CHAPTER cliv.

An Act to provide for the building and endowment by the Clothworkers Company of a new Church in lieu of Lambe's Chapel, Cripplegate, for the disposal of the Site of such Chapel, and of other property comprised in the Will of William Lambe, citizen and clothworker of London, deceased, and for the variation of certain charitable gifts; and for other purposes. [25th July 1872.]

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WHEREAS by an indenture executed in duplicate, and made the twelfth day of July, in the tenth year of the reign of Queen Elizabeth, between the master and four wardens of the Guild or Fraternity of the Assumption of Blessed Mary the Virgin of the Art or Mystery of Clothworkers in the city of London on the one part, and the mayor and commonalty and citizens of the said city of London of the other part, it was witnessed as follows; (that is to say,)

Indenture, dated 12th July, 10th Eliz.

" That whereas William Lambe of London, gentleman, by writing " sufficient in the law intended to declare his last will and testament " concerning the disposition of the messuages, lands, tenements, " and hereditaments which then he had set and being in the parish " of Saint James in the Wall nigh Cripplegate, of London, Saint " Stephen in Coleman Street, of London, and of Saint Olave in " Silver Street, within the city of London, and by the same to give " and bequeath the premises to the said master and four wardens " of the Guild or Fraternity of the Assumption of Blessed Mary the " Virgin of the Art or Mystery of Clothworkers in the city of " London, and to their successors for ever: Now for furtherance of " the good intent and purposes for which chiefly the said William " Lambe intended to make and declare his said last will touching " the premises in manner and form aforesaid, it is covenanted, " granted, and agreed by and between the parties to these presents, " at the special instance of the said William Lambe, in manner and

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" made ready to be worn with the expense of six pounds nine
" shillings yearly, and furthermore shall and will yearly, after the
" decease of the said William Lambe, for evermore cause twelve
" gowns meet for twelve women to be new made of good new frieze,
" every gown to contain five and a half yards of frieze, (if so be that
" twelve such gowns may yearly be conveniently bought and made
" ready to be worn with the expense of five pounds eleven shillings
" of lawful money of England yearly,) or else, in case the said
" sum of five pounds eleven shillings will not suffice thereunto,
" then shall and will yearly, after the decease of the said William
" Lambe, for evermore cause twelve gowns to be made for twelve
" women such as may conveniently be bought and made ready to
" be worn with the said expense of five pounds eleven shillings
" yearly; and furthermore shall and will yearly, after the decease of
" the said William Lambe, for evermore cause twelve shirts meet
" for twelve men to be made of canvas or lockram, every shirt to
" contain two and a half ells apiece, the price of every ell twelve-
" pence of lawful English money, and also twelve smocks meet for
" twelve women to be made of canvas or lockram, every smock to
" contain two ells, the price of every ell twelvepence, and also
" shall provide and buy yearly from thenceforth for ever twelve
" pair of new strong winter shoes meet for twelve men, and twelve
" pair of strong winter shoes meet for twelve women, and the same
" gowns, shirts, smocks, and shoes shall yearly, on the first day of
" October, give and distribute in the chapel or church of Saint
" James aforesaid to and amongst twelve poor aged men, being
" impotent or lame, and amongst twelve poor aged women, being
" impotent or lame, in manner and form following; that is to say,
" to every such poor man one man's gown, one shirt, and one pair
" of shoes, and to every such poor woman one woman's gown, one
" smock, and one pair of shoes, and shall also cause every of the
" said poor men and women to be present at every of the four
" sermons aforesaid that shall be made in the year when they shall
" receive the said gowns and other alms aforesaid; and over this,
" that if the chamberlain of the city of London for the time being,
" the town clerk of the said city for the time being, and the under
" chamberlain of the said city for the time being, or any of them,
" shall, on the first day of October yearly, or in any year or years
" after the decease of the said William Lambe, be present in the
" chapel or church of Saint James aforesaid at the sermon or
" sermons there to be made, and to see the premises duly and truly
" executed, that then the said master and four wardens of the Guild
" or Fraternity of the Assumption of Blessed Mary the Virgin of

