ANNO QUINQUAGESIMO TERTIO

GEORGII III. REGIS.

Cap. 49.

An Act for enabling the Prebendary of *Cantlowes*, in the Cathedral Church of *Saint Paul*, in *London*, to grant a Leaſe, with Powers of Renewal, of the Prebendal Lands of *Kentiſh Town*, in the County of *Middleſex*. [15th *April* 1813.]

WHEREAS by an Act paſſed in the Forty-fifth Year of the Reign of His preſent Majeſty, intituled *An Act for confirming certain Building Leaſes, granted by the Right Honourable* Charles *Earl* Camden *deceaſed, and the Prebendary of the Prebend of* Cantlowes, *in the Cathedral Church of* Saint Paul *in* London, *and by the Right Honourable* John Jeffreys, *now Earl* Camden, *and the ſaid Prebendary; and for enabling the ſaid* John Jeffreys *Earl* Camden, *and others, with the Conſent of the Prebendary, to grant ſimilar Leaſes in future of the Prebendal Lands of* Kentiſh Town, *in the County of* Middleſex; *and for rectifying a Miſtake in the preſent Earl's Marriage Settlement, relating to thoſe Lands*: Reciting therein, that by an Indenture of Leaſe, perfected by Livery of Seiſin, bearing Date on or about the Thirteenth Day of *May* in the Year One thouſand ſeven hundred and eighty, and made between the Reverend *Anthony Hamilton* Doctor in Divinity, Canon and Prebendary of the Prebend called *Cantlowes*, otherwiſe *Cantlers*, otherwiſe *Kentiſh Town*, in the Cathedral Church of *Saint Paul* in *London*, of the One Part; and *Auguſtine Greenland* Gentleman, ſince deceaſed, of the other Part: He, the ſaid *Anthony Hamilton*, did demiſe, grant, and to farm let unto the ſaid *Auguſtine Greenland*, all that the capital Meſſuage and Manor Houſe of *Cantlowes*, otherwiſe

45 G. 3. c. 130.

Leaſe of 13th May 1780.

otherwiſe *Cantlers*, otherwiſe *Kentiſh Town*, and all the Scite, Circuit, and Precinct of the ſame, ſituate in the Pariſh of *Saint Pancras*, otherwiſe *Kentiſh Town*, in the County of *Middleſex*; and alſo all the Demeſne Lands of the Manor of *Cantlowes*, otherwiſe *Cantlers*, otherwiſe *Kentiſh Town*, with the Appurtenances (except ſuch Parts thereof as were Copyhold): To hold the ſame unto the ſaid *Auguſtine Greenland*, his Heirs and Aſſigns, for and during the Lives of the Honourable *John Jeffreys Pratt* (then the Right Honourable *John Jeffreys* Earl *Camden*), *Henry Hardinge* Clerk, and *Thomas Walpole* Eſquire, and the Life of the longeſt Liver of them; at and under the yearly Rent of Forty-three Pounds Ten Shillings: And further reciting, that by Indentures of Leaſe and Releaſe, bearing Date reſpectively, on or about the Twenty-ninth and Thirtieth Days of *December*, in the Year One thouſand ſeven hundred and eighty-five, the Releaſe being of Ten Parts, and made between the Right Honourable *Charles* Lord *Camden*, afterwards Earl *Camden*, and ſince deceaſed, Preſident of His Majeſty's Moſt Honourable Privy Council, of the Firſt Part; the ſaid *John Jeffreys Pratt* then Earl *Camden*, and One of His Majeſty's Principal Secretaries of State, only Son of the ſaid *Charles* Lord *Camden*, of the Second Part; the ſaid *Auguſtine Greenland*, of the Third Part; *Frances Moleſworth* Spinſter, of the Fourth Part; the Honourable *Richard Bingham*, and *Robert Smith* Eſquire, of the Fifth Part; *Benjamin Price* Gentleman, of the Sixth Part; *William Bumpſtead* Eſquire, of the Seventh Part; *John Pratt* Eſquire and *George Hardinge* Eſquire, of the Eighth Part; the Right Honourable *Charles* Lord *Lucan* of *Ireland*, and Sir *William Moleſworth* Baronet, of the Ninth Part; and the Right Honourable *George Henry Fitzroy*, commonly called *Earl of Euſton*, and the Right Honourable *George John* Earl *Spencer*, therein called *John George Earl Spencer*, of the Tenth Part; being the Settlement made in Contemplation of the Marriage then intended, and ſoon after had between the ſaid *John Jeffreys Pratt* and *Frances Moleſworth*: Reciting in the Releaſe (among other Things), that the ſaid *Charles* Lord *Camden* and *John Jeffreys Pratt* were, or One of them was, entitled to the capital Meſſuage and Manor Houſe of *Cantlowes*, otherwiſe *Cantlers*, otherwiſe *Kentiſh Town*, and of and in the Scite, Circuit, and Precinct of the ſame, ſituate, lying, and being within the Pariſh of *Saint Pancras*, otherwiſe *Kentiſh Town*, in the County of *Middleſex*, with the Demeſne and other Lands and Hereditaments, to the ſame belonging, for and during the Lives of the ſaid *John Jeffreys Pratt*, *Henry Hardinge*, and *Thomas Walpole*, under and by virtue of the aforeſaid Indenture of Leaſe, which is therein mentioned to have been granted by the ſaid *Anthony Hamilton* unto the ſaid *Auguſtine Greenland*, as a Truſtee for and on the Behalf of the ſaid *Charles* Lord *Camden* and *John Jeffreys Pratt*, they the ſaid *Charles* Lord *Camden* and *John Jeffreys Pratt* did grant, bargain, ſell, releaſe, and confirm, unto the ſaid *John Pratt* and *George Hardinge*, and their Heirs, divers Manors, Meſſuages, Lands, Tenements, and Hereditaments, ſituate in the Counties of *Brecon*, *Oxford*, *Glouceſter*, *Suffolk*, and *Middleſex*, therein deſcribed, (and of which the ſaid *Charles* Lord *Camden* and *John Jeffreys Pratt*, or One of them, were or was then ſeiſed in Fee), with the Appurtenances: To hold the ſame unto the ſaid *John Pratt* and *George Hardinge*, and their Heirs; to the ſeveral Uſes, and upon and for the Truſts, Intents, and Purpoſes, to take Effect after the Solemnization of the ſaid then intended Marriage, therein and herein-after mentioned; (that is to ſay): To the Uſe of the ſaid *Charles* Lord *Camden*, and his Aſſigns, for his Life; with Remainder to the Uſe of the ſaid *John*

Leaſe and Releaſe of 29th and 30th December 1785.

Pratt and *George Hardinge*, and their Heirs, during the Life of the ſaid *Charles* Lord *Camden*, upon Truſt, to ſupport the contingent Remainders; with Remainder to the Uſe of the ſaid *John Jeffreys Pratt*, and his Aſſigns, for his Life; with Remainde r to the Uſe of the ſaid *John Pratt* and *George Hardinge*, and their Heirs, during the Life of the ſaid *John Jeffreys Pratt*, upon Truſt, to preſerve the contingent Remainders; and from and after his Deceaſe to the Uſe and Intent that the ſaid *Frances Moleſworth* and her Aſſigns (if ſhe ſhould ſurvive the ſaid *Charles* Lord *Camden* and *John Jeffreys Pratt*) might have, receive, and take, during her Life, one annual Rent or clear yearly Sum of Two thouſand Pounds, by four equal Quarterly Payments, with the uſual Powers for recovering the ſame, and ſubject thereto; to the Uſe of the ſaid *Charles* Lord *Lucan* and Sir *William Moleſworth*, their Executors, Adminiſtrators, and Aſſigns, for the Term of One hundred Years, upon the uſual Truſts, for better ſecuring the Payment of the ſaid Rent Charge, and ſubject thereto; to the Uſe of the ſaid *George Henry* Earl of *Euſton*, and *George John* Earl *Spencer*, their Executors, Adminiſtrators, and Aſſigns, for the Term of Five hundred Years, upon the Truſts therein and herein after mentioned, and ſubject thereto; to the Uſe of the Firſt, Second, and other Sons of the ſaid *John Jeffreys Pratt*, by the ſaid *Frances Moleſworth*, ſeverally and ſucceſſively in Tail Male, with Remainder; to the Uſe of ſuch Perſon and Perſons, and for ſuch Eſtate and Eſtates as the ſaid *Charles* Lord *Camden* and *John Jeffreys Pratt* ſhould, during their joint Lives, by any Deed or Deeds to be executed and atteſted as therein mentioned, direct or appoint; and in Default thereof, to the Uſe of the ſaid *John Jeffreys Pratt*, his Heirs and Aſſigns, for ever; and it was thereby declared, that the ſaid Term of Five hundred Years was limited, in Truſt, for raiſing ſuch Sum of Money for the Portion or Portions of the Child or Children of the ſaid *John Jeffreys Pratt*, by the ſaid *Frances Moleſworth*, (except an eldeſt or only Child) as therein and hereinafter is mentioned; (that is to ſay), if there ſhould be but One ſuch Child, the Sum of Eight thouſand Pounds; and if there ſhould be Two ſuch Children, the Sum of Ten thouſand Pounds; and if there ſhould be Three or more, the Sum of Twelve thouſand Pounds, to be paid at the Ages or Times therein mentioned: And the ſaid *Auguſtine Greenland*, by the Direction of the ſaid *Charles* Lord *Camden* and *John Jeffreys Pratt* did bargain, ſell, and releaſe; and the ſaid *Charles* Lord *Camden* and *John Jeffreys Pratt* did grant, releaſe, and confirm unto the ſaid *Charles* Lord *Lucan* and Sir *William Moleſworth*, and their Heirs, all that the Toft or Scite of the late capital Meſſuage and Manor Houſe of *Cantlowes*, otherwiſe *Cantlers*, otherwiſe *Kentiſh Town* aforeſaid, and all and ſingular the Lands, Tenements, and Hereditaments compriſed in the ſaid therein-before recited Indenture of Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, with the Appurtenances; to hold the ſame unto the ſaid *Charles* Lord *Lucan* and Sir *William Moleſworth*, and their Heirs, for and during the Lives of the ſaid *John Jeffreys Pratt*, *Henry Hardinge*, and *Thomas Walpole*, and the Life of the Survivor of them; in Truſt (after the Solemnization of the ſaid intended Marriage) for ſuch Perſon or Perſons as ſhould from Time to Time, under or by virtue of the ſaid Indenture of Releaſe and Settlement, be entitled to the Freehold Manors, Meſſuages, Lands, Tenements, and Hereditaments, therein-before ſecondly granted and releaſed by the ſaid *Charles* Lord *Camden* and *John Jeffreys Pratt* (being the ſaid Freehold Manors, Meſſuages, Lands, Tenements, and Hereditaments, in the Counties of *Brecon*, *Oxford*, *Glouceſter*, *Suffolk*, and *Middleſex*, thereby

thereby ſettled as aforeſaid); and for ſuch Uſes, Intents, and Purpoſes, and under and ſubject to ſuch Powers, Proviſoes, Declarations, and Agreements, as were therein expreſſed, declared, and contained, of and concerning the ſame Freehold Manors, Meſſuages, Lands, Tenements, and Hereditaments, ſo far as the Nature of the ſaid Leaſehold Hereditaments would admit: And in and by the ſaid Indenture of Releaſe and Settlement, the ſaid *Charles* Lord *Camden* and *John Jeffreys Pratt* covenanted that they, or One of them, would from Time to Time, during their Lives, and the Life of the Survivor, procure, or endeavour to procure, a new Leaſe of the ſaid Leaſehold Hereditaments and Premiſes, as often as any Life ſhould drop; and the ſaid *Frances Moleſworth* to be named as One of the *Ceſtuique Vies* in the next Renewal, if ſhe ſhould ſurvive any of the preſent *Ceſtuique Vies*: And it was thereby declared and agreed, that all new Leaſes to be taken of the ſaid Premiſes ſhould be ſubject and liable to the like Truſts as were therein-before declared of and concerning the ſame Premiſes: And further reciting, that by an Act of Parliament paſſed in the Twenty-eighth Year of His preſent Majeſty's Reign, intituled *An Act for enabling* Charles *Earl* Camden *to grant, in the Manner therein mentioned, Building Leaſes of the Prebendal Lands at* Kentiſh Town, *in the County of* Middleſex; after reciting the ſaid Indenture of Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty; and that, by an Indorſement made thereon, the Twenty-ſixth Day of *January* One thouſand ſeven hundred and eighty-eight, the ſaid *Auguſtine Greenland* had declared, that the ſaid Premiſes, therein compriſed, were granted to him in Truſt for the ſaid *Charles* Earl *Camden*, his Heirs and Aſſigns; and reciting, that many Parts of the ſaid Demeſne Lands lay commodiouſly for the Purpoſe of Building; and that it would be for the Advantage of the ſaid *Charles* Earl *Camden* and his Heirs, and of the ſaid Prebendary, and his Succeſſors, if long Terms might be granted of ſuch Parts thereof, on Building Leaſes; It was enacted, that it ſhould be lawful for the ſaid *Auguſtine Greenland*, his Heirs and Aſſigns, by the Direction of the ſaid *Charles* Earl *Camden*, his Heirs and Aſſigns, and for the ſaid *Anthony Hamilton*, and his Succeſſors, Prebendaries of *Cantlowes* aforeſaid, to demiſe and leaſe any Parts or Parcels of the ſaid Demeſne Lands of *Cantlowes*, for any Term not exceeding Ninety-nine Years, to any Perſon or Perſons, for the Purpoſe of building thereupon, on the Terms and ſubject to the Reſtrictions and Conditions therein-after mentioned: And it was thereby provided and enacted, that the Conſideration of ſuch Leaſe ſhould be an annual Rent only, and that no Fine or Fore-gift ſhould be taken for the ſame; and that the beſt Rent ſhould be reſerved thereupon, which could be gotten for the ſame; and that the Leſſee or Leſſees ſhould be bound to build, within ſuch Time as ſhould be judged reaſonable by the ſaid *Charles* Earl *Camden*, his Heirs and Aſſigns, and the ſaid Prebendary, and his Succeſſors, according to the Nature of the Caſe, and the Terms of the Contract; and that the Leaſe ſhould be rendered void, if the Leſſee or Leſſees ſhould fail to build within the Time to be aſcertained; and that no more Land ſhould be demiſed than ſhould be covered with Buildings, together with convenient Parcels of Land for Yards, Areas, and Gardens thereto: And it was further enacted, that it ſhould be lawful for the ſaid *Charles* Earl *Camden*, his Heirs and Aſſigns, and the ſaid Prebendary and his Succeſſors, to ſet out a competent Part of the ſaid Lands for Paths, Roads, and Streets, to and from the Highway neareſt to the Buildings, to be erected thereon; and which ſaid Act contains a Clauſe

28 Geo. 3.

for

for ſaving the Rights of all Perſons, except the ſaid *Anthony Hamilton* and his Succeſſors, and the ſaid *Charles* Earl *Camden*, his Heirs and Aſſigns: And further reciting, that by certain Articles of Agreement, bearing Date the Twenty-fifth Day of *September*, in the Year One thouſand ſeven hundred and eighty-nine, and made between the ſaid *Auguſtine Greenland* and *Charles* Earl *Camden*, of the Firſt Part; the ſaid *Anthony Hamilton*, of the Second Part; and *Richard Holbrook*, of the Third Part; it was covenanted and agreed that the ſaid *Auguſtine Greenland* and *Anthony Hamilton* ſhould, as ſoon as the Meſſuages or Tenements to be erected as therein-after mentioned, upon the Piece or Parcel of Ground therein-after deſcribed, ſhould be erected and covered in, grant unto the ſaid *Richard Holbrook*, his Executors, Adminiſtrators, and Aſſigns, or unto ſuch Perſon or Perſons as he or they ſhould name, Indentures of Leaſe, with all uſual Covenants, of all that Piece or Parcel of Ground, containing, by Admeaſurement, Two Acres Three Roods and Eleven Perches, little more or leſs, therein particularly mentioned and deſcribed, (being Part of the Lands compriſed in the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty), and of all and ſingular the Meſſuages or Tenements and Buildings to be erected and built thereon, with the Appurtenances, from the Feaſt Day of *Saint John the Baptiſt*, then laſt, for the Term of Ninety-nine Years, at the yearly Rent of Twelve Pounds for the firſt Two Years and an Half of the ſaid Term, and for the Reſidue of the ſaid Term, at the ſeveral yearly Rents (to be divided and apportioned as therein-after mentioned) amounting together in the Whole to the yearly Rent or Sum of Seventy Pounds for the Whole of the ſame Piece of Ground, clear of Land and all other Taxes whatſoever; in the Apportionment of which ſaid annual Rent of Seventy Pounds, not more than the annual Sum of Five Pounds ſhould be charged as a Rent on any One Houſe, and under and ſubject to the ſeveral Covenants therein-after particularly mentioned and ſet forth; and the ſaid *Richard Holbrook* did thereby covenant that he, his Executors, Adminiſtrators, or Aſſigns, would accept ſuch Indentures of Leaſe; and that he or they would, before the Expiration of Three Years, to be computed from *Midſummer Day* then laſt, erect, build, and completely finiſh, on the ſaid Parcel of Ground, One uniform Row of Houſes, of the Deſcription therein ſpecified, in a ſubſtantial and workmanlike Manner, and as therein is particularly mentioned and ſet forth; and reciting, that the ſaid *Richard Holbrook* having proceeded to build upon the ſaid Parcel of Ground, agreed to be leaſed to him as aforeſaid, conformably to the Stipulations in the ſaid Articles of Agreement, Eight diſtinct and ſeparate Leaſes (being the Eight Firſt Leaſes mentioned in the Schedule thereunto annexed) were afterwards, in purſuance of the ſaid Articles, granted by the ſaid *Auguſtine Greenland*, *Charles* Earl *Camden*, and *Anthony Hamilton*, and by the ſaid *Auguſtine Greenland*, *John Jeffreys* Earl *Camden*, and *Anthony Hamilton*, after the Deceaſe of the ſaid *Charles* Earl *Camden*, to the ſaid *Richard Holbrook*, or his Nominee, of different Parts of the ſaid Parcel of Ground, and of the Houſes and Buildings thereupon erected, with the Appurtenances, for the Term of Ninety-nine Years reſpectively from *Midſummer* One thouſand ſeven hundred and eighty-nine, at and under ſeveral yearly Ground Rents, amounting together to the yearly Sum of Seventy Pounds, being the full Amount of the Rent in the ſaid Articles of Agreement ſtipulated to be paid for the Whole of the ſaid Parcel of Ground, and Three diſtinct Leaſes (being the next Three ſucceeding Leaſes in the ſaid Schedule) were afterwards granted by the ſaid

Articles of 25th Sept. 1789, with Richard Holbrook.

