

This Indenture

made the Twentieth first Day of April in the Year of our Lord one Thousand eight Hundred and one between The Right Honourable Sir George Young Knight and Baronet The Right Honourable John Lord Dill Baron Dill of Slawich in the County of Devon John Sampson Esquire Richard Holles all Hallett Clerk Richard Popple Esquire Edward Surgeon Clement Drake and Samuel Palmer Gentlemen surviving Treasurers of the Parish Lands of Colyton in the County of Devon of the one part and Richard Dridge of Colyton aforesaid Butcher of the other part

Doth Demise Lease and to Farm a Letter and by their Parents Doth Demise Lease and to Farm a Letter unto the said Richard Dridge his Exors and Admors

those several Closes Parcels of Land Meadows and Pastures situate lying and being in the Parish of Colyton aforesaid and hereinafter particularly mentioned (that is to say) All that Close of Ground called Maryhays containing about two Acres also all that Meadow adjoining a Close called Masles Marsh containing about three Acres also all that Orchard called Frenches Orchard containing about one Acre and half also all that Close of Ground containing about half an Acre situate on the East Side of the Lane leading from Colyton to Seaton called Seaton Lane also all that two Acre of Ground containing one Acre and half lying on the South side of the Turnpike Road between Mr. Drake's Dwellinghouse at Colyton and a Road called Popple Lane also all those two Acre lying on the North side of the Turnpike Road between a Field called Kings Dons Close and a Road leading from Colyton to Hill Top containing about three Acres also all that Dwellinghouse and Garden adjoining the said Road leading from Colyton to Hill Top now in the Occupation of Thomas Keys also all that Dwellinghouse and Garden and Barn adjoining now in the Occupation of Mr. Robert Pikes together with the Field opposite the same called four Acres and Orchard adjoining the same Field containing together about five Acres together with all Ways Paths Bridges Arches and Enclosures Cisterns and all other Advantages and Appurtenances whatsoever to the said Premises belonging or in anywise appertaining Except and always reserved out of this present Demise and Lease unto the said Treasurers their Heirs Successors and Assigns All and all manner of Timber Trees young Trees and Saplings of what Nature or kind never now standing growing or being or which shall hereafter grow or be on the said Premises or any part thereof with Free Liberty to and for the said Treasurers their Heirs Successors and Assigns and their Bailiffs and Servants for the time being at all times during the said Term to enter into and upon the said Premises and every part thereof to fell cut down root up weath and carry away the said excepted Trees with Horses Carts and Carriages at their Wills and Pleasures

to hold the said Premises hereby demised with the Appurtenances (except as before excepted) unto the said Dridge his Exors and Admors from the Twentieth first Day of March last past for and during the full Term and Term of four ten Years from thence next ensuing and fully to be completed and ended

Yielding and Paying

therefore yearly and every Year during the said Term unto the said Treasurers their Heirs Successors and Assigns the Yearly Rent or Sum of Fifty Pounds of lawful Money of Great Britain by four equal quarterly Payments on four of the most usual Feasts or Days of Payment in the Year (that is to say) Midsummer Michaelmas Christmas and Lady Day the first Payment thereof to begin and be made at Midsummer Day next ensuing the Date hereof and the said Richard Dridge with his Exors and Admors covenant promise and agree to and with the said Treasurers their Heirs Successors and Assigns in manner following (that is to say) that he the said Richard Dridge his Exors or Admors shall and will yearly and every Year during the said Term and truly pay or cause to be paid unto the said Treasurers their Heirs Successors or Assigns the said Yearly Rent or Sum reserved at the Days and Times and in manner and form aforesaid according to the true Intent and Meaning of these Presents and also shall not nor will at any time during the said Term plough break up or convert to tillage the said Close called Maryhays the said Meadow adjoining a Close called Masles Marsh the Orchard called Frenches Orchard nor the Close of Ground adjoining Seaton Lane under the Penalty of five Pounds for every Acre and so in proportion to every part of an Acre thereof that shall be so ploughed broken up or converted to tillage to be paid by even equal quarterly Payments the first Payment thereof to begin and be made on such of the said Feasts or Days of Payment as shall first and next happen after the ploughing breaking up or converting the same to tillage and continue to be paid from thenceforth during the Remainder of the said Term

