



ANNO DECIMO QUARTO & DECIMO QUINTO

VICTORIÆ REGINÆ.

Cap. 2.

An Act for confirming certain Leases granted by the Mayor and Commonalty and Citizens of the City of *London*, Governors of the Possessions, Revenues, and Goods of the Hospital of *Edward*, late King of *England*, the Sixth, called *Christ's Hospital*; and for enabling them to grant building and other Leases of their Estates; and for other Purposes. [3d July 1851.]

WHEREAS by a Charter or Letters Patent of His late Majesty King *Edward* the Sixth, bearing Date the Twenty-sixth Day of *June* in the Seventh Year of His Reign, the Ordering, Management, and Government of *Christ's Hospital*, and of the Hospitals of *Bridewell* and *Saint Thomas the Apostle*, were vested in the Mayor and Commonalty and Citizens of the City of *London*, and their Successors, and the said Mayor and Commonalty and Citizens were thereby named the Governors of the Possessions, Revenues, and Goods of the said Hospitals, and were

Charter,
dated 26th
June,
7 Edw. 6.

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constituted

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consituted One Body Politic and Corporate for ever, by the Name of
 “The Governors of the Possessions, Revenues, and Goods of the
 “Hospitals of *Edward, King of England, the Sixth, of Christ, Bride-*
 “*well, and Saint Thomas the Apostle:*” And whereas by an Act of
 Parliament passed in the Twenty-second Year of the Reign of His late
 22 G. 3. c. 77. Majesty King *George the Third, intituled An Act to render valid and*
effectual certain Articles of Agreement between the Mayor and Com-
monalty and Citizens of the City of London, Governors of the
Possessions, Revenues, and Goods of the Hospitals of Edward, King of
England, the Sixth, of Christ, Bridewell, and Saint Thomas the
Apostle, and of the Hospitals of Henry the Eighth, King of England,
called the House of the Poor, in West Smithfield, near London, and of
the House and Hospital called Bethlehem, and of the Presidents,
Treasurers, and acting Governors of the said several Hospitals, certain
 Articles of Agreement therein stated; and theretofore executed
 between the said Mayor and Commonalty and Citizens, and the said
 Presidents, Treasurers, and acting Governors, bearing Date the
 Fifteenth of *June* One thousand seven hundred and eighty-two, were
 ratified and confirmed, and by such Articles of Agreement, after
 providing for the future Election of separate Governors of the said
 respective Hospitals, it was declared, that at all Times thereafter, when
 and so often as it should be necessary or expedient for the Mayor,
 Aldermen, and other Governors of the said Hospitals respectively to
 prosecute, carry on, or defend any Suit or Suits, Distress or Distresses,
 Ejectment or Ejectments, or other Acts or Proceedings, either at Law
 or in Equity, touching or concerning all or any of the Possessions,
 Rights, Titles, or Revenues of the same Hospitals or any of them, it
 should be lawful for the Lord Mayor, Aldermen, or other Governors
 of the said Hospitals respectively, from Time to Time and at all
 Times thereafter, on all such Occasions, and for all or any of the
 Purposes aforesaid, to use and assume the Name, Style, and Title of
 the Mayor and Commonalty and Citizens of the City of *London* as
 Governors of the House of the Poor commonly called *Saint Bartho-*
lomew Hospital, near West Smithfield, London, of the Foundation
 of King *Henry the Eighth,* and as Masters, Guardians, and Governors
 of the House and Hospitals called *Bethlem,* situate without and near
 to *Bishopsgate* of the said City of *London,* and as Governors of the
 Possessions, Revenues, and Goods of the Hospitals of *Edward,* late
 King of *England, the Sixth, of Christ, Bridewell, and Saint Thomas*
the Apostle, or of such of the said Hospitals respectively touching
 and concerning which, or the Rights, Titles, Possessions, or Revenues
 whereof, such Suit or Suits, Distress or Distresses, or other Acts
 or Proceedings as aforesaid, should or might be commenced, made, or
 prosecuted: And whereas by an Act of Parliament passed in the
 Sixth Year of the Reign of His late Majesty King *George the Fourth,*
 6 G. 4. c. 48. intituled *An Act for confirming certain Leases granted by the Mayor*

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and Commonalty and Citizens of the City of London, Governors of the Possessions, Revenues, and Goods of the Hospital of King Edward the Sixth, called Christ's Hospital, and for enabling them to grant Building Leases of certain Lands, certain Leases granted by the said Mayor and Commonalty and Citizens, as such Governors as aforesaid of Christ's Hospital, were declared valid, binding, and effectual; and by the Second Section of the same Act it was, amongst other things, enacted, that from and after the passing of the same it should be lawful for the said Mayor and Commonalty and Citizens, Governors as aforesaid, to lease or demise all or any of the Messuages, Lands, Tenements, and Hereditaments, being Parcel of the Possessions of the said Hospital, comprised in the Leases specified in the First Schedule to the said Act, and also all or any of the Messuages, Lands, Tenements, and Hereditaments, Parcel of the Possessions of the said Hospital, in the Second Schedule to the said Act particularly described or mentioned, together with all Easements and Appurtenances belonging to any such Premises, or convenient to be held or occupied therewith, unto or for the Benefit of any Person or Persons, Body or Bodies Politic or Corporate, and his or their Successors, Executors, Administrators, and Assigns, for any long Term or Terms of Years not exceeding Ninety-nine Years, for the Purpose of building, erecting, making, or continuing, and working, upon the Hereditaments so to be leased or demised, any House or Houses, Outhouses, Manufactories, Edifices, or Buildings, or making some other material Improvement of the same Hereditaments, or for the Purpose of laying out any Plot or Plots, Quantity or Quantities, Parcel or Parcels of Ground as or for any Road or Roads, Way or Ways, Street or Streets, Square or Squares, Passage or Passages, or otherwise, for the Use and Convenience of the Lessee or Lessees, Tenant or Tenants, Occupier or Occupiers of the said Hereditaments, or as or for any Court or Courts, Yard or Yards, Garden or Gardens, to be adjoining or belonging to any such House or Houses, Outhouses, Manufactories, Edifices, or Buildings, or for Purposes of Ornament, or for the Purpose of taking down and rebuilding any of the Messuages, Tenements, or Hereditaments that were then standing or being, or which should at any Time or Times thereafter be standing or being, upon or on any Part of the said Lands and Hereditaments, and to lease and demise all or any of the Messuages, Lands, Tenements, and Hereditaments, being Parcel of the Possessions of the said Hospital, comprised in the said Leases specified in the said First Schedule to the now-reciting Act, and also all or any of the Messuages, Lands, Tenements, and Hereditaments, Parcel of the Possessions of the said Hospital, in the Second Schedule to the said Act annexed particularly described or mentioned, together with all Easements and Appurtenances belonging to any such Premises, or convenient to be held or occupied therewith, unto or for the Benefit of any Person or Persons, Body or Bodies Politic or Corporate,

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Corporate, and his or their Successors, Executors, Administrators, and Assigns, for any Term or Terms of Years not exceeding Forty Years, for the Purpose of repairing any of the Messuages, Tenements, or Hereditaments that were then standing or being, or which should at any Time or Times thereafter be standing or being, upon or on any Part of the said Lands and Hereditaments, so that there was reserved or limited and made payable in and by each and every such Lease, to be issuing out of and charged and chargeable upon the Hereditaments thereby leased, or some competent Part or Parts thereof, the best and most improved yearly Rent or Rents that could or might be reasonably had or obtained for the same under the Circumstances of the Case, without taking any Sum or Sums of Money or other Thing by way of Fine, Premium, or Foregift for or in respect of any such Demise or Lease; and by the Third Section of the same Act it was further enacted, that it should be lawful for the said Mayor and Commonalty and Citizens, Governors as aforesaid, by themselves, or by any Person or Persons on their Behalf, to enter into any Contract or Contracts in Writing for making or granting any such Demise or Demises, Lease or Leases, and thereby to fix and determine the Rent or Rents to be reserved or made payable upon or in respect of such Demises or Leases (which Rent or Rents was or were to be the best and most improved yearly Rent or Rents that could be reasonably obtained for the said Premises at the Time of making any such Contract or Contracts, without taking any Fine, Premium, or Foregift for the same as aforesaid), and the Mode of reserving and securing the same, and also the Periods of Payment thereof, and it was provided that such Rent or Rents might be made to commence immediately, or after any Term not exceeding One Year from the Date of any such Contract or Contracts, and that it should be lawful for the said Mayor and Commonalty and Citizens, or their Successors, as such Governors as aforesaid, to make or grant any Lease or Leases pursuant to and in performance of such Contract or Contracts, according to the true Intent and Meaning thereof, notwithstanding that the Rent or Rents to be reserved or made payable pursuant to such Contract or Contracts might not at the Time of the Execution of such Lease or Leases be the best or most improved Rent or Rents for the Premises so leased, and that in all Cases where any such Contract or Contracts might have been entered into previous to the passing of the now-reciting Act, and no Lease or Leases made in pursuance thereof, it should be lawful for the said Mayor and Commonalty and Citizens, or their Successors, as such Governors as aforesaid, to grant a Lease or Leases pursuant to such Contract or Contracts, provided that every such Lease so to be granted should be conformable to the Powers in the now-reciting Act contained; and it was also by the now-reciting Act provided, that the Rent or Rents to be reserved or made payable upon or in respect
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of all and every such Lease and Leases as aforesaid should be made payable clear of all Deductions whatsoever, and that the Lessee or Lessees should duly seal and deliver a Counterpart or Counterparts of such Lease or Leases, and thereby enter into Covenants for the due Payment of the Rent or Rents to be thereby respectively reserved or made payable, and to erect and build and keep in repair the House or Houses, Outhouses, Manufactories, Edifices, and Buildings, or other Improvements, which might have been or might be intended and agreed to be erected, built, and made thereon, or might be built or building thereupon at the Time of the Execution of such Leases, and also to keep the Buildings insured against Loss or Damage by Fire to an Amount not less than Three Fourth Parts of the Value of such Buildings, and such other Covenants as should be thought requisite and necessary for the Security of the said Rent or Rents, and of the Hereditaments out of which the same should or might be reserved or made payable as aforesaid, and that in every such Lease there should be contained such Power of Entry, and Perception of Rents and Profits, for securing the Payment of the Rent or Rents to be thereby reserved or made payable, as the Lessors should think proper and reasonable : And whereas by an Act of Parliament passed in the Seventh Year of the Reign of His late Majesty King *William the Fourth*, intituled *An Act for confirming a certain Lease granted by the Mayor and Commonalty and Citizens of the City of London, Governors of the Possessions, Revenues, and Goods of the Hospital of King Edward the Sixth, called Christ's Hospital, and for extending the Powers to grant Building Leases given to them by an Act passed in the Sixth Year of the Reign of King George the Fourth*, a certain Lease granted by the said Mayor and Commonalty and Citizens, as such Governors as aforesaid, was declared valid, binding, and effectual ; and by the Second Section of the same Act it was enacted, that from and after the passing of such Act all and singular the Powers or Authorities of granting, making, and entering into Leases, and Contracts or Agreements for Leases, contained in the said recited Act of the Sixth Year of King *George the Fourth*, and thereby given or vested to or in the said Mayor and Commonalty and Citizens, as such Governors as aforesaid, to be exercised in, over, or upon the Messuages, Lands, Tenements, and Hereditaments specified in the Two Schedules to the said last-mentioned Act, should and might be used and exercised by the said Mayor and Commonalty and Citizens, as such Governors as aforesaid, in, over, or upon all and every the Messuages, Lands, Tenements, and Hereditaments specified in the Two Schedules to the now-reciting Act annexed respectively, in such and the same Manner, and as fully and effectually, to all Intents and Purposes, as if the said Powers and Authorities were in the now-reciting Act repeated and set forth at Length : And whereas since the passing of the said Act of the Sixth Year of the Reign of King

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George the Fourth, and by virtue of the Powers therein contained, the said Governors of *Christ's Hospital* aforesaid have granted very many Leases, all of which in the respects herein-after mentioned are similar the One to the other in Form and Effect, and that the said Governors have recently been advised that the Leases which they have so granted are void or voidable, inasmuch as that the Provisions made therein respectively are in the respects herein-after mentioned not in accordance with the Provisions or Requisitions of the said Act, and that the Form of Proviso for Re-entry contained in the said Leases hath been objected to on Two Grounds; firstly, it is objected that the said Proviso does not fulfil the Requisition of the Act; and, next, that it provides more than is warranted by the Act; that as to the First Objection, it is urged that the Words of the Act, "such Powers of Entry and Perception of the Rents and Profits for securing the Payment of the Rent," contemplate no other Proviso than One simply enabling the Lessors to enter and take the Rents and Profits until the Arrear of Rent shall have been paid, similar to the Powers ordinarily inserted in the Grant of a Rentcharge, and it is urged that the Leases do not contain such Proviso as this, unless, as a minor Security, it can be considered as included in the Power of Re-entry and Avoidance of the Lease, but it is denied that this Construction can be maintained, and therefore that the Leases, not having in them such Proviso as required by the Act, are invalid; that as to the next Objection, it is urged that the Act does not authorize the granting of a Lease with a Condition of Re-entry; that further Objection is taken to the Leases granted as aforesaid by reason that the yearly Rent is not in the Reservation thereof expressly made payable "clear of all Deductions whatsoever," nor is any Allusion made in the Reservation, or in the Covenant entered into by the Tenant for Payment of Rent, to any "Deductions," and although this Covenant for Payment of Rent is followed by a Covenant by the Tenant to pay "all Taxes, Tithes, and Assessments," yet that this is not tantamount or compensatory, inasmuch as if, for instance, a Fee-farm or Quit Rent were payable out of the Premises, such Outgoing would not be a Tax, Tithe, or Assessment, but would be an Outgoing that the Tenant would be entitled to deduct out of his Rent, and this being so, the Requisition of the Act (it is said) is not complied with, that the Rent should be made payable clear of all Deductions whatsoever: And whereas it is further objected to the said Leases so granted as aforesaid, that they provide for the Insurance against Fire in a Manner not contemplated or authorized by the said Act, there being no Covenant on the Part of the Tenant to keep insured to an Amount of not less than Three Fourths of the Value: And whereas by an Agreement bearing Date the Fourteenth Day of *January* One thousand eight hundred and forty-five, and made between the said Mayor and Commonalty and Citizens of the City of *London*,

Agreement,
dated 14th
Jan. 1845,
between
Governors of
Christ's and

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Governors of *Christ's Hospital*, of the One Part, and the Mayor, Commonalty, and Citizens of the City of *London*, Governors of the House of the Poor commonly called *Saint Bartholomew's Hospital*, near *West Smithfield, London*, of the Foundation of King *Henry the Eighth*, of the other Part, reciting that the said Governors of *Saint Bartholomew's Hospital* some Time since applied to the said Governors of *Christ's Hospital*, desiring to become the Purchasers of the Piece of Ground therein-after mentioned, being the Fee Simple and Inheritance of the said Governors of *Christ's Hospital*, for the Purpose of erecting thereon a Parsonage House or House for the Residence of the Vicar for the Time being of the Parish of *Christchurch*; and reciting, that the said Governors of *Christ's Hospital* being willing to comply with the said Desire, and to sell the said Ground to the said Governors of *Saint Bartholomew's Hospital* for the Purpose aforesaid, required as the Purchase Money for the said Ground the Sum of One thousand and fifteen Pounds, and required that all Costs, Charges, and Expenses attending the said Sale and Purchase should be borne by the said Governors of *Saint Bartholomew's Hospital*, which Terms the said Governors of *Saint Bartholomew's Hospital* accepted; and reciting, that it was afterwards discovered that by reason of the Disabilities of the said Parties as Corporate Bodies respectively, and of there being no enabling Provisions applying to the Case in any Act of Parliament in force, it was not competent to the said Hospitals to effect between them such Sale and Purchase; and reciting, that it was thereupon agreed by and between the said Parties that the Sale and Purchase should nevertheless not be abandoned, but that the same should remain in abeyance, under the Expectation that whenever an Opportunity should arise on occasion of any Application to Parliament for other Purposes, or otherwise, for the said Corporations respectively to acquire Powers enabling them to complete the said Sale and Purchase, the then Governors of the said Corporations respectively would then complete the said Sale and Purchase on the Terms aforesaid, and that in the meantime the said Governors of *Christ's Hospital* should, under and by virtue of a certain Act of Parliament theretofore passed and then in force, enabling them in this Behalf, grant to the said Governors of *Saint Bartholomew's Hospital*, and that the said Governors of *Saint Bartholomew's Hospital* should accept, a Lease of the said Piece of Ground at a yearly Rent equal to Interest at Three and a Half *per Cent.* on the said Purchase Money, and for the Term of Years and in manner therein-after mentioned; and reciting, that on the Faith of having such Lease, and in consideration thereof, the said Governors of *Saint Bartholomew's Hospital* had then already erected on the North-western Portion of the Ground therein-after described and agreed to be demised a Messuage or Tenement adapted for such House of Residence as aforesaid; and reciting, that the

St. Bartholomew's Hospitals.

