

*Morgan
Bedford Row*

Dated 11th Nov^r 1811



Mess^{rs} Hopkinson } Counterpart
to } Lease of Workshops Ground and
M^r Thomas Cubitt } Buildings on the east side of a
meas on the south side of Sage Street

For years - - - - - 61
From 25th December 1810
Expires 25th December 1871
Rent £63 payable quarterly

984 A



*Witnessed and delivered by the within
named Mess^{rs} Hopkinson and William
Hopkinson being first sworn in
the presence of
Mess^{rs} Morgan & Co
Mess^{rs} Morgan & Co*

*Morgan and Co
Mess^{rs} Morgan & Co*

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11

Third

the said premises with the appurtenances so long in all things well and substantially repaired uphold supported
 amended glazed painted scoured cleaned maintained and kept together with all locks keys repaired uphold supported
 wainscots staples hinges hearths marble and other chimney jambs foot pieces and slabs glass windows and sashed windows window
 shutters partitions pavements wells pumps pipes pastes rails racks mangers and all other things as now are or which
 shall or may during the said term be set up upon fixed or fastened to the said premises or any part thereof
 shall and will at the expiration of the said term or other sooner determination thereof peaceably and quietly leave surrender and yield
 up into the said Luke Hopkinson and William Hopkinson their heirs or assigns and likewise that it shall and may be lawful to and for
 the said Luke Hopkinson and William Hopkinson their heirs and assigns and their or any of their surveyors agents servants and workmen
 twice or oftener in every year during the said term hereby granted at proper times in the day to enter into and upon the said hereby
 given notice in writing at or on the said hereby demised premises for the repair thereof and that the said Thomas Cubitt his executors
 Administrators or assigns shall and will from time to time during the said term within three months next after the receipt of every such
 notice well and sufficiently repair amend and make good all such defects and wants of reparation as shall be expressed in every such
 assigns shall and will immediately after the execution hereof at his and their own like cost and charges insure from loss or damage by fire
 the said Workshops erections and Buildings and all other the premises hereby demised to the full value thereof in some reputable office or
 Office of Insurance in London or Westminster and from time to time during all the continuance of the term hereby granted keep such
 Insurance on foot and pay the premium and duty thereon and produce the receipt or receipts for the same to the said Luke Hopkinson
 and William Hopkinson their heirs and assigns from time to time when thereto required and in case the said premises or any part
 thereof shall be burnt or damaged by fire shall and will lay out and expend the whole money to be received from such Insurance
 in rebuilding and reinstating the said demised premises and if the money to be received from such Insurance shall not be sufficient for
 that purpose he the said Thomas Cubitt his executors Administrators and assigns shall and will make good the same with his and their own
 monies and at his and their own costs and charges and likewise that he the said Thomas Cubitt his executors Administrators or assigns shall not
 nor will during the said term hereby granted do or willingly or willingly cause or suffer any act matter or thing whatsoever to be made or done
 in or upon the said demised premises or any part thereof which may be or grow or become a nuisance damage annoyance or disturbance to the
 said Luke Hopkinson and William Hopkinson their heirs assigns or tenants or the neighbouring Inhabitants a Carpenter or Builder always
 excepted **Provided always** nevertheless and these presents are on this condition that if the said yearly rent or sum of Sixty three
 pounds shall be behind or unpaid in part or in all by the space of twenty one days next after any of the said days of payment
 whenon the same ought to be paid as aforesaid or if the said Thomas Cubitt his executors Administrators or assigns shall during the
 said term hereby granted use or allow or permit or suffer to be used or followed in the said premises hereby demised or any part
 thereof the trade or business of a Brewer Bagner disstiller Pipe burner meller of Salts meller of Salts meller of Salts meller of Salts
 or of any other trade or business or of a Carpenter or Builder always excepted or of any other trade or business or of a Carpenter or Builder
 and William Hopkinson their heirs or assigns or if the said Thomas Cubitt his executors Administrators or assigns shall during the
 of any or either of the covenants clauses conditions or agreements herein contained and on his and their part and behalf to be observed performed and
 kept then and from thenceforth and in any of the said cases it shall and may be lawful to and for the said Luke Hopkinson and William
 Hopkinson their heirs and assigns into and upon any part of the said demised premises in the name of the whole to reenter and the same
 from thenceforth to have again hold and enjoy and from thenceforth this Lease shall be void and void anything herein contained
 to the contrary notwithstanding **And** the said Luke Hopkinson and William Hopkinson for themselves their heirs and assigns do hereby covenant promise
 and agree to and with the said Thomas Cubitt his executors Administrators and assigns that he the said Thomas Cubitt his executors Administrators and
 assigns paying the said yearly rent hereby reserved in manner aforesaid and observing performing and keeping all and every the covenants clauses conditions
 and agreements herein contained and on his and their part and behalf to be performed and kept shall lawfully may peaceably and quietly have hold and
 occupy possess and enjoy the said premises hereby demised with the appurtenances for and during the said term Sixty one years hereby granted without the lawful
 let suit trouble denial molestation or interruption of or by the said Luke Hopkinson and William Hopkinson their heirs or assigns or any other persons or persons
 whomsoever lawfully claiming or to claim by from or under them or either of them **In Witness** whereof the said parties to presents have hereunto set their hands and seals the day
 and year first above written.