Auguſtine Greenland, *John Jeffreys* Earl *Camden*, and *Anthony Hamilton*, to the ſaid *Richard Holbrook*, or his Nominee, of remaining Parts of the ſaid Parcel of Ground, and of the Houſes and Buildings thereupon erected, with the Appurtenances, for the like Term of Ninety-nine Years reſpectively, at Pepper Corn Rents only, in regard that the full Amount of the Rent ſtipulated for by the ſaid Articles of Agreement, had been already reſerved upon the ſaid former Leaſes as aforeſaid: And further reciting, that by other Articles of Agreement, bearing Date the Firſt Day of *June* One thouſand ſeven hundred and ninety, the ſaid *Auguſtine Greenland*, *Charles* Earl *Camden*, and *Anthony Hamilton*, agreed to let unto *John Joyce* a Piece of Ground at *Kentiſh Town*, containing about Seventy Feet on the Eaſt and Weſt Sides, and about One hundred Feet on the North and South Sides; being other Part of the Lands compriſed in the aforeſaid Indenture of Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, for the Purpoſe of building thereon, at and under the yearly Rent of Ten Pounds Ten Shillings; and the ſaid *John Joyce* having built Four Houſes thereon, purſuant to the ſaid Agreement, the ſaid *Auguſtine Greeland*, *Charles* Earl *Camden*, and *Anthony Hamilton*, afterwards granted a Leaſe (being the Twelfth Leaſe in the ſaid Schedule) to the ſaid *John Joyce*, of the ſaid laſt-mentioned Piece of Ground, and of the Houſes thereon erected, with the Appurtenances, for the Term of Ninety-nine Years from *Michaelmas* One thouſand ſeven hundred and eighty-nine, at and under the ſaid yearly Rent of Ten Pounds Ten Shillings: And further reciting, that by other Articles of Agreement, bearing Date the Second Day of *June* One thouſand ſeven hundred and ninety, and made between the ſaid *Auguſtine Greenland* and *Charles* Earl *Camden*, of the Firſt Part; the ſaid *Anthony Hamilton*, of the Second Part; and *Joſeph Kirkman* and *Alexander Hendy*, of the Third Part; after reciting, that the ſaid *Joſeph Kirkman* and *Alexander Hendy* had propoſed to take and build upon, at the Times and in the Manner therein mentioned, the ſeveral Pieces or Parcels of Land therein particularly deſcribed, and containing in the Whole Ninety-nine Acres Two Roods and Nine Perches (being other Part of the Lands compriſed in the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty), they the ſaid *Joſeph Kirkman* and *Alexander Hendy* did covenant and agree that they, or their Executors, Adminiſtrators, or Aſſigns, would within Three Years from *Michaelmas Day* One thouſand ſeven hundred and ninety, on Thirty Acres, Part of the ſaid Ninety-nine Acres Two Roods and Nine Perches of Land therein ſpecified and deſcribed, erect and build, in Manner following; (that is to ſay), that they would in the Firſt Year of the ſaid Three Years, erect and completely finiſh ſo many good and ſubſtantial Meſſuages or Tenements and Buildings, as ſhould be of the clear annual Value of Two hundred Pounds; and in the next Two Years of the ſaid Term of Three Years, would lay out ſo much Money in building on the ſaid Thirty Acres of Land ſo many other good and ſubſtantial Meſſuages or Tenements and Buildings as ſhould, with the Money to be expended in building in the ſaid Firſt Year of the ſaid Term of Three Years, amount at leaſt to the Sum of Fifty thouſand Pounds: And further, that if the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, or Aſſigns, ſhould be deſirous of proceeding further in building on other Part of the ſaid Ninety-nine Acres Two Roods and Nine Perches of Land, they would, at leaſt Six Months before the End of the ſaid Term of Three Years, call upon the ſaid *Charles* Earl *Camden*, his Heirs or Aſſigns, to let them into

Poſſeſſion of the other Thirty Acres of the ſaid Land, on the Twenty-ninth Day of *September* One thouſand ſeven hundred and ninety-three; and that upon being let into Poſſeſſion thereof, they would proceed in building thereon good and ſubſtantial Meſſuages or Tenements and Buildings; and within the Space of Three Years completely finiſh ſo many thereof as ſhould be ſufficient to ſecure the Ground Rent therein-after agreed to be reſerved and made payable for the ſame: And further, that if the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, or Aſſigns, ſhould be deſirous of proceeding further in building on the Reſidue of the ſaid Ninety-nine Acres Two Roods and Nine Perches of Land, they would, at leaſt Six Months before the Twenty-ninth Day of *September* One thouſand ſeven hundred and ninety-ſix, call upon the ſaid *Charles* Earl *Camden*, his Heirs or Aſſigns, to let them into Poſſeſſion of the ſaid Reſidue of the ſaid Ninety-nine Acres Two Roods and Nine Perches of Land, on the ſaid Twenty-ninth Day of *September* One thouſand ſeven hundred and ninety-ſix; and upon being let into Poſſeſſion thereof would proceed in building thereon good and ſubſtantial Meſſuages or Tenements and Buildings, and within the Space of Three Years completely finiſh ſo many thereof as ſhould be ſufficient to ſecure the Ground Rent therein-after agreed to be reſerved and made payable for the Reſidue of the ſaid Land, and that they would pay for the ſaid Three ſeveral Parcels of Lands or ſuch of them as they ſhould require to be admitted into Poſſeſſion of, the ſeveral annual Rents therein and herein-after mentioned: And the ſaid *Auguſtine Greenland* (by the Direction of the ſaid *Charles* Earl *Camden*) and the ſaid *Anthony Hamilton* did covenant and agree, that they the ſaid *Auguſtine Greenland* and *Anthony Hamilton* would, as ſoon as the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, or Aſſigns ſhould, on the ſaid firſt-mentioned Parcel of Land, containing Thirty Acres, have erected and finiſhed ſo many good and ſubſtantial Meſſuages or Tenements and Buildings as ſhould be of the clear annual Rent or Value of Two hundred Pounds, grant unto the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, or Aſſigns, One or more Indenture or Indentures of Leaſe of the ſeveral Meſſuages or Tenements and Buildings, which ſhould have been ſo completed, and alſo of all thoſe that afterwards, during the ſaid firſt-mentioned Term of Three Years, ſhould be erected and built on the ſaid firſt-mentioned Thirty Acres of Land, as the ſame ſhould be ſeverally erected and covered in: To hold unto them the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, and Aſſigns, from *Michaelmas Day* One thouſand ſeven hundred and ninety, for the Term of Ninety-nine Years, at the yearly Rent of One Pepper Corn for the firſt Three Years of the ſaid Term; and for the Reſidue thereof, at and under the yearly Rent of Twenty-five Pounds for every Acre of the ſaid firſt-mentioned Thirty Acres of Land; and after that Rate for more or leſs than an Acre which ſhould remain, after deducting ſo much Land as ſhould be appropriated for the Streets propoſed to be formed thereon by the Buildings aforeſaid; ſuch Rent to be divided and apportioned, ſo that not more than One-ſixth Part of the annual Value of each Houſe ſhould be charged thereon, as a Ground Rent for the ſame; and under and ſubject to the ſeveral Covenants, Proviſoes, and Agreements therein-after particularly mentioned: And further, that if the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, or Aſſigns ſhould, Six Months before the End of the ſaid Term of Three Years from *Michaelmas Day* One thouſand

ſeven

ſeven hundred and ninety, requeſt to be let into Poſſeſſion of the ſaid other Thirty Acres of Land at the Time before mentioned, and ſhould immediately proceed in building thereon ſo many good and ſubſtantial Meſſuages and Buildings as ſhould be ſufficient to ſecure the Ground Rent to be reſerved and made payable for the ſame, after the Rate and in Manner therein-after mentioned, then the ſaid *Auguſtine Greenland* and *Anthony Hamilton* would, as ſoon as the ſaid laſt-mentioned Meſſuages and Buildings ſhould be covered in, and the ſaid laſt-mentioned Ground Rent be thereby ſecured, and not ſooner, grant unto the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, or Aſſigns, One or more Indenture or Indentures of Leaſe of the ſeveral Meſſuages or Tenements and Buildings which ſhould have been ſo erected and built; and alſo, from Time to Time, of all thoſe that afterwards, during the ſaid Term of Three Years, from the Twenty-ninth Day of *September* One thouſand ſeven hundred and ninety-three, ſhould be erected and built on the ſaid laſt-mentioned Thirty Acres of Land: To hold unto the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, and Aſſigns, from *Michaelmas Day* One thouſand ſeven hundred and ninety-three, for Ninety-nine Years, at the yearly Rent of One Pepper Corn for the firſt Three Years of the ſaid Term; and for the Reſidue thereof, at the yearly Rent of Twenty-ſeven Pounds Ten Shillings for every Acre of the ſaid laſt-mentioned Thirty Acres of Land; and after that Rate for more or leſs than an Acre which ſhould remain, after deducting ſo much Land as ſhould be appropriated for the Streets propoſed to be formed thereon by the Buildings aforeſaid; ſuch laſt-mentioned Rent to be likewiſe divided and apportioned, ſo that not more than One-ſixth Part of the annual Value of each Houſe ſhould be charged thereon as a Ground Rent for the ſame, and under and ſubject to the ſeveral Covenants, Proviſoes, and Agreements therein-after mentioned: And further, that if the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, or Aſſigns, after the ſaid Two ſeveral Ground Rents therein-before reſerved and made payable, at and after the Rates of Twenty-five Pounds and Twenty-ſeven Pounds Ten Shillings an Acre, ſhould have been ſecured as aforeſaid, and at leaſt Six Months before the End of the ſaid Term of Three Years, from the Twenty-ninth Day of *September* One thouſand ſeven hundred and ninety-ſix, ſhould requeſt to be let into Poſſeſſion of the Reſidue of the ſaid Ninety-nine Acres Two Roods and Nine Perches of Land, on the Twenty-ninth Day of *September* One thouſand ſeven hundred and ninety-ſix, and they ſhould immediately proceed in building thereon; then the ſaid *Auguſtine Greenland* and *Anthony Hamilton* would alſo grant Leaſes of the ſame in the Manner therein mentioned: And further reciting, that by certain other Articles of Agreement, bearing Date the Twenty-third Day of *November* One thouſand ſeven hundred and ninety-one, (indorſed on the ſaid laſt therein-recited Articles of Agreement), and made between the ſaid *Auguſtine Greenland* and *Charles* Earl *Camden*, of the Firſt Part; the ſaid *Anthony Hamilton*, of the Second Part; and the ſaid *Joſeph Kirkman* and *Alexander Hendy*, of the Third Part; but which laſt-mentioned Articles are executed only by the ſaid *Joſeph Kirkman* and *Alexander Hendy*, after reciting that the ſaid *Joſeph Kirkman* and *Alexander Hendy* had requeſted the ſaid *Charles* Earl *Camden* to let them into Poſſeſſion of Fourteen Acres and Twenty Perches of Land therein-after deſcribed, being Part of the ſaid Second Thirty Acres of Land mentioned in the ſaid laſt-recited Articles, to which the ſaid *Charles* Earl *Camden* had agreed, they the ſaid *Joſeph Kirkman* and

Articles of 23d of November 1791, with Kirkman and Hendy.

and *Alexander Hendy* did, by the ſaid laſt-mentioned Articles, covenant that they would, as ſoon as the Meſſuages or Tenements and Buildings therein-after mentioned ſhould be erected and covered in, accept and take of and from the ſaid *Auguſtine Greenland* and *Anthony Hamilton*, One or more Indenture or Indentures of Leaſe of all that Piece or Parcel of Ground, containing by Admeaſurement Fourteen Acres and Twenty Perches, being Part of the ſaid ſecond Thirty Acres of Ground in the ſaid laſt therein-before recited Articles of Agreement mentioned, and in the ſaid Articles now in Recital more particularly deſcribed, and of the Meſſuages or Tenements and Buildings to be erected and built thereupon, with the Appurtenances: To hold unto the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, and Aſſigns, from *Michaelmas Day* One thouſand ſeven hundred and ninety-one, for the Term of Ninety-nine Years, at the yearly Rent of a Pepper Corn for the firſt Three Years of the ſaid Term, and for the Reſidue thereof at and under the yearly Rent of Twenty-ſeven Pounds Ten Shillings for every Acre of the ſaid Land, and after that Rate for more or leſs than an Acre which ſhould remain after deducting ſo much Land as ſhould be appropriated for a Street or Streets, according to the Terms of the Agreement concerning the ſame, and which ſaid Rent of Twenty-ſeven Pounds Ten Shillings *per* Acre was to be divided and apportioned as in the ſaid laſt-recited Articles is mentioned, concerning the ſaid ſecondly therein-mentioned Thirty Acres of Land; and would duly execute ſuch Leaſe or Leaſes, and Two Counterparts thereof, and would proceed in erecting good and ſubſtantial Brick Meſſuages or Tenements and Buildings upon the ſaid Parcel of Land, containing Fourteen Acres and Twenty Perches, in ſuch Manner as in the ſaid laſt-recited Articles of Agreement was ſpecified and declared: And further reciting, that the ſaid *Joſeph Kirkman* and *Alexander Hendy* were, in purſuance of the ſaid Articles of Agreement of the Second Day of *June* One thouſand ſeven hundred and ninety, let into Poſſeſſion of the ſaid therein firſt-mentioned Thirty Acres of Land; and in purſuance of the ſaid Articles of Agreement of the Twenty-third Day of *November* One thouſand ſeven hundred and ninety-one, were let into Poſſeſſion of the ſaid Fourteen Acres and Twenty Perches of Land therein ſpecified, and proceeded to build upon the ſame reſpectively; but that the ſaid *Joſeph Kirkman* and *Alexander Hendy* did not, within the Time preſcribed by the ſaid Articles of the Second Day of *June* One thouſand ſeven hundred and ninety, require to be let into Poſſeſſion of any further Part of the ſaid Ninety-nine Acres Two Roods and Nine Perches of Land therein mentioned, and that they had not then therefore any Claim to the Reſidue thereof under the ſaid Articles: And further reciting, that the ſaid *Joſeph Kirkman* and *Alexander Hendy*, at *Michaelmas* One thouſand ſeven hundred and ninety-three, became liable to pay the yearly Rent of Six hundred and twenty-eight Pounds Fifteen Shillings, for or in reſpect of the ſaid Thirty Acres of Land, which they were let into Poſſeſſion of as aforeſaid, being after the Rate of Twenty-five Pounds *per* Acre for Twenty-five Acres and Twenty-four Perches thereof, the other Four Acres Three Roods and Sixteen Perches having been appropriated for the making of Roads, Streets, and Ways; and at *Michaelmas* One thouſand ſeven hundred and ninety-four, the ſaid *Joſeph Kirkman* and *Alexander Hendy* became liable to pay the yearly Rent of Three hundred and eighteen Pounds Two Shillings, for or in reſpect of the ſaid Fourteen Acres and Twenty Perches of Land which they were let into Poſſeſſion of as aforeſaid, being after the Rate of Twenty-

seven Pounds Ten Shillings *per* Acre, for Eleven Acres Two Roods and Eleven Perches thereof, the other Two Acres Two Roods and Nine Perches having been appropriated for the making of Roads, Streets, and Ways: And further reciting, that the said *Joseph Kirkman* and *Alexander Hendy* having erected and covered in divers Houses and Buildings on Part of the said Thirty Acres of Land, Seventy-two distinct and separate Leases were from Time to Time, in pursuance of the said Articles of Agreement, granted by the said *Augustine Greenland*, *Charles* Earl *Camden*, and *Anthony Hamilton*, and by the said *Augustine Greenland*, *John Jeffreys* Earl *Camden*, and *Anthony Hamilton*, after the Decease of the said *Charles* Earl *Camden*, to the said *Joseph Kirkman* and *Alexander Hendy*, or their Nominees, of various different Parts of the said Thirty Acres of Land, and of the Houses and Buildings thereupon erected, with the Appurtenances, at and under different yearly Rents, amounting together in the Whole to the yearly Sum of Four hundred and one Pounds and Sixpence, in part of the said yearly Rent of Six hundred and twenty-eight Pounds Fifteen Shillings; and that the said *Joseph Kirkman* and *Alexander Hendy*, or those claiming under them, then remained in Possession of the Residue of the said Thirty Acres of Land, which was not then built upon, at and under the yearly Rent of Two hundred and twenty-seven Pounds Fourteen Shillings and Sixpence, the Residue of the said yearly Rent of Six hundred and twenty-eight Pounds Fifteen Shillings, which they continued to pay for the same: And that the said *Joseph Kirkman* and *Alexander Hendy* having also erected certain Buildings, then called *The Veterinary College*, on Part of the said Fourteen Acres and Twenty Perches of Land, a Lease (being the last Lease stated in the said Schedule) was, in pursuance of the said Articles of Agreement, granted by the said *Augustine Greenland*, *John Jeffreys* Earl *Camden*, and *Anthony Hamilton*, to the Nominees of the said *Joseph Kirkman* and *Alexander Hendy*, of Part of the said last-mentioned Land, and of the Buildings thereon erected, with the Appurtenances, at and under the yearly Rent of Two hundred and fifteen Pounds, in Part of the said yearly Rent of Three hundred and eighteen Pounds Two Shillings; and that the said *Joseph Kirkman* and *Alexander Hendy*, or those claiming under them, then remained in Possession of the Residue of the said Fourteen Acres and Twenty Perches of Land, Part of which was built upon, and other Parts of which were not then built upon, at and under the yearly Rent of One hundred and three Pounds Two Shillings, the Residue of the said yearly Rent of Three hundred and eighteen Pounds Two Shillings, which they continued to pay for the same; and that a List or Particular of all the Leases so granted to the said *Richard Holbrook* and his Nominees, and to the said *John Joyce*, and to the said *Joseph Kirkman* and *Alexander Hendy*, and their Nominees respectively, as aforesaid, was contained and set forth in the Schedule thereunto annexed: And further reciting, that it was forgotten at the Time of the Application to Parliament for the said Act to enable the said *Charles* Earl *Camden* and *Anthony Hamilton* to grant such Leases as aforesaid, and that it was not recollected by the said *John Jeffreys* Earl *Camden* at the Time of his joining in the said Leases granted since his Father's Decease, that the said Lands and Hereditaments comprised in the said Lease of the Thirteenth Day of *May* One thousand seven hundred and eighty, had been carried into Settlement on the Marriage of the said *John Jeffreys* Earl *Camden* with the said *Frances Molesworth* in the Manner therein-before mentioned; and that in consequence of the saving Clause contained in the said Act, it was apprehended that the said Building