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the Advowson of the Vicarage of *Christchurch* was not the entire Property of the said Governors of *Saint Bartholomew's Hospital*, but the said Governors had only the alternate Presentation to the same, the Dean and Chapter of *Westminster* having also alternate Presentation thereto, and from Circumstances which had arisen, and from other Circumstances, there might be Times when the said Messuage or Tenement might not be occupied by the Vicar of *Christchurch*, it had therefore been agreed, that, notwithstanding the original Purpose and Intent for and with which the said Negotiation was entered into, there would not be any Obligation imposed on the said Governors of *Saint Bartholomew's Hospital* always to use the said Messuage or Tenement for the sole Purpose of a Residence for the Vicar, according to the original Destination, but that the Occupation of the same, and of any other Messuage or Tenement and Buildings to be thereafter erected on the said Ground, if any such there should be, be no otherwise restricted than as therein-after mentioned; it is witnessed, that in consideration of the Premises, and especially in consideration of the said Governors of *Saint Bartholomew's Hospital* having erected such Messuage or Tenement as aforesaid, and for other the Considerations therein-after mentioned, the said Mayor and Commonalty and Citizens, Governors of *Christ's Hospital*, did agree with the said Mayor and Commonalty and Citizens, Governors of *Saint Bartholomew's Hospital* as aforesaid, that when and as soon as the said Governors of *Saint Bartholomew's Hospital* should have finished and rendered habitable, according to the Agreement therein-after contained, and to such Satisfaction as therein-after mentioned, the Messuage or Tenement already built as aforesaid, they the said Mayor and Commonalty and Citizens, Governors of *Christ's Hospital* as aforesaid, their Successors or Assigns, should and would grant to the said Mayor and Commonalty and Citizens, Governors of *Saint Bartholomew's Hospital*, their Successors and Assigns, a Lease of all that Piece or Parcel of Ground situate in the Parish of *Christchurch*, *Newgate Street*, in the City of *London*, fronting West on the Highway lately called *Butcherhall Lane*, but now called *King Edward Street*, and containing from North to South along the said Front Sixty-four Feet or thereabouts, and which said Piece or Parcel of Ground is bounded as follows, (that is to say,) on the South by Premises belonging to the said Governors of *Saint Bartholomew's Hospital*, and contains along the said Southern Boundary Thirty-four Feet Five Inches or thereabouts, on the East by Premises called "The Old Royal Baths," along which Eastern Boundary it extends Sixty-six Feet Four Inches or thereabouts, on the North by Premises belonging to the said Governors of *Christ's Hospital* holden by Messieurs *Lutge* and *Benham*, and along which Northern Boundary it contains Forty-one Feet Six Inches or thereabouts, to hold to the said Mayor and Commonalty and Citizens, Governors of *Saint Bartholomew's*

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Bartholomew's Hospital, their Successors and Assigns, from *Christmas Day* One thousand eight hundred and forty-two, for Ninety-nine Years thence ensuing, paying at the Rent on the Terms in the said Agreement mentioned: And whereas in pursuance of the said Agreement a Lease was shortly afterwards granted by the said Governors of *Christ's Hospital*, under their Corporate Seal, to the said Governors of *Saint Bartholomew's Hospital*, for the Term, at the Rent, and on the Terms in the said Agreement mentioned: And whereas the Messuage or Tenement now standing on the said Piece of Land hath been erected and built by the said Governors of *Saint Bartholomew's Hospital* at their own Costs and Charges, but nevertheless in the Expectation that the said recited Contract for Sale would be carried into effect so soon as the necessary Powers in that Behalf could be obtained from Parliament, and the said Governors of *Saint Bartholomew's Hospital* have from Time to Time paid to the said Governors of *Christ's Hospital* the annual Sum of Thirty-five Pounds Ten Shillings as and by way of Rent for the said Piece or Parcel of Land: And whereas since the Erection of the said Messuage or Tenement the said Governors of *Saint Bartholomew's Hospital* have permitted the said Vicar of *Christchurch* to reside in the same: And whereas Doubts have been raised as to the Validity of the Leases which have been so granted by the said Mayor and Commonalty and Citizens, as such Governors as aforesaid, and it would establish the Security of the Tenants under such Leases, and promote the beneficial Administration of the Possessions of *Christ's Hospital*, if such Leases were respectively established and confirmed: And whereas the Leases which have been so granted as aforesaid are enumerated and set forth in the First Schedule to this Act annexed: And whereas it would further promote the beneficial Administration of the Possessions of the said Hospital if more explicit and extensive Powers of leasing the Possessions for the Time being of the said Hospital than the said Mayor and Commonalty and Citizens, as such Governors as aforesaid, at present possess, were granted to them: And whereas the several Purposes aforesaid cannot be effectuated without the Authority of Parliament: And whereas the Piece or Parcel of Land and other Hereditaments mentioned and described in the Second Schedule to this Act annexed are Parcel of the Possessions of *Christ's Hospital* aforesaid, and are the Hereditaments mentioned in the said Agreement: And whereas it is for the mutual Benefit of *Christ's Hospital* and *Saint Bartholomew's Hospital* that the herein-before recited Contract should be carried into effect, and that the necessary Powers for that Purpose should be granted to the Governors of the said Hospitals respectively: And whereas by an Order of the High Court of Chancery, bearing Date the Thirtieth Day of *January* One thousand eight hundred and fifty-one, it was ordered, that it should be referred to One of the Masters of the said

Order of
Court of
Chancery,
dated 30th
Jan. 1851.

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Court to inquire and certify whether it would promote the beneficial Administration of the Possessions of *Christ's Hospital*, and establish the Security to the Tenants under the subsisting Leases, if such Leases were respectively confirmed, and whether it would promote the beneficial Administration of the Possessions of *Christ's Hospital* if more explicit and extensive Powers of leasing and otherwise dealing with such Possessions were conferred upon the Governors of the said Hospital, and whether it would be for the mutual Benefit of the said Hospitals of *Christ* and *Saint Bartholomew* that the herein-before recited Agreement for the Sale of the said Piece or Parcel of Land and Hereditaments should be carried into effect, and whether it was fit and proper that Application should be made to Parliament for the Purpose of confirming such subsisting Leases, and of conferring such Powers of leasing, and otherwise dealing with the Possessions of *Christ's Hospital*, and of carrying the said Agreement into effect, or for any or either of such Purposes, and if the said Master should be of opinion that it was fit and proper that Application should be made to Parliament for all or any of the Purposes aforesaid, then it was ordered that the said Master should approve of the Draft or Drafts of One or more Bill or Bills for effectuating the Purposes aforesaid: And whereas Sir *George Rose*, the Master to whom the aforesaid Reference was made, by his Report bearing Date the Twenty-fifth Day of *March* One thousand eight hundred and fifty-one, certified that he was of opinion that it would promote the beneficial Administration of the Possessions of *Christ's Hospital*, and establish the Security of the Tenants under the subsisting Leases in the Petition and therein-before mentioned, if such Leases were respectively confirmed, and that it would also promote the beneficial Administration of the Possessions of *Christ's Hospital* if more explicit and extensive Powers of leasing and otherwise dealing with such Possessions were conferred upon the Governors of the said Hospital, and he was of opinion that it would be for the mutual Benefit of the said Hospitals of *Christ* and *Saint Bartholomew* that the said therein and herein-before recited Agreement should be carried into effect, and he was also of opinion that it was fit and proper that Application should be made to Parliament in the present or some future Session for an Act for the Purpose of confirming the said Leases, and of conferring such Powers of leasing and otherwise dealing with the Possessions of *Christ's Hospital*, and of carrying the said Agreement into effect, and in the First Schedule to that his Report annexed the said Master set forth the Particulars of such Leases the Counterparts of which had all been produced and read before him, and which First Schedule is the same as the said First Schedule to this Act annexed: And whereas by an Order of the said Court of Chancery, bearing Date the Twenty-sixth Day of *March* One thousand eight hundred and fifty-one, the said Master's said

Master's Report, dated 25th March 1851.

Order of Court of Chancery, dated 26th March 1851,

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Report was confirmed: Now may it please Your Majesty that it may be enacted; and be it enacted by the Queen's most Excellent Majesty, by and with the Advice and Consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the Authority of the same, confirming
Master's
Report.

I. That in this Act, and so far as relates to the Construction of the same, the following Words and Expressions shall have the several Meanings hereby assigned to them, unless there be something in the Subject or Context repugnant to such Construction; that is to say, Construction
of certain
Terms in
this Act.

Words importing the Singular Number only shall be understood as extending to the Plural, and Words including the Plural Number shall include the Singular:

Words importing the Masculine Gender only shall include the Feminine:

The Word "Person" or the Word "Persons" shall include Corporations, whether sole or aggregate:

The Expression "the said Governors" shall mean the Mayor and Commonalty and Citizens of the City of *London*, Governors of the Possessions, Revenues, and Goods of the Hospital of *Edward*, late King of *England*, the Sixth, of *Christ*, commonly called *Christ's Hospital*:

The Expression "the said Hospital" shall mean the Hospital of *Edward*, late King of *England*, the Sixth, of *Christ*, commonly called *Christ's Hospital*:

The Word "Lands" shall include Messuages, Lands, Tenements, and Hereditaments of any Tenure whatsoever:

The Word "Rent" shall include Tolls, Duties, Royalties, and Reservations of every kind reserved or made payable in or by any Lease, Agreement, or Contract.

II. That the several Leases specified in the said First Schedule to this Act annexed, and the Terms of Years thereby expressed or intended to be granted, and the several Covenants, Stipulations, Provisoos, and Agreements therein contained, and the Counterparts of such Leases respectively, shall be and the same are hereby declared to be, and as from the respective Times of the making such Leases respectively (and so as to establish all Under-leases and other derivative Estates and Interests) to have been, valid, binding, and effectual, to all Intents and Purposes whatsoever, anything contained in the said herein-before recited Act of Parliament passed in the Sixth Year of the Reign of His said Majesty King *George* the Fourth, or in the herein-before recited Act of Parliament passed in the Seventh Year of the Reign of His said Majesty King *William* the Fourth, or any other Law or Statute, to the contrary thereof in anywise notwithstanding. Leases spe-
cified in the
First Sche-
dule to the
Act declared
valid.

III. That

Christ's Hospital Estate.

Power to grant Building and Repairing Leases for Terms not exceeding Ninety-nine Years.

III. That from and after the passing of this Act it shall be lawful for the said Governors, by Indenture sealed with the Common Seal of the said Hospital, from Time to Time to lease any Part or Parts of the Lands for the Time being belonging to or Parcel of the Possessions of the said Hospital, together with the Buildings, if any, which are now or shall be thereon respectively, for any Term or Number of Years not exceeding Ninety-nine Years, to take effect in possession, and not in reversion or by way of future Interest, to any Person whomsoever who shall be willing to erect and build any Houses, Manufactories, Warehouses, or other Buildings on the Lands in such Lease to be comprised, or any Part thereof, or to finish any Houses, Manufactories, Warehouses, or other Buildings which are now or shall be in part erected and built on the said Lands or any Part thereof, or to repair or improve any Houses, Manufactories, Warehouses, or other Buildings which are now or shall be standing on the said Lands, or any Part thereof, or to erect and build any Houses, Manufactories, Warehouses, or other Buildings in lieu thereof or in addition thereto, or who shall be willing to annex the said Lands or any Part thereof as Gardens, Paddocks, Yards, or other Conveniences to Houses, Manufactories, Warehouses, or other Buildings erected and built or to be erected and built on any Part of the said Lands, or on any adjoining Lands, whether for the Time being belonging to or Parcel of the Possessions of the said Hospital or not, or otherwise to improve the demised Lands, or such adjoining Lands, for the Time being belonging to or Parcel of the Possessions of the said Hospital, or any Part thereof; and with or without Liberty for the Lessee to take down all or any Part of the Buildings standing on the Lands in such Lease to be comprised, and to apply and dispose of the Materials thereof to such Uses and Purposes as shall be agreed on; and also with or without Liberty for the Lessee to set out and allot the Lands to be comprised in such Lease, or any Part thereof, as and for the Site of any Streets, Squares, Circuses, or other similar Spaces of Ground, Roads, Avenues, Lanes, Courts, Ways, Paths, Passages, Watercourses, Sewers, Drains, Walls, Fences, Yards, Gardens, Pleasure Grounds, Shrubberies, or otherwise, for the Use and Convenience of the Tenants or Occupiers for the Time being of any Lands for the Time being belonging to or Parcel of the Possessions of the said Hospital, or for the general Improvement of the Estates of the said Hospital or any Part thereof; and also with or without Liberty for the Lessee to dig and make, in or under any of the Lands which may be so set out and allotted for any of the Purposes aforesaid, Arches, Cellars, or other Easements to any present or future Buildings; and also with or without Liberty for the Lessee to fell, cut, dig, and to use or carry away, or sell or dispose of, such Timber, Stone, Slate, Earth, Clay, Loam, Sand, or Gravel as shall be upon, in, or under the Lands to be comprised in such Lease or any Part thereof, and as it shall be necessary or convenient to

