

Telegrams:
LITTLE-GADDESSEN.
Station:
BERKHAMPSTEAD. 5 MILES

ASHRIDGE ESTATE OFFICE,
LITTLE GADDESSEN,
BERKHAMPSTEAD.

13th January, 1920.

Dear Sir,

I enclose, in duplicate, the Lease of "The Lawn" to the Parish Council of Ivinghoe, and shall be obliged if you will please obtain the execution of the documents by the Chairman of the Council, and return one to me.

Yours faithfully,

W. H. Healey

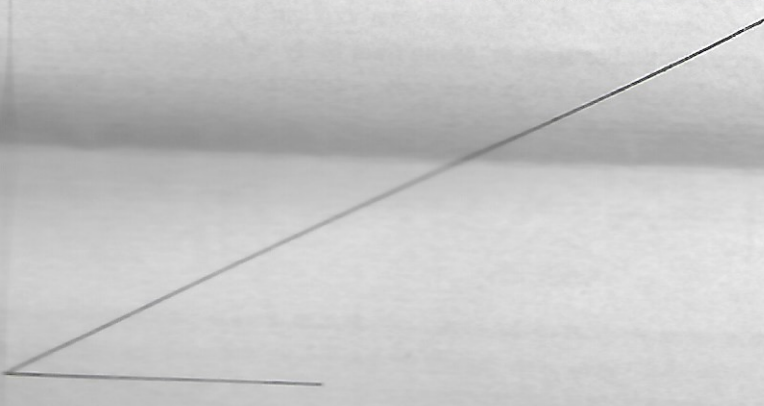
Mr C.H.Nicholes, Wards Hurst.



Lease

made the *Thirteenth* — day of — *January* — 18*92*.
between the Right Honourable ADELBERT WELLINGTON BROWNLOW, EARL
BROWNLOW (who is hereinafter designated as the "Landlord"), by W. F. WHEATLEY, Esq., of Ashridge
Estate Office, in the County of Hertford, his Agent, of the one part; and *The Parish* —
Council — of *Irvinghoe* —
in the County of *Buckingham* — who (and whose Executors and Administrators
are hereinafter designated as the "Tenant") of the other part.

The Landlord agrees to lease unto the Tenant, and the Tenant agrees to take, upon and subject to the
terms herein mentioned, — the ~~land~~ *land* late in the occupation of *The said Parish* —
Council —, situate in the *Parish* —
of Irvinghoe — in the County of *Buckingham* — as the same is
particularly described in the Schedule hereunder written, namely, —

No. on Ordnance Map.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
267	"The Lawn" — Grass —	3	2	14
				
		3	2	14

The total Quantity (or thereabouts) being — A

with all easements and appurtenances to the same belonging: reserving unto the Landlord as
follows: (that is to say)

All mines, minerals, stones, gravel, and clay, in and under the same hereditaments, ~~with the power of entry~~
~~to dig for and to work the same~~ ~~with the power of entry~~ ~~to dig for and to work the same~~
~~for any purpose~~ ~~with the power of entry~~ ~~to dig for and to work the same~~
same: And (save as provided by the Ground Game Act, 1880), all the game, rabbits, wild-fowl, and fish, on
the same hereditaments; with exclusive powers of entry as aforesaid, to hunt, fish, take and preserve the
same: And also powers of entry ~~to dig for and to work the same~~ ~~with the power of entry~~ ~~to dig for and to work the same~~
to view the state of the said premises hereby demised.

Notwithstanding of the Agricultural Holdings (England) Act, 1906, shall not apply to this tenancy.

For Twenty one years

And the Tenant hereby covenants with the Landlord as follows, (namely),

To pay all rates and taxes, except land-tax and landlord's property-tax, and not to underlet, assign, or part with the possession of the land, or any part thereof, without the consent, in writing, of the Landlord or his Agent.

To ~~plough, dig, manure, and cultivate the said land, subject to the rules of good husbandry, and in accordance with the reasonable directions of the Landlord or his Agent, and deliver from time to time, when required to do so, to the Landlord or his Agent, a true account or statement showing how and in what manner the said land has been, or is to be, cultivated, and permit and suffer the Landlord or his Agent, from time to time to enter upon the said land for the purpose of examining the cultivation thereof.~~

To ~~keep all times the said land in clean condition and good heart, and free from couch grass, nettles, thistles, and other noxious weeds, to mow and cleanse, as often as occasion shall require, the ditches belonging to the said land, and also keep all gates and gate-irons, stiles, posts, rails, and fences, watercourses, drains, and ditches, in good order and repair, and in default thereof the Landlord or his Agent may, from time to time, after giving one month's notice to the Tenant, cause the same to be done, and the expense thereof shall and may be recovered of the Tenant by distress or otherwise in respect, or by action at law.~~

Not to cause or suffer any foot-paths, roads, or other ways to be made in or over any part of the land, *nor to erect any buildings or permit any market or fair to be held thereon nor to allow the said land to be mown at any time.*

Not to cut down, lop, top, or crop any timber trees or young trees likely to become timber, nor to destroy, cut or injure any fruit or other trees; and in the winter in each year to trim the hedges, and keep the same in a neat wedge-like form and in good order and condition at all times.

Not to take or sell any earth, chalk, clay, marl, flint, stones, or gravel from off the said land, without the consent of the Landlord or his Agent.

~~Provided always that if and whenever any part of the rents and other payments before reserved shall be in arrear for twenty-one days, whether the same shall have been legally demanded or not, and no sufficient distress can be found upon the holding to satisfy such arrears, or if and whenever there shall be a breach by the Tenant of any of the conditions and agreements herein contained, or if and whenever the Tenant shall become bankrupt, or compound with his creditors, or execute any bill of sale or assignment of his effects, or suffer his effects or any part thereof to be taken in execution, then and in any of such cases (save as provided by the Conveyancing and Law of Property Act, 1881) the Landlord may re-enter upon any part of the holding in the name of the whole, and thereupon this tenancy shall be absolutely determined, and the Tenant shall pay a proportionate part of all rents, rates, taxes, and other outgoings then accruing due for the part of the current quarter up to the date of such determination.~~

As Witness the hands of the Parties hereto, the day and year first above written.

Signed by the above-named W. F. WHEATLEY.

In the presence of

J. Parsons

W. F. Wheatley

the Chairman of