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Constitutional Coach
Table Keeper

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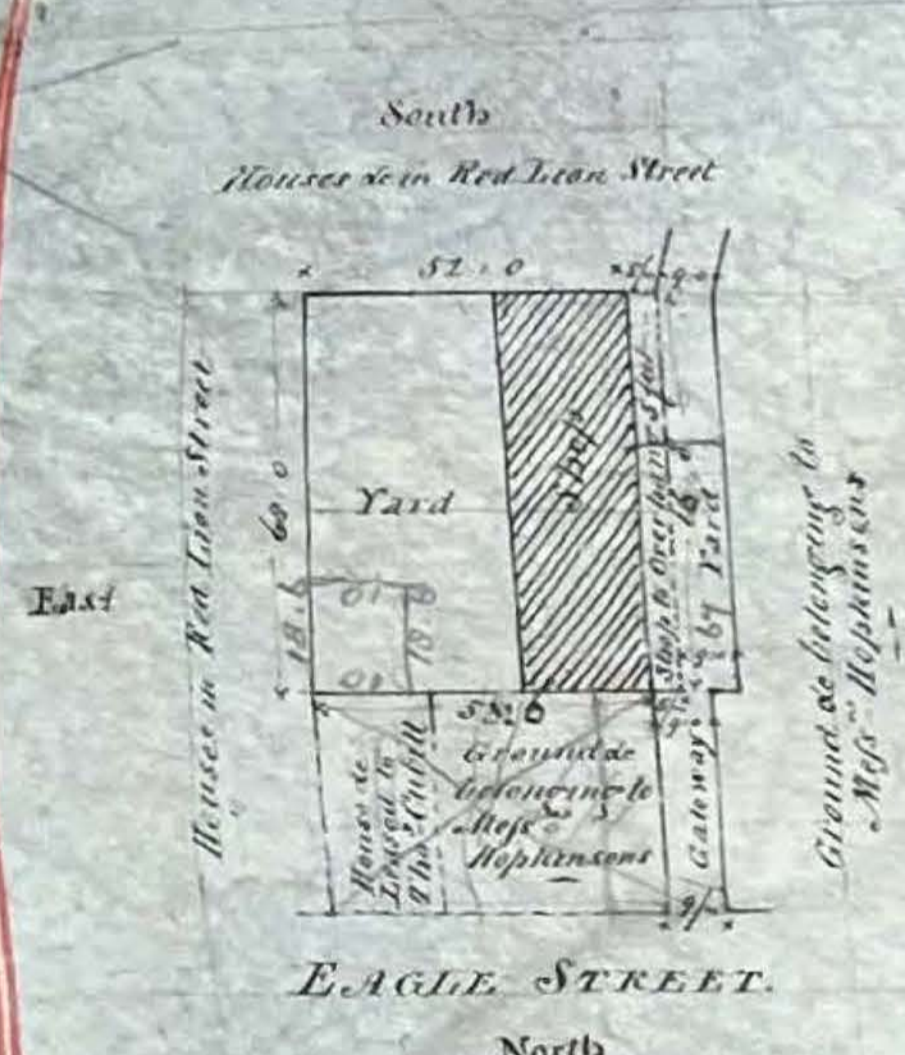
Luke Hopkinson William Hopkinson Tho Cubitt