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to remove for effecting any of the Purposes aforesaid, and also to dig and excavate Earth, Clay, or Sand out of any convenient Part of the Lands to be comprised in such respective Leases, and to manufacture the same into Bricks or Tiles, to be used in such new Buildings, Repairs, or Improvements as aforesaid, or to be sold and disposed of, as may be agreed upon; and also with or without Liberty to use and enjoy any Ground to be appropriated as an Easement or Convenience under the Power in that Behalf herein-after contained, or under this Power; and also with or without any other Liberties, Easements, or Privileges which to the said Governors shall seem reasonable, and as are or may be usual in Leases of a similar Description; so as in and by every such Lease there be reserved and made payable, half-yearly or oftener, during the Continuance of the Term thereby granted, and to be incident to and go along with the Remainder or Reversion immediately expectant on the Determination thereof, the best yearly Rent which at the Time of making such Lease can be reasonably obtained for the same, considering the Nature of the Lease, and having due Regard to the Expenditure of the proposed Lessee in Buildings, Repairs, or Improvements, and his Responsibility and other the Circumstances of the Case (except in those Cases in which a Peppercorn Rent, or less than the best Rent, may, under the Provisions hereafter contained, be reserved); and so as every such Lease be made without taking (except so far as the Provisions herein contained may authorize the taking thereof) any Fine, Premium, or Foregift, or anything in the Nature thereof, for or in respect of the making of the same; and so as in every such Lease made for the Purpose of having Buildings erected and built or finished there shall be contained a Covenant on the Part of the Lessee to build and finish, or to finish, such Buildings within a Time to be therein specified for that Purpose; and so as in every such Lease made for the Purpose of having Buildings repaired there shall be contained a Covenant on the Part of the Lessee to make and finish the intended Repairs within a Time to be therein specified for that Purpose; and so as in every such Lease, whether for building or repairing or otherwise, there be contained on the Part of the Lessee a Covenant for the due Payment of the Rent to be thereby reserved (unless the same shall be a Peppercorn), and of all Taxes, Charges, Rates, Assessments, and Impositions whatsoever affecting the Lands therein comprised, and also a Covenant for keeping the Buildings erected and built, or to be erected and built or repaired, on the Lands comprised in such Lease, (except so far as the same shall be thereby authorized to be taken down,) in repair during the Term thereby granted, and also a Covenant for permitting the Lessors twice at least in every Year to enter and view, and also a Covenant for keeping the same (except as aforesaid, and subject to the Provision in this Behalf herein-after contained,) insured from

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Loss

Christ's Hospital Estate.

Loss or Damage by Fire to the Amount of Three Fourths at least of the Value thereof in some or One of the public Offices of Insurance in *London* or *Westminster*, and also to surrender the Possession of and leave in repair the demised Lands, with the Buildings to be erected and built or repaired thereon, on the Expiration or other sooner Determination of the Term to be thereby granted, or such Covenants on the Part of the Lessee as shall be in Substance and Effect the same as or equivalent to the Covenants herein-before specified; and so as in every such Lease there be contained a Proviso or Condition of Re-entry for Nonpayment of the Rent thereby reserved (unless the same shall be a Peppercorn) for any Space not exceeding Forty Days, or for Nonperformance or Non-observance of any of the Covenants or Agreements on the Part of the Lessee therein contained (except such, if any, of the same Covenants and Agreements, not being for the Payment of Rent, as the said Governors shall think it reasonable to except), and also with or without (as the said Governors shall think fit) a Proviso that no Breach of any of the Covenants or Agreements to which the said Proviso or Condition of Re-entry shall extend (except of the Covenant for Payment of Rent, and of such other Covenants or Agreements, if any, as the said Governors shall think it reasonable to except,) shall occasion any Forfeiture of such Lease or of the Term thereby granted, or give any Right of Re-entry unless or until Judgment shall have been obtained in an Action for such Breach, nor unless the Damages and Costs to be recovered in such Action shall remain unpaid for the Space of Three Calendar Months after Judgment shall have been obtained in such Action; and so as there be not contained in such Lease any Clause or Words authorizing the Lessee to commit Waste, or exempting him from Punishment for committing Waste, save so far as may be necessary for the Purposes aforesaid; and so as the Lessee execute a Counterpart of such Lease: Provided nevertheless, that the Proviso or Condition of Re-entry herein-before required to be inserted in every such Lease as aforesaid may, if the said Governors shall think fit, be so divided or apportioned as on Breach of any of the Covenants or Agreements to which the same Proviso or Condition shall extend (except such, if any, of the same Covenants and Agreements as the said Governors shall think it reasonable to except,) to give a Right of Re-entry into or upon any Part or Parts only, to be specified in the Lease, and in respect of which the Breach shall have occurred of the demised Lands or Buildings, with their Appurtenances: Provided nevertheless, that there may be contained in any such Lease as aforesaid such further or other Covenants, Provisoes, Conditions, Restrictions, and Stipulations (including all or any of those contained in the Leases herein-before confirmed, or in any of them,) as to the said Governors shall appear reasonable.

IV. That

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IV. That from and after the passing of this Act it shall be lawful for the said Governors to set out, allot, and appropriate any Part of the Lands for the Time being belonging to or Parcel of the Possessions of the said Hospital as and for a Street, Square, Circus, or other similar Space of Ground, Road, Avenue, Court, Way, Path, Passage, Watercourse, Sewer, Drain, Wall, Fence, Yard, Garden, Pleasure Ground, Shrubbery, or other Easement or Convenience for the general Improvement of any other Part or Parts of the Lands aforesaid, or for the Accommodation of the Tenants and Occupiers thereof, in such Manner, and upon such Terms, and either subject to or without being subject to any annual or other Payments by such Tenants or Occupiers, as shall be mentioned or agreed upon in any Lease to be made in pursuance of this Act, or in any general Deed to be executed for that Purpose under the Common Seal of the said Hospital, and to be enrolled in One of Her Majesty's Courts of Record at *Westminster*, and also by such Lease or by such general Deed to give and grant such other Privileges and Easements as the said Governors shall deem reasonable or convenient.

Power to appropriate Lands for Streets, Squares, &c.

V. That from and after the passing of this Act it shall be lawful for the said Governors, by themselves, or by any Person or Persons on their Behalf, to enter into Contracts in Writing for making or granting Leases of the Lands herein-before authorized to be leased, as aforesaid, or any Part or Parts thereof, pursuant to the Powers and subject to the Restrictions herein contained, so far as the same shall be applicable, and by any such Contract to agree, when and as any Lands or Buildings thereby agreed to be let, or any Part or Parts thereof, shall be built upon, rebuilt or repaired, laid out, formed, or improved, in the Manner and to the Extent to be stipulated in such Contract, by One or more Indenture or Indentures to lease the same Lands or Buildings, or any Part thereof, to the Person contracting to take the same as aforesaid, or his Executors, Administrators, or Assigns, or to his or their Nominee or Nominees, for and during the Remainder of the Term to be specified in such Contract, and in such Parcels and under and subject to such Portions of the yearly Rent to be specified in such Contract as shall be thought proper; and also (if the said Governors shall think the same expedient) to agree, that the full Rent specified in such Contract shall be reserved in the Leases to be granted of a given Quantity, to be specified in such Contract, of the Lands thereby agreed to be leased, and that the Residue thereof shall be leased at the yearly Rent of a Peppercorn, after the full Rent specified in such Contract shall have been reserved in any Lease or Leases to be granted, and at such Time or respective Times and in such Manner as may be thought proper; or if no given Quantity of Land for such Purpose shall be specified in such Contract, to agree, that when the full Rent agreed to be reserved shall have been reserved

Power to enter into Contracts for Building Leases, and afterwards to grant Leases, pursuant to such Contracts.

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reserved in the Lease or Leases granted of such a Portion of the Lands thereby agreed to be leased as with the Buildings erected thereon shall be of an annual Value equal to or exceeding Four Times the said full Rent, the Residue thereof (if any) shall be leased by One or more Lease or Leases at the yearly Rent of a Peppercorn; and in the Case of Leases to be granted subject to the Rent of a Peppercorn, to agree to grant the same either before or after the Lands therein to be comprised shall have been built upon, laid out, or improved; and to agree that the yearly Rent agreed to be reserved in any such Contract may be made to commence at such Period or Periods within One Year from the Date of such Contract, and may be made to increase periodically, beginning with such Portion of the full Rent thereby agreed to be paid, as shall be thought advisable, and increasing up to the full Rent, as shall be found convenient or thought proper, and as in such Contract shall be expressed, regard being had to the Quantity of Land from Time to Time agreed to be leased, and the Progress of the Buildings stipulated to be erected thereon, but so, nevertheless, that the full yearly Rent shall be made to commence at a Period not exceeding Five Years from the Date of the said Contract; and also to agree, that when and as any Lease shall be granted of any Part of the Lands so contracted to be leased the Lands so for the Time being leased shall be discharged from such Contract, and that the Person with whom such Contract shall be entered into shall remain liable in respect of such Part of the Lands comprised in such Contract as shall not for the Time being be leased to the Payment of such Portion only of the Rent by such Contract agreed to be paid as may be thought proper, and shall in such Contract be provided for; and also to agree, that the Person with whom such Contract shall be entered into may have, exercise, and enjoy all or any of the Liberties, Easements, and Privileges herein authorized to be granted.

Power to grant Leases pursuant to Contracts entered into before the passing of this Act.

VI. That every Contract which before the passing of this Act shall have been entered into by or on behalf of the said Governors for the granting of any Building, Repairing, or Improving Lease, and which at the Time of the passing of this Act shall not have been executed by the granting of a Lease or Leases pursuant thereto, may be executed by the said Governors by granting a Lease or Leases pursuant to the said Contract, in like Manner as if such Contract had been authorized by the Provisions of this Act.

Contracts may be altered and amended or released, and new Contracts entered into.

VII. That it shall be lawful for the said Governors from Time to Time to enter into any Contract or Agreement with any Person with whom any Contract for granting a Building or Repairing or Improving Lease shall have been entered into by virtue of this Act, or of the said recited Acts of the Sixth Year of the Reign of King *George* the Fourth

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Fourth and of the Seventh Year of the Reign of King *William* the Fourth, or either of them, by way of Addition to or Alteration or Explanation of all or any of the Covenants or Agreements in such Contract contained, or to release the Person with whom any such Contract shall have been entered into, and his Executors, Administrators, or Assigns, of and from the Observance of all or any Part of the Covenants or Agreements of the same Contract which the said Governors shall consider may be released without Injury to the Lands and Hereditaments comprised in such Contract, but such Power of releasing from the future Performance or Observance of such Covenants or Agreements shall not extend to any of the Covenants and Provisions which are hereby required to be inserted in Leases to be granted under the Powers of this Act; and that it shall be lawful for the said Governors from Time to Time (if thought expedient so to do) to enter into any new Covenants or Agreements in Writing with such Person, or his Executors, Administrators, or Assigns, in lieu of the Part of the same Contract which shall have been so released, or to accept or authorize a Surrender of all or any Part of the Lands comprised in such Contract; and the Lands so surrendered may be leased, or contracted and agreed to be leased, and afterwards leased, under the Powers and Authorities herein contained, in the same and like Manner as if no Contract for leasing the same had been previously entered into or executed: Provided always, that the new Covenants and Agreements hereby authorized to be made and entered into shall be in conformity with the Powers and Provisions herein contained.

VIII. That every Building, Repairing, or Improving Lease to be granted by the said Governors after the passing of this Act, and which but for this Enactment would not be valid and effectual, unless preceded by a Contract authorizing, under the Provisions of this Act, or of the said recited Acts or either of them, the granting thereof, shall be as valid and effectual as if preceded by such a Contract, without Proof of any prior Contract, and notwithstanding the Existence of a prior Contract varying in any respect from the Provisions of this Act or the last-mentioned Act, or from such Lease.

Leases to be valid without Proof of prior Contract.

IX. That from and after the passing of this Act it shall be lawful for the said Governors, by Indenture sealed with the Common Seal of the said Hospital, from Time to Time to lease all or any Mines and Minerals, opened or unopened, within, under, or upon any of the Lands for the Time being belonging to or Parcel of the Possessions of the said Hospital, and also any Part of such Lands which may be thought proper or expedient to be leased therewith, or which may be deemed expedient to lease for facilitating the working of other Mines or Minerals

Power to grant Mining Leases for Terms not exceeding Sixty-three Years.

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Minerals

Christ's Hospital Estate.

Minerals than those of the said Governors, or for the Purpose of Way-leaves, as herein-after mentioned, to any Person, for any Term or Number of Years not exceeding Sixty-three Years, to take effect in possession, and not in reversion or by way of future Interest, together with full and free Liberty, Licence, Power, and Authority to search for, and win, work, take, use, and dispose of, all such Minerals as shall be found in the Mines so to be leased, and to sink, make, and work Grooves, Shafts, Drifts, Trenches, Sluices, Waygates, Watergates, and Watercourses, and to erect Furnaces, Fire or other Engines, Buildings, Mills, or Gins, and to use all other Ways and Means whatsoever, whether of present Use or future Invention, as well for the finding, discovering, winning, working, and getting of Minerals forth and out of the same Mines or any adjoining or other Mines, as for the avoiding and carrying away of Water, foul Air, or Stench from, forth, and out of the same Mines respectively; and also full and free Liberty of Outstroke and Instroke into or from any adjoining Mines; and also full and free Liberty, Licence, Power, and Authority to take and use sufficient Ground-room, Heap-room, and Pit-room for laying, placing, and manufacturing the Minerals, Earth, and Rubbish that shall from Time to Time be wrought, dug, gotten, or proceed from, forth, or out of the said Mines so to be leased as aforesaid, or any adjoining or other Mines, and also sufficient Ways, Paths, and Passages to and for the respective Lessees to be named in such Leases respectively, and their respective Executors, Administrators, and Assigns, and their Agents, Workmen, and Servants, from Time to Time, during the Continuance of any such Lease, to take and carry away, with Horses, Carts, Wains, Waggons, and other Carriages, over or under any of the Lands for the Time being belonging to or Parcel of the Possessions of the said Hospital, all the Minerals which shall from Time to Time be wrought, won, or gotten in, from, forth, and out of the said Mines to be leased as aforesaid, or any adjoining or other Mines; and also full and free Liberty, Licence, Power, and Authority to erect, build, and set up, in any convenient Place or Places near any of the said Mines so to be leased, all such Houses,hovels, Lodges, Sheds, or other Buildings as shall from Time to Time be needful or convenient for the standing, laying, and placing of any Workmen, Horses, Gear, Utensils, or Materials to be employed or used in or about the working of the said Mines respectively, and to dig and get Stone, Peat, or Clay for erecting, building, or repairing such Houses and other Buildings, and to do whatsoever shall be needful or requisite in or about or for the winning, working, obtaining, getting, washing, cleansing, and smelting of Minerals from, forth, and out of the said Mines, and for the manufacturing, taking, and carrying away of the same; and also to lease to any Person whomsoever, for any Term or Number of Years not exceeding Sixty-three Years, to take effect in possession,