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" the Art or Mystery of Clothworkers in the city of London and " their successors shall and will yearly, on the first day of October, " pay to every of the said chamberlain, town clerk, and under " chamberlain so then present the sum of six shillings and eight- " pence for his pains to be taken in the premises; and lastly, " shall, after the decease of the said William Lambe, from time to " time for evermore find an honest, virtuous, and sad chaplain that " shall in the forenoon of every Wednesday, every Friday, and " every Sunday say divine service in the said chapel or church to " all persons that will then come to hear or be present at the same, " and shall duly and decently keep and preserve the said chapel or " church to serve to the intent and purpose aforesaid from the day " of the decease of the said William Lambe for evermore: Provided " always, and it is nevertheless agreed by and between the said " parties to these presents, that if it so be that the said William " Lambe, upon reasonable request therefore to be made, do not, by " his last will and testament hereafter to be made concerning the " premises, sufficiently convey and assure the premises, with the " appurtenances, to the said master and four wardens of the Guild " or Fraternity of the Assumption of Blessed Mary the Virgin of " the Art or Mystery of Clothworkers in the city of London and " their successors to their own proper use and behoof, for ever dis- " charged of all estate, charges, and incumbrances hereafter to be " committed or done by the said William Lambe, as shall be reason- " ably devised or advised by the counsel learned in the laws of " this realm, of the said master and four wardens of the Guild or " Fraternity of the Assumption of Blessed Mary the Virgin of the " Art or Mystery of Clothworkers in the city of London or their " successors, (all leases for term of forty years or under from the " making thereof to be made by the said William Lambe of the " premises set and being in the said parish of Saint James or of any " part or parts thereof (the said church only excepted), by indenture " or indentures, whereupon as much rent as now is paid for the " premises so to be demised shall be reserved, payable during every " such lease to the said William Lambe, his heirs and assigns only " excepted and foreprized), that then and from thenceforth the " covenants, grants, and agreements in these presents contained, on " the part of the said master and four wardens of the Guild or " Fraternity of the Assumption of Blessed Mary the Virgin of the " Art or Mystery of Clothworkers in the city of London or their " successors, shall be utterly void and of none effect, anything in " these presents contained to the contrary thereof in anywise not- " withstanding:"

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Will of William Lambe, dated 11th Oct., 16th Eliz.

And whereas the said William Lambe (who was a citizen and clothworker of London), by his will dated the eleventh day of October, in the sixteenth year of the reign of Queen Elizabeth, and which will is expressed to be made according to the advice and device of the counsel learned in the laws of this realm of the master and four wardens of the Guild or Fraternity of the Assumption of Blessed Mary the Virgin of the Art or Mystery of Clothworkers in the city of London, and to be his last will and testament concerning only the disposition of the messuages, lands, and tenements thereafter mentioned in manner and form therein following, after recitals referring to his messuages, lands, tenements, gardens, and other hereditaments, situate in the parish of Saint James in the Wall, and in the parish of Saint Stephen in Coleman Street, and after a recital whereby it appeared that such parcels of the premises as were set and being in the said parish of Saint James were, by an indenture bearing date the seventh day of July, in the ninth year of the reign of Queen Elizabeth, charged with an annuity or yearly rent of six pounds thirteen shillings and fourpence, granted to the master, keepers, or wardens and commonalty of the Mystery or Art of Stationers of the city of London, he the said William Lambe being sole seised of the premises in his demesne as of fee charged with the yearly rentcharge aforesaid, and being a freeman of the city of London of the Mystery of Clothworkers in the said city, did first will that the said annuity or yearly rent of six pounds thirteen shillings and fourpence should be from the day of his decease for ever well and truly paid to the said master, keepers, or wardens and commonalty of the Mystery or Art of the Stationers of the city of London and their successors for ever, according to the purport of the said last-mentioned indenture, to be employed to such uses as were therefore expressed in the said indenture; and furthermore he willed, gave, and bequeathed by that his last will all his messuages, lands, tenements, and hereditaments whatsoever, with their appurtenances, set, lying, and being in the parishes of Saint James in the Wall nigh Cripplegate, of London, Saint Stephen in Coleman Street, of London, and of Saint Olave's in Silver Street, within the city of London, and all and singular other the premises with their appurtenances, in as large and ample manner as he the said William Lambe ever had or enjoyed the same premises, or any of them, to the master and four wardens and commonalty of the Guild or Fraternity of the Assumption of Blessed Mary the Virgin of the Art or Mystery of Clothworkers in the city of London, and to their successors for ever, and to their own proper use and behoof for ever, to the several uses, intents, and purposes mentioned, declared, and