Contracts therein-before recited, and the Leaſes granted in purſuance thereof as aforeſaid, were not valid and binding againſt the ſeveral Perſons claiming under the Truſts and Limitations of the ſaid Settlement: And further reciting, that the ſaid *Charles* Earl *Camden* deceaſed, and the ſaid *John Jeffreys* then Earl *Camden*, never made any Appointment of or concerning the ſaid Lands and Hereditaments compriſed in the Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, or any Part thereof, in purſuance of the Power in that Behalf reſerved to them jointly in and by the ſaid Settlement as aforeſaid; and that the ſaid *John Jeffreys* Earl *Camden* had Iſſue by the ſaid *Frances Moleſworth*, then Counteſs *Camden*, Four Children, and no more; namely, *George Charles Pratt* commonly called *Viſcount Bayham*, and the Ladies *Frances Margaret Pratt*, *Georgiana Elizabeth Pratt*, and *Caroline Anne Pratt*, all then Infants; and that the ſaid Sir *William Moleſworth*, One of the Truſtees named in the ſaid Settlement died ſeveral Years ago in the Life-time of his Co-truſtee, the ſaid *Charles* Lord *Lucan*, afterwards Earl *Lucan* of *Ireland*, who was ſince alſo deceaſed, leaving the aforeſaid *Richard Bingham*, then Earl *Lucan*, his Son and Heir at Law, and having duly appointed *Margaret* Counteſs *Lucan*, his Wife, *George John* Earl *Spencer*, and the ſaid *John Jeffreys* Earl *Camden*, his Executors, who had ſince duly proved the Will: And further reciting, that the Builders, confiding in the Validity of the ſaid Contracts, had expended very large Sums of Money in building upon the Lands ſo agreed to be leaſed to them as aforeſaid, and that in conſequence thereof, the ſaid Lands had been greatly improved in Value, and the yearly Rents then payable under the ſaid Contracts, and the Leaſes granted in purſuance thereof, greatly exceeded the Amount of the yearly Rents and Profits of the ſaid Lands before ſuch Contracts were made, to the great Benefit and Advantage of the ſaid *John Jeffreys* Earl *Camden*, and of all other Perſons claiming under the ſaid Settlement, and that it was therefore juſt and reaſonable that the Leaſes already granted in purſuance of ſuch Contracts ſhould be eſtabliſhed and confirmed, and that Leaſes ſhould from Time to Time be granted of the Reſidue of the ſaid Two Acres Three Roods and Eleven Perches mentioned in the ſaid Articles of Agreement of the Twenty-fifth Day of *September* One thouſand ſeven hundred and eighty-nine; and alſo of the Reſidue of the ſaid Thirty Acres of Land firſt mentioned in the ſaid Articles of the Second Day of *June* One thouſand ſeven hundred and ninety; and of the Reſidue of the ſaid Fourteen Acres and Twenty Perches of Land mentioned in the ſaid Articles of the Twenty-third Day of *November* One thouſand ſeven hundred and ninety-one, for the Terms of Years therein reſpectively mentioned, when and as the ſame ſhould be reſpectively built upon, provided the ſame ſhould be built upon within a reaſonable Time: And that there being Reaſon to expect, that other Parts of the Lands compriſed in the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, might be thereafter leaſed for the Purpoſe of building, upon Terms highly advantageous and beneficial for all Parties intereſted; the ſaid *John Jeffreys* Earl *Camden*, and *Frances* Counteſs *Camden*, and the ſaid *Anthony Hamilton*, as ſuch Prebendary as aforeſaid, were reſpectively deſirous, that a Power of granting ſuch Leaſes ſhould be veſted in the ſaid *John Jeffreys* Earl *Camden*, and in the Perſon or Perſons who ſhould from Time to Time be entitled to the firſt beneficial Eſtate of Freehold in the ſaid Lands, with the Conſent of the Prebendary of the Prebend aforeſaid, for the Time being; but on account of the Limitations in the ſaid Settlement, the uncertain

certain Intereſt under the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, and the Statutes reſtraining the ſaid Prebendary, the ſame could not be effectuated without the Aid of Parliament: It was therefore enacted, that all and ſingular the ſaid Leaſes, which had been ſo as aforeſaid granted or made by the ſaid *Auguſtine Greenland*, *Charles* Earl *Camden*, and *Anthony Hamilton*; and by the ſaid *Auguſtine Greenland*, *John Jeffreys* Earl *Camden*, and *Anthony Hamilton*, reſpectively, of divers Parts of the ſaid Lands, compriſed in the ſaid Indenture of Leaſe, of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, and which were particularly mentioned or referred to in the Schedule thereunto annexed ſhould, from and after the paſſing of that Act be, and the ſame were thereby reſpectively eſtabliſhed, ratified, and confirmed; and that the ſeveral yearly Rents reſerved and made payable upon ſuch Leaſes reſpectively ſhould, from thenceforth, during the Continuance thereof, go and be paid and payable unto the Perſon or Perſons who ſhould for the Time being be intitled to the immediate Reverſion of the Lands and Hereditaments therein reſpectively compriſed, expectant on the Determination of the Terms and Years thereby reſpectively granted; and that ſuch Perſon or Perſons ſhould, from Time to Time, have ſuch and the ſame Remedies for recovering ſuch yearly Rents, and the Benefit and Advantage of all the Covenants and Agreements contained in the ſaid Leaſes reſpectively, on the Part of the Leſſees, in ſuch and the ſame Manner, and with ſuch and the ſame Right of Action for any Breach or Breaches thereof reſpectively, and alſo ſuch and the ſame Powers and Rights of Re-entry upon the Lands and Hereditaments compriſed in ſuch Leaſes reſpectively, and of retaining and enjoying the ſame for Non-payment of the yearly Rents thereby reſerved, or any other Breach of the Covenants and Conditions therein, as the ſaid *Auguſtine Greenland*, his Heirs or Aſſigns, or the ſaid *Charles* Earl *Camden*, his Heirs or Aſſigns, would or could have had, during the Exiſtence of the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, in caſe the ſaid therein-before recited Settlement had not been made, and the ſaid *Auguſtine Greenland* had, at the Time of granting ſuch Building Leaſes, been abſolutely ſeiſed of the Lands and Hereditaments therein compriſed, in Truſt only for the ſaid *Charles* Earl *Camden*, his Heirs and Aſſigns, as in the ſaid Act of Parliament of the Twenty-eighth Year of His preſent Majeſty's Reign is recited: And it was further enacted, that from and after the paſſing of that Act, it ſhould be lawful for the ſaid *John Jeffreys* Earl *Camden*, from Time to Time during his Life, if he ſhould ſo long continue intitled to the firſt beneficial Eſtate of Freehold in the ſaid Lands and Hereditaments compriſed in the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, under and by virtue of the ſame Leaſe, or any renewed or future Leaſe thereof, and the Truſts or Limitations of his ſaid Marriage Settlement; and after his Deceaſe to and for ſuch of his Iſſue Male, as ſhould from Time to Time thereafter, for the Time being, be intitled to the firſt beneficial Eſtate of Freehold in the ſame Lands and Hereditaments, under and by virtue of the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, or any renewed or future Leaſe thereof, and the Truſts or Limitations of the ſaid Settlement, if ſuch Iſſue Male ſhould be of the full Age of Twenty-one Years, or if not, then to and for the Guardian or Guardians, either teſtamentary or appointed by the High Court of Chancery, of ſuch Iſſue Male for the Time being; and alſo after the Truſts and Limitations in the ſaid Settlement declaedn and

Leaſes mentioned in the Schedule confirmed.

Earl Camden and his Iſſue Male, &c. intitled to the firſt beneficial Eſtate in the Lands, by virtue of the Leaſe of 13th May 1780, with the Conſent of the Prebend, to demiſe, &c.

and contained, for the Benefit of the Iſſue Male of the ſaid *John Jeffreys* Earl *Camden*, ſhould be barred or determined, and ſpent, then to and for the Perſon or Perſons who ſhould from Time to Time thereafter, for the Time being, be entitled to the firſt beneficial Eſtate of Freehold in the ſame Lands and Hereditaments, under and by virtue of the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, or any renewed or future Leaſe thereof, and other Conveyance or Settlement whatſoever, if ſuch Perſon or Perſons ſhould be of the full Age of Twenty-one Years, or if not, then to and for his, her, or their Guardian or Guardians, for the Time being, either teſtamentary, or appointed by the High Court of Chancery; but in all Caſes, nevertheleſs, with the Privity, Conſent, and Approbation of the ſaid *Anthony Hamilton*, or of the Prebendary of the Prebend of *Cantlowes*, otherwiſe *Cantlers*, otherwiſe *Kentiſh Town*, aforeſaid, for the Time being, and not otherwiſe, by One or more Indenture or Indentures, to demiſe and leaſe unto the ſaid *Joſeph Kirkman* and *Alexander Hendy*, or their Executors, Adminiſtrators, or Aſſigns, or unto ſuch other Perſon or Perſons as they ſhould nominate and appoint in that Behalf, all or any Part or Parts of the ſaid Reſidue, then remaining undemiſed, of the ſaid Thirty Acres of Land firſt mentioned in the ſaid Articles of Agreement of the Second Day of *June* One thouſand ſeven hundred and ninety, and of the ſaid Fourteen Acres and Twenty Perches of Land mentioned in the ſaid Articles of Agreement of the Twenty-third Day of *November* One thouſand ſeven hundred and ninety-one, except the Parts ſo appropriated for Roads, Streets, and Ways as aforeſaid, when and as the ſame ſhould be reſpectively built upon in the Manner ſtipulated in the ſaid Articles of Agreement, and the Building ſhould be covered in; and provided the ſame ſhould be ſo built upon within ſuch Time as ſhould be thought reaſonable, and be required by the ſaid *John Jeffreys* Earl *Camden*, or other the Perſon or Perſons for the Time being, thereby authorized, to demiſe and leaſe the ſame, together with the Houſes and Buildings to be erected and built on the ſame reſpectively, for and during the Remainder of the ſaid Term of Ninety-nine Years, contracted and agreed to be granted, of and in the ſame Lands reſpectively as aforeſaid, and in ſuch Parts and Parcels, and under and ſubject to ſuch Parts and Portions of the ſaid yearly Rents of Two hundred and twenty-ſeven Pounds Fourteen Shillings and Sixpence, and One hundred and three Pounds Two Shillings, then payable for the ſame Lands reſpectively as aforeſaid, by virtue of the ſaid Articles of Agreement, as ſhould be thought proper and convenient; but ſo that the yearly Rent to be reſerved upon any ſuch Leaſe did not exceed One-ſixth Part of the clear yearly Rack Rent or Value of the Land and Buildings to be thereby demiſed, and be not leſs than Forty Shillings: Provided always, that if the yearly Rent or Rents to be reſerved upon the Leaſe or Leaſes to be granted, of any Part or Parts only of the ſaid Reſidue of the ſaid Thirty Acres of Land, ſhould amount to or make up the full yearly Sum of Two hundred and twenty-ſeven Pounds Fourteen Shillings and Sixpence, then payable for the ſame as aforeſaid; or if the yearly Rent or Rents to be reſerved upon the Leaſe or Leaſes to be granted of any Part or Parts only of the ſaid Reſidue of the ſaid Fourteen Acres and Twenty Perches of Land ſhould amount to or make up the full yearly Sum of One hundred and three Pounds Two Shillings, then payable for the ſame as aforeſaid, then and in ſuch Caſe the Remainder of ſuch Lands reſpectively, or any Part or Parts thereof, ſhould and might from Time to Time, when and as the ſame

ſhould be built upon, in the Manner aforeſaid; and alſo, the Remainder of the ſaid Two Acres Three Roods and Eleven Perches of Land contained in the ſaid Articles of the Twenty-fifth Day of *September* One thouſand ſeven hundred and eighty-nine, be demiſed and leaſed together, with the Houſes and Buildings thereon erected, at the yearly Rent of a Pepper Corn only: And it was further enacted, that from and after the paſſing of that Act it ſhould and might be lawful to and for the ſaid *John Jeffreys* Earl *Camden*, and to and for the other Perſon and Perſons for the Time being thereby authorized, to make ſuch Leaſe or Leaſes to the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, or Aſſigns; and the ſaid *Richard Holbrook*, his Executors, Adminiſtrators, or Aſſigns as aforeſaid, with the Privity, Conſent, and Approbation of the ſaid *Anthony Hamilton*, or of the Prebendary of the Prebend aforeſaid, for the Time being, but not otherwiſe, to contract and agree to let unto any Perſon or Perſons willing to take the ſame for the Purpoſe of building thereon any Houſe or Houſes or other Buildings, and for making ſuitable and convenient Yards, Areas, and Gardens, or other Conveniences to the ſame, any other Part or Parts of the ſaid Lands and Hereditaments compriſed in the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, and alſo the ſaid Lands therein-before authorized to be leaſed to the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, or Aſſigns; and the ſaid *Richard Holbrook*, his Executors, Adminiſtrators, or Aſſigns, or any Part thereof, in caſe they reſpectively ſhould not build upon the ſame within ſuch Time as ſhould be thought reaſonable and be required by the ſaid *John Jeffreys* Earl *Camden*, or ſuch other Perſon or Perſons as aforeſaid, for any Term not exceeding Ninety-nine Years from the Date of ſuch Contract or Agreement, to take Effect in Poſſeſſion and not in Remainder, or by Way of future Intereſt, and at and under the beſt yearly Rent or Rents that could be reaſonably had or gotten at the Time of ſuch Contract or Agreement for the Land to be therein compriſed, for the Purpoſe aforeſaid, without taking any Sum of Money or other Thing by way of Fine, Premium, or Foregift, for or in reſpect of the ſame, and afterwards, from Time to Time when and as the Land ſo agreed to be let, or any Part thereof, ſhould be built upon in the Manner to be ſtipulated in any ſuch Contract or Agreement, and the Buildings ſhould be covered in with the Privity, Conſent, and Approbation of the ſaid *Anthony Hamilton*, or of the Prebendary of the Prebend aforeſaid, for the Time being, by One or more Indenture or Indentures, to demiſe and leaſe the Land ſo agreed to be let, or ſuch Part or Parts thereof as ſhould be ſo built upon, together with the Houſe or Houſes, and other Buildings thereupon erected and built, unto the Perſon or Perſons contracting to take the ſame as aforeſaid, or unto ſuch Perſon or Perſons as they ſhould nominate and appoint in that Behalf, for and during the Remainder of the Term to be ſpecified in ſuch Contract or Agreement, and in ſuch Parts and Parcels, and under and ſubject to ſuch Parts and Proportions of the yearly Rent or Rents to be ſpecified in ſuch Contract or Agreement, as ſhould be thought proper and convenient; but ſo that the yearly Rent to be reſerved upon any ſuch Leaſe did not exceed One-ſixth Part of the clear yearly Rack Rent or Value of the Land and Buildings to be thereby demiſed, and be not leſs than Forty Shillings: And it was thereby provided, that if the yearly Rent or Rents to be reſerved upon the Leaſe or Leaſes to be granted of any Part or Parts only of the Land compriſed and agreed to be let in and

Conditions on which Leaſes of the Lands were to be granted.

by ſuch Contract or Agreement as aforeſaid ſhould amount to or make up the full yearly Rent or Sum therein ſtipulated to be paid for the Whole of ſuch Land, then and in ſuch Caſe the Remainder of ſuch Land, or any Part or Parts thereof, ſhould and might from Time to Time when, and as the ſame ſhould be built upon, in the Manner aforeſaid, be demiſed and leaſed, together with the Houſes and Buildings thereupon erected, at the yearly Rent of a Pepper Corn only: Provided always, that every ſuch Contract or Agreement as aforeſaid ſhould be in Writing, and that the Conſent and Approbation of the ſaid *Anthony Hamilton*, or of the Prebendary of the Prebend aforeſaid, for the Time being, ſhould be teſtified by his being a Party thereto, and ſigning the ſame; and that in every ſuch Contract or Agreement there ſhould be inſerted a Clauſe or Condition of Re-entry into ſuch Part or Parts of the Land therein compriſed and agreed to be let, as ſhould not be built upon in the Manner therein ſtipulated, within a reaſonable Time to be therein appointed for that Purpoſe; and that in every Leaſe to be made in purſuance and by virtue of that Act, the yearly Rent or Rents to be thereby reſerved ſhould be reſerved and made payable, during the Continuance thereof, by Four equal Quarterly Payments, and ſo as to be incident to and go along with the Reverſion immediately expectant on the Determination of ſuch Leaſe; and that there ſhould not be received or taken any Sum of Money, or other Thing, by way of Fine, Premium, or Foregift, for or in reſpect of any ſuch Leaſe; and that in every ſuch Leaſe there ſhould be contained a Condition of Re-entry for Non-payment of the Rent or Rents to be thereby reſerved, or any Part thereof, for the Space of Thirty Days or leſs after the ſame ſhould become due; and alſo for Default of completing and finiſhing the Houſe or Houſes, or other Buildings thereby demiſed (if the ſame be not completed and finiſhed before the granting of ſuch Leaſe) within a reaſonable Time to be ſpecified for that Purpoſe; and that the Leſſee or Leſſees to be named in any ſuch Leaſe, or his, her, or their Executors, Adminiſtrators, or Aſſigns be not thereby expreſsly made diſpuniſhable for Waſte other than ſuch as muſt neceſſarily happen by erecting any Buildings and making ſuch Yards, Areas, Gardens, and Conveniences as aforeſaid; and that the Leſſee or Leſſees to be named in every ſuch Leaſe did ſeal and deliver Two Counterparts thereof, One of which ſhould be delivered to and remain with the ſaid *John Jeffreys* Earl *Camden*, or other the Leſſor or Leſſors for the Time being, and the other ſhould be delivered to and remain with the ſaid *Anthony Hamilton*, or the Prebendary of the Prebend aforeſaid for the Time being; and that the Leſſee or Leſſees did thereby enter into proper Covenants for the due Payment of the Rent or Rents, and for the completing and finiſhing of the Houſe or Houſes, or other Buildings thereby demiſed (if not already completed and finiſhed) within a reaſonable Time to be ſpecified for that Purpoſe; and alſo for the repairing and keeping in Repair of ſuch Houſe or Houſes, or other Buildings, during the Term to be demiſed; and ſo that the Conſent and Approbation of the ſaid *Anthony Hamilton*, or of the Prebendary of the Prebend aforeſaid, for the Time being, to and of the granting of every ſuch Leaſe as aforeſaid, be teſtified by his being a Party to, and ſealing and delivering of the ſame; and that a Memorial of every ſuch Leaſe, and alſo of every Contract or Agreement to be made by virtue and in purſuance of that Act, as aforeſaid, ſhould, within Two Calendar Months after the Day of the Date thereof, reſpectively be regiſtered at the Public Office, and in the Manner

and

and Form appointed and prescribed by the Act of the Seventh Year of the Reign of Her Majesty Queen *Anne*, for the registering of Deeds and Conveyances, affecting Lands in the County of *Middlesex*; and that every such Memorial should contain a full Description of the Land and Hereditaments comprised in the Lease, Contract, or Agreement therein mentioned or referred to, and should specify the Term of Years in and by such Lease, Contract, or Agreement, demised or agreed to be demised, and the yearly Rent or Rents thereby reserved or agreed to be reserved; and reciting, that it might be doubtful whether the legal Estate of and in the said Lands and Hereditaments comprised in the said Lease of the Thirteenth Day of *May* One thousand seven hundred and eighty was, by the said therein-before recited Settlement, vested in the said *Charles* Lord *Lucan* and Sir *William Molesworth*, as seemed to have been intended; and it was expedient that the legal Estate thereof should be vested in some Person who might be able to surrender the same Lease for the Purpose of obtaining a new Lease of the said Lands and Hereditaments when Occasion should require: It was therefore further enacted, That from and after the passing of that Act, all and singular the said Lands and Hereditaments comprised in the said Lease of the Thirteenth Day of *May* One thousand seven hundred and eighty, with the Appurtenances, should be, and the same were thereby accordingly vested in the aforesaid *Richard* Earl *Lucan*, (the Son and Heir at Law of the said *Charles* Lord *Lucan*, who survived the said Sir *William Molesworth*) and *Edward Cooke* of *North Row*, *Park Lane*, in the County of *Middlesex*, Esquire, their Heirs and Assigns, to the Use of them the said *Richard* Earl *Lucan* and *Edward Cooke*, their Heirs and Assigns, for and during the Lives of the said several *Cestuique Vies*, named in the same Lease, and the Life of the longest Liver of them, (subject always, nevertheless, to the several Building Leases thereby confirmed, and to be thereafter granted, in pursuance of that Act, and to the Powers thereby given for granting the same, and for other the Purposes aforesaid) upon and for such and so many of the Trusts, Intents, and Purposes, and with, under, and subject to such and so many of the Powers, Provisoes, Declarations, and Agreements, in and by the said Indenture of Settlement declared and contained of and concerning the same Lands and Hereditaments, as were then subsisting, undetermined, or capable of taking Effect: And whereas since the passing the last-recited Act, sundry other Messuages or Dwelling Houses have been erected and built on other Parts of the first-mentioned Thirty Acres of Land, comprised in the said Articles of Agreement of the Second Day of *June* One thousand seven hundred and ninety, and Eleven distinct and separate Leases have been granted of such several Houses by the said *John Jeffreys* Earl *Camden* and *Anthony Hamilton* to the said *Joseph Kirkman* and *Alexander Hendy*, or their Nominees, at and under different yearly Rents, amounting together in the Whole to the yearly Sum of Sixty-three Pounds Twelve Shillings, in further Part of the said yearly Rent of Six hundred and twenty-eight Pounds Fifteen Shillings; and the said *Joseph Kirkman* and *Alexander Hendy*, or those claiming under them, now remain in Possession of the Residue of the said Thirty Acres of Land, which is not yet built upon, at and under the yearly Rent of One hundred and sixty-four Pounds Two Shillings and Sixpence, Residue of the said yearly Rent of Six hundred and Twenty-eight Pounds Fifteen Shillings, which they continue to pay for the same: And whereas by certain Articles of Agreement, bearing Date the Twenty-ninth Day of *September* One thousand eight hundred and seven, and made between the

Lands comprised in the Lease of 13th May 1780, vested in Trustees.

