

January 24th - 1774

The Feoffees - 9 Counterpt. of a Lease of
to a Dwellinghouse in London
Mr. John Coze for a Term of Four score and
fourteen years for one Life in
Reversion of two

£ - 8 - 8
Fine - - 12: 12: 0

Yearly Rent - 0: 12: 0

Periott - - 0: 3: 4

11/25

Life the Lessee. in Reversion of Elizth. Woodcott Widow
and Samuel Woodcott

Expired



his Indenture

made the Twentieth day of January in the fiftenth year of the Reigne of our Sovereign Lord **EDWARDE** the Third by the grace of
 God of Great Brittain France and Ireland King Defender of the faith and so forth and in the Year of our Lord One Thousand Seven Hundred and Seventy
 five **Between** Sir George Yonge Baronet John Sampson Esq. John Sampson the Younger Esq. Samuel Sampson Gentleman Thomas Drake Gentleman Donas Guppy
 Gentleman Thomas Dooskins Yeoman and Philip Mitchell Yeoman the said Sir George Yonge John Sampson the Younger Samuel Sampson Gentleman Thomas Drake Gentleman Donas Guppy
 part and John Cooze of Doniton in the said County Cabinet Maker of the other part **Witnesseth** that the said Sir George Yonge John Sampson John Sampson the Younger
 Samuel Sampson Thomas Drake Donas Guppy Thomas Dooskins and Philip Mitchell by and with the Assent and Consent the Major Part of the Twenty Men and Assistants in the
 said Court for the parish of Colyton aforesaid And also for and in Consideration of the Sum of Twelve pound and Twelve Shillings of good and Lawful Money of Great Brittain into
 the said Court in and paid by the said John Cooze at or before the Enroling and delivery of these presents the Receipt whereof they the said Court do hereby Acknowledge
 and thereof do Acquit release and Discharge the said John Cooze his Executors Admors and Assigns **WAVE** Damaged granted and to harm Letten and by these presents to the
 the said Court do Demise grant and to harm Letten unto the said John Cooze his Executors Admors and Assigns **All** that Advowson Tenement or Dwelling House and the
 Courtlage Dimmes and garden thereunto belonging with their Appurtes containing by Estimation one Quarter of Acre of Land situate more or less situate
 lying and being within the parish and Acre of Doniton in the said County of Devon between other Lands of the said Court heretofore in the Tenure of
 Humphrey Wade decessed in the last and since of Henry Clarke a Bark Lane there on the South the Lands sometimes of Sir George Smith decessed on the West and the Kings
 Highway there on the North and late in the Tenure of George Spring decessed but now in the possession of Elizabeth Woolcott Widow or her Undertenant or Under tenants
 Cetera and always received out of this present Demise and grant unto the said Court their Successors or Assigns free liberty of Ingress Egress and Regress at
 any convenient time and times into upon and from the said premises for the Viewing and Surveying the same and every part and parcel thereof **TO HAVE AND TO**
HOLD the said Tenement or Dwelling House Courtlage Dimmes and garden with the Appurtes except before excepted unto the said John Cooze his Executors
 Admors and Assigns for and during the full time and Term of four score and Nineteen years fully to be compleat expired and ended If the said John Cooze should
 so long happen to live the said Term to Commence immediately after the expiration or other sooner Determination of one or more of the said
 other Term of four score and Nineteen years now Determinable on the Death of the said Elizabeth Woolcott Widow and Samuel Woolcott her son **yielding**
and paying therefore from and immediately after the Commencement of the said Term hereby granted and during the Continuance thereof unto the said Court their
 Successors or Assigns the yearly Rent or Sum of Twelve Shillings of good and Lawful Money of Great Brittain at four of the most usual Feasts or Days of Payment in
 the year that is to say at Christmas Ladyday Midsummer and Michaelmas by even and equal Portions the first Payment whereof to be made on sixth of the
 Feasts or days as shall first and next happen after the Commencement of the said Term **And also yielding and paying** unto the said Court their Successors or Assigns at and
 upon the Death of the said John Cooze he dying after the Commencement of the said Term the Sum of Three Shillings and four pence for and in the Name or an Admittance or Barren **And** the
 said John Cooze doth hereby for himself his Executors Admors and Assigns and for every of them **Covenant promise grant and Agree** to and with the said Court their
 Successors or Assigns and every of them by these presents in manner and form following that is to say That the said John Cooze his Executors Admors and Assigns being Tenant or Tenants in possession of the said Demised