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expressed in a pair of indentures bearing date the twelfth day of July, in the tenth year of the reign of Her then Majesty Queen Elizabeth, made between the master and four wardens of the Guild or Fraternity of the Assumption of Blessed Mary the Virgin of the Art or Mystery of Clothworkers in the city of London on the one part, and the mayor and commonalty and citizens of the said city of London on the other part: Provided always, and his (the said testator's) will and mind was that if it should fortune the corporation of the said Company of Clothworkers to be by any ways or means at any time thereafter seised into the Prince's hands whereby the said Company might not enjoy and have the use of the said lands and tenements to perform the intents and purposes in the said indenture mentioned and expressed, then he willed and his mind was that the rents and yearly profits coming and growing of the said lands and tenements, during all the time that the said Corporation should remain so seised into the Prince's hands, should be paid by the occupiers or tenants of the said lands and tenements to the president and fellows, by what name or title soever they be incorporated or called, of the college then lately erected and founded by Sir Thomas White, knight, and alderman of the city of London, to the use of the poor scholars of the same college so long as the said Corporation should remain seised and holden in the Queen's Majesty's hands, her heirs and successors, and no longer, and after and immediately the said Queen's Majesty, her heirs or successors, should oute her or their hands of the said seizure of the said Corporation, and restore the same again to the said Company of Clothworkers, that then he (the said testator) willed and his mind was that the said lands and tenements, with all and singular their appurtenances, should be and remain to the said master and four wardens and commonalty of the Guild or Fraternity of the Assumption of Blessed Mary the Virgin of the Art or Mystery of Clothworkers in the city of London aforesaid, and to their successors for ever, and to their own proper use and behoof for ever, to the said several uses and intents in the said indenture mentioned and declared: And further he willed and his mind was that if it should fortune at any time thereafter that the master and wardens of the said Company of Clothworkers for the time being to be remiss and negligent in doing, performing, and distributing such sums of money and other devises and bequests before by him devised and appointed, mentioned, and expressed in the said indentures, so that the said devises or any of them be left undone and not paid and given to the poor in form aforesaid, by the space of one whole year, then he, the said testator, willed that all such gifts and devises whatsoever by him before made and devised

to the said master, wardens, and commonalty of Clothworkers should be utterly void, frustrated, and of none effect to all intents and purposes; and then he willed, gave, and devised all the said lands and tenements, with all and singular their appurtenances, to the president and fellows of Saint John's College of Oxford, to the use of the poor scholars of the said college for ever:

And whereas under and by virtue of the said indenture and will of the said William Lambe, and of a license from Queen Elizabeth dated the sixth day of November one thousand five hundred and eighty-seven, the messuages and hereditaments therein mentioned, including the said chapel or church of Saint James and the new chapel built in place thereof as herein-after mentioned, have ever since the death of the said William Lambe, (except only as to a house forming part of the said premises in the parish of Saint Stephen, Coleman Street, and which was in the year one thousand eight hundred and thirty-four taken by the corporation of the city of London, as herein-after mentioned,) been held by the said master, wardens, and commonalty of freemen of the Art or Mystery of Clothworkers of the city of London, herein-after called "the Clothworkers Company:"