Since passing the Act of 45 G. 3. Eleven Leases have been granted, at Rents amounting to 63l. 12s.

Articles of 29th Sept. 1807, with Taylor.

the ſaid *John Jeffreys* Earl *Camden*, of the Firſt Part; the ſaid *Anthony Hamilton*, of the Second Part; and *Joſeph Taylor*, of the Third Part; it was witneſſed that, in purſuance of the ſaid Act of the Forty-fifth Year of His preſent Majeſty's Reign, he, the ſaid *John Jeffreys* Earl *Camden*, with the Conſent and Approbation of the ſaid *Anthony Hamilton*, did thereby covenant with the ſaid *Joſeph Taylor*, his Executors, Adminiſtrators, and Aſſigns, that he, the ſaid *John Jeffreys* Earl *Camden*, his Heirs or Aſſigns ſhould, at the Expence, Coſts, and Charges of the ſaid *Joſeph Taylor*, his Executors, Adminiſtrators, or Aſſigns, from Time to Time, and when and ſo often as he the ſaid *Joſeph Taylor*, his Executors, Adminiſtrators, or Aſſigns, ſhould have carried up and covered in One or more of the Meſſuages or Tenements therein-after agreed to be demiſed, and turned the Vaults in the Fronts thereof, and put up good Portland Stone Kirb, with good Iron Paliſadoes to encloſe the ſaid Areas, and alſo made the Fence and Garden Walls to divide each Houſe, and the Ground thereto attached, from the Front of the ſaid Houſe on each Side, down to the Foot Path on the Side of the Turnpike Road therein-after mentioned, with a Dwarf Boundary Wall next the ſaid Turnpike Road, and put up Iron Paliſadoes on ſuch Dwarf Boundary Wall next the ſaid Turnpike Road, grant, or cauſe to be granted, unto the ſaid *Joſeph Taylor*, his Executors, Adminiſtrators, or Aſſigns, or to whom he or they ſhould appoint, One or more Indenture or Indentures of Leaſe of all that Piece or Parcel of Ground ſituate, lying, and being in the Pariſh of *Saint Pancras*, otherwiſe *Kentiſh Town*, in the County of *Middleſex*, fronting towards the Weſt on the Turnpike Road, leading from the Public Houſe called or known by the Name or Sign of *Mother Red Cap*, to *Kentiſh Town*, and abutting or adjoining towards the North, on Meſſuages or Tenements, in the Poſſeſſion of Miſtreſs *Jones* and others, and Eaſt and South, upon Ground of the ſaid *John Jeffreys* Earl *Camden*; containing from North to South, as well in the Weſt Front thereof, next the ſaid Turnpike Road aforeſaid, as on the Eaſt Side thereof, Two hundred and twenty-ſix Feet; and from Weſt to Eaſt, as well on the North Side as on the South Side thereof, One hundred and thirty Feet, be the ſame ſeveral Dimenſions, or any of them, of Aſſize little more or leſs; together with the ſeveral Brick Meſſuages or Tenements which ſhould be erected, built, and covered in, upon the ſaid Piece of Ground, or upon ſome Part thereof, purſuant to the Covenant therein-after contained; and all other Erections and Buildings which ſhould be erected and built upon the ſaid Piece or Parcel of Ground, or upon any Part thereof, with their Appurtenances; to hold the ſame unto the ſaid *Joſeph Taylor*, his Executors, Adminiſtrators, and Aſſigns, from the Day of the Date of the reciting Articles of Agreement, for the Term of Ninety-nine Years, at the yearly Rent of a Pepper Corn for the firſt Two Years of the ſaid Term, and for the Remainder thereof, the yearly Rent of Fifty-ſix Pounds Ten Shillings, clear of Land Tax, Sewer Tax, and all other Taxes whatſoever; and that the ſaid yearly Rent of Fifty-ſix Pounds Ten Shillings ſhould be equally apportioned and laid upon each Houſe, ſo as not to exceed Four Pounds Ten Shillings for each Houſe, and under and ſubject to the ſeveral Covenants therein-after particularly mentioned and ſet forth; and the ſaid *Joſeph Taylor* did thereby covenant, that he, his Executors, Adminiſtrators, or Aſſigns, ſhould accept ſuch Indentures of Leaſe, and execute Two Counterparts thereof; and that he or they ſhould, on or before the Twenty-ninth Day of *September* One thouſand eight hundred and nine, erect, build, and cover in, Twelve good and ſubſtantial Brick

Dwelling Houſes, to cover the whole Front of the ſaid Piece of Ground next the ſaid Turnpike Road; and on or before the Twenty-ninth Day of *September* One thouſand eight hundred and ten, complete, finiſh, and make the ſaid Meſſuages or Tenements, Erections and Buildings, fit for Habitation, Uſe, and Occupation, in the Manner therein particularly mentioned: And whereas the ſaid *Joſeph Taylor* having proceeded to build upon the ſaid Piece of Ground, ſo agreed to be leaſed to him as aforeſaid, Eight diſtinct and ſeparate Leaſes were afterwards, in purſuance of the ſaid laſt-mentioned Articles, granted by the ſaid *John Jeffreys* Earl *Camden* and *Anthony Hamilton*, to the ſaid *Joſeph Taylor*, or his Nominees, of different Parts of the ſaid Piece of Ground, and the Houſes thereon erected, for the Term of Ninety-nine Years reſpectively, from *Michaelmas Day* One thouſand eight hundred and ſeven, at and under ſeveral yearly Ground Rents, amounting together to the yearly Sum of Forty-three Pounds, Part of the ſaid yearly Rent of Fifty-ſix Pounds Ten Shillings, in the ſaid laſt-mentioned Articles of Agreement, ſtipulated to be paid for the Whole of the ſaid laſt-mentioned Piece of Ground; and the ſaid *Joſeph Taylor*, or thoſe claiming under him, now remain in Poſſeſſion of the Reſidue of the ſaid Land compriſed in the laſt-mentioned Articles of Agreement, with the Houſes and Buildings erected thereon, at the yearly Rent of Thirteen Pounds Ten Shillings, the Reſidue of the ſaid yearly Rent of Fifty-ſix Pounds Ten Shillings, which they continue to pay for the ſame: And whereas by certain other Articles of Agreement, bearing Date the Twenty-eighth Day of *February* One thouſand eight hundred and nine, and made between the ſaid *John Jeffreys* Earl *Camden*, of the Firſt Part; the ſaid *Anthony Hamilton*, of the Second Part; and *Richard Weſtcott*, of the Third Part: It was witneſſed, that in purſuance of the ſaid Act of Parliament of the Forty-fifth Year of His preſent Majeſty's Reign, he the ſaid *John Jeffreys* Earl *Camden*, with the Conſent and Approbation of the ſaid *Anthony Hamilton*, did thereby covenant with the ſaid *Richard Weſtcott*, his Executors, Adminiſtrators, and Aſſigns, that he the ſaid *John Jeffreys* Earl *Camden*, his Heirs or Aſſigns, ſhould, at the Expence of the ſaid *Richard Weſtcott*, his Executors, Adminiſtrators, or Aſſigns, from Time to Time, when and ſo often as he the ſaid *Richard Weſtcott*, his Executors, Adminiſtrators, or Aſſigns, ſhould have carried up and covered in One or more of the Meſſuages or Tenements therein-after agreed to be demiſed, and turned the Vaults in the Fronts thereof, and made the Areas, and put up good *Portland* Stone Kirb, with good Iron Paliſadoes, to encloſe the ſaid Areas, and alſo made the Fence or Garden Walls, to divide each Houſe, and the Ground thereto attached, grant, or cauſe to be granted, unto the ſaid *Richard Weſtcott*, his Executors, Adminiſtrators, or Aſſigns, or to whom he or they ſhould appoint, One or more Indenture or Indentures of Leaſe of all that Piece or Parcel of Ground, ſituate, lying, and being in the Pariſh of *Saint Pancras*, otherwiſe *Kentiſh Town*, in the County of *Middleſex*; (that is to ſay), All that Piece or Parcel of Ground, fronting towards the South, on a new-intended Street, to be made and called *Pratt Street*; Eaſt, on a new-intended Street to be made and called *College Street*; and Weſt, on a new-intended Street to be made and called *Camden Street*, and abutting or adjoining towards the North on Ground of the ſaid *John Jeffreys* Earl *Camden*, containing from Eaſt to Weſt, as well in the South Front thereof next *Pratt Street* aforeſaid, as on the North Side or Rear thereof, Four hundred and four Feet, and containing from North to South, as well in the Eaſt Front thereof

Eight Leaſes granted to Taylor.

Articles of 28th of February 1809, with Weſtcott.

thereof as in the West Front thereof, One hundred and thirty Feet, be the same several Dimensions, or any of them, of Assize little more or less, which said Piece of Ground therein-before described, was more particularly delineated in the Plan drawn in the Margin of the reciting Articles of Agreement, and marked with the Letter A.: And also all that other Piece or Parcel of Ground fronting towards the South on the said Street called or intended to be called *Pratt Street*; and West, on the said Street, called or intended to be called *College Street*; and abutting or adjoining, towards the North, on Ground of the said *John Jeffreys* Earl *Camden*, and East upon the River *Fleet* and Ground of the said *John Jeffreys* Earl *Camden*; which said last-mentioned Piece or Parcel of Ground contained in the South Front, towards *Pratt Street* aforesaid, Two hundred and ten Feet, and in the West Front towards *College Street* aforesaid, One hundred and thirty Feet; and from West to East, on the North Side thereof, One hundred and ninety-four Feet; and at the East End thereof, One hundred and thirty-two Feet, be the same last-mentioned Dimensions, or any of them, of Assize little more or less; and which last-mentioned Piece of Ground is more particularly delineated or described in the Plan drawn in the Margin of the reciting Articles of Agreement, and marked with the Letter B. together with the several Brick Messuages or Tenements, which should be erected, built, aud covered in upon the said Pieces of Ground, or upon either of them, or upon any Part thereof, pursuant to the Covenant therein-after contained: To hold the same unto the said *Richard Westcott*, his Executors, Administrators, and Assigns, from the Twenty-fifth Day of *December* then last past, for the Term of Ninety-nine Years, at the yearly Rent of Eight Pounds for the First Four Years of the said Term, and for the Remainder thereof, the yearly Rent or Sum of One hundred and fifty-five Pounds, payable Quarterly, free from the Land Tax, Sewer Tax, or other Taxes; and that the said yearly Ground Rent of One hundred and fifty-five Pounds should be so apportioned in each respective Lease so to be granted as aforesaid, as not to exceed One-eighth Part of the Rack Rent or annual Value of each House, and under and subject to the several Covenants therein-after particularly mentioned, and set forth; and the said *Richard Westcott* did thereby covenant that he, his Executors, Administrators, or Assigns, should accept such Indentures of Lease, and execute Two Counterparts thereof; and that he or they should, on or before the Twenty-ninth Day of *September* One thousand eight hundred and thirteen, erect, build, and cover in so many good and substantial Brick Messuages or Dwelling Houses, as would cover the whole Front of the said Pieces or Parcels of Ground, thereby agreed to be demised, next *Pratt Street* aforesaid; and on or before the Twenty-ninth Day of *September* One thousand eight hundred and fifteen, erect, build, and cover in, so many good and substantial Brick Messuages or Dwelling Houses, as would cover the said Ground in both the said Fronts in *College Street* aforesaid, and the Whole of the said Ground which fronted West on *Camden Street* aforesaid; and on or before the Twenty-ninth Day of *September* One thousand eight hundred and fourteen, complete, finish, and make the said Messuages or Tenements, Erections and Buildings, thereby agreed to be demised, which should front towards *Pratt Street* aforesaid, fit for Habitation, Use, and Occupation, in Manner therein mentioned; and on or before the Twenty-ninth Day of *September* One thousand eight hundred and sixteen, complete, finish, and make the said several Messuages or Tenements, Erections and Buildings, thereby agreed to be demised,

A Leaſe granted to Weſtcott.

which ſhould front towards *College Street* and *Camden Streét* aforeſaid, fit for Habitation, Uſe, and Occupation, in Manner therein mentioned: And whereas the ſaid *Richard Weſtcott* having proceeded to build upon the ſaid Piece of Ground, deſcribed in the ſaid laſt-mentioned Articles, and marked with the Letter B. a ſeparate Leaſe was afterwards, in purſuance of the ſaid laſt-mentioned Articles, granted by the ſaid *John Jeffreys* Earl *Camden* and *Anthony Hamilton*, by the Direction of the ſaid *Richard Weſtcott* to *George Weſtcott*, of Part of the ſaid laſt-mentioned Piece of Ground marked B; and the ſeveral Houſes thereon, erected for the Term of Ninety-nine Years from the Twenty-fifth Day of *December* One thouſand eight hundred and eight, at the yearly Rent of Eight Pounds for the Firſt Four Years of the ſaid Term, and at the yearly Rent of Sixteen Pounds Sixteen Shillings, Part of the ſaid yearly Rent of One hundred and fifty-five Pounds in the ſaid laſt-mentioned Articles, ſtipulated to be paid for the Whole of the ſaid Ground for the Remainder of the ſaid Term; and the ſaid *Richard Weſtcott*, or thoſe claiming under him, now remain in Poſſeſſion of the Reſidue of the ſaid Land, compriſed in the ſaid laſt-mentioned Articles of Agreement, which is not yet built upon, at and under the yearly Rent of One hundred and thirty-eight Pounds Four Shillings, the Reſidue of the ſaid yearly Rent of One hundred and fifty-five Pounds, which they continue to pay for the ſame: And whereas by certain other Articles of Agreement, bearing Date the Seventeenth Day of *October* One thouſand eight hundred and ten, and made between the ſaid *John Jeffreys* Earl *Camden*, of the Firſt Part; the ſaid *Anthony Hamilton*, of the Second Part; and *Thomas Holbrook*, of the Third Part; it was witneſſed, that in purſuance of the ſaid Act of the Forty-fifth Year of His preſent Majeſty's Reign, he the ſaid *John Jeffreys* Earl *Camden*, with the Conſent and Approbation of the ſaid *Anthony Hamilton*, did thereby covenant with the ſaid *Thomas Holbrook*, his Executors, Adminiſtrators, and Aſſigns, that he the ſaid *John Jeffreys* Earl *Camden*, his Heirs or Aſſigns, ſhould, at the Expence of the ſaid *Thomas Holbrook*, his Executors, Adminiſtrators, or Aſſigns, from Time to Time, and when and as often as he the ſaid *Thomas Holbrook*, his Executors, Adminiſtrators, or Aſſigns, ſhould have carried up and covered in One or more of the Meſſuages or Tenements therein-after agreed to be demiſed, and turned the Vaults in the Fronts thereof, and made the Areas, and put up good *Portland* Stone Kirb, with good Iron Paliſadoes to encloſe the ſaid Areas, and alſo made the Fence or Garden Walls to divide each Houſe, and the Ground thereto attached, grant, or cauſe to be granted, unto the ſaid *Thomas Holbrook*, his Executors, Adminiſtrators, or Aſſigns, or to whom he or they ſhould appoint, One or more Indenture or Indentures of Leaſe of all that Piece or Parcel of Ground, ſituate, lying, and being in the Pariſh of *Saint Pancras*, otherwiſe *Kentiſh Town*, in the County of *Middleſex*, fronting towards the Eaſt on a new-intended Street, to be made and called *Bayham Street*; North, on a new-intended Street to be made and called *York Street*; and Weſt, upon and including an ancient Foot Path then ſtopped up, containing in the Front thereof next *Bayham Street* aforeſaid, Four hundred and four Feet, and in the North Front thereof, next *York Street* aforeſaid, Forty-ſix Feet Six Inches, be the ſame ſeveral Dimenſions, or any of them, of Aſſize little more or leſs, together with the ſeveral Brick Meſſuages or Tenements, which ſhould be erected, built, and covered in, upon the ſaid Piece of Ground, or upon any Part thereof, purſuant to the Covenants therein-after contained: To hold the ſame unto the ſaid *Thomas Holbrook*,

Articles of 17th October 1810, with Thomas Holbrook.

his

his Executors, Administrators, and Assigns, from the Twenty-ninth Day of *September* One thousand eight hundred and eight, for the Term of Seventy-nine Years and Three Quarters of a Year, at the Rent of a Pepper Corn for the first Three Years of the said Term, and for the Remainder thereof the yearly Rent or Sum of Fifteen Pounds, payable quarterly, free from the Land Tax, Sewer Tax, and all other Taxes; and that the said yearly Ground Rent of Fifteen Pounds should be so apportioned in each respective Lease, so to be granted as aforesaid, as not to exceed One-eighth Part of the Rack Rent or annual Value of each House, and to be not less than Two Pounds, and under and subject to the several Covenants thereinafter particularly mentioned and set forth; and the said *Thomas Holbrook* did thereby covenant that he, his Executors, Administrators, or Assigns, should accept such Indentures of Lease, and execute Two Counterparts thereof respectively, and that he or they should, on or before the Twenty-ninth Day of *September* One thousand eight hundred and fourteen, erect, build, and cover in, Eleven good and substantial Brick Messuages or Dwelling Houses, next *Bayham Street* aforesaid, and on or before the Twenty-ninth Day of *September* One thousand eight hundred and fourteen, complete, finish, and make the said several Messuages or Tenements, Erections and Buildings thereby agreed to be demised, fit for Habitation, Use, and Occupation, in Manner therein mentioned: And whereas the said *Thomas Holbrook* hath proceeded to build upon the said Piece of Ground described in the last-mentioned Articles, but no Lease hath yet been granted of any Part thereof, and he or those claiming under him continue in Possession of the said Ground comprised in the last-mentioned Articles of Agreement, at the said yearly Rent of Fifteen Pounds, which they continue to pay for the same: And whereas by certain other Articles of Agreement, bearing Date the Thirty-first Day of *December* One thousand eight hundred and eleven, and made between the said *John Jeffreys* Earl *Camden*, of the First Part; the said *Anthony Hamilton*, of the Second Part; and *George Lever* the younger, of the Third Part; It was witnessed, that in pursuance of the said Act of the Forty-fifth Year of His present Majesty's Reign, he the said *John Jeffreys* Earl *Camden*, with the Privity, Consent, and Approbation of the said *Anthony Hamilton* did thereby for himself, his Heirs, Executors, and Administrators, covenant with the said *George Lever*, his Executors, Administrators, and Assigns, that he the said *John Jeffreys* Earl *Camden*, his Heirs or Assigns, or the Person or Persons to whom for the Time being the Reversion of the Premises therein-after agreed to be demised, immediately expectant on the Determination of the said Term therein-after agreed to be demised, should appertain, should, at the Expence of the said *George Lever*, his Executors, Administrators, or Assigns, from Time to Time, when and so often as he the said *George Lever*, his Executors, Administrators, or Assigns, should have erected, built, and covered in, One or more of the Messuages or Tenements therein-after agreed to be demised upon the Pieces or Parcels of Ground therein-after mentioned, or either of them; and laid the Gutters with Lead, and fixed up Pipes to carry off the Water, and made the Areas, and turned the Vaults in the Fronts thereof, and laid down the *Portland* Stone Kirbs to the Areas, and put up Iron Palisadoes therein to enclose and fence in the said Areas, and made the Fence or Garden Walls to separate and divide each House, and the Ground to be thereto allotted for Yards or Gardens, from the Yards or Gardens of the Premises adjoining on each Side thereof; by Indentures of Lease, not exceeding One Lease for each Messuage or Tenement,

Thomas Holbrook hath built on the said Ground, but no Lease yet granted.

