointment, or, in case

Assignment,
27th Aug.
1835.

case of any such, then subject thereto, to the Use of the said *John Lloyd Clayton* and his Assigns during his Life, with Remainder to the Use of the said *Charles Richard Littledale* and his Heirs during the Life of the said *John Lloyd Clayton*, in Trust for the said *John Lloyd Clayton* and his Assigns, with Remainder to the Use of the said *John Lloyd Clayton* and his Heirs and Assigns for ever: And whereas by an Indenture bearing Date the said Twenty-seventh Day of *August* One thousand eight hundred and thirty-five, and made or expressed to be made between the said *John Sawyer* and *East George Clayton East* of the First Part, the said *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife of the Second Part, and the said *John Lloyd Clayton* of the Third Part, it is witnessed, that in pursuance of the said Agreement for a Partition and Division, and for nominal Considerations, the said *John Sawyer* and *East George Clayton East*, with the Consent and by the Direction of the said several Persons Parties thereto of the Second Part (testified as therein mentioned), did grant and assign, and the said several Persons Parties thereto of the Second Part did ratify and confirm, unto the said *John Lloyd Clayton*, his Executors, Administrators, and Assigns, the said several yearly Rents or annual Sums of Twelve Pounds Seven Shillings and Sixpence, Ten Pounds, Ten Pounds, Fifteen Pounds Six Shillings and Eightpence, One hundred Pounds, Seven Pounds Ten Shillings, and Seven Pounds Ten Shillings, reserved and made payable in and by the herein-before recited Indentures of the Thirteenth Day of *March* One thousand eight hundred and twenty-four, the Twentieth Day of *March* One thousand eight hundred and twenty-four, the Twentieth Day of *March* One thousand eight hundred and twenty-four, the Twenty-first Day of *March* One thousand eight hundred and twenty-seven, and the Twentieth *April* One thousand eight hundred and twenty-nine respectively, together with all Benefit and Advantage of Entry and Distress and of all other Powers and Remedies whatsoever reserved to or vested in them the said *John Sawyer* and *East George Clayton East*, by Survivorship or otherwise, under or by virtue of the said last-mentioned Indentures, or otherwise howsoever, for recovering the same several yearly Rents or annual Sums, and every Part thereof respectively, being other Part of the Premises comprised in Lot Four aforesaid, to hold the same unto and for the sole proper Use and Benefit of the said *John Lloyd Clayton*, his Executors, Administrators, and Assigns, absolutely thenceforth for and during all the Rest, Residue, and Remainder of the said Five several Terms of Ninety-nine Years, Ninety-nine Years, Ninety-nine Years, Ninety-nine Years, and Ninety-nine Years, in and by the said last-mentioned Indentures respectively granted, and therein then to come and unexpired: And whereas by an Indenture of Release bearing Date the said Twenty-seventh Day of *August* One thousand eight hundred and thirty-five, and grounded on a Lease for a Year made by an Indenture of Bargain and Sale bearing Date the said Twenty-sixth Day of the same Month, the Release being made or expressed to be made between the said *East George Clayton East* of the First Part, the said *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife of the Second Part, and the said *John Lloyd Clayton* of the Third Part, it is witnessed,

Conveyance,
26th and
27th Aug.
1835.

that in pursuance and part Performance of the said Agreement for a Partition and Division, and for nominal Considerations, the said *East George Clayton East*, with the Consent and by the Direction of the said several Persons Parties thereto of the Second Part, testified as therein mentioned, did grant, bargain, sell, and release, and the said several Persons Parties thereto of the Second Part did ratify and confirm, unto the said *John Lloyd Clayton*, his Heirs and Assigns, the said Pieces or Parcels of Ground, Hereditaments, and Premises mentioned and comprised in the first herein-before recited Indenture of Lease of the Eighth Day of *August* One thousand eight hundred and twenty-nine, and thereby granted and demised, or intended so to be, with their Appurtenances, being other Part of the Premises comprised in Lot Four aforesaid, to hold the same unto and to the Use of the said *John Lloyd Clayton*, his Heirs and Assigns, for and during the natural Lives of the said *Rice Richard Clayton* and *Augustus Philip Clayton* and *Harriet Jane James*, and the Life of the Survivor of them, subject nevertheless to Payment of the Rents, and to the Performance of the Covenants and Stipulations, Clauses and Agreements, in the herein-before recited Indenture of the Eighth Day of *August* One thousand eight hundred and twenty-nine reserved and contained and on the Tenant's or Assignee's Part to be respectively paid and performed: And whereas by an Indenture of Release, bearing Date the said Twenty-seventh Day of *August* One thousand eight hundred and thirty-five, and grounded on a Lease for a Year made by an Indenture of Bargain and Sale bearing Date the said Twenty-sixth Day of the same Month, the Release being made or expressed to be made between the said *East George Clayton East* of the First Part, the said *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife of the Second Part, and the said *John Lloyd Clayton* of the Third Part, it is witnessed, that in pursuance and part Performance of the said Agreement for a Partition and Division, and for nominal Considerations, the said *East George Clayton East*, with the Consent and by the Direction of the said several Persons Parties thereto of the Second Part, testified as therein mentioned, did grant, bargain, sell, and release, and the said several Persons Parties thereto of the Second Part did ratify and confirm, unto the said *John Lloyd Clayton*, his Heirs and Assigns, the said Piece or Parcel of Land and Hereditaments mentioned and comprised in the last herein-before recited Indenture of the Eighth Day of *August* One thousand eight hundred and twenty-nine, and thereby granted and demised, or intended so to be, with their Appurtenances, (being the Residue of the Premises comprised in Lot Four aforesaid,) to hold the same unto the said *John Lloyd Clayton* and his Heirs, to the Use of the said *John Lloyd Clayton*, his Heirs and Assigns, for and during the natural Lives of the said *Benjamin Lyon*, *Thomas William*, and *Jesse Edwards Vaughan*, and the Life of the Survivor of them, subject nevertheless to the Payment of the Rents and to the Performance of the Covenants in the last herein-before recited Indenture of the Eighth Day of *August* One thousand eight hundred and twenty-nine respectively reserved and contained and on the Tenant's or Assignee's Part to be respectively paid and performed: And whereas by an Indenture of Ap-

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Conveyance,
26th and
27th Aug.
1835,

Conveyance,
26th and
27th Aug.
1835.

August One thousand eight hundred and thirty-five, and grounded as a Release on a Lease for a Year made by an Indenture of Bargain and Sale bearing Date the said Twenty-sixth Day of the same Month, the Appointment and Release being made or expressed to be made between the said *East George Clayton East* of the First Part, the said *John Lloyd Clayton* of the Second Part, the said *Augustus Philip Clayton* of the Third Part, the said *John Sharwe Manley* and *Catherina Emelia* his Wife of the Fourth Part, the said *Rice Richard Clayton* of the Fifth Part, and *George Edmund Nugent* of the Sixth Part, it is witnessed, that in pursuance of the said Agreement for Partition and Division, and for nominal Considerations, the said *East George Clayton East*, *Augustus Philip Clayton*, and *John Sharwe Manley*, in pursuance and exercise of the Powers and Authorities given to them respectively in and by the herein-before stated Indenture of the said Twenty-eighth Day of *February* One thousand eight hundred and twenty-nine, and of all other Powers and Authorities at any Time or Times therein-before given to and vested in them or either of them, or in anywise enabling them in that Behalf, did direct, limit, and appoint, that all and every the Messuages or Tenements, Lands, and Hereditaments therein-after particularly mentioned and described, granted, released, and conveyed, with their Appurtenances, should thenceforth go, remain, continue, and be to the Uses, upon the Trusts, and for the Intents and Purposes therein-after expressed and declared of and concerning the same; it is by the Indenture of Appointment and Release now in recital also witnessed, that in further pursuance of the said Agreement for Partition and Division, and for nominal Considerations, the said *East George Clayton East*, *John Lloyd Clayton*, *Augustus Philip Clayton*, and *John Sharwe Manley* did grant, release, and confirm unto the said *George Edmund Nugent* and his Heirs all that Piece or Parcel of Land or Ground situate, lying, and being in *Peckham* in the Parish of *Saint Giles Camberwell* in the County of *Surrey*, containing in Front thereof next the high Road leading from *London* to *Peckham* Forty-two Feet, little more or less, and in Depth from Front to Rear One hundred and thirty Feet, little more or less, and in the Back Part or Rear thereof Thirty-six Feet, little more or less, together with the Messuages or Tenements, Public House and Premises erected and built thereon, then or then late in the Tenure or Occupation of *Joseph Tickell* and *Samuel Tickell* Brewers, or their Undertenants; and also all that Messuage or Tenement, Stable, Coach-house, Garden, and Premises, situate, lying, and being on the South Side of *High Street* in *Peckham* in the Parish of *Saint Giles Camberwell* in the said County of *Surrey*, then in the Tenure or Occupation of *Susan* and *Mary Crawford*, abutting North on the high Road, East on a Messuage and Premises in the Occupation of *Mrs. Gates*, South on Premises in the Occupation of *William Lloyd*, West on Part on a Way or Passage to the said Premises, and in other Part on Premises in the Occupation of the said *William Lloyd*; and also all that Piece or Parcel of Ground situate, lying, and being in *Peckham* in the Parish of *Saint Giles Camberwell* in the said County of *Surrey*, now in the Tenure or Occupation of the said *Susan* and *Mary Crawford*, abutting towards the East on a Garden and Premises in the Occupation of *William Tingay*, towards the