And whereas in or about the years one thousand eight hundred and twenty-four, one thousand eight hundred and twenty-five, and one thousand eight hundred and twenty-six the old chapel of Saint James having fallen into decay was pulled down and a new chapel was erected by the said Clothworkers Company, which chapel is situate in Wood Street Square, formerly Lambe's Court, adjoining to Monkwell Street near Cripplegate in the city of London, and is herein-after called "Lambe's Chapel," and the sermons and services in the said indenture mentioned have been from time to time preached and performed in the said chapel by such chaplain or other minister who has been and is appointed and paid by the Clothworkers Company, and the said Company have from time to time carried into effect the charitable intentions and objects of the said William Lambe:

And whereas in the year one thousand eight hundred and thirty-four the corporation of the city of London required and took for the purposes of an Act of Parliament passed for improving the approaches to London Bridge one of the houses forming part of the said premises in the parish of Saint Stephen, Coleman Street, and then known as No. 6, Great Bell Alley, and the moneys paid by them in respect thereof, which amounted (together with the profit arising from an interim investment thereof in bank annuities), to the sum of eight hundred and forty-two pounds sixteen shillings and sevenpence,

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have been as to six hundred and ninety-eight pounds eleven shillings and sixpence, part thereof, in the year one thousand eight hundred and forty-one invested as part of a sum of five thousand seven hundred and fifty pounds in the purchase of four pieces of ground with the four messuages thereon erected, situate in Moorgate Street, in the city of London, which messuages are now five messuages and known as Nos. 48a, 48, 49, 53, 54 in the said street, and one hundred and forty-four pounds five shillings and one penny, the residue thereof, have been invested as part of a sum of three thousand three hundred pounds in the purchase of freehold houses known as No. 43, Mincing Lane, and No. 43, Fenchurch Street, in the city of London, which property so purchased was duly conveyed to and is now vested in the Clothworkers Company:

And whereas the property given and bequeathed to the Clothworkers Company by the will of the said William Lambe consists now of the particulars set forth in the schedule hereto, and of certain other hereditaments and premises situate in the parish of Saint Stephen, Coleman Street, aforesaid, and of an undivided part or share of and in the said messuages and houses in Moorgate Street, Mincing Lane, and Fenchurch Street, by reason of the investment therein of the purchase money arising from the sale of No. 6, Great Bell Alley, as lastly herein-before recited:

And whereas by reason of the changes which have taken place in the city of London, there is no longer a resident population in the neighbourhood of Lambe's Chapel capable of receiving the benefits contemplated by the said William Lambe, and the intentions of the said William Lambe in regard to the said chapel are at present frustrated, and the expense of keeping up the said chapel and paying a chaplain to perform divine service therein is in fact uselessly incurred:

And whereas, having regard to the spiritual destitution of many of the suburbs of London, it would be of great public advantage, and in accordance as near as may be with the pious and charitable intentions of the said William Lambe, that instead of the said Lambe's Chapel as now existing, a church should be built and endowed in one of such suburbs as aforesaid:

And whereas it has been proposed by the Clothworkers Company at once to discharge and fulfil the obligations so as aforesaid imposed on them by the said indenture and will of the said William Lambe, by building and endowing in perpetuity a church within the limits of the ancient parish of Saint Mary, Islington, and to endow at Saint John's College, Oxford, a scholarship to be accepted by the said college as an equivalent for all their claim and interest

under the said will, and that Lambe's Chapel and the site thereof, and all other the messuages, hereditaments, and property devised by the said will of William Lambe to the Clothworkers Company, shall be held by the Company discharged from the obligations imposed by the said indenture and will, but subject, nevertheless, as to the messuages and hereditaments in the parish of Saint Olave's in Silver Street, (and which messuages and hereditaments are in the said indenture and will referred to as being situate in the parish of Saint James in the Wall, and in the parish of Saint Olave's in Silver Street, and are mentioned and described in the said schedule hereto,) to the charges and obligations herein-after mentioned:

And whereas the messuages and hereditaments mentioned and described in the said schedule hereto are of ample value to secure the charges and obligations imposed by this Act:

And whereas it is desirable and expedient that the said proposal should be carried into effect, and further that some modification should be made or permitted in the description of articles to be given from time to time in the nature of alms, as provided by the said indenture, but such objects cannot be attained without the aid and authority of Parliament:

May it therefore please Your Majesty that it may be enacted; and be it enacted by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:

Short title.