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possession, and not in reversion or by way of future Interest, full and free Liberty of Way and Passage, with Horses, Waggons, Wains, Steam Engines, Carts, and Carriages, for the Conveyance of Coal, Freestone, and other Commodities, and of constructing and making Railways, Tramways, Sidings, and all other Works and Buildings necessary or incident thereto, upon, along, over, and across or under any of the Lands belonging to or Parcel of the Possessions of the said Hospital; so as in and by every such Lease there be reserved and made payable during the Continuance of the Term thereby granted, and to be incident to and go along with the Remainder or Reversion immediately expectant on the Determination thereof, the best and most improved yearly or other Rent or Rents, whether certain or contingent, either in Money or in Tolls, Duties, Royalties, and Reservations, or partly in Money and partly in Tolls, Duties, Royalties, and Reservations, that can at the Time of making such Lease, and considering the Circumstances of the Case, and the Responsibility of the proposed Tenant, be reasonably had or obtained for or in respect of the same Mines and Minerals, Powers and Privileges respectively, either alone or together with any Lands to be comprised in such Lease (as the Case may be), without taking any Fine, Premium, or Foregift, or anything in the Nature thereof, for or in respect of the making of the same; and so as in every such Lease there be contained on the Part of the Lessee a Covenant for the due Payment of the Rent to be thereby reserved, and of all Taxes, Charges, Rates, Assessments, and Impositions whatsoever affecting the Lands therein comprised, and also a Proviso or Condition of Re-entry for Non-payment of the Rent thereby reserved for any Space not exceeding Forty Days, or for Nonperformance or Non-observance of the Covenants or Agreements on the Part of the Lessee therein contained (except such, if any, of the same Covenants and Agreements, not being for the Payment of Rent, as the said Governors shall think it reasonable to except), and also with or without (as the said Governors shall think fit) a Proviso that no Breach of any of the Covenants or Agreements to which the said Proviso or Condition of Re-entry shall extend (except of the Covenant for Payment of Rent, and of such other Covenants or Agreements, if any, as the said Governor shall think it reasonable to except,) shall occasion any Forfeiture of such Lease, or of the Term thereby granted, or give any Right of Re-entry, unless or until Judgment shall have been obtained in an Action for such Breach, nor unless the Damages and Costs to be recovered in such Action shall remain unpaid for the Space of Three Calendar Months after Judgment shall have been obtained in such Action; and so as there be not contained in such Lease any Clause or Words authorizing the Lessee to commit Waste, or exempting him from Punishment for committing Waste, save so far as may be necessary

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sary for the Purposes aforesaid; and so as the Lessee execute a Counterpart of such Lease: Provided nevertheless, that the Proviso or Condition of Re-entry herein-before required to be inserted in every such Lease as aforesaid may, if the said Governors shall think fit, be so divided or apportioned as on Breach of any of the Covenants or Agreements to which the same Proviso or Condition shall extend (except such, if any, of the same Covenants and Agreements as the said Governors shall think it reasonable to except,) to give a Right of Re-entry into or upon any Part or Parts only, to be specified in the Lease, and in respect of which the Breach shall have occurred, of the demised Lands, with their Appurtenances: Provided also, that there may be contained in every such Lease as aforesaid such further or other Covenants, Provisoes, Conditions, Restrictions, and Stipulations as to the said Governors shall appear reasonable.

Power to grant Leases for Terms not exceeding Twenty-one Years of Lands not leased under the previous Powers.

X. That from and after the passing of this Act it shall be lawful for the said Governors, by Indenture sealed with the Common Seal of the said Hospital, from Time to Time to lease any Part of the Lands belonging to or Parcel of the Possessions of the said Hospital (and which for the Time being shall not be leased or contracted to be leased under the Powers herein-before contained) to any Person, for any Term or Number of Years not exceeding Twenty-one Years, to take effect in possession, and not in reversion or by way of future Interest, so as in and by every such Lease there be reserved and made payable, half-yearly or oftener, during the Continuance of the Term thereby granted, and to be incident to and go along with the Remainder or Reversion immediately expectant on the Determination thereof, the best yearly Rent which at the Time of making such Lease can be reasonably obtained for the same, considering the Nature and Circumstances of the Case, and having due Regard to the Responsibility of the proposed Tenant; and so as every such Lease be made without taking any Fine, Premium, or Foregift, or anything in the Nature thereof, for or in respect of the making of the same; and so as in every such Lease there be contained on the Part of the Lessee a Covenant for the due Payment of the Rent to be thereby reserved, and of all Taxes, Charges, Rates, Assessments, and Impositions whatsoever affecting the Lands therein comprised, and also a Covenant for keeping the Buildings therein comprised insured against Loss or Damage by Fire to the Amount of Three Fourths at least of the Value thereof in some or One of the public Offices of Insurance in *London* or *Westminster*, and also a Proviso or Condition of Re-entry for Nonpayment of the Rent thereby reserved for any Space not exceeding Forty Days, or for Nonperformance or Non-observance of any of the Covenants or Agreements on the Part of the Lessee therein

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therein contained (except such, if any, of the said Covenants and Agreements, not being for the Payment of Rent, as the said Governors shall think it reasonable to except), and also with or without a Proviso, as the said Governors shall think fit, that no Breach of any of the Covenants or Agreements to which the said Proviso or Condition of Re-entry shall extend (except of the Covenant for the Payment of Rent, and of such other Covenants or Agreements, if any, as the said Governors shall think it reasonable to except,) shall occasion any Forfeiture of such Lease, or of the Term thereby granted, or give any Right of Re-entry, unless or until Judgment shall have been obtained in an Action for such Breach of Covenant, nor unless the Damages and Costs to be recovered in such Action shall remain unpaid for the Space of Three Calendar Months after Judgment shall have been obtained in such Action; and so as there be not contained in such Lease any Clause or Words authorizing the Lessee to commit Waste, or exempting him from Punishment for committing Waste; and so as the Lessee execute a Counterpart of such Lease: Provided nevertheless, that the Proviso or Condition of Re-entry herein-before required to be inserted in every such Lease as aforesaid may, if the said Governors shall think fit, be so divided or apportioned as on Breach of any of the Covenants or Agreements to which the same Proviso or Condition shall extend (except such, if any, of the same Covenants and Agreements as the said Governors shall think it reasonable to except,) to give a Right of Re-entry into or upon any Part or Parts only, to be specified in the Lease, and in respect of which the Breach shall have occurred, of the demised Lands, with their Appurtenances: Provided also, that there may be continued in every such Lease as aforesaid such further or other Covenants, Provisoes, Conditions, Restrictions, and Stipulations as to the said Governors shall seem reasonable.

XI. That from and after the passing of this Act it shall be lawful for the said Governors, either by themselves or by any Person or Persons on their Behalf, to enter into such Contracts in Writing as they may deem expedient with any Person who may be willing to purchase the Liberty or Privilege of digging and raising Gravel or Sand, or Earth, Loam, or Clay suitable for making Bricks or Tiles, out of any Part of the Lands belonging to or Parcel of the Possessions of the said Hospital, and to grant to such Person, either by Indenture sealed with the Common Seal of the said Hospital, or by such other Ways or Means as may be deemed expedient, and for such Considerations as to the Governors shall appear reasonable or proper, the Liberty or Privilege of digging and raising such Gravel, Sand, Earth, Loam, or Clay, and of selling and disposing of the same,

Power to
dispose of
Gravel,
Brick Earth,
&c.

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together

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together with all such Powers as may be requisite for carrying such Contracts into effect.

Power to the Governors to insure Buildings, &c. comprised in any Lease from Loss or Damage by Fire, and to charge the Premiums to the Tenants.

XII. That it shall be lawful for the said Governors, if they shall think fit, in any Lease to be granted by them under the Powers of this Act, to omit the Covenant on the Part of the Lessee hereinbefore directed to be inserted for keeping the Houses and Buildings comprised in such Lease, or to be erected and built on the Lands therein comprised, insured from Loss or Damage by Fire to the Amount of Three Fourths at least of the Value thereof, and in lieu of such Covenant to insert or cause to be inserted a Covenant on the Part of the said Governors to keep such Houses and Buildings insured from Loss or Damage by Fire to the Amount of Three Fourths at least of the Value thereof, and to lay out the Money which shall be recovered by virtue of such Insurance in substantially rebuilding, repairing, or reinstating such Houses or Buildings as shall be destroyed or damaged by Fire; and by every such Lease the Repayment to the said Governors of such Sums and Sum of Money as shall be paid by them in respect of such Insurance shall be secured in such Manner as the said Governors shall think fit.

Power to release Tenants from Covenants contained in Leases.

XIII. That it shall be lawful for the said Governors to release the Person or Persons to whom any Lease mentioned in the First Schedule to this Act annexed has been granted, or to whom any Lease shall be granted, under the Powers contained in this Act, and the Heirs, Executors, Administrators, and Assigns of such Person or Persons respectively, of and from the Observance of any of the Covenants, Agreements, or Conditions in such Lease contained which it shall appear to the said Governors may be released without Injury to the Lands comprised in such Lease (except any Covenant or Agreement for the Payment of Rent, or for Re-entry on Non-payment of Rent): Provided always, that no Fine, Premium, or Foregift, or anything in the Nature thereof, shall be taken for the making, giving, or granting of such Release; provided also, that a Memorandum of such Release, under the Hands of the Solicitor, Clerk, or Agent for the Time being of the said Governors, shall be endorsed on the Lease in which the Covenant or Covenants so released shall be contained.

New Leases may be granted, on Recovery of Possession of any Lands under a Con-

XIV. That if the said Governors shall at any Time hereafter enter upon and resume or recover or obtain Possession of any Lands comprised in any Lease or Contract to be granted or entered into under the Powers of this Act, by virtue of any Condition of Re-entry therein contained, then and in every such Case it shall be lawful for

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Christ's Hospital Estate.

the said Governors, if they shall think fit, to grant Leases, or enter into Contracts to grant Leases, and afterwards to grant Leases of the same Lands and every or any Part thereof, pursuant to the Powers and subject to the Restrictions herein contained: Provided always, that in any such Case as last aforesaid it shall be lawful for the said Governors, if they shall think fit, to grant a Lease, or to enter into a Contract to grant a Lease, and afterwards to grant a Lease of the Lands comprised in any such forfeited Lease or Contract for any Term or Number of Years not exceeding the then unexpired Residue of the Term granted or agreed to be granted by such forfeited Lease or Contract, at a yearly Rent which shall be not less in Amount than the yearly Rent reserved or agreed to be reserved by such forfeited Lease or Contract, but subject in all other respects to the Restrictions herein contained.

dition of
Re-entry.

XV. That if any Lease which shall be granted or which shall purport to be granted by the said Governors by virtue of this Act shall, by reason of any technical Error or Informality in granting or executing the same, or in entering into the Contract for granting the same, be void or voidable, then and in every such Case it shall be lawful for the said Governors, if they shall think fit, to confirm such Lease, or to grant a new Lease of the Lands therein comprised, pursuant to the Powers and subject to the Restrictions herein contained, in lieu of such void or voidable Lease, for any Term or Number of Years not exceeding the then Residue of the Term of Years granted or purported to be granted by such void or voidable Lease, and at and under a yearly Rent which shall be not less in Amount than the yearly Rent reserved by such void or voidable Lease.

Power to
confirm
Leases which
may be void
or voidable
by reason of
any technical
Error or In-
formality.

XVI. That it shall be lawful for the said Governors at any Time to accept or authorize a Surrender of all or any of the Lands comprised in any of the Leases mentioned in the First Schedule to this Act annexed, or in any other Lease granted before the passing of this Act of any Part of the Lands of the said Hospital, or which may be comprised in any Lease to be granted under the Powers herein-before contained, and upon any such Surrender to grant, under the Powers herein-before contained, either to the Person surrendering or to any other Person, One or more new Lease or Leases of the Lands so surrendered, or any Part thereof, either alone or together with any Lands belonging to or Parcel of the Possessions of the said Hospital, and with Liberty, in regulating the Terms upon which such new Lease or Leases shall be granted, to make such Allowance or Remuneration, either by way of annual Charge upon the Lands so surrendered or otherwise, to the Person surrendering the same, for the

Power to
accept Sur-
render of
Leases, and
to grant new
Leases of
the Lands
surrendered.

Christ's Hospital Estate.

the Value (if any) of the Estate or Interest which shall have been so surrendered, as to the said Governors shall seem reasonable, but so that no such Allowance or Remuneration by way of annual Charge shall continue for a longer Term or Period than the Term or Period at which the Estate or Interest which shall be surrendered would if not surrendered have determined by Effluxion of Time: Provided always, that upon any such Surrender as aforesaid it shall be lawful for the said Governors, if they shall think fit, to grant new Leases of the Lands so surrendered, either to the Person surrendering the same or to any other Person, for any Term or Number of Years not exceeding the then unexpired Residue of the Term granted by the surrendered Lease, and to reserve the Rent originally reserved by the surrendered Lease in respect of the Entirety of the Lands so surrendered upon some specific Portion of such Lands, either as an entire Rent or as an apportioned Rent or Rents issuing out of separate Parcels; and in case the whole of the Rents originally reserved by the surrendered Lease in respect of the Entirety of the Lands so surrendered shall by any such new Lease or Leases be reserved in respect of a Portion only of such Lands, it shall be lawful for the said Governors to grant a Lease or Leases of the Residue of such Lands at the yearly Rent of a Peppercorn; and a Certificate in Writing under the Hand of the Solicitor, Clerk, or Agent for the Time being of the said Governors, that the entire Rent mentioned in the surrendered Lease has been duly reserved in pursuance of this Enactment, shall, as regards the Lessee and all Persons claiming under him, be sufficient Evidence of such Reservation: Provided always, that when and as any new Lease shall be granted, under the Powers herein-before contained, of any Lands comprised in any surrendered Lease, the Lease so surrendered shall form no Part of the Title, either at Law or in Equity, of such new Lease.

Receipts endorsed upon or Recitals inserted in Leases to be Evidence of the Execution of Counterparts.

XVII. That a Memorandum in Writing under the Hand of the Solicitor, Clerk, or Agent for the Time being of the said Governors, endorsed upon any Lease to be granted under the Powers of this Act, acknowledging that he has received such Counterpart of the said Lease as is hereby required to be executed, or a Recital or Statement in such Lease to the Effect that such Counterpart has been duly executed, shall, in favour of the Lessee, and of all Persons claiming under him, be full and conclusive Evidence that such Counterpart was duly made and executed pursuant to the Provisions of this Act.

Governors of Christ's Hospital, on Receipt of

XVIII. That it shall be lawful for the said Governors, at any Time after the passing of this Act, upon Payment to them by the said Mayor and Commonalty and Citizens of the City of *London*, as such
Governors

Christ's Hospital Estate.