Articles of 31st December 1811, with Lever the younger.

with the Ground allotted thereto for the Yards or Gardens, and other Conveniences to the ſame, demiſe and leaſe unto the ſaid *George Lever*, his Executors, Adminiſtrators, or Aſſigns, or unto ſuch Perſon or Perſons as he or they ſhould direct, nominate, or appoint, all that Piece or Parcel of Ground ſituate, lying, and being in the Pariſh of *Saint Pancras*, otherwiſe *Kentiſh Town*, in the County of *Middleſex*, fronting towards the Weſt, upon an intended new Street, to be called *Camden Street*; and fronting towards the North, upon another intended new Street, to be called *Jeffreys Street*; and abutting or adjoining towards the Eaſt in part, upon an intended new Mews or Stable Yard, to be of the Width of Twenty Feet, and to be called *Camden Mews*; and in other Part, upon a Way or Paſſage Fifteen Feet wide, leading from the South Side of *Jeffreys Street* aforeſaid, into the ſaid Mews, and fronting towards the South upon another intended new Street, to be called *Brecknock Street*; and which ſaid Piece or Parcel of Ground contained from North to South as well in the Weſt Front thereof next *Camden Street*, aforeſaid, as on the Eaſt Side or Rear thereof, next the ſaid intended Mews, to be called *Camden Mews*, and the ſaid Way or Paſſage leading into the ſaid Mews, Four hundred and eighty-ſix Feet, and from Weſt to Eaſt, as well in the North Front or End thereof next *Jeffreys Street* aforeſaid, as in the South Front or End thereof next *Brecknock Street* aforeſaid, One hundred and thirty Feet, more or leſs; and which ſaid Piece or Parcel of Ground was more particularly delineated or deſcribed in the Plan or Ground Plot drawn in the Margin of the reciting Articles of Agreement, and marked with the Letter A: And all that other Piece or Parcel of Ground ſituate, lying, and being in the Pariſh of *Saint Pancras*, otherwiſe *Kentiſh Town*, in the County of *Middleſex* aforeſaid, fronting towards the North upon the ſaid intended new Street, to be called *Jeffreys Street*; and abutting or adjoining towards the Weſt, upon an intended Carriage Way, or Paſſage of Fifteen Feet wide to be left and made to lead into the ſaid Mews, to be called *Camden Mews*; and abutting or adjoining towards the South, on another intended Mews or Stable Yard, to be called *Mews*, and to be of the Width of Twenty Feet; and abutting or adjoining towards the Eaſt, upon Ground of the ſaid *John Jeffreys* Earl *Camden*, in the Occupation of *William Francis*; and which ſaid laſt-mentioned Piece or Parcel of Ground, contained from Eaſt to Weſt, as well in the North Front thereof next *Jeffreys Street* aforeſaid, as on the South Side or Rear thereof, One hundred and fifty Feet; and from North to South, as well at the Eaſt End as at the Weſt End thereof, One hundred and twenty Feet, more or leſs; and which ſaid laſt-mentioned Piece or Parcel of Ground is alſo more particularly delineated or deſcribed in the ſaid Plan or Ground Plot, drawn in the Margin of the reciting Articles of Agreement, and marked with the Letter B: And alſo all that triangular Piece or Parcel of Ground, ſituate, lying, and being, in the Pariſh of *Saint Pancras*, otherwiſe *Kentiſh Town*, in the County of *Middleſex* aforeſaid, fronting towards the Weſt upon the Turnpike Road, leading from *Mother Red-Cap's* to *Kentiſh Town*, and fronting towards the South, upon a certain intended new Street, to be called *Street*, and fronting towards the Eaſt, upon *Camden Street* aforeſaid, and which ſaid laſt-mentioned Piece or Parcel of Ground contained, from North to South, in the Weſt Front thereof, next the ſaid Turnpike Road, One hundred and ninety-five Feet; and from Weſt to Eaſt, in the South Front thereof, next the ſaid intended new Street, to be called *Street*, One hundred and ten Feet; and from South

to North, in the East Front thereof, next *Camden Street* aforesaid, One hundred and seventy Feet; and from East to West, at the North End thereof, Twenty Feet, little more or less; and which said last-mentioned triangular Piece or Parcel of Ground is also more particularly delineated or described in the said Plan or Ground Plot, drawn in the Margin of the reciting Articles of Agreement, and marked with the Letter C.; together with the several Double-Brick Messuages or Tenements which should be erected, built, and covered in, upon the said Two several Pieces or Parcels of Ground thereby agreed to be demised and marked in the said Plan with the Letters A. and B. pursuant to the Covenant therein-after contained, with their Appurtenances; to hold the said Three several Pieces or Parcels of Ground, and the Messuages or Tenements, Erections and Buildings, to be erected and built on the said Two Pieces of Ground so marked A. and B. unto the said *George Lever*, his Executors, Administrators, and Assigns, or unto such other Person or Persons as he or they should nominate and appoint, from *Lady Day* then last past, for the Term of Ninety-nine Years, at the Rent of a Pepper Corn for the first Two Years of the said Term, and the yearly Rent or Sum of Twenty Pounds for the next One Year and One Half of a Year of the said Term; and for the remaining Ninety-five Years and One Half of a Year of the said Term of Ninety-nine Years, the yearly Rent or Sum of Ninety-six Pounds; the said several yearly Rents to be payable quarterly, clear of the Land and Sewer Tax, and all other Taxes; and that the said yearly Ground Rent, or Sum of Ninety-six Pounds, should be so apportioned in each respective Lease, so to be granted as aforesaid, as not more than Five Pounds Five Shillings *per Annum* should be reserved as the yearly Ground Rent in any Lease of a Fourth-rate House, and not more than Ten Pounds Ten Shillings *per Annum* should be reserved as the yearly Ground Rent in any Lease of a Third-rate House: And it was provided, that the said yearly Ground Rent, or yearly Ground Rents, so to be reserved upon each and every of the said Lease or Leases, should not exceed One-sixth Part of the clear yearly Rack Rent or Rents, or annual Value of the Land and Buildings to be thereby demised, and not less than Forty Shillings; and that after the said Ground Rent of Ninety-six Pounds should be reserved and secured, in the Manner aforesaid, upon such of the said Houses so to be erected, built, and finished, on the said Two Pieces or Parcels of Ground, marked in the said Plan with the Letters A. and B. the said *George Lever*, his Executors, Administrators, and Assigns should be intitled to have the Remainder of the said Two Pieces or Parcels of Ground (if any should remain undemised or unleased) as the same should from Time to Time have Houses thereon erected, built, and covered in, the Areas made, the Vaults turned in the Fronts thereof, and *Portland* Stone Kirb to the Areas laid down, and Iron Palisadoes put up therein, to inclose and fence in the said Areas, and the Fence and Garden Walls completed on separate Leases, at a Pepper Corn Rent; and should likewise have a Lease, at a Pepper Corn Rent, of the said Piece of Ground marked C. with proper Covenants on the Part of the Lessee, for keeping the Railing and the Inclosure of the Pleasure Ground and Garden in good Preservation, and under and subject to the several Covenants therein-after particularly mentioned and set forth; and the said *George Lever* did thereby covenant that he, his Executors, Administrators, or Assigns should, on or before *Lady Day* One thousand eight hundred and seventeen, erect, build, complete, and finish, and make fit for Habitation, Twenty-seven substantial

tial Double-Brick Meſſuages, Tenements, or Dwelling Houſes, in front of the Ground in *Camden Street* aforeſaid, including the Corner Houſes in *Jeffreys Street* and *Brecknock Street*, in Manner therein mentioned; and alſo erect, build, complete, and finiſh, and make fit for Habitation, Ten ſubſtantial Double-Brick Meſſuages, Tenements, or Dwelling Houſes, in *Jeffreys Street* aforeſaid, in Manner therein mentioned: And whereas no Leaſes have been granted to the ſaid *George Lever* of any Parts of the ſaid Ground compriſed in the laſt-recited Articles of Agreement: And whereas the ſaid *John Jeffreys* Earl *Camden*, now Marquis *Camden*, and *Frances* Marchioneſs *Camden*, his Wife, and their Four Children, reſpectively mentioned in the ſaid laſt-recited Act, namely, *George Charles Pratt* commonly called *Earl of Brecknock*, and the Ladies *Frances Margaret Pratt*, *Georgiana Elizabeth Pratt*, and *Caroline Anne Pratt*, are all now living, and the ſaid *George Charles Pratt* commonly called *Earl of Brecknock*, and the Lady *Caroline Anne Pratt*, are now Infants: And whereas the ſaid *Henry Hardinge* and *Thomas Walpole*, who, with the ſaid *John Jeffreys* Marquis *Camden*, are the Three Lives named in the ſaid Indenture of Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, are alſo living: And whereas the ſaid *Anthony Hamilton*, late Prebendary of the Prebend of *Cantlowes*, otherwiſe *Cantlers*, otherwiſe *Kentiſh Town*, departed this Life ſome Time on or about the Fourth Day of *October* One thouſand eight hundred and twelve, and ſince his Death, the Reverend *Thomas Randolph* Maſter of Arts, hath been promoted to the ſaid Prebend, and is now in Poſſeſſion thereof, and of all the Rights and Privileges thereto belonging: And whereas in purſuance of the Powers contained in the ſaid Two recited Acts, conſiderable Improvements have been made on Part of the Lands compriſed in the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, by ſundry Dwelling Houſes, Erections, and Buildings, having been erected, built, and made thereon, but which has fallen conſiderably ſhort of the Improvements made on other Eſtates in the Vicinity of the Metropolis, and which is ſolely or principally to be attributed to the uncertain Tenure by which the ſaid *John Jeffreys* Marquis *Camden* holds the ſaid Lands, which prevents him giving that Encouragement to Perſons willing to take Ground to build upon, by advancing them occaſionally Sums of Money to carry on their Undertakings, and complete their Concerns, which he would be inclined to do, if the Tenure of the ſaid Eſtate was made as nearly equal to Freehold of Inheritance in Fee Simple as poſſible: And whereas it would be greatly for the Benefit and Advantage of the ſaid *Thomas Randolph*, Prebendary of the Prebend of *Cantlowes*, otherwiſe *Cantlers*, otherwiſe *Kentiſh Town*, aforeſaid, and his Succeſſors, and of the ſaid *John Jeffreys* Marquis *Camden*, and the ſeveral Perſons claiming under the ſaid Indenture of Settlement, if (inſtead of granting Leaſes for Lives, as has been uſual and cuſtomary, on Fines paid for the ſame) a Power was given to the ſaid Prebendary and his Succeſſors to grant a new Leaſe of the ſaid Lands compriſed in the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, for the Term of Ninety-nine Years, with Powers of Renewal every Fifty Years, for ever, on Payment of a Fine of Twenty Shillings; and that a Power ſhould be veſted in the ſaid *John Jeffreys* Marquis *Camden*, and in the Perſon or Perſons who ſhould from Time to Time be entitled to the firſt beneficial Eſtate in the ſaid Lands, with the Conſent of the ſaid *Thomas Randolph*, or his Succeſſors, Prebendaries of the Prebend aforeſaid, to grant Under Leaſes of the ſaid Lands for

for any Term not exceeding Ninety-eight Years, in Poſſeſſion, for the Purpoſe of building thereon, at ſuch Rents, and under ſuch Reſtrictions, and in ſuch Manner as herein-after is expreſſed, with reſpect to ſuch Original and Under Leaſes: And whereas the Value of the Intereſts of the ſaid Prebendary and his Succeſſors, and of his ſaid Leſſees in the ſaid Premiſes, having been taken into Conſideration, it is conceived that the Rents, Iſſues, and Profits which at preſent are reſerved or payable, or which ſhall or may ariſe, from and out of the ſaid Meſſuages, Lands, Tenements, Hereditaments, and Premiſes, compriſed in the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, or which ſhall hereafter be reſerved or payable, or ariſe from and out of the ſaid Premiſes, and every Part thereof, upon any renewed Leaſe or Leaſes under the Authority of this Act, or any Under Leaſes to be granted in purſuance thereof, or otherwiſe, ſhould be apportioned between the ſaid Prebendary and his ſaid Leſſees, in the Shares herein-after mentioned; (that is to ſay), One-third Part thereof to the ſaid Prebendary and his Succeſſors, Prebendaries of the Prebend aforeſaid, for the Time being, and Two-third Parts thereof to his ſaid Leſſees, their Executors, Adminiſtrators, or Aſſigns; and in regard that the ſaid chief Rent of Forty-three Pounds Ten Shillings, reſerved by the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, being a Charge on all the ſaid Premiſes compriſed in the ſame Leaſe, and as ſuch Charge might affect the Title to the Houſes granted by ſeparate Building Leaſes, reſerving Ground Rents, that ſuch Premiſes ſhould be wholly exempted therefrom, and that the Proportion of ſuch chief Rent which would become payable to the ſaid Prebendary, or his Succeſſors, being the yearly Sum of Twenty-nine Pounds, ſhould be payable out of the Two-thirds of the ſaid yearly Rents, Iſſues, and Profits of the ſaid Premiſes, payable to the Leſſees, and that the chief Rent to be reſerved in and by the ſaid Leaſe, ſo intended to be granted as aforeſaid, and all future Renewals thereof, ſhould be a Pepper Corn only: And whereas, notwithſtanding it would be for the mutual Benefit of the ſaid Prebendary, and his Succeſſors, and the ſaid *John Jeffreys* Marquis *Camden*, and his Iſſue Male, and the other Perſons claiming under the ſaid Indenture of Settlement, that the ſaid herein-before mentioned Propoſals ſhould be carried into complete Execution; yet, on account of the Limitations in the ſaid Settlement, and the Statutes reſtraining the ſaid Prebendary, the ſame cannot be effectuated without the Aid of Parliament: Wherefore Your Majeſty's moſt dutiful and loyal Subjects, the ſaid *Thomas Randolph*, Prebendary of the Prebend of *Cantlowes*, otherwiſe *Cantlers*, otherwiſe *Kentiſh Town*, in the Cathedral Church of *Saint Paul*, in *London*, on Behalf of himſelf and his Succeſſors, and the ſaid *Richard* Earl *Lucan*, and *Edward Cooke*, the Truſtees, in whom, under the laſt-recited Act, the legal Eſtate of the Premiſes compriſed in the ſaid Indenture of Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, is now veſted, and the ſaid *John Jeffreys* Marquis *Camden*, and *Frances* Marchioneſs *Camden* his Wife, on Behalf of themſelves reſpectively; and the ſaid Marquis, as the Guardian and on the Behalf of the ſaid *George Charles Pratt* commonly called *Earl of Brecknock*, and the Lady *Caroline Anne Pratt*, their Two Infant Children, and the ſaid Ladies *Frances Margaret Pratt* and *Georgiana Elizabeth Pratt*, do moſt humbly beſeech Your Majeſty that it may be enacted; and be it enacted by the King'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 ſo much of the ſaid recited Act of the Forty fifth Year of the Reign of His preſent Majeſty, as enacts, "That from and after the paſſing of the ſaid Act, it ſhould and might be lawful to and for the ſaid *John Jeffreys* Earl *Camden*, from Time to Time, during his Life, if he ſhould ſo long continue entitled to the Firſt beneficial Eſtate of Freehold in the ſaid Lands and Hereditaments, compriſed in the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, under and by virtue of the ſame Leaſe, or any renewed or future Leaſe thereof, and the Truſts or Limitations of his ſaid Marriage Settlement; and after his Deceaſe to and for ſuch of his Iſſue Male as ſhould from Time to Time thereafter, for the Time being, be entitled to the Firſt beneficial Eſtate of Freehold in the ſame Lands and Hereditaments, under and by virtue of the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, or any renewed or future Leaſe thereof, and the Truſts or Limitations of the ſaid Settlement, if ſuch Iſſue Male ſhould be of the full Age of Twenty-one Years, or if not, then to and for the Guardian or Guardians, either teſtamentary, or appointed by the High Court of Chancery, of ſuch Iſſue Male for the Time being; and alſo, after the Truſts and Limitations in the ſaid Settlement declared and contained for the Benefit of the Iſſue Male of the ſaid *John Jeffreys* Earl *Camden*, ſhould be barred or determined and ſpent, then to and for the Perſon or Perſons who ſhould from Time to Time thereafter, for the Time being, be entitled to the Firſt beneficial Eſtate of Freehold in the ſame Lands and Hereditaments, under and by virtue of the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, or any renewed or future Leaſe thereof, and other Conveyance or Settlement whatſoever, if ſuch Perſon or Perſons ſhould be of the full Age of Twenty-one Years, or if not, then to and for his, her, or their Guardian or Guardians, for the Time being, either teſtamentary, or appointed by the High Court of Chancery; but in all Caſes, nevertheleſs, with the Privity, Conſent, and Approbation of the ſaid *Anthony Hamilton*, or of the Prebendary of the Prebend of *Cantlowes*, otherwiſe *Cantlers*, otherwiſe *Kentiſh Town* aforeſaid, for the Time being, and not otherwiſe, by One or more Indenture or Indentures, to demiſe and leaſe unto the ſaid *Joſeph Kirkman* and *Alexander Hendy*, or their Executors, Adminiſtrators, or Aſſigns, or unto ſuch other Perſon or Perſons as they ſhould nominate and appoint in that Behalf, all or any Part or Parts of the ſaid Reſidue now remaining undemiſed of the ſaid Thirty Acres of Land firſt mentioned in the ſaid Articles of Agreement of the Second Day of *June* One thouſand ſeven hundred and ninety; and of the ſaid Fourteen Acres and Twenty Perches of Land mentioned in the ſaid Articles of Agreement of the Twenty-third Day of *November* One thouſand ſeven hundred and ninety-one, (except the Parts ſo appropriated for Roads, Streets, and Ways as aforeſaid), when and as the ſame ſhould be reſpectively built upon, in the Manner ſtipulated in the ſaid Articles of Agreement, and the Buildings ſhould be covered in; and provided the ſame ſhould be ſo built upon, within ſuch Time as ſhould be thought reaſonable, and be required by the ſaid *John Jeffreys* Earl *Camden*, or other the Perſon or Perſons for the Time being thereby authorized to demiſe and leaſe the ſame, together with the Houſes and Buildings to be erected and built on the ſame reſpectively, for and during the Remainder of the ſaid Term of Ninety-nine Years contracted and agreed to be granted of and in the ſame Lands reſpectively as aforeſaid, and in ſuch Parts and Parcels, and under and

Part of 45 G. 3. repealed.