the West on Land in the Occupation of *James Davis*, towards the North on Land in the Occupation of the said *Susan* and *Mary Crawford*, and towards the South on Land in the Occupation of the said *James Davis*; and also all those Four Messuages or Tenements, with the Barns, Stables, Outhouses, and Buildings thereto belonging, situate, lying, and being on the South Side of *Peckham Street* in the Parish of *Saint Giles Camberwell* in the said County of *Surrey*; and also all those several Pieces or Parcels of Arable and Pasture Land or Ground to the said Messuages or Tenements belonging or appertaining, containing together (exclusive of the Sites of the said Messuages or Tenements and Buildings), by a late Survey and Admeasurement thereof, Six Acres Three Roods and Seventeen Perches, were the same more or less, which said Messuages or Tenements, Hereditaments and Premises, were then late in the Tenure or Occupation of *William Lloyd*, and then of *James Davis*, his Undertenants or Assigns; and also all that Piece of Land containing by Estimation Thirty-four Poles, situate in *Peckham* aforesaid, and particularly described in a Lease dated the Twentieth Day of *October* One thousand eight hundred and five, granted thereof by the said Sir *William East* to *Isaac Heaton* Esquire, for a Term of Twenty-one Years from *Michaelmas* then last; and also all those several Closes, Pieces, or Parcels of Land, Arable, Meadow, or Pasture, with their and every of their Rights, Members, and Appurtenances, situate, lying, and being in *Peckham* in the Parish of *Saint Giles Camberwell* in the said County of *Surrey*, then in the Tenure or Occupation of *James Cooper* or his Undertenants, containing by a Survey and Admeasurement thereof Twenty-six Acres Two Roods and Twenty-six Perches, little more or less; and also all that Piece or Parcel of Meadow or Pasture Ground, situate, lying, and being on the South Side of *Peckham Street* in the Parish of *Saint Giles Camberwell* in the County of *Surrey*, then or late in the Tenure or Occupation of *Alexander Frampton* Esquire, his Undertenants or Assigns, containing by Estimation Three and a Half Acres, were the same more or less, and abutted North on Ground of Mr. *Jeffery*, South upon Land or Ground of Sir *Gilbert East* Baronet, and then or late in the Tenure or Occupation of *James Cooper*, which said Piece or Parcel of Ground was formerly Part of a larger Piece of Ground called or known by the Name of *Strotting* or *Spotting Latters*, and was then usually called the *Image Field*; and also all that Messuage or Tenement and Garden situate, lying, and being on the North Side of *Peckham Street* in the Parish of *Saint Giles Camberwell* in the County of *Surrey*, leading towards *Camberwell*, with a Piece or Parcel of Ground called *Basing Yard*, on the South Side of *Peckham Street* aforesaid, and the several Cottages or Tenements and Buildings thereon erected and built; and also all that Piece or Parcel of Ground situate, lying, and being on the South Side of the said Yard, with the Appurtenances; all which said Premises were then in the Tenure or Occupation of *Samuel Lilley* Gentleman or his Undertenants; and also all that Messuage or Tenement situate, lying, and being in *Peckham* in the Parish of *Saint Giles Camberwell* in the said County of *Surrey*; and all that Yard called *Basing Yard*, situate on the North Side of *Peckham Street* leading to *Camberwell* aforesaid, with a large Barn, Two Stables, and Carthouse standing thereon; and also all that Close or Piece or Parcel of Meadow or Pasture Land, contain-

containing by Estimation Two and a Half Acres or thereabouts, were the same more or less, situate, lying, and being on the West Side and at the Back of *Peckham Street* aforesaid; all which said Premises were then in the Tenure or Occupation of *Thomas Tanner* or his Undertenants; and also all that Piece or Parcel of Land situate, lying, and being in the Parish of *Saint Giles Camberwell* in the said County of *Surrey*, then in the Tenure or Occupation of the Reverend *James Macdonald* or his Undertenants, containing by a then late Survey and Admeasurement thereof Three Fourths of an Acre, little more or less, bounded on *Peckham Rye Lane* on the West, on the North Side on a Cottage and Garden and then or theretofore of *Batten*, on the East Side on Lands then lately belonging to *Sir Gilbert East*, and on the South Side thereof on Land then or then late of *Samuel Lilley* Gentleman; and also all that Piece or Parcel of Land or Ground situate, lying, and being in a Place called or known by the Name of *Bursteads*, in *Peckham* in the Parish of *Saint Giles Camberwell* in the said County of *Surrey*, then in the Tenure or Occupation of *Richard Edmunds* Esquire or his Undertenants, and contained by Admeasurement Eight Acres and Twenty-six Perches, little more or less; and also all that Piece or Parcel of Land, with the Erections and Buildings erected and built thereon, commonly called or known by the Name of *Bonds*, containing by Admeasurement Three Acres One Rood and Twenty-three Perches, little more or less, situate, lying, and being at *Nun Head* in the Parish of *Saint Giles Camberwell* in the County of *Surrey*, which Piece or Parcel of Land, together with the Erections and Buildings, were then in the Tenure or Occupation of *John Wade* or his Undertenants; and also all that Piece or Parcel of Land or Ground then or then lately used as Garden Ground, and called or known by the Name of *Weblings Garden*, situate in the Parish of *Saint Giles Camberwell* in the County of *Surrey*, containing by Admeasurement Two Acres and Five Perches, little more or less; and all those Two several Pieces or Parcels of Ground situate, lying, and being in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, on the West Side of the great Road leading from *Walcot Place* to *Kennington Common*, together with the several Messuages or Tenements and other Erections erected and built thereon, and which Premises were, in and by an Indenture of Lease bearing Date on or about the Sixth Day of *March* One thousand seven hundred and eighty-seven, demised by the said *Sir William East* to *Joseph Stutely* of *Northumberland Street* in the *Strand* in the Parish of *Saint Martin in the Fields* in the County of *Middlesex*, Bricklayer, for a Term of Eighty-nine Years from *Midsummer* then next, at the clear yearly Rent of Seven Pounds Three Shillings, payable to the said *Sir William East*, his Heirs and Assigns, quarterly, and were therein described as follows, (that is to say,) all that Piece or Parcel of Ground lying and being in the Parish of *Saint Mary Lambeth* in the County of *Surrey*, on the West Side of the great Road leading from *Walcot Place* to *Kennington Common*, and containing in Front thereof next the said Road Forty-four Feet Six Inches, and in Length or Depth on the South Side thereof next to a new Street then called or intended to be called *East Street* One hundred and forty-four Feet, and at the West End thereof Fifteen Feet Three Inches of Assize, be the several Dimensions or any of them little more or less, and containing such other and more particular Dimensions and Descriptions as are delineated

delineated and described in a Plan or Ground Plot of the same marked with the Letter (A.) in the Margin thereof, and the Double Brick Messuage or Tenement erected and built or then erecting and building upon the whole Front of the said Piece or Parcel of Ground next the said high Road; and also all that other Piece or Parcel of Ground lying and being in the Parish of *Saint Mary Lambeth* aforesaid, on the West Side of the said great Road leading from *Walcot Place* to *Kennington Common*, containing in Front next the said intended new Street designed to be called *East Street* Sixty-six Feet, and in Depth from North to South on the East Side thereof next a Ditch there Ninety Feet, and in the Rear or Back Part thereof abutting upon the Land of *John Crosse Crooke* Esquire Seventy-six Feet, and on the West Side thereof Ninety Feet, abutting upon a Messuage or Tenement then erecting and building by *John Pledge* upon other Part of the Ground comprised in certain Articles of Agreement (being a Building Agreement) bearing Date the Thirtieth Day of *November* One thousand seven hundred and eighty-five, between the said *Sir William East* and *John Atfield* of the said Parish of *Saint Mary Lambeth*, Gardener, were the said last-mentioned Dimensions or any of them little more or less, which said last-mentioned Piece or Parcel of Ground is also described in a Plan or Ground Plot thereof marked with the Letter (B.) in the Margin thereof, together with the Two Double Brick Messuages or Tenements erected and built or then building upon the same Piece or Parcel of Ground therein described; and also all that Piece or Parcel of Ground situate, lying, and being in the Parish of *Saint Mary Lambeth* in the County of *Surrey*, on the West Side of the Road leading from *Lambeth* to *Westminster Bridge*, and fronting towards the East on the said Road, together with the Messuages or Tenements erected and built thereon, which Premises were then in the Tenure or Occupation of *John Miles* or his Undertenants, and were in and by an Indenture of Lease bearing Date on or about the Twentieth Day of *June* One thousand seven hundred and eighty-seven demised by the said *Sir William East* to *Edward Evans* of *Walcot Place* in the said Parish of *Saint Mary Lambeth*, Carpenter, for a Term of Eighty-nine Years from *Midsummer* One thousand seven hundred and eighty-seven, at the clear yearly Rent of Thirteen Pounds, payable to the said *Sir William East* his Heirs and Assigns, quarterly, and are therein described as follows, (that is to say,) all that Piece or Parcel of Ground lying and being in the Parish of *Saint Mary Lambeth* in the County of *Surrey* on the West Side of the Road leading from *Lambeth* to *Westminster Bridge*, and fronting towards the East on the said Road, and abutting towards the South, West, and North Parts thereof on other Ground leased or agreed to be leased by the said *Sir William East* to *John Atfield*, and which said Piece or Parcel of Ground thereby demised contains in Front next the said high Road Fifty-three Feet of Assize, and at the West End or Rear thereof Forty-seven Feet of Assize, and on the North and South Sides thereof One hundred and forty-one Feet of Assize, be the said several Dimensions or any of them little more or less, and containing such other more particular Dimensions as were then delineated and described in the Plan or Ground Plot thereof drawn in the Margin of the said Lease, together with the Three Double Brick Messuages and Tenements erected and built or then erecting and building upon the whole

