



his Indenture

made the sixth day of April in the fourteenth year of the Reigne of our Sovereign Lord George the second by the grace of God of Great Britain France and Ireland King defender of the Faith and so forth And in the year of our Lord One xx. Thousand Seven Hundred and forty One Betweene John Bassett and Matthew Grant Bayliffs of the Burrough of Brading in the Isle of Wight in the County of Southford of the one part and William Warde of Sandham in the parish of Brading aforesaid Widow Carpenter of the other part Witnesse that the said Bayliffs by and with the consent and consent of the Jurats and Burgeses of the said Burrough adwell for and in Consideration of the summe of five shillings of lawfull money of Great Britain to them in hand paid by the said William Warde att and before the sealing and deliverie thereof the receipt whereof they doe hereby acknowledge as alsoe for and in Consideration of the yearly rent and covenants herein after mentioned and expressed on the Lessee part to be paid done and performed have demised granted and to farm letten and by these presents doe for themselves and their Successors demise grant and to farm lett unto the said William Warde his Executors Adors and assigns All that shed or pent-house which is built erected and sett uppe on the Land belonging to the said Burrough adjoining to a shoppe of the said William Warde now in the occupation of William Bone Brituate lying and being in the Green or Beast-Market within the said Burrough together with all wayes pathes passages profits and appurtenances therunto belonging or appertaining to have and to hold all and singular the said shed or pent-house with appurtenances unto the said William Warde his Executors Adors and assigns from the day of the date hereof for by and during and unto the full end and term of Ninety Nine years from thence next ensuing fully to be compleat and ended peisding and paying therefore yearly and every year during the said term unto the said Bayliffs and their Successors for the time being the yearly rent of One Shilling of lawfull money of Great Britain allwayes after upon the Feast of Saint Michael the Archangel at one entire payment And if it shall happen the said yearly rent of One Shilling or any part thereof shall be behind or unpaid by the space of five days next after the said Feast or day of payment on which the same ought to be paid as aforesaid (being first lawfully demanded) that then it shall and may be lawful to and for the said Bayliffs and their Successors into and upon the said demised premises to enter and the same to have againe repossess and enjoy as in their first and former Estate any thing herein contrary therof in any wise notwithstanding And the said William Warde for himself his Executors and Adors doth covenant promise and grant to and with the said Bayliffs and their Successors by these presents in manner and form following that is to say that he the said William Warde his Executors Adors and assigns shall and will well and truly pay or cause to be paid unto the said Bayliffs and their Successors the said yearly rent of One Shilling of lawfull money of Great Britain all the day and time and in manner and form aforesaid And alsoe shall and will all his or their own proper costs and charges bear pay and discharge all manner of duties and payments whatsoever during the said term (if any such shall happen to be laid or imposed on the said premises) And further shall and will all his or their own like proper costs and charges repair amend maintain uphold and keep the said demised shed or pent-house in good and tenantable repair during the said term and at the end and expiration or other sooner determination thereof shall and will quietly and peaceably leave and yield up the same into the hands and possession of the said Bayliffs or their Successors well and sufficiently repaired upheld and amended And lastly the said Bayliffs for themselves and their Successors doe Covenant promise and grant to and with the said William Warde his Executors Adors and assigns by these presents that he or they paying the said yearly rent and performing the covenants and agreements herein before mentioned and expressed on his or their parts to be paid done and performed shall and lawfully may quietly and peaceably have hold occupie possess and enjoy the said demised premises with appurtenances for and during the said term of Ninety Nine years without the deniall molestacion claim or demand of the said Bayliffs or their Successors or any other person or persons whatsoever lawfully claiming or to claim from by or under them or either of them provided allwayes and upon this condition nevertheless that if a way where the said shed or pent-house now standeth shall at any time hereafter during the said term be required to be laid open to the Garden adjoining thereto (as formerly) by the proper Owners thereof that then and in such case the said William Warde his Executors Adors or assigns shall quietly take down and carry away the said shed or pent-house any thing herein contained to the contrary notwithstanding In witnes whereof One part of these Indentures to remain with the said William Warde the said Bayliffs have put their hands and raised the comodal Seal of the said Burrough to be sett and to the other part thereof to remain with the said Bayliffs the said William Warde hath sett his hand and seal the day and year first