ſubject

ſubject to ſuch Parts and Proportions of the ſaid yearly Rents of Two hundred and twenty-ſeven Pounds Fourteen Shillings and Sixpence, and One hundred and three Pounds Two Shillings, then payable for the ſame Lands reſpectively as aforeſaid, by virtue of the ſaid Articles of Agreement, as ſhould be thought proper and convenient; but ſo that the yearly Rent to be reſerved upon any ſuch Leaſe did not exceed One-ſixth Part of the clear yearly Rack Rent or Value of the Land and Buildings to be thereby demiſed, and be not leſs than Forty Shillings: Provided always, that if the yearly Rent or Rents to be reſerved upon the Leaſe or Leaſes to be granted of any Part or Parts only of the ſaid Reſidue of the ſaid Thirty Acres of Land, ſhould amount to or make up the full yearly Sum of Two hundred and twenty-ſeven Pounds Fourteen Shillings and Sixpence, then payable for the ſame as aforeſaid, or if the yearly Rent or Rents to be reſerved upon the Leaſe or Leaſes to be granted of any Part or Parts only of the ſaid Reſidue of the ſaid Fourteen Acres and Twenty Perches of Land ſhould amount to or make up the full yearly Sum of One hundred and three Pounds Two Shillings, then payable for the ſame as aforeſaid, then and in ſuch Caſe the Remainder of ſuch Lands reſpectively, or any Part or Parts thereof, ſhould and might from Time to Time, when and as the ſame ſhould be built upon, in the Manner aforeſaid, and alſo the Remainder of the ſaid Two Acres Three Roods and Eleven Perches of Land, contained in the ſaid Articles of the Twenty-fifth Day of *September* One thouſand ſeven hundred and eighty-nine, be demiſed and leaſed, together with the Houſes and Buildings thereon erected, at the yearly Rent of a Pepper Corn only;" ſhall be, and the ſame is hereby repealed, and declared to be null and void to all Intents and Purpoſes whatſoever.

Further Part of 45 G. 3. repealed.

II. And be it further enacted, That ſo much of the ſaid recited Act of the Forty-fifth Year of the Reign of His preſent Majeſty as enacts, That from and after the paſſing of the ſaid Act, "It ſhould and might be lawful to and for the ſaid *John Jeffreys* Earl *Camden*, and to and for the other Perſon and Perſons for the Time being, thereby authorized to make ſuch Leaſe or Leaſes to the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, or Aſſigns, and the ſaid *Richard Holbrook*, his Executors, Adminiſtrators, or Aſſigns, as aforeſaid, with the Privity, Conſent, and Approbation of the ſaid *Anthony Hamilton*, or of the Prebendary of the Prebend aforeſaid, for the Time being, but not otherwiſe to contract, and agree to let, unto any Perſon or Perſons willing to take the ſame for the Purpoſe of building thereon, any Houſe or Houſes, or other Buildings, and for making ſuitable and convenient Yards, Areas, and Gardens, or other Conveniences to the ſame, any other Part or Parts of the ſaid Lands and Hereditaments comprized in the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, and alſo the ſaid Lands therein-before authorized to be leaſed to the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators, or Aſſigns; and the ſaid *Richard Holbrook*, his Executors, Adminiſtrators, or Aſſigns, or any Part thereof, in caſe they reſpectively ſhould not build upon the ſame within ſuch Time as ſhould be thought reaſonable, and be required by the ſaid *John Jeffreys* Earl *Camden*, or ſuch other Perſon or Perſons as aforeſaid, for any Term not exceeding Ninety-nine Years from the Date of ſuch Contract or Agreement, to take Effect in Poſſeſſion, and not in Remainder, or by way of future Intereſt, and at and under the beſt yearly Rent or Rents that could be reaſonably had or gotten, at the Time

Time of ſuch Contract or Agreement, for the Land to be therein comprifed for the Purpoſe aforeſaid, without taking any Sum of Money or other Thing by way of Fine, Premium, or Fore-gift, for or in reſpect of the ſame; and afterwards, from Time to Time, when and as the Land ſo agreed to be let or any Part thereof, ſhould be built upon, in the Manner to be ſtipulated in any ſuch Contract or Agreement, and the Building ſhould be covered in, with the Privity, Conſent, and Approbation of the ſaid *Anthony Hamilton*, or of the Prebendary of the Prebend aforeſaid, for the Time being, by One or more Indenture or Indentures to demiſe and leaſe the Land ſo agreed to be let, or ſuch Part or Parts thereof as ſhould be ſo built upon, together with the Houſe or Houſes and other Buildings thereupon erected and built, unto the Perſon or Perſons contracting to take the ſame as aforeſaid, or unto ſuch other Perſon or Perſons as they ſhould nominate and appoint in that Behalf, for and during the Remainder of the Term to be ſpecified in ſuch Contract or Agreement, and in ſuch Parts and Parcels, and under and ſubject to ſuch Parts and Proportions of the yearly Rent or Rents to be ſpecified in ſuch Contract or Agreement as ſhould be thought proper and convenient; but ſo that the yearly Rent to be reſerved upon any ſuch Leaſe did not exceed One-ſixth Part of the clear yearly Rack Rent or Value of the Land and Buildings to be thereby demiſed, and be not leſs than Forty Shillings: Provided always, that if the yearly Rent or Rents to be reſerved upon the Leaſe or Leaſes to be granted of any Part or Parts only of the Land, compriſed and agreed to be let in and by ſuch Contract or Agreement as aforeſaid, ſhould amount to or make up the full yearly Rent or Sum therein ſtipulated to be paid for the Whole of ſuch Land, then and in ſuch Caſe the Remainder of ſuch Land, or any Part or Parts thereof, ſhould and might from Time to Time, when and as the ſame ſhould be built upon in the Manner aforeſaid, be demiſed and leaſed together with the Houſes and Buildings thereupon erected, at the yearly Rent of a Pepper Corn only, provided always, that every ſuch Contract or Agreement as aforeſaid ſhould be in Writing; and that the Conſent and Approbation of the ſaid *Anthony Hamilton*, or of the Prebendary of the Prebend aforeſaid, for the Time being, ſhould be teſtified by his being a Party thereto, and ſigning the ſame; and that in every ſuch Contract or Agreement there ſhould be inſerted a Clauſe or Condition of Re-entry into ſuch Part or Parts of the Land therein compriſed, and agreed to be let, as ſhould not be built upon in the Manner therein ſtipulated, within a reaſonable Time, to be therein appointed for that Purpoſe; and that in every Leaſe to be made in purſuance and by virtue of that Act, the yearly Rent or Rents to be thereby reſerved, ſhould be reſerved and made payable during the Continuance thereof, by Four equal Quarterly Payments, and ſo as to be incident to and go along with the Reverſion immediately expectant on the Determination of ſuch Leaſe; and that there ſhould not be received or taken any Sum of Money or other Thing by Way of Fine, Premium, or Fore-gift, for or in reſpect of any ſuch Leaſe; and that in every ſuch Leaſe there ſhould be contained a Condition of Re-entry for Non-payment of the Rent or Rents to be thereby reſerved, or any Part thereof, for the Space of Thirty Days or leſs after the ſame ſhould become due; and alſo for Default of completing and finiſhing the Houſe or Houſes, or other Buildings, thereby demiſed, (if the ſame be not completed and finiſhed before the granting of ſuch Leaſe), within a reaſonable Time to be ſpecified for that Purpoſe; and that the Leſſee or Leſſees to be named

in any such Lease, or his, her, or their Executors, Administrators, or Assigns be not thereby expressly made dispunishable for Waste, other than such as must necessarily happen by erecting any Buildings, and making such Yards, Areas, Gardens, and Conveniencies as aforesaid; and that the Lessee or Lessees to be named in every such Lease did seal and deliver Two Counterparts thereof, One of which should be delivered to and remain with the said *John Jeffreys* Earl *Camden*, or other the Lessor or Lessors for the Time being, and the other should be delivered to and remain with the said *Anthony Hamilton*, or the Prebendary of the Prebend aforesaid for the Time being; and that the Lessee or Lessees did thereby enter into proper Covenants for the due Payment of the Rent or Rents, and for the completing and finishing of the House or Houses or other Buildings thereby demised (if not already completed and finished), within a reasonable Time, to be specified for that Purpose; and also for the repairing and keeping in Repair of such House or Houses or other Buildings during the Term to be demised; and so that the Consent and Approbation of the said *Anthony Hamilton*, or of the Prebendary of the Prebend aforesaid for the Time being, to and of the granting of every such Lease as aforesaid, be testified by his being a Party to and sealing and delivering of the same; and that a Memorial of every such Lease, and also of every Contract or Agreement to be made by virtue and in pursuance of that Act as aforesaid, should within Two Calendar Months after the Day of the Date thereof respectively be registered at the Public Office, and in the Manner and Form appointed and prescribed by the Act of the Seventh Year of the Reign of Her Majesty Queen *Anne*, for the registering of Deeds and Conveyances affecting Lands in the County of *Middlesex*; and that every such Memorial should contain a full Description of the Land and Hereditaments comprised in the Lease, Contract, or Agreement therein mentioned or referred to, and should specify the Term of Years in and by such Lease, Contract, or Agreement demised or agreed to be demised, and the yearly Rent or Rents thereby reserved or agreed to be reserved;" shall be and the same is hereby repealed, and declared to be null and void to all Intents and Purposes whatsoever.

Further Part of 45 G. 3. repealed.

III. And be it further enacted, That so much of the said recited Act of the Forty-fifth Year of the Reign of His present Majesty, as enacts, "That if the said *John Jeffreys* Earl *Camden*, or any other Person for the Time being, entitled to the Reversion immediately expectant on the Determination of any Lease thereby confirmed, or of any Lease to be thereafter granted by virtue and in pursuance of that Act, should at any Time thereafter re-enter upon and resume the Possession of the Land and Buildings comprised in such Lease, under and by virtue of the Condition of Re-entry therein contained, either for Non-payment of the Rent thereby reserved, or for Default of completing and finishing or repairing the Buildings therein comprised, or for any other Cause, then and in every such Case it should and might be lawful to and for the said *John Jeffreys* Earl *Camden*, or other the Person or Persons for the Time being thereby authorized to make such Lease or Leases to the said *Joseph Kirkman* and *Alexander Hendy*, their Executors, Administrators, or Assigns, or to the said *Richard Holbrook*, his Executors, Administrators, or Assigns, as aforesaid, with the Privity, Consent, and Approbation of the said *Anthony Hamilton*, or of the Prebendary of the Prebend aforesaid, for the Time being, by Indenture or Indentures, to demise and lease the Land and Buildings whereof the

Poſſeſſion ſhould be ſo reſumed unto any Perſon or Perſons who ſhould be willing to take the ſame, for any Term not exceeding the Number of Years then to come of the Term demiſed by the original Leaſe thereof, thereby confirmed or to be granted in purſuance of that Act, at and under the beſt yearly Rent that could be then reaſonably had or gotten for the ſame, without taking any Sum of Money or other Thing by way of Fine, Premium, or Fore-gift, in reſpect thereof, upon any Pretence whatſoever; and upon Condition that the Leſſee or Leſſees did and ſhould complete and finiſh the Buildings, (if unfiniſhed), or put the ſame into a State of complete Repair, (if in Want thereof), within a reaſonable Time to be appointed for that Purpoſe; provided always, that every Leaſe to be made as laſt mentioned, ſhould alſo be under and ſubject to all ſuch and the ſame other Conditions and Reſtrictions as were therein-before ſpecified and preſcribed with regard to the original Leaſes to be granted in purſuance and by virtue of that Act, or ſuch of them as ſhould be applicable to the Circumſtances of the Caſe;" ſhall be and the ſame is hereby repealed, and declared to be null and void to all Intents and Purpoſes whatſoever.

Further Part of 45 G. 3. repealed.

IV. And be it further enacted, That ſo much of the ſaid recited Act of the Forty-fifth Year of the Reign of His preſent Majeſty, as enacts, "That it ſhould and might be lawful for the ſaid *John Jeffreys* Earl *Camden*, or other the Perſon or Perſons for the Time being, authorized and empowered by that Act to grant ſuch Leaſes as aforeſaid, together with the ſaid *Anthony Hamilton*, or the Prebendary of the Prebend aforeſaid for the Time being, from Time to Time as there ſhould be Occaſion, to allot and ſet out a competent Part of the ſaid Lands compriſed in the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, for Roads, Streets, Ways, or Avenues, in ſuch Manner as ſhould be thought neceſſary for the Uſe and Convenience of the Occupiers of the Houſes and other Buildings already erected, and thereafter to be erected, on the ſame Lands as aforeſaid;" ſhall be and the ſame is hereby repealed, and declared to be null and void to all Intents and Purpoſes whatſoever.

Further Part of 45 G. 3. repealed.

V. And be it further enacted, That ſo much of the ſaid recited Act of the Forty-fifth Year of the Reign of His preſent Majeſty, as enacts, "That if the ſaid *Richard* Earl *Lucan* and *Edward Cooke*, or either of them, or any future Truſtees or Truſtee, to be appointed in their or his Place or Stead as therein-after mentioned, ſhould die, or be deſirous to quit and be diſcharged from, or refuſe or become incapable to act in the Truſts thereby repoſed or veſted in him or them as aforeſaid, at any Time before the ſaid Truſts ſhould be fully executed and performed, then and in every ſuch Caſe it ſhould and might be lawful to and for the High Court of Chancery, on a ſummary Application made for that Purpoſe by Petition, by the ſaid *John Jeffreys* Earl *Camden*, or the Perſon or Perſons for the Time being, beneficially intereſted in the ſaid Lands and Hereditaments, compriſed in the ſaid Indenture of Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty; or if ſuch Perſon or Perſons ſhould be an Infant or Infants, then and in ſuch Caſe, on the Petition of his, her, or their Guardians or Guardian, from Time to Time, to nominate, ſubſtitute, and appoint any other Perſons or Perſon to be Truſtees or a Truſtee for the Purpoſes aforeſaid, in the Place or Stead of the ſaid *Richard* Earl *Lucan* and *Edward Cooke*, or either of them, or ſuch other Truſtees or Truſtee ſo dying, or deſiring to quit or be diſcharged from or refuſing,

or

or becoming incapable to act in the aforesaid Trusts; and when and so often as any new Trustees or Trustee should be so nominated, substituted, and appointed as aforesaid by the said Court of Chancery, by an Order to be made in a summary Way, upon Petition as aforesaid, all and singular the said Lands and Hereditaments, comprized in the said Indenture of Lease of the Thirteenth Day of *May* One thousand seven hundred and eighty, should immediately thereupon be and become legally and effectually vested in the surviving, continuing, or former Trustee and such new Trustees or Trustee jointly, and their Heirs and Assigns, for and during the Lives of the said several *Cestuique Vies* named in the said last-mentioned Indenture of Lease, and the Life of the longest Liver of them (subject always to the several Leases thereby confirmed, and to be thereafter granted in pursuance of that Act, and to the Powers thereby given for granting the same, and for other the Purposes aforesaid), upon and for such and so many of the Powers, Provisoes, Declarations, and Agreements in and by the said Indenture of Settlement declared and contained, of and concerning the same Lands and Hereditaments, as were then subsisting and capable of taking Effect; and all and every such new Trustees and Trustee should and might in all Things act in the Management and Execution of the Trusts aforesaid, every or any of them, as fully and effectually in all Respects, and to all Intents and Purposes, as if they or he had been originally nominated and appointed in and by that Act, Trustees or a Trustee for the Purposes aforesaid, any Thing herein-before contained to the contrary notwithstanding;" shall be and the same is hereby repealed, and declared to be null and void to all Intents and Purposes whatsoever.

The Prebendary directed to grant a new Lease of the Prebendal Lands on certain Terms.

VI. And be it further enacted, That from and after the passing of this Act it shall and may be lawful to and for the said *Thomas Randolph*, Prebendary of the Prebend of *Cantlowes*, otherwises *Cantlers*, otherwise *Kentish Town*, in the Cathedral Church of *Saint Paul* in *London*, and his Successors for the Time being, and he and they is and are hereby required and directed, by Indenture under his or their Hand and Seal, or Hands and Seals, to demise, lease, and to farm let unto the said *Richard* Earl *Lucan* and *Edward Cooke*, their Executors, Administrators, and Assigns, or the Trustee or Trustees for the Time being, to be appointed under the Powers of this Act, their or his Executors, Administrators, or Assigns, all that the capital Messuage and Manor House of *Cantlowes*, otherwise *Cantlers*, otherwise *Kentish Town*, and all the Scite, Circuit and Precinct of the same, situate in the Parish of *Saint Pancras*, otherwise *Kentish Town*, in the County of *Middlesex*; and also all the Demesne Lands of the Manor of *Cantlowes*, otherwise *Cantlers*, otherwise *Kentish Town*; and other the Premises, with the Appurtenances (except such Parts thereof as are Copyhold), mentioned and comprised in the said Indenture of Lease of the Thirteenth Day of *May* One thousand seven hundred and eighty, and more particularly described in the Schedule hereunto annexed, to hold for the Term of Ninety-nine Years, and to commence from the Day next before the Day of the Date of such Indenture of Lease, on the Terms and subject to the Restrictions, Conditions, Provisoes, Rents, Reservations, and Covenants herein-after mentioned; and also to renew the same Lease at the End of the first Fifty Years of the said Term of Ninety-nine Years, on Payment or Tender of a Fine of Twenty Shillings, for a further Term of Ninety-nine Years, to commence and be computed from the End of the said first Fifty Years; and so to continue to renew the Lease for the Time being,

being, ſo to be granted, for a further Term of Ninety-nine Years, at the End of the firſt Fifty Years, next after the Commencement of every ſuch reſpective Leaſe ſo hereby meant and intended to be hereafter continued to be granted by way of Renewal, at the End of every ſaid firſt Fifty Years for ever, on Payment or Tender of ſuch Fine as aforeſaid: Provided always, that the ſaid Indenture of Leaſe, ſo to be firſt granted and made, and the ſaid Indentures of Renewal, and Counterparts thereof, ſhall be executed, One Part by the ſaid Prebendary of the Prebend aforeſaid, and his Succeſſors for the Time being for ever, under his or their Hand and Seal or Hands and Seals; and the other Part by the Leſſees therein to be named under the Powers of this Act: Provided always, that before the Execution of the ſaid firſt Indenture of Leaſe ſo to be granted, or of any Indenture of Renewal, and at the End of every Year afterwards, there ſhall be delivered by the Leſſees therein to be named, to the ſaid Prebendary and his Succeſſors, or to his or their Agent or Steward, a true and particular Account in Writing, of the Rent or Rents at which the Premiſes thereby to be leaſed are then let or demiſed, and to whom, and for what Term or Number of Years reſpectively: Provided alſo, that there be reſerved unto the ſaid Prebendary, and his Succeſſors for the Time being, in ſuch Leaſe and renewed Leaſes, a Pepper Corn Rent only; and alſo One Third Part of the Rents, Iſſues, Ground Rents and other Profits reſerved and to be reſerved, due and payable, or ariſing out of or from, or which the ſame Meſſuages or Tenements, Lands, Hereditaments and Premiſes, and every Part thereof ſhall be let for, immediately before the paſſing of this Act; and which the ſame ſhall from Time to Time be let for, under the Leaſes to be granted as herein-after is mentioned, after deducting thereout One Third Part of the Land Tax paid and payable for the Whole of the ſame Premiſes by the ſaid Leſſees, their Executors or Adminiſtrators, and One Third Part of ſuch other Taxes as ſhall or may be hereafter impoſed on the Leſſor, or Landlord, in reſpect of the ſaid Premiſes, by Authority of Parliament, ſuch Rents to be reſerved payable Quarterly; and the firſt Quarterly Payment thereof to commence to the ſaid Prebendary and his Succeſſors, from the Twenty-fifth Day of *December* laſt paſt: Provided alſo, that there be inſerted in ſuch Leaſe a Covenant that the ſaid Prebendary, and his Succeſſors for the Time being, ſhall and will, on a Surrender of ſuch Leaſe ſo to be granted, and a Tender of a Fine of Twenty Shillings, at the End of the firſt Fifty Years of the ſaid Term of Ninety-nine Years, renew the ſame Leaſe of the ſaid Hereditaments and Premiſes for a further Term of Ninety-nine Years, ſo as the ſame Rent and ſuch Covenant for the further Renewal of every ſuch renewed Leaſe, and alſo ſuch other Covenants as are by this Act directed to be reſerved, made payable, and contained in ſuch firſt Leaſe ſo to be granted as aforeſaid, be inſerted and made payable in all and every ſuch renewed Leaſes.