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Breadth of the said Piece or Parcel of Ground next the high Road; and also all that Piece or Parcel of Ground situate, lying, and being in the Parish of *Saint Mary Lambeth* in the County of *Surrey*, on the West Side of the great Road leading from *Walcot Place* to *Kennington Common*, together with the Messuages or Tenements erected and built thereon, which Premises were then in the Tenure or Occupation of *Hyde* or his Undertenants, and were, in and by an Indenture of Lease bearing Date on or about the Sixth Day of *March* One thousand seven hundred and eighty-seven, demised by the said *Sir William East* to *James Shields* of the said Parish of *Saint Mary Lambeth*, Gentleman, for a Term of Eighty-nine Years from *Midsummer* then next, at the clear yearly Rent of Eleven Pounds Six Shillings, payable to the said *Sir William East*, his Heirs and Assigns, quarterly, and were therein described as follows, (that is to say,) all that Piece or Parcel of Ground lying and being in the Parish of *Saint Mary Lambeth* aforesaid, on the West Side of the great Road leading from *Walcot Place* to *Kennington Common*, and containing on the Front thereof next the said Road Fifty-two Feet, and at the West End or Rear thereof adjoining to other Ground of the said *Sir William East*, then occupied by the said *John Atfield* as and for a Garden, Sixty-eight Feet or thereabouts, and containing in Length or Depth from East to West on the North Side thereof next to other Ground of the said *Sir William East*, then also occupied by the said *John Atfield*, and used as Garden Ground, One hundred and five Feet or thereabouts, and abutting South on other Ground of the said *Sir William East* let or agreed to be let by him to the said *John Atfield* to build upon, and containing from East to West on the South Side thereof One hundred and fifty-two Feet, be the said several Dimensions or any of them little more or less, which said Piece or Parcel of Ground was more particularly described in the Plan or Ground Plot in the Margin of the said Lease, together with the Three Double Brick Messuages or Tenements erected and built or then in building upon the said Piece or Parcel of Ground or some Part thereof; and also all those Pieces or Parcels of Ground situate, lying, and being in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, on the West Side of the great Road leading from *Walcot Place* to *Kennington Common*, together with the Messuages or Tenements erected and built thereon, which Premises were then in the Tenure or Occupation of *James Hoole* or his Undertenants, and were in and by an Indenture of Lease bearing Date on or about the Fifteenth Day of *November* One thousand seven hundred and eighty-six demised by the said *Sir William East* to *John Atfield* of the said Parish of *Saint Mary Lambeth*, Gardener, for a Term of Ninety Years from the Twenty-ninth Day of *September* then last, at the clear yearly Rent of Eight Pounds Eleven Shillings, payable to the said *Sir William East*, his Heirs and Assigns, quarterly, and were therein described as follows, (that is to say,) all those Pieces or Parcels of Ground lying and being in the Parish of *Saint Mary Lambeth*, on the West Side of the great Road leading from *Walcot Place* to *Kennington Common*, which said several Pieces or Parcels of Ground are more particularly delineated and described in a Plan or Ground Plot of the same drawn in the Margin of the said Lease, and are marked with the Letters A, B, C, D, and E, and contain such Admeasurements

and Abuttals and Boundaries as are mentioned and set forth in the said Plan or Plans, and which said Pieces or Parcels of Ground were the Remainder of the Ground agreed by the said Building Articles of Agreement to be demised by the said Sir *William East* to the said *John Atfield*, his Executors, Administrators, or Assigns, and all Messuages or Tenements, Erections, and other Buildings then erecting and building or which should or might at any Time thereafter be erected and built upon the said Pieces or Parcels of Ground or any Part thereof, and also all that Piece or Parcel of Ground situate, lying, and being in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, containing in Length on the North Side thereof Three hundred and thirty Feet of Assize or thereabouts, little more or less, and on the South Side thereof Three hundred and thirty Feet of Assize or thereabouts, little or more or less, at the East End thereof Fifty-nine Feet of Assize or thereabouts, and at the West End thereof Fifteen Feet of Assize, little more or less, and also all those Three Messuages or Tenements or Dwelling Houses erected and built upon the said Piece or Parcel of Ground or on some Part thereof, and fronting a certain Street called *Sir Street*, all which said Hereditaments and Premises were then in the Tenure or Occupation of *George Henry Malme* or his Undertenants, and were more particularly delineated and described in the Plan or Ground Plot drawn in the Margin of an Indenture of Lease bearing Date on or about the Twenty-second Day of *January* One thousand eight hundred and ten, granted thereof by the said Sir *William East* to *Edward Biven* and *Harry James Blunt*, the surviving Trustees and Executors of the Will of the said *John Atfield*, for a Term of Sixty-seven Years from *Michaelmas* One thousand eight hundred and nine, at the yearly Rent of Thirty Pounds, payable to the said Sir *William East*, his Heirs and Assigns, quarterly; and also all that Piece or Parcel of Ground situate, lying, and being on the South Side of the Road or King's Highway leading from *Westminster Bridge* towards *Kennington Common* in the Parish of *Saint Mary Lambeth* in the County of *Surrey*, and containing from East to West at the North End thereof next the said high Road One hundred and eighty-one Feet Eight Inches or thereabouts, at the South End thereof adjoining to a Common Sewer there Eighty-one Feet Six Inches or thereabouts, and adjoining towards the East on other Ground of the said Sir *William East* demised to *Horne*, and containing from North to South on the East Side thereof Four hundred and eighteen Feet or thereabouts, and adjoining West on other Ground of the said Sir *William East* leased or intended to be leased to *Alexander Lowe*, and containing from North to South on the West Side thereof Three hundred and sixty Feet Six Inches, and all Erections and Buildings then standing and being upon the said Piece or Parcel of Ground or any Part thereof, which said Premises were then in the Tenure or Occupation of *Robert Slade* Esquire or his Undertenants, and were particularly described in a Plan thereof drawn in the Margin of an Indenture of Lease bearing Date on or about the Eighteenth Day of *January* One thousand seven hundred and eighty-three granted thereof by the said Sir *William East* to *Edward Watson* of the said Parish of *Saint Mary Lambeth*, Carver and Gilder, for a Term of Years which would expire at *Lady Day* One thousand eight hundred and

and seventy-seven, at the clear yearly Rent of Fourteen Pounds Ten Shillings, payable to the said Sir *William East*, his Heirs and Assigns, quarterly; and also all that triangular Piece of Land adjoining to and situate in front of the high Road leading from *Westminster Bridge* to *Kennington Cross* called *Walcot Place*, situate in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, and also all that Slip or Piece of Ground situate in *Walcot Place* aforesaid fronting the said high Road leading from *Westminster Bridge* to *Kennington Cross* in the said Parish of *Saint Mary Lambeth* whereon Part of the Wash-house or Kitchen belonging to the Messuage, Tenement, or Dwelling House of *John Alexander Fulton* stood, and which triangular Piece of Land and Strip of Ground were then late in the Tenure or Occupation of *James Hardy*, and then of the said *John Alexander Fulton* or his Undertenants; and also all that Piece or Parcel of Pasture or Garden Ground situate, lying, and being near *Walcot Place* in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, containing in Length from North to South as well on the East as West Side thereof Four hundred and eighteen Feet Six Inches or thereabouts, little more or less, and in Breadth from East to West at the North End or Front thereof next *Walcot Place* aforesaid Two hundred and thirty-five Feet or thereabouts, and at the South End or Rear thereof next the Common Sewer there Two hundred and fifty-seven Feet or thereabouts, together with the Messuage or Tenement standing and being on Part of the said Piece or Parcel of Ground, which said Premises were then in the Tenure or Occupation of *Robert Slade* Esquire or his Undertenants, and were by Indenture of Lease bearing Date on or about the First Day of *January* One thousand eight hundred and seven demised by the said Sir *William East* to the said *Robert Slade* for a Term of Seventy Years from *Lady Day* then next, at the clear yearly Sum of Sixty Pounds, payable to the said Sir *William East*, his Heirs and Assigns, quarterly; and also all that Piece or Parcel of Ground situate, lying, and being on the South Side of the Road or King's Highway leading from *Westminster Bridge* towards *Kennington Common*, fronting North on the said Road, and abutting on other Ground belonging to the said Sir *William East* on all other Parts thereof, and which said Piece or Parcel of Ground contained at the North End thereof from East to West next the said Road Twenty-six Feet, and in Breadth at the South End thereof Thirty-two Feet, and in Depth, measuring from the said high Road, as well on the East as on the West Side thereof, to a Break there, Fifty-four Feet Six Inches, and then running in a bevil Line inclining Westward, as well on the East as on the West Side of the said Ground, Seventy Feet, were the same several Dimensions or any of them little more or less, together with the Two Brick Messuages or Tenements erected and built upon the said Piece or Parcel of Ground or on some Part thereof; all which Premises were then in the Tenure or Occupation of Mrs. *Harworth* Widow, and were delineated in a Plan or Ground Plot drawn in the Margin of an Indenture of Lease bearing Date on or about the Fifteenth Day of *December* One thousand seven hundred and seventy-nine, granted thereof by the said Sir *William East* to *William Waker* of *Castle Street* in the Parish of *Saint Saviour Southwark* in the County of *Surrey*, Carpenter, for a Term which would expire at *Lady Day* One thousand eight hundred and

