

Dated

24th Mar 1898.

THE PROVIDENT
ASSOCIATION OF LONDON,
LIMITED,

TO

M^{rs} M. Wayman

Counterpart Lease

No.

OF

Shunkope Gardens
HARRINGAY PARK,

MIDDLESEX.

Term Commences - 25th December, 1890

For Years - - - - - 99

Expires - - - - - 1989

Rent £ 6-10-0 per annum.

HATCHETT-JONES & Co.,

47, Mark Lane, E.C.



This Indenture

made the *24th* day of *March*

one thousand *eight hundred and ninety eight* BETWEEN THE PROVIDENT ASSOCIATION OF LONDON Limited of Provident Buildings 72 73 and 74 Bishopsgate Street Without in the City of London (hereinafter called "The Lessors" which expression shall where the context so requires and admits include the person or persons for the time being entitled in reversion immediately expectant on the determination of the term hereinafter granted) of the one part and *Mary Wayman the wife of James Wayman of the Innhouse Mallock Bank in the County of Derby Clerk in Holy Orders* (hereinafter called "The Lessee" which expression shall where the context so requires or admits include *his* executors administrators and assigns) of the other part.

WITNESSETH that as well in consideration of the sum of *Three hundred and thirty eight pounds*

on or before the execution of these presents paid by the Lessee to the Lessors (the receipt whereof is hereby acknowledged) and of the rent and Lessee's covenants hereinafter reserved and contained THEY the Lessors hereby demise unto the Lessee ALL THAT piece or parcel of ground with the messuage or tenement and outbuildings thereupon erected situate and known as No. *Stanhope Gardens* Harringay Park Green Lanes Tottenham in the County of Middlesex TOGETHER with all rights easements and appurtenances thereto belonging or appertaining (excepting nevertheless and reserving out of this demise unto the Lessors their successors and assigns the full right of passage and running of water and soil from all neighbouring lands and houses of the Lessors their successors and assigns through all drains channels and sewers in or under the said premises) TO HOLD the said premises unto the Lessee from the 25th day of December 1890 for the term of 99 YEARS thence next ensuing YIELDING AND PAYING therefor for the first *seven* years and ~~quarter~~ of ~~another year~~ the yearly rent of one peppercorn and for the remainder of the said term the yearly rent of *six pounds and ten shillings* by four equal quarterly payments on the 24th day of June the 29th day of September the 25th day of December and the 25th day of March in every year the first quarterly payment to be made on the *Twenty fifth* day of *March* ~~next~~ *instant* and the last quarterly payment thereof to be made in advance on the quarter day immediately preceding the expiration of the said term with a proportionate part of a quarterly payment up to the determination of the said term in the event of the same being determined during the currency of any quarter such rent to be free from all deductions whatsoever (except the landlords property tax) And the Lessee hereby for himself and *his* executors administrators and assigns covenants with the Lessors that he the Lessee will during the said term pay or cause to be paid the several rents on the days and in manner aforesaid and will at all times during the said term pay the land tax sewers rate Metropolitan and other main drainage rates School Board and all other rates taxes assessments and impositions whatsoever parliamentary parochial or otherwise which now are or during the said term shall be charged assessed or imposed upon the said premises or any part thereof or upon the landlord or occupier in respect thereof or of the rents hereby reserved except as aforesaid And will in all respects in which the said messuage or tenement now remains unfinished before the *Twenty fifth* day of *March* ~~next~~ *instant* at his own expense complete and finish the same and the offices thereof with all fixtures and fastenings in a substantial and workmanlike manner so as to render the said messuage or tenement fit for habitation and use by a tenant at rack rent And will at his own expense as often as need shall be during the said term sufficiently repair maintain paint paper white colour pave scour cleanse empty amend and keep the said messuage or tenement and all other erections and buildings which now are or at any time hereafter during the said term shall be erected and built on the land hereby demised together with the walls roofs windows window shutters doors locks fastenings