On granting new Leaſe, the Leaſe of 13th May 1780 to be void.

VII. And be it further enacted, That the ſaid *Thomas Randolph*, or his Succeſſors, Prebendaries of the Prebend aforeſaid for the Time being, ſhall, immediately after the paſſing of this Act, grant ſuch new Leaſe as aforeſaid; and thereupon the ſaid Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, and every Covenant, Clauſe and Agreement therein contained, ſhall utterly ceaſe and be void to all Intents and Purpoſes whatſoever; and that the ſaid Leaſe hereby directed to be made by the ſaid *Thomas Randolph* and his Succeſſors, Prebendaries of the Prebend aforeſaid for the Time being, as well as all Renewals thereof, and all Under-

Under-leaſes to be made in purſuance thereof, and in purſuance of this Act, ſhall be good, valid, and effectual Leaſes in the Law, to all Intents and Purpoſes whatſoever; but that the ſaid *Thomas Randolph* and his Succeſſors, Prebendaries of the Prebend aforeſaid, for the Time being, ſhall not be liable to bear, pay, or defray any Part of the Coſts, Charges, and Expences to be incurred in the granting ſuch Leaſe or Leaſes, or in the Renewals thereof, or the Contracts or Leaſes to be hereafter made and granted by the ſaid Leſſees as aforeſaid, or the Perſon or Perſons authorized by this Act to make and grant ſuch Leaſe or Leaſes, or in the obtaining and paſſing this Act, or any Thing relating thereto, or in the Management of the ſaid Eſtate, or any Thing relating thereto.

Marquis Camden empowered with the Conſent of the Prebendary to grant Leaſes to Kirkman and Hendy, and others.

VIII. And be it further enacted, That from and after the paſſing this Act, and the granting ſuch Leaſe by the ſaid *Thomas Randolph* or his Succeſſors, Prebendaries of the Prebend aforeſaid, as herein-before is directed, or any Renewal thereof, it ſhall and may be lawful to and for the ſaid *John Jeffreys* Marquis *Camden*, from Time to Time during his Life, if he ſhall ſo long continue intitled to the firſt beneficial Eſtate in the ſaid Lands and Hereditaments comprized in the ſaid Leaſe ſo directed to be granted as laſt aforeſaid, under and by virtue of the ſame Leaſe, or any renewed or future Leaſe thereof, and the Truſts or Limitations of his ſaid Marriage Settlement, and after his Deceaſe to and for ſuch of his Iſſue Male as ſhall from Time to Time thereafter, for the Time being, be intitled to the firſt beneficial Eſtate in the ſame Lands and Hereditaments, under and by virtue of the ſaid Leaſe ſo directed to be granted as laſt aforeſaid, or any renewed or future Leaſe thereof, and the Truſts or Limitations of the ſaid Settlement, if ſuch Iſſue Male ſhall be of the full Age of Twenty-one Years, or if not, then to and for the Guardian or Guardians, either teſtamentary or to be appointed by the High Court of Chancery, of ſuch Iſſue Male, for the Time being, and alſo after the Truſts and Limitations in the ſaid Settlement declared and contained, for the Benefit of the Iſſue Male of the ſaid *John Jeffreys* Marquis *Camden*, ſhall be barred or determined and ſpent, then to and for the Perſon or Perſons who ſhall from Time to Time thereafter, for the Time being, be entitled to the firſt beneficial Eſtate in the ſame Lands and Hereditaments, under and by virtue of the ſaid Leaſe ſo to be granted as aforeſaid, or any renewed or future Leaſe thereof, and other Conveyance or Settlement whatſoever, if ſuch Perſon or Perſons ſhall be of the full Age of Twenty-one Years, or if not, then to and for his, her, and their Guardian and Guardians for the Time being, either teſtamentary or appointed by the High Court of Chancery, but in all Caſes nevertheleſs with the Privity, Conſent, and Approbation of the ſaid *Thomas Randolph*, or of the Prebendary of the Prebend of *Cantlowes*, otherwiſe *Cantlers*, otherwiſe *Kentiſh Town* aforeſaid, for the Time being, and not otherwiſe, by One or more Indenture or Indentures to demiſe and leaſe to the ſaid *Joſeph Kirkman* and *Alexander Hendy*, or their Executors, Adminiſtrators or Aſſigns, or unto ſuch other Perſon or Perſons as they ſhall nominate and appoint in that Behalf, all or any Part or Parts of the ſaid Reſidue now remaining undemiſed of the ſaid Thirty Acres of Land firſt mentioned in the ſaid Articles of Agreement of the Second Day of *June* One thouſand ſeven hundred and ninety, and of the ſaid Fourteen Acres and Twenty Perches of Land, mentioned in the ſaid Articles of Agreement of the Twenty-third Day of *November* One thouſand ſeven hundred and ninety-one; and alſo in like Manner to demiſe and leaſe unto the ſaid *Joſeph Taylor*, his Executors, Adminiſtrators or Aſſigns, or unto

ſuch other Perſon or Perſons as he or they ſhall nominate or appoint in that Behalf, all or any Part or Parts of the Reſidue now remaining undemiſed of the ſaid Land mentioned in the ſaid Articles of Agreement of the Twenty-ninth Day of *September* One thouſand eight hundred and ſeven; and alſo in like Manner to demiſe and leaſe unto the ſaid *Richard Weſtcott*, his Executors, Adminiſtrators or Aſſigns, or unto ſuch other Perſon or Perſons as he or they ſhall nominate or appoint in that Behalf, all or any Part or Parts now remaining undemiſed of the ſaid Land mentioned in the ſaid Articles of Agreement of the Twenty-eighth Day of *February* One thouſand eight hundred and nine; and alſo in like Manner, to demiſe and leaſe unto the ſaid *Thomas Holbrook*, his Executors, Adminiſtrators or Aſſigns, or unto ſuch other Perſon or Perſons as he or they ſhall nominate or appoint in that Behalf, all or any Part or Parts of the ſaid Land mentioned in the ſaid Articles of Agreement of the Seventeenth Day of *October* One thouſand eight hundred and ten; and alſo in like Manner to demiſe and leaſe unto the ſaid *George Lever* the younger, his Executors, Adminiſtrators or Aſſigns, or unto ſuch other Perſon or Perſons as he or they ſhall nominate or appoint in that Behalf, all or any Part or Parts of the ſaid Land comprized in the ſaid Articles of Agreement of the Thirty-firſt Day of *December* One thouſand eight hundred and eleven (except the Parts reſpectively appropriated for Roads, Streets, and Ways aforeſaid), when and as the ſame ſhall be reſpectively built upon, in the Manner ſtipulated in the ſaid reſpective Articles of Agreement, and the Buildings ſhall be covered in; and provided the ſame ſhall be ſo built upon within ſuch Time as ſhall be thought reaſonable, and be required by the ſaid *John Jeffreys* Marquis *Camden*, or other the Perſon or Perſons for the Time being hereby authorized to demiſe and leaſe the ſame, together with the Houſes and Buildings to be erected and built on the ſame reſpectively, for and during the Remainder of the ſaid Term of Ninety-nine Years, contracted and agreed to be granted of and in the ſame Lands reſpectively comprized in the ſaid Articles of Agreement of the Second Day of *June* One thouſand ſeven hundred and ninety, the Twenty-third Day of *November* One thouſand ſeven hundred and ninety-one, the Twenty-ninth Day of *September* One thouſand eight hundred and ſeven, the Twenty-eighth Day of *February* One thouſand eight hundred and nine, and the Thirty-firſt Day of *December* One thouſand eight hundred and eleven, and for the Remainder of the Term of Seventy-nine Years and Three Quarters of a Year in the ſaid Articles of Agreement of the Seventeenth Day of *October* One thouſand eight hundred and ten as aforeſaid; and in ſuch Parts and Parcels, and under and ſubject to ſuch Parts and Proportions of the yearly Rents, payable for the ſame reſpectively as aforeſaid, by virtue of the ſaid reſpective Articles of Agreement, as ſhall be thought proper and convenient; but ſo that the yearly Rent to be reſerved upon any ſuch Leaſe do not exceed One Sixth Part of the clear yearly Rack Rent, or Value of the Land and Buildings to be thereby demiſed, ſuch Rack Rent to be eſtimated upon the Value of ſuch Houſe, and the Out-buildings and Land thereto belonging, when ſuch Houſe ſhall be completely finiſhed, and fit for Habitation, and be not leſs than Forty Shillings: Provided always, that if the yearly Rent or Rents to be reſerved upon the Leaſe or Leaſes to be granted of any Part or Parts only of the Reſidue of the ſaid Thirty Acres of Land, ſhall amount to or make up the full yearly Sum of One hundred and ſixty-four Pounds Two Shillings and Sixpence, now payable for the ſame as aforeſaid; or if the yearly Rent or Rents to be reſerved upon the Leaſe or

Leaſes, to be granted of any Part or Parts only of the ſaid Reſidue of the ſaid Fourteen Acres and Twenty Perches of Land ſhall amount to or make up the full yearly Sum of One hundred and three Pounds Two Shillings, now payable for the ſame as aforeſaid; or if the yearly Rent or Rents to be reſerved upon the Leaſe or Leaſes to be granted of any Part or Parts only of the Reſidue of the Land comprized in the ſaid Articles of Agreement of the Twenty-eighth Day of *February* One thouſand eight hundred and nine, ſhall amount to or make up the full yearly Sum of One hundred and thirty-eight Pounds Four Shillings, now payable for the ſame as aforeſaid; or if the yearly Rent or Rents to be reſerved upon the Leaſe or Leaſes to be granted of any Part or Parts only of the ſaid Land, comprized in the ſaid Articles of Agreement of the Seventeenth Day of *October* One thouſand eight hundred and ten, ſhall amount to or make up the full yearly Sum of Fifteen Pounds, now payable for the ſame as aforeſaid; or if the yearly Rent or Rents to be reſerved upon the Leaſe or Leaſes to be granted of any Part or Parts only of the ſaid Land, comprized in the ſaid Articles of Agreement of the Thirty-firſt Day of *December* One thouſand eight hundred and eleven, ſhall amount to or make up the full yearly Sum of Ninety-ſix Pounds, which ſhall become payable for the ſame as aforeſaid; then, and in ſuch reſpective Caſes, the Remainder of ſuch Lands reſpectively, or any Part or Parts thereof ſhall or may, from Time to Time, when and as the ſame ſhall be built upon in the Manner aforeſaid, and alſo the Remainder of the ſaid Two Acres Three Roods and Eleven Perches of Land, contained in the ſaid Articles of Agreement of the Twenty-fifth Day of *September* One thouſand ſeven hundred and eighty-nine, be demiſed and leaſed, together with the Houſes and Buildings thereon erected, at the yearly Rent of a Pepper-corn only.

Marquis Camden empowered, with the Conſent of the Prebendary, to grant Under Leaſes.

IX. And be it further enacted, That from and after the paſſing this Act, and the granting of ſuch Leaſe by the ſaid *Thomas Randolph*, or his Succeſſors, Prebendaries of the Prebend aforeſaid, as herein-before is directed, it ſhall and may be lawful to and for the ſaid *John Jeffreys* Marquis *Camden*, and to and for the other Perſon and Perſons for the Time being, hereby authorized to make ſuch Leaſe or Leaſes to the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators or Aſſigns, and the ſaid *Joſeph Taylor*, his Executors, Adminiſtrators or Aſſigns, and the ſaid *Richard Weſtcott*, his Executors, Adminiſtrators or Aſſigns, and the ſaid *Thomas Holbrook*, his Executors, Adminiſtrators or Aſſigns, and the ſaid *George Lever* the younger, his Executors, Adminiſtrators or Aſſigns, and the ſaid *Richard Holbrook*, his Executors, Adminiſtrators or Aſſigns as aforeſaid, with the Privity, Conſent, and Approbation of the ſaid *Thomas Randolph*, or of the Prebendary of the Prebend aforeſaid for the Time being, to contract and agree to let unto any Perſon or Perſons, willing to take the ſame for the Purpoſe of Building thereon any Houſe or Houſes, or other Buildings, and for making ſuitable and convenient Yards, Areas, and Gardens, or other Conveniencies to the ſame, any other Part or Parts of the ſaid Lands and Hereditaments to be comprized in the ſaid Leaſe ſo hereby directed to be granted as aforeſaid; and alſo the ſaid Lands herein-before authorized to be leaſed to the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators or Aſſigns, and the ſaid *Joſeph Taylor*, his Executors, Adminiſtrators or Aſſigns, and the ſaid *Richard Weſtcott*, his Executors, Adminiſtrators or Aſſigns, and the ſaid *Thomas Holbrook*, his Executors, Adminiſtrators or Aſſigns, and the ſaid *George Lever* the younger, his Executors, Adminiſtrators

ſtrators or Aſſigns, and the ſaid *Richard Holbrook*, his Executors, Adminiſtrators or Aſſigns, in caſe they reſpectively ſhall not build upon the ſame, within ſuch Time as ſhall be thought reaſonable and be required by the ſaid *John Jeffreys* Marquis *Camden*, or ſuch other Perſon or Perſons as aforeſaid, for any Term not exceeding Ninety-eight Years from the Date of ſuch Contract or Agreement, to take Effect in Poſſeſſion and not in Remainder, or by Way of future Intereſt, and at and under the beſt yearly Rent or Rents that can be had or reaſonably gotten, at the Time of ſuch Contract or Agreement, for the Land to be therein comprized for the Purpoſe aforeſaid, without taking any Sum of Money or any other Thing by Way of Fine, Premium or Foregift, for or in reſpect of the ſame; and afterwards from Time to Time, when and as the Land ſo agreed to be let, or any Part thereof, ſhall be built upon in the Manner to be ſtipulated in any ſuch Contract or Agreement, and the Buildings ſhall be covered in, with the Privity, Conſent, and Approbation of the ſaid *Thomas Randolph*, or of the Prebendary of the Prebend aforeſaid for the Time being, by One or more Indenture or Indentures to demiſe and leaſe the Lands ſo agreed to be let, or ſuch Part or Parts thereof as ſhall be ſo built upon, together with the Houſe or Houſes and other Buildings thereupon erected and built, unto the Perſon or Perſons contracting to take the ſame as aforeſaid, or unto ſuch other Perſon or Perſons as they ſhall nominate and appoint in that Behalf, for and during the Remainder of the Term to be ſpecified in ſuch Contract or Agreement, and in ſuch Parts and Parcels, and under and ſubject to ſuch Parts and Proportions of the yearly Rent or Rents to be ſpecified in ſuch Contract or Agreement, as ſhall be thought proper and convenient; but ſo that the yearly Rent to be reſerved upon any ſuch Leaſe do not exceed One Sixth Part of the clear yearly Rack Rent, or the Value of the Land and Buildings to be thereby demiſed, reckoning ſuch Rack Rent or annual Value upon the ſaid Houſe and Land, when the ſaid Houſe ſhall be completely finiſhed and fit for Habitation, and be not leſs than Forty Shillings: Provided always, that if the yearly Rent or Rents to be reſerved upon the Leaſe or Leaſes to be granted of any Part or Parts only of the Land comprized, and agreed to be let by any ſuch Contract or Agreement as aforeſaid, ſhall amount to or make up the full yearly Rent or Sum therein ſtipulated to be paid for the Whole of ſuch Land, then and in ſuch Caſe the Remainder of ſuch Land, or any Part or Parts thereof, ſhall and may from Time to Time, when and as the ſame ſhall be built upon in the Manner aforeſaid, be demiſed and leaſed, together with the Houſes and Buildings thereupon erected, at the yearly Rent of a Pepper-corn only: Provided always, that every ſuch Contract or Agreement as aforeſaid ſhall be in Writing; and that the Conſent and Approbation of the ſaid *Thomas Randolph*, or of the Prebendary of the Prebend aforeſaid for the Time being, ſhall be teſtified by his being a Party thereto and ſigning the ſame; and that in every ſuch Contract or Agreement, there ſhall be inſerted a Clauſe or Condition of Reentry into ſuch Part or Parts of the Land therein comprized and agreed to be let, as ſhall not be built upon in the Manner therein ſtipulated, within a reaſonable Time, therein to be appointed for that Purpoſe; and that in every Leaſe to be made in purſuance and by virtue of this Act, the yearly Rent or Rents to be thereby reſerved, ſhall be reſerved and made payable by Four equal Quarterly Payments; and that One Third Part of ſuch Rent ſo to be reſerved, ſhall be made payable to the ſaid *Thomas Randolph*, and his Succeſſors, Prebendaries of the Prebend aforeſaid; and that the remaining

Two

Two Third Parts thereof ſhall be reſerved and made payable unto the ſaid *John Jeffreys* Marquis *Camden*, and his Aſſigns during his Life, and after his Death unto ſuch Perſon or Perſons as ſhall for the Time being be entitled to the beneficial Intereſt of the ſaid Hereditaments and Premiſes, under and by virtue of the ſaid Leaſe ſo directed to be granted by the ſaid *Thomas Randolph*, and his Succeſſors as aforeſaid, of the ſaid Lands and Hereditaments, and any renewed or future Leaſe thereof, and the Truſts and Limitations of the ſaid Marriage Settlement; and that there ſhall not be received or taken any Sum of Money, or any other Thing by Way of Fine, Premium or Foregift, for or in reſpect of any ſuch Leaſe; and that in every ſuch Leaſe, there ſhall be contained a Condition of Re-entry for Non-payment of the Rent or Rents to be thereby reſerved, or any Part thereof, for the Space of Thirty Days or leſs after the ſame ſhall become due, and alſo for Default of completing and finiſhing the Houſe or Houſes or other Buildings thereby demiſed (if the ſame be not completed and finiſhed before the granting of ſuch Leaſe) within a reaſonable Time, to be ſpecified for that Purpoſe; and that the Leſſee or Leſſees to be named in any ſuch Leaſe, or his, her, or their Executors, Adminiſtrators or Aſſigns, be thereby expreſsly made diſpuniſhable for Waſte, other than ſuch that muſt neceſſarily happen in digging the Foundations for the Houſes and Buildings, and by erecting any Building, and making ſuch Yards, Areas, Gardens, and Conveniencies as aforeſaid; and that the Leſſee or Leſſees to be named in every ſuch Leaſe, do ſeal and deliver Two Counterparts thereof, One of which ſhall be delivered to and remain with the ſaid *John Jeffreys* Marquis *Camden*, or other the Leſſor or Leſſors for the Time being, and the other ſhall be delivered to and remain with the ſaid *Thomas Randolph*, or the Prebendary of the Prebend aforeſaid for the Time being; and that the Leſſee or Leſſees do thereby enter into proper Covenants for the due Payment of the Rent or Rents, and for completing or finiſhing of the Houſe or Houſes or other Buildings thereby demiſed (if not already completed and finiſhed) within a reaſonable Time, to be ſpecified for that Purpoſe; and alſo for the repairing and keeping in repair of ſuch Houſe or Houſes, or other Buildings, during the Term to be demiſed, and ſo that the Conſent and Approbation of the ſaid *Thomas Randolph*, or of the Prebendary of the Prebend aforeſaid for the Time being, to and of the granting of every ſuch Leaſe as aforeſaid, be teſtified by his being a Party to, and ſealing and delivering of the ſame; and that a Memorial of every ſuch Leaſe, and alſo of every Contract or Agreement to be made by virtue and in purſuance of this Act, ſhall within Six Calendar Months after the Day of the Date thereof reſpectively be regiſtered at the public Office, and in the Manner and Form appointed and preſcribed by the Act of the Seventh Year of the Reign of her late Majeſty Queen *Anne*, for the regiſtering of Deeds and Conveyances, affecting Lands in the County of *Middleſex*; and that every ſuch Memorial ſhall contain a full Deſcription of the Land and Hereditaments comprized in the Leaſe, Contract, or Agreement, therein mentioned or referred to, and ſhall ſpecify the Term of Years in and by ſuch Leaſe, Contract, or Agreement demiſed or agreed to be demiſed, and the yearly Rent or Rents thereby reſerved, or agreed to be reſerved.