and seventy-seven, at the clear yearly Rent of Five Pounds, payable to the said Sir *William East*, his Heirs and Assigns, quarterly; and also all that Piece or Parcel of Land situate in *Walcot Place* in the Parish of *Saint Mary Lambeth* in the said County of *Surrey*, abutting towards the South on the Turnpike Road from *Westminster Bridge* to *Kennington Common*, on the South to the Common Sewer, on the West to Freehold Property of the said Sir *William East* in Lease to *William Rose Haworth*, and on the West to a private Footpath over Freehold Land of the said Sir *William East*, and which Piece of Ground contained in Breadth at the South End thereof next the Turnpike Road aforesaid Twenty-eight Feet Six Inches, and at the South End thereof next the said Common Sewer Thirteen Feet Six Inches, and contains in Length at the West Side thereof adjoining to Freehold Property of the said Sir *William East* as aforesaid One hundred and sixty-one Feet Six Inches, and on the East Side thereof next the said Footpath One hundred and eighty-three Feet, were the same several Dimensions or any of them little more or less, all which said Premises were then in the Tenure or Occupation of the said Mrs. *Haworth*, and were delineated in a Plan thereof drawn in the Margin of an Indenture of Lease bearing Date on or about the Sixteenth Day of *June* One thousand eight hundred and seventeen granted thereof by the said Sir *William East* to *William Rose Haworth* of *Walcot Place* aforesaid, Esquire, for a Term which would expire at *Lady Day* One thousand eight hundred and seventy-eight, at the clear yearly Rent of Three Pounds, payable to the said Sir *William East*, his Heirs and Assigns, quarterly; and also all that Piece or Parcel of Ground situate, lying, and being on the South Side of the Road or King's Highway leading from *Westminster Bridge* towards *Kennington Common*, and containing from East to West at the North End thereof next the said high Road Seventy Feet or thereabouts, and at the South End thereof adjoining to a Common Sewer there Seventy Feet or thereabouts, and adjoining towards the East on other Ground of the said Sir *William East*, and containing from North to South on the East Side thereof Two hundred and ninety-three Feet Six Inches of Assize or thereabouts, and adjoining West on other Ground of the said Sir *William East*, and containing from North to South on the West Side thereof Two hundred and thirty-nine Feet Six Inches, were the same several Dimensions or any of them little more or less, and all that new Brick-built Messuage or Tenement standing about the Centre of the said Piece or Parcel of Ground; all which said Premises were then in the Tenure or Occupation of *John Kershaw* or his Undertenants, and were delineated in the Plan or Scheme thereof drawn in the Margin of an Indenture of Lease bearing Date on or about the Fifteenth Day of *December* One thousand seven hundred and seventy-nine granted thereof by the said Sir *William East* to *Daniel Hoskins* of the said Parish of *Saint Mary Lambeth*, Florist, for a Term of Years which would expire at *Lady Day* One thousand eight hundred and seventy-seven, at the clearly Rent of Fifteen Pounds, payable to the said Sir *William East*, his Heirs and Assigns, quarterly; and also all that Piece or Parcel of Ground situate, lying, and being on the South Side of the Road or King's Highway leading from *Westminster Bridge* towards *Kennington Common*, and containing from East to West at the North End thereof next the said high Road One hundred

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dred and five Feet or thereabouts, and at the South End thereof adjoining to a Common Sewer there Seventy-three Feet or thereabouts, and adjoining towards the East on other Ground belonging to the said Sir *William East*, leased to *Edward Watson*, and containing from North to South on the East Side thereof Three hundred and sixty Feet Six Inches of Assize or thereabouts, and adjoining West on Ground in the Occupation of *Daniel Hoskins*, and containing from North to South on the West Side thereof Two hundred and ninety-three Feet Seven Inches, were the said several Dimensions or any of them little more or less, and also all that new built Brick Messuage or Tenement standing and being about the Centre of the said Piece or Parcel of Ground, all which said Premises were then in the Tenure or Occupation of the said *John Kershaw* or his Undertenants, and were described in a Plan or Scheme thereof drawn in the Margin of an Indenture of Lease bearing Date on or about the Eighth Day of *July* One thousand seven hundred and eighty-three, granted thereof by the said Sir *William East* to *Alexander Lowe* of *Parliament Street* in the Parish of *Saint Margaret Westminster* in the County of *Middlesex*, Gentleman, for a Term of Years which would expire at *Lady Day* One thousand eight hundred and seventy-seven, at the clear yearly Rent of Ten Pounds Ten Shillings, payable to the said Sir *William East*, his Heirs or Assigns, quarterly; and also all that Piece or Parcel of Ground situate on the North Side of the Road or King's Highway leading from *Westminster Bridge* towards *Kennington Common*, fronting North on the said Road, and abutting or adjoining towards the East on other Ground of the said Sir *William East* leased or intended to be leased to *William Waker*, South on a Common Sewer, and West on a Field or Ground belonging to the said Sir *William East* occupied by *William Lloyd*, and which said Piece or Parcel of Ground contained in Front from East to West Thirty-seven Feet or thereabouts, and from North to South on the West Side One hundred and eighty-three Feet, and at the South End thereof One hundred Feet, and on the East Side thereof extending from South to North to a Break there One hundred and seven Feet, and which said Break runs Westward for the Space of Thirty-one Feet, and contained from such Break to the Front or Northernmost Point of the said Ground One hundred and twenty-five Feet, were the said several Dimensions little more or less, together with the Two Brick Messuages, Tenements, or Dwelling Houses erected upon the said Piece or Parcel of Ground, and all other Buildings which should be at any Time erected upon the said Piece or Parcel of Ground, all which said Premises were then in the Tenure or Occupation of the said Mistress *Haworth* or her Undertenants, and were by an Indenture of Lease of the Fifteenth Day of *December* One thousand seven hundred and seventy-nine demised by the said Sir *William East* to the said *William Waker* for a Term which would expire at *Lady Day* One thousand eight hundred and seventy-seven, at the clear yearly Rent of Five Pounds, payable to the said Sir *William East*, his Heirs and Assigns, quarterly; or howsoever otherwise the said Messuages or Tenements, Lands, Hereditaments, and Premises thereby granted and released, or intended so to be, or any or either of them, or any Part thereof, then were or was, or at any Time or Times theretofore were or was, numbered, situated, tenanted, described, called, or known or distinguished,

distinguished, with their Appurtenances, (being Part of the Premises comprised in Lot Five aforesaid,) to hold the same unto the said *George Edmund Nugent* and his Heirs, to such Uses, for such Trusts, and to and for such Intents and Purposes, and with, under, and subject to such Powers, Provisoos, Limitations, and Declarations as the said *Rice Richard Clayton*, by any Deed or Deeds, Instrument or Instruments in Writing, to be sealed and delivered by him in the Presence of and to be attested by Two or more credible Persons, should direct, limit, or appoint of and concerning the said Hereditaments and Premises thereby released and conveyed, or any Part or Parts thereof, and in default of and until any such Direction, Limitation, or Appointment, to the Use of the said *Rice Richard Clayton* during his Life, with Remainder to the Use of the said *George Edmund Nugent* and his Heirs during the Life of the said *Rice Richard Clayton*, in Trust for the said *Rice Richard Clayton* and his Assigns, with Remainder to the Use of the said *Rice Richard Clayton*, his Heirs and Assigns for ever: And whereas by an Indenture bearing Date the said Twenty-seventh Day of *August* One thousand eight hundred and thirty-five, and made or expressed to be made between the said *John Sawyer* and *East George Clayton East* of the First Part, the said *John Lloyd Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife of the Second Part, and the said *Rice Richard Clayton* of the Third Part, it is witnessed, that in pursuance of the said Agreement for Partition and Division, and for nominal Considerations, the said *John Sawyer* and *East George Clayton East*, with the Consent and by the Direction of the said several Persons Parties thereto of the Second Part (testified as therein mentioned), did grant and assign, and the said several Persons Parties thereto of the Second Part did ratify and confirm, unto the said *Rice Richard Clayton*, his Executors, Administrators, and Assigns, the said several yearly Rents or annual Sums of One hundred Pounds and Twenty-eight Pounds Five Shillings so respectively reserved and made payable in and by the said several herein-before stated Indentures of the Second Day of *June* One thousand eight hundred and twenty-nine and the Eighth Day of *March* One thousand eight hundred and thirty-one as aforesaid, together with all Benefit and Advantage of Entry and Distress, and of all other Powers and Remedies whatsoever reserved to or vested in them the said *John Sawyer* and *East George Clayton East*, by Survivorship or otherwise, under or by virtue of the said last-mentioned Indentures or otherwise howsoever, for recovering the same several yearly Rents or annual Sums respectively (being other Part of the Premises comprised in Lot Five aforesaid), to hold the same unto and for the sole proper Use and Benefit of the said *Rice Richard Clayton*, his Executors, Administrators, and Assigns, absolutely, thenceforth for and during all the Rest, Residue, and Remainder of the said Two several Terms of Ninety-nine Years and Ninety-nine Years, in and by the said last-mentioned Indentures respectively granted and therein to come and unexpired: And whereas by an Indenture bearing Date the said Twenty-seventh Day of *August* One thousand eight hundred and thirty-five, and made or expressed to be made between the said *East George Clayton East* of the First Part, the said *John Lloyd Clayton*, *Augustus Philip Clayton*,
John

Assignment,
27th Aug.
1835.