Governors as aforesaid of *Saint Bartholomew's Hospital*, of the Sum of One thousand and fifteen Pounds Sterling, by Indenture under the Common Seal of the Governors of *Christ's Hospital* aforesaid to convey and assure the Piece or Parcel of Land and other Hereditaments mentioned and described in the Second Schedule to this Act annexed unto the said Mayor and Commonalty and Citizens, as such Governors as aforesaid of *Saint Bartholomew's Hospital*, and their Successors, freed, discharged, and absolutely acquitted and exonerated of and from all the Estate, Right, Title, Interest, Claim, and Demand whatsoever of or by the said Mayor and Commonalty and Citizens, as such Governors as aforesaid of *Christ's Hospital*, into, out of, or upon the Lands and Hereditaments so conveyed and assured, or any Part thereof; and such Lands and Hereditaments, when so conveyed and assured, shall be held and enjoyed by the said Governors of *Saint Bartholomew's Hospital* as Parcel of the Possessions of the said last-mentioned Hospital: Provided always, that nothing in this Act contained shall be construed or taken as imposing upon the said Governors of *Saint Bartholomew's Hospital* any Obligation, Trust, Duty, or Liability whatsoever to appropriate or set apart, or to maintain or keep, the said Lands and Hereditaments, or any Part thereof, as a Place of Residence for the Vicar of *Christ Church* aforesaid.

1,015*l.* from Governors of *Saint Bartholomew's Hospital*, to convey Property described in Second Schedule to Governors of *Saint Bartholomew's Hospital*.

XIX. Saving always to the Queen's most Excellent Majesty, Her Heirs and Successors, and to all and every other Persons, Bodies Politic and Corporate, and their respective Heirs, Successors, Executors, Administrators, and Assigns, (other than and except the said Mayor and Commonalty and Citizens, as such Governors as aforesaid of the Possessions, Revenues, and Goods of the Hospital of *Edward* late King of *England*, the Sixth, called *Christ's Hospital*, and their Successors, and every other Person having or claiming, or who shall or may hereafter have or claim, any Estate, Right, Title, or Interest of, in, to, or upon the Messuages, Lands, Tenements, and Hereditaments described in the said First Schedule to this Act annexed, under or by virtue of the Leases or Instruments in the said Schedule mentioned or referred to, or any of them,) all such Estate, Right, Title, Interest, Property, Claim, and Demand whatsoever as they or any of them had, held, or enjoyed before the passing of this Act, or could or might have had, held, or enjoyed in case this Act had not been passed.

General Saving.

XX. That nothing in this Act contained shall exempt the said Governors from the Control of the Metropolitan Commissioners of Sewers in all Matters relating to Sewers, Drains, or Watercourses, but that all the Rights, Powers, and Authorities conferred on the

Saving Rights of Metropolitan Sewers Commission.

[*Private.*]

Christ's Hospital Estate.

said Metropolitan Commissioners by or by virtue of "The Metropolitan Sewers Act, 1848," shall be in as full Force as if this Act had not been passed.

Act as
printed by
Queen's
Printers to
be Evidence.

XXI. That this Act shall not be a Public Act, but shall be printed by the several Printers to the Queen's most Excellent Majesty duly authorized to print the Statutes of the United Kingdom, and a Copy thereof so printed by any of them shall be admitted as Evidence thereof by all Judges, Justices, and others.

Christ's Hospital Estate.

The FIRST SCHEDULE to which this Act refers.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1814. March 24	John Brooks and James Welstead.	Eight Messuages on South Side of Entrance to Town of Romford in the County of Essex.	61 Years, from Mi- chaelmas 1811.	£ s. d. 28 10 0
1830. January 30	Charles Ritchie	Water Mill, called Old Flood Mill, and the Mill Ground, with Banks and Wharfings, in the Parish of Deptford in the County of Kent.	63 Years, from Christ- mas 1826.	103 2 6
1832. August 11	Griffis Taylor	Two Messuages, Warehouses, Wharf, and Premises at Barking in the County of Essex.	21 Years, from Lady Day 1830.	91 15 0
1834. December 9	John Cooper	Water Mill and Windmill, called the Abbey Mills, with Messuage, Granaries, Garden Ground and Wharf, in the Parish of West Ham in the County of Essex.	26 Years and One Half of another Year, from Michaelmas 1834.	327 10 0
1845. July 15	Ditto	Two Pieces of Meadow or Marsh Land and Wharf, called Abbey Wharf, at West Ham aforesaid.	16 Years, from Lady Day 1845.	28 0 0
1851. January 16	The West Ham Gas- light and Coke Company.	Meadow Land, Part of "Three Acres," in the Parish of West Ham afore- said.	99 Years, from Mid- summer 1846.	20 0 0
1835. July 8	James Brown	Ancient Schoolhouse and Garden, and 13 Tenements and Paddock, at Ware in the County of Hertford.	21 Years, from Christ- mas 1830.	75 0 0
1835. September 15	Richard Nettlefold	Two Messuages, Blacksmith's Shop, and Premises, at Clay- hill in the Parish of Epsom and County of Surrey.	21 Years, from Mid- summer 1835.	20 0 0
1836. October 8	Reverend Marcus Ri- chard Southwell.	Messuage and Lands at Col- ney Street in the Parish of St. Stephen in the County of Herts, called Parkbury Lodge.	31 Years, from Lady Day 1836.	43 0 0
1837. March 16	Edward Lambert	Messuage, with Barn and Premises, called the Har- row Public House, at Leesney in the Parish of Erith in the County of Kent.	21 Years, from Lady Day 1835.	17 18 0
1837. August 29	William Perrin	Messuage, Farm, and Lands at Stoke Mandeville in the County of Bucking- ham.	19 Years, from Christ- mas 1836.	162 0 0

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1837. October 21 -	Benjamin John Chapman.	Messuage, Factory, and Land at Old Ford in the Parish of St. Mary Stratford-le-Bow in the County of Middlesex.	19 Years, from Lady Day 1835.	£ s. d. 157 12 6
1839. January 22 -	Thomas Smith -	Messuage, No. 13, High Street in the Parish of St. Peter Colchester in the County of Essex.	21 Years, from Michaelmas 1838.	65 10 0
1839. February 2 -	Gilbert Wakefield M'Murdo, Hylton Denis Hacon, and Sir William Heygate.	Piece of Garden Ground, containing Six Acres, at Old Ford aforesaid.	21 Years, from Christmas Day 1834.	30 0 0
1839. August 14 -	Thomas Franks -	Farms and Lands in Parishes of Horley and Charlwood in the County of Surrey.	14 Years, from Michaelmas 1839.	185 13 6
1840. July 4 -	Elizabeth Emery -	Farm and Lands at Kempston Hardwicke and Broadmead Farm in the Parish of Wootton, both in the County of Bedford.	Ditto - -	347 17 6
1841. August 2 -	Thomas Cooch -	Farm and Lands called Shrewsbury's, in the Parishes of Roxwell, Writtle, Newlands, Fee, and Good Easter in the County of Essex.	14 Years, from Michaelmas 1840.	225 10 0
1841. September 13	Edward Gallafeut -	Farm and Lands called Brook Farm, in the Parish of Gainscolne and County of Essex.	Ditto - -	221 0 0
1842. January 18 -	Frederick Straw -	Farm and Lands at Skellingthorpe in the County of Lincoln.	21 Years, from Lady Day 1840.	720 0 0
1842. December 26	Joseph Luckin -	Farm and Land at Ugley in the County of Essex.	14 Years, from Michaelmas 1839.	72 0 0
1843. September 6	Osmond Clarke -	Farm and Lands at Stuston in the County of Suffolk.	21 Years, from Michaelmas 1841.	132 10 0
1844. February 10	John Pestell -	Farm and Lands called St. Thomas's Chappel Farm in the Parish of Mepsal or Meppershall in the Counties of Hertford and Bedford, or One of them.	14 Years, from Michaelmas 1843.	305 4 0
1844. February 16	William Nicholson -	Piece of Land called St. Margaret's Fields, with Twelve small Tenements and a Carpenter's Shop, in the Parish of St. Margaret in the City of Rochester, Kent.	21 Years, from Michaelmas 1843.	125 0 0
1844. April 23 -	Robert Augustine Ion -	Three Pieces of Ground, Parcel of West Ham Abbey Wharf in West Ham aforesaid.	1 Year from Lady Day 1844, and thenceforth yearly.	0 14 0
1844. May 11 -	Francis Sherborn -	Messuage, Manor House, and Farm, called Paites and Tabots, in the Parishes of East Sherborn and Feltham in the County of Middlesex.	14 Years, from Michaelmas 1839.	331 0 0

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1844. May 28	William Whitechurch	Message, Farm, and Lands in the Parishes of Harlton, Haselingfield, and Little Eversden in the County of Cambridge.	14 Years, from Michaelmas 1843.	£ 305 s. 8 d. 0
1844. August 23	Joseph Donovan	Message, Land, and Premises at Old Ford aforesaid.	31 Years, from Lady Day 1843.	43 7 9
1845. February 10	Richard Fletcher	Farm and Lands called Leesney Abbey, in the Parishes of Erith and Bexley in the County of Kent.	14 Years, from Michaelmas 1843.	286 0 0
1846. September 7	Ann Hills	Cottage and Garden at Erith in the County of Kent.	21 Years, from Lady Day 1845.	10 0 0
1845. November 17	Henry Edmonds	Farm and Lands at Willesden in the County of Middlesex.	14 Years, from Christmas 1843.	105 0 0
1847. June 10	John Boniface	Farm and Lands in the Parishes of Ford and Chimping in the County of Sussex.	14 Years, from Michaelmas 1847.	641 3 0
1847. June 10	Richard Coote	Church, Farm, and Lands called Northwood, in the Parishes of Chimping and Ford aforesaid.	14 Years, from Michaelmas 1847.	533 5 0
Same Date	Charles White	Farm and Lands in the Parishes of Ford and Chimping aforesaid.	Ditto	306 10 9
Same Date	Thomas Boniface	Farm and Lands in the Parishes of Chimping and Ford aforesaid.	Ditto	357 16 9
Same Date	John Boniface	Farm and Lands in the Parishes of Chimping and Ford aforesaid.	Ditto	367 3 0
1847. July 6	John Saunders	Message, Farm, and Lands in the Parish of Woolaston in the County of Northampton.	14 Years, from Michaelmas 1846.	116 17 6
1847. September 11	Osborn Tippell	Farm and Lands in Parishes of Stuston, Palgrave, and Brandiston in the County of Suffolk.	8 Years, from Michaelmas 1846.	250 0 0
1848. June 27	Thomas Brooker	Lands and Premises in the Parish of Horley in the County of Surrey.	14 Years, from Michaelmas 1847.	35 0 0
Same Date	Edward Kelsey	Farm and Lands in the Parish of Horley in the County of Surrey.	Ditto	245 0 0
1848. November 20	Ralph Smith	Meadow Land in Colney Street in the Parish of St. Stephen in the County of Hertford.	21 Years, from Michaelmas 1847.	70 0 0
1848. November 17	Walter Stunt	Farm and Lands at Sutton Vallence in the County of Kent.	14 Years, from Michaelmas 1847.	55 0 0
Same Date	William Brice	Manor House, Farm, and Lands in the Parish of Wormshill in the County of Kent.	14 Years, from Michaelmas 1848.	154 17 6

[Private.]

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1849. January 10 -	Elizabeth Seabrook and George Seabrook.	Farm and Land called the Priory of Berden in the Parish of Berden and Cla- vering in the County of Essex.	14 Years, from Mi- chaelmas 1847.	£ 428 19 3
Same Date	Ditto - -	Farm and Lands called Cla- vering Parsonage Farm in said Parish of Clavering and County of Essex.	Ditto - -	203 3 0
1849. July 17 -	Herbert Atterbury -	Farm and Lands at Cold Ashby and Welford in the County of Northampton.	14 Years, from Mi- chaelmas 1848.	112 0 0
1849. July 25 -	George Colgate -	Message, Farm, and Lands at Bradley Green in the Parish of Lewisham in the County of Kent.	Ditto - -	141 16 0
1832. July 6 -	John Thompson -	Two Messuages at Highgate in the Parish of Hornsey in the County of Middle- sex.	21 Years, from Lady Day 1831.	32 12 6
1832. July 26 -	Thomas Broadbent -	Two Messuages at Highgate aforesaid.	Ditto - -	11 10 0
1835. April 21 -	Thomas Townshend -	Three Messuages at Highgate aforesaid.	Ditto - -	45 0 0
Same Date	Ditto - -	Message at Highgate afore- said.	Ditto - -	26 15 0
1832. August 11 -	Thomas Broadbent -	Message, Carpenter's Shop, and Premises at Highgate aforesaid.	Ditto - -	36 0 0
1839. June 29 -	William Henry Smith	Message at Highgate afore- said.	21 Years, from Mi- chaelmas 1838.	7 1 0
1806. April 24 -	John Meabry -	Three Messuages in Bow Street, Bloomsbury, in the Parish of St. George Bloomsbury in the County of Middlesex.	58 Years, from Lady Day 1806.	82 5 0
1833. June 20 -	John Jones - -	Dolphin Public House in Red Lion Street in the Parish of St. George-the- Martyr and said County of Middlesex.	21 Years, from Mi- chaelmas 1832.	82 0 0
1813. April 10 -	Samuel Remnant -	Seven Messuages in Lamb's Conduit Passage in the Parish of St. George-the- Martyr aforesaid.	60 Years, from Mi- chaelmas 1812.	55 0 0
1786. June 20 -	Wardens and Common- alty of the Mystery of Grocers of the City of London.	Land, Messuages, and Pre- mises in Blowbladder Lane in the Parish of St. Mi- chael-le-Querne in the City of London.	999 Years, from Lady Day 1786.	0 10 0
1796. June 9 -	Richard Yeoward -	Message (formerly Three) in Honey Lane Market, Milk Street, in the Parish of St. Mary Magdalene in the City of London.	61 Years, from Mid- summer 1795.	105 16 8
1838. July 3 -	James Richardson -	Message, No. 7, Milk Street, Honey Lane Market afore- said.	21 Years, from Mi- chaelmas 1834.	72 5 0