1. This Act may be cited for all purposes as "William Lambe's Chapel and Estate Act, 1872."

New church to be built by Clothworkers Company.

2. The Clothworkers Company shall, at their own expense, build upon a site to be provided by them, situate within the limits of the ancient parish of Saint Mary, Islington, and fit up for the performance of divine service according to the rites of the Church of England, a church to be dedicated to the service of Almighty God, by the name of Saint James the Apostle, and to be called "the "Church of Saint James, of the Foundation of William Lambe, "Citizen and Clothworker of London." The site of such church shall be selected by the Clothworkers Company, subject to the approval of the bishop of the diocese.

Residence for minister.

3. The Clothworkers Company shall also, at their own expense, provide a residence for the minister or incumbent for the time being of the said church, at a distance not exceeding eight hundred and eighty yards therefrom.

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Sittings in church.

4. The church shall contain five hundred sittings at the least, all of which shall be free sittings, subject, nevertheless, to such appropriation of part thereof as herein-after mentioned.

Money to be expended on church.

5. The Clothworkers Company shall expend upon the erection and fitting up of the said church, in addition to providing the site thereof, the sum of four thousand pounds at the least, and the said church shall be built according to such plans, elevations, and specifications as shall be approved by the bishop of the diocese and by the Ecclesiastical Commissioners for England, for which purpose plans, elevations, and specifications shall be with all convenient speed prepared by the Clothworkers Company and submitted to the said bishop and Ecclesiastical Commissioners. The said church shall be finished and fitted up ready for consecration within two years after the approval of the bishop and the said commissioners to such plans, elevations, and specifications shall have been obtained.

Plans, &c. to be approved of by the bishop of the diocese and Ecclesiastical Commissioners.

Clothworkers Company to nominate minister.

6. The right of patronage and nomination from time to time of a minister or incumbent to the said church, after the same shall have been duly consecrated according to the rites and ceremonies of the Church of England, shall be and the same is hereby vested in perpetuity in the Clothworkers Company, their successors and assigns, but no sale or disposition of such patronage or nomination for any valuable consideration whatever shall be made until thirty years next after the passing of this Act, unless the entire proceeds be legally secured to the permanent augmentation of the benefice, but every such sale or disposition made before the expiration of the period of thirty years, except as aforesaid, shall be illegal, and every presentation, admission, institution, or induction thereupon shall be void, and the right of patronage shall thereupon for that turn lapse to the bishop.

Church to be kept in repair by the Clothworkers Company.

7. The Clothworkers Company shall, at any and every time when the said church or the fittings thereof shall require to be repaired, maintained, or upheld, upon receiving notice to that effect from the bishop of the diocese for the time being, do or cause to be done in a convenient manner and at a convenient time or times all such works of reparation and maintenance as shall be requisite, and the expense of executing such works shall be a charge, and the same is hereby charged upon the messuages and hereditaments described in the schedule hereto.

District or parish to be assigned to church by

8. The Ecclesiastical Commissioners for England shall upon the application of the Clothworkers Company apply and put in force all or any of the powers and authorities vested in them by the

"New Parishes Acts, 1843, 1844, or 1856," (but subject to such consent as is thereby in that behalf required,) for the purpose of constituting a separate district for spiritual purposes to be assigned to the said church, and for the purpose of causing such district to become a new parish, and such church when consecrated shall be the church thereof, and such district or parish may be constituted either before or after the consecration of the same church, and thenceforward the said district or parish (as the case may be) shall be deemed and taken to be a district or parish created under the New Parishes Acts: Provided always, that nothing contained in such last-mentioned Acts, or any of them, shall alter or affect the express provisions herein contained, but such last-mentioned Acts, or any of them, shall only apply if and so far as they shall be applicable consistently with the provisions of this Act.

Endowment of church by Clothworkers Company.

9. The Clothworkers Company shall by way of endowment pay to the minister or incumbent of the said church for the time being the annual sum or stipend of three hundred pounds for ever, such annual sum or stipend to be paid on the usual quarter days in each year, commencing from the quarter day immediately preceding his appointment, and to be charged and the same is hereby charged upon the messuages and hereditaments mentioned and described in the said schedule.