Assignment,
27th Aug.
1835.

John Shawe Manley and *Catherina Emelia* his Wife of the Second Part, and the said *Rice Richard Clayton* of the Third Part, it is witnessed, that in pursuance of the said Agreement for Partition and Division, and for nominal Considerations, the said *East George Clayton East*, with the Consent and by the Direction of the said several Persons Parties thereto of the Second Part (testified as therein mentioned), did bargain, sell, assign, and set over, and the said several Persons Parties thereto of the Second Part did ratify and confirm, unto the said *Rice Richard Clayton*, his Executors, Administrators, and Assigns, the Premises demised by the herein-before stated Indenture of the Twenty-first Day of *November* One thousand eight hundred and thirty (being the Residue of the Premises comprised in Lot Five aforesaid), to hold the same unto the said *Rice Richard Clayton*, his Executors, Administrators, and Assigns, thenceforth for and during all the Rest, Residue, and Remainder of the said Term of Twenty-one Years in and by the last-mentioned Indenture granted and then to come and unexpired, but subject to the Payment of the Rents and Performance of the Covenants in the last-mentioned Indenture contained and thenceforth on the Tenant's, Lessee's, or Assignee's Part to be paid and performed : And whereas by Indenture bearing Date the Twenty-eighth Day of *December* One thousand eight hundred and thirty-five, and made or expressed to be made between the said *East George Clayton East* of the one Part, and the said *Augustus Philip Clayton* of the other Part, it is witnessed, that the said *East George Clayton East* did covenant, promise, and declare with and to the said *Augustus Philip Clayton*, his Heirs and Assigns, that he the said *East George Clayton East* and his Heirs should from thenceforth and at all Times thereafter stand and be seised or possessed of and interested in the said Messuage or Tenement and Premises held of the said Manor of *Watford* with the Members upon Trust for the sole proper Use and Benefit of the said *Augustus Philip Clayton*, his Heirs and Assigns for ever : And whereas by Indentures of Lease and of Appointment and Release bearing Date respectively the Twenty-fourth and Twenty-fifth Days of *June* One thousand eight hundred and thirty-six, the Appointment and Release being made or expressed to be made between the said *Rice Richard Clayton* of the First Part, *William Weedon* Veterinary Surgeon of the Second Part, and *William Evans* Gentleman of the Third Part, all that Messuage or Tenement situate, lying, and being in *Peckham* in the Parish of *Saint Giles Camberwell* in the County of *Surrey*, and also all that Yard called *Basing Yard*, situate on the North Side of *Peckham Street* leading to *Camberwell* aforesaid, with a large Barn, Two Stables, and a Cart-house standing thereon, which Premises were formerly in the Tenure or Occupation of *Edward Tanner*, and were then in the Tenure or Occupation of *Thomas Tanner* or his Under-tenants, with their Appurtenances, (which Premises formed Part of the Hereditaments allotted and conveyed to the said *Rice Richard Clayton* as herein-before mentioned,) were for a valuable Consideration conveyed or expressed to be conveyed by the said *Rice Richard Clayton* to Uses for the Benefit of the said *William Weedon*, his Heirs, Appointees, and Assigns for ever : And whereas by an Indenture of Release bearing Date the Second Day of *March* One thousand eight hundred

Indenture of
Covenant
28th Dec.
1835.

Conveyance,
24th and
25th June
1836.

Conveyance,
1st and 2d
March 1830.

hundred and thirty, and grounded upon a Lease for a Year made by an Indenture of Bargain and Sale bearing Date the First Day of the same Month, the Release being made or expressed to be made between the said *John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton,* and *John Sharwe Manley* and *Catherina Emelia* his Wife of the First Part, the said *Sir William Clayton* and *Dame Mary* his Wife of the Second Part, the said *John Sawyer* of the Third Part, the said *East George Clayton East* of the Fourth Part, and the said *William Broderip* of the Fifth Part; after reciting (among other things), that the said *Sir Gilbert East* died without having made any Disposition of the ultimate Reversion of and in the said *Hall Place* Estates, and leaving his Sister the said *Dame Mary Clayton* his Heiress at Law him surviving; and also reciting, that the said *East George Clayton East, John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton,* and *Catherina Emelia Manley* were the only Children of the said *Dame Mary Clayton* (except the said *William Robert Clayton*), and by reason of her advanced Age it was improbable that she would have any more Children; and also reciting, that the said *East George Clayton East* had contracted and agreed with the said *John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton,* and *John Sharwe Manley* and *Catherina Emelia* his Wife, for the Purchase of all the Estate and Interest to which they were entitled in Remainder or Reversion, under the herein-before recited Will or otherwise, of and in the said *Hall Place* and other Estates in the County of *Berks* then late of the said *Sir William East,* and of and in the Household Furniture, Linen, China, Books, Pictures, Glass, ornamental Furniture, and other Implements of House-keeping and Silver Plate by the same Will directed to accompany the Possession of the same Estates and to be enjoyed therewith as Heirlooms, at or for the Price or Sum of Ten thousand Pounds; and also reciting, that in consideration of the natural Love and Affection which they bore to the said *East George Clayton East,* the said *Sir William Clayton* and *Dame Mary* his Wife had agreed to join in the Indenture now in recital, and the Fine therein-after covenanted to be levied for perfecting the Title of the said *East George Clayton East* to the said *Hall Place* and other Estates and Hereditaments intended to be thereby granted and released, and the said *John Sawyer* had, at the Request of the said several Persons Parties thereto of the First Part, consented to join in conveying the same in manner therein-after mentioned; it is by the Indenture of Release now in recital witnessed, that in pursuance of the said Agreement, and in consideration of the Sum of Ten thousand Pounds by the said *East George Clayton East* to the said *John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton,* and *John Sharwe Manley* and *Catherina Emelia* his Wife paid, and for a nominal Consideration, they the said *John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton,* and *John Sharwe Manley* and *Catherina Emelia* his Wife, at the Request and by the Direction of the said *East George Clayton East* (testified as therein mentioned), did grant, bargain, sell, and release, and the said *Sir William Clayton* and *Dame Mary* his Wife, at the like Request and by the like Direction of the said *East George Clayton East* (testified as aforesaid), did grant, bargain, sell, and release, and the said *John Sawyer,* according to his Estate and

[Private.]

Interest therein, but not further or otherwise, and at the Request and by the Direction of the said *John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton, John Shawe Manley* and *Catherina Emelia* his Wife, *Sir William Clayton* and *Dame Mary* his Wife (testified as aforesaid), and the said *East George Clayton East*, did grant, bargain, sell, and release unto the said *William Broderip* and his Heirs all that Capital Messuage or Mansion called *Hall Place*, with the Fixtures, Plate, Linen, Furniture, China, Books, Pictures, Paintings, and other Heirlooms in and about the same, and also with the Lawn and Pleasure Grounds, Gardens, Orchards, Court-yards, Rick-yards, Coach-houses, Stables, Buildings, and Outhouses to the said Mansion House belonging or in anywise appertaining, situate, lying, and being in the Parish of *Hurley* in the County of *Berks* aforesaid, as the same were then in the Occupation of the said *East George Clayton East*, and which contained by Admeasurement Ten Acres and Twenty-three Poles; and also all that Park and all those Pieces or Parcels of Land called the *Dellers* and *Great* and *Little Fellgroves*, containing by Admeasurement One hundred and twenty Acres Three Roods and Twenty-seven Poles, were the same more or less, situate in the same Parish of *Hurley*, and to the said Mansion House belonging, and then also in the Occupation of the said *East George Clayton East*; and also all that Messuage or Farmhouse, with the Barns, Stables, and Buildings thereunto belonging, situate in the said Parish of *Hurley*, then in the Occupation of *Thomas Lawrence* as Tenant to the said *East George Clayton East*; and also all those several Pieces or Parcels of Arable, Meadow, Pasture, or Wood Land known by the Name of *Hall Place Farm*, situate in the said Parish of *Hurley*, and in the Occupation of the said *Thomas Lawrence* as Tenant to the said *East George Clayton East*, and distinguished by the several Names and containing the several Admeasurements therein-after mentioned, (that is to say,) the *Pond Meadow*, containing Thirteen Acres Three Roods and Thirty Poles, *Little Eight Acres*, containing Seven Acres Two Roods and Twenty-six Poles, *Great Eight Acres*, containing Eight Acres and Eleven Poles, *Six Acres*, containing Five Acres Three Roods and Fifteen Poles, *Vocombs Wood*, containing One Acre One Rood and Eight Poles, *Vocombs Vere*, containing Fourteen Acres Two Roods and Twenty Poles, *High Wood*, containing One Acre Three Roods and Eighteen Poles, *High Field*, containing Eighteen Acres and Eight Poles, *High Wood*, containing Three Acres One Rood and Seventeen Poles, *The Pightle*, containing One Acre and Twenty-three Poles, *Chalk Pit Field*, containing Thirty-six Acres Two Roods and Nine Poles, *Saint Clement Field*, containing Twenty-six Acres Two Roods and Twenty-six Poles, *Kidneys with the Clump*, containing Sixteen Acres and Six Poles, *Kidneys*, containing Eight Acres Two Roods and Fourteen Poles, *Wolcot*, containing Twenty-one Acres Three Roods and Seventeen Poles, *Sparrow Pightle*, containing Three Roods, and *Dog Kennel Field*, containing Four Acres and Two Roods; and also all that Close, Piece, or Parcel of Meadow or Pasture Ground situate in the said Parish of *Hurley* near *Temple House*, containing about Six Acres, then in the Occupation of *Owen Williams* Esquire, as Tenant to the said *East George Clayton East*; and also all that Messuage or Farmhouse, with the Barns, Stables, and Buildings thereunto belonging, situate in the said Parish of *Hurley*, then