This Indenture

made the **Eleventh** day of November One thousand eight hundred and eleven
 and **William Hopkinson** son of **John Hopkinson** in the County of Middlesex Coachmakers and Carpenters of the one
 part and **Thomas Cubitt** of late Act in the County of Saint Andrew Holborn in the said County Carpenter of
 the other part **Witnesseth** that for and in consideration of the Costs and Charges which the said Thomas
 Cubitt hath been at and will be put into in erecting building and finishing the shops cuthens and other in
 and of the Covenants Conditions and agreements hereinafter mentioned and on the
 part of the said Thomas Cubitt his Executors Administrators and assigns to be observed and performed they the said
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hold the said piece or parcel of ground workshops buildings and all other Premises intended to be hereby demised with the appurtenances
 unto the said Thomas Cubitt his Executors Administrators and assigns from the twenty fifth day of December last for and during and
 unto the said Luke Hopkinson and William Hopkinson their heirs and assigns the clear yearly sum of **sixty three pounds** three pence
 of lawful money current in Great Britain on the four most usual days of payment of Rent in the year that is to say the twenty
 fifth day of March the twenty fourth day of June the twenty ninth day of September and the twenty fifth day of December in every
 year the first quarterly Payment thereof to be made on the twenty ninth day of September next (the first year and the half of
 another year being allowed for building at a proper Corn Rent only) the said Thomas Cubitt for himself his Executors
 Administrators and assigns doth hereby Covenant promise and agree to and with the said Luke Hopkinson and William
 Hopkinson their heirs and assigns in manner and form following that is to say that the said Thomas Cubitt his Executors
 Administrators and assigns or some or one of them shall and will yearly and every year during the said term hereby granted well
 and truly pay or cause to be paid unto the said Luke Hopkinson and William Hopkinson their heirs and assigns the said yearly
 Rent a Sum of **sixty three** Pounds at or on the days or times and in manner and form hereinafter appointed for Payment thereof
 and also that he and they shall and will from time to time and at all times during the continuance of the said Term bear
 pay and discharge all sewers rates taxes charges rates levies assessments rates duty and impositions or other deductions whatsoever
 whether Parliamentary Parochial or otherwise and all future Landtax (the Landtax lately charged on the said Premises having been redeemed or
 when shall or may be taxed charge levied assessed or imposed upon the said Premises having been redeemed or
 in any of them in respect thereof) and the rent hereby reserved (the Landtax being paid or discharged) and also that he and they shall
 Premises hereby demised and every part thereof and within the same time and in like manner make good and repair the said Premises
 downcast drains sewers and watercourses necessary convenient and proper for the said Premises and also the roads and watercourses for
 the said Thomas Cubitt his Executors Administrators and assigns shall and will from time to time and at all times during the said Term at his
 and their like costs and Charges contribute bear and pay a fair and due proportion of all such rates sewers drains and watercourses for
 belonging to the said demised Premises and any other Premises adjoining and also of the expense of raising forming and making good the
 ground of the said yard or mews and the entrance thereto from Eagle Street aforesaid and of repairing and lighting the said yard or mews
 and of making and repairing good and substantial gates and doorway with proper fastenings at such entrance next Eagle Street aforesaid and of
 keeping the same in repair from time to time during the whole of the said term (the repair and design of such gates doorway and entrance to be in
 the sole discretion of the said Luke Hopkinson and William Hopkinson) and further that the said Thomas Cubitt his Executors Administrators
 shall and will from time to time and at all times hereafter during the continuance of of the said Term at his and their like costs and charges
 well and substantially repair uphold support amend repaint have lead the slate scum cleanse and maintain and keep the said
 workshops cuthens buildings and all other the Premises hereby demised and every part thereof