 premises or any part thereof shall and will do Suit and Service to all the Courts of Surry of the said Court their Successors and Assigns which shall be taken within the parish of Colyton aforesaid upon
 Reasonable Notice or Warning to him or them for that purpose given **And also** shall and will upon his and their own proper Costs and Charges within six Months from the date hereof in a
 good Workman like manner Erect and rebuild such part or parts of the said Demised premises as have or hath been lately burnt down and the same when so Erected and Rebuilt together
 with all the other parts of the said Dwellinghouse and premises shall and will well and sufficiently repair Uphold sustain and Maintain as well in Houses Walls Chimbering and Covering
As also in Ditches Dittes and fences and in all other necessary reparations when and as often as need shall require during the said Term and the same premises and every part and parcel thereof
 so well and sufficiently repaired Uphold sustained and Maintained as aforesaid in the end of the said Term shall and will leave and yield up unto the Court their Successors and Assigns
And if it shall happen that the said yearly Rent of Twelve Shillings or any part thereof shall be behind and unpaid in part or in all by the Space of twenty days next after any or either of the
 Feasts or days of payment whereon the same ought to be paid as aforesaid the same being Lawfully Demanded and then not paid and no sufficient Distress or Distresses in or upon the same premises or
 any part thereof can or may be found for levying of the same Rent or so together with the Arrearages thereof if any shall happen to be **Or** if the said John Cooze his Executors Admors or
 Assigns or any of them shall Wittingly do or suffer to be done in or upon the said Demised premises any Act or Acts thing or things whatsoever which shall or may be prejudicial to the
 Estate of Inheritance of the said Court their Successors or Assigns **Or** if the said John Cooze his Executors Admors or Assigns or any of them shall Assign or sell or give the said premises or any part
 thereof to any person or persons whatsoever without the Consent of the said Court their Successors or Assigns in Writing therein to first had and obtained **Or** if the said John Cooze his Executors
 Admors or Assigns shall not Erect and Rebuild such part or parts of the said Demised premises as have been lately burnt down as aforesaid or shall do or commit or suffer to be done or committed any manner
 of Waste Spoil or Disturbance in or upon the said premises or any part thereof **Or** suffer the same or any part thereof to become ruinous or in Decay to the Value of ten Shillings or above and shall not sufficiently
 Repair and Amend the same within six Months next after Notice given by the said Court their Successors or Assigns or by their Bailiff or Bailiffs for the time being that then and from thence forth
 for all any or either of the Causes aforesaid It shall and may be lawful to and for the said Court their Successors or Assigns and every of them into the said Demised premises or any part thereof to enter and the
 same to have again Repose and Enjoy in their first and former Estate anything herein contained to the contrary thereof in anywise notwithstanding **And** the said Sir George Yonge John Sampson
 John Sampson the Younger Samuel Sampson Thomas Drake Donas Guppy Thomas Dooskins and Philip Mitchell do for themselves severally apart and one for himself and for his own Executors Admors and Assigns only and not jointly Covenant
 Promise and grant to and with the said John Cooze his Executors Admors and Assigns and to and with every of them by these presents that he the said John Cooze his Executors Admors and Assigns and every of them by and under the Acts
 Covenants Reservations and Agreements aforesaid shall and Lawfully may peaceably and quietly have hold Possess and Enjoy all and singular the said Demised premises and every part and parcel thereof with their and every
 of their Appurtes except before excepted during the Term and Estate hereby granted determinable as aforesaid without any Lawful Let Suit Trouble Molestation Disturbance or Denial of or by them the said Court any or
 either of them **In Witness** whereof the parties above named to these presents their Hands and Seals have hereunto set the day and year first above Written

John Cooze



Sealed and Delivered
In the presence of
Robt Stokes
John Baker

January 24th 1774

The Feoffees - I Counterpt of a Lease of
to a Dwellinghouse in London
Mr. John Coze for a Term of Four score and
fourteen years for one Life in
Reversion of two

Five - 12: 12: 0
Yearly Rent - 0: 12: 0
Periott - 0: 3: 4

Witnessed

11/25
Life the Lessee. in Reversion of Eliz. Woodcote Widow
and Samuel Woodcote