then in the Occupation of *Robert Hadaway* as Tenant to the said *East George Clayton East*, and all those Two Cottages and Gardens thereunto belonging, containing One Acre and Twenty-six Perches and Three Acres and Three Perches respectively; and also all those several Pieces or Parcels of Arable, Meadow, Pasture, or Wood Land known by the Name of *Burtless Farm*, situate in the said Parish of *Hurley*, and then in the Occupation of the said *Robert Hadaway* as Tenant to the said *East George Clayton East*, distinguished by the several Names and containing the several Admeasurements thereafter mentioned, (that is to say,) *Knowltons*, containing Four Acres Three Roods and Thirty-four Perches, *Platt*, containing One Rood, *Great Lovels*, containing Eleven Acres and Thirteen Perches, *Upper* or *Middle Lovels*, containing Four Acres Two Roods and Seven Perches, *Little Lovels*, containing Four Acres Three Roods and Eighteen Perches, *Great Deans*, containing Forty-two Acres Three Roods and Fifteen Perches, *Hitchingtons*, containing Nine Acres Three Roods and Thirty-three Perches, *Botele Field*, containing Twenty Acres One Rood and Seven Perches, *Homestead*, containing One Acre and Thirty-three Perches, the *Meadow*, containing Eight Acres and Thirty-one Perches, *Porten Field*, containing Seventeen Acres and Twenty-two Perches, *Parnels*, containing Forty-one Acres Two Roods and Twenty-eight Perches; and all that Piece of Land called *Ridings*, also in the Occupation of the said *Robert Hathaway* as Tenant to the said *East George Clayton East*, being Part of the said Farm called *Burtless Farm*, and situate partly in the said Parish of *Hurley* and partly in the Parish of *White Waltham* in the said County of *Berks*, containing in the Whole by Admeasurement Fourteen Acres Three Roods and Six Perches; and also all that Brick Messuage or Dwelling House and Buildings, with the Barn, Yards, Garden, and Pleasure Ground thereunto belonging, situate at *Birchett's Grove* in the said Parish of *Hurley*, then late in the Occupation of Mr. *James Goldsmith* as Tenant to the said *East George Clayton East*, but then unoccupied; and also all Tithes of Corn, Grain, Wood, and Hay, and other Tithes, as well great as small, arising, increasing, or growing out of, in, or upon so much and such Part and Parcel of the said Close, Piece, or Parcel of Land called *Ridings* as was situate within the said Parish of *White Waltham*, and out of, in, or upon so much and such Part and Parcel of the said Close, Piece, or Parcel of Land called *Hitchingtons* as was situate in the same Parish, if any; and all other the Messuages, Farms, Lands, Tithes, Tenements, and Hereditaments whatsoever then late of the said Sir *William East*, situate and being in the said County of *Berks*, and so as aforesaid devised by the herein-before recited Will, with their Appurtenances, to which the said *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife, *Sir William Clayton* and *Dame Mary* his Wife, the said *John Sawyer*, and the said *East George Clayton East*, or any or either of them, were or might be entitled for any Estate or Interest, either vested or contingent, and either in Possession or Remainder, or otherwise howsoever, with their Appurtenances, to hold the same unto the said *William Broderip* and his Heirs, to such Uses, upon such Trusts, and to and for such Intents and Purposes, and with, under, and subject to such Powers, Provisoës, Declarations,

Declarations, and Agreements as the said *East George Clayton East* should by any Deed or Deeds, Instrument or Instruments in Writing, with or without Power of Revocation and new Appointment, to be sealed and delivered by him in the Presence of and attested by One, Two, or more credible Witness or Witnesses, from Time to Time direct, limit, or appoint; and in default of and until any such Direction, Limitation, or Appointment, to the Use of the said *East George Clayton East* and his Assigns during his Life, without Impeachment of Waste, with Remainder to the Use of the said *William Broderip* and his Heirs during the Life of the said *East George Clayton East*, in Trust for the said *East George Clayton East* and his Assigns, with Remainder to the Use of the said *East George Clayton East*, his Heirs and Assigns for ever; and by the same Indenture the said *John Lloyd Clayton, Rice Richard Clayton, Augustus Philip Clayton,* and *John Shawe Manley*, for himself and the said *Catherina Emelia* his Wife, (and the said *Sir William Clayton*, for himself and the said *Dame Mary* his Wife,) did covenant and agree, in or as of *Hilary* Term then last past, or before the End of *Easter* Term then next ensuing, or in or as of some other subsequent Term, to acknowledge and levy unto the said *William Broderip* and his Heirs, before His Majesty's Justices of the Court of Common Pleas at *Westminster*, One or more Fine or Fines *sur conuzance de droit come ceo, et cetera*, with Proclamations of the said Mansion House, Farms, Lands, Hereditaments, and Premises thereby granted and released; and it was thereby agreed, that the Fine or Fines to be levied as aforesaid should be and enure to the Uses, upon the Trusts, and for the Ends, Intents, and Purposes therein-before limited, expressed, and declared of and concerning the same: And whereas in or as of *Easter* Term One thousand eight hundred and thirty a Fine was duly levied in pursuance of the said Covenant in that Behalf contained in the last herein-before recited Indenture of Release: And whereas previously to the Date and Execution of the herein-before stated Indentures of the First and Second Days of *March* One thousand eight hundred and thirty the said *Hall Place* and other Estates in the County of *Berks* devised by the herein-before recited Will were valued by *Mr. Pheby* Surveyor at the Sum of Twenty-seven thousand seven hundred and ninety-six Pounds Ten Shillings, and the said Household Furniture and other Personal Estate and Effects by the herein-before recited Will directed to accompany the Possession of the same Estates, and to be enjoyed therewith as Heirlooms, except the Plate, were valued by *Mr. Griffiths* Valuer at One thousand five hundred and nine Pounds Two Shillings, and their Valuations amounted together to the Sum of Twenty-nine thousand three hundred and five Pounds Twelve Shillings, and the said Plate was valued by *Mr. Thomas Silversmith* at One thousand one hundred and forty-three Pounds Five Shillings and Three-pence: And whereas previously to the Date and Execution of the last-mentioned Indentures the Life Estate or Interest of the said *East George Clayton East*, of and in the said *Hall Place* and other Estates in the County of *Berks* and of and in the said Household Furniture and other Personal Estate and Effects, except the Plate, was valued by *Mr. Rainbow* the Actuary of the *Crown* Insurance Office at the Sum of Eighteen thousand seven hundred and eighty-four Pounds