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1840. September 1	James Drew.	Message, No. 1, in Clarke's Place in the Parish of St. Mary Islington in the County of Middlesex.	21 Years, from Michaelmas 1840.	£ s. d. 87 15 0
1841. February 5	William Ayscough Hallows.	Message, No. 2, ditto	Ditto - -	60 0 0
1841. January 30 -	Samuel Kirton	Message, No. 3, ditto	Ditto - -	52 16 6
1841. April 16 -	Isaac Coppen and John Frank.	Two Messages, Nos. 4 and 5, ditto.	Ditto - -	130 7 6
1843. November 23	James Taylor	Message, Warehouse, and Premises, No. 6, ditto.	28 Years, from Midsummer 1843.	115 18 0
1842. February 22	James Abbey, Thomas Stowers, & Thomas Woodcock Brown.	Back Part of House, No. 7, ditto.	21 Years, from Midsummer 1840.	17 11 0
1807. December 15	Jeremiah Harman	The Front Part of a Message, No. 13, in Broad Street in the Parish of St. Peter-le-Poor in the City of London.	57 Years, from Michaelmas 1807.	102 10 0
Same Date	Ditto	The Back Part of a Message, No. 13, on the East Side of Broad Street, and Offices, Counting-houses, and Apartments connected, in Adam's Court, Broad Street aforesaid.	Ditto - -	88 16 8
1812. December 1	Daniel Goff, Stephen Ponder, and Robert Barrett, Executors of Daniel Willis.	Two Messages, Nos. 2 and 3, Adam's Court, Broad Street aforesaid.	52 Years, from Michaelmas 1812.	3 13 8
1807. June 26 -	Thomas Dunston	Two Messages, Nos. 11 and 12, Broad Street, and Offices in Adam's Court aforesaid.	58 Years, from Midsummer 1807.	105 17 6
1812. March 14 -	John Butler	Message and Public House called the Dog and Bear in Crucifix Lane in the Parish of St. John Southwark in the County of Surrey.	67 Years, from Midsummer 1811.	11 15 0
1839. June 29 -	Charles Butler	Two Messages and Workshops, Nos. 19 and 20 in Crucifix Lane aforesaid.	31 Years, from Midsummer 1837.	41 0 0
1828. January 10 -	William Harland	Two Messages, Nos. 34 and 35 in Blackman Street, Southwark, in the Parish of St. Mary Newington in the County of Surrey.	61 Years, from Christmas Day 1826.	93 0 0
Same Date	Benjamin Oram and William Harland.	Message, No. 36, Blackman Street, Southwark aforesaid.	Ditto - -	21 10 0
Same Date	Benjamin Oram	Two Messages, Nos. 37 and 38, ditto.	Ditto - -	93 0 0

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1835. December 10	William Smith -	Four Messuages, Nos. 4, 5, 6, and 7 on Cock Hill, Rose Alley, Bishopsgate Street, in the Parish of St. Botolph Bishopsgate Street, in the City of London.	35 Years and Three Quarters of another Year, from Christmas Day 1835.	£ s. d. 14 0 0
1813. October 23 -	Jeremiah Huson -	Public House called the Cock, on Cock Hill, Rose Alley aforesaid.	60 Years, from Michaelmas 1811.	15 0 0
1818. November 20	Ditto -	Three Messuages on Cock Hill aforesaid.	53 Years, from Michaelmas 1818.	20 4 0
1836. March 23 -	Anne Palmer -	Message, No. 2 in Dudley Court, Silver Street, in the Parish of St. Olive Silver Street in the City of London.	21 Years, from Midsummer 1832.	42 0 0
1812. September 3	William Kerl -	Message and Premises in ditto.	61 Years, from Lady Day 1811.	11 10 0
1829. April 4 -	Ditto -	Message, No. 6 in Silver Street, with Warehouses in Dudley Court aforesaid.	28 Years, from Christmas 1826.	94 16 0
1846. December 2 -	William Bunyer -	Message, being the Old Bell Inn in the High Street of Holborn in the Parish of St. Andrew Holborn in the City of London.	10 Years, from Michaelmas 1845.	261 5 0
1846. November 16	William Mears -	Message, No. 124, High Holborn aforesaid.	Ditto - -	52 5 0
1836. January 8 -	Edward Vaughan Williams.	Message, No. 1, Park Street, in the Parish of St. Margaret Westminster in the County of Middlesex.	21 Years, from Lady Day 1835.	138 18 6
1836. July 6 -	John Ireland Blackburn.	Message known as No. 2, Park Street, Westminster aforesaid.	Ditto - -	164 5 6
1838. January 18 -	Thomas Phillpots -	Message, known as No. 3 in ditto, Third Eastward from Queen Square.	21 Years, from Lady Day 1837.	194 8 6
1843. March 30 -	Richard Rushton Preston.	Message, No. 4 in ditto -	15 Years, from Lady Day 1843.	153 12 0
1837. August 28 -	Honourable Lady Georgiana Mary Ann Hope.	Message, No. 5 in ditto -	21 Years, from Lady Day 1837.	179 15 0
1842. January 3 -	Sir William Webb Follett.	Message, No. 6 in ditto, and Coach-house in Little Park Street.	21 Years, from Michaelmas 1840.	286 8 6
1840. January 2 -	Peregrine Edward Towneley.	Message, No. 7 in Park Street, Westminster aforesaid.	21 Years, from Lady Day 1837.	256 0 0
1837. April 20 -	Charles Pearson -	Land and Message, No. 8, ditto.	70 Years, from Lady Day 1837.	34 0 0
Same Date	Ditto -	Land and Message, No. 9 in ditto.	Ditto - -	24 10 0
Same Date	Ditto -	Land and Message, No. 10 in ditto.	Ditto - -	34 10 0
Same Date	Ditto -	Land and Message, No. 11 in ditto.	Ditto - -	29 10 0

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1846. September 7	Ambrose Poynter -	Message, No. 12, Park Street, Westminster.	61 Years, from Midsummer 1845.	19 12 2
1837. June 2	Robert Frankland -	Message, No. 10, ditto -	21 Years, from Lady Day 1837.	72 5 0
1839. February 9	Alexander Ritchie -	Message, No. 11, Park Street, Westminster.	20 Years, from Lady Day 1838.	77 0 6
1837. June 12	Francis Dyer -	Message, late No. 12 in ditto.	21 Years, from Lady Day 1837.	72 5 0
1839. January 22	Sir Robert Sharpe Ainslie, Bart.	Message, No. 8, known as No. 13 in ditto.	Ditto - -	102 7 3
1849. February 16	John Newall -	Message, No. 18, formerly 13 in ditto.	21 Years, from Christmas 1848.	77 0 6
1838. November 15	William Cook -	Six Messages, Nos. 1, 2, 3, and 4 in the Broadway, and Nos. 2 and 3 in Cartaret Street, with the Gateway and Stabling, in the Parish of St. Margaret Westminster aforesaid.	61 Years, from Midsummer 1837.	118 14 9
1846. December 1	Daniel Lansdown -	Message, No. 8 in Dartmouth Street in the Parish of St. Margaret Westminster.	21 Years, from Lady Day 1846.	36 10 0
1837. October 21	James Grady -	Message, Little Park Street, Westminster, the Three Johns Public House.	21 Years, from Lady Day 1837.	52 5 0
1845. April 9	Alfred Gurney -	Two Messages, Nos. 1 and 2 in Parkfield Street, Liverpool Road in the Parish of St. Mary Islington in the County of Middlesex.	61 Years, from Midsummer 1843.	7 19 0
1845. November 27	William Matthews Hill.	Message, No. 3, in Parkfield Street aforesaid.	61 Years, from Michaelmas 1843.	2 11 3
1844. July 26	Mary Taylor -	Message, No. 4, ditto -	Ditto - -	5 11 3
1844. July 3	William Deshons -	Message No. 5, ditto -	Ditto - -	5 11 3
1844. May 31	Alfred Gurney -	Two Messages, Nos. 6 and 7, ditto.	61 Years, from Lady Day 1843.	11 2 6
1844. June 7	Ditto -	Message, No. 8, ditto -	Ditto - -	4 13 6
1844. November 9	William Bull -	Two Messages, Nos. 9 and 10, ditto.	61 Years, from Michaelmas 1843.	11 2 6
1845. April 9	Thomas Elwell -	Two Messages, Nos. 11 and 12, ditto.	61 Years, from Lady Day 1843.	8 3 6
1845. November 17	George Bradshaw -	Message, No. 13, ditto -	61 Years, from Michaelmas 1843.	4 17 6
1848. May 2	Robert Alexander Melville.	Message, No. 14, ditto -	Ditto - -	2 13 6
1845. November 25	William Matthews Hill.	Message, No. 15, ditto -	61 Years, from Lady Day 1843.	4 3 6

[Private.]

Christ's Hospital Estate.

Date of Lease.	Léssee.	Premises.	Term.	Rent.
1847. April 3	Benjamin Keen	Message, No. 16, ditto	61 Years, from Michaelmas 1843.	£ s. d. 2 12 6
1847. February 27	Samuel Clarke	Message, No. 17, ditto	61 Years, from Lady Day 1843.	5 2 6
1847. June 4	William Matthews Hill.	Messages, Nos. 18, 19; and 20, ditto.	61 Years, from Michaelmas 1843.	7 17 3
1847. January 21	William Woodward and Henry George Kemp.	Two Messages, Nos. 21 and 22, ditto.	61 Years, from Lady Day 1843.	8 5 9
1848. February 3	Robert Gunston	Message, No. 23 in Parkfield Street aforesaid.	61 Years, from Midsummer 1843.	5 3 6
1848. April 4	Charles Ehlers	Message, No. 24, ditto	61 Years, from Michaelmas 1843.	4 13 6
1847. September 9	Hannah Harcourt	Message, No. 25, ditto	Ditto	3 4 0
1847. February 27	Daniel Sebbon Baker	Messages, Nos. 26 and 27, ditto.	61 Years, from Lady Day 1843.	8 8 9
1847. April 30	William Brown	Message, No. 28, ditto	61 Years, from Michaelmas 1843.	3 2 6
1846. June 15	Frederick James Minasi.	Message, No. 29, ditto	Ditto	11 11 6
1840. November 19	Samuel Carless	Piece of Ground in Barnham Street, formerly called Dog and Bear Yard, in the Parish of St. John Southwark in the County of Surrey.	39 Years and Three Quarters of another Year, from Michaelmas 1839.	7 12 0
1840. July 18	Richard Smith	Message, No. 1 in Barnham Street aforesaid.	61 Years, from Lady Day 1839.	5 9 0
1840. June 3	Ann Saker	Message, No. 2, ditto	Ditto	4 6 0
1840. April 25	James Blinko	Four Messages, Nos. 3, 4, 7, and 8, ditto.	Ditto	17 4 0
1840. April 25	Jonathan Mallett	Two Messages, Nos. 5 and 6, ditto.	Ditto	8 12 0
1841. February 5	William Bates Blinko	Message, No. 9, ditto	Ditto	4 6 0
1841. February 5	Thomas Hart Babington.	Message, No. 10, ditto	61 Years, from Michaelmas 1840.	3 16 0
1840. April 25	Richard Cleaver	Message, No. , ditto	61 Years, from Michaelmas 1839.	15 8 0
1840 September 1	John Cox	Three Messages, Nos. 13, 14, and 15, ditto.	31 Years, from Michaelmas 1839.	44 8 0
1841. June 2	James Staff	Message, No. 16, ditto	61 Years, from Lady Day 1839.	4 13 0
1841. March 30	Joseph Etherington	Two Messages, Nos. and , ditto.	Ditto	9 8 6
1847. January 29	John Giles Pilcher and Jeremiah Pilcher.	Seven Messages, Nos. 31, 32, 33, 34, 35, 36, and 37, ditto.	61 Years, from Lady Day 1844.	31 18 9

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1832. May 11	William Baily	Message, No. 71 in Gracechurch Street in the Parish of Allhallows Lombard Street, in the City of London.	21 Years, from Michaelmas 1832.	£ s. d. 164 10 0
1832. March 16	James Charles Edmiston.	Message, No. 93, ditto	21 Years, from Michaelmas 1831.	82 10 0
Same Date	William Day & Thomas Day.	Back Part of Message, No. 95, ditto.	Ditto	41 10 0
1838. July 10	Robert Henderson Robertson.	Message, No. 8 in Old Fish Street in the Parish of St. Nicholas Cole Abbey, London.	21 Years, from Michaelmas 1835.	22 5 0
1844. January 4	Thomas Burt Long	Four Messages, Nos. 36, 37, 38, and 39 in Bishopsgate Street, a Tenement behind in Rose Alley, and Eleven Tenements behind, Nos. 1 to 11, in Bishopsgate Place, Rose Alley, all in the Parish of St. Botolph Without Bishopsgate, in the City of London;	21 Years, from Michaelmas 1842.	253 13 0
1839. October 21	Mary Edwards	Message and Premises at New Cross aforesaid.	61 Years, from Christmas 1838.	5 8 0
1839. October 11	Thomas Hall	Ditto	61 Years, from Lady Day 1839.	5 3 0
1841. November 16	Benjamin Johnson	Message, No. 3, Laurie Terrace at New Cross aforesaid.	61 Years, from Michaelmas 1839.	4 18 0
1840. November 5	Thomas Emcs	Three Messages, Nos. 4, 5, and 6, ditto.	Ditto	14 14 0
1842. May 20	Stafford Moore Cooper	Two Messages, Nos. 7 and 8, ditto.	Ditto	11 16 0
1842. May 20	John Gartenfeld	Message, No. 9, ditto	Ditto	6 8 0
1839. October 11	Edward Lambert	New Cross Public House at New Cross aforesaid.	61 Years, from Michaelmas 1835.	54 15 0
1837. April 1	Ditto	Rose Public House and Two Cottages at New Cross aforesaid.	21 Years, from Michaelmas 1835.	52 5 0
1840. December 9	Louis Forck	Message, Baker's Shop, and Premises at New Cross aforesaid.	21 Years, from Midsummer 1840.	47 14 6
1846. November 11	Edward Cheesman	Message and Premises, ditto	21 Years, from Michaelmas 1845.	16 5 6
1837. April 18	Robert Gathercole	Message and Premises, ditto	21 Years, from Michaelmas 1836.	26 5 0
1840. November 11	William Fell	Two Messages, ditto	61 Years, from Michaelmas 1839.	10 1 0
1838. January 18	Robert Booth	Two Messages at New Cross aforesaid.	21 Years, from Michaelmas 1835.	84 0 0
1837. April 1	Peter Simpson	Message, ditto, adjoining West-on-Counter-hill Academy, at New Cross aforesaid.	Ditto	37 0 0

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1839. November 23	Ralph Coulson Say -	Three Messuages and Premises at ditto.	61 Years, from Lady Day 1837.	£ s. d. 13 16 6
1837. April 18 -	Joseph Hardcastle and Joseph Gideon Slous.	New Cross Chapel at New Cross aforesaid.	21 Years, from Michaelmas 1835.	11 10 0
1843. December 14	William White and Thomas Ferguson.	Two Messuages, Nos. 1 and 2 in Laurie Grove, New Cross aforesaid.	61 Years, from Michaelmas 1839.	4 18 0
1847. February 26	Josiah Bratt -	Six Messuages, Nos. 5, 6, 7, 8, 9, and 10, ditto.	61 Years, from Midsummer 1846.	24 4 0
1842. February 2 -	Benjamin Southall -	House, No. 1, King Edward Street, Liverpool Road, in the Parish of St. Mary Islington in the County of Middlesex.	64 Years, from Christmas 1840.	6 18 0
1842. May 26 -	Henry Charles Gibbs	House, No. 2, ditto -	Ditto - -	7 18 0
Same Date	William Charles Kingsbury.	House, No. 3, ditto -	Ditto - -	7 18 0
1842. June 21 -	Charles Boyd Evans -	House, No. 4, ditto - -	Ditto - -	7 18 0
1842. October 5 -	Richard Bagnall Hardy	Two Houses, Nos. 5 and 6, ditto.	Ditto - -	15 16 0
1842. November 25	Susannah Manwaring	House, No. 7, ditto - -	Ditto - -	7 18 0
1843. March 8 -	William Barnes -	Three Houses, Nos. 8, 9, and 10, ditto.	Ditto - -	23 14 0
1843. April 21	James Flood -	Two Houses, Nos. 11 and 12, King Edward Street, Liverpool Road, in the Parish of St. Mary Islington in the County of Middlesex.	64 Years, from Christmas 1840.	15 16 0
1843. May 31 -	Elizabeth Daniel -	Message, No. 13, ditto -	Ditto - -	7 18 0
1843. July 4 -	Robert Morgan -	Message, No. 14, ditto -	Ditto - -	3 2 0
1844. April 17 -	Thomas Sulman and James Sulman.	Message, No. 15, ditto -	Ditto - -	7 18 0
1844. June 12 -	William Matthews Hill.	Four Messuages, Nos. 16, 17, 18, and 19, ditto.	Ditto - -	27 11 0
1845. August 28 -	Ditto - -	Two Messuages, Nos. 20 and 21, ditto.	Ditto - -	13 16 0
1846. July 11 -	Elizabeth Headin -	Message, No. 22, ditto -	Ditto - -	6 18 0
1849. January 3 -	William Garratt -	Message, No. 23, ditto -	Ditto - -	5 5 8
1849. March 8 -	Charles Hill - -	Message, No. 24, ditto -	Ditto - -	5 5 8
1848. April 15 -	Alfred Gurney -	Message, No. 25, ditto -	Ditto - -	15 2 0
1841. May 28 -	William Matthews Hill.	Two Houses, Nos. 1 and 2 in King Edward Terrace, Liverpool Road aforesaid.	Ditto - -	20 7 6

