

This Indenture made the thirtieth day of July in the year of our Lord one thousand eight hundred and sixty two **Between** Sir Henry Oglander of Nunwell in the Isle of Wight ^{Baronet} the Lessor of the Hereditaments hereinafter described of the one part and James Jacobs of Brading in the Isle of Wight Lessee of the same Hereditaments of the other part **Witnesseth** that for and in consideration of the rent and covenants hereinafter reserved and contained on the Lessee's part to be paid and performed He the said Sir Henry Oglander Hath granted demised and leased and by these presents Doth grant demise and lease unto the said James Jacobs his executors administrators and assigns **All that** piece or parcel of land heretofore parcel of a close called Furlongs situate at Brading in the parish of Brading in the Isle of Wight containing the several admeasurements and bounded in the manner specified in and by the Plan thereof drawn in the margin of these presents and thereon colored "Green" **Together** with all ways waters watercourses and appurtenances to the said Land hereby demised belonging (except out of this Lease unto the said Sir Henry Oglander his heirs and assigns all timber and trees and all mines quarries and royalties whatsoever with free liberty of ingress egress and regress for the having taking carrying away and enjoying the same **To have and to hold** the said land hereditaments and premises hereinbefore described with the appurtenances unto the said James Jacobs his executors administrators and assigns from the day of the date hereof for the term of One thousand years from thence next ensuing and fully to be complete and ended **Yielding and Paying** therefore yearly and every year during the said term unto the said Sir Henry Oglander his heirs and assigns the yearly rent of Eight pounds and four shillings sterling money by four equal quarterly payments that is to say on the sixth day of January the sixth day of April the sixth day of July and the eleventh day of October in every year **AND** the said James Jacobs doth hereby for himself his heirs executors administrators and assigns covenant with the said Sir Henry Oglander his heirs and assigns in manner following that is to say **That** he the said Lessee his executors administrators and assigns will pay unto the said Sir Henry Oglander his heirs and assigns the said yearly rent hereinbefore reserved at the days and times hereinbefore appointed for payment thereof **AND** that he the said Lessee his executors administrators and assigns will at his and their own costs and from time to time and at all times during the said term bear pay perform and discharge all parliamentary parochial and other dues duties taxes charges or assessments payments and impositions whatsoever which shall be

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charged on or issuing or payable out of or in respect of the said demised premises or any part thereof or any building thereon to be erected during the said term AND ALSO that he the said Lessee his executors administrators and assigns shall at his and their own costs forthwith well and effectually fence in and enclose the Land hereby demised to the satisfaction of the Agent of the said Lessor his & executors administrators and assigns AND shall and will at his and their own like costs within one year from the date hereof erect a good and substantial stone or brick Messuage or dwellinghouse on some part of the Land hereby demised to the satisfaction of the Steward of the said Lessor AND shall and will submit a plan and elevation of every building intended to be erected on the said Land for the approval of the said Lessor his heirs and assigns previously to the commencement thereof AND will erect every building in accordance with the plan and elevation so approved and not otherwise AND shall and will place every domestic Office and outbuilding incidental to the occupation of any Dwellinghouse on the said Land in such a situation that it may be concealed from the view of persons in the neighbouring houses or when passing along the adjoining Roads AND shall and will from time to time and at all times during the said term at his and their own costs repair and amend maintain and keep in good repair all the hedges walls pales and fences belonging to the said premises hereby demised AND all Messuages and buildings which shall be erected thereon during the said term with all necessary reparations and amendments whatsoever AND the same premises and every part thereof in all things well repaired amended maintained and kept in repair as aforesaid shall at the end or other sooner determination of this demise peaceably and quietly leave and yield up unto the said Sir Henry Oglander his heirs and assigns AND that it shall be lawful for the said Sir Henry Oglander his heirs and assigns and his and their respective Surveyor Agents and Stewards with workmen and others twice in every year in the day time during the said term to enter into the said demised premises and all buildings thereon to see into the state of the repairs thereof and to give or leave notice in writing at the said demised premises for the said Lessee his executors administrators and assigns to repair the decays and defaults found on such view and specified in such notice within three months then next ensuing within which time he or they shall well and sufficiently repair the same AND that he the said Lessee his executors & administrators and assigns shall and will from time to time and at all times hereafter insure every messuage or dwellinghouse to be erected on the said demised Land to the amount of two thirds of the full value of so much thereof

as can be destroyed or damaged by fire in some Fire Insurance Office to be approved by the said Lessor his heirs or assigns and shall keep the same so insured during all the aforesaid term and upon the request of the said Lessor his heirs or assigns or his or their Agent or Steward will produce the receipt for the premium for such Insurance for the then current year And also during the said term as often as any messuage to be erected on the said land as aforesaid shall be burnt down or damaged by fire will forthwith lay out the money ~~and~~ received by virtue of such Insurance and such other money as may be requisite in substantially rebuilding repairing and reinstating under the direction of the surveyor of the said Lessor his heirs and assigns the buildings so destroyed or damaged by fire And that he the said Lessee his executors administrators and assigns shall and will make in every dwellinghouse which shall be erected on the said land during the said term three bed rooms at least And that he the said Lessee his executors administrators and assigns shall not nor will at any time during the said term do any act on the said demised premises which shall be a nuisance to the neighbourhood Provided always and it is hereby agreed by and between the said parties hereto that if the said yearly rent hereinbefore reserved or any part shall be unpaid for fourteen days next after either of the said days whereon the same ought to be paid as aforesaid and no sufficient distress or distresses can be found on the said premises for the satisfying thereof with the charges and arrears thereof (if any be) or if the said Lessee his executors administrators and assigns shall not in all things well and truly observe perform and keep the covenants and agreements hereinbefore contained on his and their parts to be observed and kept ^{that then} it shall be lawful for the said Sir Henry Oglander his heirs and assigns into and upon the said demised premises or any part thereof in the name of the whole to reenter and the same to have again repossess and enjoy as in his and their first and former estate And the said Lessee his executors administrators and assigns and all other occupiers of the said premises from thence utterly to expel and remove anything herein contained to the contrary thereof notwithstanding And the said Sir Henry Oglander for himself his heirs and assigns doth hereby covenant with the said Lessee his executors administrators and assigns that it shall be lawful for the said Lessee his executors administrators and assigns paying the said rent and observing the covenants hereinbefore contained peaceably to hold and enjoy all the said premises for all the term hereby granted without any interruption whatsoever of or by the said Sir Henry Oglander his heirs or

^{assigns}
In witness whereof the said parties to these presents have hereunto set
their hands and seals the day and year first above written. 16--

The mark \dagger of

James $\textcircled{L.S.}$ Jacobs

Signed sealed and delivered by the within named
James Jacobs in the presence of — (the same having
been first read over and explained to him —)

John Wilson Fardell

Sol^r Ryde I. W.