Eighteen Shillings, and the contingent Interest of the said *John Shawe Manley* and *Catherina Emelia* his Wife at the Sum of Two thousand one hundred and twenty-nine Pounds Fifteen Shillings and Ten-pence, of the said *John Lloyd Clayton* at the Sum of Two thousand three hundred and seventy-three Pounds Fifteen Shillings and Sixpence, of the said *Rice Richard Clayton* at the Sum of Two thousand four hundred and thirty-eight Pounds Four Shillings and Nine-pence, of the said *Augustus Philip Clayton* at the Sum of Two thousand five hundred and twenty-nine Pounds Nineteen Shillings and Eight-pence, and the contingent Reversion of Dame *Mary Clayton* at the Sum of One thousand and forty-eight Pounds Twelve Shillings and Three-pence: And whereas the said *Catherina Emelia Manley*, *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, and *Augustus Philip Clayton* were severally baptized on the Days herein-after mentioned, that is to say, the said *Catherina Emelia Manley* on the Seventeenth Day of *December* One thousand seven hundred and eighty-nine, the said *East George Clayton East* on the Nineteenth Day of *May* One thousand seven hundred and ninety-four, the said *John Lloyd Clayton* on the Twenty-seventh Day of *September* One thousand seven hundred and ninety-six, the said *Rice Richard Clayton* on the Twenty-first Day of *January* One thousand seven hundred and ninety-eight, and the said *Augustus Philip Clayton* on the Fifth Day of *January* One thousand eight hundred: And whereas previously to the Date and Execution of the herein-before stated Indentures of the First and Second Days of *March* One thousand eight hundred and thirty, that is to say, on the Seventh Day of *September* One thousand eight hundred and twenty-nine, the said *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his Wife, made and signed an Agreement in the Words and Figures following; that is to say, "Memorandum:—Whereas we the undersigned are entitled, under the Will of our maternal Grandfather Sir *William East* Baronet, of *Hall Place*, who died in *October* One thousand eight hundred and nineteen, to the Reversion in Joint Tenancy in Fee expectant on the Death of our Brother *East George Clayton East* of the *Hall Place* Estate in the County of *Berks*, consisting of the Mansion House and Park, with Two Farms called the *Home Farm* and *Burtless Farm*, containing altogether about Five hundred Acres, be the same more or less, also to the Furniture and Fixtures and other Moveables of the said Mansion House; now, in consideration of the Sum of Ten thousand Pounds of lawful Money of *Great Britain*, to be paid within the Space of Six Calendar Months, we agree and do hereby covenant to bargain and sell all those our respective Shares and Interests in the above-recited Property unto the said *East George Clayton East*, his Heirs and Assigns, fully intending that he should be possessed of the said Property, with all its Appurtenances, as conveyed by the said Will of the said Sir *William East* Baronet, in Fee Simple, and absolutely at his own Disposal:" And whereas the Hereditaments comprised in the above-stated Agreement did not include the Plate so valued by Mr. *Thomas* as aforesaid, and a Receipt for the respective Shares of the said *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Shawe Manley* and *Catherina Emelia* his

Memorandum of Agreement, 7th Sep. 1829.

[Private.]

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his

his Wife was made and signed in the Words and Figures following:—
 “Four hundred and eight Pounds Ten Shillings and Sixpence:—
 Twentieth of *April* One thousand eight hundred and twenty-nine:—
 We the undersigned, being all the younger Brothers and the only Sister
 (with her Husband) of *East George Clayton* Esquire, who is now the
 Owner in Possession of the Mansion House of *Hall Place* in *Berk-*
shire, and of the Plate which the late *Sir William East* Baronet
 gave by his Will to the Use of the said *East George Clayton* for his
 Life, and after his Decease to the Use of such of his younger Brothers
 and Sister who should be living at the Decease of the said *East*
George Clayton, their Heirs and Assigns for ever, do hereby acknow-
 ledge to have received of the said *East George Clayton* the Sum of
 Four hundred and eight Pounds Ten Shillings and Sixpence for the
 Purchase of all our Right and Interest to and in the same Plate, which
 we have sold to him absolutely at Valuations that have been duly
 made of such Plate by *Richard Thomas* Silversmith, Number Three,
Strand, and of all our Interests therein, in the Proportions following;
viz. ‘One hundred and two Pounds Eight Shillings and Sixpence
 to me, *John Lloyd Clayton* ;’ ‘One hundred and four Pounds Nine-
 teen Shillings to me, *Rice Richard Clayton* ;’ ‘One hundred and nine
 Pounds Five Shillings to me, *Augustus Philip Clayton* ;’ ‘Ninety-one
 Pounds Eighteen Shillings to us, *John Sharwe Manley, C. E. Manley*.’”
 And whereas the respective Sums of Two thousand three hundred
 and eight Pounds Six Shillings and Ninety-one Pounds Eighteen
 Shillings were paid by the said *East George Clayton East* to the said
John Sharwe Manley as the Share of the said *Catherina Emelia Manley*
 in the said Sums of Twenty-nine thousand three hundred and twelve
 Pounds Twelve Shillings and One thousand one hundred and forty-
 three Pounds Five Shillings and Three-pence shortly after the Date
 and Execution of the said Indentures of the First and Second Days
 of *March* One thousand eight hundred and thirty: And whereas it
 is apprehended that the said Partition and Division intended to be
 carried into effect by the several herein-before recited Indentures of
 the Twenty-sixth and Twenty-seventh Days of *August* One thousand
 eight hundred and thirty-five is defective, by reason of the Trusts or
 Limitations to which the undivided Fifth Part or Share of the said
Catherina Emelia Manley of and in the said Premises agreed to be
 parted and divided as aforesaid became subject or liable by virtue
 of or under the herein-before recited Indenture of Settlement of the
 Thirteenth Day of *May* One thousand eight hundred and twenty-
 two: And whereas it is apprehended that the Title of the said *East*
George Clayton East to the said *Hall Place* and other Estates in the
 County of *Berks*, and to the said Household Furniture and other
 Personal Estate and Effects, so respectively conveyed and assured or
 expressed to be conveyed and assured by the herein-before recited
 Indentures of Lease and Release of the First and Second Days of
March One thousand eight hundred and thirty, and the said Fine
 levied in pursuance of the same Indenture of Release as aforesaid, is
 defective, by reason of the Trusts or Limitations to which the con-
 tingent Estate or Interest of the said *Catherina Emelia Manley* became
 subject or liable by virtue of or under the herein-before recited
 Indenture of Settlement of the Thirteenth Day of *May* One thousand
 eight hundred and twenty-two: And whereas the Sum of Two thou-
 sand

said four hundred Pounds and Four Shillings, the Aggregate of the said Two Sums of Two thousand three hundred and eight Pounds Six Shillings and Ninety-one Pounds Eighteen Shillings so paid to the said *John Sharwe Manley* as aforesaid, with Compound Interest thereon at the Rate of Four Pounds *per Centum per Annum*, computed by half-yearly Rests from the Second Day of *March* One thousand eight hundred and thirty to the Thirty-first Day of *May* now last past, amounts to the Sum of Three thousand one hundred and ninety-eight Pounds One Shilling and One Penny: And whereas on the said Thirty-first Day of *May* now last past the said *John Sharwe Manley* invested the said Sum of Three thousand one hundred and ninety-eight Pounds One Shilling and One Penny in the Purchase, in the Names of the said *East George Clayton East* and *Samuel Pole Sharwe* (the Trustees named in the herein-before recited Settlement of the Thirteenth Day of *May* One thousand eight hundred and twenty-two), of the Sum of Three thousand five hundred and four Pounds Fourteen Shillings and Four-pence Three Pounds *per Centum* Consolidated Bank Annuities, and the same Stock is now standing in their Names in the Books of the Governor and Company of the Bank of *England*: And whereas there has been Issue of the said Marriage between the said *John Sharwe Manley* and *Catherina Emelia* his Wife *John Clayton Manley*, *Augustus East Manley*, *William Campbell Manley*, *Robert George Manley*, and *Henry Francis Manley*, all of whom are Infants under the Age of Twenty-one Years, and no other Child: And whereas it would be greatly for the Benefit of the said *John Sharwe Manley* and *Catherina Emelia* his Wife, and of all other Persons claiming under the said Indenture of Settlement of the Thirteenth Day of *May* One thousand eight hundred and twenty-two, if the said Partition or Division were confirmed: And whereas it would be greatly for the Benefit of the said *John Sharwe Manley* and *Catherina Emelia Manley*, and of all other Persons claiming under the said Indenture of Settlement of the Thirteenth Day of *May* One thousand eight hundred and twenty-two, if the Sale and Conveyance so as aforesaid made to the said *East George Clayton East* were confirmed, and the said Sum of Three thousand five hundred and four Pounds Fourteen Shillings and Four-pence Three Pounds *per Centum* Consolidated Bank Annuities was directed to be held by the said *East George Clayton East* and *Samuel Pole Sharwe*, their Executors and Administrators, and their or his Assigns, upon Trust during the Life of the said *East George Clayton East* to receive the Dividends thereof, and from Time to Time accumulate the same in the Way of Compound Interest; and as to the said Bank Annuities and the Accumulations thereof, from and after the Decease of the said *East George Clayton East*, upon such and the same Trusts as are by the said Settlement of the Thirteenth Day of *May* One thousand eight hundred and twenty-two declared of and concerning the Monies and Premises thereby settled as aforesaid: And whereas the said several Objects cannot be effected without the Aid and Authority of Parliament: Therefore Your Majesty's most dutiful and loyal Subjects the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, and *John Sharwe Manley* and *Catherina Emelia* his Wife, and the said *John Sharwe Manley* on behalf of his

Partition made by Indentures of 26th and 27th August 1835 confirmed.

his said infant Children, do most humbly beseech Your Majesty that it may be enacted; and be it enacted by the Queen's most Excellent Majesty, by and with the Advice and Consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the Authority of the same, That the said Partition or Division made or purported to be made by the said several Indentures of the Twenty-sixth and Twenty-seventh Days of *August* One thousand eight hundred and thirty-five of the said Messuages or Tenements, Tithes, Lands, Rents, Policies, Hereditaments, and Premises in the same Indentures respectively mentioned shall be and the same is hereby ratified, confirmed, and established; and that such of the same Messuages or Tenements, Tithes, Lands, Rents, Policies, Hereditaments, and Premises as are herein-before mentioned to have formed the said Lots One, Three, Four, and Five so taken or intended to be taken on Partition as aforesaid, with their respective Appurtenances, shall, from and immediately after the passing of this Act, be and remain absolutely freed, acquitted, exonerated, and discharged of and from all and every the Trusts or Limitations to which the undivided Fifth Part or Share of the said *Catherina Emelia Manley* of and in the said Premises agreed to be parted or divided as aforesaid, or any of them, became subject or liable by virtue of or under the herein-before recited Indenture of Settlement of the Thirteenth Day of *May* One thousand eight hundred and twenty-two.