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1841. November 1	Ditto - -	Two Houses, Nos. 3 and 4, ditto.	Ditto - -	£ s. d. 21 7 6
1843. October 18 -	William Vorley -	House, No. 5, ditto -	Ditto - -	3 4 9
1843. September 20	William Matthews Hill.	Three Houses, Nos, 6, 7, and 8, ditto.	Ditto - -	13 4 3
1843. July 7 -	Ebenezer Benham -	Message in King Edward Street, theretofore Butcher Hall Lane, in the Parish of Christchurch and City of London.	61 Years, from Lady Day 1843.	58 7 6
1844. February 12	The Governors of St. Bartholomew's Hospital.	Piece of Ground in the Parish of Christchurch, Newgate Street, in the City of London, fronting King Edward Street, with Messuage and Premises erected by the said Governors of St. Bartholomew's Hospital thereon.	99 Years, from Christmas 1842.	Peppercorn for the First Year, and for the Remainder of the Term £35. 10s., and the additional Rent of £2. 5s. for Insurance from Fire, making together £37. 15s. 6d.
1845. August 4 -	William Goodchild -	Message, No. 15 in Long Acre in the Parish of St. Martin-in-the-Fields; and Four Messuages, Nos. 1, 2, 3, 4, Lazenby Court in the said Parish and County of Middlesex.	21 Years, from Michaelmas 1843.	284 9 0
1836. December 2 -	Alexander M'Glashan and Alexander Robert Davidson,	Message, No. 16 in Long Acre aforesaid.	21 Years, from Christmas 1835.	55 0
1844. August 24 -	Richard Mills -	Two Messuages, Nos. 17 and 18 in ditto.	21 Years, from Michaelmas 1843.	123 6 0
1844. August 28 -	Robert Featherstone Sutcliffe.	Message, No. 19 in ditto -	Ditto - -	86 16 0
1844. August 28 -	Rebecca George and Joseph George.	Message, No. 20 in Long Acre aforesaid.	20 Years and Three Quarters of another Year, from Christmas 1843.	72 16 0
Same Date	Henry Webster -	Message, No. 21 in ditto -	21 Years, from Michaelmas 1843.	77 16 0
1844. August 19 -	Richard Turrill and Henry Lewis Turrill.	Message and Workshop, Nos. 22 and 23, Long Acre aforesaid, Message called the Red Lion Public House, and Message, No. 27 in Hart Street, in the said several Parishes of St. Martin-in-the-Fields and St. Paul's Covent Garden.	Ditto - -	428 16 9
1844. August 1 -	Robert Wilkins and William Crane Wilkins.	Two Messuages, No. 24 and 25, with Workshops, in Long Acre aforesaid, and Five Messuages, No. 8, 9, and 10, 4 and 3 in Conduit and Bird-in-Hand Court in said last-named Parishes.	Ditto - -	270 2 0

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Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1845. February 1 -	Hannah Croxon and George Croxon.	Four Messuages, No. 1, 2, 3, and 4 in Conduit Court, and Messuage No. 26 in Hart Street aforesaid.	Ditto - -	£ s. d. 90 5 0
1845. January 27 -	Samuel Creevy and John Edward Creevy.	Three Messuages, No. 5, 6, and 7 in Lazenby Court aforesaid.	Ditto - -	52 16 0
1835. July 30 -	Thomas Nelson Howard.	Messuage, No. 165 in Fen- church Street in the Parish of St. Dionis Backchurch in the City of London.	21 Years, from Mi- chaelmas 1834.	93 3 0
Same Date	Christopher Daniel Hayes, junior.	Messuage, No. 166, ditto -	Ditto - -	93 3 0
Same Date	William George Cave	Messuage, No. 167, ditto -	Ditto - -	87 3 0
1819. May 20 -	Thomas Hayward -	Five Messuages, being Nos. 127, 128, 129, 130, and 131 in Tooley Street in the County of Surrey.	61 Years, from Mid- summer 1818.	32 8 0
1819. May 20 -	William Carless -	Messuage, No. 132, ditto -	61 Years, from Mi- chaelmas 1818.	7 8 0
1847. January 30 -	John Giles Pilcher and Jeremiah Pil- cher.	Messuage and Warehouses, Nos. 133 and 134, ditto.	40 Years, from Christ- mas 1839.	302 10 0
1838. December 10	Thomas Roffe Burgess	Messuage, No. 135, ditto -	21 Years, from Mi- chaelmas 1837.	36 10 0
1845. January 7 -	Thomas Cawthron -	Messuages, Nos. 136 and 137 ditto.	21 Years, from Mid- summer 1844.	65 8 0
1838. December 10	William Jenkins Al- ford.	Messuage, No. 138, ditto -	21 Years, from Mi- chaelmas 1837.	82 2 0
1843. May 10 -	Robert Harrild -	Six Messuages, No. 9, 10, 11, 12, and 13 in Great Dis- taff Lane, and No. 22 in Friday Street, all in the Parish of St. Margaret Moses in the City of London.	30 Years, from Lady Day 1842.	318 10 6
1836. February 16	William Holmes -	Messuage, No. 63, Friday Street aforesaid.	21 Years, from Lady Day 1835.	165 12 6
1830. August 9 -	John Harvey, Archi- bold Harvey, and James Brand.	Messuage, No. 23 in Friday Street aforesaid.	21 Years, from Christ- mas 1827.	71 15 0
1835. November 26	William Symonds Faulke.	Messuage, No. 64 in Friday Street aforesaid.	21 Years, from Lady Day 1835.	124 5 0
1815. August 29 -	John Long - -	Two Messuages, Nos. 27 and 28 in Princes Street in the Parish of St. James West- minster in the County of Middlesex.	42 Years, from Christ- mas 1811.	61 8 0
Same Date	Elizabeth Windle Sparkes.	Two Messuages, Nos. 29 and 30, ditto.	Ditto - -	68 17 0
1812. September 3	Thomas Rodwell -	Four Messuages, Nos. 33, 34, 35, 36, ditto, and Three Messuages, Nos. 1, 2, and 3, Richmond Street in the Parish of St. James West- minster aforesaid.	Ditto - -	229 19 6

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1814. June 20	Thomas Finden	Three Messuages on South Side and Four Messuages on the North Side of Upper Rupert Street in the Parish St. James Westminster aforesaid.	60 Years, from Midsummer 1813.	£ 73 s. 0 d. 0
1815. July 24	Thomas Russell	Messuage, No. 5, ditto	Ditto	12 0 0
Same Date	John Johnson	Messuage, No. 6, ditto	Ditto	12 0 0
1812. September 3	John Brettell	Four Messuages and Premises, Nos. 6 and 7 in Richmond Street, and Nos. 25 and 26, Rupert Street, in the Parish of St. James Westminster.	61 Years, from Christmas 1811.	68 8 8
Same Date	William Bennett and Thomas Bywaters.	Three Messuages, Nos. 4 and 5, Richmond Street aforesaid, and No. 27, Rupert Street aforesaid.	42 Years, from Christmas 1811.	85 0 0
Same Date	David Frampton	Two Messuages, Nos. 28 and 29 in Rupert Street aforesaid.	Ditto	136 5 6
Same Date	John Courtenay	Messuage, No. 30, ditto	Ditto	48 10 0
1813. May 20	Thomas Finden	Two Messuages adjoining Marquis of Wellington Public House in Rupert Street aforesaid.	60 Years, from Midsummer 1813.	24 0 0
1813	Ditto	Marquis of Wellington Public House, Corner of Princes Street aforesaid.	Ditto	12 0 0
20 May 1813	Ditto	Messuage and Premises in Rupert Street aforesaid.	Ditto	12 0 0
Same Date	Ditto	Messuage and Premises, ditto	Ditto	12 0 0
Same Date	Ditto	Messuage at South-east Corner of Rupert Street and Princes Street aforesaid.	Ditto	12 0 0
1815. July 24	Robert Hawkins	Messuage in Rupert Street aforesaid.	Ditto	12 0 0
1812. September 3	Thomas Almond	White Horse Public House and Premises in Rupert Street aforesaid.	42 Years, from Christmas 1811.	185 0 0
1815. August 9	William Goddard	Two Messuages and Premises, ditto.	61 Years, from Midsummer 1812.	30 10 0
1836. August 6	Joseph Evans	Messuage on West Side of Entrance Gate of Christ's Hospital in Newgate Street in the City of London.	21 Years, from Lady Day 1835.	89 10 0
1787. December 10	John Rivington	Land and Charity Schoolhouse belonging to the Ward of Farringdon, in Bull and Mouth Street in the Parish of Christchurch in the City of London.	76 Years, from Christmas 1787.	10 10 0

Christ's Hospital Estate.

Date of Lease.	Lessec.	Premises.	Term.	Rent.
1843. December 1 -	Abraham Hartley -	Eleven Messuages, Nos. 4 to 14 inclusively, on the North Side of Bull and Mouth Street in the Parishes of St. Ann Aldgate and Christchurch Newgate Street in the City of London.	21 Years, from Midsummer 1843.	£ s. d. 195 13 0
1842. May 5 -	Benjamin Edward Denham.	Two Messuages, Nos. 16 and 17 ditto, and Messuage in Blue Coat Buildings in said Parish of Christchurch.	59 Years, from Christmas 1834.	131 10 6
1847. February 24	William Strode and Thomas Ledger.	Messuage, No. 16, St. Martin's-le-Grand, with Manufactory, in the Parish of St. Anne and Agnes Aldersgate Street in the said City of London.	61 Years, from Midsummer 1845.	154 18 6
1841. February 23	William Few and Samuel Collis.	Two Messuages, No. 17, St. Martin's-le-Grand, and No. 8, King's Head Court, Angel Street, in the said Parish of St. Anne and Agnes.	21 Years, from Christmas 1840.	73 0 0
1848. September 13	Edward Sherman -	Messuages, being the Bull and Mouth Inn in St. Martin's-le-Grand aforesaid.	61 Years, from Christmas 1846.	1,014 16 0
1838. November 15	Edward Barnard the elder, Edward Barnard the younger, John Barnard and William Barnard.	Messuage and Warehouse, No. 10, in Butcher Hall Lane in the said Parish of Christchurch in the City of London.	61 Years, from Midsummer 1837.	119 17 4
1836. February 25	William Lucas -	Messuage in ditto - -	61 Years, from Christmas 1834.	23 5 0
1837. June 12 -	John Heaps - -	Messuage in Angel Street, being the Nottingham Castle Public House, in the Parish of Christchurch aforesaid.	61 Years, from Midsummer 1836.	38 0 0
1843. November 20	Robert Fisher -	Messuage in Angel Court in said Parish of Christchurch.	61 Years, from Midsummer 1842.	68 3 0
1849. November 14	George Mason -	Messuage, No. 3, in Pancras Lane in the Parish of St. Pancras Soper Lane in the City of London.	21 Years, from Midsummer 1849.	69 10 0
1842. November 3	James Hendry -	Messuage and Premises, No. 4, ditto.	27 Years, from Christmas 1842.	268 7 0
1837. January 4 -	William Marchant -	Messuage, No. 1, in Ingram Court in the Parish of St. Dionis Backchurch in the City of London.	21 Years, from Michaelmas 1834.	71 16 6
1837. March 9 ..	Bernard Barry Henington and Thomas Galabin.	Messuage, No. 2, in ditto -	19 Years, from Michaelmas 1836.	58 15 0
1835. July 30 -	Richard Symonds -	Two Messuages, Nos. 3 and 4, ditto.	21 Years, from Michaelmas 1834.	58 0 0

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1840. June 27	Silvanus Phillips	Three Messuages, Nos. 26 and 27 in Tower Street, and No. 8 in Fowkes Court, in the Parish of St. Dunstan-in-the-East in the City of London.	21 Years, from Michaelmas 1840.	£ s. d. 254 1 0
Same Date	John Chrisp	Messuage, No. 2 in Water Lane, Tower Street aforesaid, and Seven Vaults.	Ditto	147 15 0
1842. December 2	David Williams Wire	Eleven Messuages and Premises, Nos. 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, and 14 in Church Row, Aldgate, in the Parish of St. Botolph Aldgate in the City of London.	31 Years, from Michaelmas 1841.	215 13 0
1833. December 23	James Flower, Charles Wilson, Robert Whalley, and Edward Colebatch, Trustees of the Charity School founded by Sir John Cass.	Messuage called Sir John Cass's Charity, on North Side of Church Row, Aldgate aforesaid.	21 Years, from Michaelmas 1820.	87 10 0
1842. April 5	John Edward New and Frederick New.	Messuage, No. 8 in Aldgate High Street in the Parish of St. Botolph Aldgate aforesaid.	21 Years, from Michaelmas 1841.	81 18 6
1843. February 1	Samuel Botson Aldred and James Lancaster.	Two Messuages, No. 9, ditto, and No. 15, Church Row aforesaid.	Ditto	138 8 0
1842. December 26	Susannah Bennett	Messuage, No. 171 in Aldersgate Street in the Parish of St. Botolph Aldersgate aforesaid.	21 Years, from Midsummer 1842.	66 0 0
1840. April 25	Thomas Burton	Two Messuages, Nos. 172 and 173, ditto.	61 Years, from Lady Day 1839.	Peppercorn for the First Year, and 4 <i>l.</i> for the Remainder of the Term, and 5 <i>l.</i> for insuring against Fire. 79 10 0
1849. November 27	William Wigram, Edward Wigram, and Octavius Wigram.	Two Messuages, One being the King's Arms Public House, Nos. 140 and 141 in Houndsditch in the Parish of St. Botolph Aldgate.	20 Years and Three Quarters of another Year, from Midsummer 1849.	
1846. March 17	Robert Dryden	Messuage, No. 30 in Coleman Street in the Parish of St. Stephen, Coleman Street, London.	21 Years, from Michaelmas 1845.	75 8 0
1845. June 2	James Robert Abbott	Messuage, No. 31, ditto	31 Years, from Lady Day 1845.	92 10 0
Same Date	Ditto	Messuage, No. 32, ditto	Ditto	48 12 0
1846. March 20	Henry Walker	Messuage, No. 33, ditto	25 Years, from Midsummer 1844.	52 0 0

[Private.]