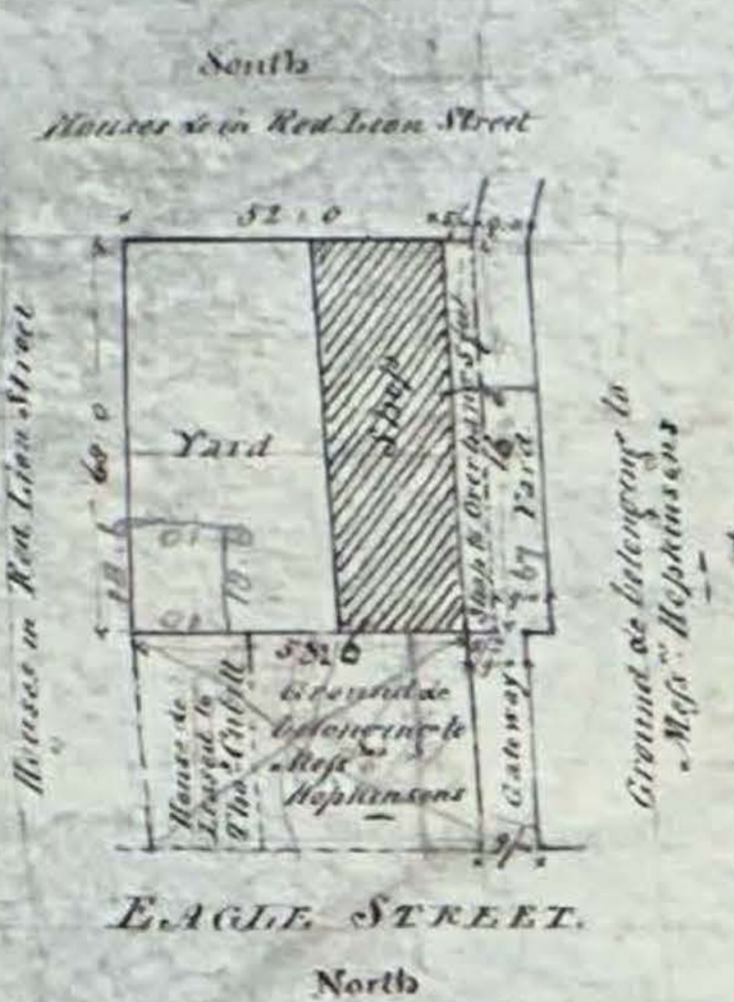
This Indenture

Between Luke Hopkinson

made the Eleventh day of November One thousand eight hundred and eleven

Witnesseth

that for and in consideration of the costs and charges which the said Thomas Cuthbert hath been at and will be put into in building and finishing the shops cushions and other in



To have and to
yielding and paying
 hold the said piece or parcel of ground workshops Buildings and Premises hereby used belonging or appertaining to the said Thomas Cuthbert his Executors Administrators and assigns from the twenty fifth day of December last for and during the

thence into the said Luke Hopkinson and William Hopkinson their heirs and assigns the clear yearly sum of sixty three pence the first quarterly Payment thereof to be made on the twenty fifth day of June the twentieth day of June and the twentieth day of December in every another year being allowed for building at a better low Rent than the said Thomas Cuthbert for and during the said term

Hopkinson their heirs and assigns in manner and form following that is to say that the said Luke Hopkinson and William Hopkinson their heirs and assigns or some or one of them shall and will yearly and every year during the said term hereby granted well and truly pay or cause to be paid unto the said Luke Hopkinson and William Hopkinson their heirs and assigns the said yearly Rent a sum of sixty three Pence at or on the days or times and in parts and parts hereunto appointed for Payment thereof and also that they shall and will from time to time and at all times during the said term hereby granted well and truly pay and discharge all taxes rates taxes charges lites levies assessments and other duties and impositions whatsoever which shall or may be taxed charge levied assessed or imposed upon the said premises having been redeemed or discharged in any manner or manner whatsoever and also that the said Thomas Cuthbert his Executors Administrators and assigns shall and will from time to time and at all times during the said term hereby granted well and truly pay and discharge all the rates rates taxes charges lites levies assessments and other duties and impositions whatsoever which shall or may be taxed charge levied assessed or imposed upon the said premises having been redeemed or discharged in any manner or manner whatsoever and also that the said Thomas Cuthbert his Executors Administrators and assigns shall and will from time to time and at all times during the said term hereby granted well and truly pay and discharge all the rates rates taxes charges lites levies assessments and other duties and impositions whatsoever which shall or may be taxed charge levied assessed or imposed upon the said premises having been redeemed or discharged in any manner or manner whatsoever