partitions ceilings floors chimney pieces shelves pavements water closets or private fences tanks or cisterns sinks drains sewers pipes watercourses ways paths and passages which now do or at any time hereafter during the said term shall belong to the same buildings or premises respectively repaired and amended with all the necessary repairs and amendments whatsoever and particularly will in a workmanlike manner paint with at least three coats of good oil paint the external wood and ironwork and other outside parts usually painted of the said premises once in every third year of the said term and in like manner paint paper whitewash or colour all parts usually painted papered whitewashed or coloured in the inside of the premises once in every seventh year of the said term And all the said premises so repaired maintained papered painted whitewashed coloured scoured cleansed emptied amended and kept will at the expiration or other sooner determination of the said term peaceably surrender unto the Lessors together with this Indenture of lease and all fixtures and things which now are or at any time hereafter during the said term shall be fixed or fastened to or set up in or upon the said premises (except fixtures usually denominated tenants fixtures) whole undefaced and fit for use and will from time to time pay an adequate proportion towards the expense of repairing and cleansing all roads footpaths pavements kerbstones party walls drains and water courses used by the occupiers of the said premises in common with the neighbouring tenants (such proportion to be ascertained by the Surveyor for the time being of the Lessors and to be recoverable by distress as for rent in arrear and will indemnify the Lessors from such last mentioned expenses and will not at any time during the said term use or suffer the said premises or any part thereof to be used as a school or boarding house or lunatic asylum or an asylum or hospital for persons affected with any kind of disease or for any trade or business whatsoever or for any illegal immoral dangerous offensive or noisy purpose or occupation nor without the previous license of the Lessors suffer the said premises to be used otherwise than as a private dwelling-house but will so far as the Lessee can prevent the said premises from being used in any manner in which he is hereby excluded from himself using the same And will not erect or suffer to be erected upon the said premises any additional building or buildings erection or erections nor alter or suffer to be altered the front elevation or plan of the present messuage or tenement nor maim or cut away any of the principal walls or timbers thereof or of any erections or buildings which may at any time hereafter during the said term be with the Lessors consent erected or built on the land hereby demised without the previous license in writing of the Lessors or their Surveyor for the time being for any of the aforesaid purposes and will not affix or erect any plate board or in any way use the premises for advertising purposes nor do or suffer to be done any act or thing upon the premises which may be or grow to the annoyance or disturbance of the Lessors or any of their tenants or the owners or occupiers of any adjoining premises but will so far as the Lessee can prevent any act from being done on the premises which he is hereby precluded himself from doing thereon and also will not stop up darken or obstruct any windows or lights belonging to the said buildings hereby demised or to any adjoining buildings belonging to the Lessors nor permit any new window light opening doorway path passage drain or other encroachment or easement to be made into against or upon the said premises which might be or grow to the damage annoyance or inconvenience of the Lessors and in case any such window light opening doorway path passage drain or other encroachment or easement shall be made or attempted to be made will give immediate notice thereof to the Lessors and will at the request and cost of the Lessors adopt such means as may be reasonably required or deemed proper for preventing any such encroachment or the acquisition of any such easement and will peaceably suffer the Lessors and their Agent and Surveyor at all reasonable times in the day during the said term to enter upon the said premises and every and any part thereof to examine the condition thereof and to take inventories of the fixtures and things in and about the same and of all defects and wants of reparation which shall be found on every such examination to leave notice in writing upon the said premises to the Lessee to repair and amend the same

within the space of three calendar months after any such notice having been left within which space of three calendar months the Lessee will make good all the defects and wants of reparation therein mentioned or referred to and will at the expense of him the Lessee within seven days from the date hereof insure in the joint names of the Lessors and of the Lessee and during all the said term keep insured in such joint names as aforesaid the present messuage or tenement and all other buildings which now are or at any time during the said term shall be on the said land from damage by fire in the full value thereof respectively in the Sun Fire Insurance Office or in some or one of the public offices in London or Westminster to be approved by the Lessors or their Agent or Surveyor and will at all times when required by them or either of them produce for their inspection the policy or policies of insurance and the receipts for the premiums payable on the same (the production of the receipt for the current premium being evidence of the fulfilment of the covenant up to the date of such receipt) and will from time to time with all convenient speed faithfully apply or join and concur in applying all monies which shall be recoverable by virtue of such insurance in or towards the rebuilding or repairing in a workmanlike manner such of the buildings as shall have been burnt down or damaged by fire and that in the event of the money received not being sufficient to rebuild or reinstate the buildings so destroyed or damaged by fire then the deficiency shall be made up by the Lessee And will in case the Lessee shall at any time during the said term assign or underlet the said premises or any part thereof for any period exceeding three years give notice of every such assignment or underlease and produce the same within one month after the date thereof to the Lessors' Solicitors and that the Lessee shall on each and every such assignment or underlease pay to the Lessors' Solicitors the sum of 10s. 6d. as the fee for registration thereof PROVIDED ALWAYS And it is hereby agreed and declared that if and whenever the said yearly rent hereby reserved or any part thereof shall be unpaid for 21 days next after any quarter day on which the same shall become due (whether the same shall have been lawfully demanded or not) or if and whenever any of the covenants hereinbefore contained on the part of the Lessee shall be broken or not observed and performed it shall be lawful for the Lessors into the said premises to re-enter and the same and every part thereof to have again as in their former estate as if these presents had not been made and thenceforth this demise shall be utterly void save as to such of the Lessee's covenants as may have been already broken which covenants in respect of the then existing breaches thereof shall continue in force and the Lessors hereby covenant with the Lessee that the Lessee paying the rent and keeping and performing the Lessee's covenants hereinbefore reserved and contained shall and may peaceably enjoy the said premises for the term hereby granted without any lawful interruption from the Lessors or any person lawfully claiming by through or under them IN WITNESS whereof the said Lessors have hereunto set their Common Seal and the Lessee has hereunto set his hand and seal the day and year first above written.

Signed sealed and delivered by the above
named Lessee in the presence of

Mary Weyman

*George
Clark
Habington Jones Esq
7 Mark Lane
20/10*