

W. G. Greenfield

Date



Tatfield



entered into this *seventeenth* day of *July* *One thousand*

nine hundred and five **Between** *Granville Charles Gresham*
Leveson Gower of *Tisbury Place* in the County of *Surrey* Esquire (hereinafter called the Landlord) of the one part and **The Parish Council of Tatsfield** of the Parish of *Tatsfield* in the County of *Surrey* (hereinafter called the Tenant) of the other part.

Parcels

The Landlord agrees to let and the Tenant agrees to take **that** piece or parcel of land situated at *Tatsfield* in the County of *Surrey* containing an area of *two acres* lately forming part of a Farm and lands known as *Tatsfield Park Farm* and more particularly delineated and described in the plan annexed hereto and thereon colored pink.

Exceptions and reservations of mines &c

Except and reserved unto the Landlord all mines quarries timber and tellars and right to enter upon the said land and premises to dig cut fell or carry away the same or any part thereof

Of liberty to enter and view premises

And also liberty to enter and view the condition and cultivation of the premises and to repair and amend the same and for all other reasonable purposes.

Liberty to resume parts of premises for building and other purposes

And also liberty to resume any parts of the premises for making new roads erecting cottages and adding gardens opening stone quarries or for railway or for building or other purposes making the Tenant compensation by reduction of rent at the rate of *Two pounds* for every acre and so in proportion for a less quantity of land so taken.

Term

For the term of *Fourteen* years from the *Twenty ninth* day of *September* *One thousand nine hundred and five*

Yearly rent

The yearly rent of *Four pounds* payable half yearly at *Lady Day* and *Michaelmas* clear of all deductions except *Land tax* and *Landlords Property tax*.

Agreements by Tenant

The Tenant covenants with the Landlord as follows:—

To pay rent and taxes.

To pay the rent as hereinbefore reserved and the rates taxes and all outgoings whatsoever (except as aforesaid)

To properly cultivate lands.

To cultivate the lands according to the custom of the Country in a regular course of good husbandry and so leave the same

To repair hedges &c

To keep and leave all the hedges in good repair and lay and plaish the same at proper seasons of the year and keep open and clean the ditches.

To protect fruit and other trees.

Not to cut down lop or grub up any timber trees or tellars nor cut down grub up or destroy any part of the timber or trees but to protect the same and all fruit or other trees from damage by cattle or otherwise.

Not to assign or underlet

Not to assign underlet or part with this Agreement or the said premises (except as Allotments which may be underlet to Labourers) without the written consent of the Landlord.

Costs of Agreement and Lease.

To pay the sum of *Two Guineas* and stamp duty to the Solicitor of the said Landlord for preparing and executing this Agreement.

On the expiration of the said term to deliver up the premises without any claim for compensation on account of improvements or otherwise under any Statutory power or otherwise.

Proviso for re-entry.

Provided always that in case the rent or any part thereof shall be in arrear for twenty one days or in case of breach of any of the Tenant's covenants the Landlord may reenter and thereupon this Tenancy shall absolutely determine. **Provided also** that any receipts to be given for any rent shall not be deemed a waiver of any forfeiture penalty or increased rent.

Fencing.

That Landlord shall on the commencement of the Tenancy erect on the North and East sides of the said plot of land a wire fence.

Arbitration clause.

If whenever any dispute or question shall arise between Landlord and Tenant touching these presents or anything herein contained or the construction hereof or the rights duties or liabilities of either party in connection with the premises the matter in difference shall be referred to two arbitrators or their Umpire pursuant to and so as with regard to the mode and consequence of the reference and in all other respects to conform to the provisions in that behalf contained in the Arbitration Act 1889 or any then subsisting Statutory modification thereof.

Interpretation clause.

That word "Landlord" shall include the person or persons for the time being entitled in reversion expectant on the term hereby granted and the word "Tenant" shall include their successors and assigns.

In witness whereof the Landlord hath hereunto set his hand and seal and the Tenant hath affixed their Common Seal the day and year first above written.

Signed Sealed and Delivered by the above named Granville Charles Gresham Leveson Gower in the presence of.

G. Charles G. Leveson Gower

A. C. Brassey
Apthorpe Hall, Wmsford
J. P. Northants



1/1/01

Dated 17th July 1905

Lease
Ramsbottom

2373

2374

G. G. Liverson Gower
Esquire

to

The Tatsfield Parish
Council

Lease of a piece
of land at Tatsfield, Surrey.

BOARD OF
AGRICULTURE & FISHERIES
REC^d SEP 16 1905
103 5026

[Handwritten signature]

111801
1905