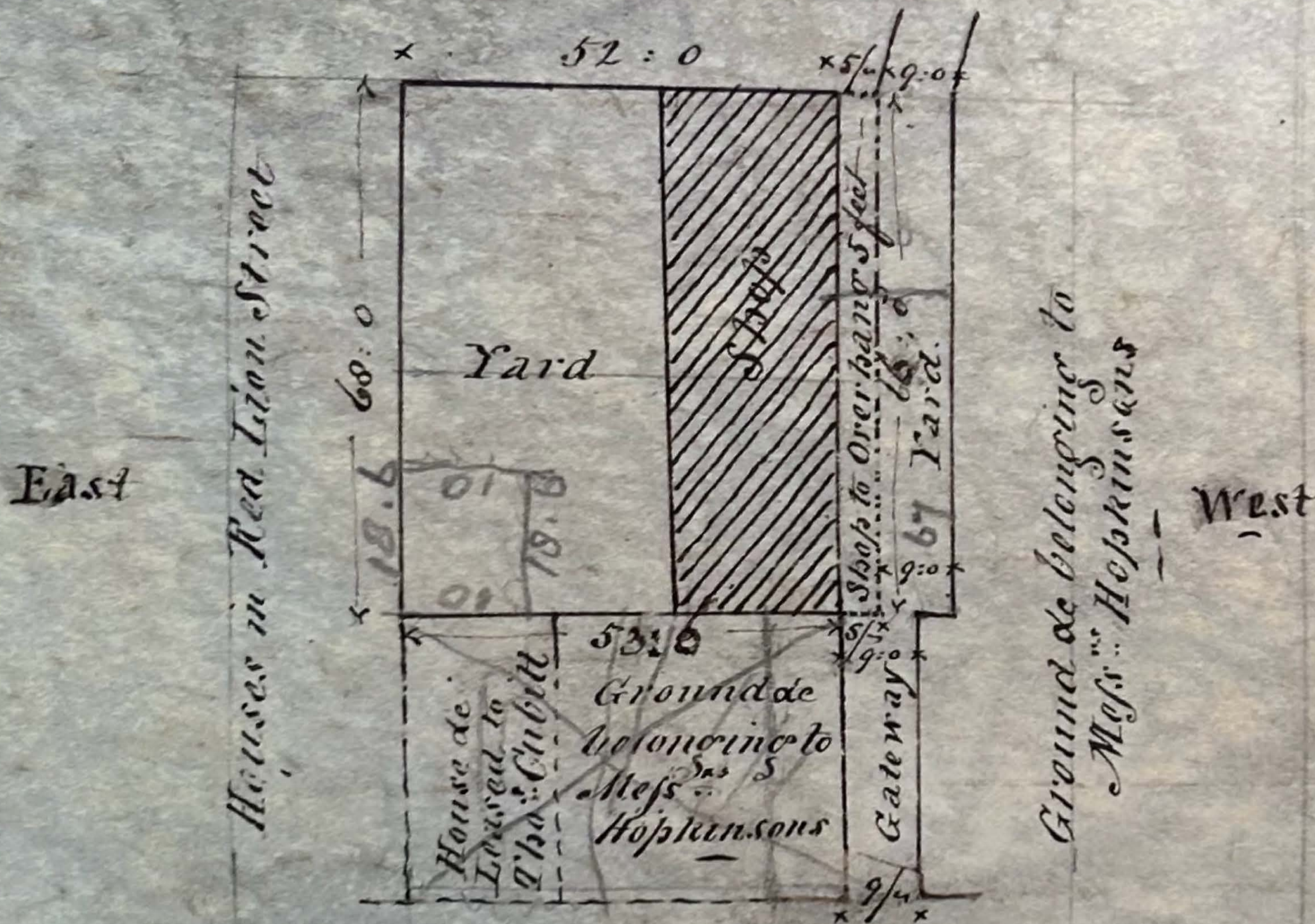
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South

Houses de in Red Lion Street



East

Houses in Red Lion Street

Ground de belonging to Messrs Hopkinsons

West

EAGLE STREET.

North

Thos



Cubitt