Services to be performed.

10. The minister or incumbent of the said church shall, in addition to or as part of the duties and offices which he shall be legally authorised to perform, duly perform in the said church the services on Wednesday, Friday, and Sunday by the said indenture directed to be performed in Lambe's Chapel, and the quarterly sermons on the first day of October and the three feast days in every year in the said indenture mentioned shall also be preached in the said church by a minister to be designated and paid from time to time for that duty by the Clothworkers Company: Provided always, that it shall be lawful for the Clothworkers Company from time to time to appoint for such purpose, instead of the first day of October and the said three feast days respectively, such other days within seven days respectively thereafter as shall coincide with the days appointed by them for the distribution of the articles of clothing next herein-after mentioned and the said quarterly sermons.

Variation by way of substitution of charitable gifts under William Lambe's will.

11. The charitable gifts directed to be made by the said indenture to poor aged men and women being impotent or lame shall continue to be made and provided by the Clothworkers Company, but with the following modifications; that is to say, from the date of the assignment of a district or parish to the said church, the objects

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shall be selected by the Clothworkers Company out of the inhabitants of such district or parish. The Clothworkers Company shall have the option of substituting blankets or other articles of warmth and comfort for the articles other than shoes directed to be given by the said indenture, so, nevertheless, that the full sum of fourteen pounds fourteen shillings shall be expended annually by the Clothworkers Company in such substituted articles. The said articles and the said shoes shall on the first day of October in every year, or within seven days thereafter, be distributed in the said church, or in such other place in the district or parish as the Clothworkers Company shall from time to time for that purpose appoint.

Provisions of indenture of 12th July, 10th Elizabeth, to apply to new church.

12. The provisions in the said indenture contained as to attendances at divine service, or at the preaching of sermons in the chapel therein mentioned, and all payments thereby directed to be made in respect thereof, shall apply to the new church so to be built as aforesaid, and to the services and sermons to be performed and preached at the said church as hereby provided.

Seats to be retained by Clothworkers Company for poor men and women and others.

13. For the purpose of providing special accommodation for the poor aged men and women herein-before mentioned, and for such members of the Clothworkers Company and others as under the provisions of the said indenture are expected to attend the said church, the Clothworkers Company shall be entitled to select and retain pews or seats therein capable of accommodating fifty persons in the whole, which pews or seats shall be thenceforward appropriated to the Clothworkers Company or their nominees for ever.

Establishment of Lambe's Scholarship at St. John's College, Oxford.

14. The Clothworkers Company shall pay to the said president and scholars of Saint John the Baptist College in the University of Oxford the clear net annual sum of eighty pounds for ever, the same to be paid on the usual quarter days in each year (free from all deductions, except only in respect of income tax), the first quarterly payment thereof to be payable on Christmas-day one thousand eight hundred and seventy-two, and the said annual sum to be charged and the same is hereby charged on the messuages and hereditaments described in the schedule to this Act next after the annual sum or stipend of three hundred pounds for the minister or incumbent of the said church, and the other obligations by this Act charged thereon; and the said annual sum of eighty pounds shall be held by the said college as the endowment of an open scholarship in the said college to be called "William Lambe's Scholarship," and to be obtained and held in such manner and for such time and generally on such terms as may from time to time

be made by the governing body of the said college at any stated general meeting thereof; and the obligation by this present section imposed upon the Clothworkers Company shall be deemed and taken to be in full release and satisfaction of and for all estate, right, title, interest, or possibility present or future which the said president and scholars or the said college have or has, or might but for this Act at any time hereafter have, in, to, or out of the messuages, hereditaments, and property devised by the said will of the said William Lambe to the Clothworkers Company.

Provisions of this Act to be in discharge of obligations under said indenture and will.

15. The obligations herein-before by this Act imposed upon the Clothworkers Company shall be deemed and taken to be an equivalent for, and in substitution for and discharge of, the obligations and duties imposed on them by the said indenture and the will of the said William Lambe, and the Clothworkers Company shall be and they are hereby discharged of and from all such last-mentioned obligations and duties.