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1839. December 6	William Adams Larby	Three Messuages, Nos. 1, 2, and 3 in White Rose Court, Coleman Street aforesaid.	31 Years, from Midsummer 1838.	£ s. d. 103 12 0
1838. November 15	James Mackie -	Messuage, No. 4, ditto -	21 Years, from Midsummer 1838.	33 4 0
1845. June 2 -	James Robert Abbott	Two Messuages, Nos. 5 and 6, ditto.	31 Years, from Lady Day 1845.	119 15 0
1838. July 19 -	Richard Botheroyd Kay.	Messuage, No. 15, Basinghall Street, in the Parish of St. Michael Bassishaw, London.	21 Years, from Midsummer 1837.	70 0 0
1837. June 12 -	The Master, Wardens, Assistants, and Commonalty of the Art or Mystery of Masons.	Messuage in Masons Alley, Basinghall Street aforesaid, and Gateway adjoining, leading from Masons Alley to the said Company's Hall.	40 Years, from Michaelmas 1828.	21 2 6
1842. June 1 -	Edmond Sexten Pery Calvert and William Henry Calvert.	Public House called the Red Lion, and Messuage, No. 57, both in Basinghall Street aforesaid.	71 Years, from Lady Day 1840.	83 2 6
1834. October 6 -	Edward Fox and Charles Bailey.	Messuage and Premises, No. 5 in Russia Row, Honey Lane Market, in the Parish of St. Mary Magdalen Milk Street in the City of London.	21 Years, from Michaelmas 1834.	76 0 0
1836. November 10	Daniel Woodhead -	Messuage, No. 6, ditto -	Ditto - -	65 10 0
1804. April 11 -	Barbara Reeve -	Messuage, No. 13, Red Cross Street in the Parish of St. Giles Cripplegate in the City of London.	59 Years, from Midsummer 1804.	26 0 0
1813. March 20 -	John Sharp - -	Messuage and Premises, No. 30, Fish Street Hill, in the Parish of St. Magnus London Bridge in the City of London.	60 Years, from Midsummer 1808.	52 7 0
1848. November 17	Charles Robins -	Messuage and Premises, No. 52 in St. Antholin's Churchyard, in the Parish of St. Antholin Watling Street in the City of London.	21 Years, from Midsummer 1848.	52 2 0
1832. August 11 -	Thomas Dossetor -	Messuage in Poultry in the Parish of St. Pancras Soper Lane in the City of London.	21 Years, from Midsummer 1832.	162 15 0
1836. November 1	Josiah Merrill -	Messuage, No. 28, Pudding Lane, in the Parish of St. Margaret New Fish Street, City of London.	21 Years, from Lady Day 1836.	83 10 0
1842. January 27 -	William Kynaston and John Kynaston.	Two Messuages and Warehouses, Nos. 24 and 25, Friday Street, in the Parish of St. Margaret Moses in the City of London.	31 Years, from Lady Day 1841.	225 0 0

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1810. July 10	John Calvert, Peter Calvert, and John Beardmore. Not signed by Peter Calvert.	Message, No. 102, Fore Street, called the Green Dragon, and Five small Messages behind, Nos. 1, 2, 3, 4, and 5 in Three Mariner Court, in the Parish of St. Giles Cripplegate in the City of London.	48 Years; from Michaelmas 1809.	£ s. d. 23 6 8
Same Date	James Burrows and Sarah Bodell.	Message, No. 103 in Fore Street aforesaid, and House and Premises behind in Three Mariner Court aforesaid.	Ditto - -	11 13 4
1847. July 12	Robert Brookes -	Six Messages, Nos. 31, 32, 33, 34, 35, and 36 in Bunhill Row in the Parish of St. Luke Old Street in the County of Middlesex.	21 Years, from Midsummer 1846.	74 19 0
1786. November 20	James Nokes, William Dyer, and Jonathan Carr.	Parcel of Ground and Buildings between Shoreditch and Hackney Road in the Parish of St. Leonard Shoreditch in the County of Middlesex.	66 Years, from 10th October 1786.	130 0 0
1798. March 5	John Eades - -	Four Messages in Blue Anchor Alley, Moorfields, in the Parish of St. Giles Cripplegate in the County of Middlesex.	57 Years, from Midsummer 1798.	9 18 0
1837. January 5	George Hitchcock and Frederick Rogers.	Message, No. 46 in Paternoster Row, in the Parish of St. Faith by St. Paul in the City of London.	21 Years, from Midsummer 1836.	108 0 0
1842. October 7	David James Horsey	Message, No. 16, Cow Cross Street, formerly called Turnmill Street, in the Parish of St. Sepulchre.	21 Years, from Michaelmas 1841.	26 2 0
1837. June 12	William Palmer -	Message, No. 48 in Ludgate Hill, Corner of Farringdon Street, in the Parish of St. Bridget otherwise St. Bride's in London.	21 Years, from Christmas 1839.	202 10 0
1829. August 19	Joseph Turner -	Message, No. 1, Fleet Market, in the Parish of St. Bridget aforesaid.	61 Years, from Christmas 1826.	58 15 0
1843. November 25	William Abbott Kent	Message, No. 18, Wilson Street, Finsbury, in the Parish of St. Leonard Shoreditch, Middlesex.	21 Years, from Michaelmas 1843.	54 1 6
1847. May 29	Robert Clarke the elder and Robert Clarke the younger.	Message in Black Lion Court, Forster Lane, in the Parish of St. Michael-Querne in the City of London.	21 Years, from Lady Day 1847.	64 5 0
1842. February 1	Henry Samler -	Message, No. 17, St. Andrew's Hill, in the Parish of St. Andrew-by-the-Wardrobe, London.	21 Years, from Lady Day 1840.	21 18 0

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1844. April 10 -	John Carlon -	Message, No. 44, Paternoster Row, in the Parish of St. Faith by St. Paul, London.	12 Years and One Quarter of another Year, from Lady Day 1845.	£ s. d. 72 15 0
1846. February 17	William Baker Hine, Christopher John Parker, and Joseph Stainburn.	Message, No. 7 in Gresham Street, formerly called Cateaton Street, in the Parish of St. Lawrence Jewry, London.	61 Years, from Christmas 1845.	105 3 0
1842. November 21	George Rutt, Richard Horsman Solly, and John Rennington Mills, Trustees of the Union Fire Office.	Message at Corner of Finch Lane and Cornhill in the Parish of St. Michael Cornhill, London.	40 Years, from Michaelmas 1842.	383 15 0
1845. April 9 -	Abraham Daniel -	Two Messages, being No. 1 in Bridge Row and No. 17 in Tower Royal, in the Parish of St. Antholin Watling Street.	31 Years, from Lady Day 1844.	93 12 0
1846. May 29 -	Nathaniel Gould -	Piece of Land and Part of Message thereon, No. 73 in Cheapside, in the Parish of St. Pancras Soper Lane.	21 Years, from Midsummer 1846.	80 0 0
1845. August 2 -	Henry Levy Keeling and John Hunt.	Message, No. 2, Monument Yard, in the Parish of St. Margaret New Fish Street in the City of London.	21 Years, from Christmas 1844.	134 10 0
1836. January 12 -	Arthur Wilcoxon the elder, Arthur Wilcoxon junior, William Harding, Robert Wilcoxon, and Frederick George Harding.	Message, No. 3, ditto -	21 Years, from Michaelmas 1834.	145 0 0
1843. February 15	Stephen Walters -	Message, No. 15, Wilson Street, Finsbury, in the Parish of St. Leonard Shoreditch in the County of Middlesex.	21 Years, from Lady Day 1843.	83 0 0
1844. March 13 -	Reuben Levy -	Message, No. 16, ditto -	21 Years, from Christmas 1843.	46 11 6
1843. October 30 -	Robert Arthur -	Message, No. 17, ditto -	21 Years, from Lady Day 1843.	63 0 0
1819. July 10 -	Richard Groome -	Message and Premises, No. 36, Bread Street, CheapSide, in the Parish of St. Mildred Bread Street in the City of London.	61 Years, from Lady Day 1818.	13 10 0
1825. November 15	The Masters, Fellows, and Scholars of Emmanuel College, Cambridge.	Parcel of Ground, with Part of Building thereon, Part of Old South Sea Chambers, in Threadneedle Street, in the Parish of St. Peter-le-Poor in the City of London.	40 Years, from Michaelmas 1824.	30 15 0
1841. July 29 -	Joseph Barber -	Message, No. 29, Fenchurch Street, in the Parish of St. Gabriel Fenchurch Street in the said City of London.	21 Years, from Lady Day 1842.	114 0 0

Christ's Hospital Estate.

Date of Lease.	Lessee.	Premises.	Term.	Rent.
1796. March 12 -	John Wilkinson Long	Four Messuages in Dolittle Alley, and One Messuage in Knight Ryder Street, in the Parish of St. Mary Magdalene Old Fish Street in the City of London.	61 Years, from Lady Day 1794.	£ s. d. 16 0 0
1839. December 5	Abraham Hartley -	Messuage, Warehouse, and Premises, No. 26, Bucklersbury, in the Parish of Woolchurch Haw in the Ward of Walbrook in the City of London.	31 Years, from Midsummer 1838.	181 6 6
1836. April 8 -	Edward Tomlinson, Executor of John Tomlinson, deceased.	Messuage, No. 18 in Pudding Lane, in the Parish of St. Margaret New Fish Street in the City of London.	21 Years, from Midsummer 1835.	26 10 0
1810. June 29 -	Thomas Helps and Edward Lewis.	Two Messuages in Trinity Lane, and Manufactory in Durham Court, in the Parish of the Holy Trinity in the City of London.	60 Years, from Lady Day 1810.	71 17 0
1834. September 24	John Charles Adrian Duval.	Messuage, No. 3 in Northumberland Street in the Strand, in the Parish of St. Martin-in-the-Fields in the County of Middlesex.	21 Years, from Michaelmas 1833.	41 10 0
1800. May 15 -	John Crawley -	Ground laid into Gerrard's Hall Inn in Basing Lane, and Stable thereon, in Durham Court, Trinity Lane, in the Parish of the Holy Trinity in the City of London.	99 Years, from Lady Day 1799.	130 0 0
1835. November 27	Francis Bullin -	Messuage, No. 26, Farringdon Street, in the Parish of St. Sepulchre in the City of London.	21 Years, from Lady Day 1834.	120 0 0
1836. December 24	Ditto - -	Messuage, No. 27, ditto -	21 Years, from Lady Day 1834.	35 0 0
1841. October 25 -	Henry Cockerell and Samuel Stockwell.	Messuage, No. 65 in Fleet Street, in the Parish of St. Dunstan in the West in the City of London.	21 Years, from Christmas 1840.	132 5 0
1828. November 15	Katharine Darling Long.	Five Messuages, Nos. 6, 7, 8, 9, & 10 in Angel Court, Snow Hill, in the Parish of St. Sepulchre aforesaid.	61 Years, from Lady Day 1814.	112 17 6
1823. September 17	John Painter Vincent and Ann Simpson.	Messuage, formerly the Hand-in-Hand Fire Office, and Five Messuages, with Warehouse, near Angel Court, in the Parish of St. Sepulchre aforesaid.	65 Years, from Midsummer 1811.	123 15 0
Same Date	George Woodfall -	Messuage, near Angel Court aforesaid.	65 Years, from Midsummer 1821.	50 0 0
1812. August 17 -	William Rolfe - -	Thirteen Messuages on High Road from Islington to Highgate in the Parish of St. Mary Islington, called Palmer Terrace.	62 Years, from Michaelmas 1812.	52 2 0

[Private.]

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Christ's Hospital Estate.

Date of Lease.	Lessec.	Premises.	Term.	Rent.
1813. March 10	Ditto - - -	Seven new built Houses on High Road from Islington to Highgate, centre Part of Palmer Terrace aforesaid.	Ditto - -	£ s. d. Peppercorn.
1792. June 27	Ditto - - -	Piece of Ground and Five new built Houses on Part of King Croft Field in the Parish of St. Mary Islington in the County of Middlesex.	63 Years, from Michaelmas 1791.	25 0 0
1813. December 1	Ditto - - -	Land in King's Croft aforesaid.	62 Years, from Michaelmas 1812.	Peppercorn.
1813. December 2	Ditto - - -	Piece of Ground, Residue of King's Croft aforesaid.	Ditto - -	Ditto.
1803. July 20	The Corporation of the King's Heralds and Pursuivants of the College of Arms, London.	A new built Messuage and Premises in St. Bennett's Hill in the Parish of St. Bennett Paul's Wharf, London.	61 Years, from Christmas Day 1800.	12 0 0
1840. August 6	John Long - - -	Three Messuages, Nos. 4, 5, and 6, Cartaret Street, in the Parish of St. Margaret Westminster.	31 Years, from Michaelmas Day 1839.	79 10 9
Same Date	George Cole - - -	Messuage, No. 7 in ditto -	21 Years, from Midsummer 1839.	56 4 3
Same Date	William John Smallshaw.	House, No. 1, Nowell's Buildings, Liverpool Road, in the Parish of St. Mary Islington.	21 Years, from Midsummer 1840.	27 12 6
1841. March 27	Ann Reynolds - -	Messuage, No. 2 in ditto -	Ditto - -	27 12 6
1841. June 2	William Muddell -	Messuage, No. 8 in Size Lane in the Parish of St. Antholin, London.	21 Years, from Michaelmas 1840.	64 4 0
1836. January 12	Robert Logan - -	Messuage, No. 9, ditto -	21 Years, from Michaelmas 1835.	33 0 0

J. James Maberly.

Christ's Hospital Estate.

The SECOND SCHEDULE to which this Act refers.

All that Piece or Parcel of Ground situate in the Parish of Christchurch Newgate Street in the City of London, fronting West on the Highway lately called Butcherhall Lane, but now called King Edward Street, and containing from North to South along the said Front Sixty-four Feet or thereabouts, and which said Piece or Parcel of Ground is bounded as follows, (that is to say,) on the South by Premises belonging to the said Governors of Saint Bartholomew's Hospital, and contains along the said Southern Boundary Thirty-four Feet Five Inches or thereabouts; on the East by Premises called the Old Royal Baths, along which Eastern Boundary it extends Sixty-six Feet or thereabouts; and on the North by Premises belonging to the said Governors of Christ's Hospital, holden by Messrs. Lutge and Benham, and along which Northern Boundary it contains Forty-one Feet Six Inches or thereabouts.

J. James Maberly.

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