X. And be it further enacted, That if the ſaid *John Jeffreys* Marquis *Camden*, or any other Perſon or Perſons for the Time being entitled to the Reverſion In caſe of Re-entry Land to be

demiſed as herein-after mentioned.

Reverſion immediately expectant on the Determination of any Leaſe already granted, or of any Leaſe to be hereafter granted, by virtue and in purſuance of this Act, ſhall at any Time hereafter re-enter upon and reſume the Poſſeſſion of the Land and Buildings compriſed in ſuch Leaſe, under and by virtue of the Condition of Re-entry therein contained, either for Non-payment of the Rent thereby reſerved, or for completing and finiſhing or repairing the Buildings therein compriſed, then and in every ſuch Caſe it ſhall and may be lawful to and for the ſaid *John Jeffreys* Marquis *Camden*, or other the Perſon or Perſons for the Time being, hereby authorized to make ſuch Leaſe or Leaſes to the ſaid *Joſeph Kirkman* and *Alexander Hendy*, their Executors, Adminiſtrators or Aſſigns, or to the ſaid *Joſeph Taylor*, his Executors, Adminiſtrators or Aſſigns, or to the ſaid *Richard Weſtcott*, his Executors, Adminiſtrators or Aſſigns, or to the ſaid *Thomas Holbrook*, his Executors, Adminiſtrators or Aſſigns, or to the ſaid *George Lever* the younger, his Executors, Adminiſtrators or Aſſigns, or to the ſaid *Richard Holbrook*, his Executors, Adminiſtrators or Aſſigns as aforeſaid, with the Privity, Conſent, and Approbation of the ſaid *Thomas Randolph*, or of the Prebendary of the Prebend aforeſaid for the Time being, by Indenture or Indentures to demiſe and leaſe the Land and Buildings whereof the Poſſeſſion ſhall be ſo reſumed, unto any Perſon or Perſons who ſhall be willing to take the ſame for any Term not exceeding the Number of Years then to come of the Term demiſed by the original Leaſe thereof already granted or to be granted in purſuance of this Act, at and under the beſt yearly Rent that can be then reaſonably had or gotten for the ſame, without taking any Sum of Money or other Thing by way of Fine, Premium, or Foregift in reſpect thereof, upon any Pretence whatſoever; and upon Condition that the Leſſee or Leſſees do and ſhall complete and finiſh the Buildings (if unfiniſhed) or put the ſame into a State of complete Repair (if in want thereof) within a reaſonable Time to be appointed for that Purpoſe: Provided always, that every Leaſe to be made as laſt-mentioned ſhall alſo be made under and ſubject to all ſuch and the ſame other Conditions and Reſtrictions as are herein-before ſpecified and preſcribed with regard to the original Leaſes, or ſuch of them as ſhall be applicable to the Circumſtance of the Caſe.

Marquis Camden empowered to ſet out Land for Roads, Streets, &c.

XI. And be it further enacted, That it ſhall and may be lawful to and for the ſaid *John Jeffreys* Marquis *Camden*, or other the Perſon or Perſons for the Time being authorized and empowered by this Act to grant ſuch Leaſes as aforeſaid, together with the ſaid *Thomas Randolph*, or the Prebendary of the Prebend aforeſaid for the Time being, from Time to Time, as there ſhall be Occaſion, to allot and ſet out a competent Part of the ſaid Land to be comprized in the ſaid Leaſe ſo to be granted as aforeſaid, for Roads, Streets, Ways, or Avenues, in ſuch Manner as ſhall be thought neceſſary, for the Uſe and Convenience of the Occupiers of the Houſes and other Buildings already erected and hereafter to be erected on the ſame Lands as aforeſaid.

Marquis Camden empowered to grant Farming Leaſes.

XII. Provided always, That it ſhall and may be lawful to and for the ſaid *John Jeffreys* Marquis *Camden*, or other the Perſon or Perſons for the Time being authorized and empowered by this Act to grant Building Leaſes as aforeſaid, with the Privity and Conſent of the ſaid *Thomas Randolph* and his Succeſſors, Prebendaries of the Prebend aforeſaid for the

Time being, to be ſignified by Writing under his Hand and Seal, to grant any Leaſe or Leaſes for any Term or Number of Years, not exceeding Twenty-one Years, in Poſſeſſion of any Part of the ſaid Lands and Hereditaments, to be comprized in the ſaid Leaſe ſo directed to be granted by the ſaid *Thomas Randolph* and his Succeſſors as aforeſaid, in the Nature of a Farm Leaſe or Leaſes at Rack Rent, reſerving in like Manner the beſt and moſt improved Rent to be had and gotten for the ſame, and payable in like Manner as is before mentioned reſpecting the Rents to be reſerved on Building Leaſes, and with the uſual Covenants and Clauſes inſerted in Leaſes of that Kind.

Proviſion for the Appointment of Truſtees.

XIII. Provided always, and be it enacted, That if the ſaid *Richard* Earl *Lucan* and *Edward Cooke*, or either of them, or any future Truſtees or Truſtee to be appointed in their or his Place or Stead, as herein-after mentioned ſhall die, or be deſirous to quit and be diſcharged from, or refuſe or become incapable to act in the Truſts hereby repoſed or veſted in him or them as aforeſaid, at any Time before the ſaid Truſts ſhall be fully executed and performed, then and in every Caſe it ſhall and may be lawful to and for the High Court of Chancery, on a ſummary Application made for that Purpoſe by Petition by the ſaid *John Jeffreys* Marquis *Camden*, or the Perſon or Perſons for the Time being beneficially intereſted in the ſaid Lands and Hereditaments compriſed in the ſaid Indenture of Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, or if ſuch Perſon or Perſons ſhall be an Infant or Infants, then and in ſuch Caſe on the Petition of his, her, or their Guardians or Guardian from Time to Time, to nominate, ſubſtitute and appoint any other Perſon or Perſons to be Truſtees or Truſtee for the Purpoſes aforeſaid, in the Place or Stead of the ſaid *Richard* Earl *Lucan* and *Edward Cooke*, or either of them, or ſuch other Truſtees or Truſtee ſo dying or deſiring to quit or be diſcharged from, or refuſing or becoming incapable to act in the aforeſaid Truſts; and when and ſo often as any new Truſtees or Truſtee ſhall be ſo nominated, ſubſtituted, and appointed as aforeſaid, by the ſaid Court of Chancery, by an Order to be made in a ſummary Way upon Petition as aforeſaid, all and ſingular the ſaid Lands and Hereditaments compriſed in the ſaid Indenture of Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, ſhall immediately thereupon be and become legally and effectually veſted in the ſurviving, continuing, or former Truſtee; and ſuch new Truſtees or Truſtee jointly, and their Executors, Adminiſtrators, and Aſſigns, for all ſuch Eſtate, Term, and Intereſt, as ſhall be then to come and unexpired in the ſaid Lands and Hereditaments, with all Benefit of Renewal thereof (ſubject always to the ſeveral Leaſes already granted in purſuance of the ſaid recited Acts, or either of them, or hereafter to be granted in purſuance of this Act, and to the Powers hereby given for granting the ſame, and for other the Purpoſes aforeſaid) upon and for ſuch and ſo many of the Powers, Proviſoes, Declarations, and Agreements in and by the ſaid Indenture of Settlement declared and contained of and concerning the ſame Lands and Hereditaments as are now ſubſiſting and capable of taking Effect; and all and every ſuch new Truſtees and Truſtee ſhall and may in all Things act in the Management and Execution of the Truſts aforeſaid, every or any of them, as fully and effectually in all Reſpects, and to all Intents and Purpoſes, as if they or he had been originally nominated and appointed in and by this Act Truſtees or a Truſtee for

for the Purpoſes aforeſaid, any Thing herein-before contained to the contrary notwithſtanding.

Marquis Camden to pay the Proportion of the Chief Rent to the Prebendary and his Succeſſors.

XIV. Whereas, inaſmuch as the Lands and Hereditaments compriſed in the ſaid recited Indenture of Leaſe of the Thirteenth Day of *May* One thouſand ſeven hundred and eighty, are in the Leaſe to be granted by the ſaid *Thomas Randolph*, or his Succeſſors, purſuant to the Proviſions of this Act, and all future Renewals thereof, to be wholly exempt from the ſaid yearly Chief Rent of Forty-three Pounds Ten Shillings, and a Pepper Corn Rent to be reſerved by way of Chief Rent in and by ſuch Leaſe, and all future Renewals thereof: And whereas the Proportion of ſuch yearly Chief Rent of Forty-three Pounds Ten Shillings, which would have become payable to the ſaid *Thomas Randolph*, or his Succeſſors, had the ſame been reſerved by ſuch intended Leaſe, and all future Renewals thereof, would have been the yearly Sum of Twenty-nine Pounds; be it therefore enacted, That the ſaid *John Jeffreys* Marquis *Camden*, or the Perſon or Perſons for the Time being in the actual Receipt of the Two Third Parts of the Rents, Iſſues and Profits of the Premiſes compriſed in ſuch intended Leaſe, and all future Renewals thereof, ſhall from Time to Time and at all Times hereafter, during the Continuance of ſuch Leaſe and all future Renewals thereof, well and truly pay or cauſe to be paid unto the ſaid *Thomas Randolph*, and his Succeſſors in the ſaid Prebend, the yearly Sum of Twenty-nine Pounds of lawful Money of *Great Britain*, clear of all Taxes and Deductions (except the Property Tax), by Two equal Half-yearly Payments in each and every Year, the Firſt Half-yearly Payment thereof to begin and be made at the End of the Firſt Half Year after the granting ſuch Leaſe by the ſaid *Thomas Randolph*, or his Succeſſors as aforeſaid; and in caſe the ſaid yearly Sum of Twenty-nine Pounds, or any Part thereof, ſhall be behind and unpaid by the Space of Forty Days next after the ſame ought to be paid according to the Reſervation aforeſaid, then, and in every ſuch Caſe, it ſhall and may be lawful to and for the ſaid *Thomas Randolph*, or his Succeſſors in the ſaid Prebend, to receive and take the Whole of the Rent or Rents reſerved and made payable from any Tenant or Tenants in reſpect of any Meſſuage or Meſſuages and Premiſes, compriſed in any Leaſe or Leaſes already granted in purſuance of the ſaid recited Acts, or either of them, or hereafter to be granted in purſuance of this Act, until and ſo that he the ſaid *Thomas Randolph*, or his Succeſſors as aforeſaid, may be fully paid and ſatisfied the ſaid yearly Sum of Twenty-nine Pounds, and all Arrears thereof, and all Coſts, Charges, and Expences attending the Non-payment thereof, or of any Part thereof.

Act not to prejudice any Contract or Leaſe already made.

XV. Provided always, and be it enacted, That nothing in this Act contained ſhall extend, or be conſtrued to extend, ſo as to defeat, prejudice or affect any Contract or Agreement, or Indenture or Indentures of Leaſe made in purſuance of the ſaid recited Acts, or any of them; but the ſame ſhall be as good, valid, and effectual, to all Intents and Purpoſes whatſoever, as if this Act had not been made.

General Saving.

XVI. Saving always to the King's moſt Excellent Majeſty, His Heirs and Succeſſors, and to all and every other Perſon and Perſons, Bodies Politic and Corporate, and their reſpective Heirs, Succeſſors, Executors, and Adminiſtrators (other than and except the ſaid *John Jeffreys* Marquis *Camden*,

Camden, and *Frances* Marchioness *Camden* his Wife, and the aforesaid *George Charles Pratt* commonly called *Earl of Brecknock*, their Infant Son, and the Heirs Male of his Body, and all and every other the Son and Sons hereafter to be born of the said Marquis and Marchioness, and the Heirs Male of the Body and Bodies of all and every such Son and Sons, and the aforesaid Ladies *Frances Margaret Pratt*, *Georgiana Elizabeth Pratt*, and *Caroline Anne Pratt*, and all the future Children of the said Marquis and Marchioness, who may become entitled to Portions under the said herein-before recited Settlement, and their respective Executors, Administrators and Assigns, and the right Heirs of the said *John Jeffreys* Marquis *Camden*, and the Trustees appointed by the said Settlement, for preserving Contingent Remainders, and their Heirs and Assigns, and the Trustees of the said Terms of One hundred Years, and Five hundred Years thereby created, and their respective Executors, Administrators and Assigns, and all and every other Person and Persons who can or may claim any Estate or Interest whatsoever under or by virtue of the same Settlement, and also the said *Thomas Randolph* and his Successors, Prebendaries of the Prebend aforesaid), all such Estate, Right, Title, Interest, Claim, and Demand whatsoever, in, to, or out of the said Lands and Hereditaments, to be comprised in the said Lease so directed by this Act, to be granted by the said *Thomas Randolph*, or his Successors, Prebendaries of the Prebend aforesaid, or any renewed Lease or Leases as aforesaid, or any Part thereof, as they 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.

Evidence.

XVII. And be it further enacted, That this Act shall be printed by the several Printers to the King'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.

The SCHEDULE to which this Act refers.

Names of Persons holding, or to whom original Articles for Leases have been granted.	DESCRIPTION OF PREMISES.	Quantity.	Rents.
		A. R. P.	£. s. d.
Collard, Samuel - -	Lands adjoining West on the Premises granted to Joseph Taylor, and North Side of Jeffreys Street, on which Houses and Buildings are to be built, granted for 99 Years from Christmas 1810; First Four Years at a Pepper-Corn Rent, and afterwards at £54. a Year - -	1 0 28	Pepper Corn
Holbrook, Richard -	Lands on the East Side of the Road at Camden Town, called Camden Place, extending from Pratt Street to Mother Red Cap, to the Church Path, and Bayham Street, on which divers Houses and Buildings have been erected and built, and granted for 99 Years from Midsummer 1789, to the said Richard Holbrook and other Sub-Lessees, the Whole containing - - - -	2 1 33	70 0 0
Holbrook, Thomas -	Lands on the West Side of Bayham Street, extending from Pratt Street to York Street, and adjoining West to the Premises before stated to be granted to Richard Holbrook, and granted to the said Thomas Holbrook for 81 Years from Michaelmas 1808, containing - - - -	0 0 28	15 0 0
Joyce, John - -	Lands at Kentish Town, on which Four Houses and Buildings have been built, and granted to the said John Joyce for 99 Years from Michaelmas 1789 -	0 0 29	10 10 0
Kirkman and Hendy, Messrs. - -	Lands on the North Side of an ancient Lane, called Fig Lane, and now called Glouceſter Place, extending from Pratt Place on the Hampstead Road to the Fleet River, along the Fleet River to the East End of Pratt Street, along Pratt Street to Pratt Place, and along Pratt Place again to Fig Lane, upon which several Houses and Buildings have been erected and built, and granted for 99 Years from Michaelmas 1790, to the said Messrs. Kirkman and Hendy, and other Sub-Lessees, and containing - -	38 0 20	946 17 0
Lever, George -	Lands on the West Side of Bayham Street, extending from York Street to Mother Red-Cap, and on which several Houses have been erected and built, granted to the said George Lever for 99 Years from Michaelmas 1808 - - -	0 1 2	5 5 0
Lever, George -	Lands on the East Side of Bayham Street, and extending from the North End of that Street to the Burial Ground of St. Martin's Parish, and on which several Houses and Buildings have been erected and built, granted to the said George Lever and other Lessees for 99 Years from Michaelmas 1806 -	0 2 0	21 10 0
Lever George -	Lands on the East Side of an intended Street, to be called Camden Street, and on the South Side of Jeffreys Street, and North Side of Brecknock Street, on which Houses and Buildings are to be built; also a Parcel of Land on the West Side of Camden Street, and adjoining the Kentish Town Road, granted for 99 Years from Lady Day 1811; Three First Years at a Pepper-Corn Rent, One Year and a Half at a Grass Rent, afterwards £96. per Annum	2 0 17	Pepper Corn

Names of Perſons holding, or to whom original Articles for Leaſes have been granted.	DESCRIPTION OF PREMISES.	Quantity. A.	R.	P.	Rents. £.	s.	d.
Roberts, William -	Lands adjoining the North End of Bayham Street, on which Four Houſes are to be built, and granted to the ſaid William Roberts for 99 Years from Michaelmas 1811 - - - -	0	0	23	12	0	0
St. Martin's Pariſh -	Lands on the North Side of Pratt Street, on which a Chapel has been built, and now uſed as a Burial Ground, granted from Michaelmas 1804 - -	4	0	0	100	0	0
Taylor, Joſeph -	Lands adjoining North on Canes Place, and Weſt on the Kentiſh Town Road, and South on Jeffreys Street, on which ſeveral Houſes and Buildings have been erected and built, granted for 99 Years from Michaelmas 1807, to the ſaid Joſeph Taylor, and other Leſſees - - - - -	0	3	37	76	10	0
Underwood, Henry -	Lands, Part of the Green at Kentiſh Town, on which a Houſe and Buildings are to be built, under an Agreement for 99 Years from Michaelmas 1810, to the ſaid Henry Underwood - - -	0	1	0	6	0	0
Weſtcott, Richard -	Lands on the North Side of Pratt Street, extending from the Fleet River to the Burial Ground, on which Houſes and Buildings have been erected and built, granted for 99 Years from Chriſtmas 1808 -	1	3	38	155	0	0
Brown, Tobias -	Lands called Part of the Green, at Will - -	0	1	25	6	0	0
Cartwright, William -	Lands adjoining Weſt to the Premiſes, let to William White, abutting North Weſt on Camden Row, and now occupied as Garden Ground; held on Leaſe for 31 Years from Midſummer 1789 -	0	1	8	20	0	0
Collard, Samuel -	A Parcel of Land near Canes Place, held at Will -	0	1	29	0	0	0
Francis, William -	Lands called Upper and Lower Barn Field, held at Will - - - - - - -	18	2	20	102	8	9
Francis, William -	Meſſuage, Buildings and Lands, called the Homeſtead, Cowlayer, Bowling-Green Field, Hall Field, Seven Acres, Six Acres, Nine Acres, Upper and Lower Hall Fields, Twenty Acres, and Landlay's Field, on Leaſe for 21 Years from Michaelmas 1807 -	116	1	31	800	0	0
Joyce, John - -	Lands called Home Meadow, on Leaſe for 7 Years from Michaelmas 1810 - - - -	1	1	35	20	1	0
Lever, George -	Lands adjoining College Street and the Kentiſh Town Road, held at Will - - - - -	0	2	25	1	0	0
Lever, George -	Lands called Lower Brook Meadow, Middle Brook Meadow, Lower Meadow, and Upper Brook Meadow, held at Will - - - - -	17	3	20	96	12	0
Morgan, Mary -	Lands called Part of the Green, on Leaſe for 7 Years from Michaelmas 1810 - - - -	0	1	19	7	0	0
Underwood, Henry -	Lands called The Green, and Part of Home Meadow, on Leaſe to him for 7 Years from Michaelmas 1810 - - - - -	1	0	22	15	0	0
White, William -	Meſſuage and Premiſes called Mother Red-Cap, with Gardens adjoining, and Lands thereunto adjoining; held on Leaſe for 31 Years from Midſummer 1789 - - - -	0	1	10	30	0	0
- - - - -	Roads and Streets ſet out up to the preſent Time -	7	3	29	0	0	0
		218	1	8	2516	13	9

John Iveſon.

LONDON: Printed by GEORGE EYRE and ANDREW STRAHAN,
Printers to the King's moſt Excellent Majeſty. 1813.