and also shall and will bring into and upon each and every Acre and so in proportion to every part of an Acre of the said Premises that shall be ploughed broken up or converted to tillage and within six Months next before the falling thereof either two Oxen or good well count Stone Lime or one Hundred and twenty Sacks of good rotten Dung and shall mix the same with Firebricks or Earth and manure and spread abroad the same on the said Premises in a good Husbandlike manner and may have and take in respect of such one being two Crops of Corn or Grain and no more the first whereof shall be Wheat and the other Barley or Oats and shall and will with every such second Crop that shall be so sown to Barley or Oats save eight Pounds of Clover Graze Seed and eight Pecks of Clover and Lupul Graze Seed according to the Rates of good Husbandry and shall not break up or pasture the said Premises for tillage within two Years next after the same shall have been so sown

and also shall not nor will at any time during the said Term cut down or cut any of the Hedge Wood or other Wood under seven Years Growth and then proportionably one Year with another and at no other time but when the Hedge thereon the same shall be cut shall be so made and dyed in a good Husbandlike manner with double and single dything as they now are or usually have been under the Penalty of ten Shillings for every Acre of Hedge that shall not be so made and dyed as aforesaid and also shall and will keep all the Hedges Ditches and Fences Gates Posts Bars and Windows of the said Premises in good Repair during the said Term and cause and yield up the same in the like good Repair at the End thereof unto the said Treasurers their Heirs Successors and Assigns and also shall and will use and expend on the said Premises or on any part thereof all the Hay Straw Dung Compost and Soil that shall grow or be made thereon or on any part thereof during the said Term or bring into and upon the said Premises forty Sacks of good rotten Dung for every Acre of Hay and twenty Sacks of good rotten Dung for every Acre of Straw thereof shall be carried off the said Premises and consumed elsewhere and spread abroad the same thereon in a good Husbandlike manner under the Penalty of one Shilling for every Sack of Dung that shall not be so brought in and spread abroad thereon as aforesaid

and also shall and will pay bear and discharge the Land Tax Churchwardens Rates and all other Rates Taxes and Outgoings whatsoever whatsoever with the said Premises shall or may be charged or chargeable during the said Term and also shall not nor will let out or give the said Premises or any part thereof during the said Term without the Licence and Consent in Writing under the Hand of the said Treasurers their Heirs Successors or Assigns for that purpose first had and obtained and these Presents are upon this Condition that if the said Yearly Rent or Sum reserved or any part thereof shall be behind and unpaid by the Space of fourteen Days next after either of the said Feasts or Days when the same ought to be paid as aforesaid being lawfully demanded and then not paid and no sufficient Distress in or upon the said Premises can or may be found whereby to levy the same with the Accres thereof if any Or if the said Richard Dridge should at any time during the said Term become a Bankrupt or be otherwise insolvent Or if the said Richard Dridge his Exors or Admors do not well and truly observe perform fulfil and keep all and singular the covenants and Agreements hereinbefore contained That then and in such Case for either of the Causes aforesaid it shall and may be lawful to and for the said Treasurers their Heirs Successors or Assigns to and upon the said Premises

and every part thereof to enter and the same to have again repossess and enjoy as in his at first and former Estate any Thing herein contained to the contrary notwithstanding. And the said Feoffees do hereby for themselves and their Successors and assigns covenant promise and agree to and with the said Richard Oldrige his Executors and Assigns in manner following (that is to say) that by and under Requirement of the said Rent and an Observance and Performance of all and singular the Covenants and Requirements hereinbefore contained it shall and may be lawful to and for the said Richard Oldrige his Executors and Assigns from time to time and at all times during the Term hereby demised peaceably and quietly to enter into and upon and to have hold use occupy possess and enjoy all and singular the said Premises hereby demised with the Appurtenances without the Let Hindrance or Demour of them the said Feoffees their Successors or Assigns or of any other Person or Persons whatsoever. And also shall and will deduct and allow out of the said yearly Rent at and after the Rate of three Pounds a Year to be computed from Lady Day last for so long time as the said Thomas Croft was in the Occupation of the said demised Premises shall continue the Possession thereof if the said Richard Oldrige does not hereafter agree to take him for a Term of the Years above named to these Presents their Hands and Seal have set the Day and Year first above written.

The Mark of
Richard Oldrige

Sealed and Delivered
in the Presence of
Isabel Atton.

26/8
Richard Oldrige
Done by Richard Oldrige
for the Years
The Feoffees of Richard Oldrige