All property devised by will of William Lambe discharged from trusts of indenture and will.

16. All the messuages and hereditaments devised by the said will of the said William Lambe to the Clothworkers Company are hereby expressly exonerated and discharged from every obligation, trust, or condition imposed or declared by the said indenture of the twelfth July, tenth Elizabeth, or by the said will.

Clothworkers Company to pull down Lambe's Chapel and (subject to this Act), Company empowered to dispose of property left by Lambe.

17. The Clothworkers Company shall forthwith pull down Lambe's Chapel, with all outbuildings and appurtenances thereof, and sell or dispose of for their own purposes the materials, furniture, and fittings thereof. The site of the said Lambe's Chapel, and also of the former church or chapel of Saint James in the Wall respectively, and of all outbuildings and appurtenances thereof respectively, shall henceforth, as from the passing of this Act, be divested and discharged of and from all sacred or ecclesiastical uses, purposes, and character, so that the same may be used for any secular purpose whatsoever, and the Clothworkers Company shall, within two years from the passing of this Act, erect upon the site of Lambe's Chapel, or upon other land comprised in the said schedule, substantial buildings of the value of two thousand five hundred pounds at the least, in addition to any moneys which have been already expended thereon by the Company or their lessees.

Trusts of property comprised in schedule.

18. The Clothworkers Company shall hold the messuages and hereditaments mentioned in the said schedule, and all buildings now or hereafter to be erected on the said hereditaments or on any part thereof, upon trust to keep the same in repair, and to apply the rents and profits thereof, so far as may be necessary, in discharge

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of the obligations hereby imposed, and as to the residue or surplus thereof for their own proper use and benefit.

Release of residue of property.

19. The messuages and hereditaments devised to the Clothworkers Company by the will of the said William Lambe (other than those comprised in the said schedule) shall be and the same are hereby declared to be the property of the Clothworkers Company absolutely for their own use and benefit, as if the same had been so devised to them by the said will.

Interment of bodies.

20. If it shall appear that any bodies are interred in or under the site of the said chapel or its outbuildings or appurtenances, such bodies shall be properly removed by and at the cost of the Clothworkers Company into such duly consecrated burial ground or cemetery as they shall select for that purpose.

Saving of rentcharge to Stationers Company.

21. Provided always, that nothing herein contained shall prejudice or affect the annuity or yearly rent of six pounds thirteen shillings and fourpence granted to the master, keepers, or wardens and commonalty of the Mystery or Art of Stationers recited or referred to in the will of the said William Lambe.

The SCHEDULE before referred to.

A.D. 1872.

All that piece of ground containing one thousand and sixty-two square yards or thereabouts situate and being on the north-west corner of Monkwell Street in the parish of Saint Olave's, Silver Street, aforesaid, with the eight messuages or warehouses recently erected and standing and being thereon or on some part thereof, and which said piece of ground and premises have, with the sanction of the Charity Commissioners, by an agreement bearing date the fourth day of January one thousand eight hundred and seventy-one, made between the said Clothworkers Company of the one part, and Thomas Loveridge therein described of the other part, been agreed to be demised to the said Thomas Loveridge, his executors, administrators, and assigns, for the term of eighty years from the twenty-ninth day of September one thousand eight hundred and seventy.

All that other piece of ground (adjoining to and partly bounded by the said last-mentioned piece of ground), and upon which Lambe's Chapel now stands, together with the said chapel, vestry room, and appurtenances thereto belonging.

And also the vacant space, square, or court formerly known as Lambe's Court, but now known or distinguished as Wood Street Square, Monkwell Street, aforesaid.

All which pieces of ground and square are delineated on duplicate plans, signed by the Right Honourable Baron Redesdale, the chairman of committees of the House of Lords, one of such plans being deposited in the office of the clerk of the Parliaments, and the other of such plans being in the possession of the Clothworkers Company.

LONDON: Printed by George Edward Eyre and William Spottiswoode,
Printers to the Queen's most Excellent Majesty. 1872.