Hall Place Estate, and the Effects comprised in the Deeds of 1st and 2d March 1830, to be subject to the Uses of the last-mentioned Deed, discharged from the Trusts to which Mrs. Manley's contingent Interest became subject under her Settlement.

II. And be it further enacted, That the said Mansion House, Lands, and other Hereditaments, and Household Furniture and other Personal Estate and Effects, so respectively conveyed and assured or expressed to be conveyed and assured by the herein-before recited Indentures of Lease and Release of the First and Second Days of *March* One thousand eight hundred and thirty, and the said Fine levied in pursuance of the same Indenture of Release as aforesaid, shall respectively, from and immediately after the passing of this Act, go, remain, and be to the Uses, upon the Trusts, and with and under the Power of Appointment limited and declared of and concerning the same respectively in and by the said last-mentioned Indenture of Release, freed and absolutely discharged of and from all and singular the Trusts or Limitations to which the contingent Estate or Interest of the said *Catherina Emelia Manley* of and in the same Hereditaments and Premises respectively became subject or liable by virtue of or under the herein-before recited Indenture of Settlement of the Thirteenth Day of *May* One thousand eight hundred and twenty-two.

Trust of the Stock purchased with the 3,198*l.*s. 1*d.* paid by Mr. Manley.

III. And be it further enacted, That the said Sum of Three thousand five hundred and four Pounds Fourteen Shillings and Fourpence Three Pounds *per Centum* Consolidated Bank Annuities, now standing in the Name of the said *East George Clayton East* and *Samuel Pole Sharwe* in the Books of the Governor and Company of the Bank of *England*, as herein-before mentioned, shall henceforth be held by them, their Executors, Administrators, and Assigns, upon the Trusts, and with, under, and subject to the Powers, Provisoes, and Declarations herein-after declared or referred unto concerning

concerning the same, (that is to say,) upon Trust that they the said *East George Clayton East* and *Samuel Pole Sharwe*, and the Survivor of them, and the Executors or Administrators of such Survivor, or their or his Assigns, do and shall either permit and suffer the said Sum of Three thousand five hundred and four Pounds Fourteen Shillings and Four-pence Three Pounds *per Centum* Consolidated Bank Annuities to remain in its present State of Investment, or do and shall at any Time or Times sell, transfer, or dispose of the same, or any Part or Parts thereof, for such Price or Prices as they or he shall think fit, and do and shall lay out and invest the Money to arise by or from such Sale, Transfer, or Disposition, in their or his Names or Name, in the Purchase of a competent Share or competent Shares of any of the Parliamentary Stocks or Public Funds of *Great Britain*, or at Interest upon Government or Real Securities in *England* or *Wales*, and do and shall from Time to Time alter, vary, and transpose the same Stocks, Funds, and Securities as they or he shall think fit, but so that during the joint Lives of the said *John Sharwe Manley* and *Catherina Emelia* his Wife, and the Life of the Survivor of them, every such Sale, Conversion, Alteration, Variation, Investment, or Transposition as aforesaid shall be made with their, his, or her Consent in Writing; and do and shall stand and be possessed of and interested in the said Sum of Three thousand five hundred and four Pounds Fourteen Shillings and Four-pence Three Pounds *per Centum* Consolidated Bank Annuities, and the Monies to arise by or from any such Sale, Transfer, or Disposition as aforesaid, and the Stocks, Funds, and Securities in or upon which the same shall be laid out or invested, upon Trust that during the Life of the said *East George Clayton East* they the said *East George Clayton East* and *Samuel Pole Sharwe*, and the Survivor of them, and the Executors or Administrators of such Survivor, and their or his Assigns, do and shall receive the yearly Dividends, Interest, and annual Produce of the said Trust Monies, Stocks, Funds, and Securities, and do and shall lay out and invest the same in the Purchase, in their or his own Names or Name, of a competent Share or competent Shares of any of the Parliamentary Stocks or Public Funds of *Great Britain*, or at Interest upon Government or Real Securities in *England* or *Wales*, and do and shall from Time to Time, with such Consent as aforesaid of the said *John Sharwe Manley* and *Catherina Emelia* his Wife, or of the Survivor of them, alter, vary, or transpose the same Stocks, Funds or Securities, as they or he shall think fit, and do and shall receive the Dividends, Interest, and annual Produce of the same Stocks, Funds, and Securities and lay out or invest the same, in their or his Names or Name, in or upon Stocks, Funds, or Securities of a like Nature, to be from Time to Time altered, varied, or transposed as aforesaid, and do and shall repeat such Layings-out or Investments so that the Savings of the Dividends, Interest, and annual Produce of all and singular the said Trust Monies, Stocks, Funds, and Securities may from Time to Time during the Life of the said *East George Clayton East* accumulate in the Way of Compound Interest; and upon further Trust that the said *East George Clayton East* and *Samuel Pole Sharwe*, and the Survivor of them, and the Executors and Administrators of such Survivor, and their or

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his Assigns, do and shall from and after the Decease of the said *East George Clayton East* stand and be possessed of the said Sum of Three thousand five hundred and four Pounds Fourteen Shillings and Four-pence Three Pounds *per Centum* Consolidated Bank Annuities, or the Monies to arise from the Sale, Transfer, or Disposition of the same or any Part or Parts thereof, and the Stocks, Funds, or Securities in or upon which the same shall be invested, and the Dividends, Interest, and annual Produce of the same respectively, and all the Accumulations thereof, and the Stocks, Funds, or Securities in or upon which the same Dividends, Interest, and annual Produce and Accumulations shall be laid out or invested, upon and for such and the same Trusts, Intents, and Purposes, and with, under, and subject to such and the same Powers, Provisoos, and Declarations, as are in and by the said Indenture of Settlement of the Thirteenth Day of *May* One thousand eight hundred and twenty-two declared and contained of and concerning the said Monies and Premises thereby settled as aforesaid.

As to Ap-
pointment of
new Trus-
tees.

IV. Provided always, and be it further enacted, That the said Power of appointing new Trustees contained in the herein-before recited Indenture of Settlement of the Thirteenth Day of *May* One thousand eight hundred and twenty-two shall be deemed and taken to authorize from Time to Time the Appointment of a new Trustee or new Trustees under this Act, in the same Manner as if the Trusts herein-before declared had been declared in and by the last-mentioned Indenture.

General
Saving.

V. Saving always to the Queen's most Excellent Majesty, Her Heirs and Successors, and to all and every other Persons and Person, Bodies Politic and Corporate, his, her, and their Heirs, Successors, Executors, and Administrators, (other than and except the said *East George Clayton East*, *John Lloyd Clayton*, *Rice Richard Clayton*, *Augustus Philip Clayton*, *John Sharwe Manley* and *Catherina Emelia* his Wife, *John Clayton Manley*, *Augustus East Manley*, *William Campbell Manley*, *Robert George Manley*, and *Henry Francis Manley*, and any Child or Children of the said *John Sharwe Manley* by the said *Catherina Emelia* his Wife hereafter to be born, and any Issue to be born in the Lifetime of the said *John Sharwe Manley* and *Catherina Emelia Manley* his Wife, or of the Survivor of them, or of any of the Children born or to be born of the said *John Sharwe Manley* and *Catherina Emelia* his Wife, and all and every other Persons and Person claiming or to claim under the herein-before recited Indenture of Settlement of the Thirteenth Day of *May* One thousand eight hundred and twenty-two,) all such Estate, Right, Title, Interest, Claim, or Demand whatsoever, of, in, to, or out of the said Hereditaments and Premises so agreed to be parted and divided as aforesaid, or any of them, or any Part or Parts thereof respectively, or of, in, to, or out of the said Hereditaments, Effects, and Premises so respectively expressed to be conveyed and assured by the herein-before recited Indenture of Lease and Release of the First and Second Days of *March* One thousand eight hundred and thirty, and the said Fine levied in pursuance of the same Indenture of
Release

Release as aforesaid, or any of them, or any Part or Parts thereof, as they, every or any of them, had before the passing of this Act, or would, could, or might have had or enjoyed in case this Act had not been made.

VI. And be it further enacted, That this Act shall be printed by the several Printers to the Queen's most Excellent Majesty duly authorized to print the Statutes of the United Kingdom; and a Copy thereof so printed by any of them shall be admitted as Evidence thereof by all Judges, Justices, and others.

Copy of Act
as printed by
the Queen's
Printers to
be Evidence.

LONDON: Printed by GEORGE EYRE and ANDREW SPOTTISWOODE,
Printers to the Queen's most Excellent Majesty. 1837.

